



PLANNING & DESIGN

2024 ANNUAL REPORT



Table of Contents

01	Message From the Planning & Design Department
02	Recent Growth & Development
03	Municipal Benchmarking
05	Community Planning
14	Subdivisions
16	Development
20	Building & Inspection Services
30	Schedule A: Municipal Development Plan Annual Report, 2024
51	Schedule B: MDP Annual Report Glossary and References

Message from the Planning and Design Department

The Planning and Design department is pleased to present the department's third Annual Report. This report highlights the work of the department and also provides a summary of the growth and development experienced in Lethbridge during recent years with a focus on 2024.

Growth and development happen in both older neighbourhoods and green field areas. Planning policies guide the decisions that are made and bylaw regulations, infrastructure standards and Provincial legislation ensure what is developed and constructed functions appropriately, provides an aesthetic enhancement and serves the public well.

In the Planning area, the most notable recent accomplishment was the **completion of the Municipal Development Plan (MDP) which was approved by City Council in June 2021**. The MDP is a city-wide document outlining the City's priorities for the future to create a livable and economically prosperous city. This document presents a long term vision that reflects the history, values and needs of this place called Sikoohkotok. The MDP provides direction and implementation actions for administration to achieve desired outcomes. The Planning and Design department worked closely with external agencies and stakeholders and every department in the organization to ensure the MDP is actionable and can be reported on for years to come. Contained within this Annual Report is an accounting of the third year implementation actions of City departments. One of the tools used to implement the policies in the MDP is the Land Use Bylaw, which recently began a comprehensive renewal in 2023. **During 2024 Planning staff began work on Phase 2 of the Land Use Bylaw Renewal Project** (part of a four phase project). The purpose of the Land Use Bylaw Renewal Project is to align with the new policy directions in the MDP, as well as align with Council direction given regarding social uses and the Municipal Housing Strategy, as well as to respond to issues identified by Administration, development industry, and citizens. Phase 2 of the project will look at many areas in the Bylaw including housing, commercial, industrial, parking & others, and engagement with the community will continue throughout 2025 in accordance with the engagement plan approved by Council in fall of 2024.

When Plans (and infrastructure) are in place, this allows for development to occur. Working at the parcel scale, the Development team ensures compatibility with adjacent lots by implementing the requirements of the Land Use Bylaw through the issuance of development permits, compliance and Land Use Bylaw enforcement. **Last year the Development team issued 668 development permits for a variety of types of development, and issued 592 compliance letters.**

All this previous work leads to the actual construction of buildings and their component parts. The Building & Inspection Services area works to ensure that these buildings are constructed safely to proper Provincial & National codes, through issuing permits, and following up with inspections on site. **Last year the issuance of building permits resulted in 6415 building & sub-trade permits for construction that added a value of \$340,927,540 in construction value into the community.**

As we move forward, we will continue to collaborate with internal and external stakeholders as well as the public to ensure that growth and development in Lethbridge is in alignment with the MDP and the needs of the community. We are excited to play a key role in the growth and development of Lethbridge this upcoming year and work towards a livable and prosperous city for all residents.

Recent Growth and Development

Future Greenfield Development Opportunities

2,141 hectares of greenfield land without an Outline Plan (2024)

Land Use Bylaw Amendments

14 Land Use Bylaw Amendment (rezoning) applications received (2024)

Development Approvals

668 Development Permits Approved
592 Compliance letters Issued (2024)

Long Range Planning

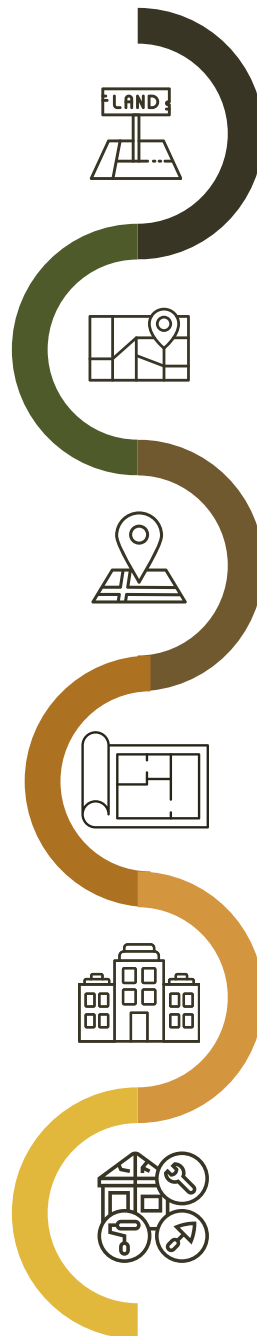
Six long range planning documents approved by City Council (2017- 2024)

Subdivision

259 new lots created
164 new condo units created (2024)

Building & Inspections

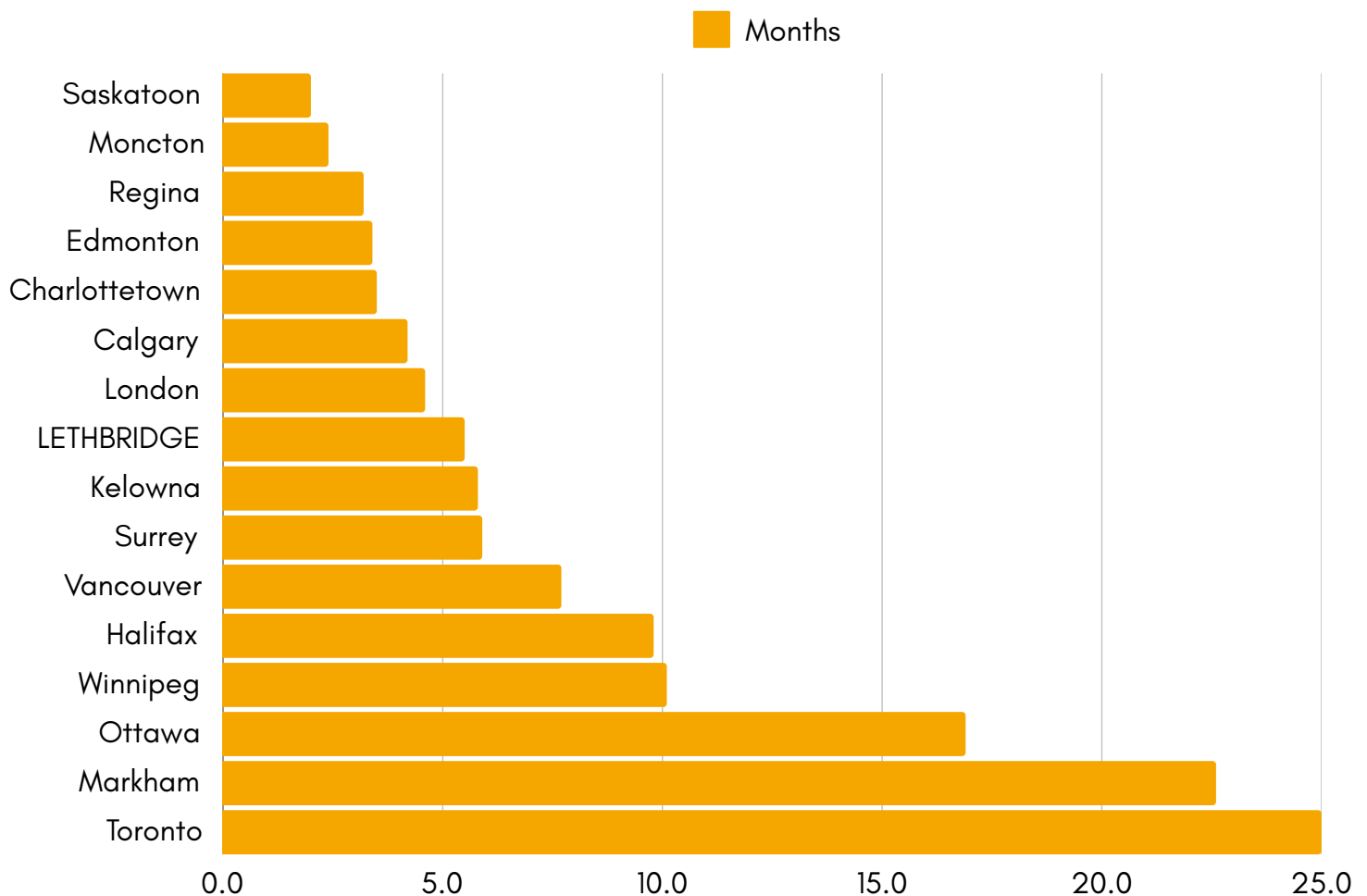
417 new dwelling units approved
99 commercial building permits issued
51 industrial building permits issued
\$340,927,540 in construction value (2024)



Municipal Benchmarking

The Planning and Design department works hard to ensure the orderly growth and development of our city in the most efficient manner possible. Every development project in the City works through a number of steps from raw land to realizing the construction of a building. While these steps do take time to ensure the project is built to industry leading standards, our staff understand the time and cost of regulatory review at each step and work to ensure approval at each stage is as timely as possible while ensuring the highest quality standards are met.

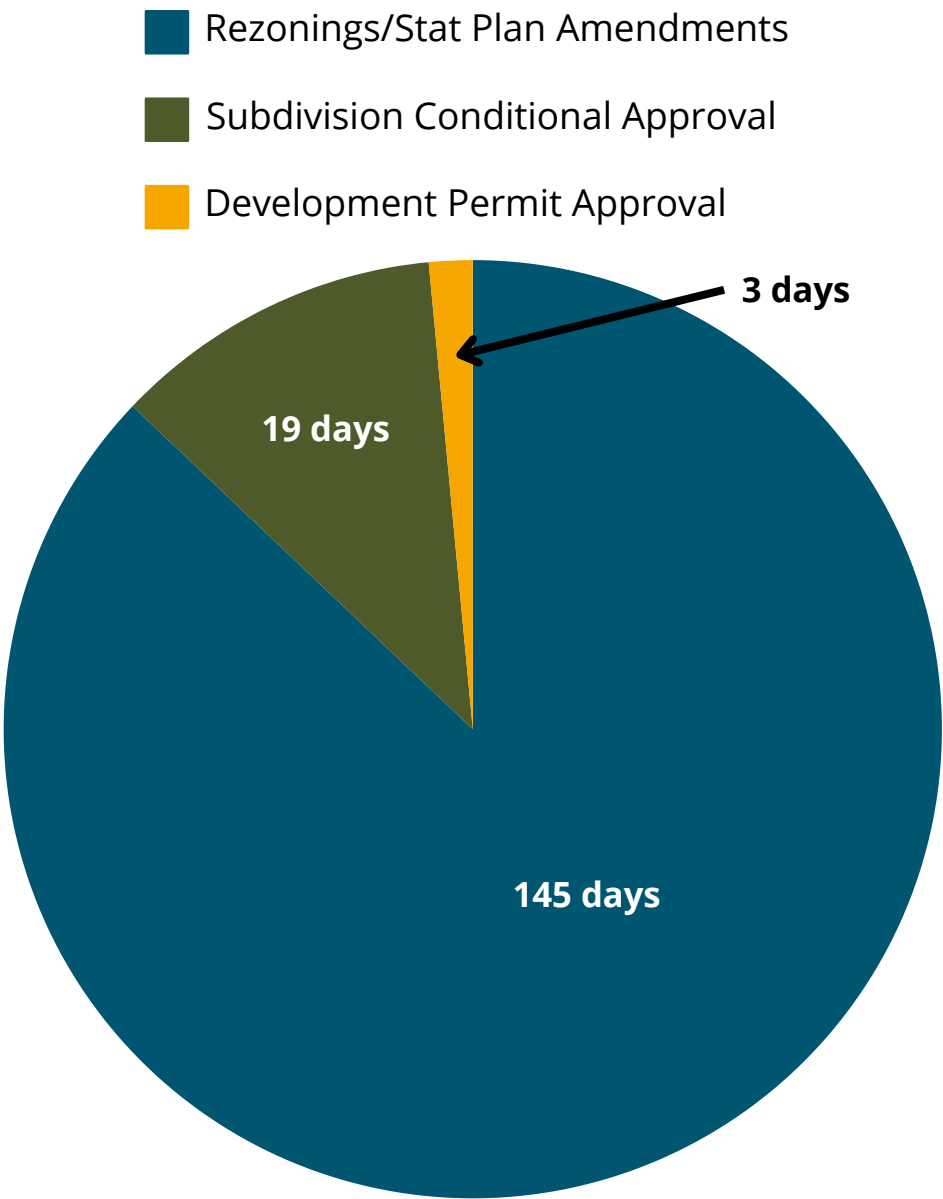
A 2024 Municipal Benchmarking Study from the Canadian Home Builders Association ranked the average 'Planning Approval' time for municipalities accross Canada. The report compared the average approval time of a development project from a complete application being received to a development permit being issued, and the timelines include: statutory plan amendments, Land Use Bylaw amendments, site plan approval, subdivision approvals and development permit approvals; building permits are a separate category and not included in these timelines. While the report does not include Lethbridge in the comparison, Planning and Design staff compared our average approval timelines in 2024 to the other municipalities in the Report using our combined approval time for: Statutory plan amendments, LUB amendments, subdivision approvals, and development approvals. **When comparing our average approval time to other Canadian municipalities in the CHBA Report, Lethbridge would rank 8th overall with an average of 5.5 months, as seen below:**



Graph data source: Figure 14, "Average Timeline Comparison, by Study Municipality, 2022 & 2024", CHBA National Municipal Benchmarking Study, 3rd Edition. Pg 18. March 2025

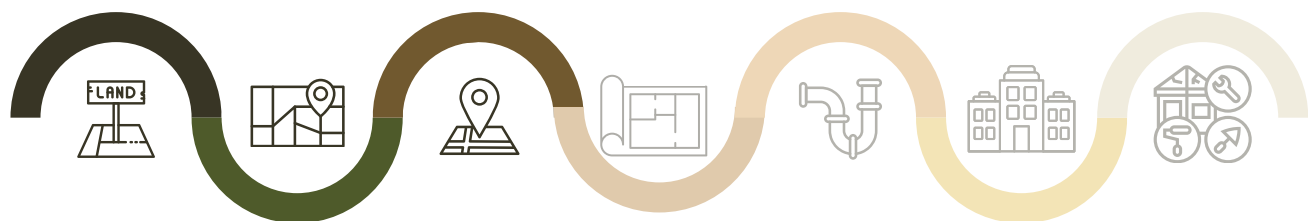
Looking closer at Lethbridge’s planning approval time is important to understand how we can improve both overall and in our national ranking. In 2024, Lethbridge averaged 5.5 months of time from the beginning of submitting a complete rezoning application to obtaining a development permit. This can be further broken down into 3 separate phases: the Rezoning/Statutory Plan amendment phase, which must follow City Council procedures and timelines as these require approval from City Council, the subdivision approval phase which must be in place prior to obtaining a development permit which is the last step in the planning approval process. The average approval time in 2024 for each of these steps is shown in the pie chart below. Clearly, rezonings and Statutory Plan amendments comprise the bulk of the time required to obtain a planning approval from the City of Lethbridge prior to applying for a building permit in order to begin construction. While not all projects require a rezoning or Statutory Plan amendment, when it is needed it is clearly a deterrent to developers, landowners and others who want to begin a development project. However, Planning & Design is working hard on a Land Use Bylaw Renewal project, which has a goal of simplifying the Land Use Bylaw, which if approved, would reduce the number of applications that would require the rezoning process. More information on the Land Use Bylaw Renewal project can be seen on page 7.

Lethbridge Planning Approvals - Average Time Required by Phase



Source: City of Lethbridge, Planning & Design. 2025

Community Planning



Overview

Planning works at both a high-level scale dealing with regional and city-wide plans and on the opposite end of the scale with neighbourhood-specific plans. This type of planning work focuses on developing policies to achieve community outcomes and involves collaboration with residents, adjacent municipalities and First Nations, external agencies and stakeholder bodies. City Council is responsible for the adoption of these plans which include the Municipal Development Plan, Area Structure Plans, Area Redevelopment Plans, Outline Plans, and the Land Use Bylaw and amendments to it.



Greenfield Development Opportunities and Long Range Planning

Land Use Framework	Provincial Vision
Alberta Land Stewardship Act	Provincial Tool
Municipal Government Act	Provincial Tool
South Saskatchewan Regional Plan	Regional Vision
Intermunicipal Collaboration Framework/ Intermunicipal Development Plan	Sub-Regional Vision
Municipal Development Plan	City Vision
Area Structure Plan & Area Redevelopment Plan	City Vision
Land Use Bylaw, Outline Plan, Master Plan, Guideline	City Tool

Plan Overview

Lethbridge is located in the South Saskatchewan Watershed, governed by the South Saskatchewan Regional Plan (SSRP). This plan is the guiding regional vision for how land is to be used in this area, and focuses on the environment, the economy, and community and social development. The SSRP includes a number of statutorily binding objectives categorized around 8 outcome areas focused on the economy, air, biodiversity & ecosystems, water, efficient use of land, outdoor recreation and historic resources, aboriginal peoples, and community development.

The first level in the planning hierarchy where the City is involved is at the intermunicipal level. Due to the interrelatedness of adjacent municipalities and the collective impact of decisions the Municipal Government Act requires that all municipalities that share a border have 2 sub-regional plans in place: 1) an Intermunicipal Collaboration Framework (ICF) to coordinate shared servicing, and 2) an Intermunicipal Development Plan (IDP) to guide land use decisions in each municipality.

Within the City, the highest level statutory plan is the Municipal Development Plan (MDP). This Plan was recently adopted in June 2021. The Municipal Development Plan sets the direction for managing growth, urban form, infrastructure, environment, and social initiatives in the City. This is achieved through measurable policies in areas such as the local economy, arts and culture and heritage, community wellbeing, housing, places, transportation, utilities & servicing, environment, and relationships. The Municipal Development Plan governs the entire area of the City, and is the foundation for all other neighbourhood level plans.

Under the direction of the Municipal Development Plan, neighbourhoods are planned using one of 2 methods: an Area Structure Plan (ASP) for new (greenfield) neighbourhoods, or an Area Redevelopment Plan (ARP) for older and more mature neighbourhoods. Area Redevelopment Plans establish policies to encourage new development and enhance existing features, establishes a plan for infrastructure improvements and any changes to land use districts. Area Structure Plans establish the general land use and sequencing of development, general location of major transportation routes and public utilities, provides a target for population density, and provides a framework for subdivision and development in new greenfield areas.

All of the City's statutory plans up to this point provide a vision for an area. However Outline Plans and the Land Use Bylaw (as well as master plans) are the tools used to implement the vision in the higher municipally created plans.

An Outline Plan (OP) can be created to provide further detail & direction under an Area Structure Plan. Outline Plans provide more detail than an Area Structure Plan and can include block patterns, detailed road design, detailed land use, underground infrastructure design, and greenspace connectivity. The Outline Plan can identify the land uses, but the land use does not change until the land has been rezoned through a Land Use Bylaw amendment.



Source: photo taken by Planning & Design staff



Statutory Plans

A number of long-range planning documents have been completed over the last 6 years to guide both infill and green field development, such as Area Redevelopment Plans (ARPs) and Outline Plans (OP). These plans are in alignment with the MDP. Planned growth must also consider market and community needs as well as development best practices. Some of these plans are authored by Planning staff, while in other cases Planning staff review plans created by developers or consultants (such as for Outline Plans). The creation of statutory (and non statutory) plans can often take years to complete, however some of the most recent plans we have worked on in 2024 are described below.

Plans Commenced in 2024

Land Use Bylaw Renewal - Phase 2

Commenced 2024

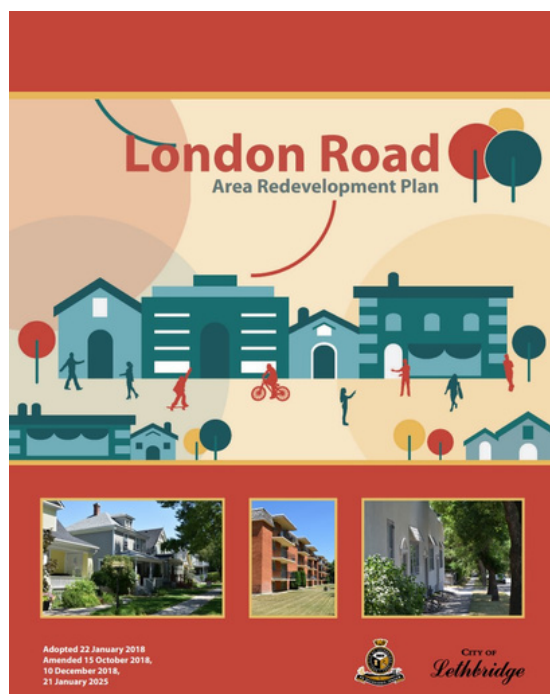


The Land Use Bylaw Renewal project is the first time in almost 40 years the City has taken a completely fresh and holistic look at the role and function of the LUB. City Council approved the Land Use Bylaw Renewal project as part of the 2023-2026 Operating Budget. This project is an opportunity to address multiple individual issues with the current LUB, while going further with a fundamental rebuilding of the Bylaw to create a document that is more user-friendly, less restrictive, and that shapes the kind of communities in which Lethbridge citizens want to live, visit, and do business today.

The Land Use Bylaw Renewal project will be delivered in four phases. Phase one, which began in 2023 included engagement activity delivery to identify needs and preferences for land use regulation of social uses as well as proposed amendments to the current City of Lethbridge Land Use Bylaw. Phase 2 focuses on reviewing other districts such as residential, commercial, industrial and well as other regulations in the Bylaw such as parking. Phase 2 of the project began in 2024 with Councils approval of the Phase 2 engagement plan, and engagement with the community will continue throughout 2025.

London Road Area Redevelopment Plan - 5 Year Review

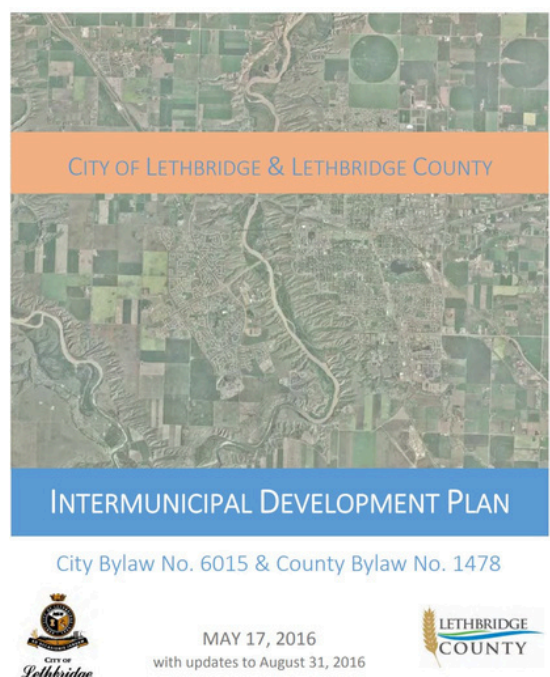
Commenced 2024



The London Road Area Redevelopment Plan (LRARP), was adopted in 2018 after extensive consultation with the neighbourhood. When the LRARP was adopted it was identified that the Plan should be reviewed after 5 years in order to ensure the policy direction and vision are relevant and continue to reflect the desired direction of the community, as well as being aligned with higher level plans like the MDP. Planning staff began their comprehensive review of the LRARP in 2024, which included internal collaboration and feedback, and the project will move to public engagement with residents and the neighbourhood association in 2025.

City of Lethbridge/ Lethbridge County Intermunicipal Development Plan - Amendment

Commenced Nov 2024



The City of Lethbridge/ Lethbridge County Intermunicipal Development Plan (IDP), was adopted in 2016. This Statutory Plan governs the lands in Lethbridge County located adjacent to the Municipalities' shared border, and provides land use policy direction in specific areas of mutual interest on issues such as agricultural operations, urban growth and servicing, and the Airport. Since adoption in 2016 the issues of mutual interest have evolved and administrative staff at both Municipality's identified the need to update the IDP to remain relevant to changing development pressures and current issues. Among the evolving development pressures are: changes to neighbouring municipalities IDP boundaries, evolving development and servicing pressures in both municipalities, and the transfer of ownership of the Lethbridge Airport to The City which will require the IDP to address the potential for future growth in and around the Airport. Planning staff from each municipality began working together in Nov 2024 to draft an amendment to the IDP to respond the these changing issues.

School Planning - Lethbridge School Reserves Agreement

Commenced 2024



Source: photo taken by Planning & Design staff

The Lethbridge School Reserves Agreement was finalized in 2024 as part of an ongoing effort of the City and school authorities in Lethbridge to meet the Provinces requirement under the MGA, to have Joint Use Planning Agreements (JUPA) in place by June 2025. This is an agreement between the City and the 3 school authorities that operate within the City. The agreement will regulate how future school site needs are determined, and outlines when and how land is to be taken by the City in order to hold for a school authority when they need it for a future school site, and how land is to be disposed of if no longer needed by the school authorities. This agreement will provide clarity around how land is planned for future school sites, which will be vital as the City continues to grow. The Lethbridge School Reserves Agreement is anticipated to be signed by all parties of the Agreement prior to June 2025.

School Planning - New Elementary School in The Crossings

Commenced Mar 2024



New Elementary School Rendering. Source: FWBA Architects, 2024.

Planning & Design staff gave approvals for the development of a new Holy Spirit Elementary School to be located at 451 Caledonia Blvd W. This began with rezoning the site, which was approved by Council in March 2024. A development permit application was received in May 2024, and the development permit was approved in late October 2024. The school is slated to have an opening student capacity of 250 students within this new building. The building will have a total of 2,942 m² with 10 classrooms, a large learning commons area, a large student gathering space and a music/theatre room. It has a couple of unique features that include an outdoor classroom, 7 future electric vehicle charging stations and both bicycle and scooter parking spaces. Future modulars may be placed at some point in the future which could expand the number of students that this school could accommodate by an additional 150 students to a total of 400. This School approval will help meet the needs of the City's growing population in West Lethbridge.

Plans Reviewed in 2024

University Lands - Outline Plan

Commenced 2024



Source: photo taken by Planning & Design staff

In the Fall of 2024 Planning & Design staff began working with the University of Lethbridge Business Corporation and their consultant WSP on the development of the University of Lethbridge South Campus Lands. Work included the developer hosting an open house to present the project to neighbouring residents. A photo of the open house is seen here.

Outline Plan Amendment- The Piers

Commenced Nov 2024



In 2023 the developer of The Piers Outline Plan began work in consultation with Planning & Design staff on an amendment to the Piers Outline plan. In July 2024, council approved the amended Land Use concept. Work on the Technical Elements Document is almost complete.



Heritage Preservation

Battle of The Belly River - Indigenous-Led Heritage Site Management Plan

The City's new Heritage Management Plan (HMP), adopted in 2023, for the first time includes Indigenous heritage within the scope of the heritage program. This project is one of the implementation actions of the HMP, using the Battle of the Belly River site as a pilot project on which to partner with Kainai, Piikani, and Siksika First Nations as well as the Lethbridge & Area Métis Association in order to develop ways of working together to identify, manage, celebrate and protect Indigenous heritage sites within Lethbridge. This project began in fall 2024 and will deliver a site-specific HMP for the battle site by the end of May 2025. The photo here is a view of the coulee where part of the battle took place.



Site photo of the Coulee where the Battle of the Belly River took place.

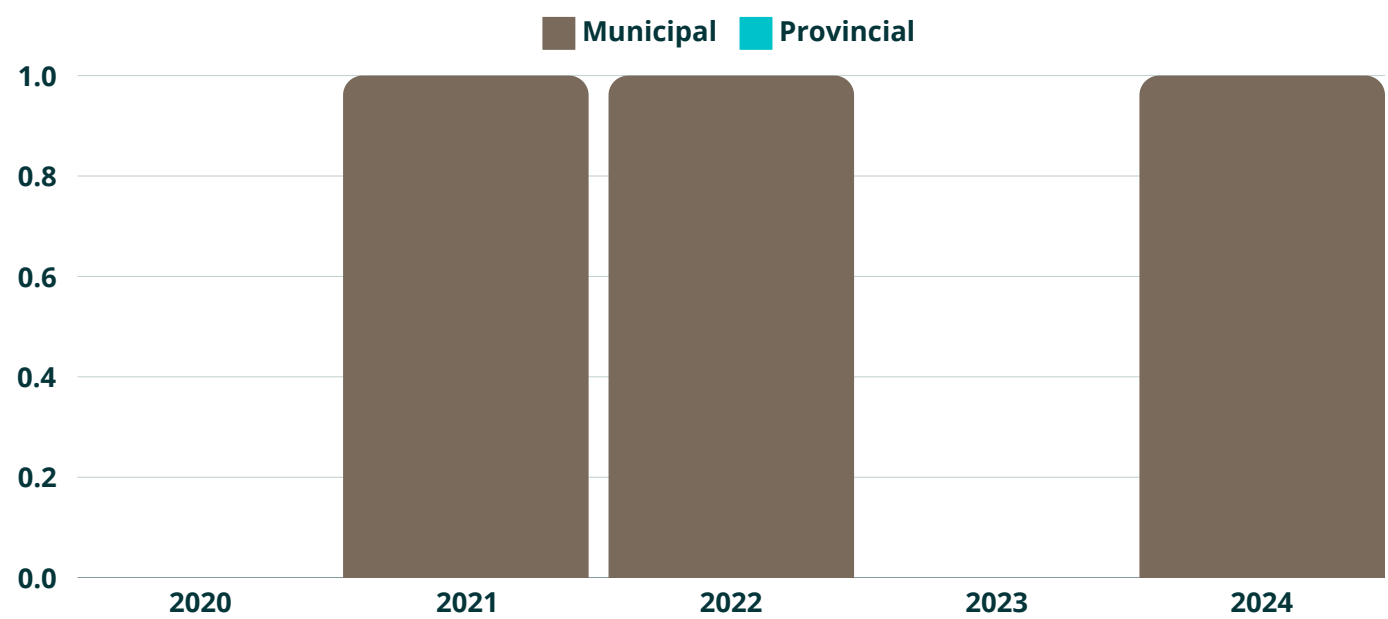
Historic Places Designation

Historic places in Lethbridge are preserved through the Municipal Historic Resources designation program. Municipal Historic Resources are historic places – most often buildings – that City Council has legally protected through the passing of a designation bylaw. Owners of a Municipal Historic Resource can access Provincial grants to assist with the costs of conservation, preservation and restoration for their historic place. The number of properties that have received a historic designation is shown in the Table below.



The Whitney Block, located at 411 3 Ave S, was designated a Municipal Historic Resource in 2024. The building is seen in 1907 on the left, and in 2024 on the right.

New Historical Designations



Historical Designations	2020	2021	2022	2023	2024
Municipal	0	1	1	0	1
Provincial	0	0	0	0	0
Total	0	1	1	0	1



Photos taken from a site visit to The Whitney Block, prior to receiving its designation as a Municipal Historic Resource in 2024.



Land Use Bylaw Amendments

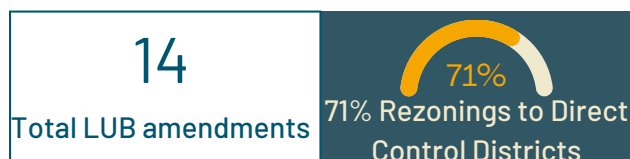
Overview

The current Land Use Bylaw (Land Use Bylaw 6300) is the regulatory tool that is used to implement all the statutory plans in every area of the city. The Land Use Bylaw establishes Land Use Districts and assigns a District to each property in the city. The Land Use Bylaw regulates how land is to be used in each of these Districts and generally across the city by: establishing permitted & discretionary uses, setbacks, parking requirements, landscaping, lot sizes and a number of other regulations. Planning also oversees the Land Use Bylaw and makes Land Use Bylaw amendments frequently.

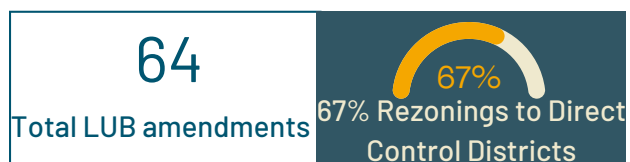
Land Use Bylaw (LUB) Amendment Applications

Land Use Bylaw (LUB) amendment applications (often called 'rezonings') are initiated by applicants who are often landowners (or their representative) or developers. Due to this nature of being market initiated and driven, the number of applications for LUB amendments varies year to year. For example 2021 saw significantly more applications than in 2020 during the Covid-19 pandemic. **In 2024 there were 14 applications, which is slightly above average for the last 5 years.**

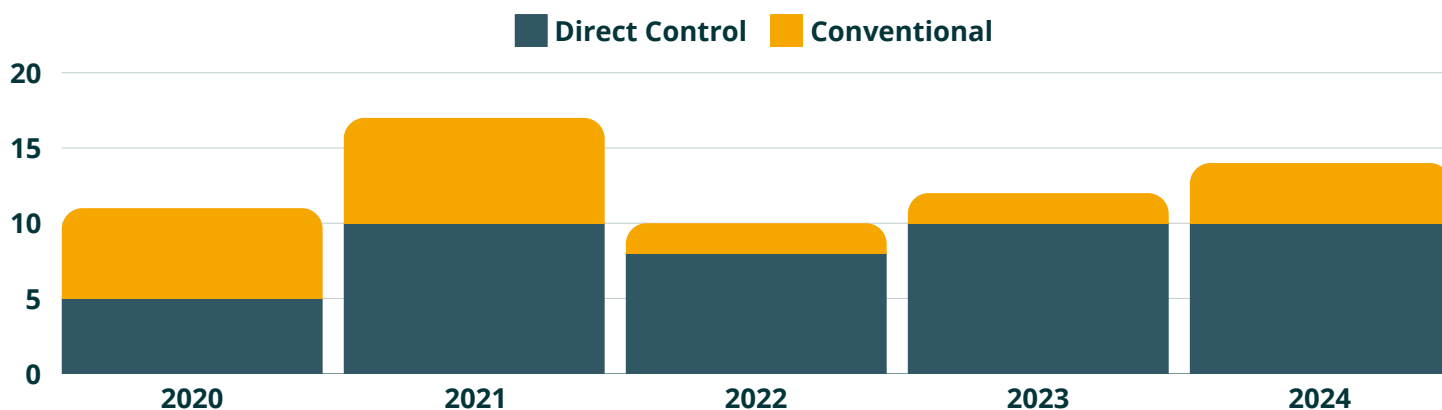
2024 Applications



Over Last 5 Years (2020-2024)

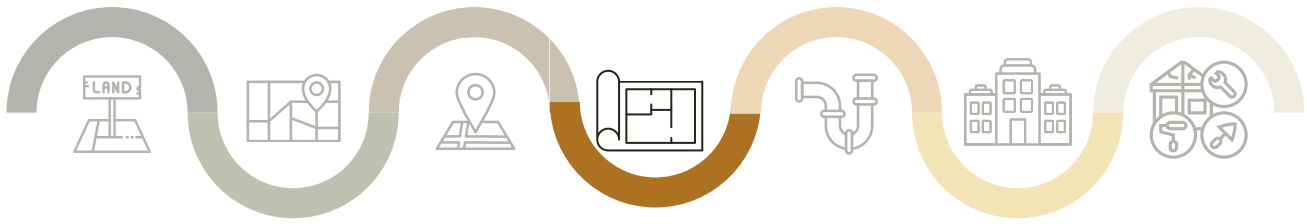


Lethbridge Land Use Bylaw (LUB) Amendment Applications



LUB Amendments in Lethbridge	2020	2021	2022	2023	2024
Direct Control District	5	10	8	10	10
Conventional LUB District	6	7	2	2	4
Total	11	17	10	12	14

Subdivisions



Overview

The work of Planning also includes the subdivision of land. Subdivision approval is a process that generally precedes development, and ensures that any new legal parcels for subsequent development are created in accordance with provincial legislation and are aligned with the policies and direction set out in the City's approved statutory plans. The process of subdividing land in Lethbridge is regulated by the Municipal Government Act and the general process can be divided up into 3 phases or steps, including:

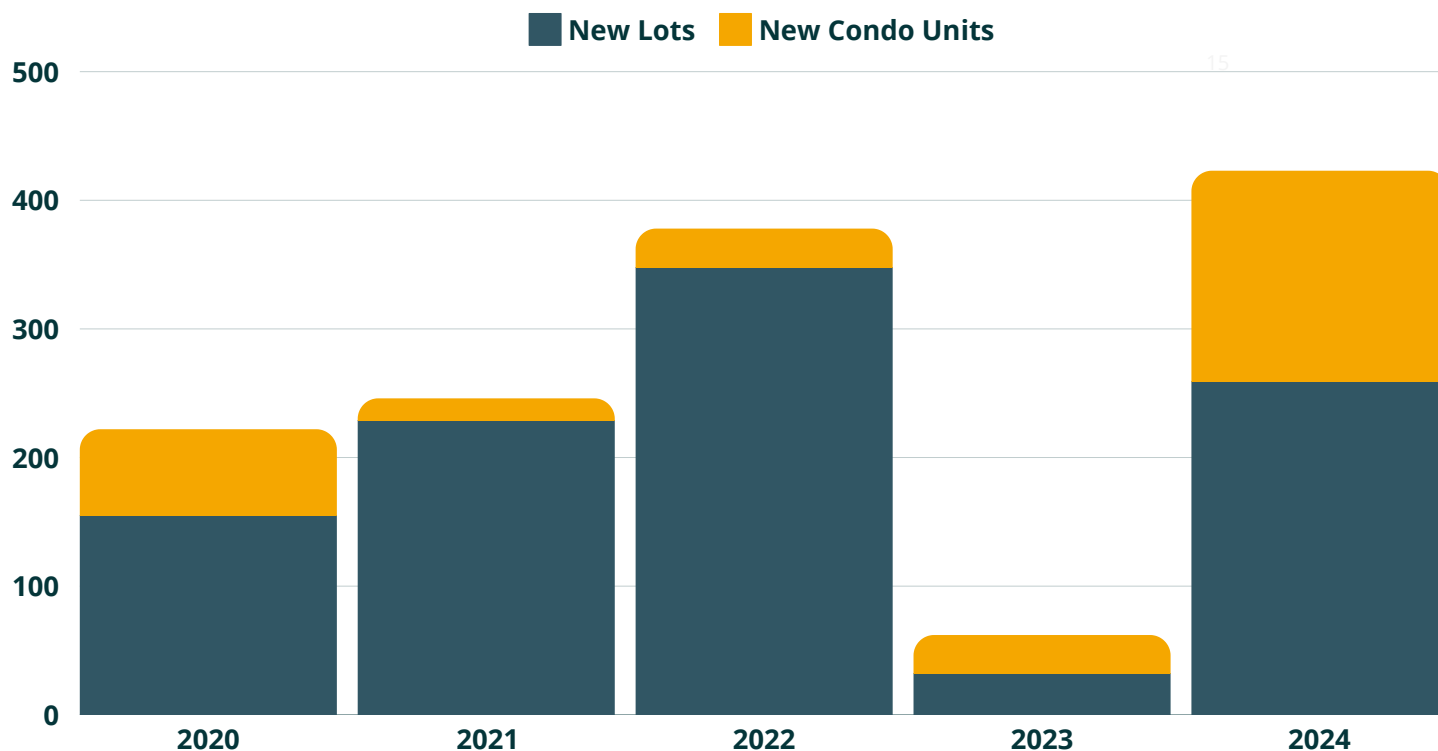
- 1 Tentative Plan Submission:** The applicant submits a proposed subdivision plan to the subdivision planner for review. This review includes circulation to other internal & external stakeholders who may provide important feedback on issues such as required utility hookups, transportation connections & access, and adequate zoning, additionally the review may also include notifying adjacent landowners in some areas. The subdivision planner reviews the plan to ensure compliance with the Municipal Government Act, statutory plans, and the Land Use Bylaw. Once the subdivision planner has received all of the feedback and finished reviewing for compliance, they will make a decision on the proposed plan.
- 2 Conditional Approval:** Following review, a proposed subdivision plan may be refused or approved. Should the proposed plan be approved, the subdivision planner will often include a number of conditions that must be met in order for the proposed subdivision plan to be approved. Once these conditions have been met, then the applicant may apply for final endorsement of the proposed subdivision plan.
- 3 Final Endorsement:** This is the final step to approving a proposed subdivision of land. This step includes the applicant submitting the proposed subdivision plan again showing how the conditions in the conditional approval will be met. Should all the conditions be met, the proposed plan is given final endorsement and is registered with Alberta Land Titles Office.

When an application is received for a subdivision it includes a certain number of proposed lots or condo units to be subdivided. Therefore, in order to get a more complete picture of how much land in Lethbridge is being subdivided each year, the graphs below shows the number of new lots and new condo units created by subdivision over the last 5 years. **2024 saw a steady increase in subdivision activity compared with the previous year, as seen in the tables below, with 259 new lots created and 164 new condo units created.**



Subdivision Applications (within the last 5 years)

Subdivisions in Lethbridge



Subdivisions in Lethbridge	2020	2021	2022	2023	2024
# of New Lots	155	229	348	32	259
# of New Condo Units	67	17	30	30	164



Source: Town of Okotoks



Source: Stantec

Development



Overview

Development works at the parcel or lot scale ensuring compatibility with adjacent lots by implementing the rules and requirements of the Land Use Bylaw. Development focuses on functionality and compatibility, and the nature of their work is both facilitative and regulatory. Development team provides development permits, compliance and Land Use Bylaw enforcement. Although Development has no direct interaction with Council, they may interact with the Subdivision & Development Appeal Board.



Land Use Bylaw Renewal

The City of Lethbridge Land Use Bylaw (LUB) regulates the development of land throughout the city. It touches many fundamental aspects of the way the city is laid out, the uses and activities allowed on a parcel, and the design of individual buildings. The Land Use Bylaw 6300, passed by City Council in 2020, is the latest of many incremental updates to the LUB that stretch back to 1986.

The Land Use Bylaw Renewal project (approved by City Council in the 2023-2026 Operating Budget) is the first time in almost 40 years the City has taken a completely fresh and holistic look at the role and function of the LUB. This project is an opportunity to address multiple individual issues with the current LUB, while going further with a fundamental rebuilding of the Bylaw to create a document that is more user-friendly and less restrictive. The project presents an opportunity to shape the kind of communities in which Lethbridge citizens want to live, visit, and do business today.

The Land Use Bylaw Renewal project will be delivered in four phases:

- Phase one (started in 2023) identified needs and preferences for land use regulation of social uses.
- Phase two (started in 2024) focuses on land use regulation of all other Land Use Bylaw matters such as residential, commercial, and industrial uses and districts as well as parking requirements.
- Phase three will involve drafting the proposed new Land Use Bylaw, and will include engagement opportunities for the public and stakeholders to review and provide feedback.
- Phase four will comprise navigating the Council decision process leading to Council's decision on the proposed new Land Use Bylaw through a Public Hearing.





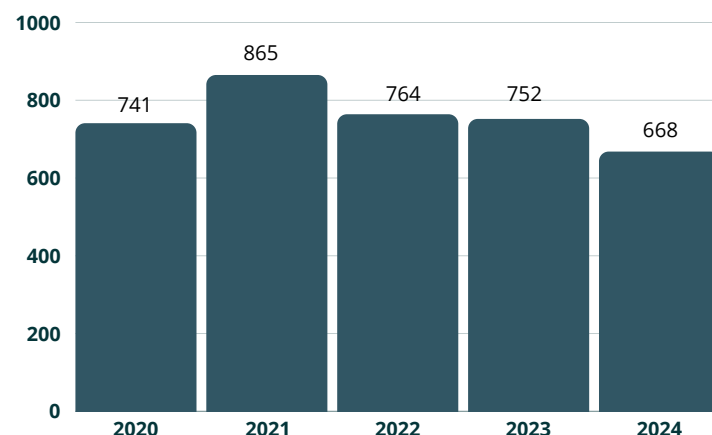
Permit Applications

The Development area reviews and makes decisions on 2 types of applications: development permits, and compliance letters. Below is a description of each type of decision and how we are doing at meeting the legislated timelines for development permit applications.

Development Permits

The Municipal Government Act requires most development projects to have a development permit before any building permits can be issued or before construction can begin. Development Officers receive development permit applications and make a decision on each application to ensure compliance with all statutory plans and with the Land Use Bylaw. Following their review, a Development Officer may issue a permit, or refuse to issue a permit.

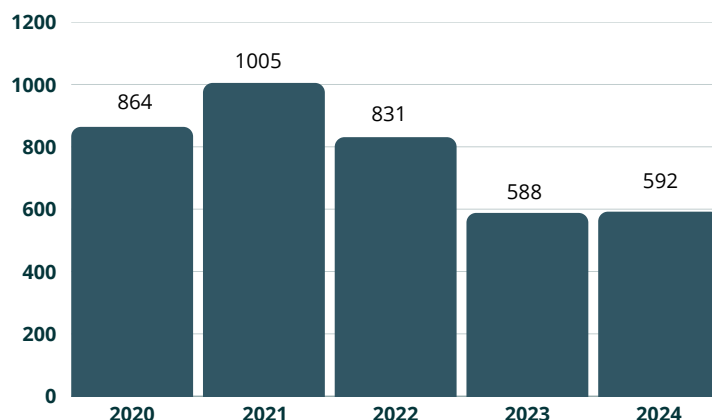
Annual Development Permits Issued



Compliance Letters

Compliance letters are processed upon request from homeowners (or their lawyers), or surveyors as a part of the due process for real estate transactions. This work involves reviewing a Real Property Report indicating the existing structure on a property, and ensuring all structures as shown on the property have the proper approvals and permits needed. These are not a requirement in the MGA, however they assist realtors and homeowners in the process of selling real estate.

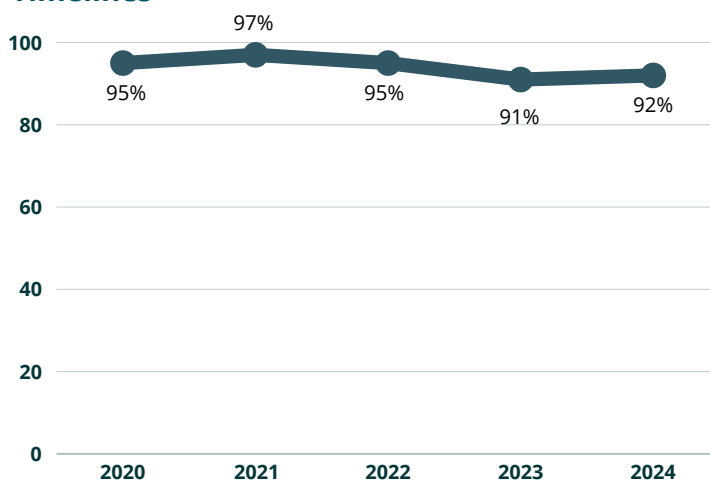
Annual Compliance Letters Issued



Development Permit Timelines

Over 92% of development permit applications met the required timelines in 2024. These consist of a 21-day period in which an application is to be deemed 'complete', that is all the necessary documentation has been provided by the applicant, and 40 days for the Development Officers to issue a decision. This analysis doesn't account for any correspondence with the applicant regarding additional information to be provided which may have extended allowed timeframes.

Percentage of Applications Meeting Timelines





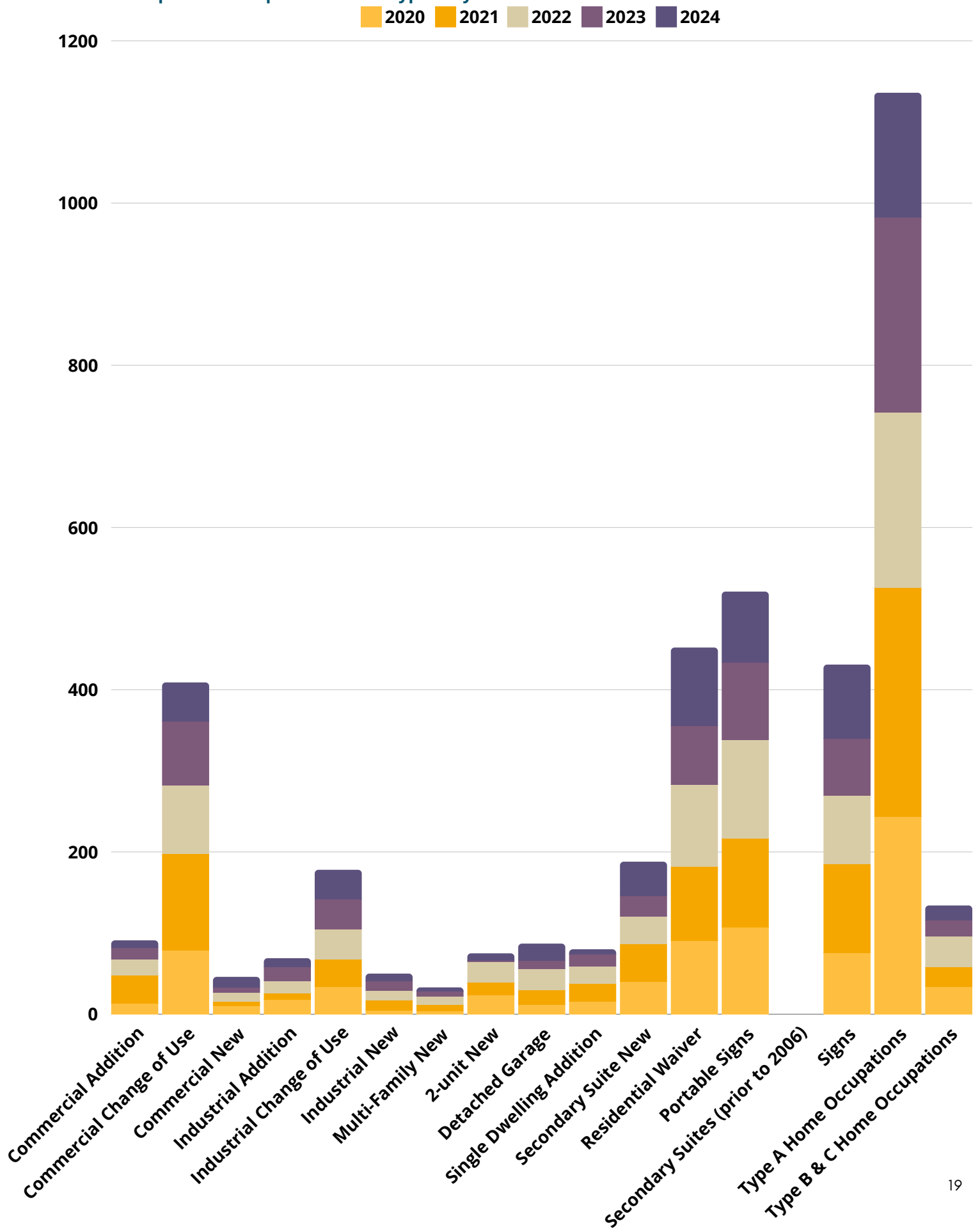
Permit Frequencies

All development in the City must comply with the rules and regulations of Land Use Bylaw 6300. There are various types of development that Development Officers issue permits for. The following table below lists some of the most frequent types of permits applied for over the last 5 years.

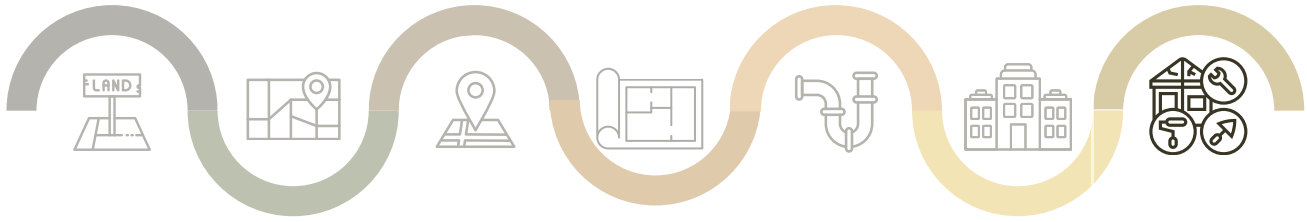
Most Frequent Development Permit Types

Most Frequent Development Permit Types	2020	2021	2022	2023	2024
Commercial Addition	13	35	20	14	9
Commercial Change of Use	79	119	84	79	48
Commercial New	10	6	11	6	13
Industrial Addition	18	8	15	17	11
Industrial Change of Use	34	34	37	37	36
Industrial New	5	12	12	12	9
Multi-Family New	4	8	10	6	5
2 Unit-New	24	15	26	1	9
Detached Garage	12	18	26	10	21
Single Dwelling Addition	16	22	21	15	6
Secondary Suite New	40	50	34	25	42
Residential Waiver	91	91	101	73	96
Portable Signs	107	110	121	96	87
Secondary Suites (before 2006)	0	0	0	0	0
Signs	76	109	85	70	91
Type A Home Occupations	244	282	216	241	153
Type B/C Home Occupations	34	24	38	20	18

Most Frequent Development Permit Types - by Year



Building and Inspection Services



Overview

Building & Inspection Services has the most detailed scope of work in the department. They ensure that minimum building and occupant safety requirements are met at the structural scale. The issuance of construction permits under the Safety Code Act is an essential service that is a mandatory part of the approval process for new constructions and renovation projects. There are 4 different safety areas they focus on: Building, Electrical, Plumbing and Gas, each with it's own respective set of safety codes. The work in each of these 4 areas generally involves a review of submitted plans, issuing a permit, and then following up with that permit with on-site inspections. This process is meant to ensure that projects meet the life safety requirements prior to occupancy.

Building & Inspection Services is governed largely by provincial and national codes & regulations. There are 7 provincial and national codes & regulations, and 1 City of Lethbridge Bylaw that are enforced including:

- Safety Codes Act/Permit Regulations
- City of Lethbridge Safety Codes Permit Bylaw 6110
- National Building Code – 2019 Alberta Edition
- National Energy Code of Canada for Buildings 2017
- Barrier Free Design Guide 2017
- Canadian Electric Code (24th Edition)



Source: photo taken by Planning & Design staff



Annual Internal Audit for Safety Codes Council

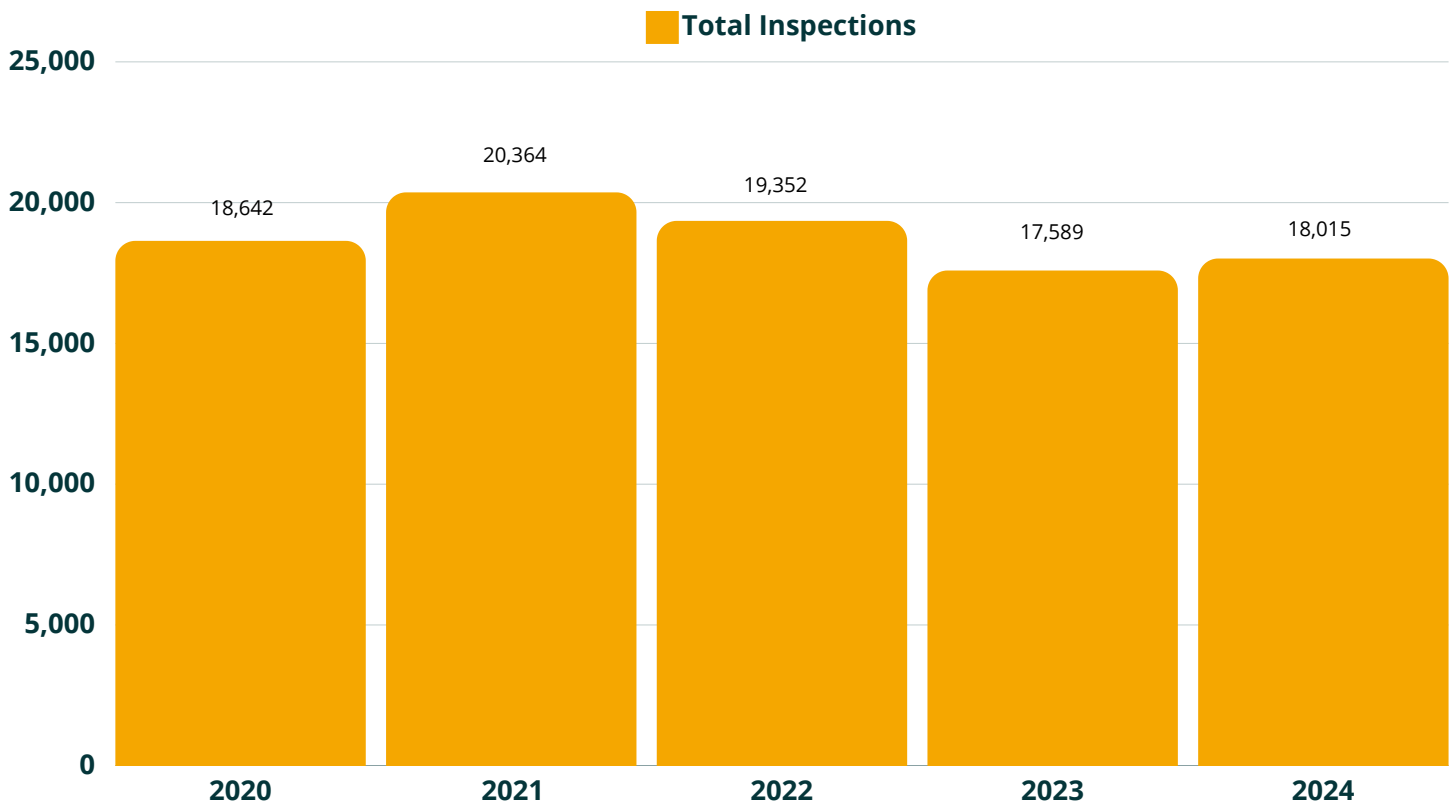
Each year the Building & Inspection Services department conducts an annual audit of our operations to ensure we are in alignment with the Quality Management Plan of the Safety Codes Council of Alberta. This internal audit involves the reporting of all building permits, the number of open permits, how many permits were issued and completed, and how many inspections were completed; based on our internal database. The 2023 internal audit and report to the Safety Codes Council was conducted in March 2024.



Inspections Completed

Every year, over 17,000 inspections are completed by the City of Lethbridge Safety Codes Officers. The number of inspections completed will vary based on the volume and composition of permits issued. The number of inspections required for each permit can differ for many reasons, such as the number of inspections required based on the scope and nature of the project, and the number of 'failed' or 'partially completed' inspections. Small projects may have their final inspection completed within a few business days while larger projects may take years to complete.

Annual Inspections Completed

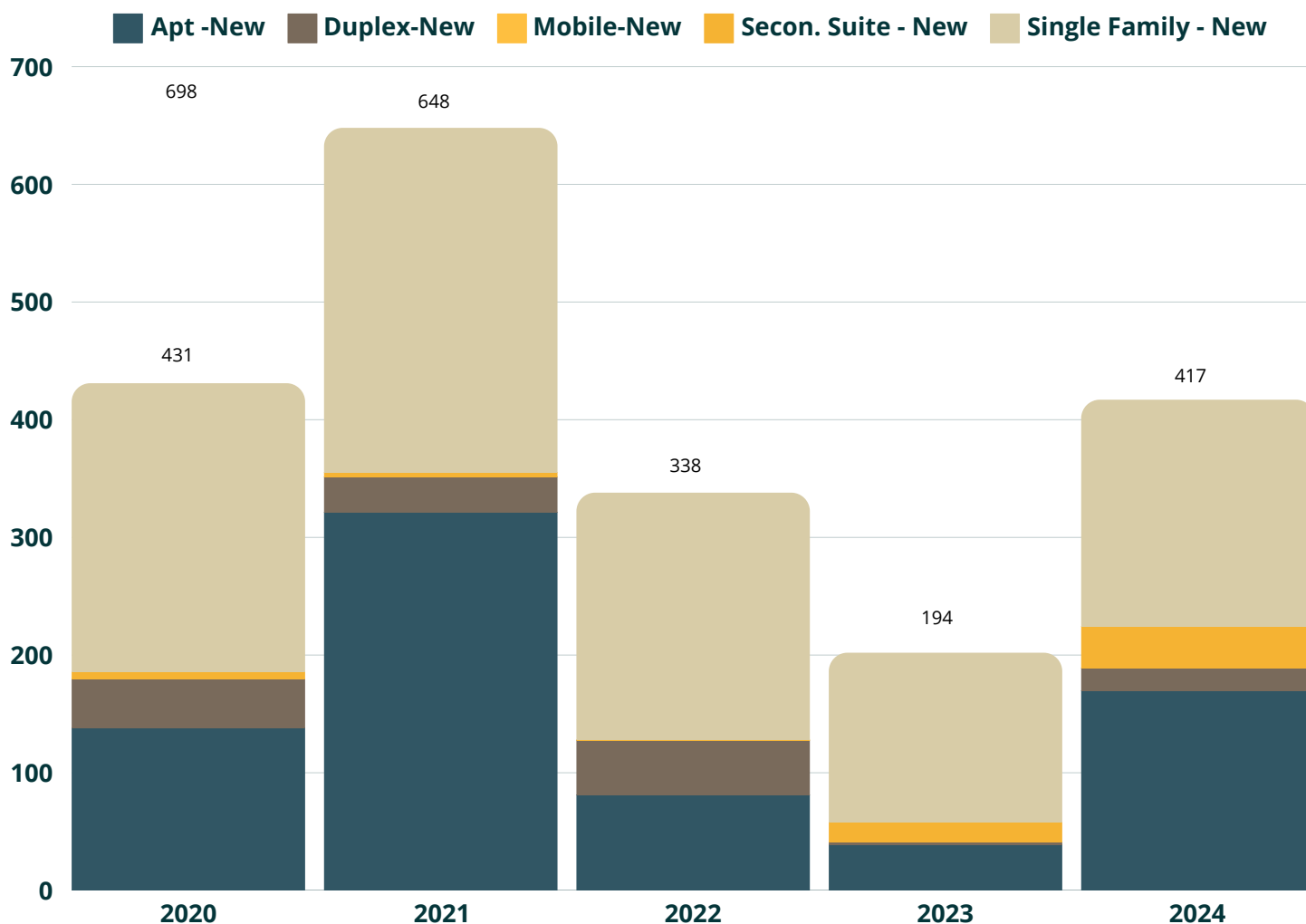




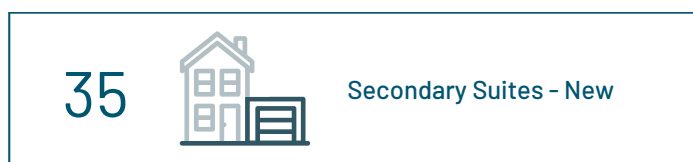
Annual Housing Starts

'Housing Starts' are a residential building permits for new dwelling units which have been issued by the City of Lethbridge's Building Inspections. The majority of development within the City of Lethbridge takes place in "greenfield" locations which is the creation of new planned communities in areas that were previously undeveloped or used for agricultural purposes. Since 2008, the typical volume has been in the realm of 500 new residential units per year. The average annual housing starts over the last 5 years (2020-2024) was 405.

New Housing Units Created Annually



2024 Housing Units Started by Type

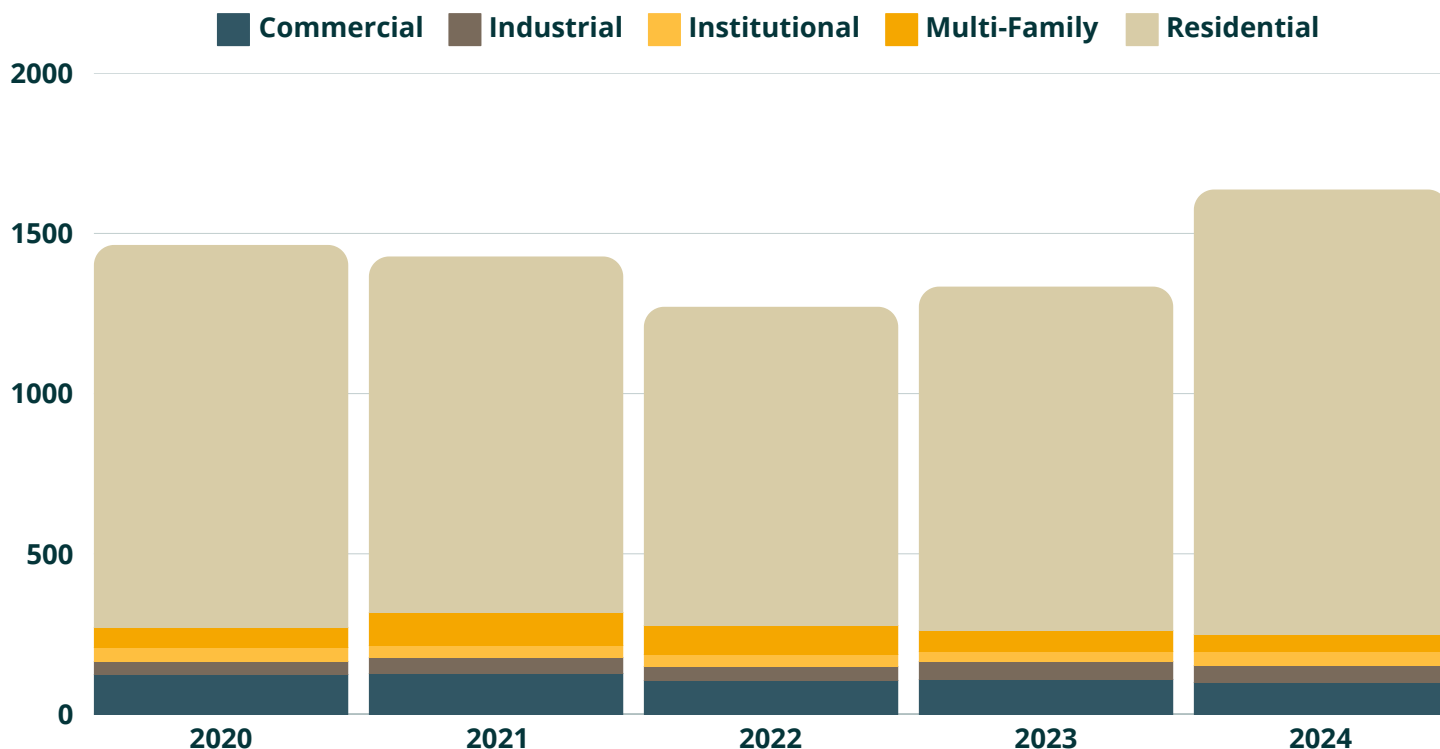




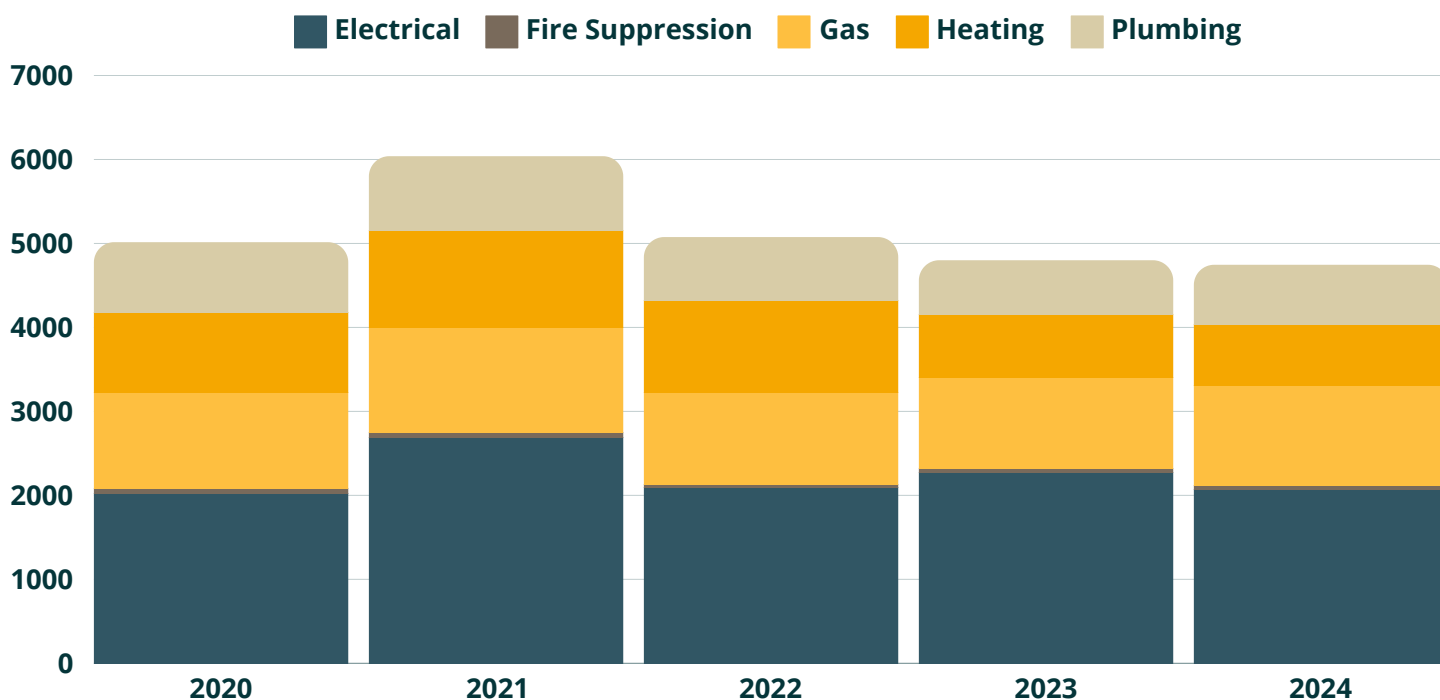
Permits Issued

The number and composition of permits issued year-over-year can vary significantly. Since 2020 an average of over 1,400 building permits and over 5100 sub-trade permits have been issued each year.

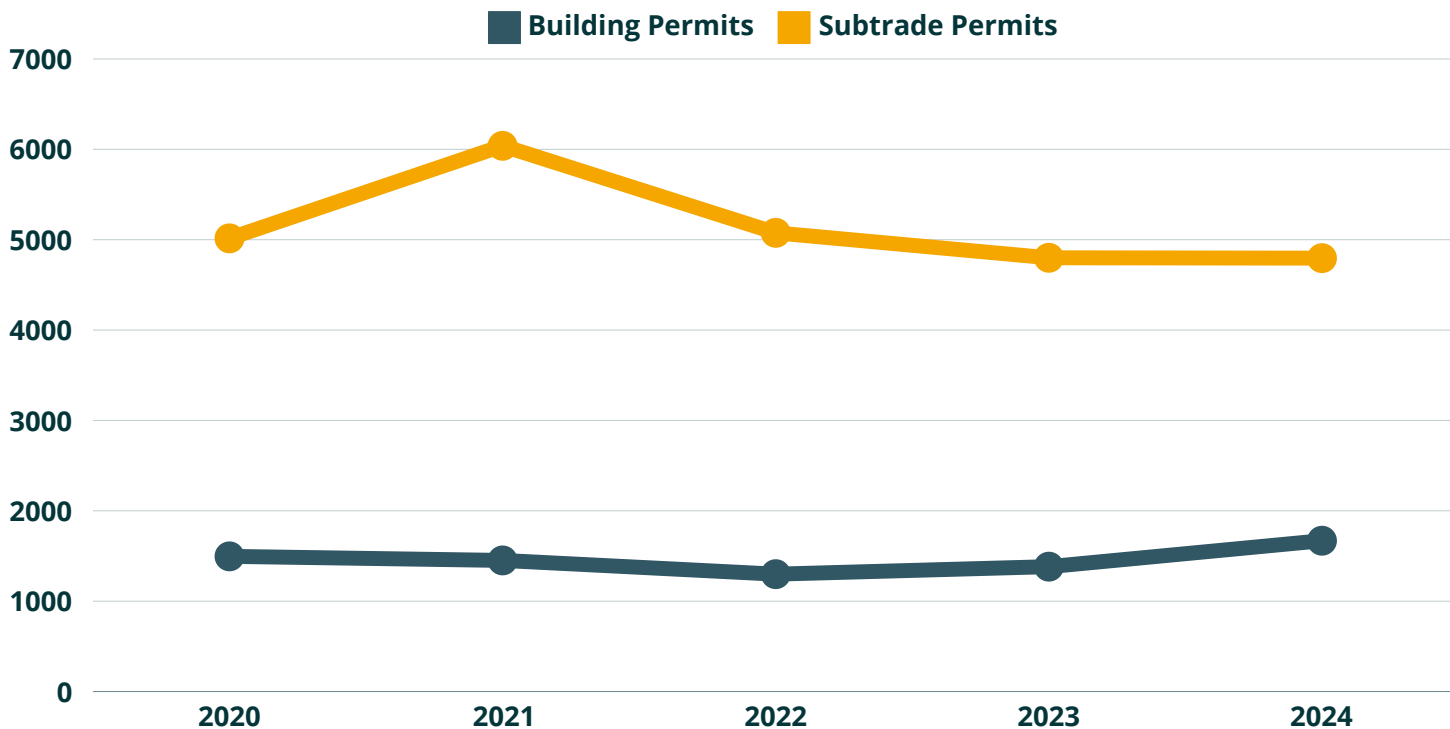
Building Permits Issued



Subtrade Permits Issued



Total Permits Issued



Building Permits	2020	2021	2022	2023	2024
Commercial	122	126	106	108	99
Industrial	42	51	42	56	51
Institutional	45	38	39	30	44
Multi-family	60	103	88	68	55
Residential	1195	1110	996	1072	1388
Total	1496	1451	1299	1382	1669

Subtrade Permits	2020	2021	2022	2023	2024
Electrical	2020	2684	2091	2269	2064
Fire Suppression	60	64	43	52	49
Gas	1142	1251	1090	1081	1196
Heating	950	1156	1100	752	722
Plumbing	843	884	752	646	715
Total	5015	6039	5076	4800	4796

All Construction Permits	2020	2021	2022	2023	2024
Building Permits	1496	1451	1299	1382	1669
Subtrade Permits	5015	6039	5076	4800	4796
Total	6479	7467	6375	6182	6415

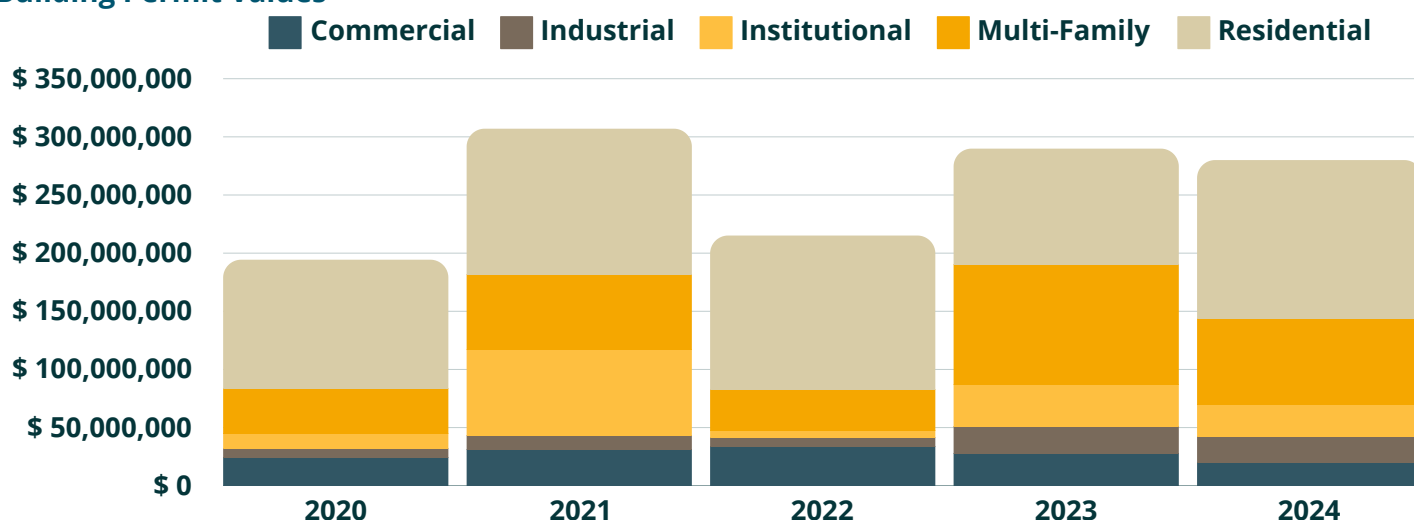


Construction Values

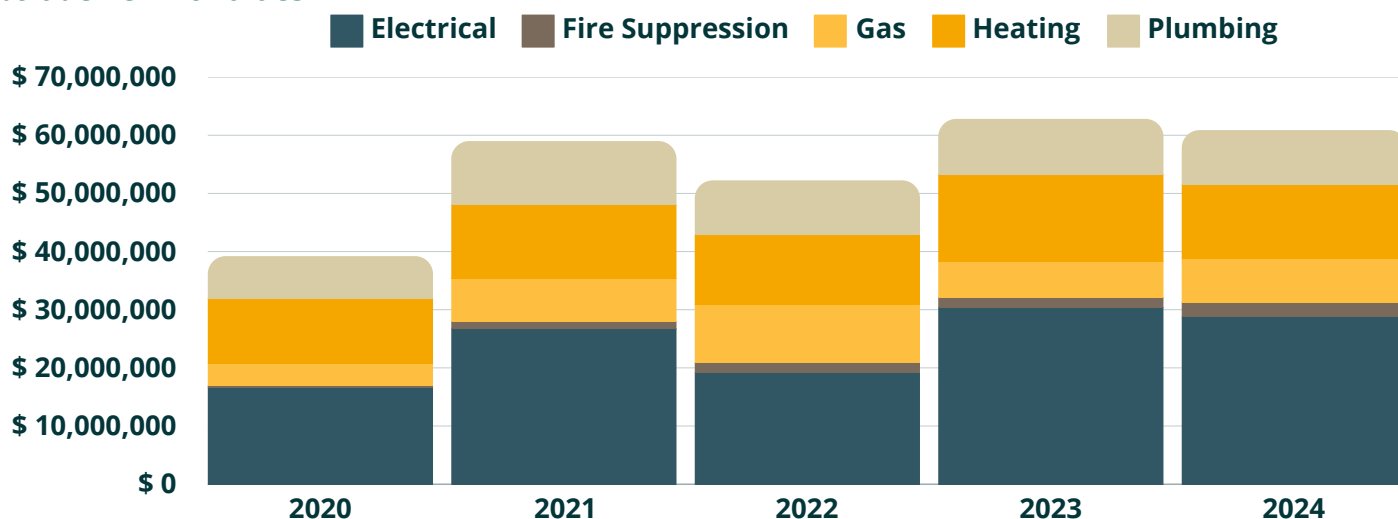
Construction Values for construction permits are collected or assigned based on a prevailing market rate. The prevailing market rate estimates the fair value of a project in terms of material and labour in order to provide an understanding of the economic value and scale of a project.

The construction values can vary significantly year-over-year based on the composition of permit applications. For example, in 2023 and 2024 Lethbridge saw a significant increase in investments in multi-family construction projects compared with the 3 years prior. Construction values are also impacted by material and labour costs, which saw a sharp increase following the COVID-19 pandemic. Construction values per permit also vary depending on project size and scope.

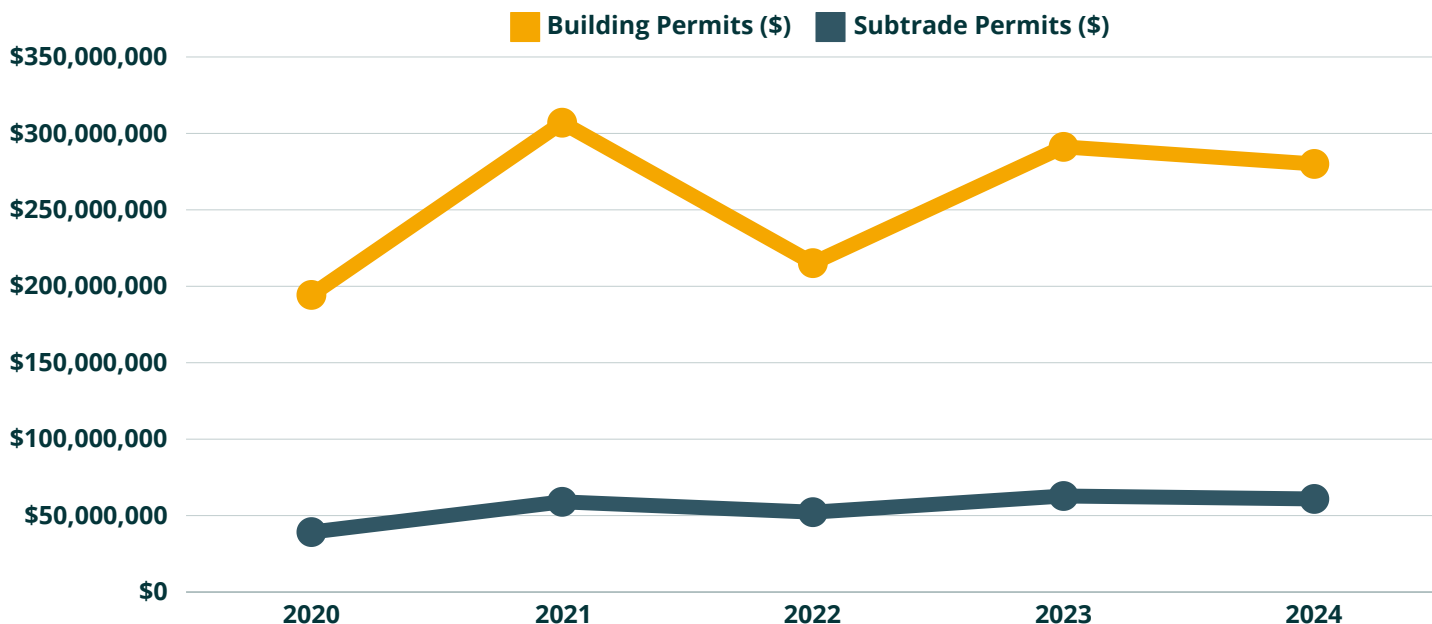
Building Permit Values



Subtrade Permit Values



Total Construction Permit Values



Building Permit Values	2020	2021	2022	2023	2024
Commercial	\$24,509,493	\$31,361,966	\$33,380,860	28,015,082	\$20,228,987
Industrial	\$7,395,513	\$11,745,805	\$7,668,950	23,092,542	\$22,156,667
Institutional	\$13,272,822	\$74,058,497	\$6,579,099	36,218,759	\$27,067,039
Multi-family	\$27,231,459	\$55,882,961	\$35,047,957	102,591,595	\$74,125,725
Residential	\$121,947,634	\$133,960,349	\$132,465,023	99,956,670	\$136,452,985
Total	\$194,356,921	\$307,009,577	\$215,141,889	\$291,192,186	\$280,031,403

Subtrade Permit Values	2020	2021	2022	2023	2024
Electrical	\$16,655,047	\$26,740,259	\$19,213,311	\$30,355,633	\$28,863,787
Fire Suppression	\$321,391	\$1,189,819	\$1,626,220	\$1,737,367	\$2,387,813
Gas	\$3,794,932	\$7,503,453	\$10,077,174	\$6,115,058	\$7,535,858
Heating	\$11,091,368	\$12,630,379	\$11,978,157	\$15,029,877	\$12,726,384
Plumbing	\$7,353,611	\$10,941,199	\$9,348,945	\$9,578,183	\$9,382,295
Total	\$39,216,348	\$59,005,109	\$52,243,807	\$62,816,118	\$60,896,137

All Construction Permit Values	2020	2021	2022	2023	2024
Building Permits	\$194,362,421	\$307,009,577	\$215,141,889	\$291,192,186	\$280,031,403
Subtrade Permits	\$39,216,348	\$59,005,109	\$52,243,807	\$62,816,118	\$60,896,137
Total	\$233,573,269	\$366,014,686	\$267,385,697	\$354,008,304	\$340,927,540



Permit Timelines

Within the City of Lethbridge residential permit statistics internal tracking allows for further examination of a project timeline. Currently Building Inspections tracks the average approval time required prior to plans examination. The approval process includes the complete submission of documents by the applicant (Permit Technician review), the Development Officer review (to ensure the project complies with the Land Use Bylaw, and does not require additional approvals or waivers), and a review from Opportunity Lethbridge when necessary (for City owned lots). With the approval timeline removed, the average residential building permit is issued in 1 business day or less.



Source: Canva, 2025.



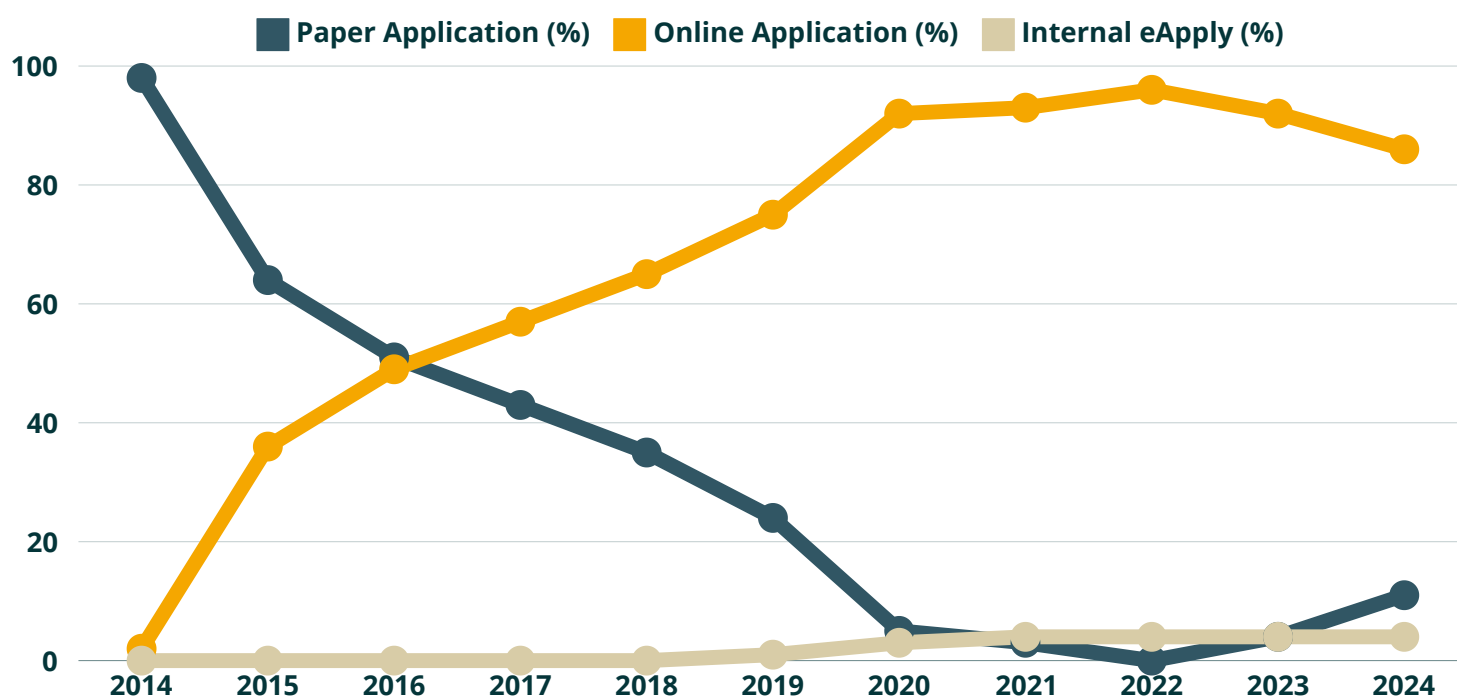
Efficiencies from E-Apply

The digitization of the construction permit application process begun in 2010 with the first set of applications being made available in late 2014 to a limited set of early adopters. These applications focused on 'sub trade' permits including residential plumbing, gas, and electrical permits and were considered 'in and out' permits which required no plan review from a safety code officer. By automating this process, Building & Inspection Services were able to divert a significant proportion of work online. Gradually, the remaining residential permits were released online. Upon completion in 2016, Building & Inspection Services took on the task of digitizing the commercial permits as well as modernizing its existing residential applications in a mobile friendly format. The updated 'eApply 2.0' was released in April 2018 with the final commercial permits being made available in the first half of 2020. As part of the refresh, Building Inspection also released an 'internal eApply' meant to help guide customers through the process when making a permit application at City Hall.

The release of online applications for 'in-and-out' permits & plan review permits was incredibly successful and the uptake continued to increase each year since 2015 as new 'in and out' permits were made available. Approximately 97% of in-and-out permits in 2024 were made online. The adoption of permits requiring a plan review was slower, however, this was largely impacted by the gradual release of application types until mid-2020. **During 2024 Building Permit Status Report requests were added to the existing offering of online applications.** Approximately 75% of permits requiring a plan review were applied for online in 2024, which is a slight decrease. However, over **90% of all construction permit applications in 2024 were made online.**

The main landing page of the eApply online permitting system was redesigned in 2024 to provide an enhanced and more efficient interface for customers.

Permit Application Methods - Overall



Permit Application Methods - Breakdown

In & Out Permits	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Paper Application	95%	32%	26%	19%	14%	9%	2%	0%	0%	0%	0%
Online Application	5%	68%	74%	81%	86%	90%	97%	97%	98%	98%	97%
Internal eApply	0%	0%	0%	0%	0%	1%	2%	3%	2%	2%	3%

Plan Review Permits	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Paper Application	100%	92%	71%	66%	55%	39%	9%	6%	1%	8%	20%
Online Application	0%	7%	29%	34%	44%	60%	87%	89%	93%	86%	75%
Internal eApply	0%	0%	0%	0%	1%	1%	4%	6%	5%	6%	5%

Overall	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Paper Application	98%	64%	51%	43%	35%	24%	5%	3%	0%	4%	10%
Online Application	2%	36%	49%	57%	65%	75%	92%	93%	96%	92%	86%
Internal eApply	0%	0%	0%	0%	0%	1%	3%	4%	4%	4%	4%

MUNICIPAL DEVELOPMENT PLAN ANNUAL REPORT 2024

Prepared by Planning and Design
April 2025

Table of Contents

32	1. Introduction
33	2. Status of MDP Policy Directions
34	3. MDP Outcome Indicators
34	Outcome: An Economically Prosperous City
39	Outcome: A Healthy and Diverse City
43	Outcome: A Culturally Vibrant City
44	Outcome: A Well-Designed City
47	Outcome: An Environmentally Responsible City
50	Outcome: A City that Supports the Region

1. Introduction

The City of Lethbridge Municipal Development Plan (MDP) was adopted by City Council on June 29, 2021. The cornerstone of the MDP is that it is expected to contribute to measurable progress towards the six desired MDP Outcomes:

- AN ECONOMICALLY PROSPEROUS CITY
- A HEALTHY AND DIVERSE CITY
- A CULTURALLY VIBRANT CITY
- A WELL-DESIGNED CITY
- AN ENVIRONMENTALLY RESPONSIBLE CITY
- A CITY THAT SUPPORTS THE REGION

To this end, each policy in the MDP has at least one direction for City Administration to undertake. Each direction is ultimately intended to make progress toward achieving the above MDP Outcomes.

Further, the MDP provides a table of Outcome Indicators – one for each of the above Outcomes. The tables set out a list of leading and lagging indicators that can help the City assess progress toward the Outcomes over time.

The first MDP Annual Report was created in 2022, and it established this template report that will be updated every year following. The report provides an overview of the status of the MDP's directions to City Administration, as well as the latest Outcome Indicator data.

Five years after the MDP's adoption, a more comprehensive five year review will be undertaken. This will provide a more detailed review of the preceding five years of data, evaluation of any areas of the MDP which might benefit from revisions or updates, and an opportunity for City Council to make updates to the MDP's policies and directions.

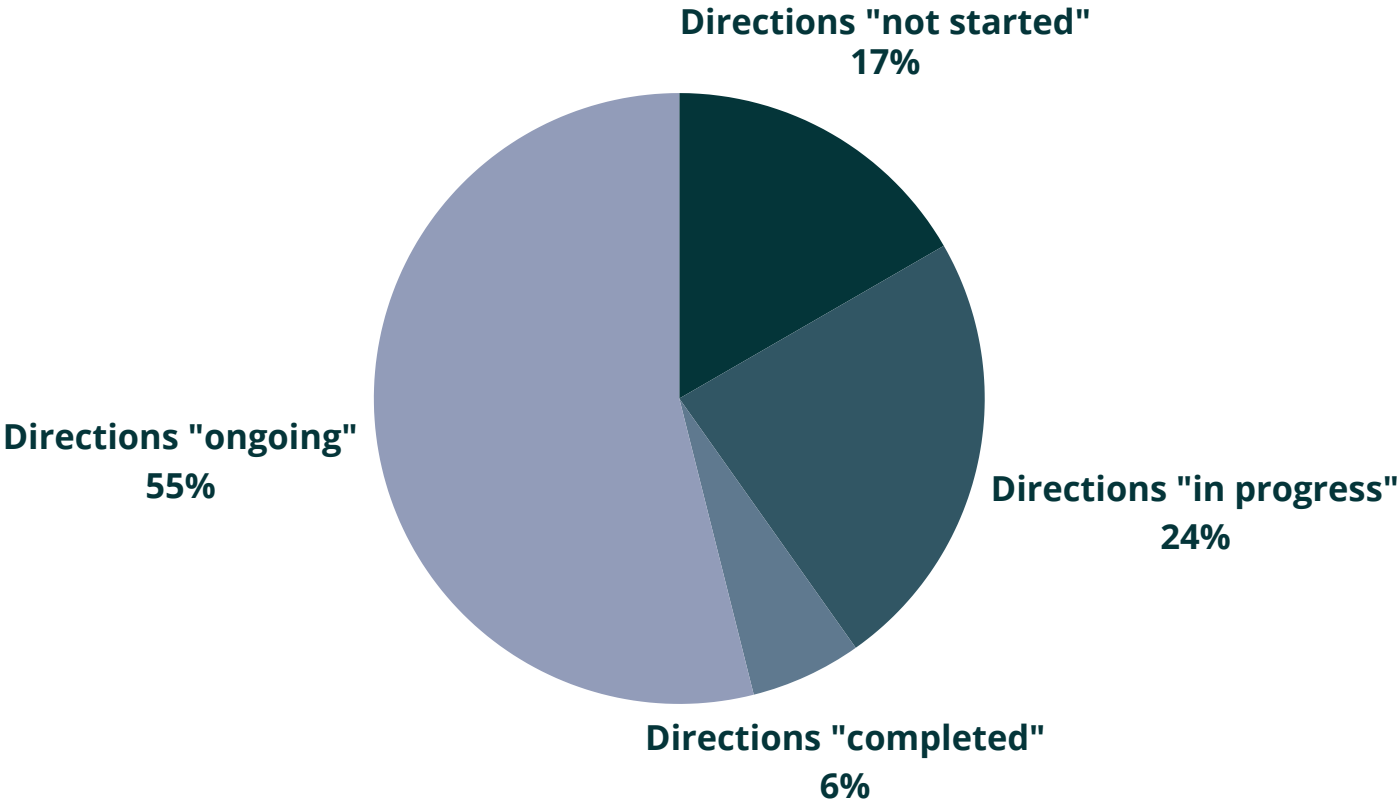
2. Status of MDP Policy Directions

Total Number of Policy Directions by Status Category

Metric	Number	% of total
Total # of directions in MDP	360	100%
Directions "not started"	61	17%
Directions "in progress"	85	24%
Directions "completed"	23	6%
Directions "ongoing"	197	55%

Status of MDP Policy Directions

**Status as indicated by relevant managers listed as having a 'Primary' responsibility for each MDP Policy Direction, as of Apr 3, 2025.*



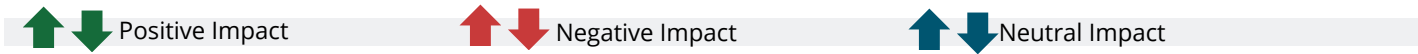
3. MDP Outcome Indicators

The following graphics establish indicators that measure our direction of travel in relation to each of the MDP Outcomes.

There are two types of indicators:

- Leading indicators, which are predictive measurements (e.g. “number of business licences issued”).
- Lagging indicators, which are output measurements (e.g. “city GDP”).

Each of the indicators has a positive, negative, or neither good nor bad impact on our community. These impacts are identified in the following ways:



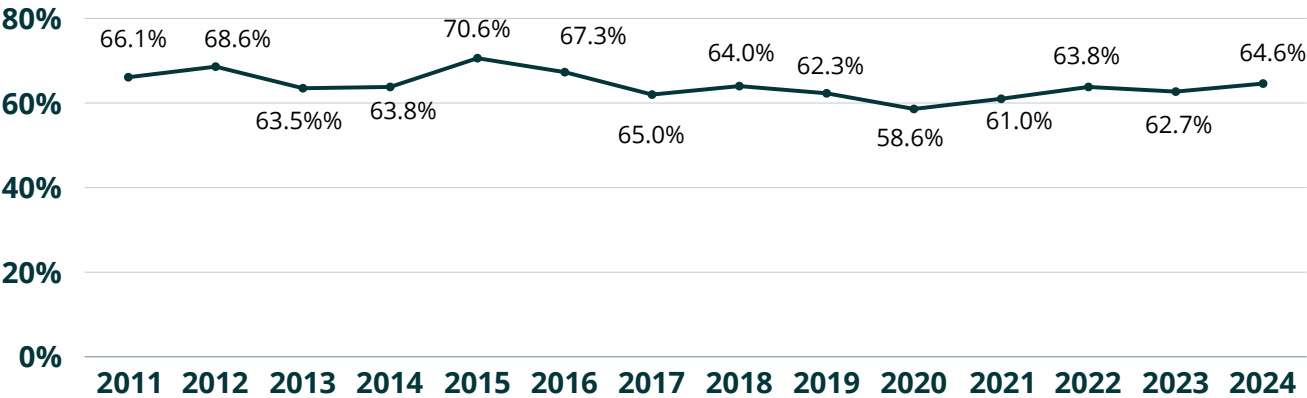
Outcome: An Economically Prosperous City

An economically resilient and prosperous community actively encourages the development and diversification of the local economy.

Key Leading Indicators

Employment Rate

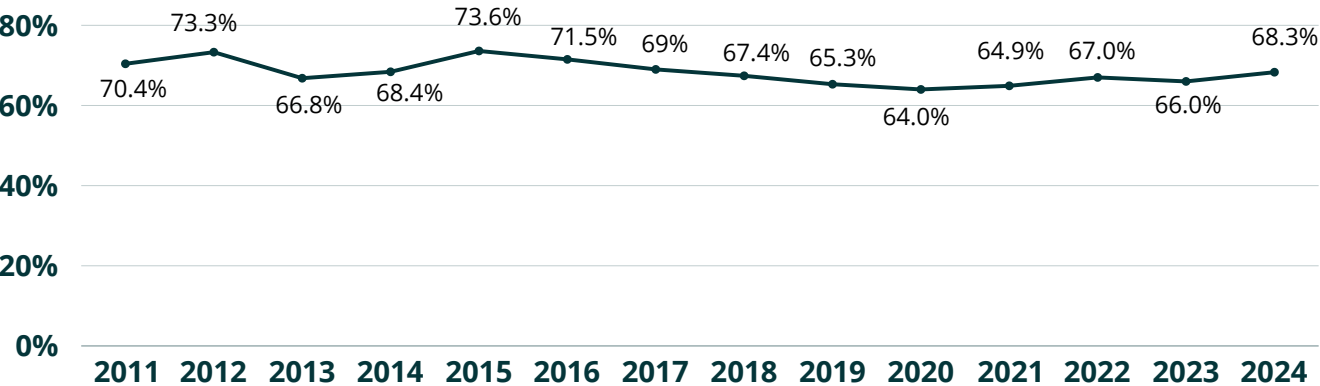
Source: Statistics Canada



1 2024 Employment Rate **64.6%** ↑ 3.0% one year change

Participation Rate

Source: Statistics Canada

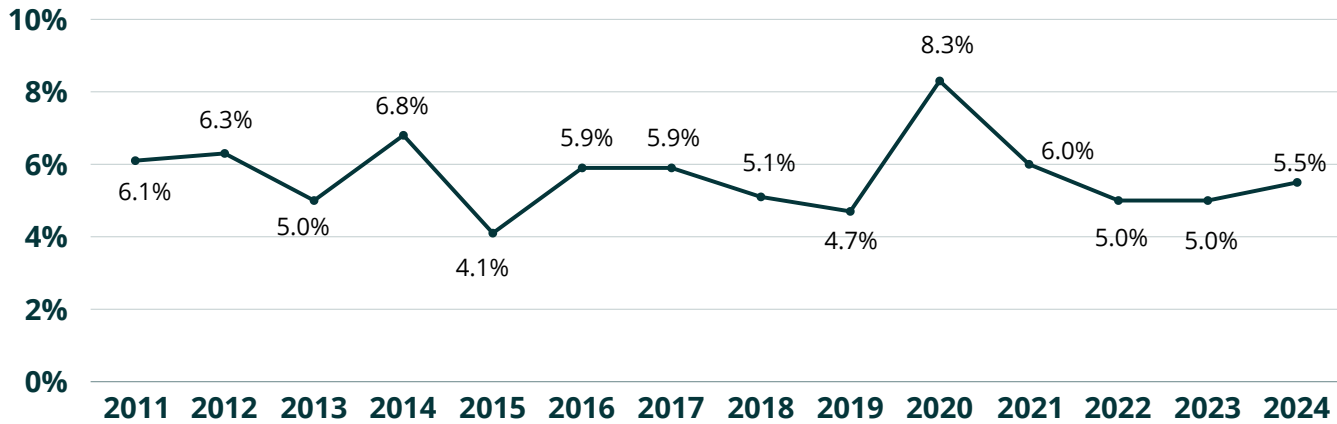


2 2024 Participation Rate **68.3%** ↑ 3.5% one year change

Corresponding references for MDP Outcome Indicator data found on pages 51-54

Unemployment Rate

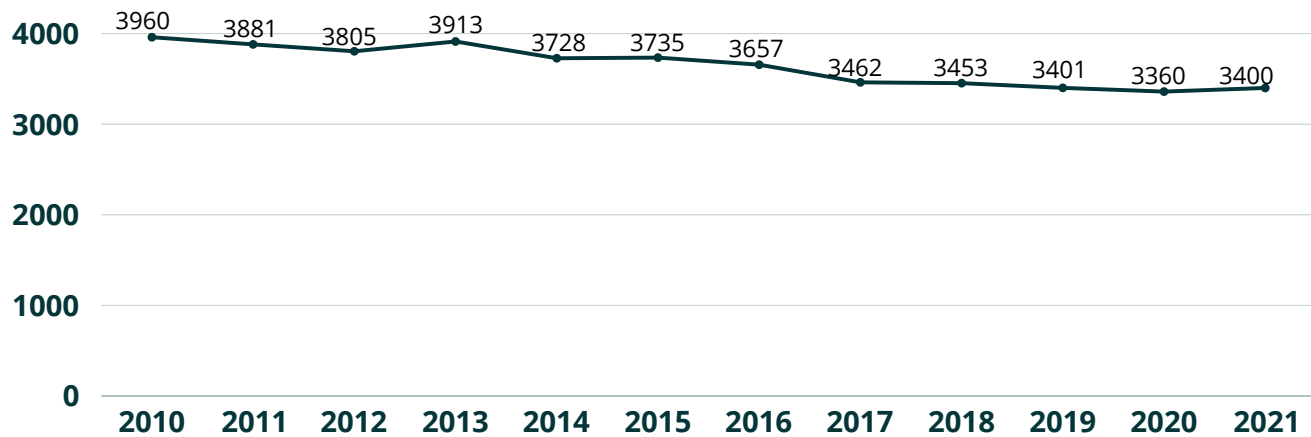
Source: Statistics Canada



3 2024 Unemployment Rate **5.5%** ↑ 10.0% one year change

Number of Businesses per 100,000 Population

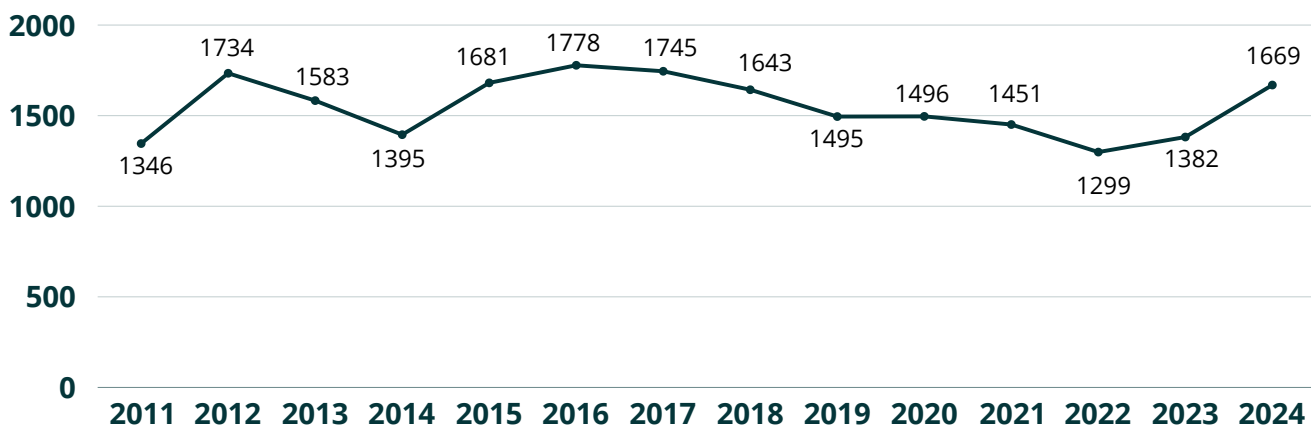
Source: Businesses - Statistics Canada; population estimates, City of Lethbridge



4 2021 Businesses per 100,000 Population **3400** ↑ 1.2% one year change


Number of Building Permits Issued

Source: Planning & Design, City of Lethbridge



5 2024 No. of Building Permits Issued **1669** ↑ 20.8% one year change

Other Leading Indicators

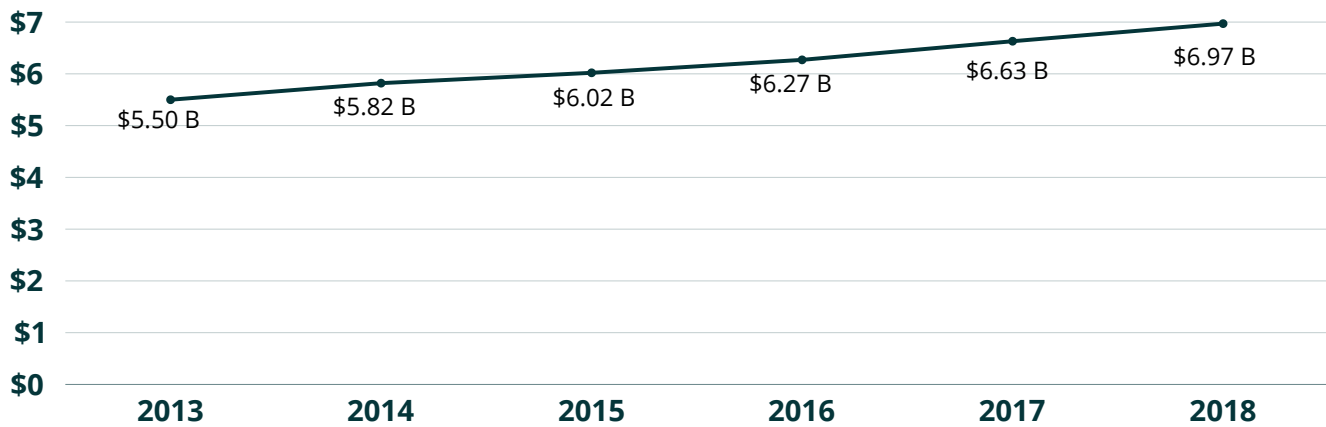
6	2023 Building Permits Issued Per 1000 Pop. 13  13.3% since last measured in 2019	
7	2024 Building Permit Construction Value - Total \$280M  3.9% one year change	
8	2024 Residential Average Sales Price \$384,794  12.2% one year change	
9	2024 No. of Business Licenses Issued 5,510  4% one year change	
10	2021 Incorporations per 100k Pop. 718  7.3% one year change	
11	2024 Labour Force Size 77.5k  8.2% one year change	
12	2024 Jobs – Goods Producing Sector 20.6k  10.2% one year change	
13	2024 Jobs – Service Producing Sector 52.6k  6.7% one year change	
14	2022 Post-secondary Enrollment 5,445  1.4% one year change	
15	2021 Post-secondary Qualification 50,530  7.4% five year change	
16	2022 Apprentices Registered 1035  9.7% one year change	
17	2024 Number of Visitors 173,246  287% five year change	*Visitors to events & the Tourist Information Centre
18	2023 Number of Bankruptcies 86  2.3% one year change	
19	2024 Number of Competitive Grants from other Levels of Gov't 15  12.0% one year change	
20	2024 Amount Received in Competitive Grants from Other Levels of Gov't \$4,655,006  23% one year change	
21	2022 Internet: Median Upload Speed 11.03Mbps  6.9% one year change	
22	2022 Internet: Median Download Speed 81.74Mbps  45% one year change	
23	2024 Number of Non-Stop Commercial Air Destinations 1 *no change over one year	
24	2024 Commercial Vacancy Rate (Q4) (Office) 7.9%  25.5% one year change	

Corresponding references for MDP Outcome Indicator data found on pages 51-54

Key Lagging Indicators

City GDP (CMA)

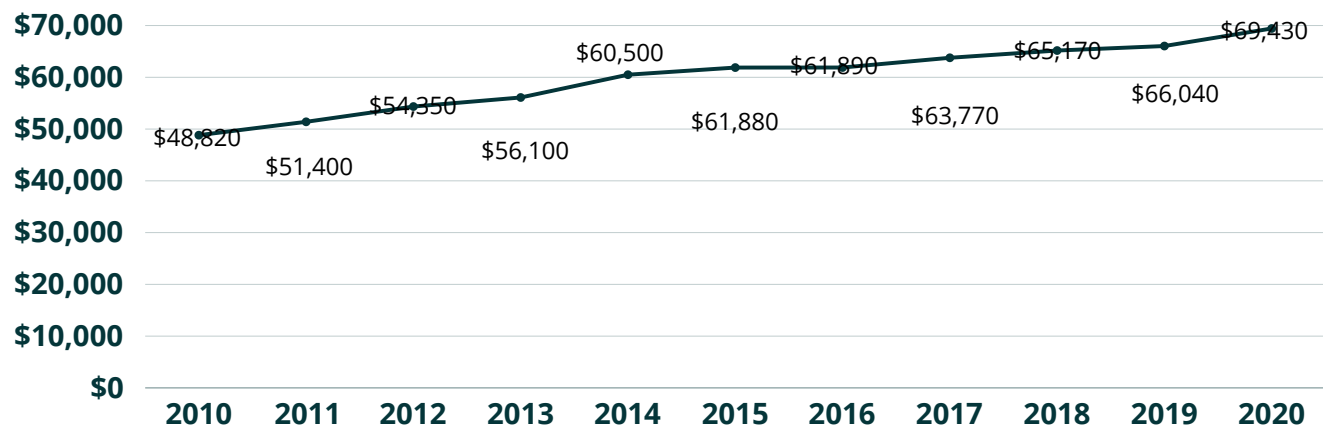
Source: Conference Board of Canada



25 2018 City GDP (CMA) **\$6.97 B** ↑ **5.1%** one year change

Median Family Income

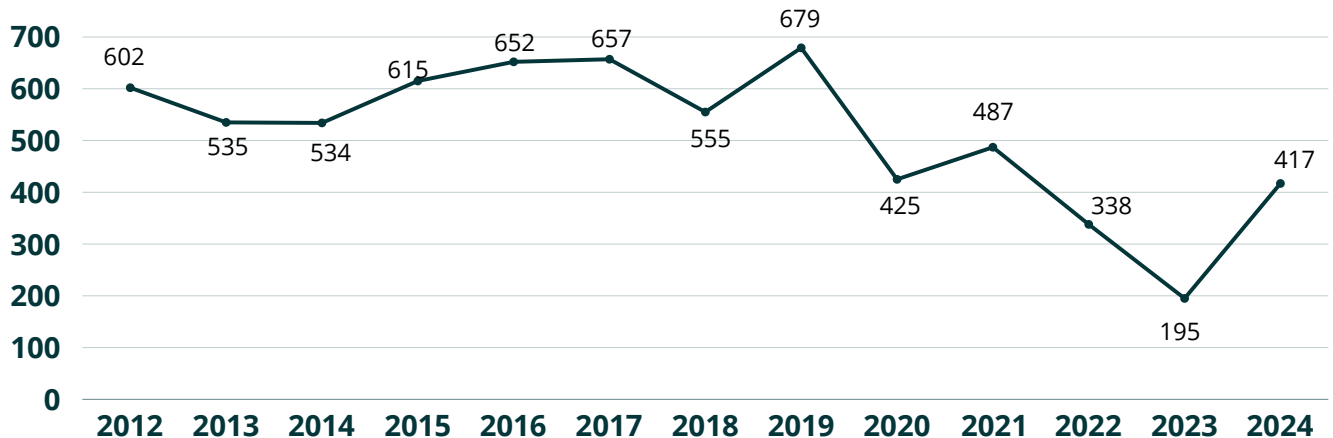
Source: Statistics Canada



26 2020 Median Family Income **\$69,430** ↑ **5.1%** one year change

Housing Starts

Source: Planning & Design, City of Lethbridge

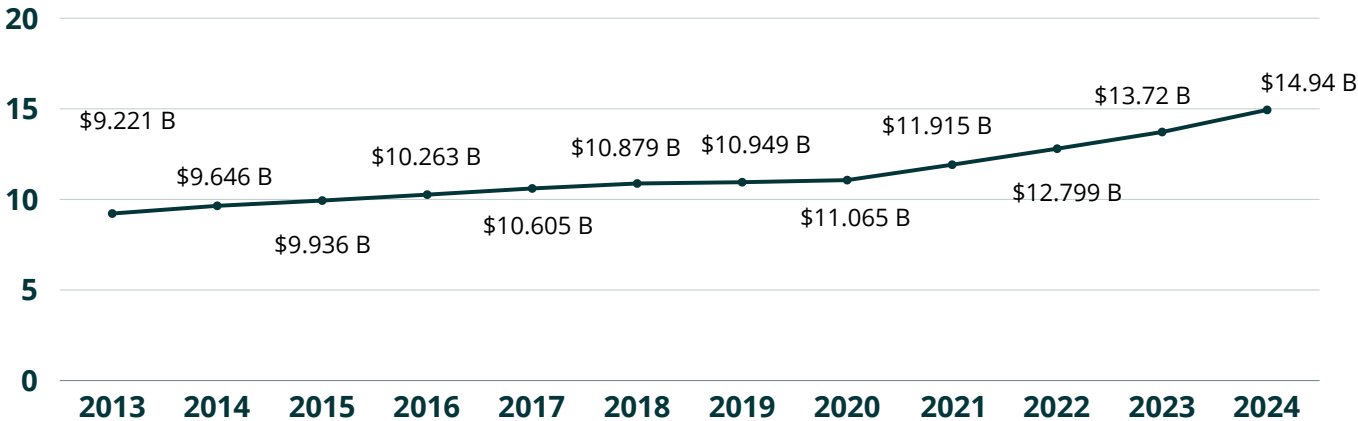


27 2024 Housing Starts **417** ↑ **113%** one year change

Corresponding references for MDP Outcome Indicator data found on pages 51-54

Total Assessed Property Value by Sector: Residential

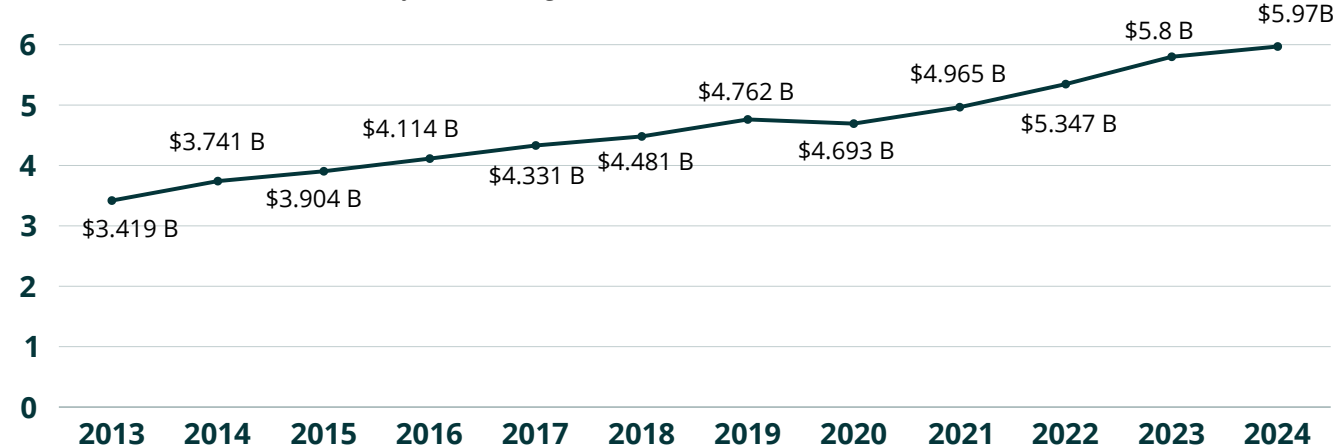
Source: Taxation & Assessment, City of Lethbridge - current as of Mar 2024



28 2024 Total Assessed Property Value by Sector: Residential **\$14.94 B** ↑ 8.9% one year change

Total Assessed Property Value by Sector: Non-Residential

Source: Taxation & Assessment, City of Lethbridge - current as of Mar 2024



29 2024 Total Assessed Property Value by Sector: Non-Residential **\$5.97 B** ↑ 2.9% one year change

Other Lagging Indicators

30 2024 Total Assessed Property Value by Sector:Farmland **\$0.002 B** ➡ no change

31 2024 Total Assessed Property Value: All Sectors **\$21.64 B** ↑ 7.0% one year change

32 2023 Number of conventions and conferences held **15** *Change over time not available

33 2024 Debt Service Ratio **5.51%** ↑ 5.6% one year change

34 2024 Food Bank Visits **20,809** ↑ 18.9% one year change

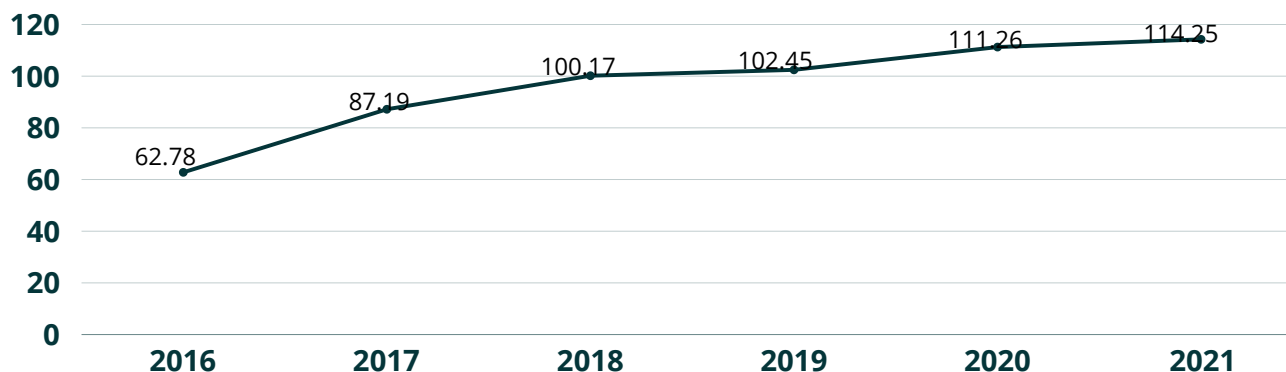
Outcome: A Healthy and Diverse City

A healthy and diverse city prioritises health-supporting developments and the wellbeing of all residents.

Key Leading Indicators

Violent Crime Severity Index

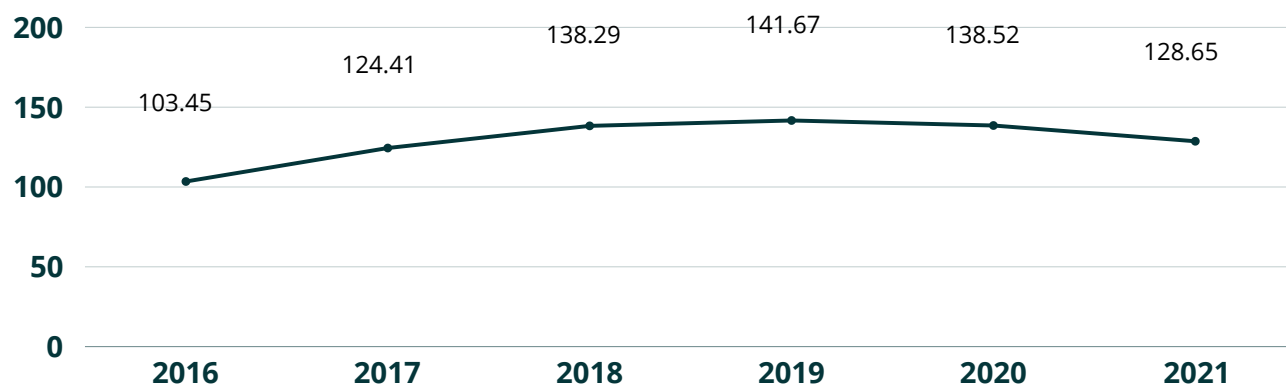
Source: Lethbridge Police Services



35 2021 Violent Crime Severity Index **114.25** ↑ 2.7% one year change

Crime Severity Index

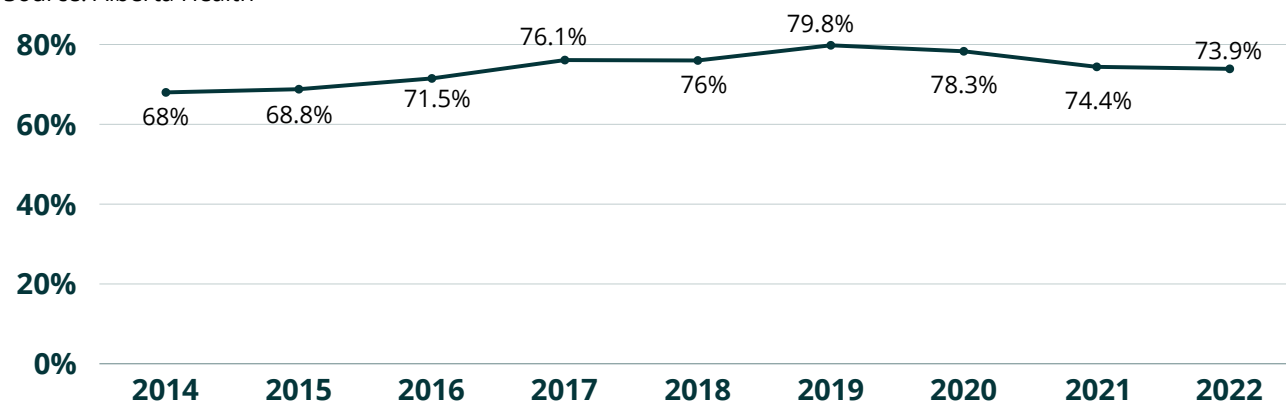
Source: Lethbridge Police Services



36 2021 Crime Severity Index **128.65** ↓ 7.1% one year change

Immunisation by Age 2

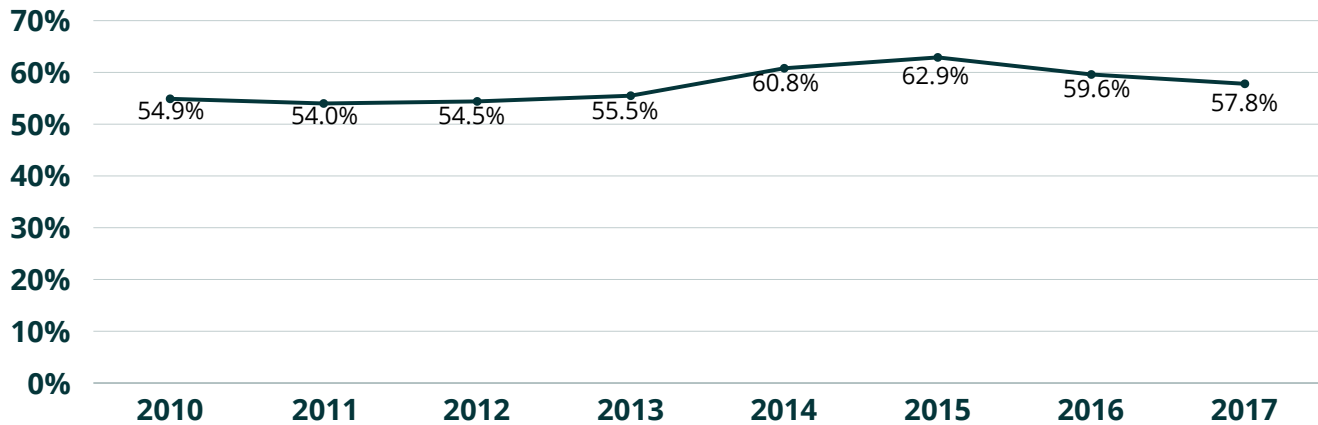
Source: Alberta Health



37 2022 Immunisation by Age 2 **73.9%** ↓ 0.7% one year change

Self-reporting as Overweight

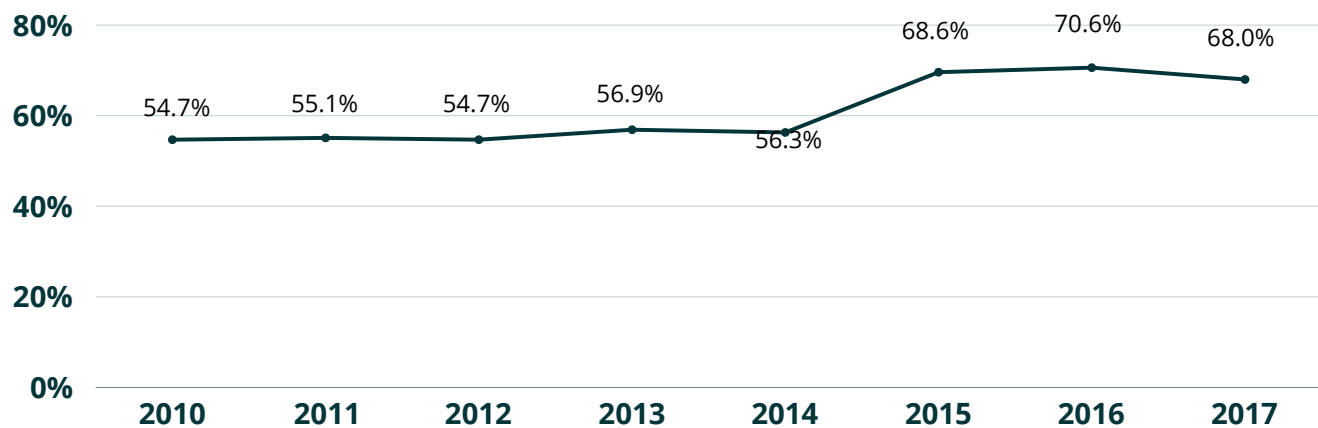
Source: Alberta Health



38 2017 Self-reporting as Overweight **57.8%** ↓ 1.8% one year change

Physical Activity

Source: Alberta Health



39 2017 Physical Activity **68%** ↓ 2.6% one year change

Other Leading Indicators

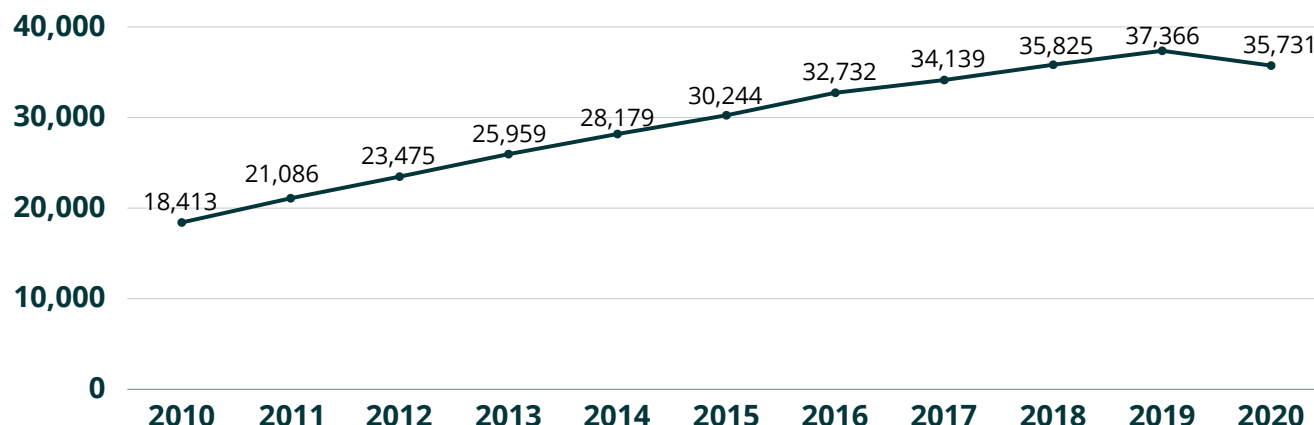
40 2014 Heavy Drinkers **20.1%** ↓ 0.9% one year change

41 2021 High School Graduation Rate **83%** *no change since 2016

Key Lagging Indicators

Emergency Department Visits Due to Substance Related Disorders

Source: Alberta Health



- 42 2020 Emergency Department Visits Due to Substance Related Disorders **35,731** ↓ 4.4% one year change
- 43 2022 Overall Quality of Life Rated as 'very good' or 'good' **90%** ↓ 4% two year change
- 44 2018 Average Life Expectancy **80.9 years** ↑ 0.1% one year change
- 45 2021 Percentage of Households in Core Housing Need **26.5%** ↑ 4.96% five year change
- 46 2021 Child Poverty Rate **12%** ↓ 3% one year change

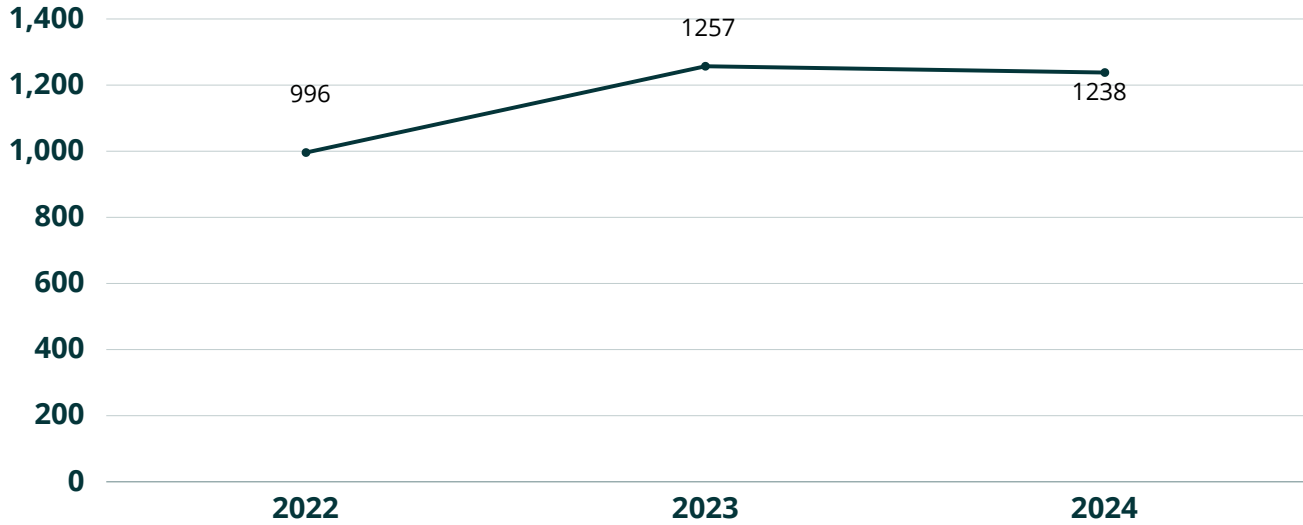
Other Lagging Indicators

- 47 2024 Council and BCCs Gender and Cultural Diversity **21** ↓ 27.6% change over one year
BCC male applicants
- 48 2024 Council and BCCs Gender and Cultural Diversity **13** ↓ 66.7% one year change
BCC female applicants
- 49 2024 Council and BCCs Gender and Cultural Diversity **9** ↑ 50% change over one year (note: data not recorded in prior years)
BCC other applicants
- 50 2022 Satisfaction with Police Services **73%** ↓ 8% two year change
- 51 2014 Sense of Belonging **71.9%** ↑ 1.6% one year change

Key Lagging Indicators

Number of Rec & Culture Fee Assistance Program Applications

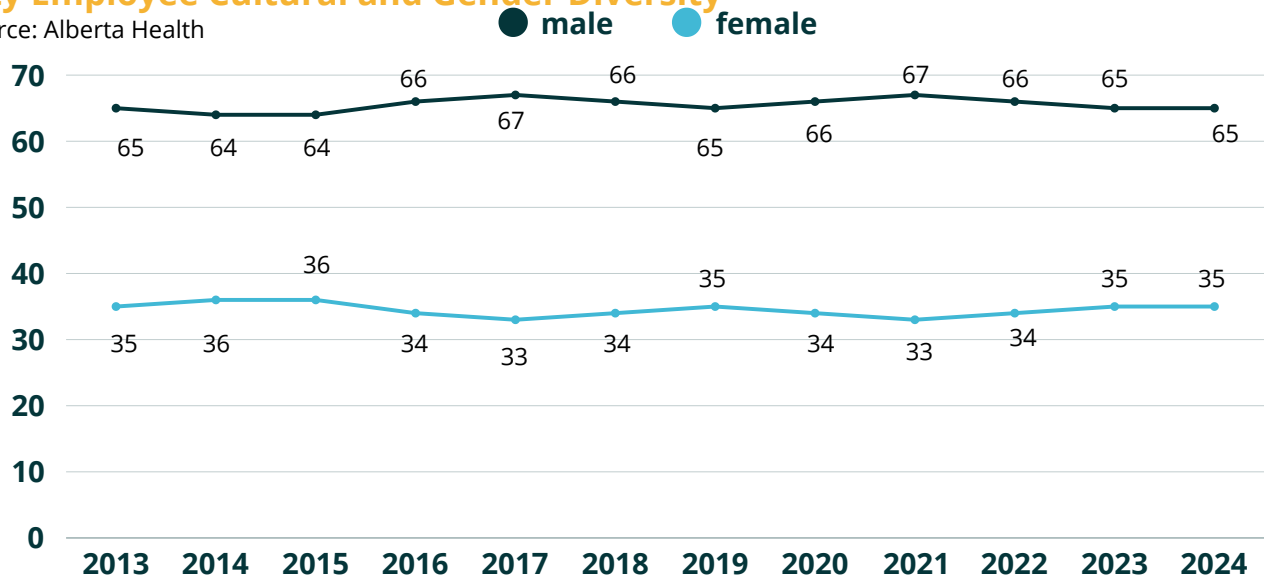
Source: Alberta Health



52 2024 Number of Rec & Culture Fee Assistance Program Applications  1.5% one year change

City Employee Cultural and Gender Diversity

Source: Alberta Health



53 2024 City Employee Cultural and Gender Diversity **65%** *no change since 2023
% of employees male

2024 City Employee Cultural and Gender Diversity **35%** *no change since 2023
% of employees female

Outcome: A Culturally Vibrant City

A culturally vibrant city supports the creation of a thriving, dynamic environment that exudes a sense of place and of community identity and belonging.

Key Leading Indicators


54 2021 % Visible Minority **13.5%**  0.9% five year change
non-white & do not report being Aboriginal

Other Leading Indicators

55 2024 New Public Art Installations **18**  80% one year change
number of installations

56 2024 New Public Art Installations **\$270,000**  24% one year change
value of installations

57 2024 Public Art CIP Funding **\$27,000**  58.5% one year change

58 2024 Number of City-supported Cultural events held **44**  30.2% one year change

Key Lagging Indicators

59 2022 Satisfaction with City Recreational Facilities **89%**  3% two year change

60 2022 Satisfaction with City Arts & Culture Facilities **81%**  3% two year change

61 2022 Satisfaction with Libraries **88%**  2% two year change

62 2024 Total Participation for all City-supported Cultural Events **59,874**  12.1% one year change

Other Lagging Indicators


63 2024 No. of New Municipal Historic Resource Designations **1** 100% one year change

64 2024 Municipal Historic Resource Interventions **5**  20% one year change
number of Intervention Approvals issued

65 2016 Provincial Heritage Grants **3**  50% one year change
number received by the City

66 2016 Provincial Heritage Grants **\$122,510**  46.1% one year change
value received by the City

67 2016 Provincial Heritage Grants **5**  150% one year change
number received by non-City owners

68 2016 Provincial Heritage Grants **\$33,720**  38.1% one year change
value received by non-City owners

Corresponding references for MDP Outcome Indicator data found on pages 51-54

Outcome: A Well-Designed City

A well-designed city strives to enhance and sustain a quality built environment.

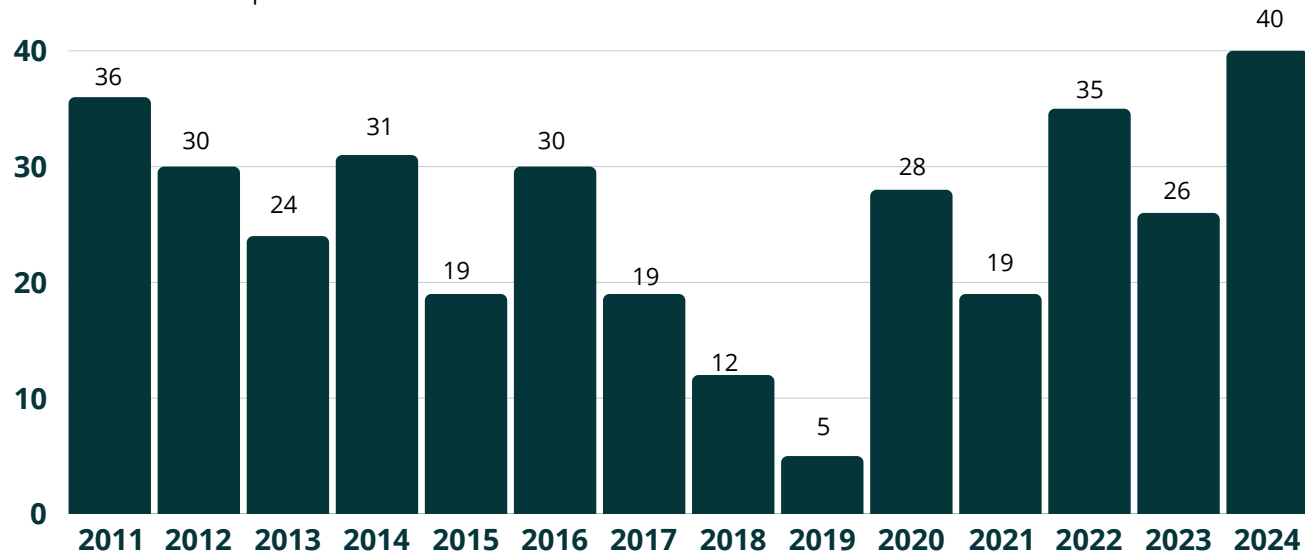
Leading Indicators

69	2024 Share of Residential Dwelling Unit Growth 170 ↑ 335.9% one year change by housing classification: Apt/Condo/Multi-Family
70	2024 Share of Residential Dwelling Unit Growth 19 ↑ 850% one year change by housing classification: Duplex
71	2024 Share of Residential Dwelling Unit Growth 0 *no change over one year by housing classification: Mobile/Manufactured Homes
72	2024 Share of Residential Dwelling Unit Growth 193 ↑ 40.9% one year change by housing classification: Single Family Homes
73	2024 Share of Residential Dwelling Unit Growth 33 ↑ 94.1% one year change by housing classification: Secondary Suites
74	2024 Cross River Trips 80,400 ↑ 1.9% one year change
75	2024 Unsightly premises enforcement 136 ↓ 21.8% one year change

Key Lagging Indicators

Severe Injury Collisions

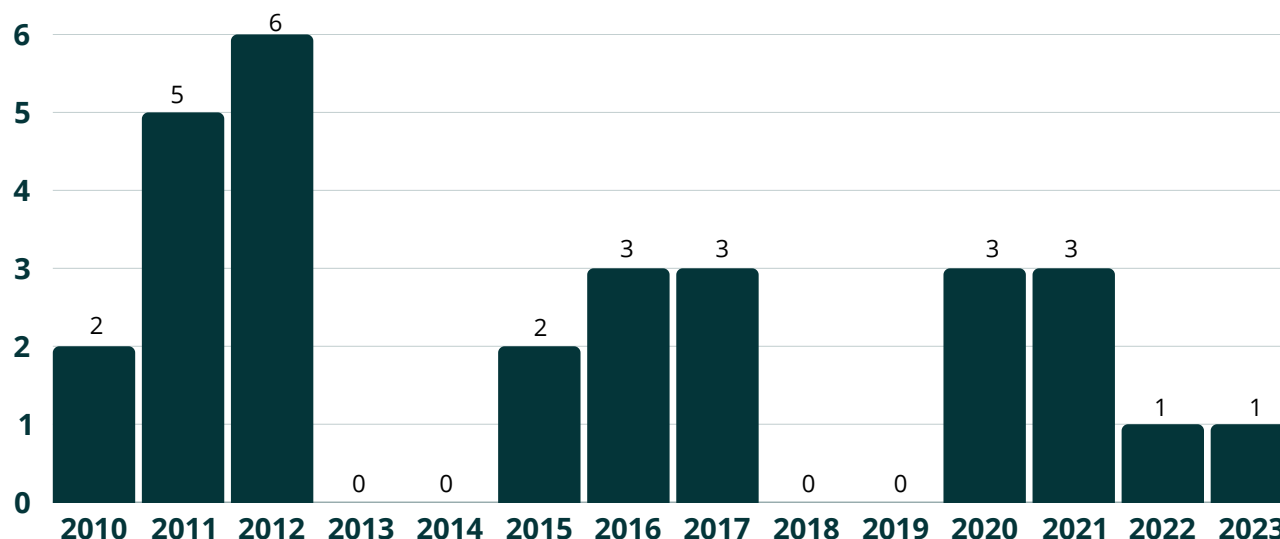
Source: Alberta Transportation



76	2024 Severe Injury Collisions 40 ↑ 53.8% one year change
----	------------------------------------------------------------------------

Fatal Collisions

Source: Alberta Transportation



77 2024 Fatal Collisions **5** **400%** one year change

78 2024 Cyclist Collisions **14** **54.8%** one year change

79 2024 Pedestrian Collisions **47** **11.9%** one year change

80 2022 Satisfaction with Land Use and Community Planning **78%** **4%** two year change

81 2022 Satisfaction with Maintenance, Cleaning, and Upgrading of Streets and Sidewalks **75%** **8%** two year change

82 2022 Satisfaction with City Trails and Pathways System **93%** **2%** two year change

83 2022 Satisfaction with Parks and Open Spaces **88%** **6%** one year change

Other Lagging Indicators

84 2024 Hectares of Park Space - Total Greenspace **3,115** **5.1%** two year change

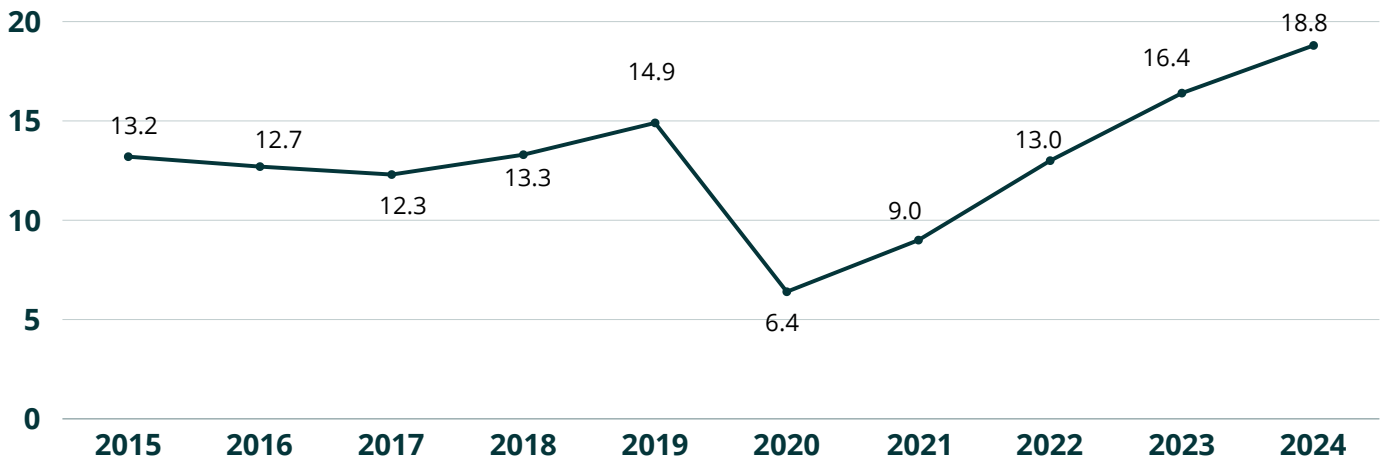
85 2022 Hectares of Park Space - Natural Areas **2,041** *change over time not available

86 2024 Hectares of Park Space - Actively Maintained by Parks **3919** **365%** two year change

87 2024 Hectares of Park Space - Leased Sites and Maintained by Others Maintained by Parks **3** **96.3%** one year change

Public Transit Trips (per capita)

Source: City of Lethbridge, Transit



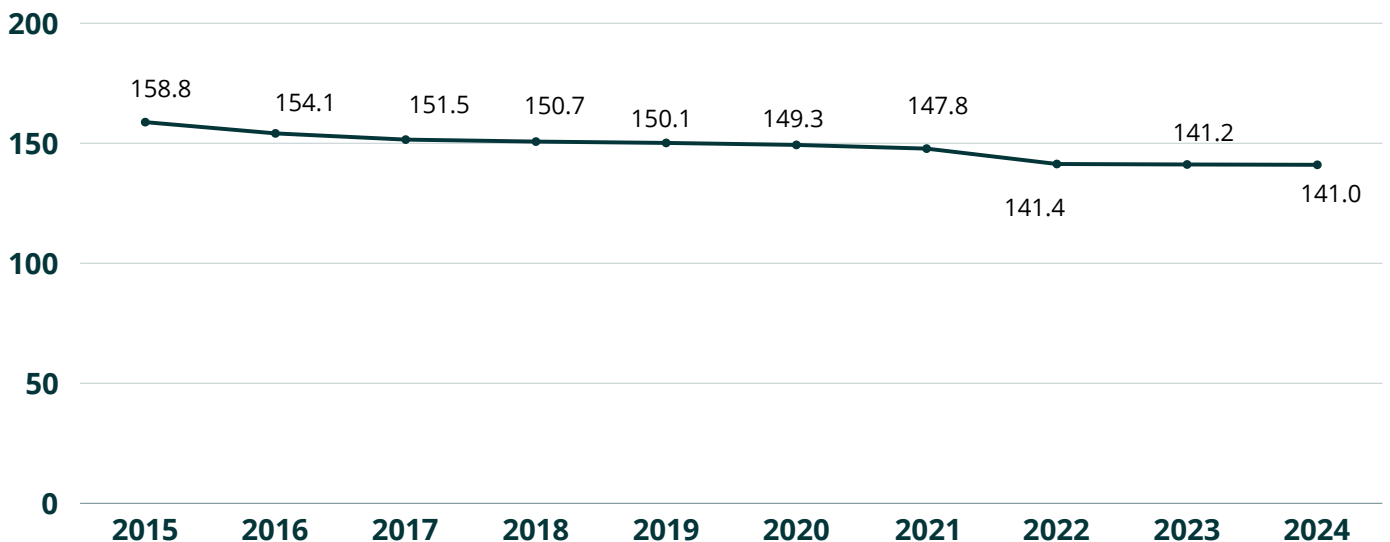
88 2024 Public Transit Trips Per Capita **18.8** ↑ 14.4% one year change

89 2024 Kilometres of Cycling Lanes Created **3.99** ↑ 18.7% three year change

90 2021 Cycling Ridership **0.95%** ↓ 0.45% five year change

Gaps in Sidewalk Network (km's)

Source: City of Lethbridge, Transportation



91 2024 Kilometres of Gaps in the Sidewalk Network **141.0** ↓ 0.1% one year change

92 2024 Number of Missing Pedestrian Accessibility Ramps **163** ↓ 4.7% one year change

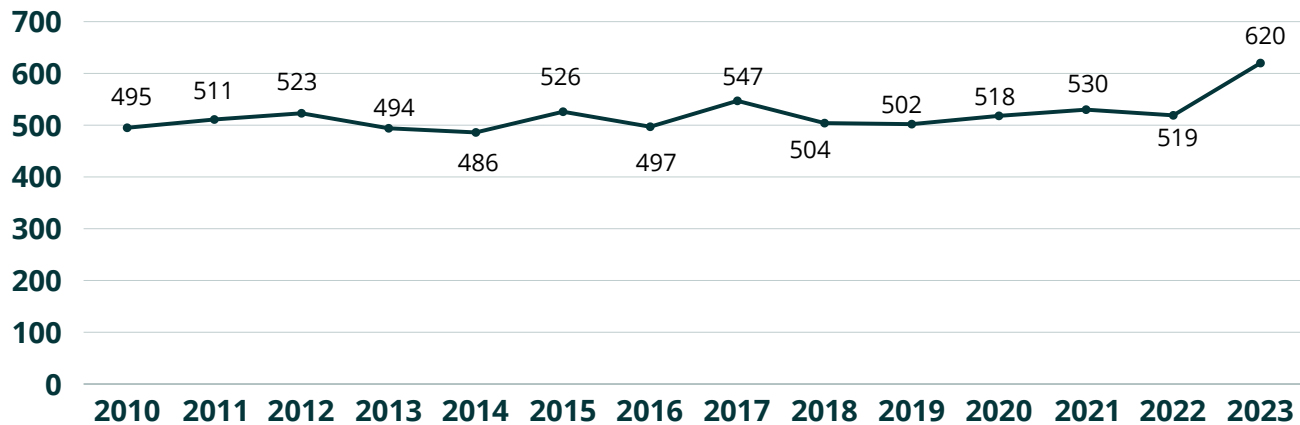
Outcome: An Environmentally Responsible City

An environmentally responsible community strives to enhance and sustain the natural environment.

Key Leading Indicators

City Total Water Consumption: City Per Capita (litres/capita/day)

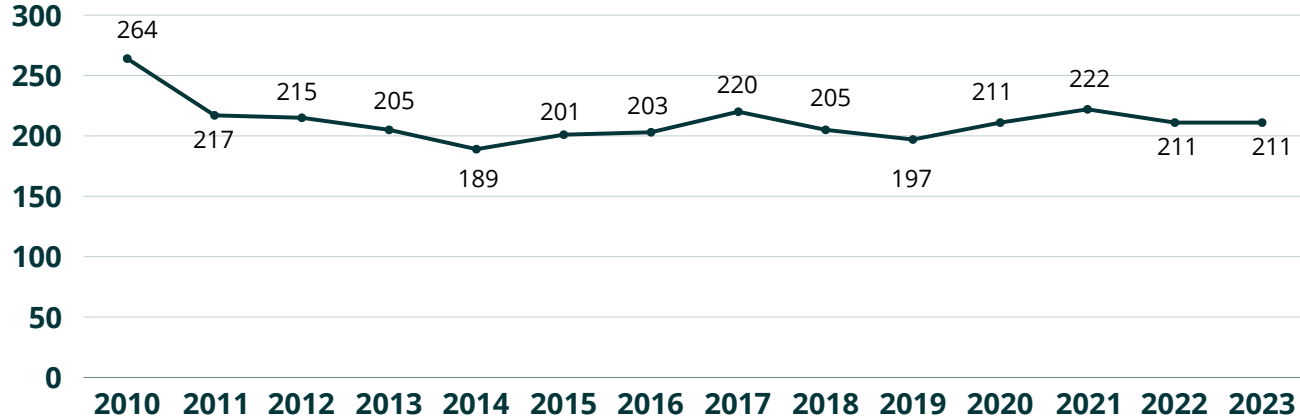
Source: Water, Wastewater and Stormwater, City of Lethbridge



93 2023 City Total Water Consumption: City Per Capita **620 L/C/D** ↑ 19.4% one year change

City Residential Water Consumption: Residential Per Capital (litres/capita/day)





Source: Water, Wastewater and Stormwater, City of Lethbridge



94 2023 Water Consumption: Residential Per Capital **211 L/C/D** *No change over one year

95 2024 Average Monthly Electricity Consumption
Per Household **750 kWh/month** *No change over one year

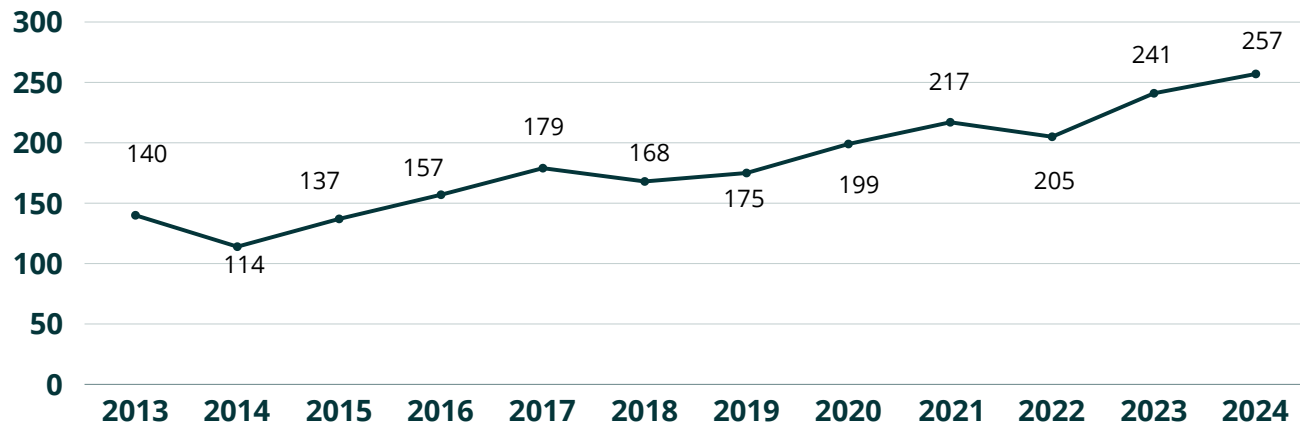
Other Leading Indicators

96	2023 Water Consumption: City Total 24,141,000 m³/year  25.1% one year change	
97	2023 Water Consumption: Residential Total 8,220,000 m³/year  4.9% one year change	
98	2023 Water Consumption: Regional Total 28,367,000 m³/year  21.4% one year change	
99	2021 Water Consumption: Regional Per Capita 539 L/C/D  3.1% one year change	
100	2024 Number of Plant and Animal Species at-Risk - Endangered Species 6	*no change over one year
101	2024 Number of Plant and Animal Species at-Risk - Threatened Species 4	*no change over one year
102	2024 Number of Plant and Animal Species at-risk - Special Concern Species 9	*no change over one year
103	2024 Number of Plant and Animal Species at-risk - Sensitive Species 3	*no change over one year
104	2022 City Water Consumption for Parks Irrigation - Potable 58.6%	*change over time not available
105	2022 City Water Consumption for Parks Irrigation - Canal 39.2%	*change over time not available
106	2022 City Water Consumption for Parks Irrigation - Effluent 2%	*change over time not available
107	2022 City Water Consumption for Parks Irrigation - Ground Water 0.3%	*change over time not available
108	2022 Renewable Electricity Microgeneration Capacity 3,499kW	*change over time not available

Key Lagging Indicators

Waste Diversion - Kg/capita

Source: Waste and Recycling, City of Lethbridge



109

2024 Waste diversion **257 kg Per Capita**

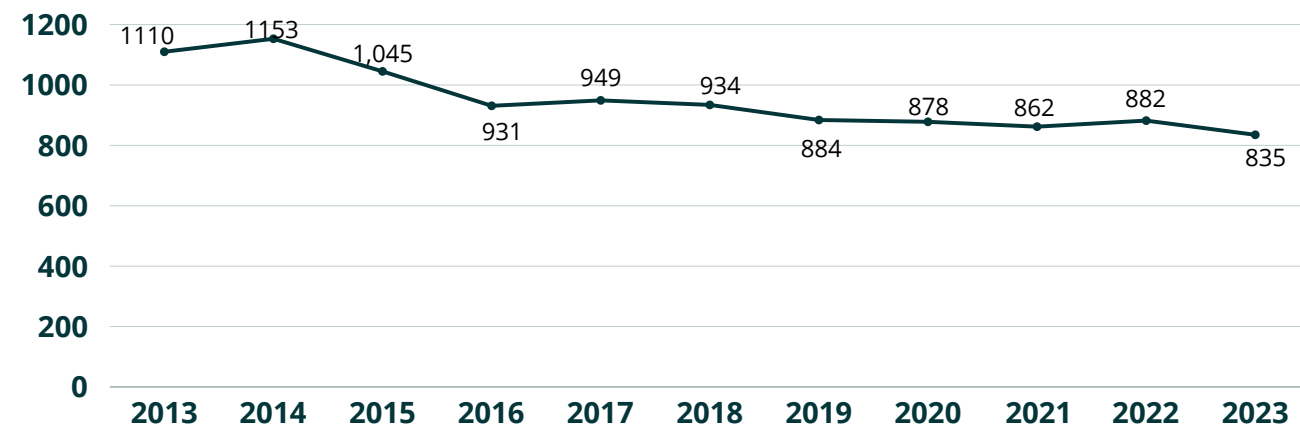
Including Recycling & Organics



6.6% one year change

Waste Generation - Garbage (Tonnes)

Source: Waste and Recycling, City of Lethbridge



110

2024 Waste Generation (Garbage) **810 Tonnes**



3.5% one year change

111

2024 Community Greenhouse Gas Emissions **1,333,475 tCO₂e**

(tCO₂ equivalent emissions)



5.7% one year change

112

2022 Corporate Renewable Electricity Microgeneration Capacity **315 kW** *no change over one year

Other Lagging Indicators

113

2024 Tree Canopy Coverage **7%**



*no change over four years

114

2024 Weight of Construction and Commercial
Material Recycled at W&R Centre **7,293 Tonnes**



10% one year change

Outcome: A City that Supports the Region

A city that supports the region works to ensure it contributes towards shared regional objectives.

Key Leading Indicators

115 2021 Net Commuter Flow **1,020** ↓ **48.3%** five year change

Other Leading Indicators

116 2024 Total Annual Passengers at the Lethbridge Airport **38,629** ↓ **8.0%** one year change

117 2024 Total Annual Aircraft Movements at the Lethbridge Airport **1,303** ↓ **17.5%** one year change

118 2021 Population Outside of City of Lethbridge Supplied by City of Lethbridge Water **16,910** ↑ **3%** one year change

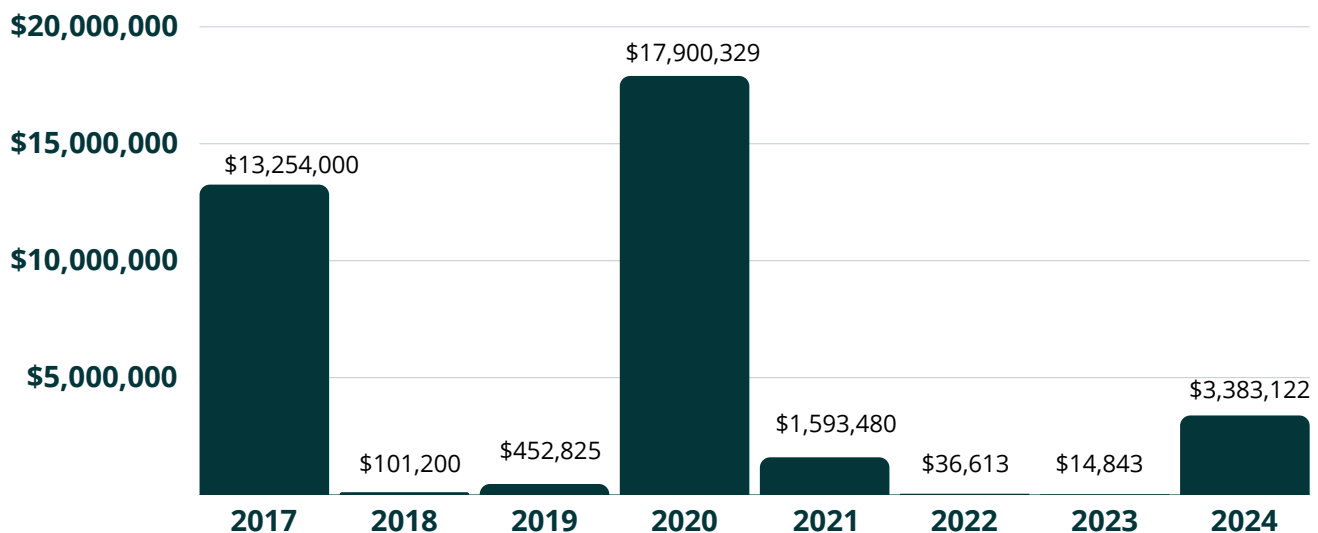
119 2024 Number of Meetings with Neighbouring Municipalities **2** *no change over one year

120 2024 Agreements for Shared Services Across Jurisdictions **14** ↓ **12.5%** one year change

Key Lagging Indicators

Total Value of Regional Grants Received

Source: Corporate Grant Administrator, City of Lethbridge



121 2024 Total Value of Regional Grants Received **\$3,383,122** ↓ **226.9%** one year change

MDP Annual Report Glossary

- **Employment rate** is the number of employed persons expressed as a percentage of the population aged 15 years and over.
- **Participation rate** is the total labour force expressed as a percentage of the population aged 15 years and over.
- **Unemployment rate** is the number of unemployed persons expressed as a percentage of the labour force.
- **City GDP** measures the monetary value of final goods and services—that is, those that are bought by the final user—produced in a city in a given period of time.
- **Median family income**, the median divides the income distribution into two equal parts: one-half of the cases falling below the median income and one-half above the median. For households and families, the median income is based on the distribution of the total number of households and families including those with no income.
- **Debt service ratio** is the sum of the total payments relating to all mortgage and non-mortgage loans outstanding divided by total household.
- **Number of hazard risk & vulnerability assessments (HRVA)** are created to help a community make risk-based choices to address vulnerabilities, mitigate hazards and prepare for response to, and recovery from, a range of hazard events.
- **Total average residential density** is the total number of dwellings per hectare.
- **Transportation mode share** measures the percentage of travelers using a particular type of transportation.
- **Greenhouse gas emissions** are harmful gases generated from human activities that strengthen the greenhouse effect.
- **Waste diversion** is when resources and materials are diverted from the landfill through prevention, reduction, recycling, reuse and composting.
- **Corporate renewable electricity microgeneration** is the electricity generated from renewable energy sources.
- **Net commuter flow** is the number of individuals commuting into the city to work minus the number of residents leaving the city to work elsewhere.

MDP Annual Report- References

1. Statistics Canada. 2022. Table 14-10-0385-01 Labour force characteristics, annual. Accessed from: <https://www150.statcan.gc.ca/t1/tbl1/en/cv!recreate.action?pid=1410038501&selectedNodelds=1D37,2D2,2D8,2D9,2D10,4D1&checkedLevels=2D1&refPeriods=20100101,20210101&dimensionLayouts=layout3,layout2,layout2,layout2,layout2&vectorDisplay=false>
2. Statistics Canada. 2022. Table 14-10-0385-01 Labour force characteristics, annual. Accessed from: <https://www150.statcan.gc.ca/t1/tbl1/en/cv!recreate.action?pid=1410038501&selectedNodelds=1D37,2D2,2D8,2D9,2D10,4D1&checkedLevels=2D1&refPeriods=20100101,20210101&dimensionLayouts=layout3,layout2,layout2,layout2,layout2&vectorDisplay=false>
3. Statistics Canada. 2022. Table 14-10-0385-01 Labour force characteristics, annual. Accessed from: <https://www150.statcan.gc.ca/t1/tbl1/en/cv!recreate.action?pid=1410038501&selectedNodelds=1D37,2D2,2D8,2D9,2D10,4D1&checkedLevels=2D1&refPeriods=20100101,20210101&dimensionLayouts=layout3,layout2,layout2,layout2,layout2&vectorDisplay=false>.
4. Government of Alberta. 2022. *Regional Dashboard: Lethbridge- Number of Businesses*. Accessed from: <https://regionaldashboard.alberta.ca/region/lethbridge/number-of-businesses/#/?from=2010&to=2021>
5. City of Lethbridge, Development services
6. City of Lethbridge, Development services
7. City of Lethbridge, Development services
8. Alberta Real Estate Association. 2022.
9. City of Lethbridge, Regulatory Services
10. Government of Alberta. 2022. *Regional Dashboard: Lethbridge- Incorporation*. Accessed from: <https://regionaldashboard.alberta.ca/region/lethbridge/incorporations/#/?from=2010&to=2021>
11. Statistics Canada. 2022. Table 14-10-0385-01 Labour Force Characteristics, Annual. Accessed from: <https://www150.statcan.gc.ca/t1/tbl1/en/cv!recreate.action?pid=1410038501&selectedNodelds=1D37,2D2,4D1&checkedLevels=2D1&refPeriods=20100101,20210101&dimensionLayouts=layout3,layout2,layout2,layout2,layout2&vectorDisplay=false>
12. Statistics Canada. 2022. Table 14-10-0385-01 Labour Force Characteristics, Annual. Accessed from: <https://www150.statcan.gc.ca/t1/tbl1/en/cv!recreate.action?pid=1410038501&selectedNodelds=1D37,2D2,4D1&checkedLevels=2D1&refPeriods=20100101,20210101&dimensionLayouts=layout3,layout2,layout2,layout2,layout2&vectorDisplay=false>
13. Statistics Canada. 2022. Table 14-10-0385-01 Labour Force Characteristics, Annual. Accessed from: <https://www150.statcan.gc.ca/t1/tbl1/en/cv!recreate.action?pid=1410038501&selectedNodelds=1D37,2D2,4D1&checkedLevels=2D1&refPeriods=20100101,20210101&dimensionLayouts=layout3,layout2,layout2,layout2,layout2&vectorDisplay=false>
14. Government of Alberta. 2022. *Regional Dashboard: Lethbridge- Post-Secondary Enrollment*. Accessed from: <https://regionaldashboard.alberta.ca/region/lethbridge/post-secondary-enrollment/#/?from=2016&to=2020>
15. Statistics Canada, National Household Survey.
16. Alberta Advanced Education
17. Tourism Lethbridge
18. Office of the Superintendent of Bankruptcy Canada

19. City of Lethbridge Corporate Grant Administrator
20. City of Lethbridge Corporate Grant Administrator
21. Government of Alberta. 2022. *Regional Dashboard: Lethbridge – Median Upload Speed*. Access from: <https://regionaldashboard.alberta.ca/region/lethbridge/median-upload-speed/#/?from=2016&to=2020>
22. Government of Alberta. 2022. *Regional Dashboard: Lethbridge – Median Download Speed*. Access from: <https://regionaldashboard.alberta.ca/region/lethbridge/median-download-speed/#/?from=2016&to=2020>
23. Lethbridge Airport
24. Avison Young. 2022. *2022 Q 2 Report*.
25. Arcand, Alan, Bougas, Constatinos, Diaz, Henry, heschl, Christopher, McIntyre, Jane, Wiebe, Robin. 2019. *Mid Sized Cities Outlook: Economic Insights Into Select Canadian Cities- 2019*. Conference Board of Canada. 2019.
26. Statistics Canada (provided from Economic Development Lethbridge)
27. City of Lethbridge, Development services
28. City of Lethbridge Taxation & Assessment
29. City of Lethbridge Taxation & Assessment
30. City of Lethbridge Taxation & Assessment
31. City of Lethbridge Taxation & Assessment
32. Tourism Lethbridge
33. City of Lethbridge, City Treasurer
34. Lethbridge Food Bank & Interfaith Food Bank
35. City of Lethbridge, Lethbridge Police Service
36. City of Lethbridge, Lethbridge Police Service
37. Government of Alberta. 2022. *Regional Dashboard: Lethbridge – Immunization (% by age 2)*. Accessed from: <https://regionaldashboard.alberta.ca/region/lethbridge/immunization-percent-by-age-2/#/?from=2015&to=2019>
38. Government of Alberta. 2022. *Regional Dashboard: Lethbridge – Overweight*. Accessed from: <https://regionaldashboard.alberta.ca/region/lethbridge/overweight/#/?from=2013&to=2017>
39. Government of Alberta. 2022. *Regional Dashboard: Lethbridge – Physical Activity*. Accessed from: <https://regionaldashboard.alberta.ca/region/lethbridge/physical-activity/#/?from=2013&to=2017>
40. Government of Alberta. 2022. *Regional Dashboard: Lethbridge – Heavy Drinkers*. Accessed from: <https://regionaldashboard.alberta.ca/region/lethbridge/heavy-drinkers/#/?from=2010&to=2014>
41. Statistics Canada. *2016 Census of Population and Focus on Geography series, 2011 Census*.
42. Government of Alberta. 2022. *Interactive Health Data Application*. Accessed from: http://www.ahw.gov.ab.ca/IHDA_Retrieval/selectSubCategory.do
43. City of Lethbridge, Community Satisfaction Survey
44. Government of Alberta. 2022. *Regional Dashboard: Lethbridge – Life Expectancy*. Accessed from: <https://regionaldashboard.alberta.ca/region/lethbridge/life-expectancy/#/?from=2014&to=2018>
45. Statistics Canada. *2016 Census of Population and Focus on Geography series, 2011 Census*.

46. Statistics Canada. 2010 National household Survey, *2016 Census of Population and Focus on Geography series, 2011 Census*.
47. City of Lethbridge, People & Culture
48. City of Lethbridge, People & Culture
49. City of Lethbridge, City Clerk's Office
50. City of Lethbridge, City Clerk's Office
51. City of Lethbridge, City Clerk's Office
52. City of Lethbridge, Community Satisfaction Survey
53. Government of Alberta. 2022. *Regional Dashboard: Lethbridge – Sense of Belonging*. Accessed from: <https://regionaldashboard.alberta.ca/region/lethbridge/sense-of-belonging/#/?from=2010&to=2014>
54. Government of Alberta. 2022. *Regional Dashboard: Lethbridge – % Visible Minority..* Accessed from: <https://regionaldashboard.alberta.ca/region/lethbridge/percent-visible-minority/#/>
55. City of Lethbridge, Recreation & Culture
56. City of Lethbridge, Recreation & Culture
57. City of Lethbridge, Recreation & Culture
58. City of Lethbridge, Community Satisfaction Survey
59. City of Lethbridge, Community Satisfaction Survey
60. City of Lethbridge, Community Satisfaction Survey
61. City of Lethbridge, Planning
62. City of Lethbridge, Planning
63. Government of Alberta. 2022. *Previous Grant Recipients*. Accessed from: <https://extranet.gov.ab.ca/env/previous-grant-recipients-database>
64. Government of Alberta. 2022. *Previous Grant Recipients*. Accessed from: <https://extranet.gov.ab.ca/env/previous-grant-recipients-database>
65. Government of Alberta. 2022. *Previous Grant Recipients*. Accessed from: <https://extranet.gov.ab.ca/env/previous-grant-recipients-database>
66. Government of Alberta. 2022. *Previous Grant Recipients*. Accessed from: <https://extranet.gov.ab.ca/env/previous-grant-recipients-database>
67. City of Lethbridge, Building & Inspection Services
68. City of Lethbridge, Building & Inspection Services
69. City of Lethbridge, Building & Inspection Services
70. City of Lethbridge, Building & Inspection Services
71. City of Lethbridge, Building & Inspection Services
72. City of Lethbridge, Transportation
73. City of Lethbridge, Regulatory Services
74. Alberta Transportation (provided from City of Lethbridge, Transportation)
75. Alberta Transportation (provided from City of Lethbridge, Transportation)
76. Alberta Transportation (provided from City of Lethbridge, Transportation)
77. Alberta Transportation (provided from City of Lethbridge, Transportation)
78. City of Lethbridge, Community Satisfaction Survey
79. City of Lethbridge, Community Satisfaction Survey
80. City of Lethbridge, Community Satisfaction Survey
81. City of Lethbridge, Community Satisfaction Survey

82. City of Lethbridge, Parks
83. City of Lethbridge, Parks
84. City of Lethbridge, Parks
85. City of Lethbridge, Parks
86. City of Lethbridge, Transit
87. City of Lethbridge, Transportation
88. Statistics Canada. *2010 National household Survey and 2016 Census of Population*
89. City of Lethbridge, Transportation
90. City of Lethbridge, Transportation
91. City of Lethbridge, Water & Wastewater
92. City of Lethbridge, Water & Wastewater
93. City of Lethbridge, Electric Utility
94. City of Lethbridge, Water & Wastewater
95. City of Lethbridge, Water & Wastewater
96. City of Lethbridge, Water & Wastewater
97. City of Lethbridge, Water & Wastewater
98. City of Lethbridge, Parks
99. City of Lethbridge, Parks
- 100 City of Lethbridge, Parks
- 101 City of Lethbridge, Parks
- 102 City of Lethbridge, Parks
- 103 City of Lethbridge, Parks
- 104 City of Lethbridge, Parks
- 105 City of Lethbridge, Parks
- 106 City of Lethbridge, Electric Utility
- 107 City of Lethbridge, Waste & Recycling
- 108 City of Lethbridge, Waste & Recycling
- 109 Government of Alberta. 2022. *Regional Dashboard: Lethbridge – CO2 Eq. Emissions*. Accessed from: <https://regionaldashboard.alberta.ca/region/lethbridge/co2-eq-emissions/#/?from=2010&to=2018>
- 110 City of Lethbridge, Electric Utility
- 111 City of Lethbridge, Parks
- 112 City of Lethbridge, Waste & Recycling
- 113 Government of Alberta. 2022. *Regional Dashboard: Lethbridge – Net Commuter Flow*. Accessed from: <https://regionaldashboard.alberta.ca/region/lethbridge/net-commuter-flow/#/>
- 114 City of Lethbridge, Airport
- 115 City of Lethbridge, Airport
- 116 City of Lethbridge, Water & Wastewater
- 117 City of Lethbridge, City Manager's Office
- 118 City of Lethbridge & Lethbridge County. 2020. *Intermunicipal Collaboration Framework*
- 119 City of Lethbridge, Corporate Grant Administrator