

BYLAW 6390

A BYLAW OF THE CITY OF LETHBRIDGE TO AMEND
BYLAW 6300 – CITY OF LETHBRIDGE LAND USE BYLAW
AND
TO ESTABLISH THE USES AND RULES FOR A DIRECT
CONTROL DISTRICT OF BYLAW 6300 –
CITY OF LETHBRIDGE LAND USE BYLAW

THE COUNCIL OF THE CITY OF LETHBRIDGE, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. Bylaw 6300 - City of Lethbridge Land Use Bylaw is amended by this bylaw.
2. Bylaw 6300 is amended by changing the land use classification of:

**Plan 4353S
Block 5
Lot 15 and the east half of Lot 16**

**Plan Lethbridge 4353S
Block Five (5)
The west half of Lot Sixteen (16) and all of Lot Seventeen (17)**

**Plan 4353S
Block 5
Lots 18 and 19**

(215 – 2 Avenue South)

and

**Plan 4353S
Block 5
Lots 12 to 14 inclusive**

(221 – 2 Avenue South)

From: C-D (Downtown Commercial)

To: DC (Direct Control)

(All of which is shown on the attached Schedule “A”).

3. This Bylaw shall also establish uses and rules for the Direct Control District in accordance with Part 3, Division 3 of Land Use Bylaw 6300 and, unless otherwise provided by this Bylaw or by a statutory plan affecting the lands described above; the following apply:
 - a) All uses, terms, requirements and processes are as described in Part 1 and Part 2 of Land Use Bylaw 6300, and
 - b) The general rules for all districts, as described in Part 3 Division 1 of Land Use Bylaw 6300, and the general rules for commercial districts, as described in Part 3 Division 2 of Land Use Bylaw 6300.
 - c) The general rules for Commercial Districts, as described in Section 65, of Land Use Bylaw 6300; and
 - d) The rules for Downtown Commercial, as described in Section 66, of Land Use Bylaw 6300.

4. Definitions:

In this Bylaw:

Supportive Housing, Unrestricted means Development providing accommodation for residents and associated support programs meant to foster self-sufficiency. This Use may include common kitchen and dining facilities, showers and bathrooms, training rooms, relaxation areas and laundry facilities as well as offices and accommodation for staff. Major Child Care and Minor Child Care may be incorporated as an Accessory Use. Shelter, Group Home, Boarding House, and Medical and Health Facility (Inpatient and Outpatient) are separate Uses.

5. Permitted Uses:

- (a) Accessory Buildings
- (b) Amusement Facilities
- (c) Animal Care, Minor
- (d) Business Support Services
- (e) Child Care, Minor
- (f) Clubs / Community Halls
- (g) Commercial Schools
- (h) Cultural Facilities
- (i) Dwelling, Apartment Mixed Uses
- (j) Education Facilities
- (k) Financial Institutions

- (l) Fitness Facilities
- (m) Government Services
- (n) Home Occupations – Type A
- (o) Hotel/Motels
- (p) Household Repair Services
- (q) Manufacturing, Specialty
- (r) Medical and Health Offices (Outpatient)
- (s) Offices
- (t) Parks
- (u) Personal Services
- (v) Publishing, Printing, Recording and Broadcasting Establishments
- (w) Resource Centres
- (x) Restaurants
- (y) Retail Cannabis Stores
- (z) Retail Stores
- (aa) Retail Stores, Convenience
- (bb) Shelters
- (cc) Shopping Centres
- (dd) Supportive Housing, Unrestricted
- (ee) Tourist Information Centres
- (ff) Transportation Services

6. Discretionary Uses:

- (a) Auto Body and/or Paint Shops (accessory use to “Vehicle Sales, Rental” only)
- (b) Automotive Shops
- (c) Boarding Houses
- (d) Child Care, Major
- (e) Drop-in Centres
- (f) Dwelling, Apartment
- (g) Dwelling, Townhouse
- (h) Entertainment Establishments
- (i) Exterior Building Alterations or Improvements
- (j) Food Banks
- (k) Freight and Storage, except on ground floors
- (l) Funeral Facilities
- (m) Home Occupations – Type B
- (n) Home Occupations – Type C
- (o) Medical and Health Facilities (Inpatient and Outpatient)
- (p) Parking Facilities
- (q) Protective Services
- (r) Recycling Facilities
- (s) Religious Assembly
- (t) Service Stations
- (u) Signs

- (v) Soup Kitchens
- (w) Utility Facilities
- (x) Vehicle Sales/Rental

- 7. (1) Development approval authority is hereby delegated to the Development Officer and allows the granting of authorized waivers as per s. 22 of Land Use Bylaw 6300.
- (2) Section 52 of Land Use Bylaw 6300 does not apply to any application for Supportive Housing, Unrestricted.
- 8. This Bylaw shall come into force and effect on the date of final passage thereof.

READ A FIRST TIME this _____ day of _____, A.D. 2022

MAYOR

CITY CLERK

READ A SECOND TIME this _____ day of _____, A.D. 2022

MAYOR

CITY CLERK

READ A THIRD TIME this _____ day of _____, A.D. 2022

MAYOR

CITY CLERK

Schedule A
PROPOSED LAND USE BYLAW AMENDMENT
Bylaw 6390



 Amendment Area

LEGAL: Plan 4353S Block 5 Lot 15 and the east half of Lot 16; Plan Lethbridge 4353S Block Five (5) The west half of Lot Sixteen (16) and all of Lot Seventeen (17); Plan 4353S Block 5 Lots 18 and 19; and Plan 4353S Block 5 Lots 12 to 14 inclusive

Municipal Address: 215 2 Ave. S; 221 2 Ave. S

From: Downtown Commercial (C-D)

To: Direct Control (DC)