



**BYLAW 6199**

421 11 Street South



**Proposal**

- Amendment to [Land Use Bylaw 5700](#) to rezone an existing parcel within the London Road Neighbourhood.
- **From:** P-B (Public Building) and R-L (Low Density Residential)
- **To:** DC (Direct Control)
- See attached map for land use details.

**What Does This Mean?**

- The parcel is currently zoned Public Building and Low Density Residential within the London Road Neighbourhood allowing residential uses.
- The proposed Direct Control bylaw provides a list of permitted and discretionary uses and requirements to guide the parcel's transition from low-density residential built form to mixed-use built form.
- Mixed– uses include both residential and commercial uses.
- A parking facility is listed as a permitted use but it is not intended to function as a standalone use.

**Relevant Planning Documents**

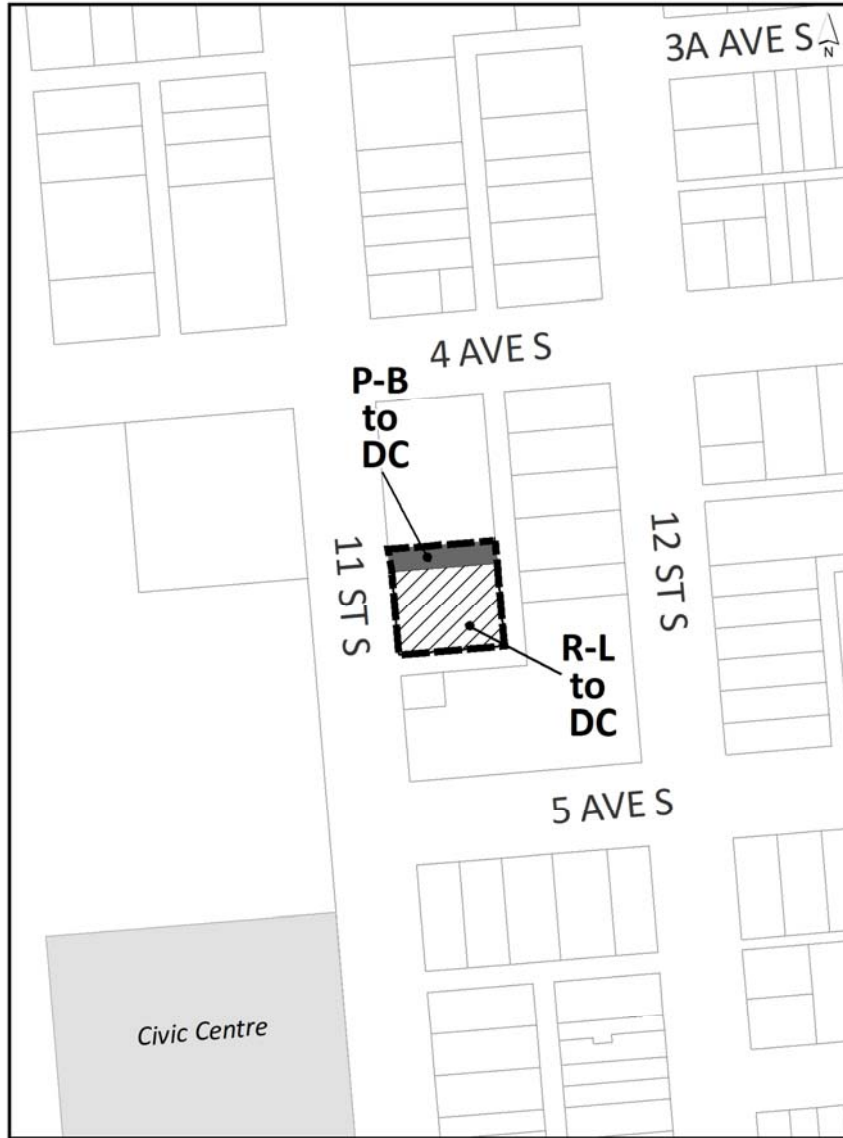
- [London Road Area Redevelopment Plan](#)
- [South Saskatchewan Regional Plan](#)
- [Integrated Community Sustainability Plan/Municipal Development Plan](#)



**Questions Regarding the Bylaw?**

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**Schedule A**  
**PROPOSED LAND USE BYLAW AMENDMENT**  
**Bylaw 6199**



 Amendment Area    P-B to DC    R-L to DC

**LEGAL:** DESCRIPTIVE PLAN 2010289 BLOCK 39 LOT 39

**Municipal Address:** 421 11 St. S

**From:** Public Building (P-B); Low Density Residential (R-L)

**To:** Direct Control (DC)