



CITY OF
Lethbridge

NOTICE OF PUBLIC HEARING

September 16, 2025 City Hall, 3:00 PM

BYLAW 6497

1403 and 1405 16 Street North



Proposal

- Amendment to [Land Use Bylaw 6300](#) to rezone the parcel listed above within the Winston Churchill neighbourhood.
- **From:**
 - Low Density Residential (R-L)
- **To:**
 - Direct Control (DC)
- The application has been submitted by Scott Nast.

What Does This Mean?

- The proposed Land Use Bylaw amendment would allow the development of two additional units in the basement of the existing building.
- The existing building currently has two units and is considered a duplex and the rezoning proposal would allow the applicant to convert the existing building into a four-plex.
- The Bylaw 6497 regulates parking, density, building height and building setbacks.

Relevant Planning Documents

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



Questions Regarding the Bylaw?

Contact: Genesis Molesky,
403-329-7392 or genesis.molesky@lethbridge.ca

**Schedule A
Proposed Land Use Bylaw Amendment
Bylaw 6497**



LEGAL: PLAN 4420 JK BLOCK 3 LOT 33 EXCEPTING THEREOUT: THE NORTHERLY 8.99 METRES IN PERPENDICULAR WIDTH THROUGHOUT OF SAID LOT and PLAN 4420 JK BLOCK 3 THE NORTHERLY 8.99 METRES IN PERPENDICULAR WIDTH THROUGHOUT OF LOT 33

Municipal Address: 1403 and 1405 16 Street North

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To: Direct Control (DC)