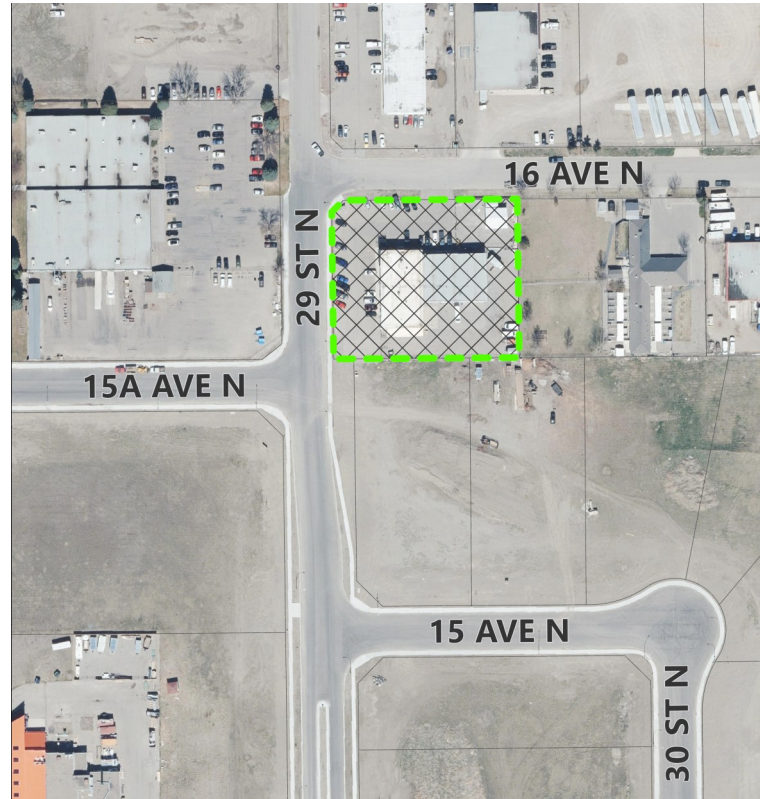
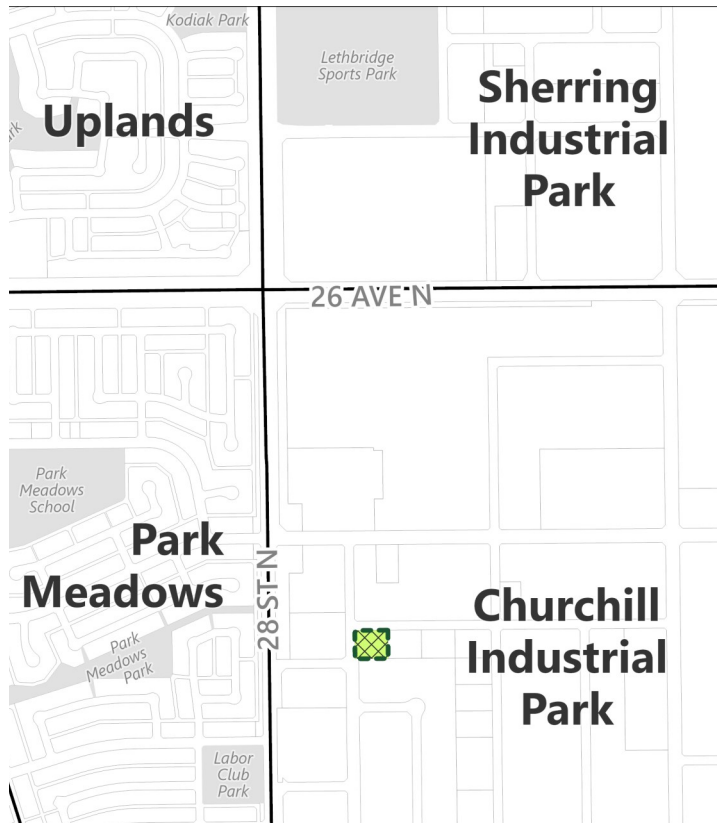




## BYLAW 6401

2910 16 Ave. N



### Proposal

- Amendment to [Land Use Bylaw 6300](#) to rezone the parcels listed above.
- **From:**
  - General Industrial (I-G)
- **To:**
  - Direct Control (DC)
- Mark Heaton of JMH Property Management

### What Does This Mean?

- Will allow for offices and other business industrial-type land uses in addition to the general industrial land uses that are currently allowed on the parcel.
- These are also the same Permitted and Discretionary land uses that are allowed in the adjacent Broadcast Business Park .
- See the attached map for land use details. and Attachment 'A' for a comparison between allowable land uses under the existing and proposed land use districts.

### Relevant Planning Documents

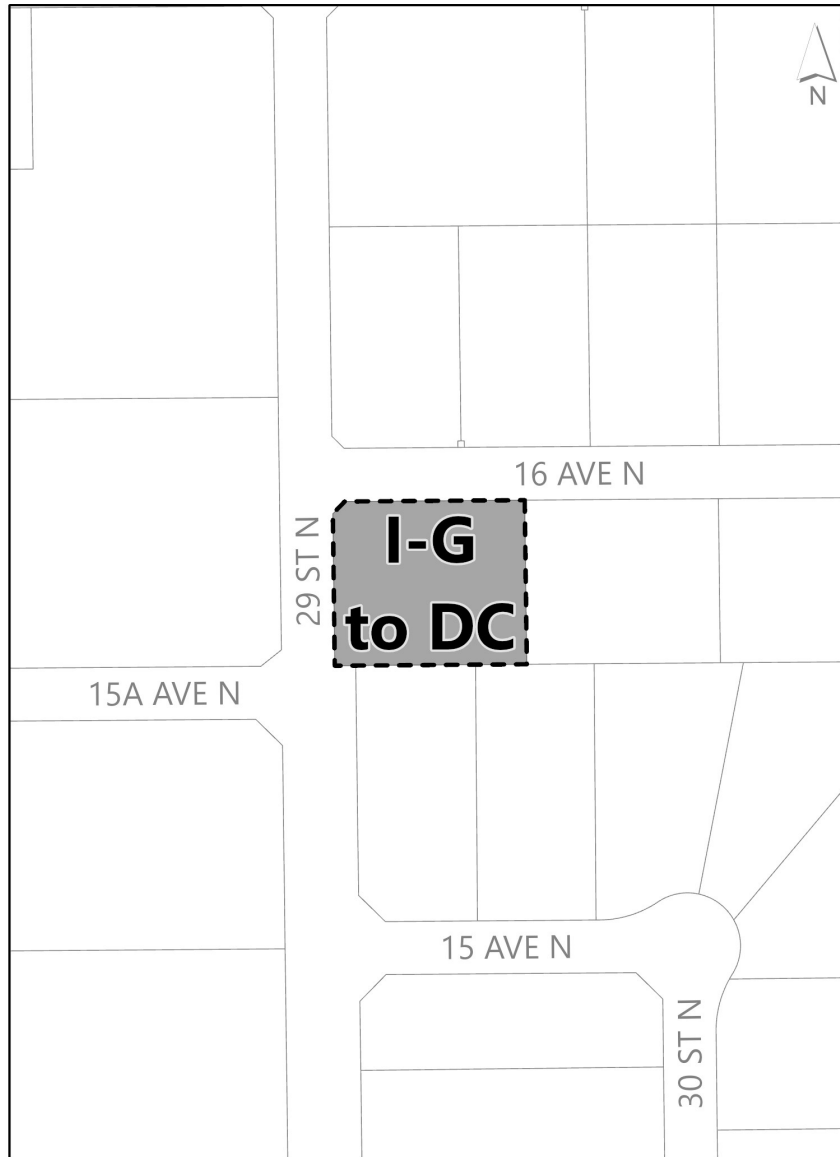
- [South Saskatchewan Regional Plan](#)
- [Municipal Development Plan](#)



### Questions Regarding the Bylaw?

Contact: Tyson Boylan, Senior Community Planner  
403-320-3928 or [tyson.boylan@lethbridge.ca](mailto:tyson.boylan@lethbridge.ca)

**Schedule A**  
**PROPOSED LAND USE BYLAW AMENDMENT**  
**Bylaw 6401**



 Amendment Area

**LEGAL:** PLAN CHURCHILL INDUSTRIAL PARK LETHBRIDGE 7710884  
BLOCK SIX (6) LOT TWELVE (12) EXCEPTING: THE STREET ON PLAN  
7910145

**Municipal Address:** 2910 16 Ave. N

**From:** General Industrial (I-G)

**To:** Direct Control (DC)

## Attachment A - Existing and Proposed Land Use Comparison

Land Use	<u>EXISTING</u> I-G District	<u>PROPOSED</u> DC District
Accessory Buildings	Permitted Use	Permitted Use
Amusement Facilities	NA	Permitted Use
Animal Care, Major	Permitted Use	Permitted Use
Animal Care, Minor	NA	Permitted Use
Auction Establishments	Permitted Use	Permitted Use
Auto Body and/or Paint Shops	Permitted Use	Permitted Use
Automotive Shops	Permitted Use	Permitted Use
Billboards	Discretionary Use	NA
Building Trades and Contractors	Permitted Use	Permitted Use
Buk Fuel Stations	Discretionary Use	Discretionary Use
Business Support Services	Discretionary Use	Permitted Use
Car Wash	Permitted Use	Permitted Use
Commercial/Industrial Vehicles and Machinery – Sales, Rental, Service and Driving Instruction	Permitted Use	Permitted Use
Commercial Schools	NA	Permitted Use
Equipment Sales, Rental, Service	Permitted Use	Permitted Use
Farm Supplies, Service	Permitted Use	Permitted Use
Fitness Facility, without a Restaurant	Discretionary Use	Permitted Use
Fitness Facility	NA	Discretionary Use
Freight and Storage	Permitted Use	Permitted Use
Funeral Facility	NA	Permitted Use
Garden Centre	NA	Discretionary Use
Greenhouses	Discretionary Use	Discretionary Use
Hardware and Building Supplies	Discretionary Use	Permitted Use
Household Repair Services	NA	Permitted Use
Manufactured Home/Tiny Home, Sales and Service	Permitted Use	Permitted Use
Manufacturing, General	Permitted Use	Permitted Use
Manufacturing, Intensive	Discretionary Use	Discretionary Use
Manufacturing, Specialty	Discretionary Use	Permitted Use
Micro-Wind Energy Conversion System (WECS)	Permitted Use	Permitted Use
Offices	NA	Permitted Use
Parking Facilities	Discretionary Use	Discretionary Use
Personal Services	NA	Permitted Use
Protective Services	Permitted Use	Discretionary Use
Publishing, Printing, Recording and Broadcasting Establishments	Permitted Use	Permitted Use
Railway Lines	Permitted Use	NA
Recycling Facilities	Permitted Use	Discretionary Use
Religious Assembly	NA	Discretionary Use
Research Facilities	Permitted Use	Permitted Use
Restaurants	NA	Discretionary Use
Salvage and Waste Disposal Facilities	Discretionary Use	Discretionary Use
Service Stations	NA	Discretionary Use
Signs	Permitted Use	Permitted Use
Sports and Recreation Facility, Minor	Permitted Use	Permitted Use
Transportation Services	Permitted Use	Permitted Use
Truck Stops	Permitted Use	Discretionary Use
Utility Facilities	Permitted Use	Permitted Use
Vehicle Sales,Rental	Discretionary Use	Permitted Use
Warehouse, Retail	NA	Permitted Use
Warehouse, Wholesale	Permitted Use	Permitted Use