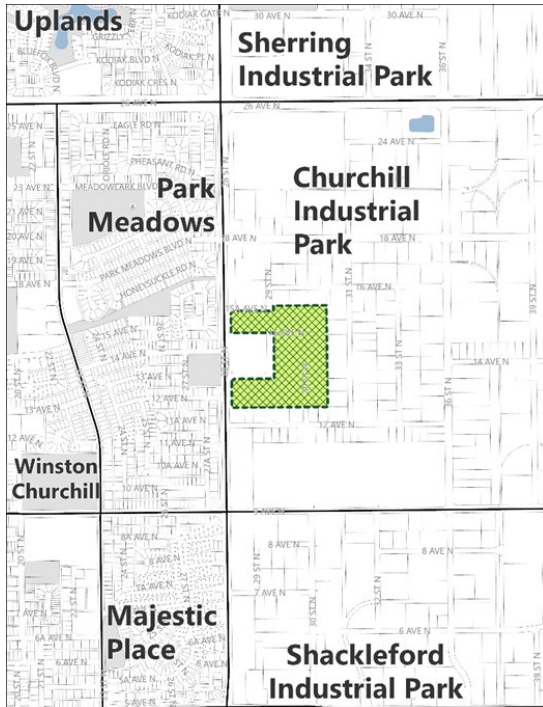




BYLAW 6387

1240 29 St. N, 1501 28 St. N, 2911 - 3033
15 Ave. N, 1211- 1481 29 St. N & 1212 -
1453 30 St. N (Broadcast Business Park).



Proposal

- Amendment to [Land Use Bylaw 6300](#) to rezone the parcels listed above.
- **From:**
- Urban Innovation (UI)
- **To:**
- Direct Control (DC)
- City of Lethbridge and Concept Investment Partners Ltd.

What Does This Mean?

- Will replace the existing Urban Innovation (UI) district and the associated Broadcast Business Park Comprehensive Site Plan with a Direct Control (DC) district.
- Will change the land use of a portion of the area that is currently shown as business industrial in the UI district's Comprehensive Site Plan to one that primarily consists of general industrial land uses.
- Will also remove and add a few land uses that are not currently allowable under the business industrial and general industrial areas of the Comprehensive Site Plan (See Attachment 'A' for a detailed list of uses).
- See the attached map for land use details.

Relevant Planning Documents

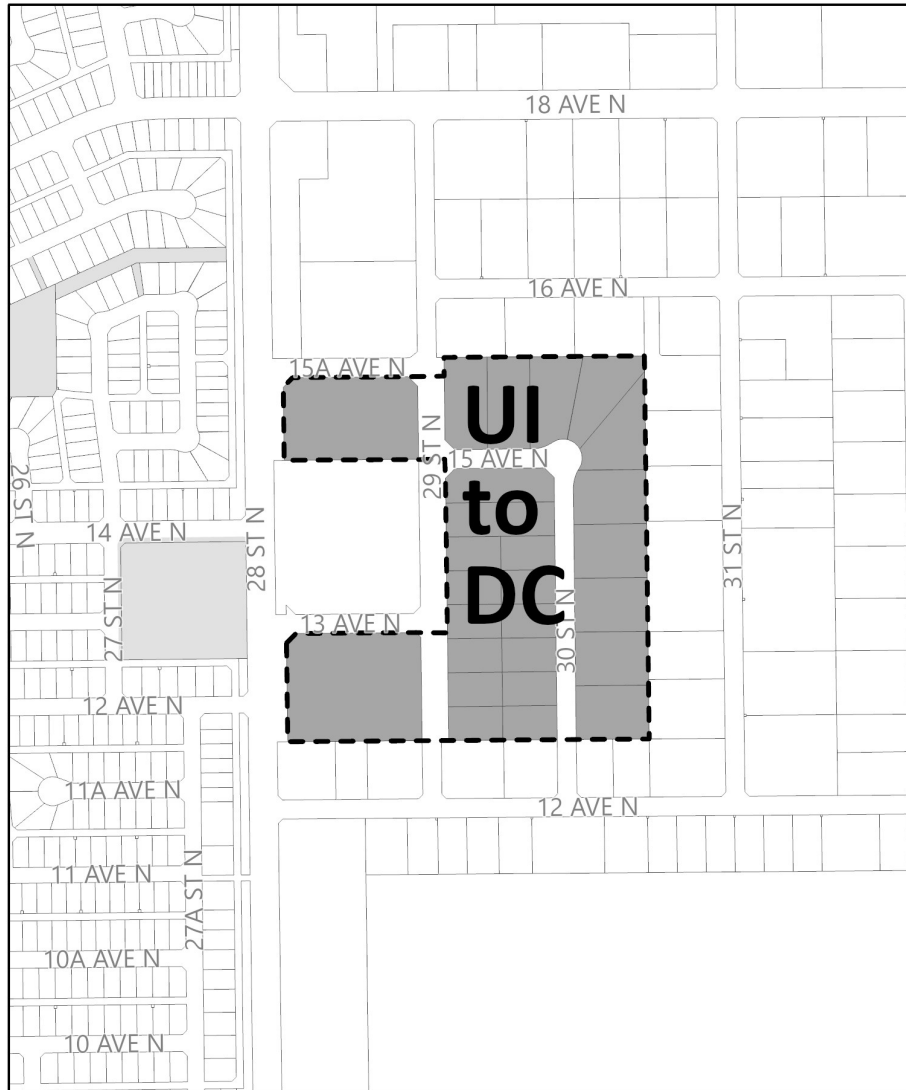
- [South Saskatchewan Regional Plan](#)
- [Municipal Development Plan](#)



Questions Regarding the Bylaw?

Contact: Tyson Boylan, Senior Community Planner
403-320-3928 or tyson.boylan@lethbridge.ca

Schedule A
PROPOSED LAND USE BYLAW AMENDMENT
Bylaw 6387



 Amendment Area

LEGAL: Plan 1910760 Block 6 Lot 26; Plan 1912231 Block 6 Lot 27; Plan 2011529 Block 6 Lots 28-51

Municipal Address: 1240 29 St. N; 1501 28 St. N; 2911 15 Ave. N; 2941 15 Ave. N; 2971 15 Ave. N; 3003 15 Ave. N; 3033 15 Ave. N; 1453 30 St. N; 1393 30 St. N; 1313 30 St. N; 1253 30 St. N; 1213 30 St. N; 1481 29 St. N; 1441 29 St. N; 1401 29 St. N; 1351 29 St. N; 1301 29 St. N; 1271 29 St. N; 1241 29 St. N; 1211 29 St. N; 1212 30 St. N; 1242 30 St. N; 1272 30 St. N; 1302 30 St. N; 1352 30 St. N; 1402 30 St. N.

From: Urban Innovation (UI)

To: Direct Control (DC)

Attachment A

| Land Use | EXISTING UI District & CSP Business Industrial | PROPOSED DC District - Business Industrial (Section 7 and Area C of Proposed DC Bylaw) | PROPOSED DC District - General Industrial (Section 8 and Area D of Proposed DC Bylaw) |
|--|---|---|--|
| Accessory Buildings | Permitted Use | Permitted Use | Permitted Use |
| Adult Video Stores | Discretionary Use | Discretionary Use | NA |
| Amusement Facilities | Discretionary Use | Permitted Use | Permitted Use |
| Animal Care, Major | NA | Discretionary Use | Permitted Use |
| Animal Care, Minor | Permitted Use | Permitted Use | NA |
| Auction Establishments | Discretionary Use | Discretionary Use | Permitted Use |
| Auto Body and/or Paint Shops | Discretionary Use | Permitted Use | Permitted Use |
| Automotive Shops | Discretionary Use | Permitted Use | Permitted Use |
| Billboards | Discretionary Use | NA | NA |
| Building Trades and Contractors | Permitted Use | Permitted Use | Permitted Use |
| Buk Fuel Stations | NA | NA | Discretionary Use |
| Business Support Services | Permitted Use | Permitted Use | Permitted Use |
| Car Wash | Discretionary Use | Discretionary Use | Permitted Use |
| Child Care, Major | Discretionary Use | Discretionary Use | NA |
| Child Care, Minor | Permitted Use | Permitted Use | NA |
| Clubs / Community Halls | Permitted Use | Permitted Use | NA |
| Commercial/Industrial Vehicles and Machinery – Sales, Rental, Service and Driving Instruction | Discretionary Use | Discretionary Use | Permitted Use |
| Commercial Schools | Discretionary Use | Permitted Use | Permitted Use |
| Drop-in Centres, | Discretionary Use | Discretionary Use | NA |
| Entertainment Establishments | Discretionary Use | Permitted Use | NA |
| Equipment Sales, Rental, Service | Discretionary Use | Permitted Use | Permitted Use |
| Farm Supplies, Service | NA | NA | Permitted Use |
| Financial Institutions | NA | Permitted Use | NA |
| Fitness Facilities, | Discretionary Use | Permitted Use | Discretionary Use |
| Fitness Facility, without a Restaurant | NA | NA | Permitted Use |
| Food Banks | Discretionary Use | Discretionary Use | NA |
| Freight and Storage | NA | Permitted Use | Permitted Use |
| Funeral Facility | NA | Permitted Use | Permitted Use |
| Garden Centre | NA | Discretionary Use | Discretionary Use |
| Greenhouses | Permitted Use | Permitted Use | Discretionary Use |
| Hardware and Building Supplies | Permitted Use | Permitted Use | Permitted Use |
| Household Repair Services | Permitted Use | Permitted Use | NA |
| Manufactured Home/Tiny Home, Sales and Service | Discretionary Use | Discretionary Use | Permitted Use |
| Manufacturing, General | Discretionary Use | Permitted Use | Permitted Use |
| Manufacturing, Intensive | NA | NA | Discretionary Use |
| Manufacturing, Specialty | Permitted Use | Permitted Use | Permitted Use |
| Medical and Health Offices | NA | Permitted Use | NA |
| Offices | Discretionary Use | Permitted Use | NA |
| Parking Facilities | Discretionary Use | Discretionary Use | Discretionary Use |
| Personal Services | Permitted Use | Permitted Use | NA |
| Protective Services | Discretionary Use | Discretionary Use | Discretionary Use |
| Publishing, Printing, Recording and Broadcasting Establishments | Permitted Use | Permitted Use | Permitted Use |
| Railway Lines | Permitted Use | NA | NA |
| Recycling Facilities | Permitted Use | Permitted Use | Discretionary Use |
| Religious Assembly | NA | Permitted Use | Discretionary Use |
| Research Facilities | Permitted Use | Permitted Use | Permitted Use |
| Resource Centres | Discretionary Use | Discretionary Use | NA |
| Restaurants | Discretionary Use | Permitted Use | Discretionary Use |
| Retail Store | NA | Permitted Use | NA |
| Salvage and Waste Disposal Facilities | NA | NA | Discretionary Use |
| Service Stations | Discretionary Use | Discretionary Use | Discretionary Use |
| Signs | Permitted Use | Permitted Use | Permitted Use |
| Soup Kitchens | Discretionary Use | Discretionary Use | NA |
| Sports and Recreation Facility, Minor | NA | NA | Permitted Use |
| Transportation Services | Permitted Use | Permitted Use | Permitted Use |
| Truck Stops | NA | NA | Discretionary Use |
| Utility Facilities | Discretionary Use | Discretionary Use | Permitted Use |
| Vehicle Sales, Rental | Permitted Use | Permitted Use | Permitted Use |
| Warehouse, Retail | Permitted Use | Permitted Use | Permitted Use |
| Warehouse, Wholesale. | Permitted Use | Permitted Use | Permitted Use |