

BYLAW 6399

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 2478R Block 3 Lots 10 and 11 (1020 12 A St S)

From: R-L (Low Density Residential)

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 residential districts, as described in Part 3 Division 6 of Land Use Bylaw 6300.
4. Purpose:

The purpose of this Direct Control Land Use District is to allow for the development of four Dwelling Units designed to appear as a duplex.

5. Permitted Uses:
 - (a) Accessory Buildings,
 - (b) Dwelling, Four-plex,
 - (c) Dwelling, Single Detached,
 - (d) Dwelling, Two-Unit,
 - (e) Home Occupations – Type A,
 - (f) Secondary Suites.

6. Discretionary Uses:
 - (a) Home Occupations – Type B,
 - (b) Home Occupations – Type C.

7. Building Design for Dwelling, Four-plex and Dwelling, Two-unit:

Front Building design and appearance shall be in general accordance with Schedule B.

8. Landscaping:

Shall be provided and completed in accordance with Section 58.

9. Minimum Setbacks:
 - (a) Front: 6.0m
 - (b) Side: 1.2m
 - (c) Rear: 7.6m

10. Minimum Parcel Size:

Minimum Parcel size for a subdivision application must be 250.0m².

11. Maximum Density:

Maximum Density allowed is 80 Dwelling Units per hectare.

12. Maximum Building Height:
 - (a) All Uses, except Accessory Buildings: 10.0m
 - (b) Accessory Buildings: 5.18m

13. Development approval authority is hereby delegated to the Development Officer and allows the granting of authorized waivers as per Section 22 of Land Use Bylaw 6300.

14. This Bylaw comes into force and effect on the date of final passage thereof.

READ A FIRST TIME this _____ day of _____, A.D. 2023

MAYOR

CITY CLERK

READ A SECOND TIME this _____ day of _____, A.D. 2023

MAYOR

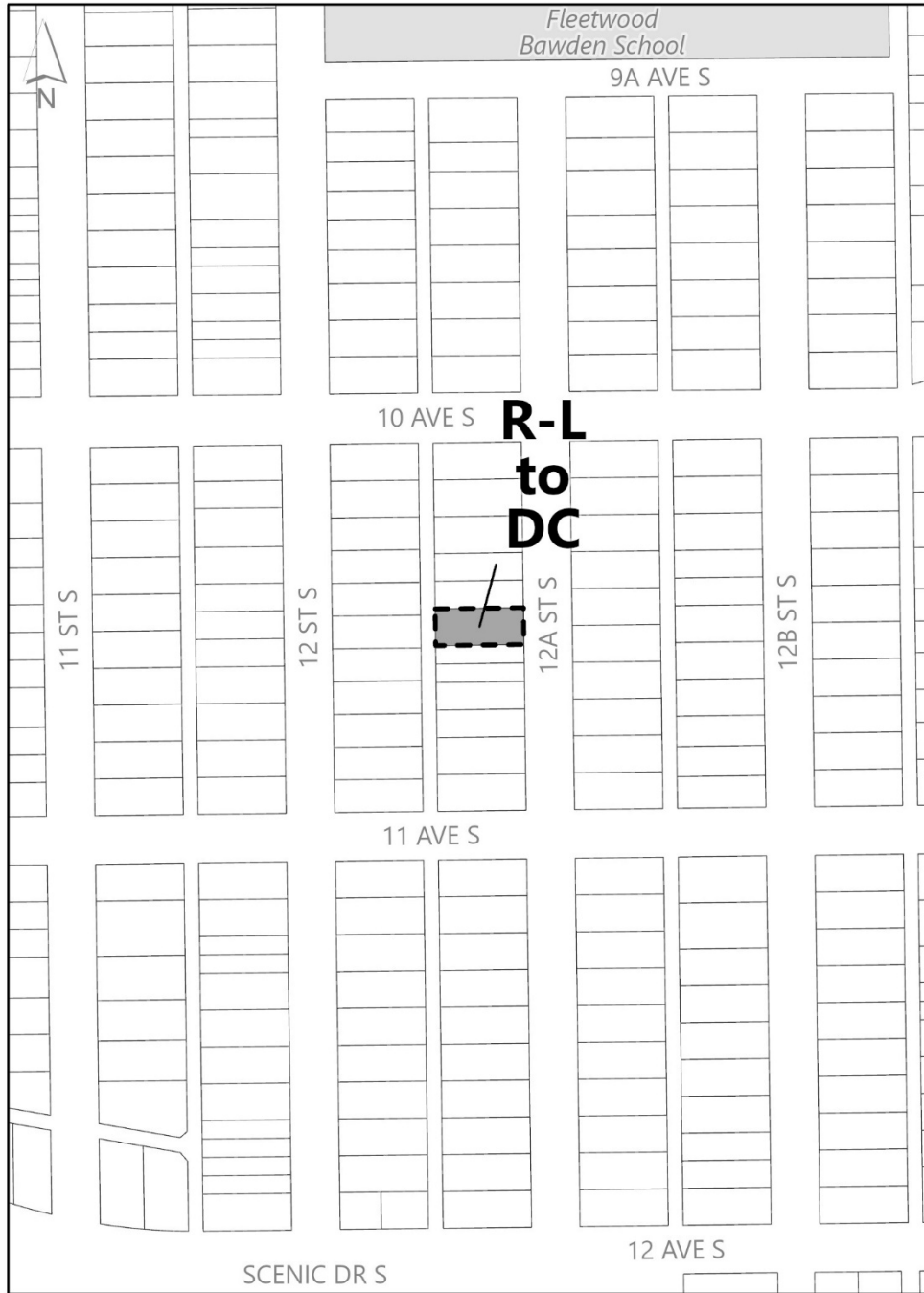
CITY CLERK


READ A THIRD TIME this _____ day of _____, A.D. 2023

MAYOR

CITY CLERK

Schedule A



 Amendment Area

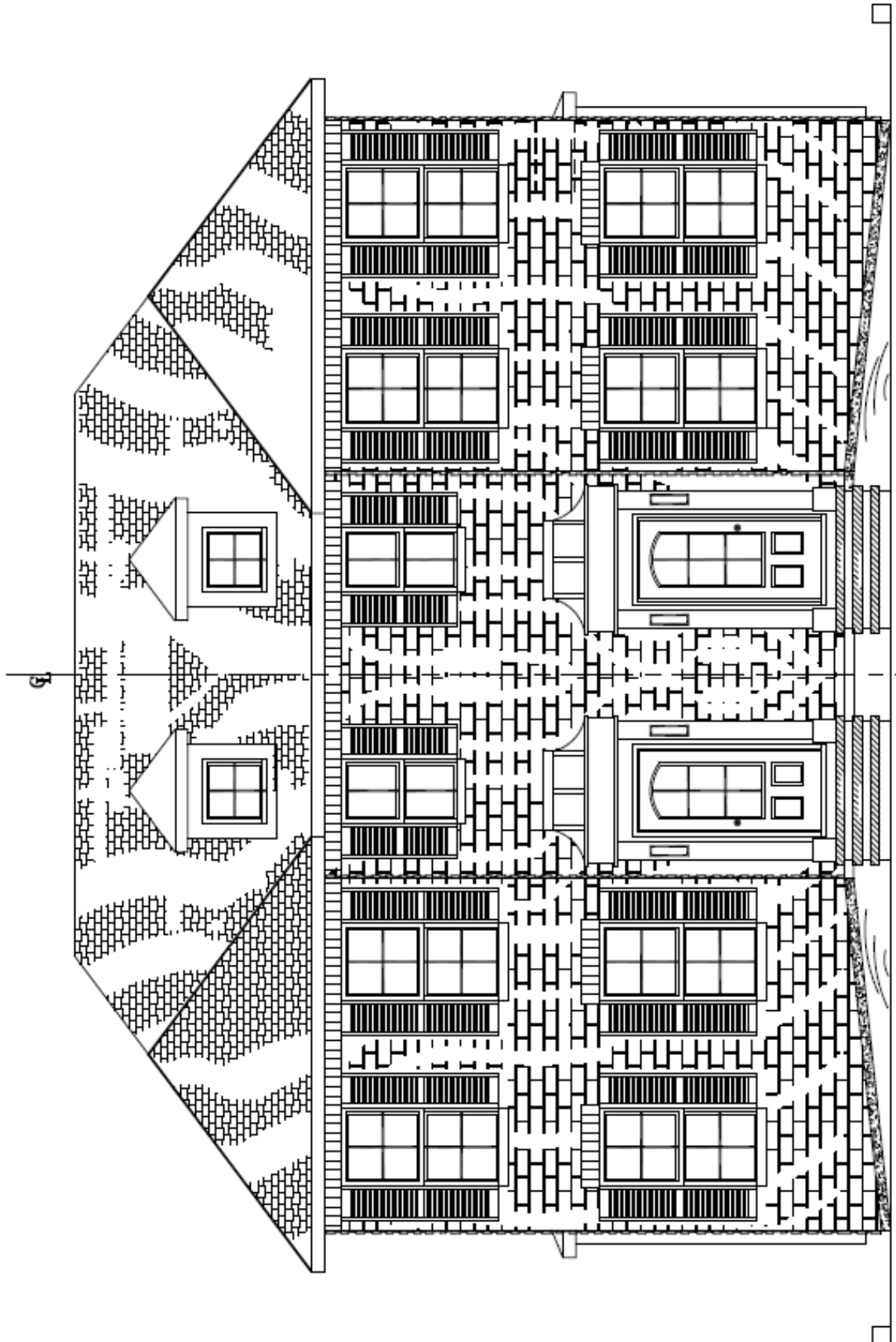
LEGAL: Plan 2478R Block 3 Lots 10 and 11

Municipal Address: 1020 12 A St. S

From: Low Density Residential (R-L)

To: Direct Control (DC)

Schedule B



Front Elevation