

YOU ARE INVITED TO ATTEND AN INFORMAL OPEN HOUSE REGARDING A PROPOSED AMENDMENT TO
THE LONDON ROAD AREA REDEVELOPMENT PLAN AND CITY OF LETHBRIDGE LAND USE BYLAW 5700
FOR THE BUILDING LOCATED AT 334 - 12 STREET SOUTH ON NOVEMBER 25, 2014.

Michael J. Dimnik, Q.C. a lawyer with Dimnik & Company Law Office has requested an amendment to the London Road Area Redevelopment Plan and Land Use Bylaw 5700 (both referred to as the "By-laws"). The applicant has in the past successfully petitioned the City of Lethbridge to designate the house located at 334 - 12 Street South as a historical resource under the *Historical Resources Act*. As a result, many of the historic characteristics of the house (which has been historically designated as the "Nourse House") are now protected. The applicant's purpose in seeking the amendments to the By-laws is, while retaining the historical designation given to "Nourse House", allow for several new permitted and discretionary uses.

The purpose of this bylaw is to find additional new uses for the building as it is currently confined to the practice of law. The main change of land use is the addition of Professional Consulting Business – defined as development providing consulting services. Allowed professionals would be **limited** to an accountant, architect, computer software, engineer, environmental consultant, designer services, financial planner, lawyer, psychiatrist, and psychologist.

A draft of the bylaw, which is attached for your information, outlines permitted and discretionary land uses. The concept is to list a number of acceptable uses that would meet the owners' and neighbourhood's needs and be available for changes in tenancy.

In order to get more information in regard to the proposed amendment to the By-laws, you are invited by Michael J. Dimnik, Q.C. to an informal open house to meet the applicant and discuss the proposal.

When: Tuesday, November, 25 2014
Time: 5 to 7 pm
Location: 334 12 Street South

Please come and join us to ask questions and discuss the proposed bylaw amendments.
Hope to see you there!

Michael J. Dimnik, Q.C.
(403) 320-9800
mdimnik@lethbridgelawyers.com

BYLAW XXXX

A BYLAW OF THE CITY OF LETHBRIDGE TO AMEND
BYLAW 5700 – THE LAND USE BYLAW OF THE
CITY OF LETHBRIDGE
AND
TO ESTABLISH THE USES AND RULES FOR A DIRECT
CONTROL DISTRICT OF BYLAW 5700 - THE
LAND USE BYLAW OF THE CITY OF LETHBRIDGE

THE COUNCIL OF THE CITY OF LETHBRIDGE, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, HEREBY ENACTS AS FOLLOWS:

1. Bylaw 5700 - The Land Use Bylaw of the City of Lethbridge is hereby amended.
2. Bylaw 5700 is hereby amended by changing the land use classification of:

Plan 4353S Block 38 Lot 22, 23 S (334 12 Street South);

From: DC (Direct Control) (existing)

To: DC (Direct Control) (new)

(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 Section 11 of Land Use Bylaw 5700 and, unless otherwise provided by this Bylaw or by a statutory plan affecting the lands described above:
 - a) All uses, terms, requirements and processes are as described in Part 1-9 of Land Use Bylaw 5700.
4. Permitted Uses:
 - Accessory Buildings;
 - Dwelling, single detached;
 - Home Occupation – Type A;
 - Professional Consulting Business – defined as development providing professional consulting services. Allowed professionals are limited to: accountant, architect, computer software, engineer, environmental consultant, designer services, financial planner, lawyer, psychiatrist, and psychologist.

- Secondary Suite;
- Sign (1), in accordance with section (x), below;

5. Discretionary Uses

- Home Occupation – Type B
- Land uses not currently in this Direct Control bylaw that have the same impact or less than Professional Consulting.

6. Building Appearance

The external building design appearance shall be in keeping with the single detached nature of the street.

7. Parcel Size

All development shall take place on the existing parcel. No subdivision is permitted.

8. Maximum Building Height

All uses except accessory buildings. 2.5 storeys
 Accessory Buildings: 4.5m

9. Minimum Yard Setbacks

As set out in the R-L District

10. Signs

One fascia sign, with a maximum area of 1.2m² shall be permitted on site.

11. Parking

A minimum of 6 (six) stalls shall be provided on the parcel site.

12. Application of General Rules

The general rules for all districts, described in Sections 9.1 to 9.22, and the general rules for residential districts, described in Section 14.1, apply to uses in this district.

13. Development Approval Authority

- For the purposes of this bylaw the approval authority is delegated to the Development Authority. This includes the Development Authority's ability to determine suitability of land uses not currently in this Direct Control bylaw that have the same impact or less than Professional Consulting.

14. This Bylaw shall come into effect on the date of final passage thereof.

READ A FIRST TIME this _____ day of _____, A.D. 2015

MAYOR

CITY CLERK

READ A SECOND TIME this _____ day of _____, A.D. 2015

MAYOR

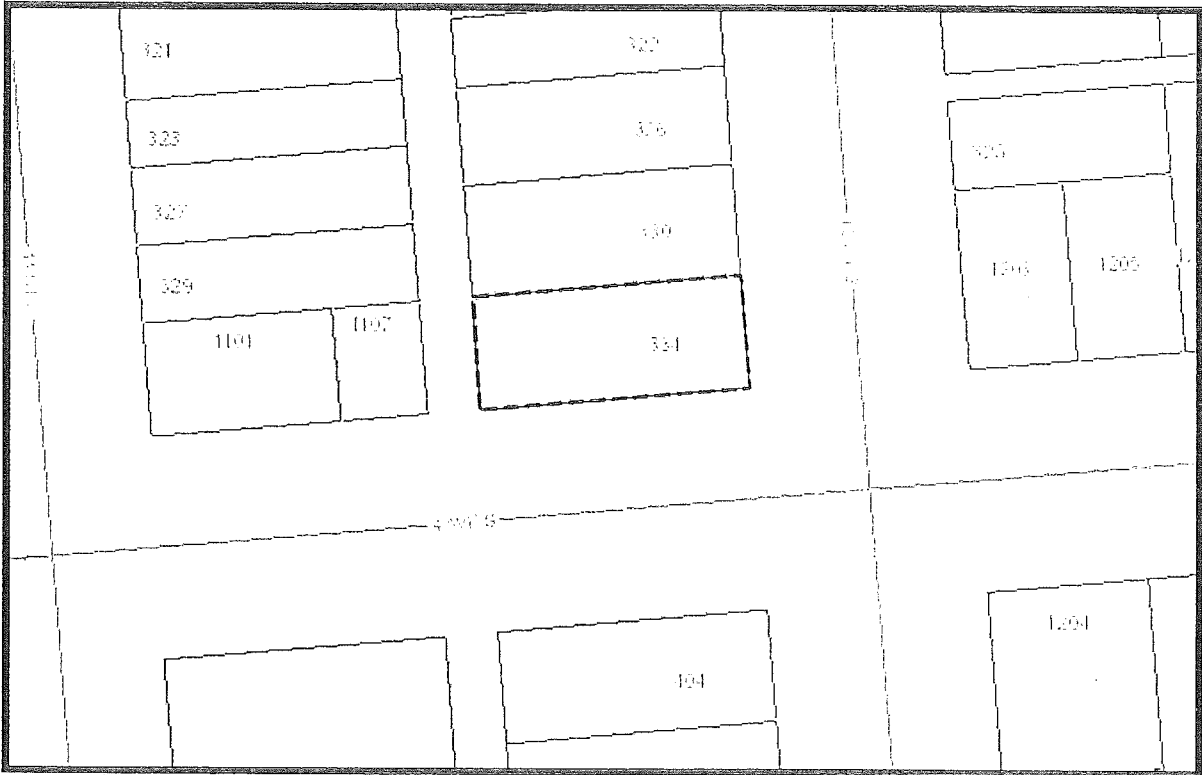
CITY CLERK

READ A THIRD TIME this _____ day of _____, A.D. 2015


MAYOR

CITY CLERK

Schedule "A"
PROPOSED LAND USE BYLAW AMENDMENT
334 12 Street South



Legend:

 **Amendment Area**

- 1. Legal:** Plan 4353S; Block 38; Lots 22,23
Municipal Address: 334 12th Street South
From: DC (Direct Control) (existing)
To: DC (Direct Control) (new)