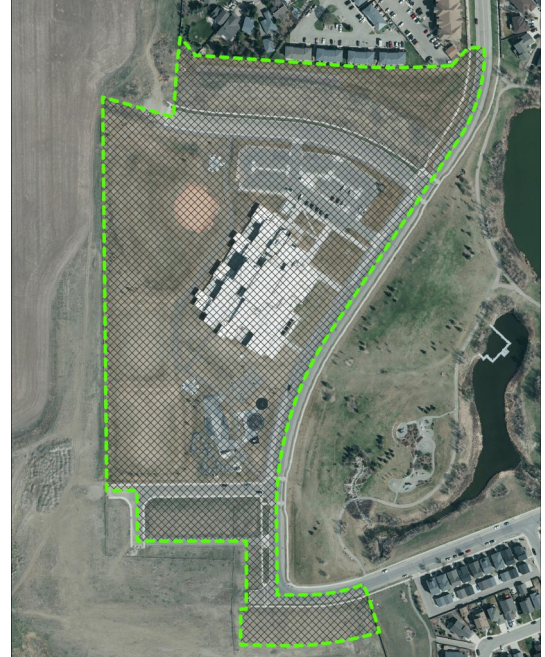
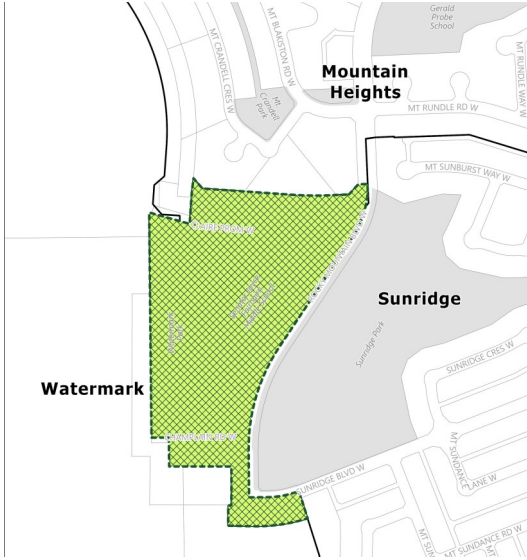


BYLAW 6479

Watermark Phase 1 (277 Rocky Mountain Blvd. W, 6000 University Dr W, 4040 10 St. W, 301 Rocky Mountain Blvd. W, 317 Rocky Mountain Blvd. W, 4015 25 St. W)



Proposal

- Amendment to [Land Use Bylaw 6300](#) to rezone the parcel listed above.

From:

Low Density Residential (R-L);
 Medium Density Residential (R-37);
 Medium Density Residential (R-75);
 Direct Control (DC);
 Future Urban Development (FUD)

To:

Park and Recreation (P-R);
 Low Density Residential (R-L);
 Public Building (P-B);
 Comprehensively Planned Low Density Residential (R-CL);
 Mixed Density Residential Development (R- M)

Applicant: Brown Okamura & Associates Ltd. , on behalf of Lethbridge Land

What Does This Mean?

- Will allow for new low density residential Development as planned in the approved Watermark Outline Plan.
- Will also rezone the existing Senator Joyce Fairbairn Middle School Site and its associated sports fields to Public Building (P-B) and Park and Recreation (P-R), which are conventional land use Districts that are commonly used for other School Sites within the city.
- See the attached map for land use details.

Relevant Planning Documents

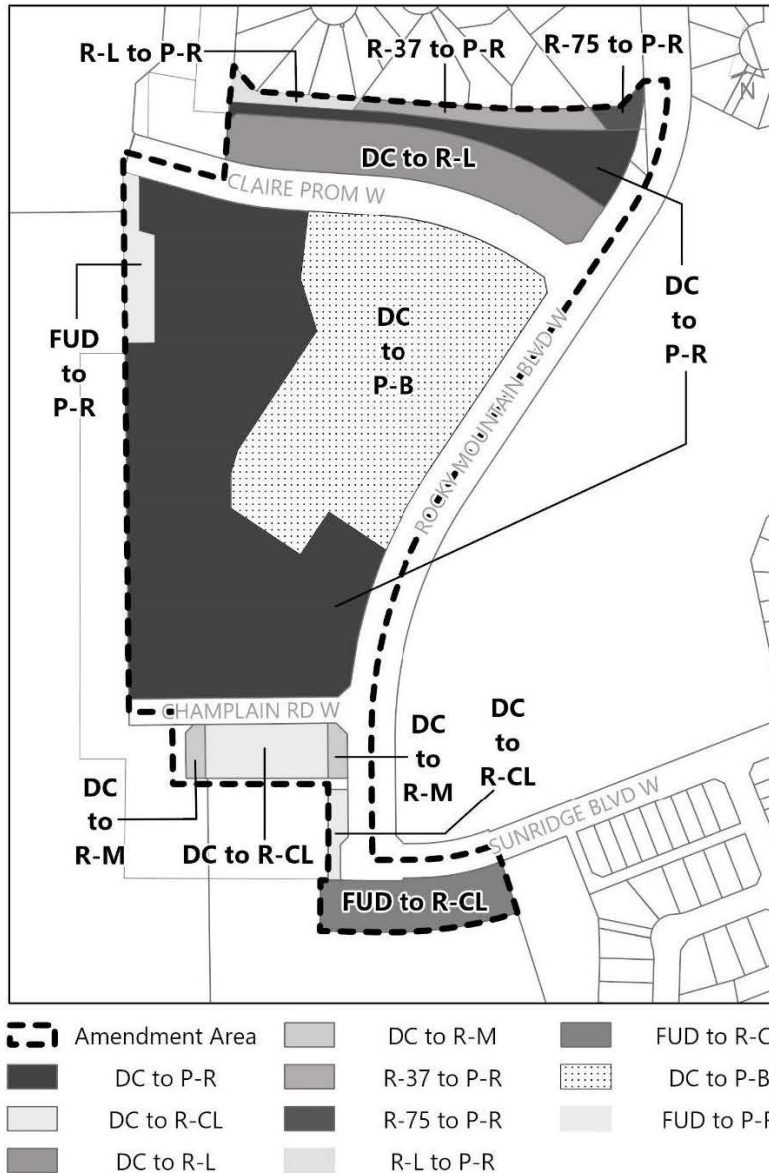
- [South Saskatchewan Regional Plan](#)
- [Municipal Development Plan](#)
- [Mountain Heights, RiverStone, River Bend Area Structure Plan](#)
- [Watermark Outline Plan \(Land Use Concept\)](#)
- [Land Use Bylaw 6300](#)



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 6479



LEGAL: Portion of Plan 1710914 Area `A', 4 -22- 8- 23-SE, Portion of 4 -22- 8- 14-NE, Plan 1810565, Block 100, Lot 1SR, Plan 1810565, Block 100, Lot 2MSR, Portion of 4 -22- 8- 14-NW

Municipal Address: 277 Rocky Mountain Blvd. W, 6000 University Dr W, 4040 10 St. W, 301 Rocky Mountain Blvd. W, 317 Rocky Mountain Blvd. W, 4015 25 St. W

From: Direct Control (DC), Future Urban Development (FUD), Low Density Residential (R-L), Medium Density Residential (R-37), Medium Density Residential (R-75), Park and Recreation (P-R).

To: Low Density Residential (R-L), Mixed Density Residential (R-M), Comprehensively Planned Low Density Residential (R-CL), Low Density Residential (R-L), Park and Recreation (P-R), Public Building (P-B).