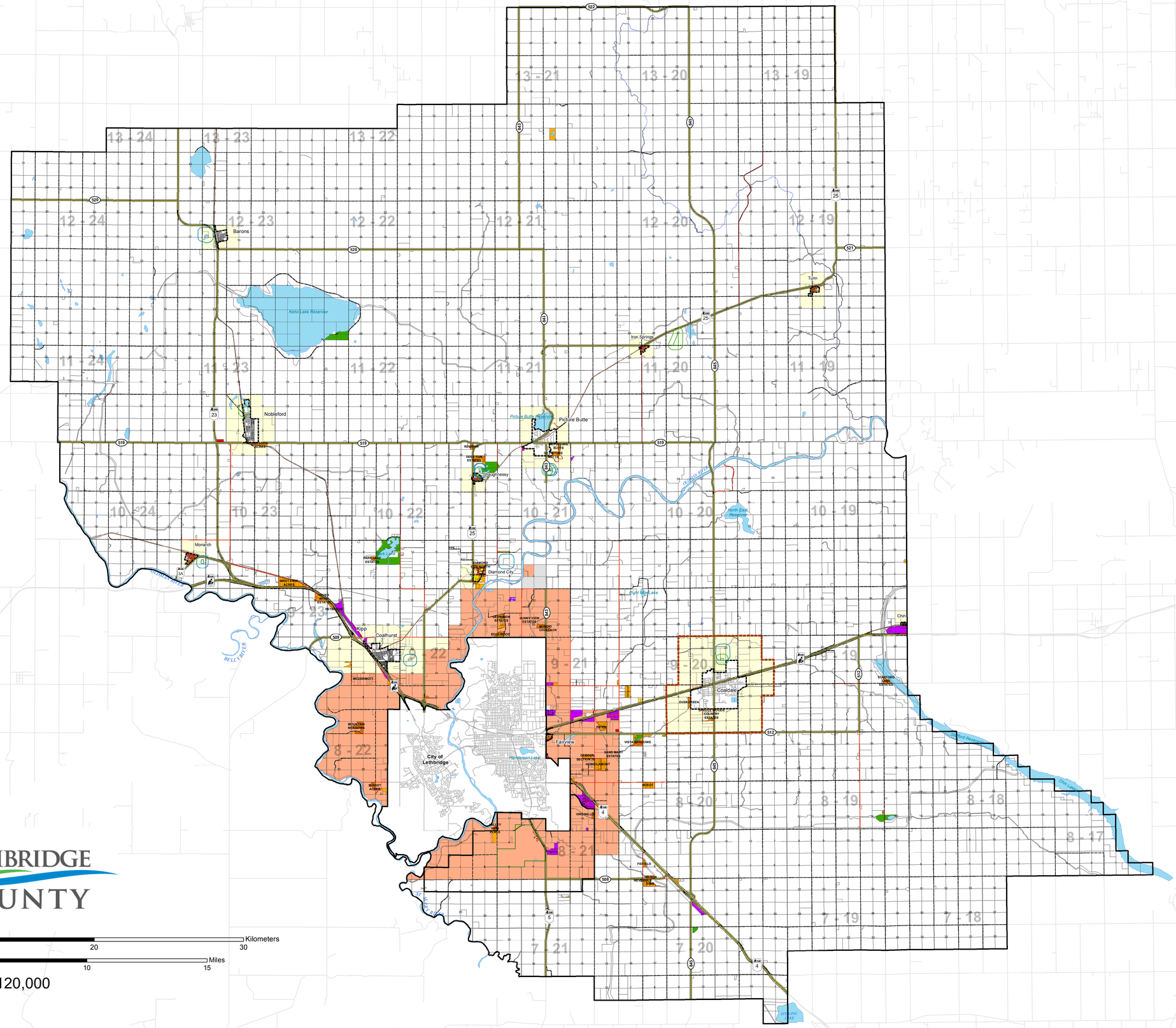
Lethbridge County Land Use Districts



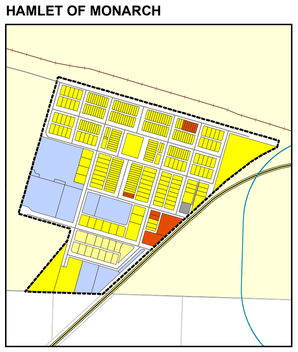
LETHBRIDGE COUNTY

0 5 10 20 30 Kilometers

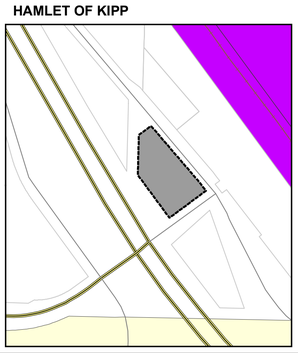
0 2.5 5 10 15 Miles

1:120,000

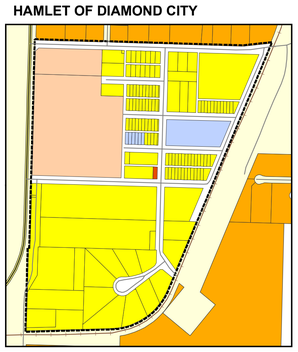
HAMLET OF MONARCH



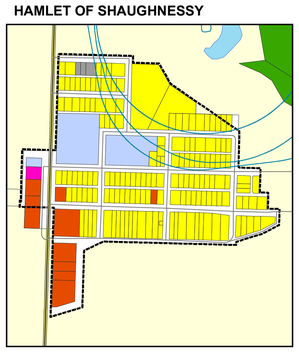
HAMLET OF KIPP



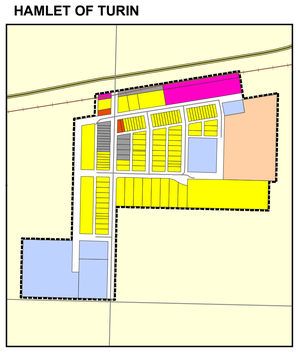
HAMLET OF DIAMOND CITY



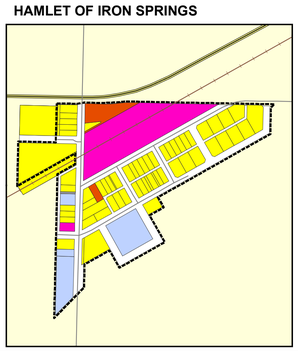
HAMLET OF SHAUGHNESSY



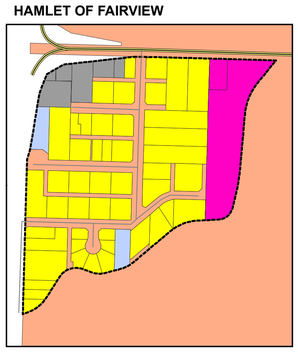
HAMLET OF TURIN



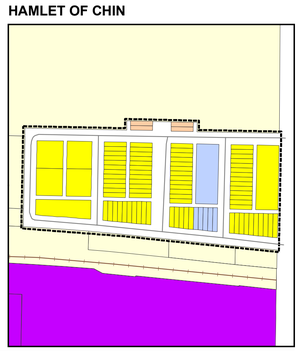
HAMLET OF IRON SPRINGS



HAMLET OF FAIRVIEW



HAMLET OF CHIN



LAND USE DISTRICT DESCRIPTION

RURAL AGRICULTURE - RA
To allow agriculture to continue as an important land use in the County and ensure that it can continue to operate unencumbered by conflicting land uses, while giving the County the flexibility to allow isolated non-agriculture uses in certain locations as a support to the agricultural base. The terms of the Agricultural Operations Protection Act apply in Lethbridge County and must be respected by both agricultural operators and non-agricultural land users.

RURAL URBAN FRINGE - RUF
To protect agricultural land for agricultural use while ensuring that the fringe areas of the urban municipalities are protected for future development by ensuring non-agricultural uses will not conflict with an urban environment and economic base.

LETHBRIDGE URBAN FRINGE - LUF
To adopt more specific land use controls in the City of Lethbridge urban fringe area in accordance with the policies outlined in the Intermunicipal Development Plan adopted by both the City and Lethbridge County Councils, while ensuring non-agricultural uses are compatible with an urban environment, are of a high quality,and are considerate of servicing and growth issues.

GROUPED COUNTRY RESIDENTIAL - GCR
To provide for a high quality of clustered residential development in areas where no conflict with agricultureor industrial type land uses can be anticipated pursuant to the Municipal Development Plan. Uses which are incompatible with the primarily residential character of this district are discouraged.

COALDALE LETHBRIDGE CORRIDOR - CLC
To capitalize on the economic advantages of the transportation facilities and visibility opportunities of the area as designated between Lethbridge and Coaldale. Any redesignation to this district to allow the approval of non-agricultural land uses shall be in consideration of the County's policy objectives to efficiently manage growth.The designated parcels and land uses should respect the County of Lethbridge and Town of Coaldale Integrated Development Strategy approved for the Highway 3 corridor and should have regard for the location of the Canamex Freeway, clustering land use concepts, servicing constraints, and storm water management.

RURAL GENERAL INDUSTRIAL - RGI
To allow for the location of industrial uses, either isolated or grouped development, pursuant to the Municipal Development Plan in areas that will not conflict with the conservation of agricultural land for agricultural use or with adjacent non-industrial uses. This district provides for rural or agricultural-related industry type land uses along with some more general industrial.

BUSINESS LIGHT INDUSTRIAL - BLI
Toallow low intensity businesses, light industrial and other compatible development in those areas of the County considered most suitable, typically in a planned business centre or office park, which is located in a highly visible and accessible location and displays a higher standard of design and appearance.The stipulated permitted and discretionary uses include some minor service functions and mixed-use developments, while prohibiting noxious uses.

RURAL HEAVY INDUSTRIAL - RHI
To provide for large scale and major industrial uses that may have large land requirements and/or some nuisance effects on adjacent sites.This district is generally not located adjacent to residential areas because of potential nuisance factors.The application of use restrictions and additional regulations is to reduce the risks to public safety and minimize nuisance associated with heavy industry.

RURAL COMMERCIAL - RC
To allow for the location of commercial uses pursuant to the Municipal Development Plan in areas that will not conflict with the conservation of agricultural land for agricultural uses, while providing services to the travelling public and ensuring efficient operation of the highway system.The district includes allowing for the consideration of commercial power-centres or mixed-use developments in buildings or on parcels of land in accordance with the standards of the bylaw.

RURAL RECREATIONAL - RR
The purpose of this district is to facilitate the development of both public and private/commercial recreational uses at selective locations within Lethbridge County. This district may be used to conserve,enhance and expand the County's recreational resources, without compromising agricultural activities or the municipality's natural or environmentally significant attributes.

HAMLET RESIDENTIAL - HR
To provide for a high quality living environment for hamlet residents pursuant to the Municipal Development Plan recognition that hamlets act as an important service centre for the agricultural community.Non-residential uses within the hamlet should be considered with regard for nearby residential uses and not create conflicts or adversely affect such uses as best as possible.

HAMLET MANUFACTURED HOME - HMH
To provide for areas in hamlets suitable for the location of clustered or preapproved sites for manufactured home residential units. These areas would be designated to provide for a high-quality development that will be complementary to adjacent uses.

HAMLET COMMERCIAL - HC
To provide for a high quality and diverse range of commercial development for hamlet residents and to complement theMunicipal Development Plan's recognition of the fact that hamlets act as important service centres for the agricultural community.

HAMLET INDUSTRIAL - HI
To encourage the efficient development of the area and ensure that industrial development is compatible with other urban uses through the regulation of listed uses.

HAMLET PUBLIC/INSTITUTIONAL - HP/I
To provide the opportunity to develop a range of public and institutional uses needed to support the agricultural community and hamlet residents, and enhance the quality of life.

HAMLET DIRECT CONTROL - HDC
The Municipal Development Plan identified hamlets as being a valuable asset to the rural area by providing a focal point for some economic activity. The Direct Control district allows considerable flexibility for the location of a variety of industrial and commercial uses while protecting residential areas of the hamlet by designating certain areas as direct control districts.

HAMLET TRANSITIONAL/AGRICULTURAL - HT/A
To maintain larger parcels of land within hamlets in extensive agricultural use until the land is required for an appropriate urban use. Subdivision and development may be limited in this district to prevent fragmentation.

DIRECT CONTROL - DC
To provide a means whereby Council may regulate and control the use and development of land or buildings within a specific area of the municipality where the circumstances relating to the development of a site are such that regulation and control by use of the other land use districts in this bylaw is inadequate considering long-range planning goals and the greater public interest

County Roads
- Gravel
- Cold Mix
- Paved
- Provincial Highway
- Railway
- Airport Protection Area
- IMDP Boundary
- Subdivision
- Hamlet/Urban Boundary
- Airport Boundary
- Waste Transfer Buffer
- Sewage Lagoon Buffer
- County Boundary
- Water

Lethbridge County 2015
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Projection: NAD 83
Datum: North American Datum 1983