

Subject Matter: Bylaw No. 05-2025, Land Use Bylaw

Department: Operations

Presented By: Natasha Pidkowa

Council Meeting Date: April 7, 2025

Recommendation:

That Council grant first reading to Bylaw No. 05-2025 Land Use Bylaw and that Council establish a Public Hearing to be held during the April 28, 2025 Regular Council Meeting at 2:00 pm.

Issue: In accordance with the City of Lloydminster's Records Management Bylaw, Bylaw No. 15-2022, and in accordance with the direction of City Council, a review and update of Land Use Bylaw No. 05-2016 is required.

Background: Following the presentation of the Draft Land Use Bylaw during the February 10, 2025 Governance and Priorities Committee Meeting, Planning Services initiated a formal city-wide public referral period which concluded on March 27, 2025. This included direct communication with internal City Departments, external interested parties, and one-on-one conversations with members of the public. Throughout this engagement period Planning Services met with members of the community via small interview sessions. A summary of comments, questions and feedback received from all interested parties are summarized in the following table:

Residents	<ul style="list-style-type: none"> • Appreciation regarding the changes made to Residential Land Use Districts. • Appreciation for how this Bylaw will support a mixing of Residential and Commercial uses. • Clarification around variance and discretionary use approvals. • Questions regarding the regulations for Community Support Centres. • Clarification on use classification including sign and business classification. • Questions and concerns regarding portable sign regulations. • Alignment and integration with other City Bylaws. • General grammatical and consistency clarification.
Internal City Departments	<ul style="list-style-type: none"> • Clarification regarding development in proximity to railways. • Clarification for renovations not requiring a development permit. • Clarification regarding transition areas between commercial and industrial areas. • Clarification regarding land development within the airport overlay. • Clarification regarding lands districted as 'Urban Transition'. • Clarification regarding the classification of Community Support Centres and Supportive Housing. • General grammatical and consistency clarification.

Based on the feedback received throughout the referral process, the Project Team made the following changes to proposed Bylaw No. 05-2025 Land Use Bylaw, that differ from the draft document that was presented as information during the Governance and Priorities Committee Meeting on February 10, 2025 as noted in the following:

1. The previously named 'Business Industrial' District has been renamed to the 'Business Transition' District.
2. The previously named 'Urban Transition' District has been renamed to the 'Transitional' District.
3. The requirement that Major Community Support Centres have a minimum radial separation distance of 100 m from Schools, Parks and Child Care Facilities has been increased to 200 m and Religious Assemblies has been added to the list of included development that must be separated.
 - a. Additionally, this separation distance will apply to Community Support Centres, Warming Shelters that require a permit.
4. It has been added that Major Community Support Centres and Warming Shelters that require a permit shall not be considered on sites that share property lines with Residential Districts.
5. Community Support Centre, Minor has been moved from being a Permitted Use to being a Discretionary Use in the Business Transition District.
6. A new subsection 13.40 on Secondary Suites has been added to increase general clarity regarding secondary suites.
7. Several minor changes have been addressed to ensure document clarity and consistency.

Bylaw No. 05-2025 Land Use Bylaw has been undertaken from the initial stages with the intention to reflect the vision outlined in the City's Municipal Development Plan, Connection to Our Future (MDP). While the proposed Land Use Bylaw reflects the entire broad vision of the MDP, some of the specific MDP policies addressed by Bylaw No. 05-2025 Land Use Bylaw are summarized in Attachment "1", LUB Alignment with MDP.

Options:

1. That Council grant first reading to Bylaw No. 05-2025 Land Use Bylaw and that Council establish a Public Hearing to be held during the April 28, 2025 Regular Council Meeting at 2:00 PM.
2. That Council not grant first reading to Bylaw No. 05-2025 Land Use Bylaw.
3. That Council request further information and that the item be brought forward to a future Regular Council Meeting for decision.

Alignment with Strategic Plan: This item is in alignment with the following strategic area: Delivering Good Governance, Managing our Environment and Infrastructure, Building Economic Resilience, and Providing a Safe Community. This Bylaw aligns with these strategic areas by providing residents and businesses opportunities for development by red tape

reduction, flexibility, clarity, and an overall more user-friendly Land Use Bylaw that will better meet service needs and provide additional opportunities for growth and development within the municipal boundary of the City of Lloydminster.

Legal Review: Legal has reviewed Bylaw No. 05-2025 Land Use Bylaw.

Peer Review: Bylaw No. 05-2025 Land Use Bylaw has undergone an external peer review.

Governance Implications: Upon the final passing of Land Use Bylaw No. 05-2025, Bylaw No. 5-2016 and all applicable amendments shall be repealed.

Budget/Financial Implications: The Land Use Bylaw Update Project is an approved City of Lloydminster Capital Project.

Environmental Implications: N/A

Report Approval Details

Document Title:	Bylaw 05-2025, Land Use Bylaw.docx
Attachments:	<ul style="list-style-type: none"> - Attachment 1 LUB Alignment with MDP.docx - Bylaw No. 05-2025, Land Use Bylaw Update.docx - Schedule A Bylaw 05-2025 Land Use Bylaw.pdf
Final Approval Date:	Apr 2, 2025

This report and all of its attachments were approved and signed as outlined below:

Don Stang

Marilyn Lavoie

Dion Pollard