

Attachment “1”

Land Use Bylaw Alignment with the Municipal Development Plan (MDP):

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 MDP, Connection to Our Future. While the proposed Land Use Bylaw reflects the entire broad vision of the MDP, summarized in the table below are some of the specific MDP policies addressed by Bylaw No. 05-2025 Land Use Bylaw.

MDP Policy	How Bylaw No. 05-2025, Land Use Bylaw Implements the MDP
3.3 Downtown Redevelopment	<p>The MDP encourages the City to continue downtown redevelopment through the support of the Downtown Area Redevelopment Plan (DARP) and supporting the development of mixed use developments to create vibrant public spaces and pedestrian focused retail opportunities.</p> <p>Proposed Bylaw No. 05-2025 supports this through the implementation of a DARP Overlay directly reflecting the vision of the DARP and reducing red tape for the ongoing redevelopment of downtown Lloydminster.</p>
4.5.1 Complete Neighbourhoods	<p>The MDP directs that the City shall facilitate the development of complete neighbourhoods by ‘including a mix of uses, a variety of housing types and enhanced streetscape design’.</p> <p>Proposed Bylaw No. 05-2025 supports this by allowing for more flexibility of uses and simplifying land use districts to allow for more mixing of uses within neighbourhoods.</p>
4.5.2 Redevelopment & Intensification	<p>The MDP encourages redevelopment and intensification within areas that are ‘prone to revitalization and where existing infrastructure already exists to support intensification’.</p> <p>Proposed Bylaw No. 05-2025 supports this through the simplification of land use districts allowing for more mixing of uses in districts, reducing red tape for residential redevelopment, and introducing a DARP Overlay to support intensification in areas where it is suitable.</p>
4.5.3 Primary Corridors	<p>The MDP directs that primary corridors should include features to ‘enhance visual appeal’ and that properties located on these corridors should ‘contribute towards creating a welcoming image for the travelling public’. It also directs that the City should investigate opportunities to ‘exercise better design control over development along major roadway corridors and entranceways’.</p> <p>Proposed Bylaw No. 05-2025 supports this through the implementation of a new building design and character section of the Bylaw, a revamped landscaping section, and improved sign regulations.</p>
4.5.8 High Quality Urban Design	<p>The MDP encourages high quality urban design throughout the City.</p> <p>Proposed Bylaw No. 05-2025 supports this through the implementation of a new building design and character section of the Bylaw, a revamped landscaping section, improved sign regulations, and more flexibility on what the Development Authority may require to be completed to receive a permit in areas where it may be appropriate to require urban design.</p>

4.5.17 Criteria for Multi-Unit Developments	<p>The MDP states that multi-unit developments should primarily be located in 'neighbourhood hubs, along collector roadways, and within close proximity to parks, schools, and commercial or institutional developments'.</p> <p>Proposed Bylaw No. 05-2025 supports this through the inclusion of a separate 'High Density Residential' District with specific requirements and primarily located in the areas indicated in the MDP.</p>
4.5.18 Secondary Suites, Garden Suites and Garage Suites	<p>The MDP directs that the Land Use Bylaw allow for secondary suites, garden and garage suites as a means of 'increasing the supply of attainable housing to new and existing neighbourhoods'.</p> <p>Proposed Bylaw No. 05-2025 supports this by allowing these uses as discretionary use in Low Density Districts, and as a permitted use in Medium and High Density Districts. Additionally, there have been regulations added to reduce red tape to these developments while ensuring they are limiting the impact on neighbouring sites.</p>
4.5.20 Setbacks from Noxious Industry	<p>The MDP encourages that development be adequately setback from any industry that may have noxious impacts on surrounding areas.</p> <p>Proposed Bylaw No. 05-2025 supports this through the implementation of larger setbacks for industrial uses and requiring minimum separation distances for development that may have a negative impact on surrounding areas. Developments with required separation distances include Community Support Centres, Cannabis Establishments, Retail Stores specializing in alcohol sales, and Adult Services.</p>
4.5.25 Railway Proximity Mitigation	<p>The MDP directs that development within proximity of the railway include adequate noise and landscaping mitigation measures to ensure safety.</p> <p>Proposed Bylaw No. 05-2025 supports this through stating that the Development Authority may require development within 1 km of the railway to comply with the <i>Canadian Guidelines for New Development in Proximity to Railway Operations</i>.</p>
4.5.36 Attainable Social Services	<p>The MDP directs that 'the City shall continue to offer support to community programs that offer social programs'.</p> <p>Proposed Bylaw No. 05-2025 supports this through implementing new regulations surrounding Community Support Centres that provide clear regulations on the requirements of these developments and work towards mitigating negative impacts on surrounding properties and creating clear classifications for varying levels of social services in the City.</p>
4.5.37 Attainable Housing	<p>The MDP directs that the City facilitate 'residential development that offers innovative and alternative design features that broaden the range of attainable and supportive housing choices'.</p> <p>Proposed Bylaw No. 05-2025 supports this through reducing red tape around all residential development, not classifying affordable housing and attainable housing as a care facility with separate regulations, and through simplifying land use districts and residential regulations to allow for a broader variety of residential development and innovative ideas to flourish.</p>

4.6.1 Airport Vicinity Area Development	<p>The MDP directs that land around the airport be developed in accordance with the City's Airport Master Plan.</p> <p>Proposed Bylaw No. 05-2025 supports this through the simplification of the land use districts around the airport and the implementation of an airport overlay to ensure safe development in the area.</p>
Mobility and Connectivity	<p>The MDP frequently directs that development shall be developed with enhanced walkability and connectivity to other developments.</p> <p>Proposed Bylaw No. 05-2025 supports this through increasing the flexibility of uses within districts to facilitate a mixing of uses within districts and the implementation of a consolidated building design and character section that promotes increased walkability and connectivity between sites.</p>