



**City of Lloydminster
Request for Decision (RFD)**

Subject Matter: Bylaw No. 20-2023 Land Use Bylaw No. 5-2016 Map Amendment – R1 – Single Detached Residential District to RD – Recreation District

Department: Operations

Presented By: Natasha Pidkowa

Council Meeting Date: July 17, 2023

Recommendation:

That Council grant second reading to Bylaw No. 20-2023, a Bylaw to amend Land Use Map, being Part IV to Bylaw No. 5-2016 as per Schedule 'A'.

That Council grant third and final reading to Bylaw No. 20-2023, a Bylaw to amend Land Use Map, being Part IV to Bylaw No. 5-2016 as per Schedule 'A'.

Issue: To amend Land Use Bylaw No. 5-2016 (LUB) to allow for the expansion of adjacent park space (RD – Recreation District) located at 3102 41 Avenue; legally described as Lot 43, Block 7, Plan 102194276.

Background: An application to amend Bylaw No. 5-2016, Land Use Bylaw was submitted to the City of Lloydminster by the Developer for the redistricting of a parcel of land within the Aurora Subdivision located at 3102 41 Avenue from R1 - Single Detached Residential District to RD – Recreation District.

The purpose of the Single Detached Residential District (R1) as defined in the LUB is:

"to provide areas for low-density housing, primarily in the form of Single-detached residential Dwellings."

The purpose of the Recreation District (RD) as defined in the LUB is:

"to provide lands for active and passive recreational uses."

The intent of the Developer, should Bylaw No. 20-2023 be approved by Council, will be to submit a Development Permit to allow for a community space (potentially to include a playground and splash pad) in the Aurora Subdivision located at 3102 41 Avenue; legally described as Lot 43, Block 7, Plan 102194276.

This Bylaw amendment is only giving consideration to Land Use. Future approval to facilitate development will be subject to further review from Planning and Engineering through the approval of a Development Permit.

Planning Administration conducted a review to ensure there is compliance with the City's Municipal Development Plan and other applicable Bylaws and Policies.

There have been no changes to Bylaw No. 20-2023 since first reading was granted during the June 19, 2023 Regular Council Meeting.

Communication: Referrals seeking public feedback were circulated to internal departments, external agencies, and adjacent landowners with the referral period ending June 19, 2023.

Discussion occurred and comments were received pertaining to concerns around the proximity of the playground to the adjacent roundabout. These comments have been shared with the applicant and will be considered in future development plans. Through the review of the Development Permit Application, Administration, comprised of both Planning and Engineering will work diligently with the Developer to ensure concerns raised are addressed and mitigated.

A Public Hearing for Bylaw No. 20-2023 was held during the Regular Council Meeting on July 17, 2023.

Options:

1. That Council approve all motions as indicated in the Recommendation above.
2. That Council not approve Bylaw No. 20-2023, a Bylaw to amend Land Use Map, being Part IV to Bylaw No. 5-2016 as per Schedule 'A'.
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: Managing our Environment and Infrastructure. The proposed Land Use Bylaw amendment will allow for increased outdoor amenities in the area by providing a playground.

Legal Review: Legislative Services conducted a review of Bylaw No. 20-2023.

Governance Implications: To allow for the development of a community space within this District, an amendment to Land Use Bylaw No. 5-2016 is required.

The application to amend Land Use Bylaw No. 5-2016 Map Amendment (R1 to RD), aligns with objectives as outlined in Bylaw No. 14-2023, Municipal Development Plan, such as, and not limited to, Section 4.4 Community Health - Mobility and Connectivity 4.5.28 – Distribution of Public and Open Space and Parks:

"The City shall work to incrementally expand its parks and open space systems to create an interconnected network of parks and open spaces".

Budget/Financial Implications: N/A

Environmental Implications: N/A



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Report Approval Details

Document Title:	Bylaw No. 20-2023 Land Use Bylaw No. 5-2016 Map Amendment R1-Single Detached Residential District to RD-Recreation District.docx
Attachments:	- Bylaw 20-2023 Amendment to Bylaw No. 5-2016_R1 to RD.docx
Final Approval Date:	Jul 10, 2023

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

Task assigned to Don Stang was completed by delegate Doug Rodwell

Doug Rodwell

Dion Pollard