



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

**Subject Matter: Bylaw No. 21-2023, Land Use Bylaw No. 5-2016 Text Amendment to add Garden Suite in DC1-Direct Control #1 District**

**Department: Operations**

Presented By: Natasha Pidkowa

**Council Meeting Date: July 17, 2023**

**Recommendation:**

That Council grant first reading to Bylaw No. 21-2023, a Text Amendment to Land Use Bylaw No. 5-2016 and that Council establish a Public Hearing to be held during the August 21, 2023 Regular Council Meeting at 2:00 pm.

**Issue:** Planning received a Text Amendment application pertaining to Land Use Bylaw No. 5-2016 (LUB) to allow for a Garden Suite to be located in a DC1 – Direct Control #1 District.

**Background:** Applications submitted to the City in lands designated as a Direct Control #1 District are required to be presented to Council for decision.

DC1 – Direct Control #1 District, per the LUB Section DC1.1 states:

*"The purpose of this District is to accommodate high density residential, offices, and multi-purpose commercial uses such that by limiting the range of specific land uses and establishing sensitive site development regulations impacts on abutting properties are minimized."*

Garden Suite is defined as per LUB Section 1.5.6.32 as:

*"A single-story accessory dwelling, which is located in a building separate from the Principal Use which is a Single-detached Dwelling."*

A Text Amendment to the LUB to allow for a Garden Suite to be located in a DC1 – Direct Control #1 District the LUB will not only affect one single parcel districted as DC1 – Direct Control #1 District it will affect all current and future lands designated DC1 – Direct Control #1 District.

All other provisions of the LUB will still apply to the District. Administration has reviewed this LUB Text Amendment against the Municipal Development Plan and any other applicable City bylaws and policies.

Section 5.13 Garage Suites and Garden Suites identifies additional regulations pertaining to this use. These regulations include items such as, but not limited to, rear lane access and acts as a secondary use to a Single Detached Dwelling (principle use).

**Communication:** Referrals seeking public feedback were distributed to internal departments, external agencies, and adjacent landowners with the referral period ending July 19, 2023. No concerns were submitted to Administration.

**Options:**

1. That Council grant first reading to Bylaw No. 21-2023, a Text Amendment to Land Use Bylaw No. 5-2016 and that Council establish a Public Hearing to be held during the August 21, 2023 Regular Council Meeting at 2:00 pm.
2. That Council not approve Bylaw No. 21-2023, a Text Amendment to Land Use Bylaw No. 5-2016.
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. This will allow for an increase in density to provide additional housing opportunities in the Downtown Area Redevelopment area.

**Legal Review:** Legislative Services has conducted a review of Bylaw No. 21-2023.

**Governance Implications:** In order to allow development of a Garden Suite in a DC1 – Direct Control #1 District an amendment to the Land Use Bylaw No. 5-2016 will be required.

The application for a Text Amendment to Land Use Bylaw No. 5-2016 aligns with objectives outlined in Bylaw No. 14-2023, Municipal Development Plan, such as, and not limited to Section 4.5.18 Secondary Suites, Garden Suites and Garage Suites:

*"The City shall allow the development of secondary suites, garden suites, and garage suites in accordance with the Land Use Bylaw as a means of increasing the supply of attainable housing to new and existing neighbourhoods."*

Upon granting first reading to Bylaw No. 21-2023, it is recommended Council establish a Public Hearing to be held during the Regular Council Meeting on August 21, 2023 at 2:00 pm.

**Budget/Financial Implications:** N/A

**Environmental Implications:** N/A



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**Report Approval Details**

Document Title:	Bylaw No. 21-2023, LUB No. 5-2016 Text Amendment, Garden Suite in DC1 - Direct Control 1 District.docx
Attachments:	- Bylaw 21-2023 LUB No. 5-2016 Text Amendment DC1 - Direct Control District - Garden Suite - SR.docx - Redacted Application.pdf - Location Sketch - DC1.pdf - 5.13 Garage Suites and Garden Suites.pdf
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