



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

Subject Matter: New Construction of a Single Detached Dwelling in Direct Control District 1 (DC1)

Department: Operations

Presented By: Natasha Pidkowa

Council Meeting Date: June 24, 2024

Recommendation:

That Council approve the application for new construction of a Single Detached Dwelling located at 5016 47 Street, Lloydminster, AB, legally described as Lot 23, Block 8, Plan 952 4972, in the Direct Control District 1 subject to the conditions as per attached Schedule A.

Issue: Construction of a new Single Detached Dwelling in a DC1, Direct Control #1 District, proposed at 5016 47 Street, legally described as Lot 23, Block 8, Plan 952 4972 is located in the downtown core. All applications in the DC1, Direct Control #1 District are subject to Council approval.

Background: Planning Administration received an application for New Construction of a Single Detached Dwelling in the DC1 – Direct Control District 1 (DC1) on May 24, 2024 to be located at 5016 47 Street.

During the review of the application, Administration concluded the use of a Single Detached Dwelling is Discretionary in this District. The proposed location is within the DC1, which, as per Land Use Bylaw No. 5-2016 states:

"The purpose of this District is to accommodate high density residential; office and multi-purpose commercial uses such that by limiting the range of specific land uses and establishing Site development regulations impacts on Abutting properties are minimized."

An advertisement was placed in the Meridian Source on May 30, 2024, and letters were sent to all landowners within a 30-metre radius of the subject property boundaries. Notification was also submitted to the Downtown Area Redevelopment Committee (DARC) for review and comments. The referral period ended on June 13, 2024, with a couple of inquiries, but no concerns submitted.

Based on the City's Land Use Bylaw No. 5-2016, since the subject lands are within the DC1 – Direct Control District approval must be granted by City of Lloydminster Council. All other provisions of the LUB will still apply to the District.

Options:

1. That Council approve the application for new construction of a Single Detached Dwelling located at 5016 47 Street, Lloydminster, AB, legally described as Lot 23, Block 8, Plan 952 4972 in the Direct Control District 1 subject to the conditions as per attached Schedule A.

2. That Council not approve the application for new construction of a Single Detached Dwelling located at 5016 47 Street, Lloydminster, AB legally described as Lot 23, Block 8, Plan 952 4972 in the Direct Control District 1.
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: Building Economic Resilience. To encourage development and support resiliency in the downtown core.

Legal Review: N/A

Governance Implications: As per the City of Lloydminster's Land Use Bylaw No. 5-2016, approvals for development in a DC1 – Direct Control #1 District are to be presented for Council's consideration.

This application meets recommendations outlined in the City of Lloydminster's Municipal Development Plan – Connection to Our Future:

Section 4.1.5. Pedestrian-oriented Developments in Downtown - The City shall promote pedestrian-oriented mixed-use developments in the downtown to reposition as a focal point in the city with a wide range of uses including retail, office, arts, culture, housing, civic, and entertainment facilities.

Budget/Financial Implications: Upon construction completion the property tax for the new development will be adjusted accordingly.

Environmental Implications: N/A



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Report Approval Details

Document Title:	New Construction of a Single Detached Dwelling in Direct Control 1 (DC1) District.docx
Attachments:	<ul style="list-style-type: none">- Schedule A.docx- 7-304 Granular Drainage Overland Discharge (Rev4).pdf- 7-305 Weeping Tile Overland Discharge (Rev4).pdf- Pre-requisites to meter installation - April 2017.pdf- Site Condition Form.pdf- Development Permit24_4219_DC1_Single Detached Dwelling.pdf- Location Sketch DP24_4219.pdf
Final Approval Date:	Jun 18, 2024

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

Don Stang

Marilyn Lavoie

Dion Pollard