



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

Subject Matter: Bylaw No. 12-2024 Bylaw No. 12-2024 Land Use Bylaw Map Amendment, Redistricting from UT-Urban Transition to R1-Single Detached Residential District, PU-Public Utility District and RD-Recreation District

Department: Operations

Presented By: Natasha Pidkowa

Council Meeting Date: December 16, 2024

Recommendation:

That Council grant second reading to Bylaw No. 12-2024, a bylaw to amend the Land Use Map, being Part IV to Bylaw No. 5-2016 as presented.

That Council grant third and final reading to Bylaw No. 12-2024, a bylaw to amend the Land Use Map, being Part IV to Bylaw No. 5-2016 as presented.

Issue: To amend the Land Use Map, being Part IV to Land Use Bylaw No. 5-2016 (LUB) to allow for residential development in compliance with regulations of the R1 – Single Detached Residential and adjacent support park spaces to be located in Lakeside; legally described as Lot 30, Block 5, Plan 222 1544, Lots 26-36, Block 13, Plan 222 1544, Lots 37-42, Block 13, Plan 242 1180, Lots 31-40, Block 5, Plan 242 1180, walkway lot within Block 5, Plan 242 1180 and Lot 1, Block F, Plan 122 2785, and Lots 75 & 76 MR, Block 2, Plan 202 0044, all within S.E.1/4 Sec.26-Twp.49-Rge. 01-W4M as per attached Bylaw No. 12-2024.

Background: A redistricting of the lands described above was processed by Administration and approved by Council in 2012, however when the Land Use Bylaw was revised in 2016 (LUB No. 5-2016) that amendment was overlooked, and the lands reverted to the previous designation being UT – Urban Transition. Planning Services is bringing forward this amendment to Land Use Bylaw No. 5-2016 (land use map) to bring the lands into conformance, as previously approved.

More recently, the Developer has obtained approval on Bylaw 9-2019 being the Lakeside Area Structure Plan which allows for the City to provide consideration to land use in order to facilitate development.

This proposed amendment is in conformance with both the City’s Municipal Development Plan: Connection To Our Future, Bylaw 14-2023, and the Lakeside Area Structure Plan, Bylaw 9-2019.

The purpose of the Urban Transition (UT) District as described in the LUB is:

"to allow for a limited range of agricultural and rural land use activities in a relatively undeveloped state to allow for the orderly, efficient, and logical extension of urban servicing and development. "

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

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

The purpose of the Public Utility (PU) District as described in the LUB is:

"to accommodate Developments that provided for public consumption, benefit convenience or use."

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

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

The intent of this amendment is to allow for the continued development of the neighborhood in accordance with all bylaws and policies as approved by the City of Lloydminster. All future Development Permit Applications for these lands will be reviewed for compliance with the applicable sections of the Land Use Bylaw No. 5-2016.

In light of the Canada Post strike, referrals requesting public feedback pertaining to the bylaw amendment were distributed to the door of the adjacent properties and forwarded to internal and external departments in accordance with the Land Use Bylaw No. 5-2016 on November 21, 2024. There were over 120 letters hand delivered to residents adjacent to the proposed redistricting.

At the time of writing this report, Planning Services received comments from one adjacent landowner. Planning is working together with Engineering to provide a response to their concerns presented, however it has been determined that they do not directly pertain to the application under consideration. Furthermore, responses were received from three external agencies stating no concerns. Finally, Planning has discussed this application with internal departments, while items for discussion were noted, they did not directly pertain to the application under consideration of Council in Bylaw No. 12-2024.

Council granted first reading to Bylaw No. 12-2024 during the November 25, 2024 Regular Council Meeting and a Public Hearing for Bylaw No. 12-2024 was held during the December 16, 2024 Regular Council Meeting.

Options:

1. That Council approve all motions as indicated in the Recommendation above.
2. That Council not approve Bylaw No. 12-2024, a bylaw to amend the Land Use Map, being Part IV to Bylaw No. 5-2016 as presented.
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. The proposed Land Use Bylaw amendment will allow for future residential development.



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Legal Review: Legislative Services has conducted a review of Bylaw No. 12-2024.

Governance Implications: To allow for residential development within this area, a map amendment to Land Use Bylaw No. 5-2016 is required.

The application to amend Land Use Bylaw No. 5-2016, Map Amendment (UT to R1) aligns with objectives as outlined in Bylaw No. 14-2023, Municipal Development Plan (MDP), such as, and not limited to, Section 4.5.7 Future Land Use Concept:

"The City shall make decisions regarding land use and development consistent with Map 5: Future Land Use Concepts and policies of this Municipal Development Plan."

Budget/Financial Implications: N/A

Environmental Implications: N/A



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Report Approval Details

Document Title:	Bylaw No.12-2024, LUB Map Amendment, Redistricting from UT to R1, PU and RD.docx
Attachments:	- Bylaw 12-2024 Amendment to Bylaw No. 5-2016_UT to R1.docx
Final Approval Date:	Dec 6, 2024

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

Don Stang

Marilyn Lavoie

Dion Pollard