

Lloydminster

Land Use Bylaw Update



Why is the City Updating the Land Use Bylaw?

- **Better align with existing City plans & policies including:**
 - **The Municipal Development Plan (MDP)**
 - **City Council Strategic Plan (2022 – 2025)**
 - **The Downtown Area Redevelopment Plan**
- **Provide clear, consistent & simple regulations for neighbourhood, commercial & residential development**
- **Support flexible housing options in the city**
- **Facilitate mixed-use areas (integration of residential & commercial development)**
- **Encourage economic growth**



Lloydminster Municipal Planning Hierarchy

**Municipal Government Act
&
Lloydminster Charter**

**Intermunicipal Development Plan
&
Official Community Plan**

Municipal Development Plan

Area Structure Plans

**Neighbourhood
Structure Plans**

**Land Use
Bylaw**

Increasing Level of Detail



What is a Land Use Bylaw?

- Legal document that governs land use & development within a municipality
- Outlines the rules, regulations, & district classifications for how land is developed

What is the Purpose of a Land Use Bylaw?

- Promote orderly & sustainable development
- Protect the environment & public health
- Guide the look, feel, & shape of Lloydminster
- Facilitate growth & economic development

What are Land Use Districts?

- **The Province of Alberta requires all municipalities to be organized into Land Use Districts to guide development**
- **Land Use Districts identify where residential, commercial & industrial uses can go**
- **Ensure incompatible uses are not built next to each other**
- **Define what types of buildings can be built where**



Alignment With the Municipal Development Plan

- **Alignment with the Future Land Use Concept Map (MDP Map 5)**
- **Alignment with vision for Lloydminster's Urban Form:**
 - **Complete Neighbourhoods (MDP 4.5.1)**
 - **Redevelopment and Intensification (MDP 4.5.2)**
 - **Primary Corridors (MDP 4.5.3)**
 - **High Quality Urban Design (MDP 4.5.8)**
 - **Setbacks from Noxious Industry (MDP 4.5.13)**
 - **Criteria for Multi-unit Developments (MDP 4.5.17)**
 - **Secondary Suites, Garden Suites & Garage Suites (MDP 4.5.18)**
 - **Railway Proximity Mitigation (MDP 4.5.25)**
 - **Airport Vicinity Area Development (MDP 4.6.1)**
 - **Attainable Social Services (MDP 4.5.36)**
 - **Downtown Redevelopment (MDP 3.3)**
 - **Attainable Housing (MDP 4.5.37)**



Phase 1

September - November 2023

- **Development of initial LUB context**
- **Identifying the needs of the community**
- **Data collection & research regarding best practices**
 - **Interacting with other municipalities**
 - **Engagement with internal departments**

The Land Use Bylaw Update Project

Phase 1 Completed Public Engagement

- **1 on 1 interviews & group sessions with interested parties**
 - **Community Organizations**
 - **Local Businesses**
 - **Interested Residents**
 - **Internal City Departments**
- **Digital & Paper Survey**
- **Pop-up information booths**
 - **Lloyd Mall**
 - **Timber Café**
 - **Servus Sports Centre (Border City Farmer's Market)**
- **October 20th, 2023 Public Open House**
- **Presentations at City Events**
 - **Lloydminster Economic Development Breakfast**
 - **Lloydminster Housing Conference**
- **City Council Project Update at Regular Session of Council**



Phase 2

November 2023 – April 2024

- **Rough drafting the LUB**
 - Initial context for Land Use Provisions
 - Initial Framework for Land Use Districts
- **Refining content based on the feedback from the initial engagement & from City Council engagement**
- **Deliverable of first draft LUB in April 2024**

The Land Use Bylaw Update Project

Phase 2 Completed Public Engagement

- **1 on 1 interviews & group sessions with interested parties**
 - Community Organizations
 - Local Businesses
 - Interested Residents
 - Internal City Departments
- **Pop-up information booths**
 - Lloyd Mall
 - Timber Café
 - Servus Sports Centre (Border City Farmer's Market)
- **Digital & Paper Survey**
- **City Wide Mailout**
 - Invitation to take the survey & view the draft LUB
- **March 20th, 2024 Public Open House**
- **City Council Project Update at Regular Session of Council**



Phase 3

April 2024 – February 2025

- **Refining the Draft LUB**
 - Addition of graphics
 - Updated mapping
 - Finalized organization
 - Finalization of Land Use Districts & Provisions
- **Delivery of first completed draft LUB to Council & the public in June 2024**
- **Refinement of Final LUB based on feedback from public & City Council**

The Land Use Bylaw Update Project

Phase 3 Completed Public Engagement

- **Draft LUB Review by internal and external professionals**
- **June 4th, 2024 Your Voice Event**
 - Launch of completed LUB draft
- **June 20th, 2024 Interested Party Lunch and Learn Event**
- **1 on 1 interviews & group sessions with interested parties**
- **City Wide Mailout**
 - Invitation to view the draft LUB & attend the Public Hearing
- **Pop-up information booths**
 - Lloyd Mall
 - Timber Café
 - Servus Sports Centre (Border City Farmer's Market)
 - Lloydminster Filipino festival
 - Lloydminster Downtown Festival
- **Presentation of LUB draft at August 12, 2024 GPC**
- **3 Week Public Referral Period**
- **October 7th, 2024 Public Hearing**



Public Engagement

By the Numbers

- **1000+ Residents Engaged**
- **500+ Survey Responses**
- **16 Pop-up Information Booths**
- **6 Community Organization Workshops**
- **5 Non LUB Focused Public Events Attended with Information Booths**
 - **3 Industry gatherings**
 - **2 Community Festivals**
- **4 LUB Focused Public Events Hosted**
- **2 Internal Department Workshops**



Key Proposed Updates:

High Level Changes

- Increased maximum lot coverage from 50% to 60%
- Increased powers of variance from 15% to 25% and more items allowed to be varied
- Inclusion of new City Map Index for easy navigation
- New additions to list of developments not requiring a permit
- Updated regulations to account for emerging trends:
 - Microbreweries
 - Community Gardens
 - Alternative Energy
 - Shipping Containers
- Updated and simplified parking regulations



Key Proposed Updates: Organization



Proposed LUB Landscaping Provisions Landing Page



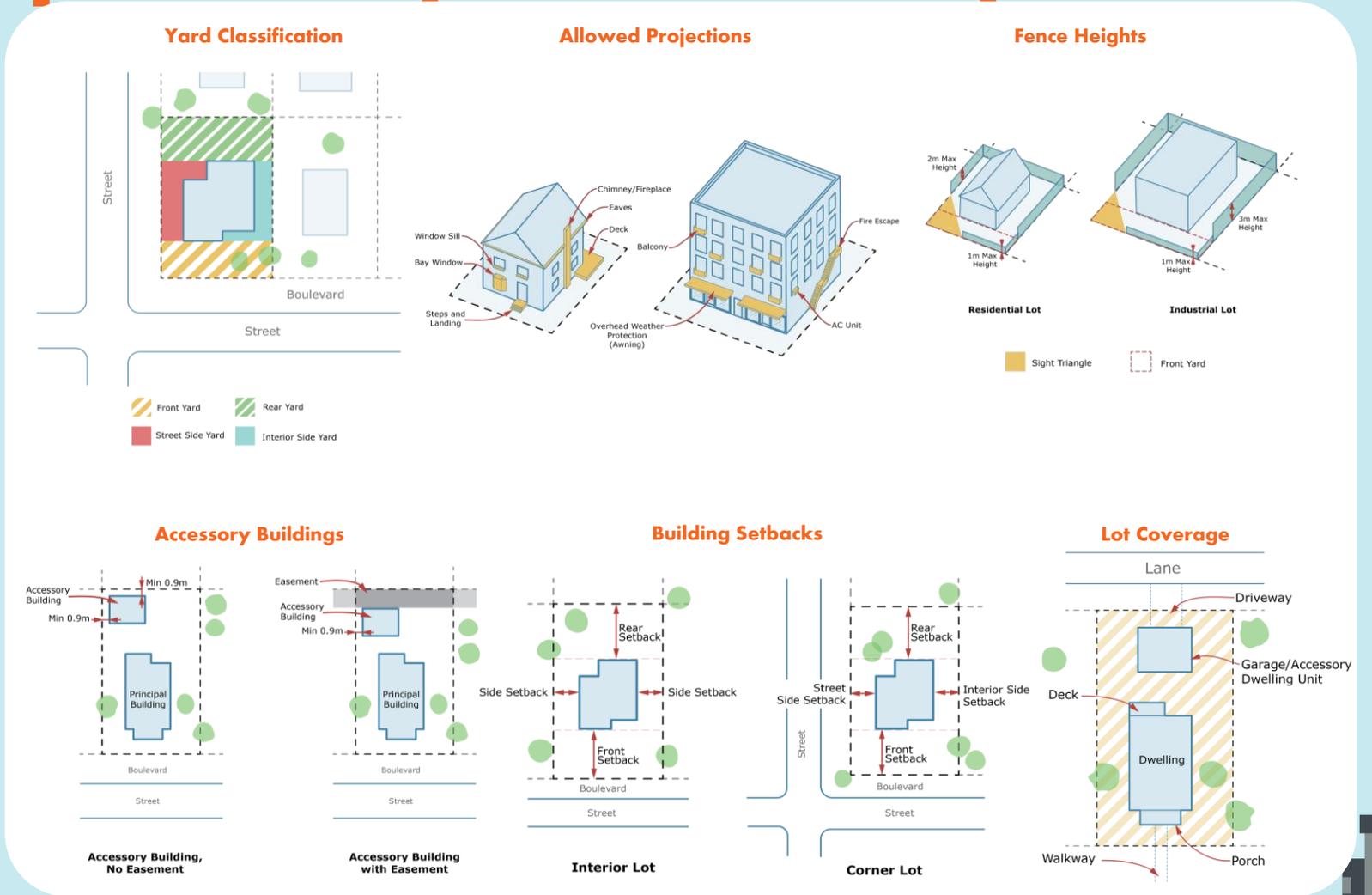
Proposed LUB Table of Contents

- Current Bylaw has a traditional layout that is difficult to interpret
- Updated layout and organization includes:
 - Improved page layout & table of contents
 - Colour coding
 - Digitized version with bookmarking and linking for easy navigation
 - Simplified language for easy interpretation
 - Improved organization of Bylaw sections for clarity



Key Proposed Updates: Graphics

- Current Bylaw graphics are outdated & difficult to interpret
- Updated graphics increase clarity & are easy to interpret
- New graphics added for clear interpretation of things like:
 - Yard classification
 - Housing types
 - Sign types
 - Grade calculation
 - Lot coverage
 - Fence heights & locations
 - Building Setbacks



Key Proposed Updates: Sign Provisions

Awning or Hanging Signs



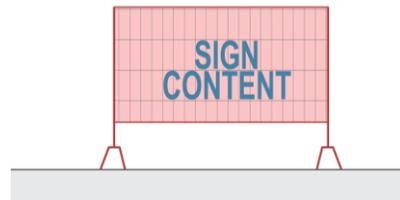
Sign Area & Copy Area



Inflatable Signs



Portable Signs

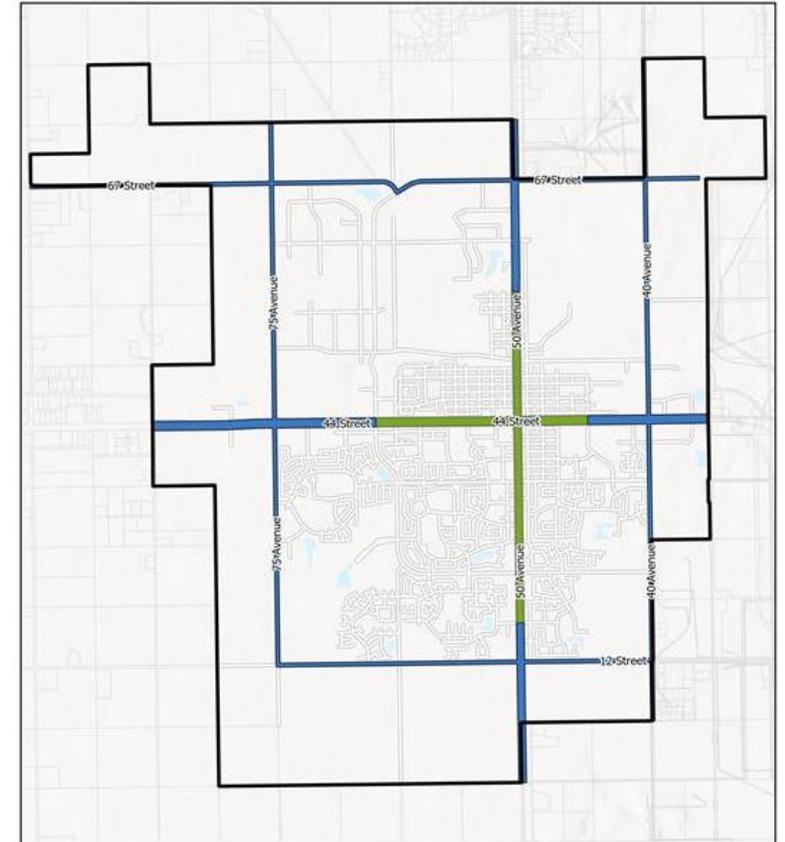


- **Current Bylaw has sign regulations integrated within the general development regulations that are difficult to find & interpret**
- **New sign section with clear definitions & provisions to create easy access and interpretation**
- **Addition of sign type graphics for clarity & easy calculation for sign area & copy area**
- **Updates to Sign Provisions include:**
 - **Clarified definitions to reduce confusion on sign types**
 - **Updated sign enforcement regulations**
 - **Increased clarity on where different sign types are allowed**



Key Proposed Updates: Portable Signs

- **Current Bylaw has relatively few regulations regarding portable signs**
 - **Lack of clear regulations create challenges in enforcement**
 - **Result is an extremely high number of portable signs that are placed without proper permitting**
- **Proposed Land Use Bylaw Portable Sign Regulations:**
 - **Portable signs may be approved for 30 days, 1 year, or 5 years (graduated pricing model)**
 - **Portable signs must be a minimum of 12.2 m from existing free standing signs & 50m from other portable signs**
 - **1 portable sign per lot smaller than 50 m in width (2 allowed on larger lots)**
 - **Portable signs may be permitted in road rights-of-way in approved areas of the City only, with specific separation distances**
 - **3 strike enforcement method to ensure compliance with the LUB**
 - **Strike 1: Issuance of a stop order and 3 days to comply**
 - **Strike 2: Immediate removal of the sign**
 - **Strike 3: Immediate removal and a fine**



Areas Allowing Portable Signs in Road Rights-of-Way



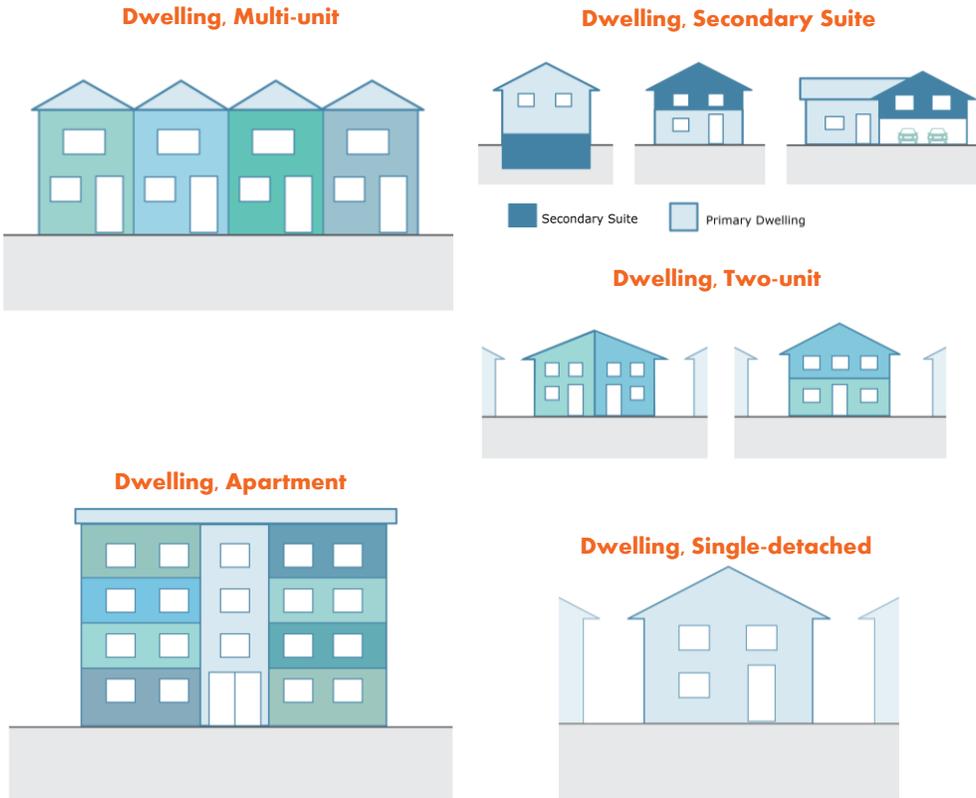
Key Proposed Updates: Land Use Districts

- **Current Bylaw has a large amount of highly specific Land Use Districts (28 Districts)**
- **Land Use Districts have been simplified to allow for a larger variety of uses to streamline development (18 proposed Districts)**
- **Flexibility in regulations & allowed development types facilitates a mixing of uses and a more efficient permitting process**
- **Updates to Land Use Districts include:**
 - **Simplification of Residential Districts from 7 to 4**
 - **Reduction of Direct Control Districts from 7 to 2**
 - **Creation of a Downtown Commercial District**
 - **Creation of a Recreation & Entertainment District**
 - **Creation of a Business Industrial District**
 - **Creation of a General Commercial District**



Proposed Land Use District Map

Key Proposed Updates: Residential Districts



Housing Type Graphics

Changes Made in Response to Council Direction and Public Hearing Feedback at October 7, 2024 Regular Council Meeting

- **Low Density Residential (LDR) District:**
 - Single Detached Dwellings & Secondary Suite Dwellings as Permitted Uses
 - 2 Unit Dwellings & Additional Dwelling Units (ADUs) as Discretionary Uses
- **Medium Density Residential (MDR) District:**
 - Multi-Unit Dwellings, Apartments, ADUs & 2 Unit Dwellings as Permitted Uses
 - Up to 6 Dwelling Units as Permitted, 7+ Units as Discretionary
- **High Density Residential (HDR) District:**
 - Multi-Unit Dwellings, Apartments & Mixed Use Buildings as Permitted Uses
 - Up to 50 Dwelling Units as Permitted, 51+ Units as Discretionary



Key Proposed Updates: Residential Density



Proposed Land Use District Map for a
Lloydminster Community

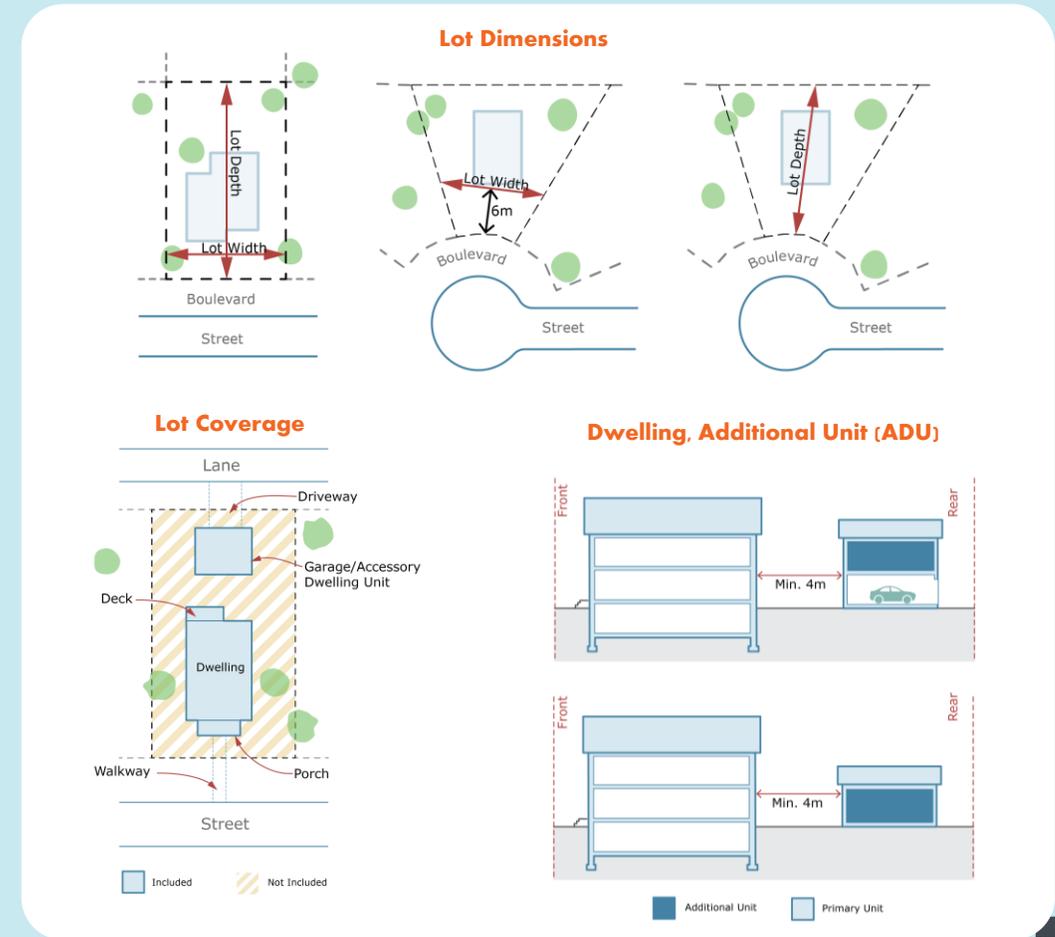
Changes Made in Response to Council Direction and Public Hearing Feedback at October 7, 2024 Regular Council Meeting

- **Low Density Residential (LDR) District:**
 - Maximum Density of 1-2 Dwelling Units/Lot, or
 - 15 Dwelling Units/hectare in Bare Land Condominiums
- **Medium Density Residential (MDR) District:**
 - Maximum density of 50 Dwelling Units/hectare
- **High Density Residential (HDR) District:**
 - Maximum density of 150 Dwelling Units/hectare



Key Proposed Updates: Flexible Housing Options

- **Allowance for development of ADUs on lots containing Single-detached or Two-unit Dwellings**
 - ADUs must meet all appropriate regulations (maximum of 1 per site, maximum height of 6 m)
- **Standardized regulations for housing types**
 - Addition of building design and character section of Bylaw
 - Housing must meet all appropriate regulations for the appropriate neighbourhood (architectural controls, HOA regulations etc.)
- **More flexibility in lot regulations to allow for more diversity in housing options**
 - Removal of minimum lot width requirement
 - Increase of maximum lot coverage to 60%
 - Increase of powers of variance to 25%



Key Proposed Updates: Community Support Centres

- **3 Classifications of Community Support Centre to allow for more flexibility in development locations**
 - **Community Support Centre, Warming Shelter**
 - Temporary use only allowed during winter months or during extreme heat conditions
 - **Community Support Centre, Minor**
 - Development with no overnight component (soup kitchen, counselling centre etc.)
 - **Community Support Centre, Major**
 - Development with overnight component (emergency shelter)
- **Proposed Land Use Bylaw Regulations**
 - Buffer Distance of 100 m from parks, schools, and childcare facilities for Major Community Support Centres
 - May be required to complete a Good Neighbour Commitment and/or a Safe Environment Assessment



Phase 3.1

February 2025 – Completion

Next Steps:

Public Engagement Opportunities:

- 1 on 1 interviews with interested parties available upon request (February 18 to March 21, 2025)
- **Public Referral Period (March 3 to March 21, 2025)**
 - Opportunity for the public to issue formal feedback on the finalized Bylaw
- **Public Hearing (proposed for April 28, 2025 at 2:00 pm)**
 - Opportunity for the public to speak directly to City Council regarding the finalized Bylaw

WE ARE HERE

April 7, 2025:

(Proposed Date)

Presentation of Proposed LUB for First Reading

May 5, 2025:

(Proposed Date)

Second & Third Reading of Proposed LUB

February 10, 2025:

Presentation of Finalized LUB at GPC

April 28, 2025:

(Proposed Date)

Public Hearing For Proposed LUB

