

March 3, 2025

Land Use Bylaw Update
External Referral
Our File: PD 23-20

The City of Lloydminster has completed a comprehensive review and update of the draft of the proposed Land Use Bylaw. Should this document be approved through bylaw, it will repeal the existing Land Use Bylaw 5-2016. The proposed Land Use Bylaw has been presented to City Council during the February 10, 2025, Governance and Priorities Committee Meeting and is anticipated to receive first reading during the April 7, 2025 Regular Council Meeting. At the April 7, 2025 Regular Council Meeting, Council will establish a date and time for the Public Hearing (anticipated to be held April 28, 2025 at 2:00 pm MST).

The draft Land Use Bylaw affects every parcel of land within Lloydminster by updating the provisions and regulations regarding all development. Planning has been collecting information and identifying trouble spots in the current Land Use Bylaw since 2018 and the official update of the Bylaw was approved by City Council in the 2022 Capital Budget Cycle in November 2021. Beginning in September 2023, the project team began the formal review, update, and drafting of the new Land Use Bylaw and after engaging with the community, working with internal and external interested parties, and receiving a legal review are carrying the proposed Bylaw to council.

Following the presentation to Council and Public Hearing in Q4 2024, Planning Services made the amendments to the draft Land Use Bylaw as directed by motion of Council.

The intention of Land Use Bylaw update was to create a document that is easier to interpret for both the public and developers, better aligns with the plans and policies of Lloydminster, accounts for new growth in the community, better provides for the needs of the City's residential and commercial development, reduces red tape for development, and facilitates economic growth.

A complete version of the proposed Land Use Bylaw, along with the newspaper advertisement providing an overview of the project and the changing land use districts is attached in this letter.

Planning is currently in the process of obtaining feedback from internal departments, external agencies, and landowners through formal letter and email correspondence, and through 1 on 1 information sessions with Planning Services. Following the legislated review period, Planning will present a recommendation to Council for consideration. If approved by Council, the updated Land Use Bylaw will come into effect and the current Land Use Bylaw (05-2016) will be repealed immediately following the second, third and final reading of the Bylaw.

To view the draft Land Use Bylaw in its entirety, and all additional supporting documents relating to the Land Use Bylaw Update please visit lloydminster.ca/landusebylaw.

Attachments:

1. Newspaper advertisement for the first reading of the Land Use Bylaw
2. Complete Draft Copy of the Land Use Bylaw

Comments or concerns will be collected until March 24, 2025, at 5:00 pm local time.

Due to the undersigned being out of the office until March 18, 2025; for further inquiries regarding the application, or to meet with a member of the Planning Services Team to further discuss the draft Land Use Bylaw please contact Natasha Pidkowa, Manager, Planner at (780) 874-3700 ext. 2606 or nidkowa@lloydminster.ca quoting our file number (PD 23-20) and cc'ing the undersigned at dwilde@lloydminster.ca.

Sincerely,

SEVERED

Dan Wilde
Planner, Policy and Development
Operations Centre

City of Lloydminster Public Referral

**Intent:**

To replace the current Land Use Bylaw (LUB) 5-2016 with an updated LUB.

The City of Lloydminster has completed a comprehensive review and update of the current LUB, Bylaw 5-2016, and are preparing to present the updated LUB to City Council for their approval. The proposed LUB will update the existing Land Use Districts, the permitted and discretionary uses in each district, and the regulatory environment, which will guide development. This review and update to the LUB has been completed by the City's Planning Services Team at the direction of City Council. Throughout the project, the City engaged with the community and considered the input received to create a Lloydminster-specific bylaw. The proposed LUB's intent is to simplify development in the city by reducing red tape, allowing for a broader range of uses in each district, simplify the language used throughout the document to support use and interpretation, consolidate the highly specific districts to fewer, more flexible districts, and include items not considered in the current bylaw.

This change will result in the majority of districts throughout the City being replaced with updated versions. As per the proposed LUB, the new Land Use Districts are as follows:

Public Service Districts:

CS - Community Services District
PU - Parks & Utility District
UT - Urban Transition District
MA - Municipal Airport District

Commercial Districts:

GC - General Commercial District
NC - Neighbourhood Commercial District
CC - Corridor Commercial District
DTN - Downtown Commercial District
RE - Recreation & Entertainment District

Residential Districts:

LDR - Low Density Residential District
MDR - Medium Density Residential District
HDR - High Density Residential District
RMH - Residential Manufactured Home District

Industrial Districts:

BI - Business Industrial District
MI - Medium Industrial District
HI - Heavy Industrial District

Direct Control Districts:

DC1 - Direct Control Casino
DC2 - Direct Control Couplet

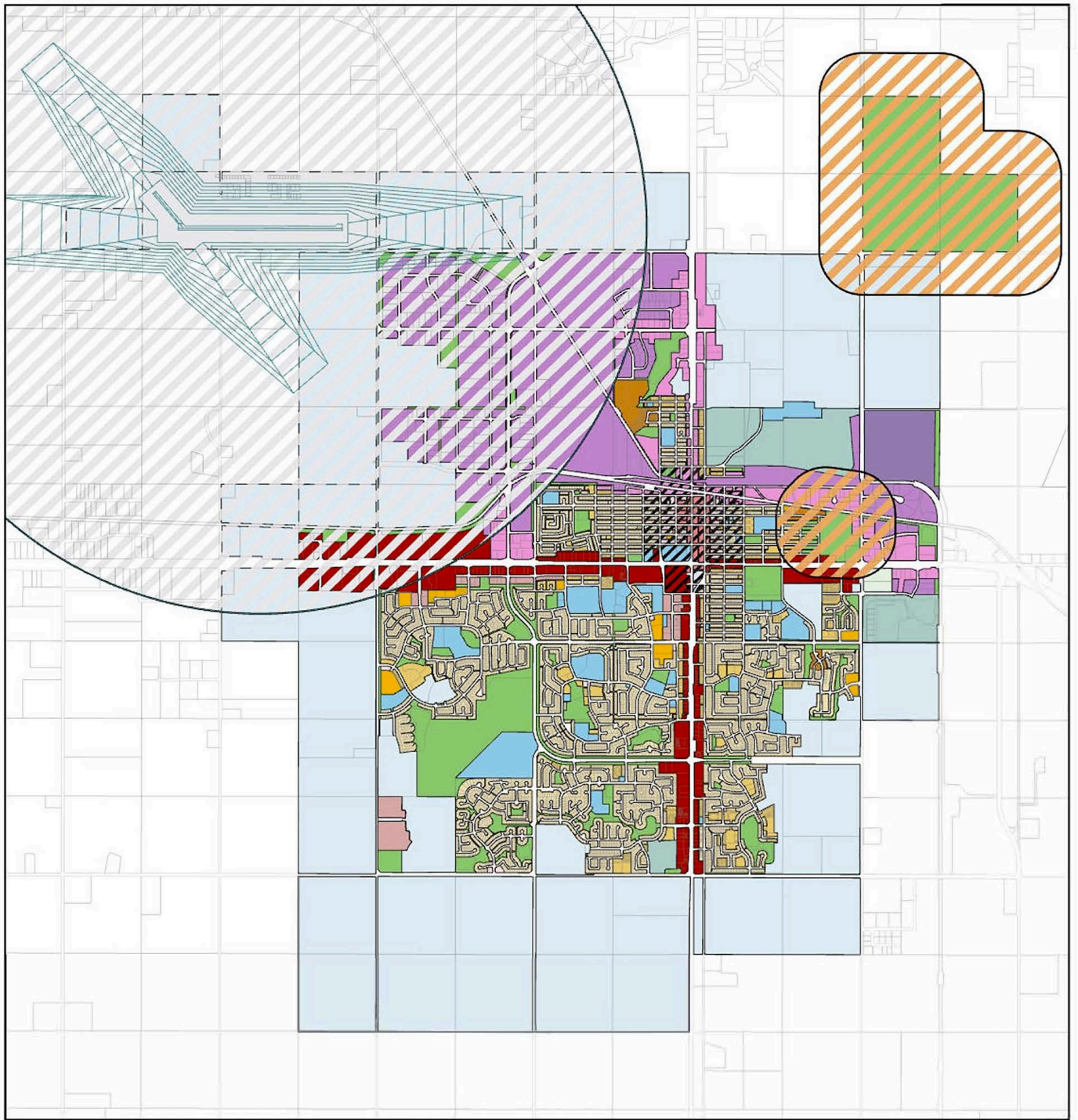
Additional Information:

City Administration began documenting gaps and challenges with LUB 5-2016 in 2018 and continued doing so until the formal LUB Review and Update project began in September 2023. The project continued until February 2025 where the draft Bylaw was presented to City Council during the February 10, 2025, Governance and Priorities Committee (GPC) meeting. Throughout this time, Planning Services engaged with members of the public through a variety of public events, surveys and small group workshops. From this engagement, the team interacted and received input from over 1000 interested members of the community and received over 500 survey responses. The feedback received from the community informed the project and ensured that the perspectives of residents, business owners, community groups and more were heard throughout the LUB review process.

Affected Area: Upon City Council's approval, which includes the 2nd and 3rd and final reading of the Bylaw, this legislation will take effect immediately and Bylaw 5-2016 will be repealed. If approved, the legislation will affect all current and future lands within the City of Lloydminster. The proposed Land Use Bylaw will be reviewed against the Municipal Development Plan (MDP), Downtown Area Redevelopment Plan (DARP), and any other applicable City Bylaws and Policies.

Comment Deadline:

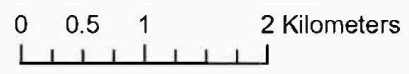
Comments are being collected until the end of the day on March 27, 2025. Any comments or concerns can be expressed in writing by emailing planning@lloydminster.ca or calling Planning Services at 780-874-3700. Should you wish to meet with Planning Services to discuss questions or concerns, please contact the above at your earliest convenience.



-  Downtown Area Redevelopment Plan (DARP) Overlay
-  Landfill Buffer 450m (Operating/ Non-Operating)
-  Airport Protection Overlay
-  BI - Business Industrial
-  CC - Corridor Commercial
-  CS - Community Services
-  DC1 - Direct Control Casino
-  DC2 - Direct Control Couplet

-  DTN - Downtown Commercial
-  GC - General Commercial
-  HI - Heavy Industrial
-  HDR - High Density Residential
-  LDR - Low Density Residential
-  MA - Municipal Airport
-  MDR - Medium Density Residential
-  MI - Medium Industrial

-  NC - Neighbourhood Commercial
-  PU - Parks & Utility
-  RE - Recreation & Entertainment
-  RMH - Residential Manufactured Home
-  UT - Urban Transition



This map includes the updated proposed districts for the City of Lloydminster. View the draft Land Use Bylaw and all information regarding the update at lloydminster.ca/landusebylaw