



September 24, 2024

City File #: PD 23-20

City of Lloydminster
4420 – 50th Avenue
Lloydminster, AB/SK
T9B 0W2

RE: Land Use Bylaw Update

The County of Vermilion River (the “County”) would like to thank you for your letter dated September 4, 2024 in response to observations communicated to the City of Lloydminster (the “City”) on August 29, 2024.

While the County appreciates your response, the County remains concerned about certain aspects of the proposed changes to the City of Lloydminster Land Use Bylaw (the “LUB”). To clarify our position, please consider the following:

Subsection 3.21 – Table 1 “Use of land by the City”

- The phrase “...in connection with any public utility...” may be misinterpreted as allowing for any “use of the land by the City” without going through the standard development and public engagement process. The County believes that this interpretation could potentially undermine the intent of the LUB.

Subsection 3.8.2 – Referral of Application

- The response from the City suggests that the referral area must be mutually agreed upon by both municipalities. However, the County believes that the LUB does not intend for joint referral areas to extend beyond the boundaries of either municipality. Relying on outdated documents for reference can lead to confusion and inconsistencies.

Section 9.3 – Urban Transition (UT) District

- While the response provided by the City has indicated that “...future development of rural areas on the periphery of the City must be done in conjunction with existing statutory plans, and at the appropriate time”, the proposed Urban Transition (the



“UT”) district may conflict with those plans. It is understood that the UT district is a placeholder for higher level planning, which could lead to future inconsistencies and conflicts as the urban area expands.

The County appreciates the corrections made to the non-legible maps and diagrams, the County believes that clear and legible materials are essential for a thorough review process. When public documents contain unclear elements, it can hinder our ability to assess potential impacts on County property and residents. This can also lead to concerns about inconsistencies between the text, tables, diagrams and maps.

Regards,