



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 5-2016 and are preparing to recommend approval to City Council. The proposed LUB will update the existing Land Use Districts, the permitted and discretionary uses in each district and the regulatory environment guiding development in the City. This review and update to the LUB has been completed by the City's Planning Department at the direction of City Council. Throughout the update process the City engaged with the community and took into consideration the input received from the public 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, simplifying the language used throughout the document to facilitate easy use and interpretation, consolidating many, highly specific, districts to fewer, more flexible districts, and the inclusion of items not considered in LUB 5-2016.

This change will result in the majority of districts throughout the City being replaced with updated versions of their existing district.

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
DTN - Downtown Commercial District
RE - Recreation & Entertainment District

Residential Districts:

LDR - Low Density Residential District
MDR - Medium 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 beginning in 2018 and continued doing so until the formal LUB Review and Update project began in September 2023.

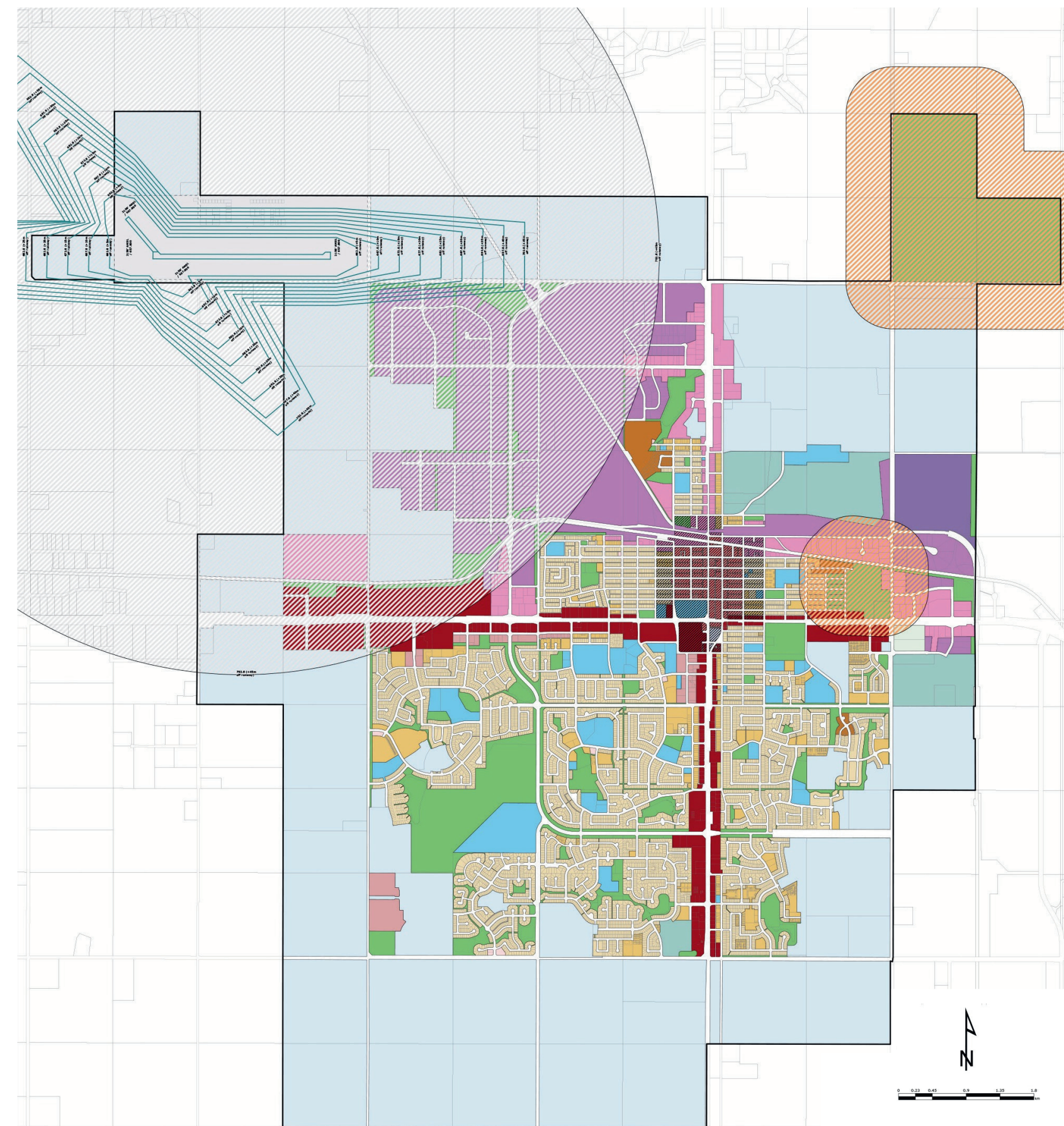
The Update project continued until August 2024 where the proposed Bylaw was presented to City Council during the August 12, 2024, Governance and Priorities Committee (GPC) meeting. Throughout this time frame the Project team engaged with members of the public through a variety of public events, 2 surveys, and multiple small group workshops. From this engagement, the team interacted and received input from over 900 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: This Bylaw, if approved by Council, will affect all current and future lands within the City of Lloydminster and will come into effect immediately at the passing of the Bylaw following the 2nd, 3rd and final reading of the Bylaw, at which time Land Use Bylaw 5-2016 will be repealed.

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 September 5, 2024. Any comments or concerns can be expressed in writing by emailing planning@lloydminster.ca or call Planning at 780-874-3700. Should you wish to meet with a member of the Project Team to discuss questions or concerns, please contact the above at your earliest convenience.



Legend

City Boundary	Land Use Districts	CC - Corridor Commercial	BI - Business Industrial	UT - Urban Transition
Parcel	LDR - Low Density Residential	DTN - Downtown Commercial	CS - Community Services	DC1 - Direct Control Casino
Airport Protection Overlay	MDR - Medium Density Residential	NC - Neighbourhood Commercial	PU - Parks & Utility	DC2 - Direct Control Couplet
Airport Height Restriction	RMH - Residential Manufactured Home	HI - Heavy Industrial	RE - Recreation & Entertainment	
Downtown Area Redevelopment Plan (DARP) Overlay	GC - General Commercial	MI - Medium Industrial	MA - Municipal Airport	
Landfill Buffer 450m (Operating/Non-Operating)				

lloydminster.ca/landusebylaw

The Map connected to this referral includes the updated proposed districts of the entire City. To view a larger version of the map, as well as the purpose of each district and the associated regulations and uses of each, please see the complete draft of the proposed Land Use Bylaw at: lloydminster.ca/landusebylaw