

BYLAW NO. 03-2021

A BYLAW OF THE CITY OF LLOYDMINSTER IN THE PROVINCES OF ALBERTA AND SASKATCHEWAN TO AMEND BYLAW NO. 5-2016, BEING THE "LAND USE BYLAW OF THE CITY OF LLOYDMINSTER"

WHEREAS the *Lloydminster Charter* provides authority to City Council to amend bylaws;

NOW THEREFORE the Council of the City of Lloydminster deems it necessary to amend Bylaw NO. 5-2016, BEING THE "LAND USE BYLAW OF THE CITY OF LLOYDMINSTER"; and

NOW THEREFORE, the Council of the City of Lloydminster, pursuant to the authority granted in the *Lloydminster Charter*, enacts as follows:

1. This Bylaw shall be cited as the Land Use Bylaw Amending Bylaw.

2. Bylaw No. 5-2016 is hereby amended in the following manner:

- Section 1.5.4.8 "Dwelling, Town House" be deleted.
- That a new definition be added to Section 1.5.4 Residential Use Classes as follows:

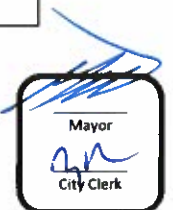
"Dwelling, Multiple-unit – means a development consisting of a building containing three (3) or more Dwellings in which the Dwellings are arranged in any horizontal or vertical configuration. Each Dwelling shall have separate and individual access, not necessarily to Grade. This Use Class does not include apartments, or row house dwellings."

- That all references to "Town House Dwelling" throughout the Land Use Bylaw be replaced by "Multiple-unit Dwelling".
- Section 6.1.2.2 Discretionary Uses within Single-detached Residential (R1) District, is amended to include the following:

12. Semi-detached Dwelling

- Section 6.1.3(2) Minimum Lot Width and Length shall be deleted and replaced with the following:

	Use	Width (m)	Length (m)
i.	Single-detached Dwelling, Duplex Dwelling	10	34
ii.	Each Unit of a Semi-detached Dwelling	7.5	34
iii.	Single-detached Dwelling and/or Duplex Dwelling, Corner Lot	12	34
iv.	All Other Principal Uses on Interior Lots	10	34



BYLAW NO. 03-2021

v.	All Principal Uses Flanking a Road on a Corner Lot	12	34
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- Section 6.1.3 (4) The minimum Yard for Principal Buildings shall be deleted and replaced with the following:

	Use	Front (m)	Side (m)	Rear (m)
i.	All Principal Uses on Interior Lots	6.0	1.2	6.0
ii.	All Principal Uses on a Corner Lot flanking a Road	6.0	3.0	4.5

- Section 6.2.2.2 Discretionary Uses within Single-detached Residential Lane (R1L) District, is amended to include the following:

11. Semi-detached Dwelling

- Section 6.2.3(2) Minimum Lot Width and Length shall be deleted and replaced with the following:

	Use	Width (m)	Length (m)
i.	Single-detached Dwelling, Duplex Dwelling	10	34
ii.	Each Unit of a Semi-detached Dwelling	7.5	34
iii.	Single-detached Dwelling and/or Duplex Dwelling, Corner Lot	12	34
iv.	All Other Principal Uses on Interior Lots	10	34
v.	All Principal Uses Flanking a Road on a Corner Lot	12	34

- Section 6.2.3 (4) The minimum Yard for Principal Buildings shall be amended to include the following:

	Use	Front (m)	Side (m)	Rear (m)
i.	All Principal Uses on Interior Lots	4.5	1.2	4.0
ii.	All Principal Uses on a Corner Lot flanking a Road	4.5	3.0	4.0



BYLAW NO. 03-2021

- That Section 6.3.2.1 Permitted Uses within Semi-detached Residential (R2) District, is amended to include the following:

7. Single-detached Dwelling

- That Section 6.3.2.2 Discretionary Uses within Semi-detached Residential (R2) District, is amended to include the following:

11. Row House Dwelling, up to four units per building

- Section 6.3.3(2) The minimum Lot Width and Length within Semi-detached Residential (R2) District, is deleted and replaced with the following:

	Use	Width (m)	Length (m)
i.	Single-detached Dwelling and/or Duplex Dwelling, Interior Lots	10	34
ii.	Each Unit of a Semi-detached Dwelling	7.5	34
iii.	Row House	none	34
iv.	Single-detached Dwelling and/or Duplex Dwelling, Corner Lot	12	34
v.	All Other Principal Uses on Interior Lots	10	34
vi.	All Principal Uses Flanking a Road on a Corner Lot	12	34

- Section 6.3.3 (4) The minimum Yard for Principal Buildings shall be deleted and shall be amended to include the following:

	Use	Front (m)	Side (m)	Rear (m)
i	Single-detached Dwelling, Duplex Dwelling, or Semi-detached Dwelling on Interior Lots	6.0	1.2	6.0
ii.	Row House Dwellings, Interior Lots	6.0	1.8	6.0
iii.	All Other Principal Uses on Interior Lots	6.0	1.2	6.0
iv.	All Principal Uses Flanking a Road on a Corner Lot	6.0	3.0	4.5



BYLAW NO. 03-2021

- That Section 6.3.4 Additional Development Requirements be amended to include the following:
 - 2. Row House Dwellings shall be developed in accordance with the regulations included under 6.4.3(2) and 6.4.4.
- That Section 6.4.2.1 Permitted Uses within Row House Residential (R3) District, is amended to delete the following:
 - 4. Town House Dwelling
- That Section 6.4.2.2 Discretionary Uses within Row House Residential (R3) District, is amended to include the following:
 - 8. Single-detached Dwelling
 - 9. Semi-detached Dwelling
 - 10. Duplex Dwelling
 - 11. Multiple-unit Dwelling, Maximum four (4) Units per Building
 - 12. Extended Medical Treatment Services, as an Accessory Use
- Section 6.4.3 (3) Minimum Lot Width and Length, shall be removed and replaced with the following:

	Use	Width (m)	Length (m)
i.	Each Unit of a Semi-detached Dwelling	7.5	34
ii.	Row House Dwelling	None	34
iii.	Multiple-unit Dwelling	15	34
iv.	All Other Principal Uses, Interior Lots	10	34
v.	All Other Principal Uses, Corner Lot	12	34

- Section 6.4.3 (5) The minimum Yards for Principal Buildings, shall be removed and replaced with the following:

	Use	Front (m)	Side (m)	Rear (m)
i	Single-detached Dwelling, Duplex Dwelling, and Semi-detached Dwelling on Interior Lots	6.0	1.2	6.0
ii.	Row House Dwelling, Multiple-unit Dwelling on Interior Lots	6.0	1.8	7.6



BYLAW NO. 03-2021

iii.	All Other Principal Uses on Interior Lots	6.0	1.2	6.0
iv.	All Principal Uses Flanking a Road on a Corner Lot	6.0	3.0	4.5

- That Section 6.4.3(8) be deleted and replaced with the following:
 - 8. The maximum Lot Coverage shall be as follows:
 - i. 60% (50% for principal dwelling) for Row House Dwelling;
 - ii. 50% (40% for principal dwelling) for all other uses.
- That Section 6.4.4(1)(i) be removed and replaced with the following:
 - i. Each Row House Dwelling shall have individual front door access to a Road;
- That Section 6.4.4 Additional Development Requirements be amended to include the following:
 - 6. Single-detached Dwellings shall only be considered on sites where they previously existed.
 - 7. Duplex and Semi-detached Dwellings shall be developed in accordance with the regulations included under Section 6.3.4.
- That Section 6.5.2.2 Discretionary Uses within Medium Density Residential (R4) District, is amended to include the following:
 - 9. Single-detached Dwelling
 - 10. Semi-detached Dwelling
 - 11. Duplex Dwelling
 - 12. Row House Dwelling
- That a new section be inserted after 6.5.3(2) as follows:
 - 3. Minimum Lot Width and Length shall be as follows:

	Use	Width (m)	Length (m)
i.	Each Unit of a Semi-detached Dwelling	7.5	34
ii.	Row House Dwelling	None	34
iii.	Multiple-unit Dwelling and/or Apartment	15	34



BYLAW NO. 03-2021

iv.	All other Principal Uses, Interior Lots	15	34
v.	All other Principal Uses, Corner Lot	15	34

- That Section 6.5.3 (3) be removed, and replaced with the following:

4. The minimum Yard for Principal Buildings shall be as follows:

	Use	Front (m)	Side (m)	Rear (m)
i	Single-detached Dwelling or Duplex Dwelling on Interior Lots	6.0	1.2	6.0
ii.	Single-detached Dwelling or Duplex Dwelling Flanking a Road on a Corner Lot	6.0	3.0	4.5
iii..	Apartment	7.6	4.5	7.6
iv.	All Other Principal Uses on Interior Lots	6.0	1.8	6.0
v.	All Other Principal Uses Flanking a Road on a Corner Lot	6.0	3.0	4.5

- That Section 6.5.3 (4) be removed, and replaced with the following:

5. The maximum Height shall not exceed 15.5m for Apartments or 10.5m for all other Principal Uses.

- That Section 6.5.3 (5) be removed, and replaced with the following:

6. The maximum Lot Coverage shall be as follows:

- i. 60% for Apartments including Accessory Buildings.
- ii. 60% (50% for the principal dwelling) for Row House Dwellings and Multiple-unit Dwellings
- iii. 50% (40% for principal dwelling) for all other uses.

- That Section 6.5.4 (2) be replaced and replaced with the following:

2. Row House and Multiple-unit Dwellings shall be developed in accordance with Section 6.4.4.

- That a new Section be inserted after 6.5.4(2) as follows:

3. Duplex and Semi-detached Dwellings shall be developed in accordance with 6.3.4

- That Section 6.5.4(3) be re-numbered to 6.5.4(4).



BYLAW NO. 03-2021

- That Section 6.5.4(4) be re-numbered to 6.5.4(5).
- That a new Section be inserted after 6.5.4(5) as follows:
 6. Single-detached Dwellings, Duplex Dwellings, and Semi-detached Dwellings shall only be considered on sites where such uses previously existed, provide that in no case shall the new development result in a lower residential density.

This Bylaw shall come into force and effect upon the final passing thereof.

INTRODUCED AND READ a first time this 25 day of January, 2021, A.D.

PUBLIC HEARING held this 16 day of February, 2021, A.D.

READ a second time this 16 day of February, 2021, A.D.

READ a third time this 16 day of February, 2021, A.D.

MAR 3 1 2021

Date Signed

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Date Signed



MAYOR



CITY CLERK