

# Lloydminster

## Land Use Bylaw Update



## How does the Draft LUB support development?

### Flexible Land Use Districts & Use Classifications

The draft Land Use Bylaw (LUB) has consolidated the Land Use Districts in the current Land Use Bylaw (LUB 05-2016) from 28 highly specific districts into 18 more generalized districts with broader use classifications.

Highly specific districts limit the type of development that can occur in an area and forces landowners to undergo a timely and expensive redistricting process if their development does not fit within the current district.

Having districts with a broad range of uses allows more varied types of development within each district, while still ensuring orderly development.

The major changes to Land Use Districts and Use Classifications in the Draft LUB include:

- Reduction of Direct Control Districts
- Consolidation of Residential and Commercial Districts
- Creation of a New Downtown District, a General Commercial District, a Business Industrial District and a Recreation and Entertainment District
- Updating residential use classifications to be more clear and standardized
- Updating use classifications for Community Support Centres to accommodate for more varied types of development

### Updated Development Regulations

The draft LUB is easier to interpret and has simplified development regulations.

LUB 05-2016 has outdated regulations with excess red tape that can hinder development. The draft LUB has removed unnecessary barriers to support various types of development, while providing landowners greater flexibility for development on their lots.

Updated regulations within the draft LUB include:

- Increasing the maximum allowed lot coverage from 50% to 60% to allow for more flexibility in development

- Increasing the Development Authority's powers of variance from 15% to 25% to allow for developments that may not perfectly align with the LUB's standard regulations where appropriate
- Increasing the number of developments that do not require a development permit
- Updating regulations for the placement of portable signs to be more clear and align with other City Bylaws and Policies

### Accounting for Emerging Development Trends

Development trends in Lloydminster have changed since the approval of LUB 05-2016 in 2016. The draft LUB addresses new and emerging trends that were not previously considered, facilitating developments that were either impossible or challenging under LUB 05-2016.

Newly accounted for development trends include:

- A use class for microbreweries, alternative energy

solutions, community gardens, and private skating rinks

- Improved regulations for the development of bare land condominiums and multi-unit developments with party walls
- Improved regulations supporting the development of Additional Dwelling Units including garage, garden, and secondary suites