

BYLAW NO. 10-2007

A BYLAW OF THE CITY OF
LLOYDMINSTER IN THE PROVINCES
OF SASKATCHEWAN AND ALBERTA
TO AMEND A BYLAW TO ADOPT AN
INTERMUNICIPAL DEVELOPMENT
PLAN

WHEREAS the City of Lloydminster, upon recommendation from the City of Lloydminster and County of Vermilion River Intermunicipal Liaison Committee, deems it necessary to amend the City of Lloydminster and the County of Vermilion River Intermunicipal Development Plan to provide clarification with respect to several policies within Section 4.0, entitled "Land Use and Development Policy" and to consolidate Bylaw 07-2006 with Bylaw 10-2007 amendments to facilitate continuity and utilization.

NOW THEREFORE The City of Lloydminster, in the Province of Alberta, Saskatchewan, duly assembled enacts as follows:

1 That Schedule "A" to Bylaw No. 07-2006, being the City of Lloydminster and the County of Vermilion River Intermunicipal Development Plan (hereinafter referred to as the IDP), be amended by making the following changes to Cover Page, Table Of Contents, and Section 4.0 entitled "Land Use and Development Policy":

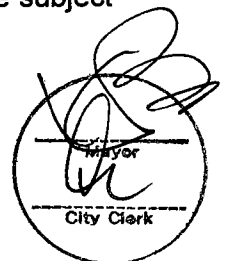
1.1 Document deletes reference to "#24". & No. 24 due to official name change as of September 13, 2006.

1.2 Insert Table of Contents dated February 2007, see schedule "A".

1.3 Policy 4.3 m) delete.

1.4 Insert Policy 4.2 h):

Policy 4.2 h) The County and City shall require rights of way for future road networks, pipelines, power lines, trunk servicing and stormwater management as conceptually identified in this Plan, any other statutory Plan in effect and as may be recommended by the Intermunicipal Liaison Committee and as required by the City or County at the subdivision application stage. The entire parcel in title shall be subject to the right of way dedication.



1.5 By adding a sentence at the end of Policy 4.3 c) clarifying which lands Policy 4.3 c) applies and does not apply to in relation to Map A. The added sentence for clarification is as indicated with underlining below:

Policy 4.3 c) In advance of future annexation and urban development, parcels located within portions of the County Urban Expansion areas (UE) may be considered by the County for redesignation and subdivision approval to "*Limited Country Residential*" and "*Limited Non-Residential*" land uses (see Map A). The intent is to allow a limited amount of compatible development while still protecting remaining larger remnant parcels for the efficient and economical development of future urban densities and servicing. {Note that this does not apply/is not available to those portions of the west ½ of sections 28 and 33-49-1-W4M within the Urban Expansion UE (Central) area and, as such, these lands do not bear either the "*Limited Country Residential*" or "*Limited Non-Residential*" designation on Map A.}

1.6 By inserting additional wording in the 5th listed performance criterion (the "5th bullet") of Policy 4.3 h) to clarify that the 5th criterion applies to the intersections of all major roads shown on Map B, not just Future Arterial roads. The additional wording in the 5th listed performance criterion is as indicated with underlining below:

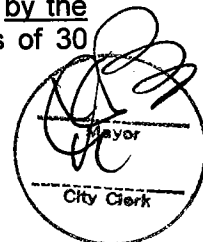
Policy 4.3 h)

- Subdivisions that are proposed to be located at the intersection of Range and Township Roads identified as future Highway 17 bypass, Long Term Highway 17 Bypass and Future Arterial road on Map B of this IDP shall be designed so that the subdivision does not interfere with safety of turning movements, access management or long term road widening requirements,

1.7 By inserting additional wording in the 6th listed performance criterion (the "6th bullet") of Policy 4.3 h) to further clarify the manner in which compensation is to be transacted between the landowner, County and City. The additional wording in the 6th listed performance criterion is as indicated with underlining below:

Policy 4.3 h)

- Applicants must dedicate surveyed rights of way for future road networks, pipelines, power lines, trunk servicing and stormwater management as conceptually identified in this Plan, any other statutory Plan in effect and as may be recommended by the Intermunicipal Liaison Committee at the subdivision application stage. City to forward funds to the County in trust prior to compensation being provided to the landowner by the County for right of way requirements in excess of 30 metres (100ft).



1.8 By inserting additional wording in the 5th listed performance criterion (the "5th bullet") of Policy 4.3 k) to clarify that the 5th criterion applies to the intersections of all major roads shown on Map B, not just Future Arterial roads. The additional wording in the 5th listed performance criterion is as indicated with underlining below:

Policy 4.3 k)

- Subdivisions that are proposed to be located at the intersection of Range and Township Roads identified as future Highway 17 bypass, Long Term Highway 17 Bypass and Future Arterial road on Map B of this IDP shall be designed so that the subdivision does not interfere with safety of turning movements, access management or long term road widening requirements,

1.9 By adding a 6th performance criterion (a "6th bullet") to Policy 4.3 k) identical to the 6th listed performance criterion under Policy 4.3 h) as this criterion also applies to Limited Non-Residential land uses in the Urban Expansion (UE) areas. The 6th listed performance criterion (the "6th bullet") under Policy 4.3 k) is to be as follows:

Policy 4.3 k)

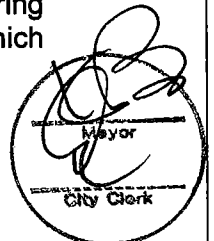
Applicants must dedicate surveyed rights of way for future road networks, pipelines, power lines, trunk servicing and stormwater management as conceptually identified in this Plan, any other statutory Plan in effect and as may be recommended by the Intermunicipal Liaison Committee at the subdivision application stage. City to forward funds to the County in trust prior to compensation being provided to the landowner by the County for right of way requirements in excess of 30 metres (100ft).

1.10 By inserting additional wording at the beginning of Policy 4.3 n) - to specify more clearly where within the IDP the Policy applies. The additional wording to be inserted in renumbered Policy 4.3 n) is as indicated with underlining below:

Policy 4.3 n)

Inside the areas designated UE - Urban Expansion on Map A, road rights of way required beyond 30 metres (100 ft) in total width shall be compensated by the City of Lloydminster to the County of Vermilion River at the time of County subdivision or development permit approval. The purchased land shall be dedicated as surveyed road right of way at the time of subdivision. Assessment and timing of land value shall be undertaken in the manner as follows:

A market value appraisal shall be supplied for the existing parcel of land as of a specified date occurring within the 35-day period following the date on which the application for subdivision approval is made;



Mayor

City Clerk

- i. as if the use proposed for the land that is the subject of the proposed subdivision conforms with any use prescribed in a statutory plan or land use bylaw for that land, and
- ii. on the basis of what might be expected to be realized if the land were in an unsubdivided state and sold in the open market by a willing seller to a willing buyer on the date on which the appraisal is made.

1.11 By adding a margin note to the left of Policy 4.3 n) outlining the intent of the Policy as follows: "Compensation for widening required beyond 30 metres".

1.12 By inserting additional wording in Policy 4.8 b) to clarify that 46 metres (150 ft) of right of way is also required along all Future Arterial roads shown on Map B. The additional wording in Policy 4.8 b) is as indicated with underlining below:

Policy 4.8 b) In advance of any intermunicipal roadway planning, all subdivision applications within the County shall dedicate sufficient road widening to provide for a 46 metre (150 ft) right of way along future Highway 17 bypass, the Long Term Highway 17 Bypass and all Future Arterial road as shown on Map B.

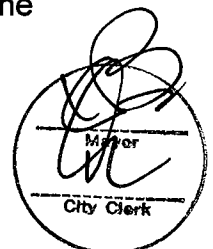
1.13 By inserting additional wording in Policy 4.8 c) to clarify that it applies to the intersections of all major roads shown on Map B, not just Future Arterial roads. The additional wording in Policy 4.8 c) is as indicated with underlining below:

Policy 4.8 c) Subdivisions that are proposed to be located at the intersection of Range and Township Roads identified as future Highway 17 bypass, Long Term Highway 17 Bypass and Future Arterial road on Map B of this IDP should be designed so that the subdivision does not interfere with long-term road widening requirements.

1.14 That the Future Land Use, Map A be amended by the redesignation of NW 10-50-1-W4 from RD (Rural Development) to RCI (Rural Commercial / Industrial).

Proposed Amendment to Bylaw 10-2007

1.15 This amendment to Map A as proposed in item 1.14 of this bylaw, will technically alter the figures indicated in the Future Land Use Designation Summary table at the conclusion of Section 3.2 and to the text in Sections 3.5 and 3.7, all as shown immediately below:



Future Land Use Designation Summary

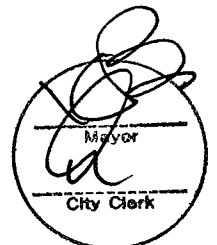
| Designation | Hectares (Ac) |
|--------------------------------------|--|
| Urban Expansion (UE) | 910+1160+902 = 2,972 hectares (7344ac) |
| Rural Commercial/Industrial (RCI) | 455 520+373 = 828 893 hectares (2,046 2,206ac) |
| Highway Profile Development (HPD) | 470 hectares (1,161ac) |
| Rural Development (RD) | 325 260 + 1065 + 367 = 4,757 1,692 hectares (4,344 4,181ac) |
| Airport Protection Area (APA) | 65 hectares (160ac) |
| Total IDP area | 6,092 hectares (15,053 ac) |

CONCEPT 3.5 RURAL COMMERCIAL/INDUSTRIAL AREA (RCI)

The Rural Commercial/Industrial Area (RCI) is divided into a north cell containing ~~455~~ 520 hectares (~~4,124~~ 1,285 ac) and south cell containing 373 hectares (922 ac). This designation allows the County to establish a long-term.....

CONCEPT 3.7 RURAL DEVELOPMENT AREA (RD)

The Rural Development Areas (RD) contain 3 cells; an East RD cell of ~~325~~ 260 hectares (~~803~~ 642 ac), a North RD cell containing 1,065 hectares (2632ac) and a South RD cell containing 367 hectares (907ac). Together they comprise ~~2,072~~ 1,692 hectares (~~5,120~~ 4,181 ac) or approximately 8 square miles. A substantial portion of the.....



3) Should any provision of this By-Law be determined to be invalid, then such provisions shall be severed and the remaining By-Law shall be maintained.

2 That this Bylaw shall come into full force and effect upon the final passing thereof.

READ A FIRST TIME the 16th day of April, 2007, A.D.

READ A SECOND TIME the 16th day of July, 2007.

AND ADVERTISED the 27th day of September, 2007 AND the day of , 2007

in the Meridan Booster.

PUBLIC HEARING held the 15th day of October, 2007.

READ A THIRD TIME AND FINALLY PASSED the 15th day of October, 2007.

MAYOR

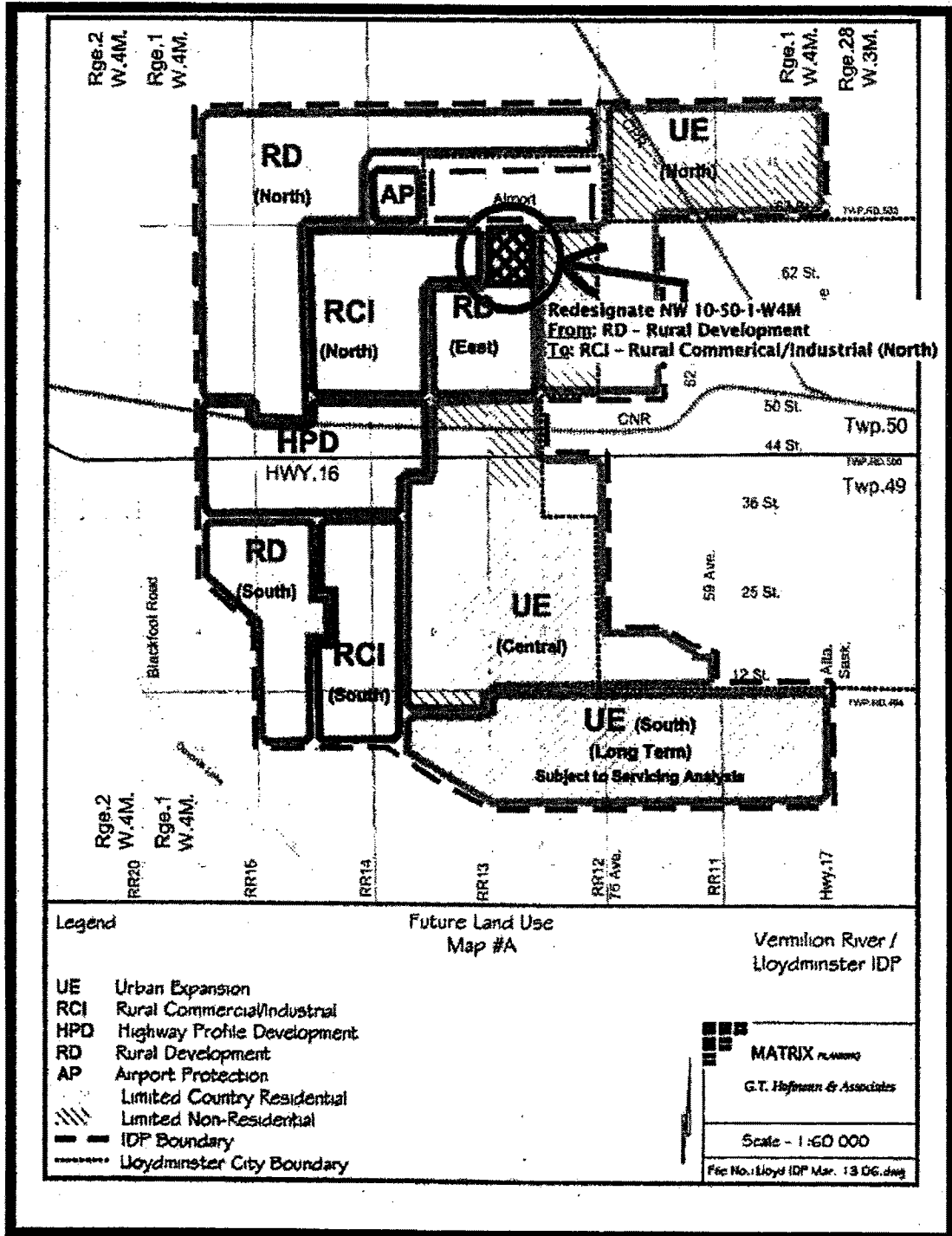


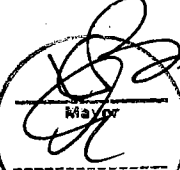
CITY CLERK

A handwritten signature in black ink, located to the right of the seal and above the "CITY CLERK" text.

SCHEDULE " A " ATTACHED TO

BYLAW NO. 10-2007




 Mayor
 City Clerk