

BYLAW No. 30-2021

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:
 - That the following definitions be added to Section 1.5.6 Commercial Use Classes:
 - i. "**Aircraft Sales, Charter, Rentals and Storage** means Development used for the sale, charter or rental of aircraft and storage together with incidental maintenance services, and the sale of parts and accessories."
 - ii. "**Airport Facilities** means the use of land, buildings, and structures designed for the arrival and departure of aircraft, their passengers, and freight. Accessory uses may include but are not limited to runways, taxiways, tie-down areas, terminals, fueling facilities, offices and restaurants and retail stores within a terminal, parking areas, and radio and navigational equipment."
 - iii. "**Aircraft Hangar** means a building or structure used primarily for the storage of aircraft and may include incidental office space and indoor storage but does not include sleeping quarters."
 - iv. "**Hangar Accessory Accommodations** means accessory accommodations within an Aircraft Hangar or other aviation Development used by individuals directly supporting the approved Permitted and/or Discretionary Uses at the airport."
 - v. "**Aviation Support Services and Repair** means Development which support the core aviation functions of the airport and may include but is not limited to fixed-base operations, maintenance and repair services for aircraft, and the sale of aviation parts and accessories."
 - vi. "**Aviation Club** means a member-run organization which provides members with aircraft for their personal business or training use and enjoyment. This Development can be used for the meeting, social or recreational activities of it's members."
 - vii. "**Distribution Centre** means a facility used for receiving, loading, off loading, re-packaging, temporary storage and distribution of goods, which shall not have detrimental impact, pose potential health or safety hazard



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or nuisance that will negatively impact the intension of the land use district of the parcel.”

- That Section 5.27.1 is deleted in its entirety and replaced with the following:

“5.27.1 The Development Officer may issue a Development Permit for a Temporary Development or Temporary Storage for a period not exceeding one (1) year. Notwithstanding the foregoing, for Sites located in the Municipal Airport Airside (MA1) Land Use District, the Development Officer may issue a Development Permit for a Sea Container as Temporary Storage for a period of time exceeding one (1) year provided that:

 - i. the use of the Sea Container as a Temporary Storage is permitted by a valid and subsisting lease agreement with the City of Lloydminster, and;
 - ii. the period of time authorized by the Development Permit does not exceed the unexpired term of the lease agreement.”
- That Section 9.4.2.1 Permitted Uses within Municipal Airport Airside (MA1) District, is amended to delete the following:

“7. Restaurants
8. Retail Stores
11. Specialty Food Services”
- That Section 9.4.2.1 Permitted Uses within Municipal Airport Airside (MA1) District, is amended to include the following:

“3. Commercial Schools, related to Aviation
17. Aircraft Hangar
18. Aviation Club
19. Farming
20. Airport Facilities
21. Aviation Support Services and Repair
22. Manufacturing Establishment, related to Aviation”
- That Section 9.4.2.2 Discretionary Uses within Municipal Airport Airside (MA1) District, is amended to include the following:

“5. Hangar Accessory Accommodations
6. Warehousing, requiring direct Taxiway access



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7. Restaurants
8. Retail Stores
9. Specialty Food Services
10. Offices
11. Automotive and Minor Recreational Vehicle Sales and Rentals
12. Distribution Centre"

- That Section 9.4.3(4) be deleted and replaced with the following:

"4. Development shall comply with all applicable federal and provincial legislation and regulations, including Transport Canada and NAV CANADA regulations and requirements."

- That Section 9.4.3 Development Regulations be amended to include the following:

"5. Excepting the parking of an aircraft or any outdoor storage related to the operation of the municipal airport (including both accessory items and equipment related to aviation), outdoor storage of goods, materials, or equipment is not permitted within the Municipal Airport Airside District.

6. The design, character, and appearance of buildings shall be to the satisfaction of the Development Authority and must present an attractive and high-quality design, which creates visual interest when viewed from the entrance of the airport lands, or the airport terminal.

7. All developments shall not conflict with the safe operations of the airport.

8. Any Development, which would cause excessive or unsafe discharge of toxic, noxious, dust, smoke, or other particulate matter into the atmosphere; radiation or interference by the use of electric or electronic equipment; fire and explosive hazards; excessively bright or unsafe lighting or use of electronic display surfaces; and accumulation of any material or waste edible by, or attractive to birds, shall not be approved.

9. All Development must conform to the Airport Protection Overlay.

10. The Development Authority will not accept or process any development permit application occurring within this district unless the application is authorized by the Airport Manager.

11. Minimum of 50% of gross floor area of the hangar facility shall be dedicated to aviation related uses."



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- That Section 9.5.3(6) be deleted and replaced with the following:

“6. Development shall comply with all applicable federal and provincial legislation and regulations, including Transport Canada and NAV CANADA regulations and requirements.”

- That Section 12.1.3(1)(ii) be deleted and replaced with the following:

“ii. The Development Officer shall refer all applications to erect or construct within all of the Building Restricted Areas identified within the Lloydminster Airport Master Plan to Transport Canada and NAV CANADA.

iii. The Development Officer may refer any other applications to erect or construct within the Airport Protection Overlay to NAV CANADA and Transport Canada.”

- That Section 12.1.3(4) be deleted and replaced with the following:

“4. The Development Officer shall refer an application for a Development Permit to Transport Canada and NAV CANADA if the proposed Development is within the Airport Protection Area and consists of:

 - i. An incinerator or a Major Impact Utility Service;
 - ii. A plant for the manufacture of products from petroleum, natural gas or hydrocarbons derived from oil sands, chemical or allied products, pulp or paper products, fertilizer or animal by-products;
 - iii. A plant for primary metal production, metal processing, the processing of wood or wood products, the processing of coal, the processing of natural gas or its derivatives, the manufacture of asphalt or ready-mixed concrete, gravel crushing or meat packing;
 - iv. A seed cleaning plant or feed mill plant, sewage treatment plant, sewage disposal plant, sewage lagoon, or water reservoir;
 - v. A thermal electric power generating plant or steam generating plant;
 - vi. A use that includes an electronic device, apparatus, equipment or other thing that is operated for industrial, scientific, medical or similar purposes; and produces and utilizes radio frequency energy in its operations but is not used for radio communication; or
 - vii. A use that will or will likely result in emissions of steam or smoke accumulation of any material or waste edible by or attractive to birds; or the use of extensive exterior lighting.”



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

INTRODUCED AND READ a first time this 22nd day of November, 2021, A.D.

PUBLIC HEARING held this 13th day of December, 2021, A.D.

READ a second time this 24th day of January, 2022, A.D.


READ a third time this 24th day of January, 2022, A.D.

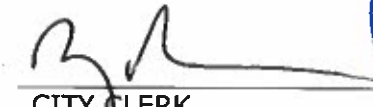
JAN 26 2022

Date Signed

JAN 26 2022

Date Signed


MAYOR


CITY CLERK

