

BYLAW NO. 05-2022

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 definition be added to Section 1.5.9 Agricultural and Resource Extraction Use Classes and the remaining section be renumbered accordingly:

1.5.9.1 Agricultural Support Services means development providing products or services directly related to the agricultural industry. Without restricting the generality of the foregoing, this shall include such facilities as grain elevators, feed mills, bulk fertilizer distribution plants, bulk agricultural chemical distribution plants, bulk fuel plants, and crop spraying."
 - That 10.1 Urban Transition (UT) District be deleted and replaced with the revised Urban Transition (UT) District attached herein as Schedule A.
 - That Land Use District and Overlay Map in Part IV be amended to revise the municipal boundary due to annexation and apply the Urban Transition (UT) District to the expanded areas, as shown in Schedule B as attached herein.

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

INTRODUCED AND READ a first time this 7th day of February, 2022, A.D.

PUBLIC HEARING held this 14th day of March, 2022, A.D.

READ a second time this 28th day of March, 2022, A.D.

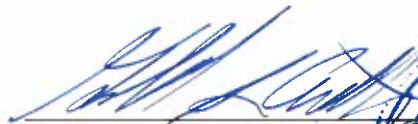
READ a third time this 28th day of March, 2022, A.D.


APR 01 2022


Date Signed

APR 01 2022

Date Signed


MAYOR


CITY CLERK



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Schedule A

10. Reserve District

10.1 Urban Transition (UT) District

10.1.1 Purpose

The purpose of this District is to allow for a limited range of agricultural and rural land use activities in a relatively undeveloped state to allow for the orderly, efficient and logical extension of urban servicing and development. This District also recognizes existing permitted developments brought into the City of Lloydminster by the 2022 annexation from the County of Vermilion River.

10.1.2 Uses

10.1.2.1 Permitted Uses	10.1.2.2 Discretionary Uses
<ul style="list-style-type: none">1. Accessory Buildings and Uses2. Farming3. Home-Based Business, Minor4. Public Park5. Solar Collectors6. Utility Services, Minor7. Portable Signs (Bylaw 07-2019)	<ul style="list-style-type: none">1. Agricultural Support Services2. Amusement Establishment, Outdoor3. Auctioneering Establishment4. Billboard Signs5. Campground6. Communication Facility7. Drive-in Theatre8. Garage suite9. Garden suite10. Greenhouse and Plant Nurseries11. Home-Based Business, Major12. Industrial Storage13. Kennels14. Resource Extraction15. Participant Recreation Services, Outdoor16. Secondary suite17. Single-detached Dwelling18. Sports Establishment19. Utility Services, Major

10.1.3 Development Regulations

In addition to the regulations contained in Section 4 and Section 5, the following regulations shall apply in this District.

- 1. The minimum Site Area and Yards shall be provided to the satisfaction of the Development Officer.
- 2. The maximum Height shall be 10.5 m.



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3. The maximum Height of Accessory buildings in the UT District shall be at the discretion of the Development Officer, but in any case shall not exceed 10.5 m.
4. The following criteria shall be considered when evaluating development applications for new single detached dwellings within the UT District:
 - a. The use is supported by the City of Lloydminster's planning policies;
 - b. The application is intended to replace a destroyed single detached dwelling that was previously lawfully permitted;
 - c. The location is within predominately agricultural or rural area;
 - d. The location is adjacent to compatible uses; and
 - e. The potential for land use conflict is low.
5. Landscaping requirements for development shall be at the discretion of the Development Officer.

10.2.3 Additional Development Regulations

1. Development of the Site shall accommodate planned utility corridors, oil and gas pipelines, storm water management facilities, and Roads.
2. The Development Officer shall not approve any Use that would be prejudicial to the future economical servicing and development of such lands for future urban use on a planned basis.
3. The Development Officer may specify the length of time a Use is permitted in this District, having regard to the staging of servicing and development of the subject land.

10.2.4 Subdivision Regulations

Single parcel subdivision

1. Single parcel subdivision may be allowed when subdivided from a parent parcel with an area of 64.7 ha more or less.
2. A single parcel subdivision shall have a maximum area of 2 ha.

Multi-lot residential subdivision

1. Multi-lot residential subdivision (greater than four lots) shall be prohibited.
2. Unless otherwise indicated within an Area Structure Plan, a quarter section of 64.7 ha in the Urban Transition District shall contain a maximum parcel density of four (4), comprising:
 - i. Two parcels each 32.4 ha or alternative areas necessary due to land fragmentation; and,
 - ii. Two parcels for residential uses, one from each of the two 32.4 ha parcels, to a maximum area of 2 ha each.



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**Schedule B
Part IV Land Use District and Overlay Map Amendment**

