

# Lloydminster

## Land Use Bylaw Update



# The Land Use Bylaw Update Project

## Phase 1

September – November 2023

- **Development of initial context**
- **Initial public engagement**
- **Data collection and research via:**
  - **Existing plans**
  - **Other Municipalities**

## Phase 2

November 2023 – April 2024

- **Drafting the Land Use Bylaw**
- **2<sup>nd</sup> round public engagement**
- **Refinement based on feedback from phase 1**

## Phase 3

April – September 2024

- **Finalizing the Land Use Bylaw**
- **3<sup>rd</sup> round public engagement**
- **Refinement based on feedback from phase 2**
- **Delivery of the final Land Use Bylaw**



# Public Engagement Summary

## Phase 1

September – November 2023

- 1 on 1 interviews with interested parties
- Digital and paper survey
- Pop-up information booths
- Presentations at City Events
- October 20<sup>th</sup> Public Open House
- Interested party group meetings
- City Council Project Update

## Phase 2

November 2023 – April 2024

- Digital and paper survey
- Pop-up information booths
- Presentation at City Events
- March 20<sup>th</sup> Public Open House
- Interested party group meetings
- Internal City department group meetings
- City Council Project Update

## Phase 3

April – September 2024

- June 4<sup>th</sup> Your Voice Event
- June 20<sup>th</sup> Interested Party Lunch and Learn Event
- Pop-up information booths
- Draft LUB review by internal and external professionals
- 1 on 1 interviews with interested parties
- Still to come:
  - Public Hearing



# Alignment With the Municipal Development Plan

- **Alignment with the Future Land Use Concept Map (MDP Map 5)**
- **Alignment with vision for Lloydminster's Urban Form**
  - **Complete Neighbourhoods (MDP 4.5.1)**
  - **Redevelopment and Intensification (MDP 4.5.2)**
  - **Primary Corridors (MDP 4.5.3)**
  - **High Quality Urban Design (MDP 4.5.8)**
  - **Setbacks from Noxious Industry (MDP 4.5.13)**
  - **Criteria for Multi-unit Developments (MDP 4.5.17)**
  - **Secondary Suites, Garden Suites & Garage Suites (MDP 4.5.18)**
  - **Railway Proximity Mitigation (MDP 4.5.25)**
  - **Airport Vicinity Area Development (MDP 4.6.1)**
  - **Attainable Social Services (MDP 4.5.36)**
  - **Downtown Redevelopment (MDP 3.3)**
  - **Attainable Housing (MDP 4.5.37)**



# Key Proposed Updates: Organization

- Current bylaw (passed in 2016) has a traditional layout that has provided interpretation challenges in the past

Updated layout and organization includes:

- Improved page layout
- Colour coding
- Digitalized version with bookmarking and linking for easy navigation
- Simplified language for easy interpretation
- Improved organization of bylaw sections for clarity

## 4.12 Landscaping

- 4.12.1 The Development Officer shall require that a landscape plan be prepared and submitted non-residential, Multi-Building, Row House Development over four (4) units, Multiple-unit Development over four (4) units and Apartment Residential Development. If the minimum requirement cannot be met, a letter and a plan showing an alternate landscape solution must be submitted and must be endorsed by a registered Landscape Architect giving explanation for the variance. (Bylaw 03-2021)
- 4.12.2 Landscaped Yards must be provided in accordance with a landscape plan approved by the Development Officer.
- 4.12.3 A scaled landscape plan for the proposed Development must be submitted as part of each Development Permit application where changes are proposed to the building or parcel, and must show the information required by Section 2.8 and at least the following:
- A north arrow;
  - A signed stamp or seal of a Landscape Architect who is registered and in good standing

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with a professional landscape architecture association, if required;

- The property lines of the Site, Abutting land uses, approximate or estimated location of buildings and Landscaping on Abutting Sites;
- Abutting public areas and the features located within, including Roads, Lanes, driveways, vehicular accesses, streetlights, street furnishings, and boulevard Landscaping;
- Location of all buildings, parking areas and vehicular and pedestrian circulation systems on the subject Site;
- All overhead, surface and underground utilities, limits of easements and rights-of-way;
- The existing and proposed topography;



The image shows a digital landing page for the proposed landscaping provisions. It features a green and white color scheme with a stylized tree icon. The page is organized into sections: a title 'Part 5: Landscaping Provisions', a 'Purpose' section, a 'Section Contents' table, and a detailed list of provisions under '14. Landscaping Provisions'. The table of contents lists sections 14.1 (General Landscaping Provisions), 14.2 (Landscaping Plan), and 14.3 (Planting Requirements) with corresponding page numbers 116, 117, and 117. The main text area contains the full text of section 14, including sub-sections 14.1.1 through 14.1.9, which detail requirements for landscaping, site safety, and maintenance.

### Part 5: Landscaping Provisions

**Purpose:**  
For the purpose of this Bylaw the following Section provides specific provisions for all landscaping within the City. It includes the provisions for all development types and is intended to promote the beautification of Lloydminster through landscaping.

**Section Contents:**

Section	Page
14. Landscaping Provisions	
14.1 General Landscaping Provisions	116
14.2 Landscaping Plan	117
14.3 Planting Requirements	117

### 14. Landscaping Provisions

The provisions of this Section shall apply to new and existing developments as follows:

- all new developments shall provide landscaping in accordance with this Section,
- where it is determined that a change to an existing development does not significantly increase or intensify the use, additional landscaping may not be required. Such changes shall be considered by the Development Authority on a case-by-case basis.

#### 14.1 General Landscaping Provisions

14.1.1 Any portion of the site not occupied by buildings shall be landscaped.

14.1.2 On-site pedestrian circulation, by means of sidewalks or walkways, shall connect with public sidewalks and walkways.

14.1.3 All landscaped areas shall be designed to facilitate effective surface drainage consistent with an approved Lot Grading Plan.

14.1.4 All landscape designs shall ensure the safety and maintainability of the site and its surroundings.

14.1.5 Existing natural landscaping shall be preserved and protected unless removal is demonstrated to be necessary to efficiently accommodate a proposed development and may be considered as part of the required landscaping if the vegetation is deemed appropriate and is properly protected during construction. All plant material should conform to the standards set forth in the current edition of the Canadian Nursery Landscape Association's "Canadian Standards for Nursery Stock". The plant material is recommended to be hardy to Zone 2A, and the source of the plant material should be grown in Zones 2A, 2B or 3A of the Canadian Hardiness Map (1982-2010). All the trees at the time of planting shall be a minimum caliper of 50 mm (2.0 inches) and a minimum height of 1.8 m (6.0 ft).

14.1.7 Landscaping shall be subject to a two (2) year maintenance period beginning at the completion of construction. If plant material does not survive the maintenance period it shall be replaced with the same or other complementary species at the same size originally provided within one (1) year of the end of the initial two (2) year period.

- Notwithstanding 14.1.7 landscaping of a site is a permanent obligation of a Development Permit and shall be installed and maintained in accordance with approved Landscaping Plan beyond the initial two (2) year maintenance period.

14.1.8 After construction completion of the approved landscape design, applicants shall request an inspection by the City.

14.1.9 All apartments, multi-unit dwellings, and mixed-use buildings shall define

## Proposed LUB Landscaping Provisions Landing Page

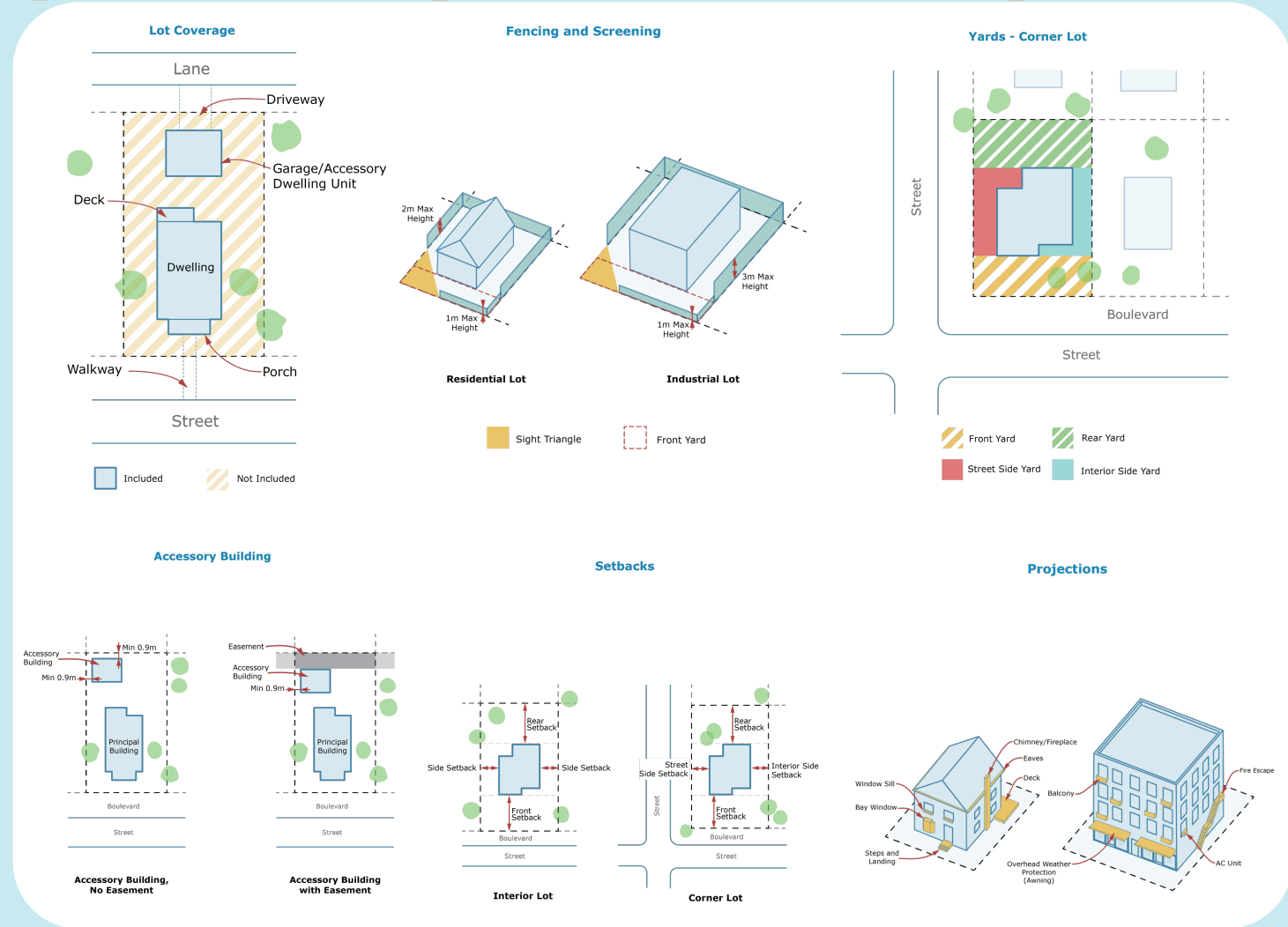
## 05-2016 LUB Landscaping Provisions Landing Page



# Key Proposed Updates: Graphics



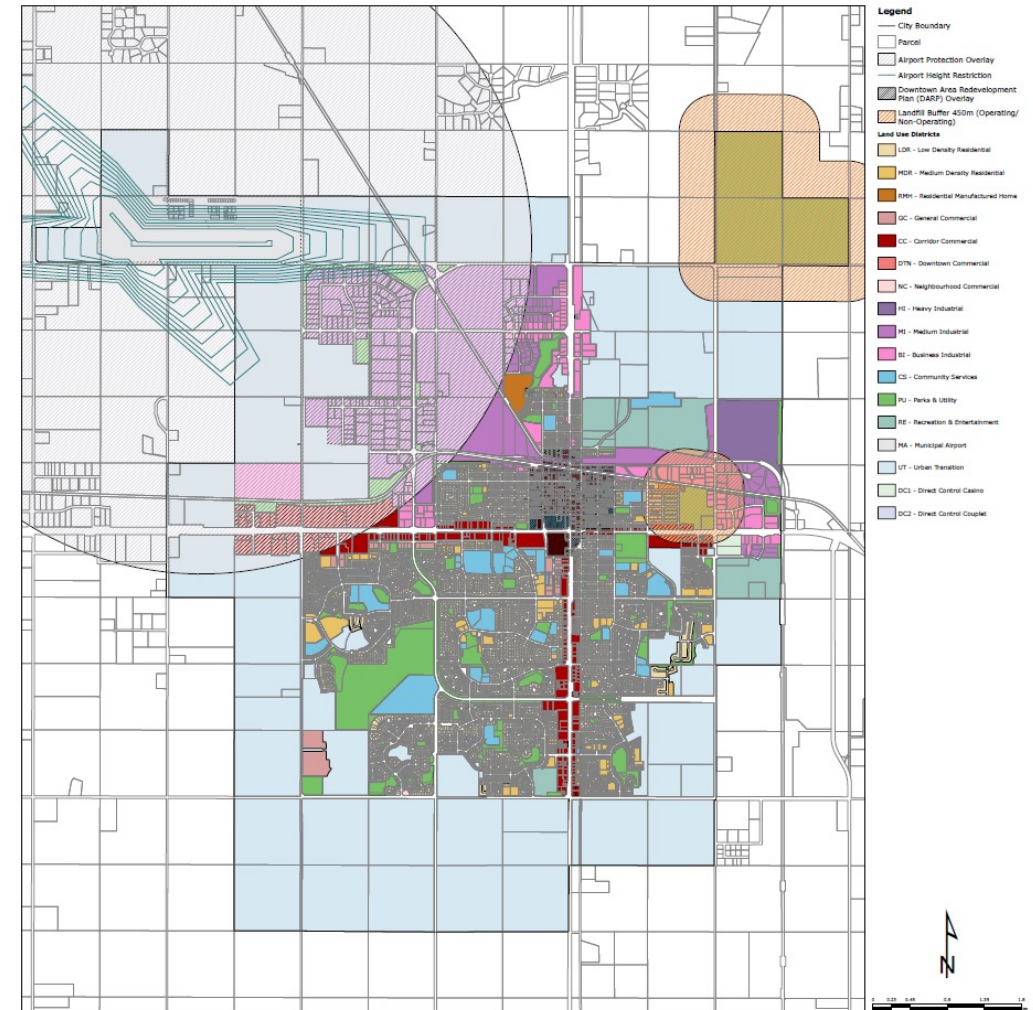
- **Current bylaw graphics are outdated and difficult to interpret**
- **Updated graphics increase clarity and are easy to interpret**
- **New graphics added for clear interpretation of things like:**
  - **Yards on corner lots**
  - **Housing types**
  - **Sign types**
  - **Grade calculation**
  - **Lot coverage**
  - **Fence heights**
  - **Building Setbacks**





# Key Proposed Updates: Land Use Districts

- **Current bylaw has a large amount of highly specific land use districts (28 Districts)**
- **Land Use Districts have been simplified to allow for a larger variety of uses to streamline development (17 proposed Districts)**
- **Flexibility in regulations and allowed development types facilitates a mixing of uses and an easier permitting process**
- **Updates to Land Use Districts include:**
  - **Simplification of Residential Districts from 7 to 3**
  - **Reduction of Direct Control Districts from 7 to 2**
  - **Creation of a Downtown Commercial District**
  - **Creation of a Recreation & Entertainment District**
  - **Creation of a Business Industrial District**
  - **Creation of a General Commercial District**

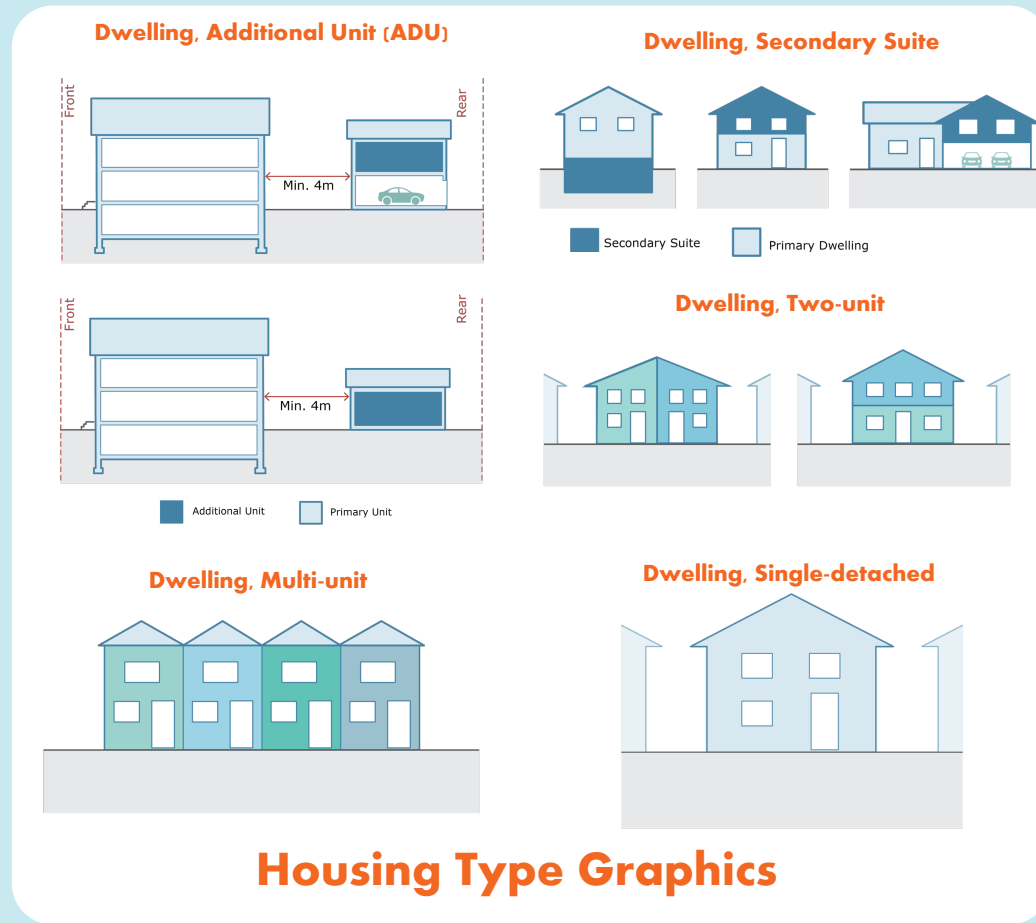


**Proposed Land Use District Map**



# Key Proposed Updates: Housing

- **Increase of maximum density in Low Density (LDR) Districts:**
  - 2 units/lot on lots containing a Single-Detached Dwelling + an Additional Dwelling Unit (ADU) or a Two-unit Dwelling. These uses are permitted in LDR Districts
  - 4 units/lot on lots containing a Multi-unit Dwelling. This use is discretionary in LDR Districts
- **Allowance for development of ADUs on lots containing Single-detached or Two-unit Dwellings**
  - ADUs must meet all appropriate regulations (maximum of 1 per site, maximum height of 6 m)
- **Allowance for development of Two-unit and Multi-unit Dwellings (maximum of 4 units) in LDR Districts**
  - Must meet all appropriate regulations (maximum density, maximum height, maximum lot coverage)
  - Multi-unit dwellings must undergo the discretionary process in LDR Districts
- **Removal of minimum lot width requirement**  
**Allowance for more diversity in housing options**





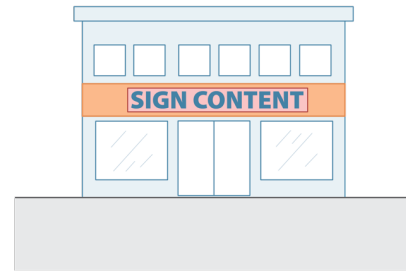
# Key Proposed Updates: Sign Provisions

Awning or Hanging Sign



- Awning
- Hanging Sign

Sign Area & Sign Copy Area

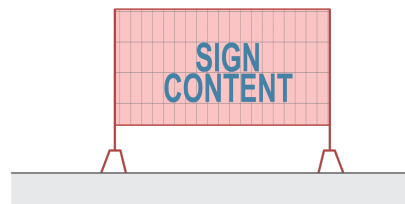


- Sign Copy Area
- Sign Area

Inflatable Sign



Portable Sign



- Current bylaw has sign regulations integrated within the general development regulations that are difficult to find and interpret
- Proposed updates gives signs their own section with their own definitions and provisions to create easy access and interpretation
- Addition of sign type graphics for clarity and calculation for sign area and copy area
- Updates to Sign Provisions include:
  - Clarified definitions to reduce confusion on sign types
  - Flexible time frames for portable signs
  - Updated sign enforcement regulations
  - Increased clarity on where different sign types are allowed
  - Inclusion of regulations for portable signs located on public property



# Key Proposed Updates: General Land Use Provisions

- Increased maximum lot coverage from 50% to 60%
- Increased powers of variance from 15% to 25% and more items allowed to be varied
- New additions to list of developments not requiring a permit
- Updates to regulations around Community Support Centres
  - Required to provide a Safe Environment Assessment and Good Neighbour commitment to ensure low community impacts
  - Buffer Distance of 100 m from parks, schools, and child care facilities
- Updates to shipping container regulations
  - Allowed in a residential district if they are finished in way that complements the neighbourhood and are less than 20 ft long



# Next Steps

## Phase 3

April – September 2024

- **Presentation of Bylaw to Council at August 12<sup>th</sup> GPC Meeting – WE ARE HERE**
- **Delivery of the final Land Use Bylaw for 1<sup>st</sup> reading at September 9<sup>th</sup> regular session of Council**
- **Public Hearing at October 7<sup>th</sup> regular session of Council**
- **2<sup>nd</sup>/3<sup>rd</sup> reading at October 21<sup>st</sup> regular session of Council**

**View the proposed LUB at**  
<https://yourvoicelloyd.ca/lub>

