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# Shape Our Community

What We Heard Report  
2024 Land Use Bylaw Update  
Phase 2

April 16, 2024

Communications + Planning

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## Project Outline

The City of Lloydminster is currently in the process of updating the Land Use Bylaw (Bylaw 05-2016). Mandated by the Municipal Government Act (MGA), a Land Use Bylaw (LUB) establishes the set of regulations that guide the look, feel and shape of the city while supporting growth, economic development and land use for the community as a whole. The LUB carefully considers all elements of the municipality from each neighbourhood, block and individual home and business in the city.

Over the last decade, Lloydminster has experienced periods of rapid growth and must continually evolve and set standards for future development. With the current LUB being established in 2016, the City has identified the need to create an updated bylaw with clear, consistent regulations which are aligned with the Municipal Development Plan, reduces red tape and considers new land development needs.

## Advertising Methods

The Communications department used a series of traditional and digital advertising methods to educate residents on consultation opportunities. These methods include:

- Media Release
  - Stingray (New Country 95.9, Boom 101.9, Hot 93.7, Prime Time Local News)
  - Meridian Source
  - The Goat
  - City of Lloydminster News module
- Social Media

- Facebook
- LinkedIn
- Instagram
- Twitter
- Print Media
  - The Bean
  - Morning News
  - Meridian Source
- Digital Billboards
  - City Hall/RCMP Billboard
- Radio
  - The Goat
  - Stingray (New Country 95.9, Boom 101.9, Hot 93.7)
- Website
  - City of Lloydminster
  - Your Voice Lloydminster ([yourvoicelloyd.ca/LUB](http://yourvoicelloyd.ca/LUB))
- Newsletters
  - Your Voice
  - FCSS
- Additional Techniques
  - Lobby Displays
  - Posters

## Engagement Tactics

Virtually, a Land Use Bylaw Update Survey and question-and-answer (Q&A) tool was published on the [yourvoicelloyd.ca/LUB](http://yourvoicelloyd.ca/LUB) website from March 14 to April 4. The Q&A module was used once during this time. Paper copies of the survey were also available throughout the campaign at the City Hall, Lloydminster Operations Centre, Lloydminster Museum + Archives, Bioclean Aquatic Centre, Servus Sports Centre, Rona, Home Hardware, Nelson Lumber, Home Depot and lobby displays at City Hall and Lloydminster Public Library.

### In-Person Consultation

- Open House
  - Main Floor Servus Sports Centre
  - 22 individuals engaged, 6 Project Team members were present

The team strategized *additional* engagement opportunities to increase engagement due to low numbers at the open house to ensure higher survey engagement and citizen information.

- Lloyd Mall Popup Location – March 14, 21, 26, 27, April 4
  - Lloyd Mall
  - 125 individuals engaged; two city staff were present.
- Timber Cafe Popup Location – March 19, 26, April 02

- Lloyd Mall
- 50 individuals engaged; two city staff were present.
- Farmers Market Popup Location – March 16, 23, 28
  - Servus Sports Centre
  - 160 individuals engaged; 1-3 city staff were present.

Throughout this event, 28 people engaged with employees. They were asked four questions via information boards corresponding with the survey questions.

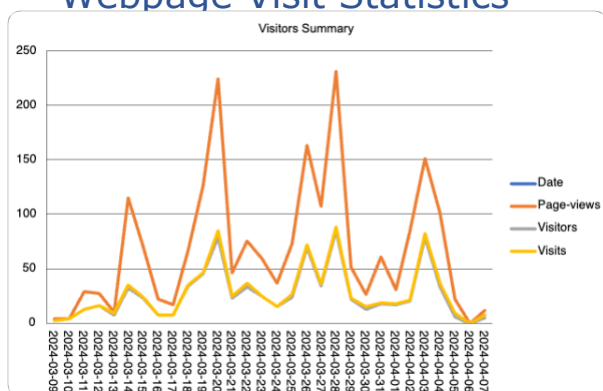
Highlights of feedback received from respondents at the open house included the following. However, it is important to note that the response rate from open house attendees was significantly lower than the survey responses received (e.g., up to 10 responses per theme at the open house and 306 survey responses were received). For more details about what we heard from survey respondents please see the next section.

- General support for the proposed changes to residential density in low density residential districts, which includes allowing two permitted units on a lot (e.g., a primary residence plus one of the following: garden suite, garage suite or basement suite).
- Mixed feedback on the proposed changes to sign regulations which includes one portable sign per titled lot (with exceptions for larger or corner lots), removal of non-compliant signs, stricter enforcement for non-compliant signs and third party advertising on portable signs.
- General support for the proposed changes to separation distances of 100m from community support centres to liquor and cannabis stores, schools, provincial health facilities, and City owned facilities.
- General support for proposed changes to reduce red tape, which includes not requiring a permit for foot trucks and fruit stands (provided they have a business license), fabric or sea cans/shipping containers 10x10 or less, sea cans/shipping containers in industrial areas, sea cans/shipping containers for temporary use in residential areas.

INFORMED PARTICIPANTS	486
Informed Actions Performed	Participants

Viewed a video	8
Viewed a photo	0
Downloaded a document	96

## Webpage Visit Statistics



Visited the Key Dates page	0
Visited an FAQ list Page	40
Contributed to a tool (engaged)	289

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## Digital and Paper Survey

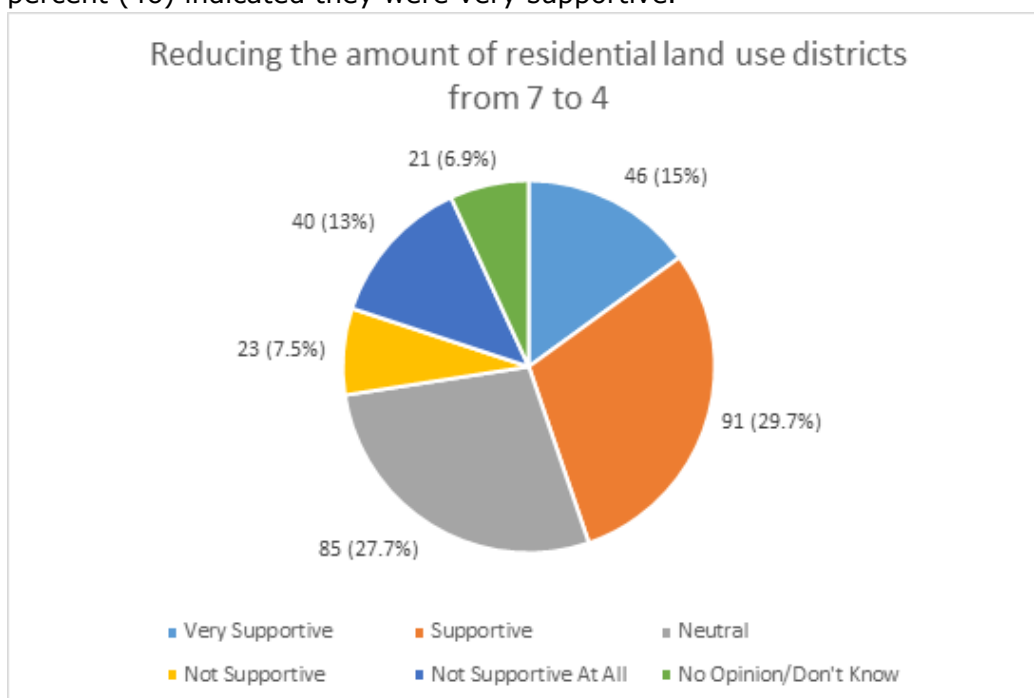
The City of Lloydminster aims to engage residents and visitors via inclusive and accessible techniques. An online survey was published on the public engagement website from March 14 to April 4, 2024, to reach a large audience as a digital means of engagement. In addition to the survey being available digitally, it was also available physically in multiple areas throughout the city and distributed at various pop-up events with help from the project team. The survey collected feedback from 306 individuals throughout the campaign. The following data is a conclusion of these submissions:

Part 1 - Draft LUB Updates – Residential Development

### 1) How supportive are you of the following?

#### (a) Proposed updates to residential land use districts.

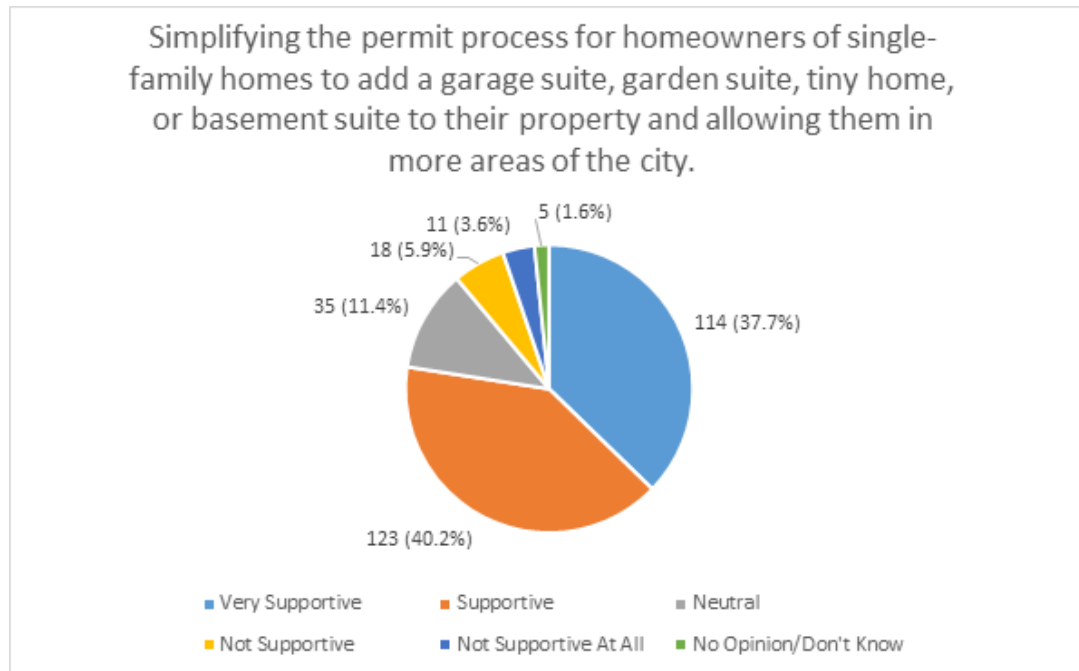
Thirty percent (91) of respondents indicated that they were supportive of reducing the amount of residential land use districts from seven to four. Twenty-eight percent (85) of respondents indicated that they were neutral, and fifteen percent (46) indicated they were very supportive.



#### (b) Simplifying the permit process for homeowners of single-family homes

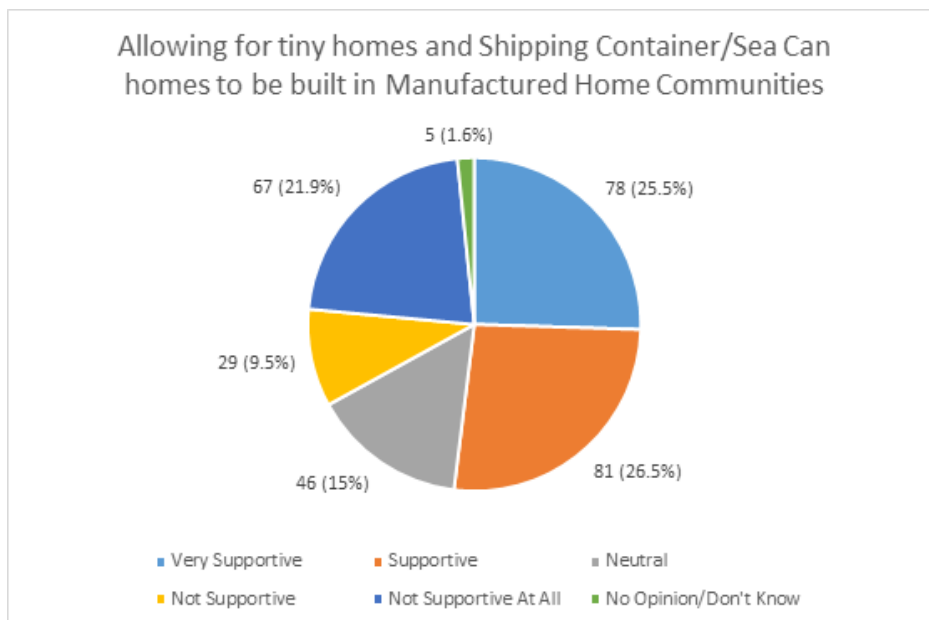
Forty percent (123) of respondents indicated that they were supportive of simplifying the permit process for homeowners of single-family homes to add a garage suite, garden suite, tiny home, or basement suite to their property and allowing them in more areas of the city. This may result in a faster permitting process than is currently in place. Thirty-eight percent (114) of respondents indicated that they were very supportive, and eleven percent (35) indicated that they were neutral.

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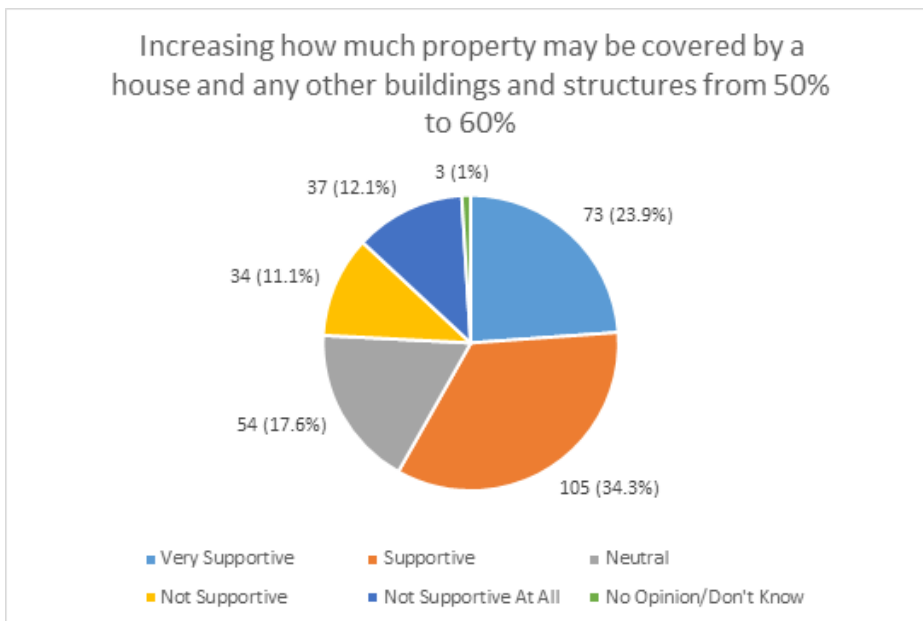
**(c) Allowing for tiny homes and shipping container/sea can homes to be built in Manufactured Home Communities.**

Twenty-seven percent (81) of respondents indicated that they were supportive of allowing tiny homes and Shipping Container/Sea Can homes to be built in Manufactured Home Communities. Twenty-six percent (78) of respondents indicated that they were very supportive, and twenty-two percent (67) indicated they were not supportive at all.



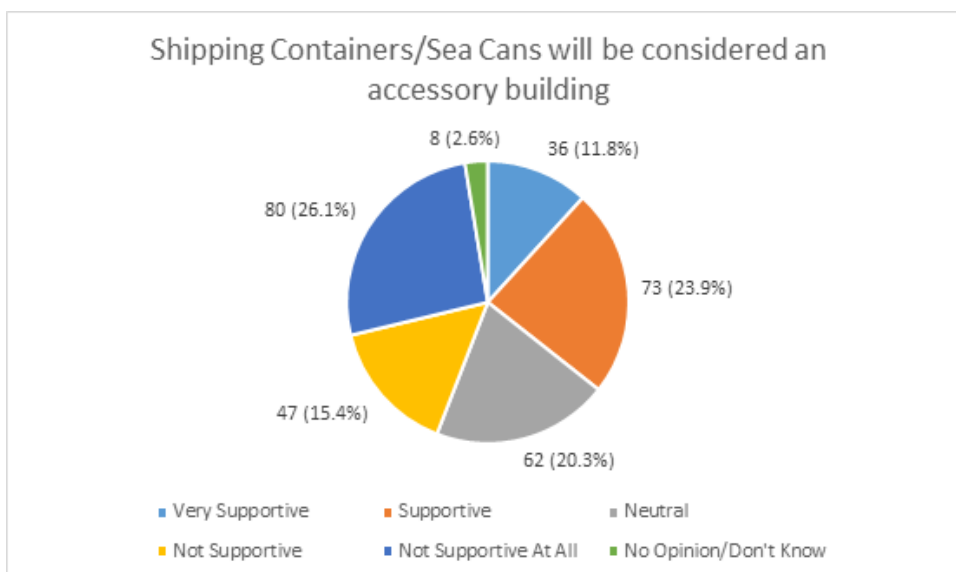
**(d) Increasing how much property may be covered by a house and any other buildings and structures from 50% to 60%.**

Thirty-four percent (105) of respondents indicated that they were supportive of increasing how much property may be covered by a house and any other buildings and structures from 50% to 60%. Twenty-four percent (73) of respondents indicated that they were very supportive, and eighteen percent (54) indicated they were neutral.



**(e) Shipping Containers/Sea Cans will be considered an accessory building.**

Twenty-six percent (80) of respondents indicated that they were not supportive at all of Shipping Containers/Sea Cans being considered an accessory building, no longer a temporary development, provided they are in the rear yard of a residential district and meet the same regulations as other accessory buildings. Twenty-four percent (73) of respondents indicated that they were supportive,

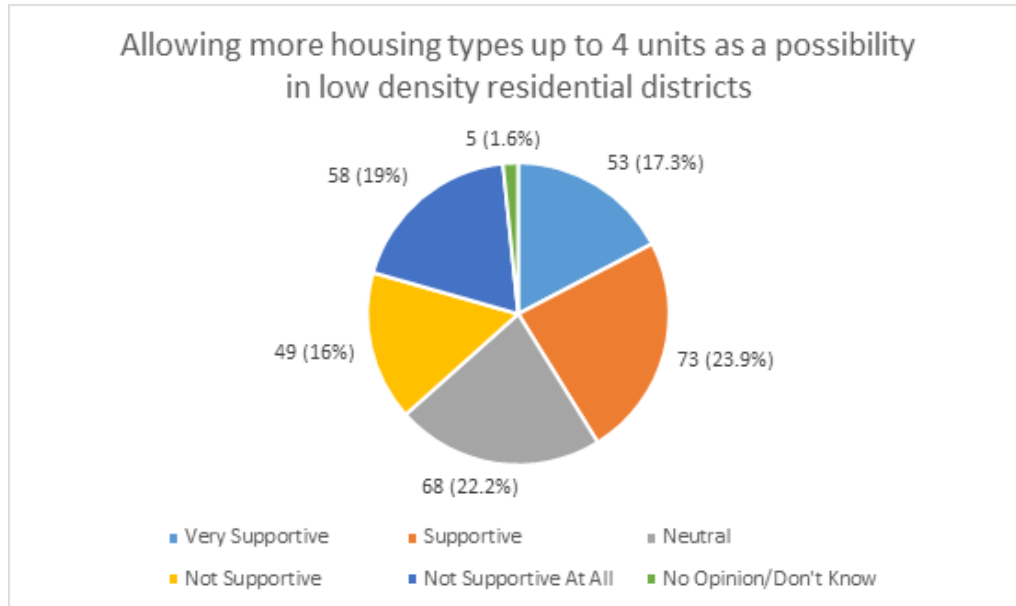


and twenty percent (62) indicated they were neutral.



**(f) Allowing more housing types up to 4 units as a possibility in low density residential districts.**

Twenty-four percent (73) of respondents indicated that they were supportive of allowing housing types like a four-plex, or a row house or townhouse up to four units as a possibility in low-density residential districts (primarily single-family homes). Twenty-two percent (68) of respondents indicated that they were neutral, and nineteen percent (58) indicated they were not supportive at all.

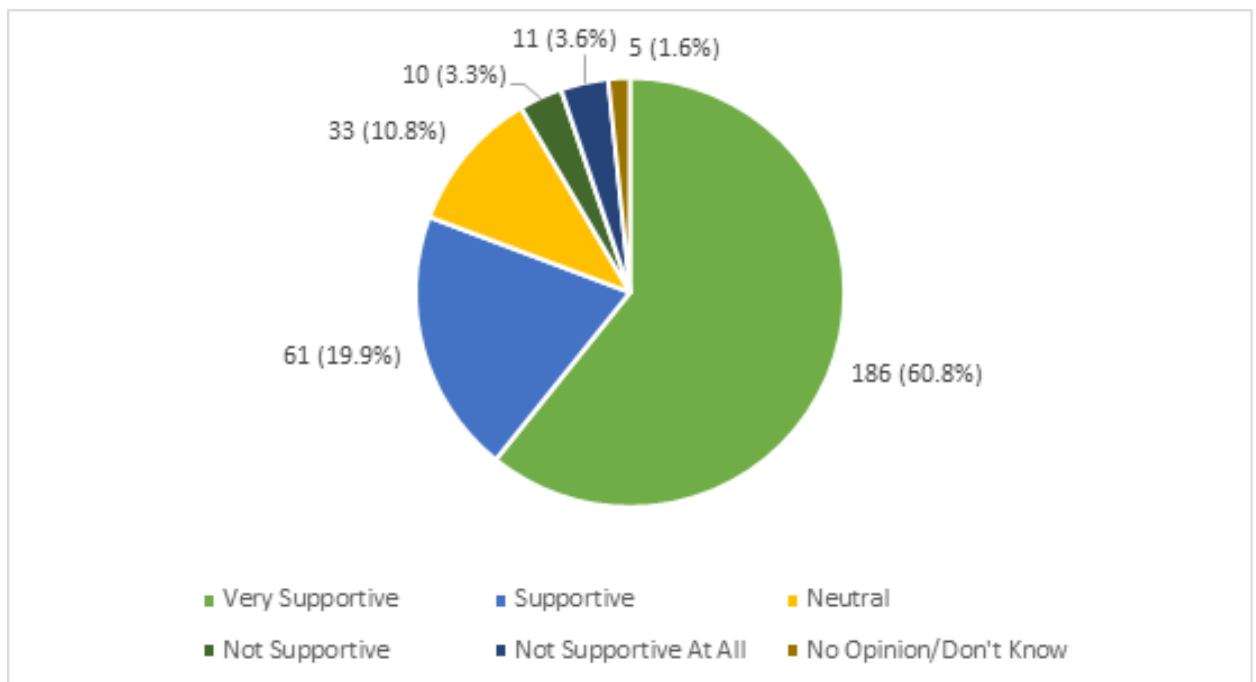


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Part 2 - Draft LUB Updates – Separation Distances

**2. How supportive are you of parks, schools, and city-owned recreational facilities having a separation distance from cannabis stores, liquor stores and Community Support Centres?**

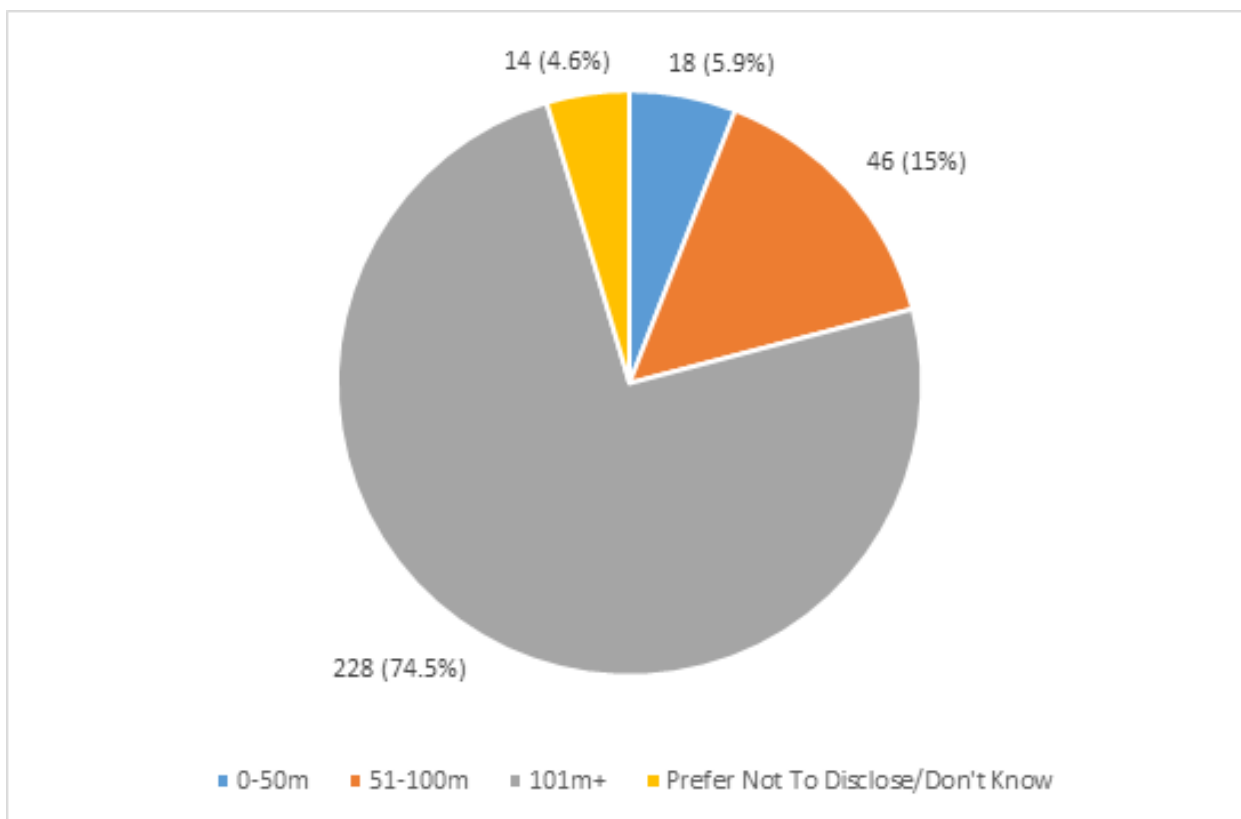
Sixty-one percent (186) of respondents indicated that they were very supportive of parks, schools, and city-owned recreational facilities having a separation distance from cannabis stores, liquor stores and Community Support Centres. Twenty percent (61) of respondents indicated that they were supportive, and eleven percent (33) indicated they were very neutral.



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### 3. What do you think is a reasonable separation distance of cannabis stores and liquor stores from public parks, schools, provincial health care facilities, or city-owned recreation facilities?

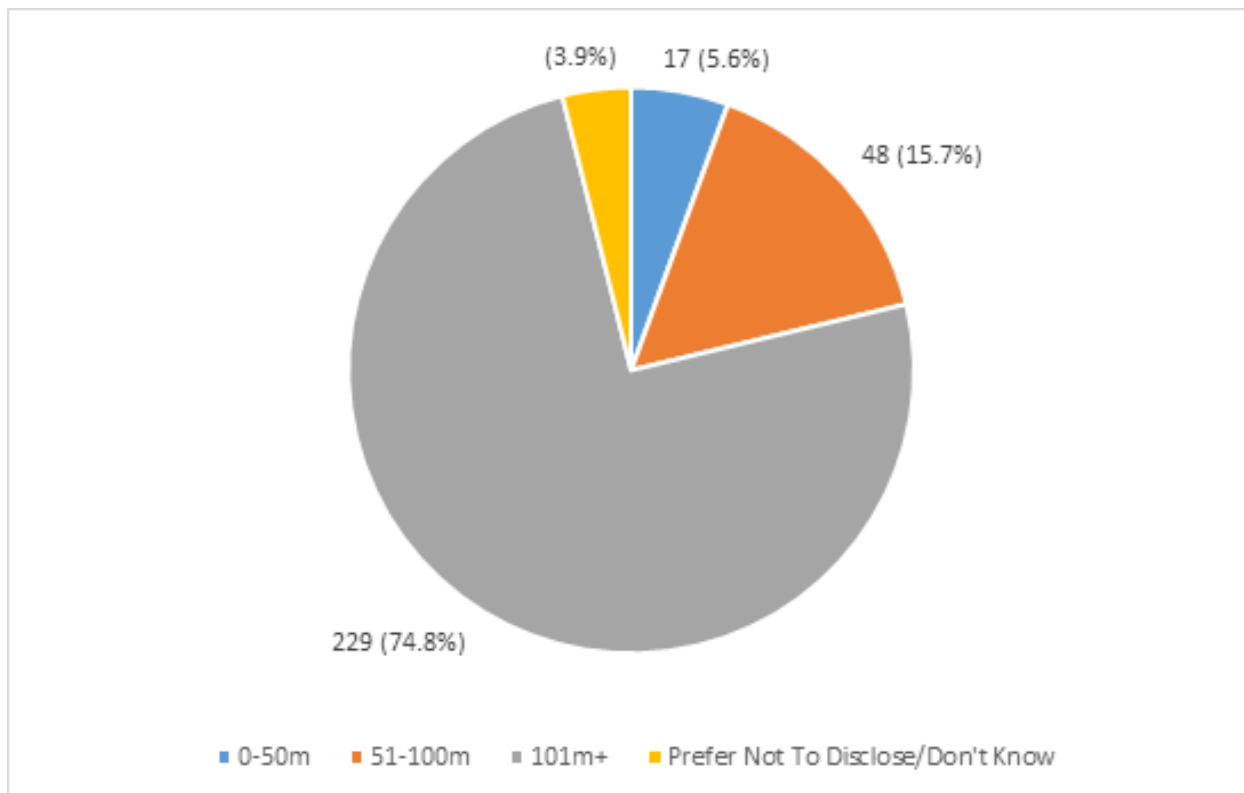
Seventy-five percent (228) of respondents indicated that they think 101m+ is a reasonable separation distance of cannabis and liquor stores from public parks, schools, provincial health care facilities, or city-owned recreation facilities. Fifteen percent (46) of respondents indicated that they think 51-100m is reasonable, and six percent (18) indicated that they think 0-50m is reasonable.



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#### 4. What do you think is a reasonable separation distance of a Community Support Centre from the above-described uses?

Seventy-five percent (229) of respondents indicated that they believe 101m+ is a reasonable separation distance of a Community Support Centre from the above-described uses. Sixteen percent (48) of respondents indicated that they think 51-100m is reasonable, and six percent (17) indicated that they think 0-50m is reasonable.



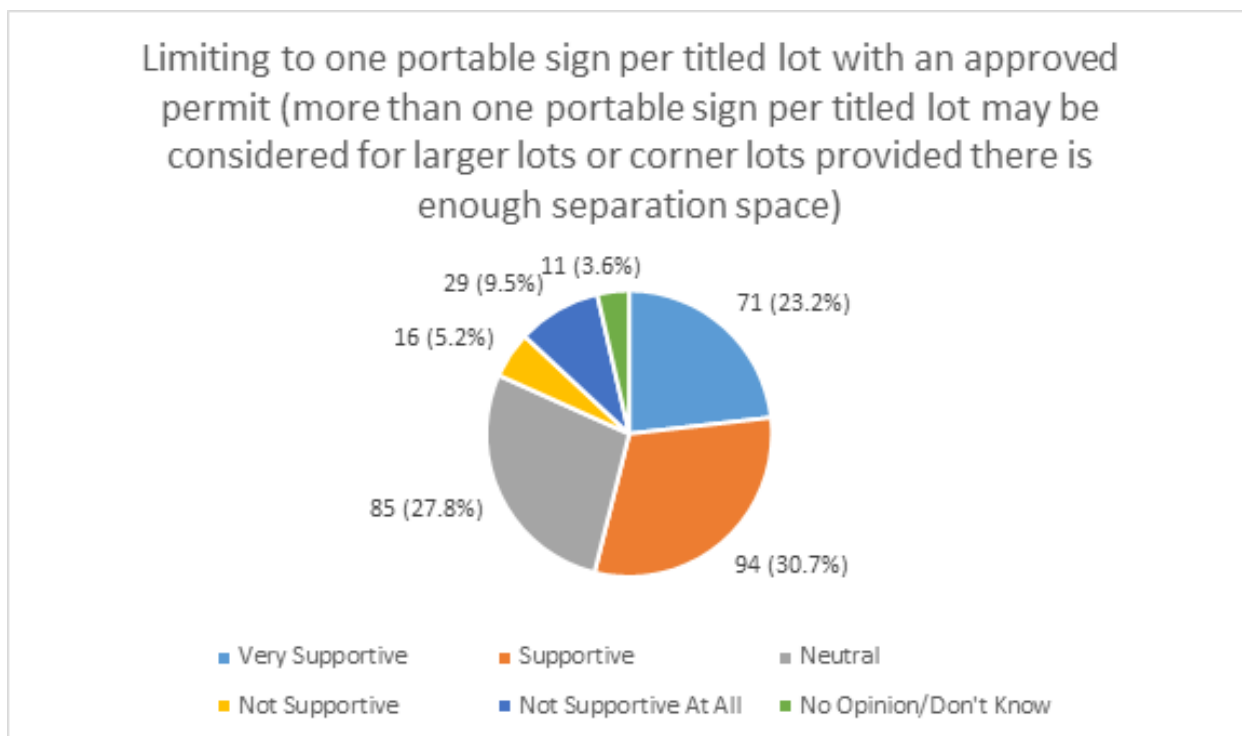
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## Part 3 - Draft LUB Updates – Signage

### 1) How supportive are you of the proposed updates to sign regulations?

#### (a) Limiting to one portable sign per titled lot

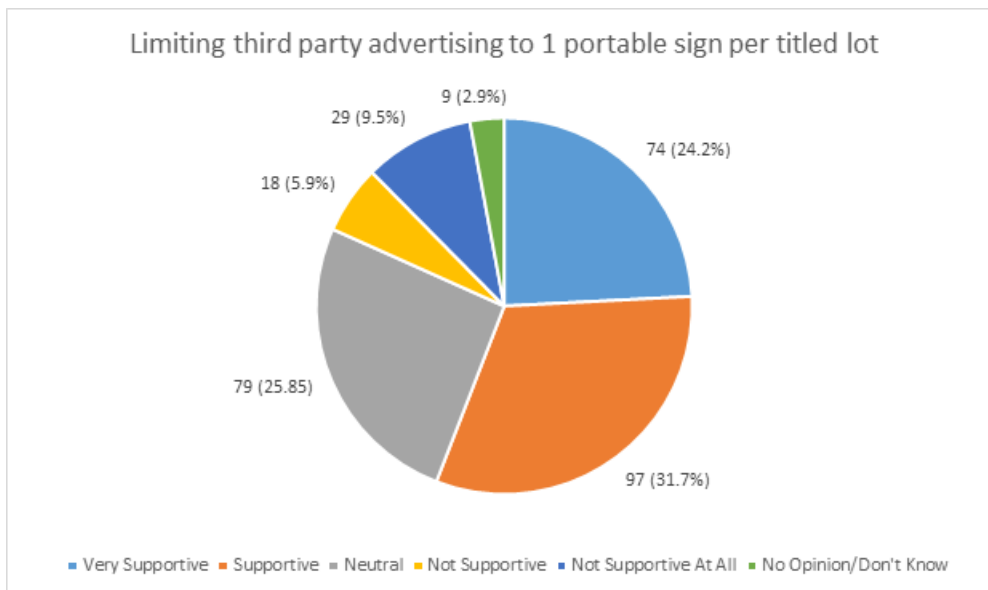
Thirty-one percent (94) of respondents indicated that they were supportive limiting to one portable sign per titled lot with an approved permit (more than one portable sign per titled lot may be considered for larger lots or corner lots provided there is enough separation distance). Twenty-eight percent (85) of respondents indicated that they were neutral, and twenty-three percent (71) indicated they were very supportive.



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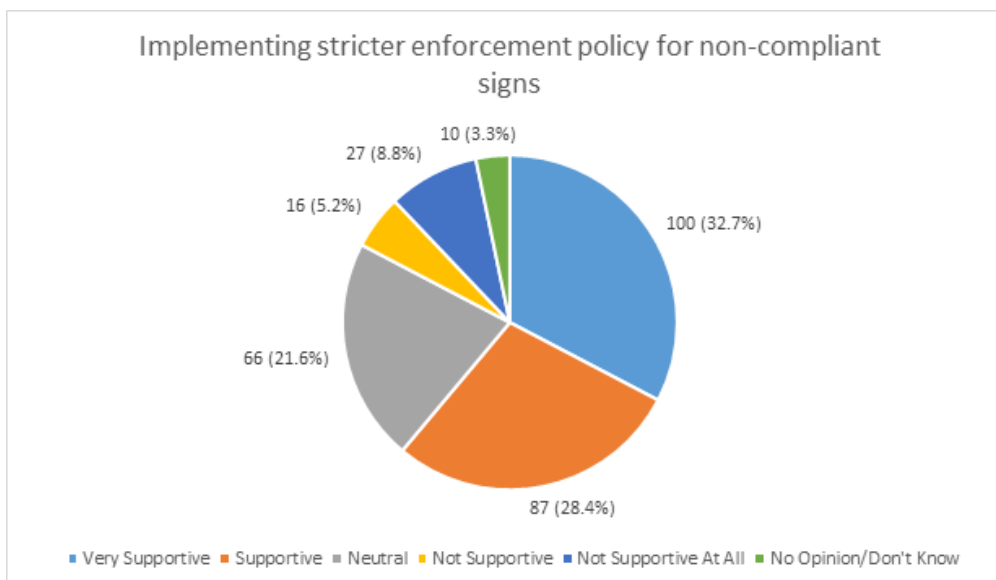
**(b) Limiting third-party advertising to 1 portable sign per titled lot.**

Thirty-two percent (97) of respondents indicated that they were supportive of limiting third party advertising to one portable sign per titled lot. Twenty-six percent (79) of respondents indicated they were neutral, and twenty-four percent (74) indicated they were very supportive.



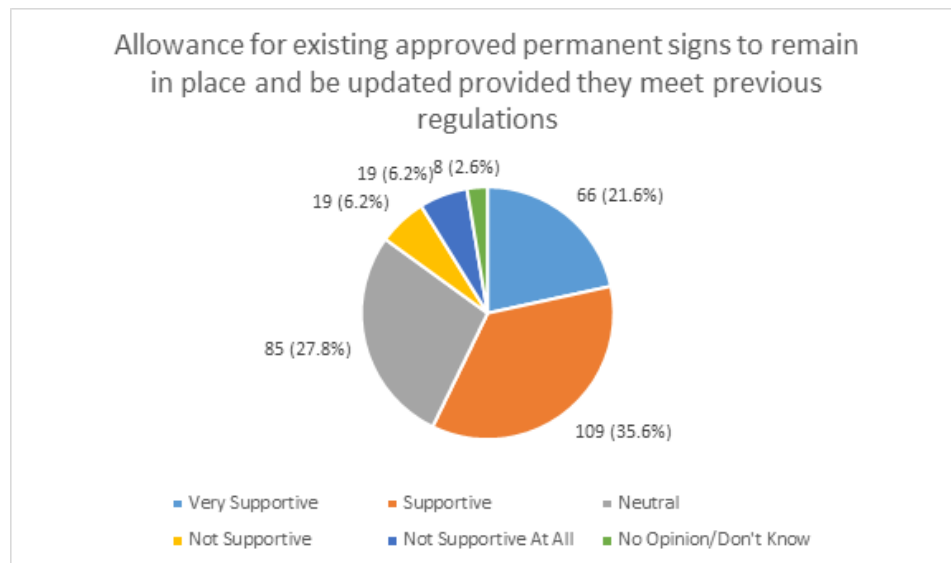
**(c) Implementing stricter enforcement policy for non-compliant signs.**

Thirty-three percent (100) of respondents indicated they were very supportive of implementing a stricter enforcement policy for non-compliant signs, including the possibility of being removed without notice and a 3-strike penalty system for repeat offences. Twenty-eight percent (87) of respondents indicated they were supportive, and twenty-two percent (66) indicated they were neutral.



**(d) Allowance for existing approved permanent signs to remain in place and be updated provided they meet previous regulations.**

Thirty-six percent (109) of respondents indicated that they were supportive of allowing existing approved permanent signs to remain in place and be updated, provided they meet previous sign regulations. Twenty-eight percent (85) of respondents indicated they were neutral, and twenty-two percent (66) indicated they were very supportive.



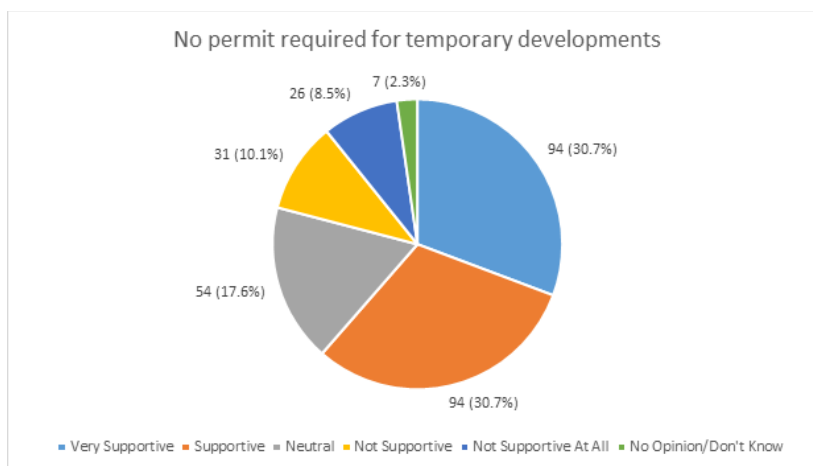
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## Part 4 - Draft LUB Updates – New Permit Exemptions

### 6. How supportive are you of the proposed updates permit exemptions?

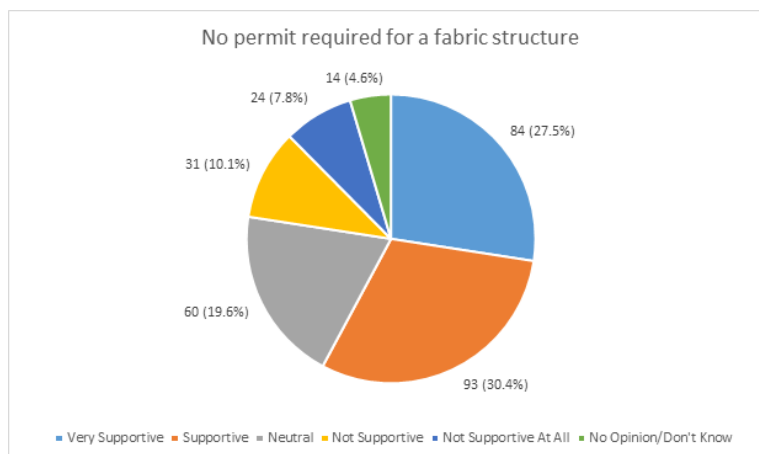
#### (a) No permit required for temporary developments

Thirty-one percent (94) of respondents indicated that they were very supportive and supportive of having no permit required for temporary developments like food trucks, markets, pop-ups, and mobile fruit stands, provided they have an active and valid business license (currently, permits are not contemplated). Eighteen percent (54) of respondents indicated that they were neutral.



#### (b) No permit required for temporary fabric structure

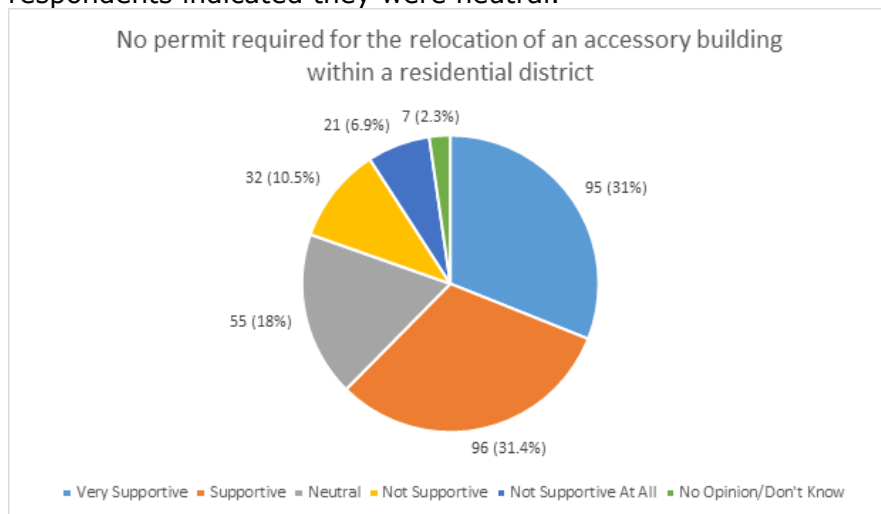
Thirty percent (93) of respondents indicated that they were supportive of having no permit required for a fabric structure at the side or back of a property that is less than 10m<sup>2</sup> (108 ft<sup>2</sup>) in size and has a wall height of 2.4m (8 ft). Twenty-eight percent (84) of respondents indicated they were very supportive, and twenty percent (60) indicated they were neutral.





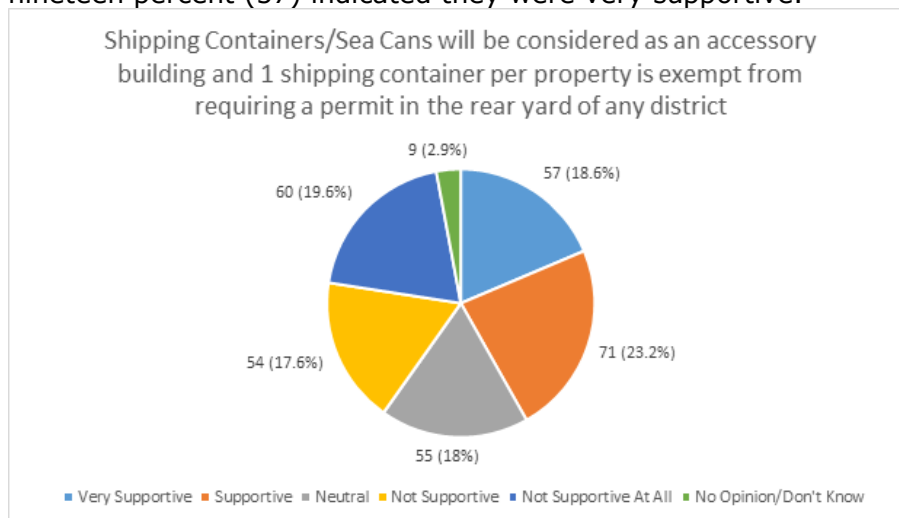
**(c)** No permit required for the relocation of an accessory building within a residential district.

Thirty-one percent (96) of respondents indicated that they were supportive of having no permit required to relocate an accessory building within a residential district. Thirty-one percent (95) indicated they were very supportive and eighteen percent (n=55) of respondents indicated they were neutral.



**(d)** Shipping Containers/Sea Cans will be considered as an accessory building.

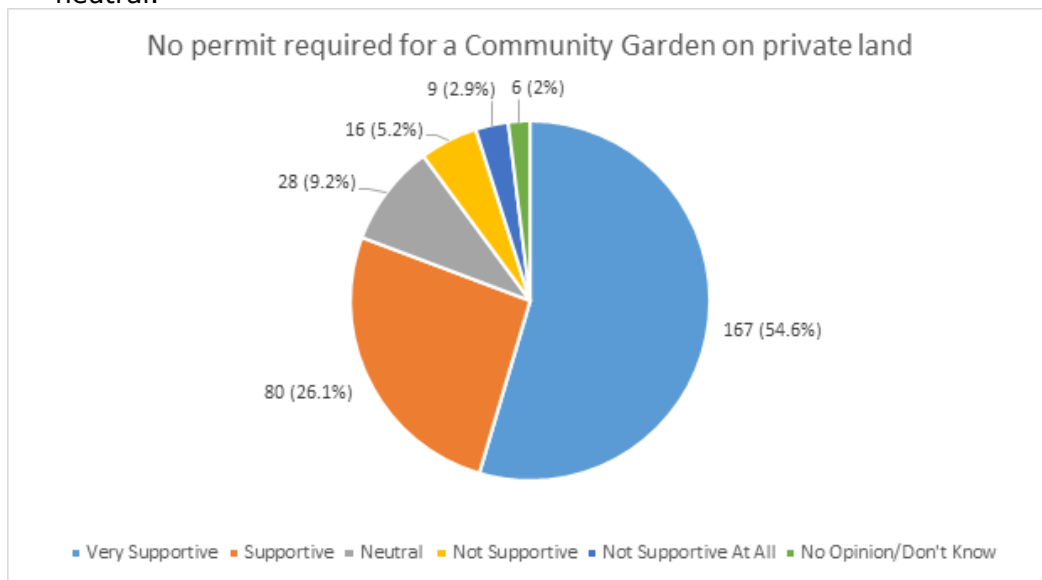
Twenty-three percent (71) of respondents indicated that they were supportive of Shipping Containers/Sea Cans being considered as an accessory building and 1 shipping container per property is exempt from requiring a permit in the rear yard of any district. Twenty percent (60) of respondents indicated they were not supportive at all, and nineteen percent (57) indicated they were very supportive.



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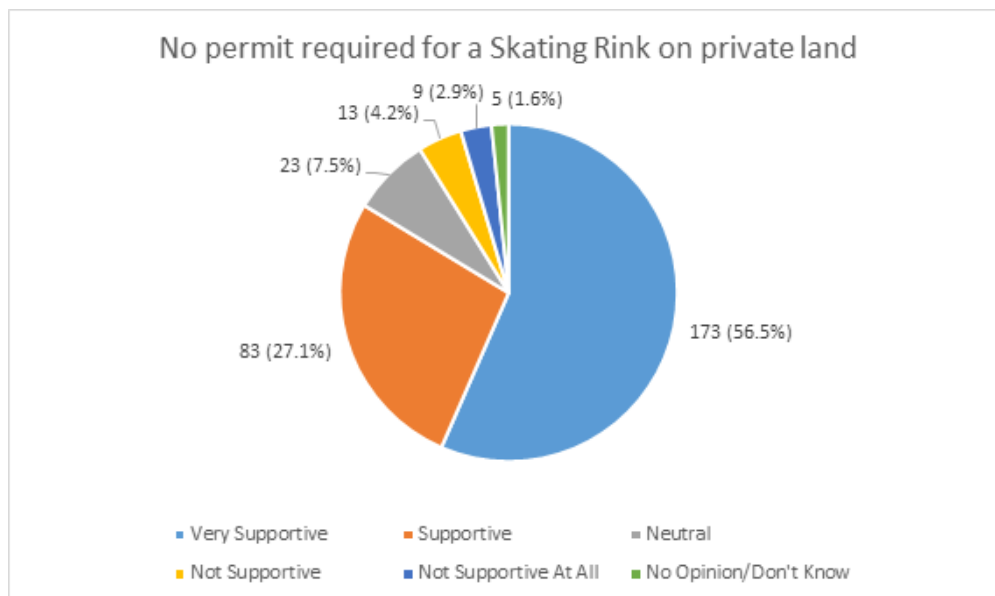
**(e) No permit required for a Community Garden on private land.**

Fifty-five percent (167) of respondents indicated that they were very supportive of having no permit required for a Community Garden on private land. Twenty-six percent (80) of respondents indicated that they were supportive, and nine percent (28) indicated they were neutral.



**(f) No permit required for a skating rink on private land.**

Fifty-seven percent (173) of respondents indicated that they were very supportive of having no permit required for a Skating Rink on private land. Twenty-seven percent (83) of respondents indicated that they were supportive, and eight percent (23) indicated they were neutral.



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## **7. Do you have additional feedback you would like to share about proposed updates to the Land Use Bylaw?**

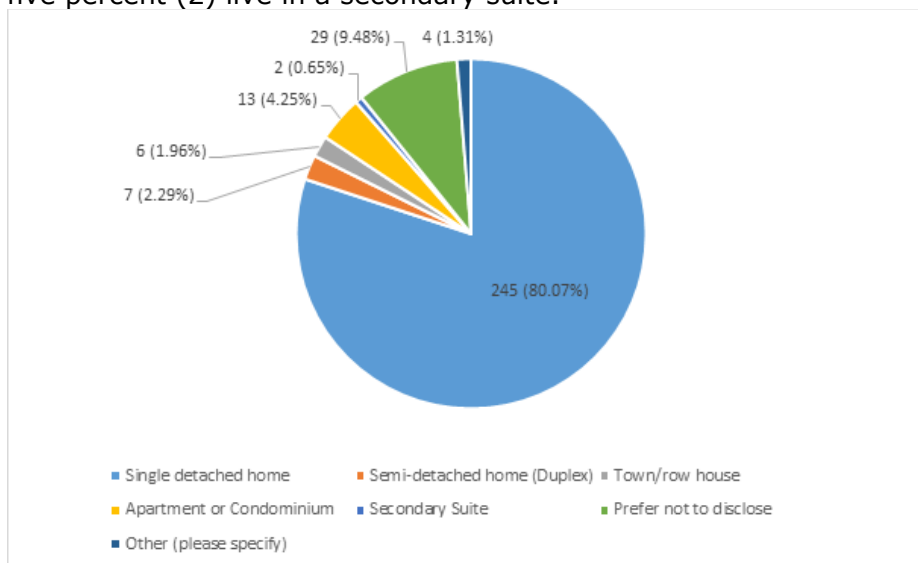
- Some respondents expressed concerns about Shipping Containers/Sea Cans and fabric structures being exempt from requiring a permit in the rear yard of any district. Many respondents said they do not support Shipping Containers/Sea Cans being allowed on residential property.
- Many respondents said they are worried about parking and increased traffic in residential areas by permitting secondary suites such as basement suites, garage suites, garden suites, and tiny homes in all residential areas of the City.
- Some respondents expressed concern about increased traffic and parking if multi-family units are allowed in areas currently zoned for single-family homes.
- A few respondents mentioned they would like to see separation distances increased for liquor stores, cannabis stores, and Community Support Centres.
- Some respondents said they support reducing red tape but are concerned about how the City will ensure that structures and installations that don't require a permit on private property are up to code and follow standards.
- Some respondents mentioned that the bylaws should be more consistently enforced.

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## Part 5 – About You

### 8. Which of the following describes your current home?

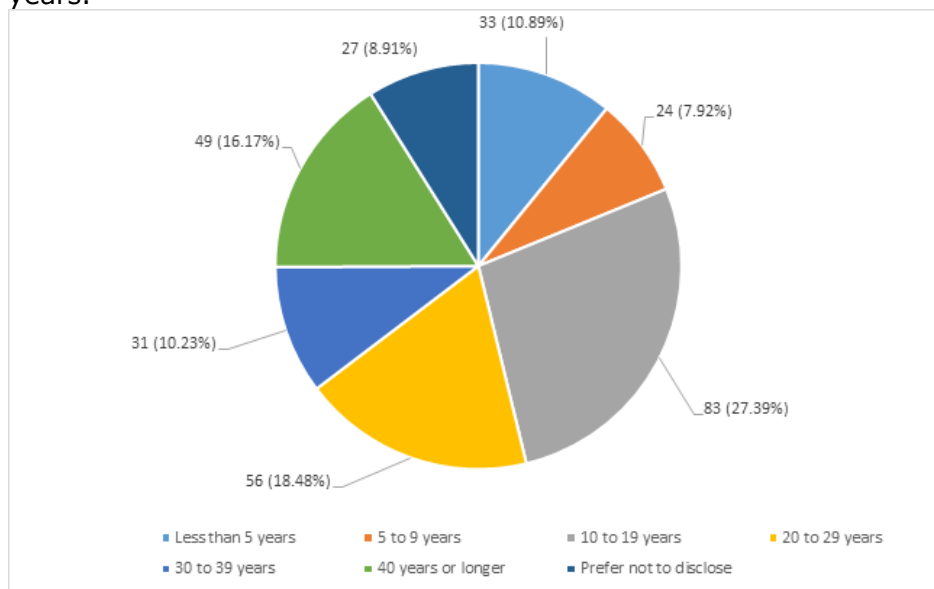
Fifty-six point five percent (245) of respondents indicated that they live in a single detached home, nine point four-eight percent (29) preferred not to disclose their current home description, four point two-five percent (13) indicated they live in an apartment or condominium, two point two-nine percent (7) indicated they live in a semi-detached home (Duplex), one point nine-six percent (6) indicated they live in a town or row house, one point three one percent (4) indicated other, zero point six-five percent (2) live in a secondary suite.



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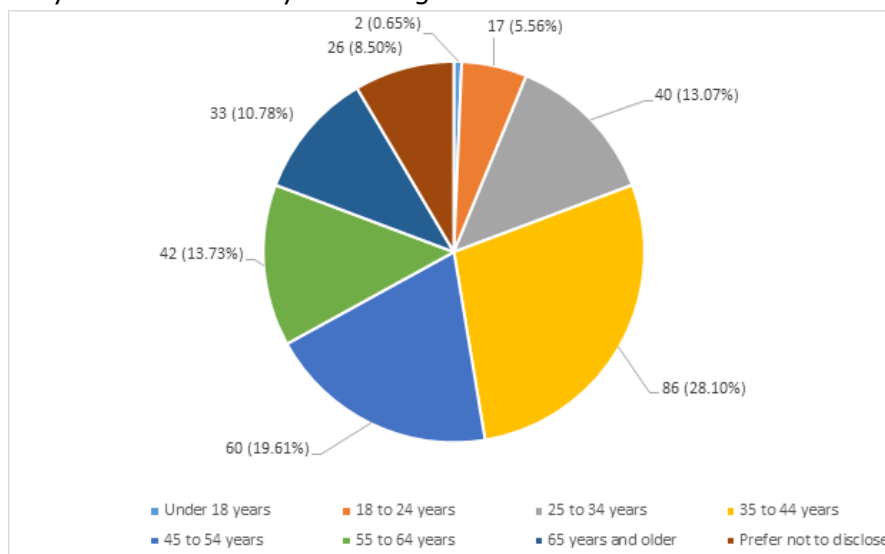
## 9. How long have you lived in Lloydminster?

Twenty-seven point three-nine percent (83) of respondents have lived in Lloydminster for 10 to 19 years, eighteen point four-eight (56) have lived in Lloydminster for 20 to 29 years, sixteen point one-seven percent (49) have lived in Lloydminster for 40 years or longer, ten point eight-nine percent (33) have lived in Lloydminster for less than 5 years, eight point nine-one percent (27) preferred not to disclose and seven point nine-two percent (24) have lived in Lloydminster for 5 to 9 years.



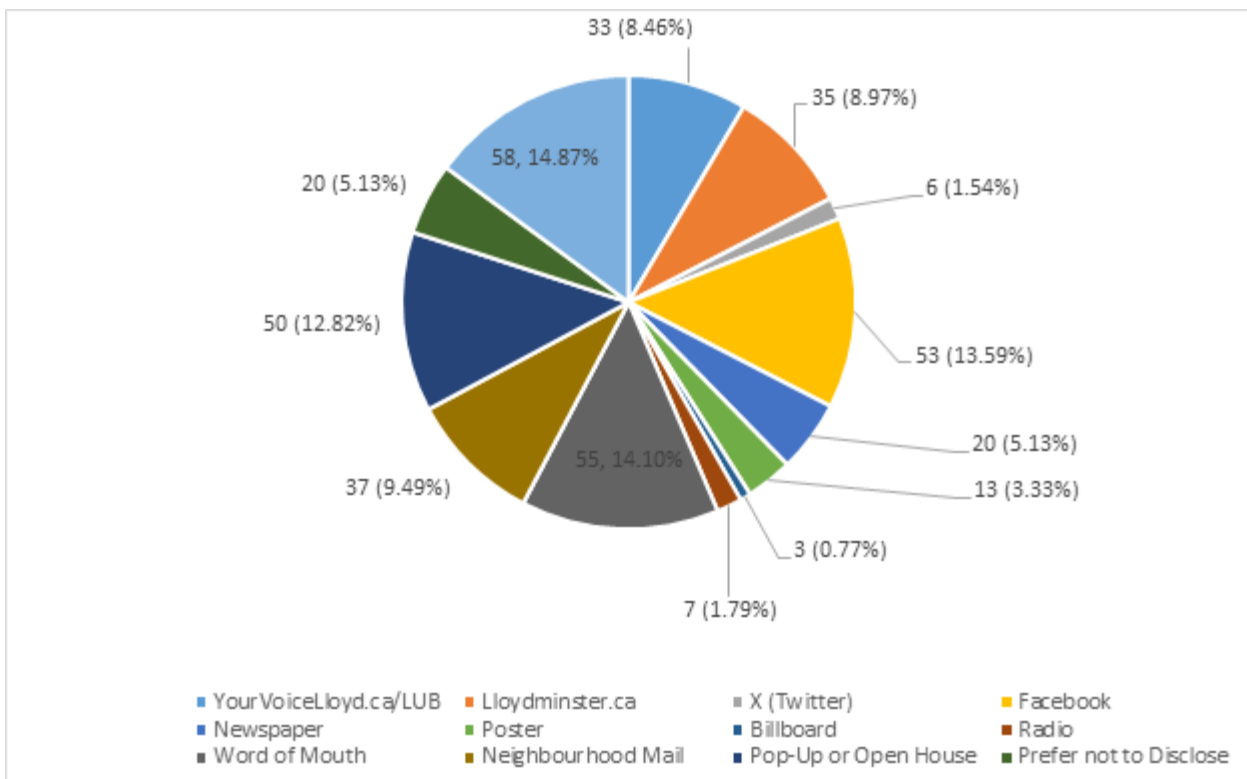
## 10. Please indicate your age.

Twenty-eight point one-zero percent (86) indicated they were 35 to 44 years of age, nineteen point six-one percent (60) indicated they were 45 to 54 years of age, thirteen point seven-three percent (42) indicated they were 55 to 64 years of age, thirteen point zero-seven percent (40) indicated they were 25 to 34 years of age, ten-point seven-eight percent (33) indicated they were 65 years and older, eight point five percent (26) preferred not to disclose their age, five point five-six percent (17) indicated they were 18 to 24 years of age, zero point five percent (2) indicated they were under 18 years of age.



## 11. How did you hear about this survey?

Fourteen point seven-six percent (58) of respondents heard about the survey through other means, thirteen point five-nine percent (53) heard about the survey through Facebook, twelve point eight-two percent (50) heard about the survey through a Pop-up or Open house, nine point four-nine percent (37) heard about the survey through Neighbourhood Mail, eight point nine-seven percent (35) heard about the survey through Lloydminster.ca, eight point four-six percent (33) heard about the survey through YourVoiceLloyd.ca/LUB, five point one-three percent (20) heard about the survey through newspaper advertisement, five point one-three percent (20) preferred not to disclose where they heard about the survey, three point three-three percent (13) heard about the survey through a poster, one point seven-nine percent (7) heard about the survey through radio advertisements, one point five-four percent (6) heard about the survey through X (Twitter), zero point seven-seven percent (3) heard about the survey through a billboard advertisement.



## Conclusion

The City of Lloydminster would like to thank everyone who engaged through in-person, lobby displays or the survey throughout the second phase of the Land Use Bylaw Update. The results from this consultation will be considered by City Council in their final deliberations.

Stay tuned to [yourvoicelloyd.ca/LUB](http://yourvoicelloyd.ca/LUB) for upcoming information.