

BYLAW NO. 15-2008

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

The Council of the City of Lloydminster in the Province of Saskatchewan and Alberta enacts the following:

That Bylaw No. 07-2006 is amended by making the following changes;

Page 33, Section f), Paragraph 2,

- a) insert the words; "conducted by a qualified/certified appraiser", immediately following the word "appraisal".

Page 39, Section l)

- a) delete the word, "homes", immediately following the words "existing" and replace with "dwellings".
- b) delete the words "and allow those residences and associated buildings and users to remain and be re-built from non-wilful demolition", immediately following the words "limited non-residential areas" and replace with "In addition, existing manufactured or modular homes (as defined in the Central, North or South Urban Expansion Area Structure Plans) can remain or be replaced with a manufactured or modular home while existing single detached dwellings (as defined in the Central, North or South Urban Expansion Area Structure Plans) can remain or be replaced with a manufactured or modular home only."

Page 39, Section m) paragraph 2


- a) insert the words," conducted by a qualified/certified appraiser", immediately following the word "appraisal".

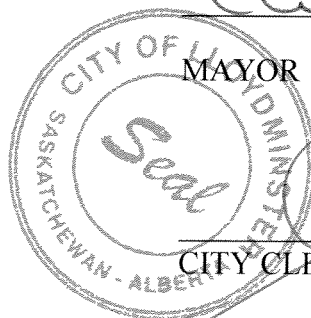
This Bylaw shall come into force and effect upon the final passing thereof,


INTRODUCED AND READ a first time this 2nd day of September, 2008, A.D.

READ a second time this 6th day of October, 2008, A.D.

READ a third time this 6th day of October, 2008, A.D.


MAYOR


CITY CLERK



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).

Existing residential use

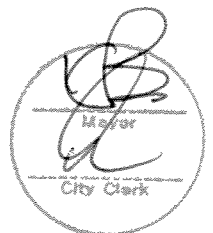
- l) Notwithstanding the IDP policies for limited non-residential uses, the County may allow existing ~~homes~~ dwellings to be subdivided in Urban Expansion areas identified as "limited non-residential areas" ~~and allow those residences and associated buildings and uses to remain and be re-built from non-willful demolition.~~ In addition, existing manufactured or modular homes (as defined in the Central, North or South Urban Expansion Area Structure Plans) can remain or be replaced with a manufactured or modular home while existing single detached dwellings (as defined in the Central, North or South Urban Expansion Area Structure Plans) can remain or be replaced with a manufactured or modular home only. This residential subdivision shall be considered as part of the 10% eligible for limited non-residential uses.

Compensation for widening required beyond 30 metres.

m) is currently deleted. This Policy is currently n)

- m) 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. 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 conducted by a qualified/certified appraiser shall be supplied for the existing parcel of land as of a



Bylaw 08-17 - Inter-municipal Development Plan
Amendments - Proposed Amendments

MR and SR in
"Limited
Country
Residential"
within the UE
area

- f) For those Urban Expansion areas (UE) identified on Map A as "Limited Country Residential" the County shall defer all Reserve Land to the balance of the quarter section. In return, the City shall pay a fee to the County equivalent to 5% of the appraised value of the parcel to be subdivided. Assessment and timing of land value shall be undertaken in the manner as follows;

The applicant shall supply a market value appraisal conducted by a qualified/certified appraiser of 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;

- (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 un-subdivided state and sold in the open market by a willing seller to a willing buyer on the date on which the appraisal is made.

MR and SR in
areas outside
"Limited
Country
Residential"
within the UE
area

- g) County subdivision applications for all parcels in designations other than "Limited Country Residential" in the Urban Expansion (UE) as shown on Map A will be required to dedicate, defer or pay cash in lieu for the full amount of Municipal Reserve owing as required by the County on a case by case basis in the forms provided for in the Municipal Government Act.

