



City of Lloydminster

Policy

Policy Title:	Oil and Gas Development Policy	Policy Number:	610-07
Date of Adoption:	October 27, 2025	Motion Number:	314-2025
Date of Amendment:		Motion Number:	

1. Purpose:

- 1.1. To protect public infrastructure from excessive wear and tear as a result of Oil and Gas Development, while supporting open dialogue amongst all parties.
- 1.2. To ensure orderly, timely, and efficient urban growth is not impeded by existing or new Oil and Gas Development, while ensuring public safety and mitigating risks.
- 1.3. To support a high quality of life by preventing or reducing nuisance associated with Oil and Gas Development, including noise, dust, glare, fumes, and aesthetic impact.
- 1.4. To establish a framework for communication between Oil and Gas Producers/Operators and the public for future Oil and Gas Development Projects.

2. Definitions:

Administration	An employee or Contract employee of the City of Lloydminster.
Applicant	A Person that submits an application to the City of Lloydminster.
Council	The municipal Council of the City of Lloydminster
City	The corporation of the City of Lloydminster.
Developer	A Person that develops land within the City.
Development Authority	Persons appointed by Council, or a designate, responsible for carrying out the responsibilities of this Policy.
Industry	Refers to the Oil and Gas Industry in general.
Member of Council	An individual elected pursuant to <i>The Local Government Election Act, 2015</i> (Saskatchewan) as a Member of Council.

Oil and Gas Producer/Operator	A Person that develops oil and/or gas infrastructure of any kind within the City.
Person	An individual, a group of individuals, a corporation, firm, partnership, proprietorship, association, society or co-operative organization.
Road Use Agreement	An agreement regulating the use of roads in support of private interest.
Urban Development	Development of any kind within the municipal boundaries of the City of Lloydminster.

3. Procedures:

3.1. Road Use & Access:

- 3.1.1. Oil and Gas Producers/Operators shall enter into a Road Use Agreement with the City to address issues such as seasonal road use restrictions, requirement to use only specific routes such as dangerous goods and truck routes, road upgrades, and compensation for damages to roads by Industry.
- 3.1.2. A Road Use Agreement shall be in place prior to commencement of any work.
- 3.1.3. Access requests and approvals shall be directed to City of Lloydminster Planning Services.
- 3.1.4. All new access construction shall be inspected by the Director, Transportation & Parks Services, or their delegate, after completion.
 - a. Such inspection shall be conducted to ensure that accesses are constructed to adequately accommodate the level of use the Oil and Gas Development will be subject to.
 - b. Should the access not meet the requirements of the inspection described in 3.1.4, the Developer shall be required to address the recommendations made by the inspection prior to using the access.

3.2. Urban Growth:

- 3.2.1. All Urban Development shall maintain the minimum setbacks to existing facilities as required by Alberta Energy Regulator (AER) or equivalent Saskatchewan Authority.
- 3.2.2. Developers may be required as part of an Area Structure Plan (ASP) or a Neighbourhood Structure Plan (NSP) to obtain a risk assessment or Environmental Impact Assessment (EIA) completed by an appropriate professional, for new Urban Development proposed to be located closer than two (2) times the applicable provincial regulations setback requirement from existing oil and gas facilities. At a minimum, the EIA should identify potential

impacts on existing water features and wetlands, wildlife habitat, and plant species.

- 3.2.3. Notwithstanding the results of the EIA or risk assessment, the Development Authority may require a Developer to provide landscaping including but not limited to the development of tree lines or berms around existing Oil and Gas Development facilities as a condition of subdivision or development approval.
- 3.2.4. Where development occurs in proximity to already operating Oil and Gas Development facilities, the design of the development shall accommodate the ongoing needs of the Oil and Gas Producer/Operator, and which could include the provision of temporary emergency access while facilities remain in operation.
- 3.2.5. Where Urban Development is proposed around an abandoned well site, the work area shall be as required by the Alberta Energy Regulator (AER) or equivalent Saskatchewan Authority.
- 3.2.6. Urban development around an abandoned well shall be required to accommodate access to the well for maintenance purposes.
- 3.2.7. Abandoned wells shall be clearly identified during Urban Development construction phases to prevent accidental impact and damage.
- 3.2.8. Preparation of ASPs or NSPs shall involve the area oil and gas operators, mineral lease holders, and landowners where plan areas include Oil and Gas Development facilities. Further, ASPs and NSPs shall include mitigation strategies for development near existing Oil and Gas Development facilities.
- 3.2.9. NSPs shall include detailed information and maps of the plan area showing existing and abandoned facilities, type of facility, access roads and setback areas.

3.3. Communications:

- 3.3.1. Oil and Gas Producers/Operators shall provide public notification opportunities prior to submission of an application to the Alberta Energy Regulator (AER) or Saskatchewan Ministry of Energy Resources for development or energy exploration approval.
- 3.3.2. Public notification shall take the form of written correspondence or a public in-person or digital meeting, and shall provide at least the following:
 - a. the project description;
 - b. location of the proposal on a map in the context of greater Lloydminster;
 - c. dates of any scheduled public information sessions, company name; and
 - d. contact information for follow up questions.
- 3.3.3. The notification radius around a proposed project site should be a minimum of 1.6 km (approximately 1 mile).
- 3.3.4. The City may assist the Oil and Gas Producer/Operator in notifying affected Persons whose contact information is protected by the

Local Authority Freedom of Information and Protection of Privacy Act (LAFOIP), and in providing contact and location information for suitable information session venues.

3.4. Public Safety & Quality of Life:

- 3.4.1. Oil and Gas Producers/Operators shall install shallow water aquifer water monitoring wells downstream of resource wells and upstream of any potentially impacted domestic water wells where requested by the Development Authority.
- 3.4.2. Flare stacks may be permitted inside the City's municipal boundary in accordance with the regulations identified in the *Land Use Bylaw* as amended.
- 3.4.3. Oil and Gas Producers/Operators shall mitigate noise and light impacts on surrounding properties in accordance with the regulations identified in the Community Standards Bylaw as amended.
- 3.4.4. Oil and Gas Producers/Operators shall provide the City with applicable emergency response plans and contact information for their designated emergency response personnel.

3.5. Environment:

- 3.5.1. Oil and Gas Producers/Operators shall be responsible for controlling the propagation and spread of nuisance, noxious and invasive plant species during development activities, including but not limited to stripping and grading, excavating, access development, lease road development, road maintenance, pipeline trenching, and filling.
- 3.5.2. There shall be no disturbance of tree stands from April 15 to July 31 to protect migratory birds during the nesting season.
- 3.5.3. Reclamation activities shall be completed in a timely manner and sites shall be restored to pre-development or better condition.
- 3.5.4. Spills shall be reported and cleaned using industry best practices for containing and remediating spill sites.

4. Penalty:

- 4.1. Any member of Administration found to be in violation of this Policy may be subjected to disciplinary action. Such action may be dependent upon the nature of the breach of this Policy; discipline may range from a verbal warning to dismissal with cause.
- 4.2. Any Member of Council found to be in violation of this Policy may be dealt with utilizing the *Council Code of Ethics Bylaw* as amended, or provisions of *The Lloydminster Charter*.
- 4.3. Any Developer found to be in violation of this Policy may be dealt with on a

case-by-case basis in accordance with the applicable Bylaw in contravention.

5. Responsibility:

- 5.1. Council shall review and approve all policies.
- 5.2. Administration may administer this Policy through the use of a supporting procedure, as required.