

## Adjacent Landowner Referral

### Lakeside Area Structure Plan (ASP) Amendment and Land Use Bylaw (LUB) 05-2025 Map Amendment Musgrave Agencies Ltd.

**Our File: PD 25-11 and PD 25-12**

Please be advised that Musgrave Agencies Ltd. has submitted three (3) applications to the City of Lloydminster for review pertaining to a parcel of land within the Lakeside ASP. The applications submitted are as identified below:

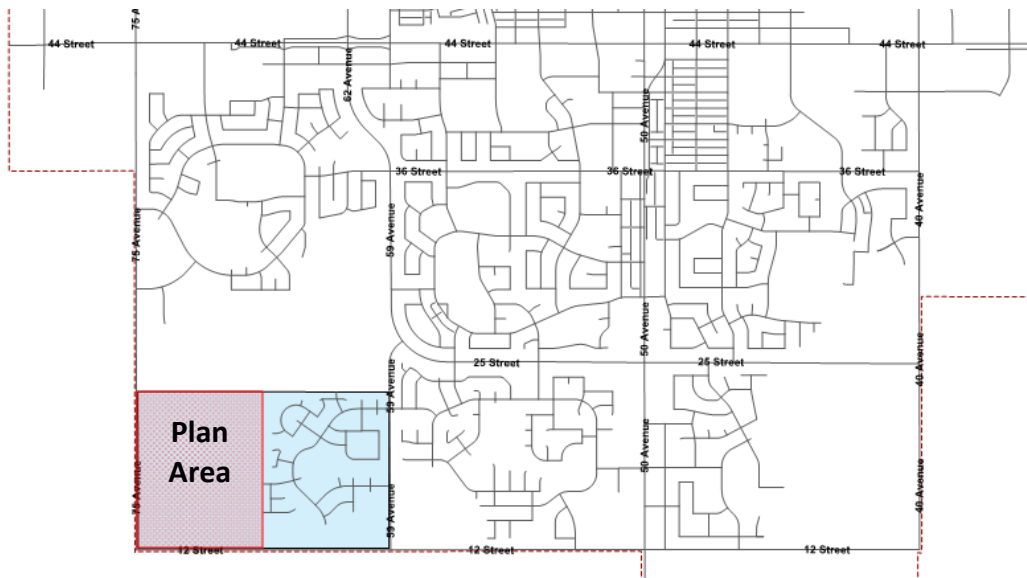
1. Lakeside Area Structure Plan Amendment,
2. Land Use Bylaw Map Amendment, and
3. Proposed Subdivision Approval.

Planning Services is currently in the process of reviewing the applications concurrently and gathering feedback from external agencies and adjacent landowners. Following the legislated review period, Planning Services will present a recommendation to City Council regarding the ASP and LUB Amendment Applications to City Council and the Development Authority will render a decision on the Proposed Subdivision Application.

The applications are as described below:

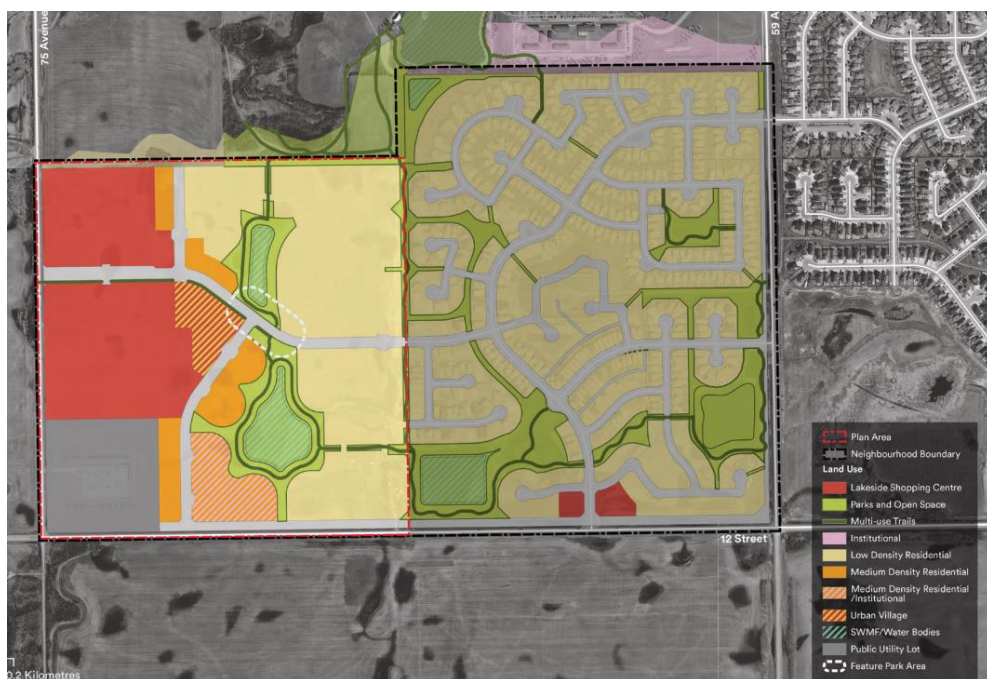
#### 1. Lakeside Area Structure Plan (ASP) Amendment

Lakeside is located in the southwest corner of the City, northeast of the 12 Street and 75 Avenue intersection. The eastern quarter section of Lakeside is built out mainly with low density residential uses. The quarter section to the west is currently undergoing development in accordance with the ASP and is referred to as the Plan Area (identified in Figure 1 in red). This ASP identifies land use, infrastructure, and proposes a policy framework for the logical completion of the Plan Area. The Plan Area is 58.66 hectares (144.96 acres) and legally described as SW¼ Sec.26-Twp.49-Rge.01-W4M under the Alberta Township Survey System. Musgrave Agencies Ltd. is the title holder. The Lakeside ASP was formally approved by City Council at the June 24, 2019 Regular Session of City Council (Bylaw No. 09-2019).



**Figure 1: Lakeside ASP Area**

The Lakeside ASP includes a variety of land use classifications ranging from residential to commercial and institutional land uses. Figure 2 indicates the current land use concept of the Lakeside ASP as approved in 2019.



**Figure 2: 2019 Lakeside ASP Land Use Concept**

The proposed ASP amendment consists of redistricting the land use of a portion of the area (identified in Figure 3 in blue) from Medium Density Residential (MDR) to General Commercial (GC). The purpose of the General Commercial (GC) District as per Land Use Bylaw 05-2025 is to 'Provide opportunities for a variety of commercial development on primary commercial areas of the City not abutting highways.'



**Figure 3: Proposed Land Use Amendment to Lakeside ASP**



## 2. Land Use Bylaw Map Amendment

Should City Council approve the above described amendment to the Lakeside ASP, an amendment to the Land Use Bylaw 05-2025 will be necessary to facilitate development and align both documents. To enable this, the applicant has concurrently submitted an application to redistrict the Land Use Designation of the area described below and highlighted in red in Figure 4 from 'Transitional (T) District' to 'General Commercial (GC) District'. The purpose of the General Commercial (GC) District as per Land Use Bylaw 05-2025 is to *'Provide opportunities for a variety of commercial development on primary commercial areas of the City not abutting highways.'* The parcel proposed to be redistricted is described below:

**Legal description:** Part of Lot 4, Block 16, Plan 202 0044 within S.W.¼ Sec.26-Twp.49-Rge.1-W4M

**Area:** 0.986 hectares (2.44 acres)

**Current Land Use:** Transitional (T) District

**Proposed Land Use:** General Commercial (GC) District

Please refer to Figure 4 below to see the described parcel within the Land Use District Map included in Land Use Bylaw 05-2025.



**Figure 4: Land Use Bylaw Amendment Parcel Identification**

### 3. Proposed Subdivision

The applicant has concurrently submitted an application to subdivide the parcel of land identified in red within Figure 4 to support development should the ASP and LUB amendments be approved.

The proposed Subdivision would result in creating four (4) new lots from the current primary parcel. The remaining parcel is proposed to remain districted as Transitional (T), while the four (4) new lots are proposed to be redistricted to General Commercial in accordance with the LUB amendment described in Part 2 above. The area of the proposed subdivision is described below and is identified within Figure 4 of this package, as well as in the attached Plan of Proposed Subdivision.

**Legal description:** Part of Lot 4, Block 16, Plan 202 0044 within S.W.¼ Sec.26-Twp.49-Rge.1-W4M

**Area:** 0.986 hectares (2.44 acres)

**Current Land Use:** Transitional (T) District

**Proposed Land Use:** General Commercial (GC) District

**Proposed number of new lots created:** 4

Please provide the undersigned with and comments or concerns, quoting our file number (PD 25-11 and PD 25-12) within twenty-one (21) days of the date listed on this letter. To ensure your response is considered, please submit it no later than 5:00pm local time on Friday, September 5, 2025. For further inquiries regarding these Applications, please contact the undersigned at (780) 874-3700 ext. 2603 or at [planning@lloydminster.ca](mailto:planning@lloydminster.ca).

Sincerely,



City of Lloydminster  
Dan Wilde  
Planner, Policy & Development  
Operations Centre

Attachments: Plan of Proposed Subdivision  
Location Sketch

PLAN OF PROPOSED SUBDIVISION

OF PART OF  
LOT 4, BLOCK 16, REG'D PLAN 202 0044  
WITHIN  
S.W.¼ SEC.26-TWP.49-RGE.1-W.4M.  
CITY OF LLOYDMINSTER

2025

SCALE 1:1000

NOTES

PORTION TO BE SURVEYED IS OUTLINED IN A HEAVY LINE, AND CONTAINS  
0.986ha.(2.44acres)  
MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.

NET AREAS

LOT 0.986ha. 2.44acres



"A Musgrave Agencies Neighborhood"

CITY OF LLOYDMINSTER  
SUBDIVISION APPROVAL

THE SUBDIVISION SHOWN WITHIN THE BOLD  
LINE HEREON IS HEREBY APPROVED

CITY MANAGER

CITY CLERK

EXECUTIVE MANAGER  
OPERATIONS

VALID FROM \_\_\_\_\_  
FOR A PERIOD OF 12 MONTHS  
FILE No. : \_\_\_\_\_

No.	REVISIONS	DATE	DR.	CH.
0	Plan Issued	July 28, 2025	WH	II
FILE: LL253332		DWG.: LL253332(PPS)		



# Location Sketch

## LEGAL DESCRIPTION

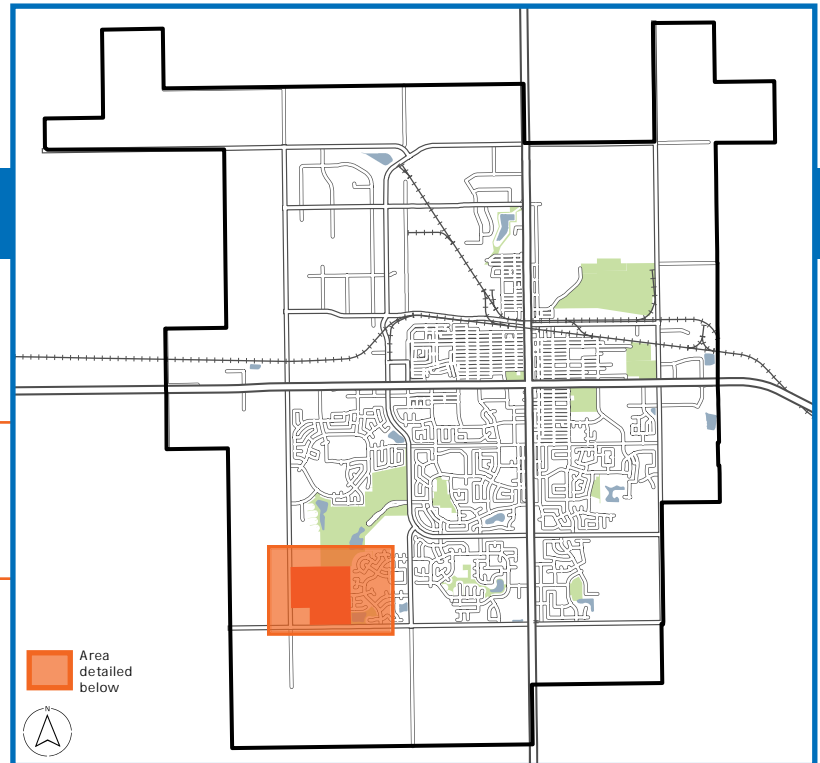
Lot: 4, Block: 16, Plan: 202 0044

## MUNICIPAL ADDRESS

6402 12 Street  
Lloydminster, AB

Date: 08/14/2025

File No. (PD): 25-11/25-12



0 250 500  
Metres

Subject Lands  
 Legal Parcel

Existing Building