

	<p align="center">City of Lloydminster Information Report (IR)</p>
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Subject Matter: Southwest Area Structure Plan (SW ASP)
Department: Operations
Presented By: Terry Burton
GPC Meeting Date: March 17, 2025

Topic: Prior to new development occurring in the Southwest portion of the City, an Area Structure Plan (ASP) is required to be approved by bylaw. Once an ASP has been approved the Developer will be able to complete the requirements of a Neighborhood Structure Plan (NSP) in accordance with Policy No. 610-02 which will facilitate subdivision and development of the lands.

Background: The Southwest Area Structure Plan is an approved City of Lloydminster Capital Project No. 2361004. The intent of this report is to inform the Committee that work is commencing on the SW ASP and to provide an overview of next steps in this process.

What is an Area Structure Plan (ASP)?

An ASP is a high-level framework which guides future development on undeveloped lands. As a statutory document, required by the Government of Alberta, the ASP must describe:

- proposed sequence of development,
- general location of land use for the area,
- proposed population density of the area,
- general location of major transportation routes and public utilities, and
- any other requirements that Council may require.

The intent of ASP's is to ensure compatibility between the existing developing areas and future developments of the subject lands and those adjacent. Once complete, the final ASP must be approved through a series of three readings by City Council and a Public Hearing. The SW ASP will be created, reviewed, and approved in accordance with Policy No. 610-03.

The SW ASP study area includes approximately seventeen (17) quarter-sections of land in the southwest portion of the City, with the westernmost lands directly abutting the County of Vermilion River. The rough boundaries of the SW ASP include Highway 16 (north), 75 Avenue (east), and 12 Street (south). A map depicting the SW ASP Plan Boundary has been attached for informational purposes.

The SW ASP was approved in the 2023 Capital budget. In Q4 2024, Planning Services initiated work identified in Phase 1 and anticipated the project to take approximately twelve (12) to eighteen (18) months to reach completion. It is expected to return to Council seeking Bylaw approval in Q1 2026.

Project Phases

The SW ASP will take place in four (4) Phases.

Phase 1 – Data Gathering and Preliminary Draft of Land Use Concept

- Gathering data, analyzing opportunities and constraints, reviewing the Municipal Development Plan - Connection to Our Future and a comprehensive review of other City Bylaws that will directly and/or indirectly affect the future development of these lands.
- Drafting land use concepts.
- Internal and external notification including landowners within the study area.

Phase 2 – Public Engagement and Refinement

- Reviewing and refinement of Land Use concepts.
- Review for ongoing compliance with higher level planning documents.
- Preparation of SW ASP.

Phase 3 – Document Finalization

- Review and refinement of the SW ASP.
- Formal public circulation.
- Presentation to Governance and Priorities Committee.

Phase 4 – Bylaw Approval

- Presentation of the SW ASP Bylaw to Council and legislative approval process.

Objective: The objective of the SW ASP is to establish a high-level framework that strategically guides the sustainable and orderly future development of the area. This framework aims to address and reflect the growth needs of the City of Lloydminster, ensuring balanced land use, effective infrastructure planning, and the creation of vibrant, livable communities that facilitate the vision of the Strategic Plan and the Municipal Development Plan - Connection to Our Future.

Options:

1. That the Committee accept this report as information.

Alignment with Strategic Plan: This item is in alignment with the following strategic area: Delivering Good Governance by reducing red tape, increasing opportunities for revenue generation, and anticipating growth along major arteries. The SW ASP reduces red tape by enabling development in areas that do not currently have an ASP in place and support Developers to move forward with the creation and approval of Neighborhood Structure Plans enabling the lands for development.

Governance Implications: The SW ASP will need to be adopted by bylaw.

Budget/Financial Implications: The SW ASP is an approved Capital Project in the amount of \$125,000.

Environmental Implications: A Desktop ESA has been completed to determine opportunities and constraints on the land. Further environmental analysis' will be conducted prior to development occurring.

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Report Approval Details

Document Title:	Southwest Area Structure Plan.docx
Attachments:	- 20250227 SW ASP Plan Boundary - Updated.pdf - 20250311 SW ASP Hierarchy of Planning Documents.pdf
Final Approval Date:	Mar 12, 2025

This report and all of its attachments were approved and signed as outlined below:

Don Stang

Marilyn Lavoie

Dion Pollard