

What is an Area Structure Plan (ASP)?

An Area Structure Plan (ASP) is a high-level framework that guides future development of undeveloped lands within a specific area. ASPs are intended to ensure compatibility between existing areas and future developments and provide a clear direction for orderly growth.

What does an ASP do?

ASPs provide a clear framework for future development by outlining:

- **Development sequence** (anticipated phases and timelines)
- **Land use designations** (neighbourhood, commercial, industrial, potential school sites, trail connections)
- **Transportation networks** (arterial and collector roads)
- **Municipal servicing** (layout of water, sewer, stormwater drainage systems)
- **Environmental features** (significant natural areas)
- **Community amenities** (major parks, open spaces)

How will this effect our community?

ASPs will provide guidance by:

- **Shaping neighbourhood growth** – new neighbourhood amenities including housing, parks, schools, etc.
- **Guiding infrastructure improvements** – general layout of major roadway systems, utilities and required infrastructure systems.
- **Implementing community vision** – enable community goals set in the Municipal Development Plan (MDP).
- **Long-term planning certainty** – all residents to anticipate changes and how development will progress over time.



What is the approval process?

The approval process includes several steps of development and refinement. Throughout the process, City Administration will consult with landowners, stakeholders and the public to ensure opinions and input is gathered and considered.

Once a suitable Future Land Use Concept is developed and the draft document is completed, the ASP will be presented to City Council. After three successful readings and one public hearing the ASP will be approved and adopted as a bylaw. Additional hearings, refinement and readings may be required based on Council's discretion.

An ASP sets the overall direction for development but does not approve of specific buildings or projects.

Following the approval of the ASP, a Neighbourhood Structure Plan (NSP) will be created. The NSP will provide a detailed plan for development including:

- Precise land uses
- Transportation networks
- Lot size and configuration
- Infrastructure servicing

*ASPs are approved in accordance with City policy No. 610-03



Project Timeline:

Phase 1: Fall 2024 to October 2025

- Gathering data, analyzing opportunities, constraints and applicable legislative documents.
- Creation of base map.
- Internal and external stakeholder notifications.

Phase 2: October to November 2025

- Review for ongoing compliance with higher level planning documents.
- Initial draft of the SWASP concepts.
- Creation of preliminary draft Future Land Use Concept.

Phase 3: November 2025 to February 2026

- Landowner and Stakeholder Engagement
- Review required community amenities and services.
- Refine concepts based on stakeholder feedback.
- Public Engagement

Phase 4: February to April 2026

- Refine concepts based on public feedback.
- Present draft Future Land Use Concept for public and stakeholder feedback.
- Refine concepts based on feedback.
- Present the draft SWASP to the Governance and Priorities Committee.

Phase 5: Q2 2026

- Present the proposed SWASP to City Council for approval.

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Municipal Development Plan's (MDP) Influence on the SWASP

Core Values and Drivers of the MDP:

Mobility and Connectivity

Ecology

Urban Form

Belonging

Community Health

Environment and Open Space

Stormwater ponds and drainage channels will be integrated into the natural landscape. Greenfield development will respect the area's ecological character by protecting significant natural features.

Diverse Housing Forms

Neighbourhoods will include a mix of housing types to meet projected densities and support residents of all ages, incomes and household types.

Nodes and Hubs

Each neighbourhood is encouraged to include at least one hub with mixed-use development or nearby commercial uses integrated with residential areas. Higher-density development will be concentrated near hubs to improve access to amenities and support local businesses. Nodes located along major roadways will connect neighbourhoods to the broader community and function as key transportation and activity focal points supporting multiple travel modes.

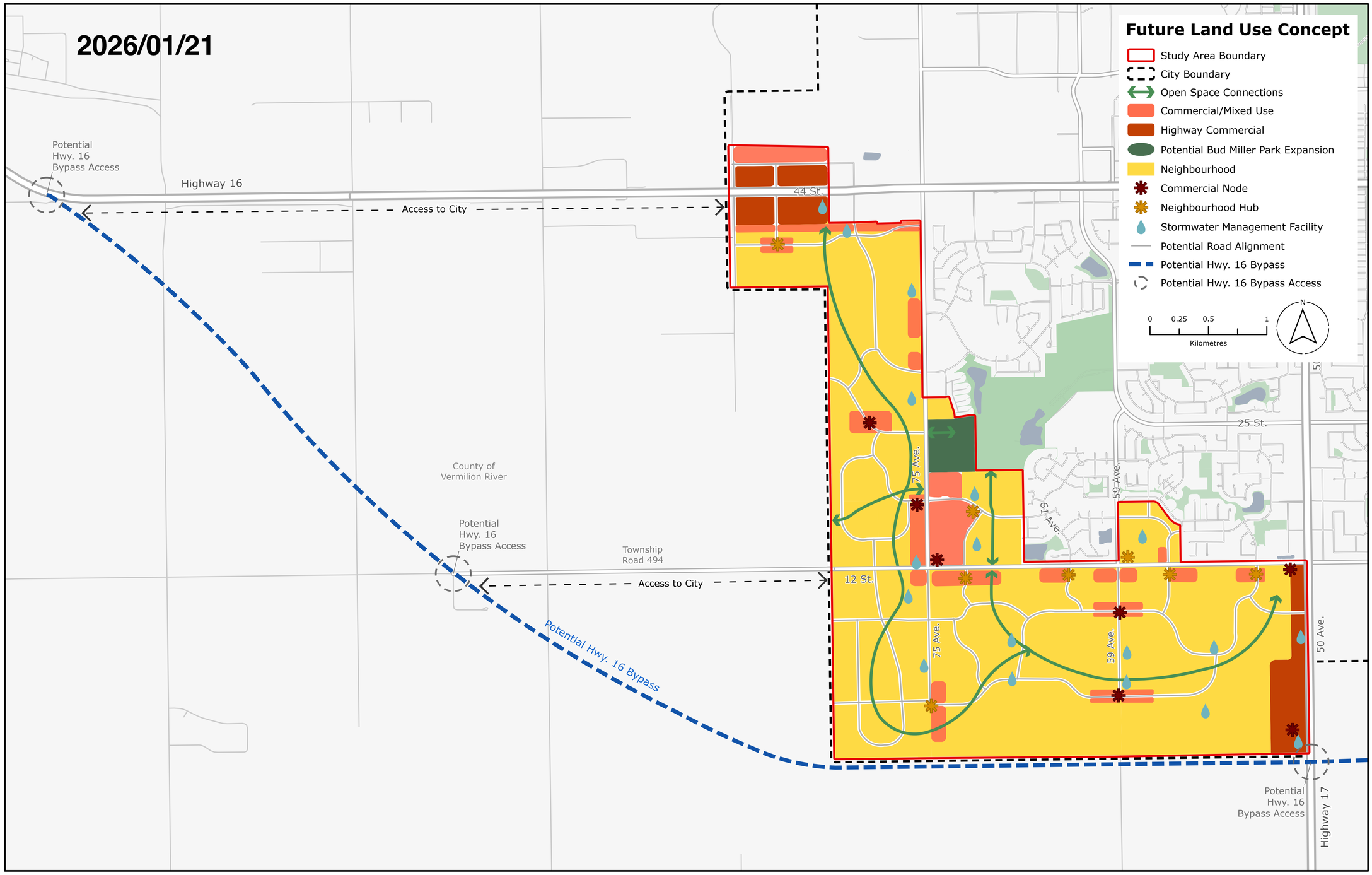
Pedestrian-Oriented Commercial Development

Commercial nodes will be designed as walkable, mixed-use areas with enhanced public amenities, creating vibrant and people-focused spaces for pedestrians, cyclists and drivers.

Multimodal Transportation

Development along key corridors will include pedestrian and cycling infrastructure. Roadway designs that accommodate future mobility, supporting safe and flexible transportation options.

Draft Future Land Use Concept





Overall, do you support the initial land use concept for this area?

Yes

Unsure

No



What aspects do you like?

What aspects would you like to see reconsidered?



Next Steps

Stay up-to-date with the project by visiting and subscribing to the City's Community Engagement newsletter at **yourvoicelloyd.ca/SWASP**.

Share your voice on the draft concept via the digital forum. Visit **yourvoicelloyd.ca/SWASP**
Phase 3 feedback closes February 12, 2026.



Land Use Designations

What They Mean

Open Space Connections

Illustrate the general movement of pedestrian connectivity throughout the area.

Commercial / Mixed Use

Areas that allow a combination of residential and commercial uses within the same building or site, such as housing located above street-level shops or cafés.

Highway Commercial

Intended for larger-scale commercial development similar in form and function to existing developments along Highway 16.

Park

Lands identified for preservation to support the potential expansion of Bud Miller All Seasons Park.

Neighbourhood

Areas intended for a range of compatible neighbourhood-serving uses, including housing, parks, schools, emergency services and commercial development.

Potential Road Alignment

Shows the general location of future arterial and collector roads, consistent with the 2025 Transportation Master Plan.

Commercial Node

Larger-scale commercial areas that may generate higher traffic volumes, such as grocery stores or strip malls.

Neighbourhood Hub

Smaller-scale commercial areas integrated within residential neighbourhoods, providing convenient amenities for nearby residents.

Stormwater Management Facility

Identifies the general locations of future stormwater facilities required to manage runoff and support development, in accordance with the 2024 Stormwater Master Plan.