



What We Heard

Northeast Area Structure Plan

August 27, 2019

Communications

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1.0 Introduction

An engagement strategy was developed for the Northeast Area Structure Plan (ASP) to increase public and stakeholder awareness and facilitate technical, economic, and management decision making in an informed and accountable manner. We recognize and value the expertise and lived experience of stakeholders and residents in developing plans that achieve positive outcomes for communities.

Community and stakeholder engagement has been an integral part of the Northeast ASP process. ISL worked with the City to identify, manage and analyze public and stakeholder input through inclusive community and stakeholder engagement. The engagement strategy included display, print, web, email and social media platforms and was designed to increase public awareness, understanding and public support for the project. A Stakeholder Workshop was held early in the process to establish a common vision for the Plan area and confirm the guiding principles for future development initiatives. This was followed by online surveys and a public Open House to present the preliminary Land Use Concept.

This document is intended to support the development and refinement of the land use concept and the policies within the ASP, illustrating the rationale for the content and direction provided in the ASP. It is intended to provide a comprehensive public record of engagement materials and comments received. It is presented as a factual account of the engagement process in a “What We Heard” format, without editorial comment. The input provided in this report has informed the design of the ASP and forms the basis for the associated policy direction.

2.0 Phase 1 Engagement Summary

2.1 Project Background

The City of Lloydminster is undertaking the development of an Area Structure Plan (ASP) for lands located in the northeast part of the City. Planning for the Northeast ASP was initiated by the City’s Long Range Planning Team with the intention of providing clarity regarding the future use of the subject lands.

The project is in early stages and on March 27, 2019 and 28, 2019 the City completed three targeted workshops to gather feedback on opportunities and constraints from landowners and other stakeholders. The City also distributed a survey to landowners who were unable to participate in a workshop.

Workshops were held for the following stakeholder groups:

- Plan area landowners on March 27 from 6:00 - 8:30 pm (1 attendee)
- Stakeholders on March 28 from 9:00 - 11:30 am (23 attendees)
- Internal City staff on March 28 from 1:30 - 2:30 pm (16 attendees)
- The online survey was conducted from April 9 - April 29.

The questions below were used to guide the small table discussions around a vision for the Plan area, opportunities and challenges, at each of the workshops and were also included in the online survey:

- What is your vision for the Plan area?
- What goals and objectives should we be trying to achieve for the Plan area?
- What opportunities do you see for future development in the Plan area?
- What would you add or make improvements to in the Plan area?
- What is great about the Plan area that you would not want to change?
- What are some challenges or constraints in the Plan area and how would you suggest they be addressed?

High level themes from all the feedback provided have been included below in addition to the specific themes that emerged from each of the three workshops and online survey.

2.2 Key Themes

High Level Themes

- Existing pipelines and waterlines within the Plan area could be constraints for future development

- Mixed feedback on whether residential should be included in the Plan area with some supporting the idea of a Residential corridor to provide for future residential growth to the east.
- Addressing current and future traffic volumes and the need for heavy truck route or bypass route
- Many opportunities for future recreation development including trails, green spaces, and recreational facilities/amenities
- Concerns around development in the areas around the landfill site and water treatment plant and required buffers
- Provision of Commercial options, including food services, coffee shops for potential employees and/or residents
- Addressing existing and future stormwater drainage conditions

Workshop Specific Themes

Landowners

- Residential uses in some locations (e.g. around golf course) could work and there is a need for aging-in-place type facilities in the City.
- Some drainage/ flooding concerns from Lake V Park running under highway (northeast of Plan area).
- Potential opportunity for a park similar to Bud Miller All Seasons Park, in the ASP area.

Stakeholders

- Concern for development near treatment plants/landfill
 - Buffer near Landfill
 - Directive 79 (D79)* setbacks with Husky needs to be considered in land use concept
- Residential use does not make sense in the area, but potential for residential for seniors or aging-in-place facilities
- High appetite for recreational opportunities
 - Expansion of Lloydminster Exhibition with potential education component
 - Additional parks, trails and green spaces
 - Arena
 - Enhanced golf course (27 hole or new Par 3 course)
 - Naturalized green spaces with wetlands
 - RV/Camping grounds
- Light industrial development near entertainment district, including hotels, gas/convenience stores, restaurants, etc.
- Industrial development in the southern portion of the Plan area is supported
- Enhanced transportation
 - Consideration for a heavy truck route or load bypass
 - Better connectivity between major roadways
 - Access for large equipment and vehicles
 - Mixed feedback on how to plan for a couplet
- Opportunities for future expansion of existing organizations/locations
 - Rail – expansion to industrial areas; rail spur development
 - Cemetery
- Concern for pipelines/waterlines not noted on the maps and the constraints pipelines and waterlines in the area will have on future development
- Plan area is a gateway into the City – consideration for attractive entrance/signage

Internal City Stakeholders

- Cemetery will need to expand in future; remain in ASP area and expand or potentially move to another location outside of Plan area
- Potential need for residential expansion to the east
 - Limited in other directions of the City
 - Residential in center of ASP area, with light commercial surrounding
 - Complete community style

- Potential future recreation opportunities
 - Expansion of arena, new sports fields, swimming pool
 - Golf course expansions
 - New and enhanced trails and green spaces
 - RV/Camping at the Exhibition area would make sense
- Golf course is bisected by access road to cemetery which causes safety concerns – consider new access
- Buffer is required around landfill
- Need to consider the future locations of Emergency Services (Fire and EMS)
- Future heavy truck route should be considered



2.3 Verbatim Comments and Discussion Notes

March 27 Landowner Workshop

- Regarding commercial or industrial development in his immediate area- feels it makes sense on paper but wonders if it will work since present circumstances show much of the existing development is empty or not fully utilized now.
- Felt that residential could work in some areas of the ASP, perhaps near golf course.
- Thought that these could be large (1 acre) lots with higher end homes around the golf course.
- Alternatively, stated there is a need for more retirement homes, elder-care or aging-in-place facilities/ opportunities in the City and that this could work in the area around the golf course and cemetery. This could include community gardens as potential residents here would also come from nearby rural areas where they are accustomed to large garden plots that they may now be having trouble maintaining. They may need to move to a care facility but also may not want to move into a dense urban area.
- Interested to know the status of the one-way(s) street plan near to 49 Ave – stated this was one of the main items he had hoped to learn more about by attending.
- The nature of his area/ environment presently is not highly attractive because of the heavy truck wash and water fill facility it can become a dusty or muddy mess. 49 Ave is unpaved.
- Would be ok with closing of service road as it is no longer required.
- Highway 17 is very congested at times - especially northbound as people head out to the lakes on the weekend. Felt that it is a dangerous situation.
- Was seemingly neutral on expansion of Exhibition grounds – does recognize this is going to happen.
- Noted that there was/ is an airstrip in the south-west plan area. Thought that perhaps there is an opportunity to incorporate this into some sort of recreational component or ancillary use for the Exhibition.
- Was curious what was going to happen to the previous City building north of the Exhibition and whether those lands would become part of the Exhibition grounds.
- Noted that there is a drainage channel that leads from Lake V Park running under the Highway and along his lands (along the west to the north). It gets very full and may pose flooding problems.
- Bud Miller Park is a very popular area and if something like that could be replicated in the ASP it would be interesting. The only question is, is there a need for two such large parks?

March 28 Stakeholder Workshop

Table 1

Vision

- Fibre community, development must be well connected
- Clustering of recreation, 5-year, 10-year and 15-year development goals

Constraints

- Not appropriate for residential
- Do a risk assessment
- Review existing risk assessment

- Long Term Viability of Existing Schools
- School Outside of ASP
- Row Potential Pipeline Impact
- Transportation

Challenges

- Existing; setbacks, facilities, utilities, industrial development, rail, cemetery.
- Limited services, meaning limited current commercial and recreational development for residential development to be worth expanding
- Residential development, if developed would need to be housing for families specifically, the lack of existing services and transportation would be concerning for senior housing or low income
- 1-way couplet, could be a potential challenge once/if developed
- Large inventory of industrial lots available in other areas of the community

Opportunities

- Light industrial lots built around rail spurs, Lloydminster has lost developments around fertilizer, mulch, lumber and recycling because of lack of DIRECT access to rail
- Compressed Air Energy Storage CAES Facility on the Quarter directly below the landfill
- Marine clustering dealerships, maintenance and services for those leaving and returning to lake country
- Bus and transportation facility
- Expansion of the golf course from 18 holes to 27
- Expansion of cemetery
- Gated community around natural wetlands
- Recreation super centre, indoor and outdoor facilities including event arena, ball diamonds, pool, indoor turf
- Estate Community
- Creative Uses
- Recreational
- Ball Parks
- Dog Park
- Indoor Facilities
- Innovative Industrial
- Fertilizer coming into the area
- Recycle Collectables
- Trucking and Transportation
- Hotel Uses

Discussion Notes

- Flexibility in use is important
- Our current zoning doesn't allow for things like micro breweries, artesian manufacturing, creative type businesses
- Next high school will not be a comprehensive high school they don't build them like that anymore, school for that area would not be planned without significant residential family development in that area
- Lloyd Ex is currently looking to expand, hoping to purchase the old city shop land, it wouldn't be naive to think a hotel development similar to the Residence Inn by Marriott Regina would fit that space.

Table 2

- Concern pipeline area
- Room for expansion (Recreation)- Major hockey rink
- Traffic associated with Exhibition
 - Access for large traffic flows
 - Access for large vehicles/equipment
- Camping grounds to support area structure
- Road to support with traffic flow
- Parks and trails, and green spaces
- Events Centre and room to expand (60,000 sq. ft.)
- Hotel
- Gas
- Concern for area beside landfill

- Residential with light commercial zones around the area, with Senior Village Area (Idea moved to Commercial and Industrial throughout conversation)
- Heavy Commercial and Industrial
- Recreation supply stores by water plant (gas, convenience stores)
- Coffee shop in HWY 17 and 67 St
- Railway concerns with traffic flow and frequent stops
- Concern of what to place near landfill
 - Boarding facilities
 - Potential plant
- Development of water line, with concern of developments
- Relocation of Exhibition to an area with plan)
 - Plan for the area with future move in mind
- School Zone

Table 3

Vision/Initial Discussion

- What will be commercial, industrial and/or residential?
 - Is there a need for residential in the NE side of the City? Potential for retirement living.
- Cemetery expansion
 - Potential for public park near by expanded area
- Exhibition Expansion
- Concern for existing landowner/acreage owners
- Green spaces around existing water or Lloydminster Golf and Curling Centre (LGCC)
 - Is there a formula for how much park space is required?
 - Environmental requirements
- Urban parkland with wetland protection
- Consider future expansion of pipelines/water lines specifically near 40 Ave
- Rail line expansion to industrial areas
- Lake V Park (R.H Brekko) run-off in NE area of the ASP
- Park near information centre
- Truck route around town
- No residential areas
- Mostly industrial areas due to pipeline and rail lines
- Potential for commercial alongside HWY 17
- LGCC (golf course) is located too close to railways (need to be addressed)
 - Potential relocation of the golf maintenance shop and pro-shop
 - Golf course expansion and addition of waterline to hole 3
- Oilfield lease locations- D79 land specific set
- Potential partnership with Exhibition for learning purposes (Agriculture learning)
- 1-way streets (Couplet)
- Heavy load corridor, large shoulders, proper turning lanes, overpasses
- Water Treatment Plant expansion
- RV/Camping close to the exhibition
- Gateway into the city- attractive entrance- welcoming, groomed areas
- New rink/More seating
- Like-to-like approach- mirror AB side
- Transitional Area
 - Bike paths
 - Soccer/Ball Fields
 - Transitional area- room for recreation
 - Recreational next to LGCC
 - Recreational tied with agriculture
- Campgrounds on north end of Exhibition
- Major water line going through North-East to be mindful of

Discussion Notes

- There is a waterline that runs along or under 40 Ave up to the upgrader that should be identified on mapping as a potential constraint.

- It was widely agreed that there is a need in the City for more camping or RV park locations and this could be achieved in the north-west of the ASP (near the information pull out by the Water Treatment centre) or alternately nearer to the Exhibition grounds. The latter option would make a lot of sense as there is great demand for RV spaces during major Exhibition events.
- There was a strong feeling by most (if not all) of the table that residential development did not make sense for the ASP – that there are too many constraints and residential just won't work or wouldn't be desirable to the home buying public.
- 67 St to and down 40 Ave is a heavily used large truck route.
- The ASP's southern area should be industrial development.
- There could be some golf course expansion – perhaps another 9 holes. These could be targeted for junior golfers to get the youth involved in the sport early.
- D79 setbacks – City and Husky have established setbacks that should be considered in constraint mapping.
- It was suggested that the Exhibition expansion could include an educational component – perhaps a partnership with an educational institution with agri-learning opportunities (veterinary training, etc.).
- A heavy truck/ load bypass needs to be considered (67 St).
- Water treatment plant may need room to grow if it begins to take an increased capacity.
- A new rink is needed due to deficiencies such as lack of seating. Perhaps this could be part of a recreation centre developed in the ASP.
- A major recreation centre could be integrated into the Exhibition expansion and with those amenities and the golf course as well, this could become a "Recreational Hub".
- There was some talk about a new wastewater facility houses on the same lands as the current.
- While there is a good number of playfields in the City, there is need for more full-sized options which could be in a recreation component of the ASP.
- Supported the idea of a gateway treatment for HWY 17 entrance into the City but are unsure what form this would take. (Camrose was mentioned as a possible reference).
- One comment thought that green spaces/ corridors should be "set" or established first and then development planned around that.

Table 4

- Roadway connecting HWY 17 on 60 St
 - More access in general
 - Wide, straight roads
 - Access for large equipment/vehicles (vendors, rides, stock trailers)
 - Better access for emergency support
 - Road on 60 St will dilute traffic from downtown
- Little appetite for residential
- Buffer between Landfill/Wastewater Treatment Plant- large barrier
 - Heavy industrial or waste management on the area outside the landfill setbacks
 - Industrial zoning around landfill setbacks with green spaces surrounding as buffer to entertainment area
- Expansion of entertainment district (HWY 17/40 Ave under 62 St)
 - Recreational Opportunities
 - Indoor and outdoor
 - Swimming
 - Growth/Move of LGCC
 - Arena
 - Fieldhouses
 - Look at Cold Lake's Energy Centre- follow link of recreation centers/education facilities
 - Growth of Exhibition
- Green spaces with wetlands
 - Community garden
 - Potential garden could turn into cemetery in future
- Currently no restaurant/gas/convenience store access
- Growth of LGCC with gates/higher-end residential surrounding
- Move non-permanent wetlands into permanent wetlands
- More parking
 - Shared parking
- Underground utilities
- Concerns with un-noted pipelines

- East of 40 Ave - industrial/commercial zoning
 - Hotels/restaurants
- Establish Neale Lake into recreational development
 - Ties with area rec near LGCC/Exhibition
- Develop residential surrounding with light commercial development
 - Complete community style
- Concern with environmental factors
 - Wind moving NW-SE Landfill/Wastewater Treatment Plant smell
 - Majority of plan depends on the lifetime of the current landfill.
 - If near end, consider moving it near upgrader
- Potential for residential area is landfill moves
- Couplet (1-way)- traffic concerns in low flow on peak times
 - Create overpass
 - If it goes ahead, 62 St is crucial for transportation

March 28 Internal City Workshop

Table 1

- Comments is recorded on the map with respect to locations
- Cemetery expansion
- Higher education and residential
- Lloyd Exhibition expansion- former Public Work's building and land
- Emergency Services
 - Co-location of Fire/EMS
 - Located just below 62 St
- Trails/Parks in middle sections
- Visual Buffers by landfill site and Water Treatment Plant

Table 2

- Access to cemetery through East
 - Expand driving range across current road
- Need for water to be contained and used in golf course
- Develop CN/CP rail traffic, align with their strategies and opportunities
- Need for green space with wetland usage
 - Trails
 - Camping
- Potential for LGCC expansion
 - New Par 3 hole
- Consider recreation facilities in proximity of residential zoning
- Light industrial on east of 40 Ave
 - Restaurants
- Recreation/School/Playground adjacent to cemetery
- Larger arena with better broadcast-able features
 - 67 St and HWY 17- develop entryway into City
- Larger intersection
- Growth of cemetery
 - Potential move

Discussion Notes

- There is an existing road to the cemetery that is problematic due to its bisecting the course and driving range forcing golfers to cross this road and it is a safety hazard
- The cemetery needs expansion eventually but this does not necessarily need to happen in the ASP area, rather is there an opportunity to have this located somewhere outside the City through an agreement or partnership with municipal neighbors?
- Could some of the water runoff and non-permanent wetland wander be gathered and utilized for golf course irrigation?
- If there was an extension to the rail spur in the south – who pays for it?
- RV camping site at Exhibition area is a great idea

- The golf course expansion does not need to occur. The City is well serviced by these amenities within and outside its boundaries
- The idea of a partnership with an educational institution is a good idea – perhaps with Lakeland
- It is understood at this table that the RM wants industrial development to the east of the ASP area
- Schools or residential north of the cemetery was seen as a reasonable thing to consider
- A new recreation centre somewhere in the ASP was brought forward as something to explore
- Some land for community gardens is a good idea

Table 3

- Comments recorded on the map
- Residential/School on east of 40 Ave
 - Light industrial surrounding
 - Senior Housing
- Commercial in middle
- Concern for environmental impact on water
 - Opportunity for trails and parks
- Camping
- Expansion zoning of area above cemetery/exhibition
- Hotels/light commercial near HWY 17
- Fire Hall in Larson Grove - To come
 - Airport for their own Fire Hall
- Creative uses downtown with DARP

Table 4

- CP Rail/ Raid Supported Industrial
- Exhibition land deal (negotiations on the former Publics Work land)
- Campgrounds
- Cemetery Expansion
- Road networks
 - Heavy Truck Route
- Country residential/gated community/higher end housing
- Residential in middle and expanding east- Complete community style
- Recreation area indoor/outdoor
 - Pool
 - Arena
- Water Treatment Plant, Air Scrubber and Expansion
- Pump tracks
- Landfill buffer

2.4 Online Landowner Survey

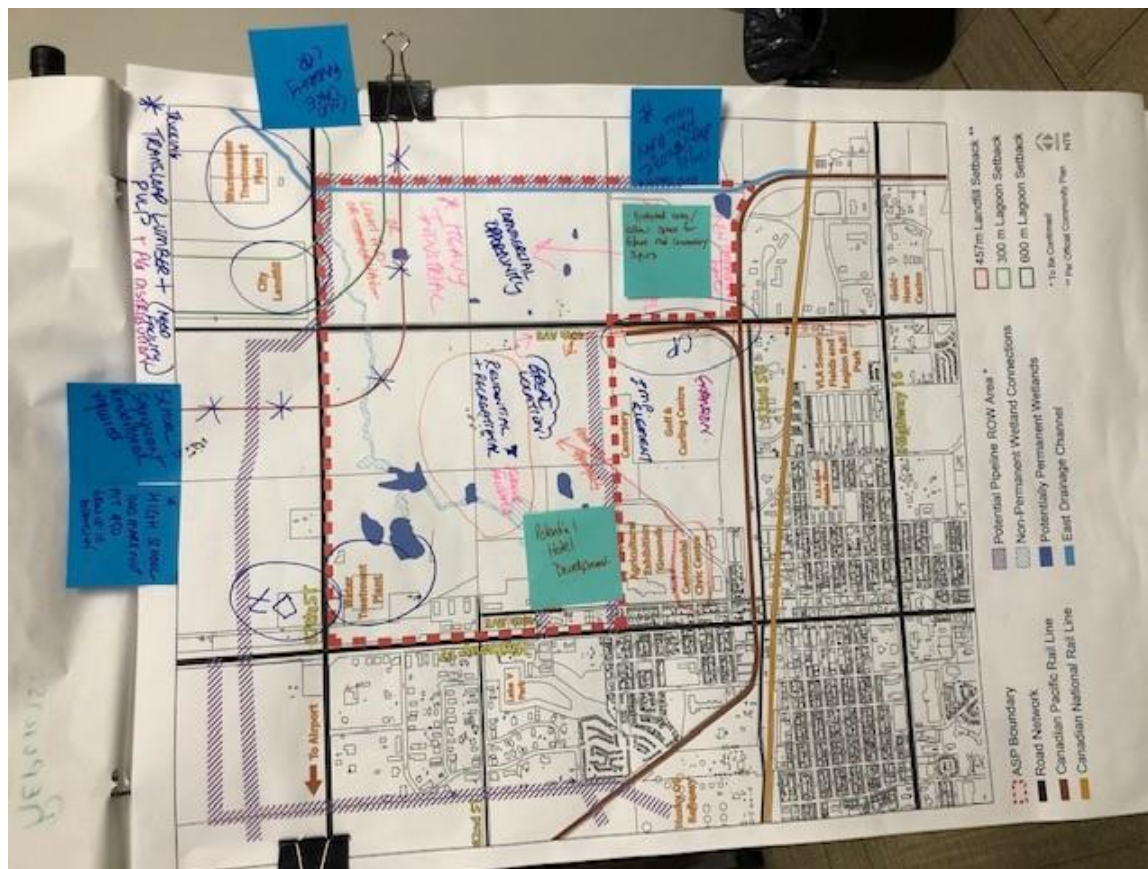
1. **What is your vision for the Plan area?**
 - Commercial and recreational area.
 - The vision should be for the City to continue enhancing the area possibly with more chain/food restaurants and commercial buildings.
2. **What goals and objectives should we be trying to achieve for the area?**
 - One objective to consider may be for the City to consider some traffic control lights at these busier corners to ensure proper slowdown of traffic entering town from the north as well as on 62 St and 50 Ave.
3. **What opportunities do you see for future development in the area?**
 - Definitely a possible strip mall of restaurants or coffee shops along Hwy 17 would be a huge asset to the industrial park as well as incoming traffic. With the amount of oilfield traffic on this North end of town, there is definitely a need for something of this nature.
4. **What would you add or make improvements to in the Plan area?**

- Again, food chains/strip mall, traffic lights on the corner of 67 St as well as 62 St and 50 Ave to control traffic and flow efficiently. The drainage and culverts have recently been updated to ensure water flow doesn't flood the north end out so continue on with that plan.
- 5. **What is great about the Plan area that you would not want to change?**
 - It is a great location to promote growth, especially if the city already owns the land. The costs would be kept down for whatever they choose to construct.

2.5 Verbatim Workshop Comments

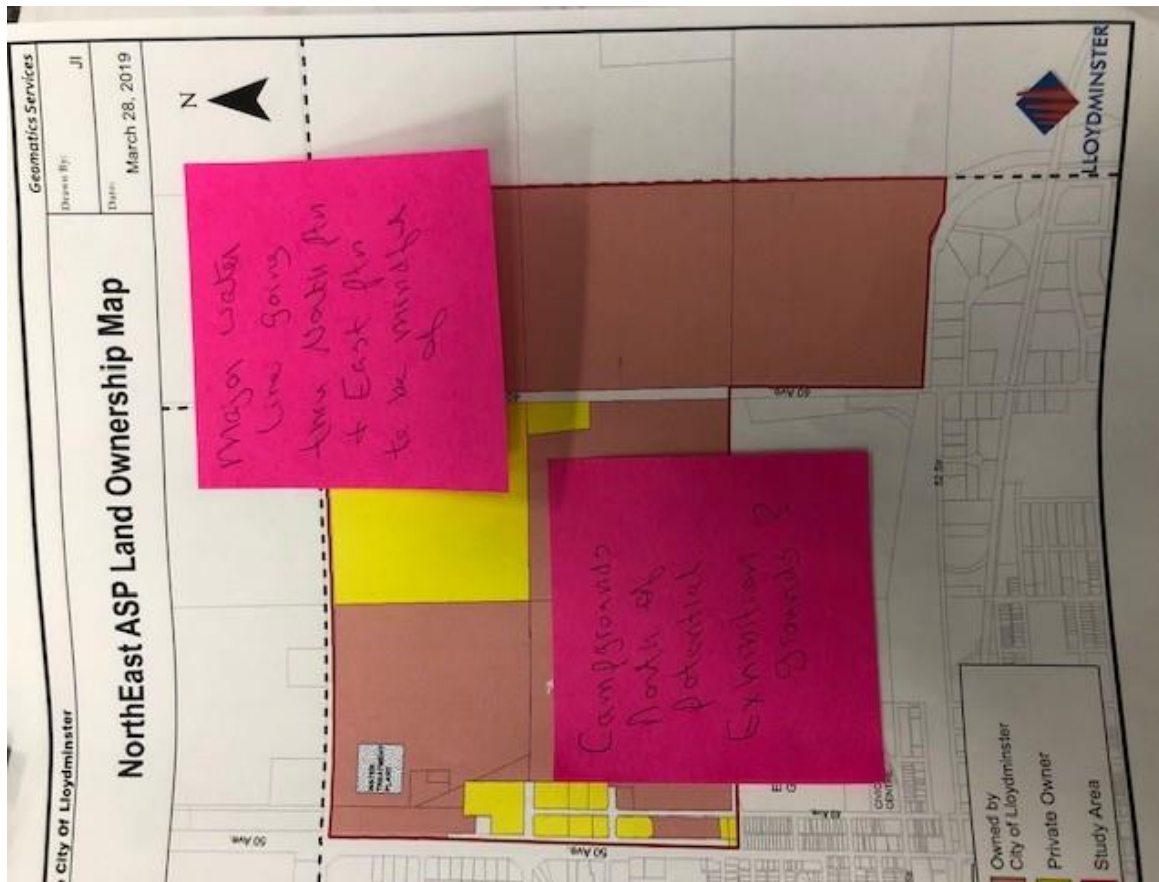
The following pages provide a record of comments from the March 27 and 28, 2019 Workshops.





CONSTRAINTS

- * NOT APPROPRIATE FOR RESIDENTIAL
- * DO A RISK Assessment
- * REVIEW EXISTING RISK Assessment
- * LONG TERM VIABILITY OF EXISTING SCHOOLS
- * SCHOOL OUTSIDE ASP
- * ROW POTENTIAL PIPELINE IMPACT
- * TRANSPORTATION



1st of 2019

Concern Pipeline Area

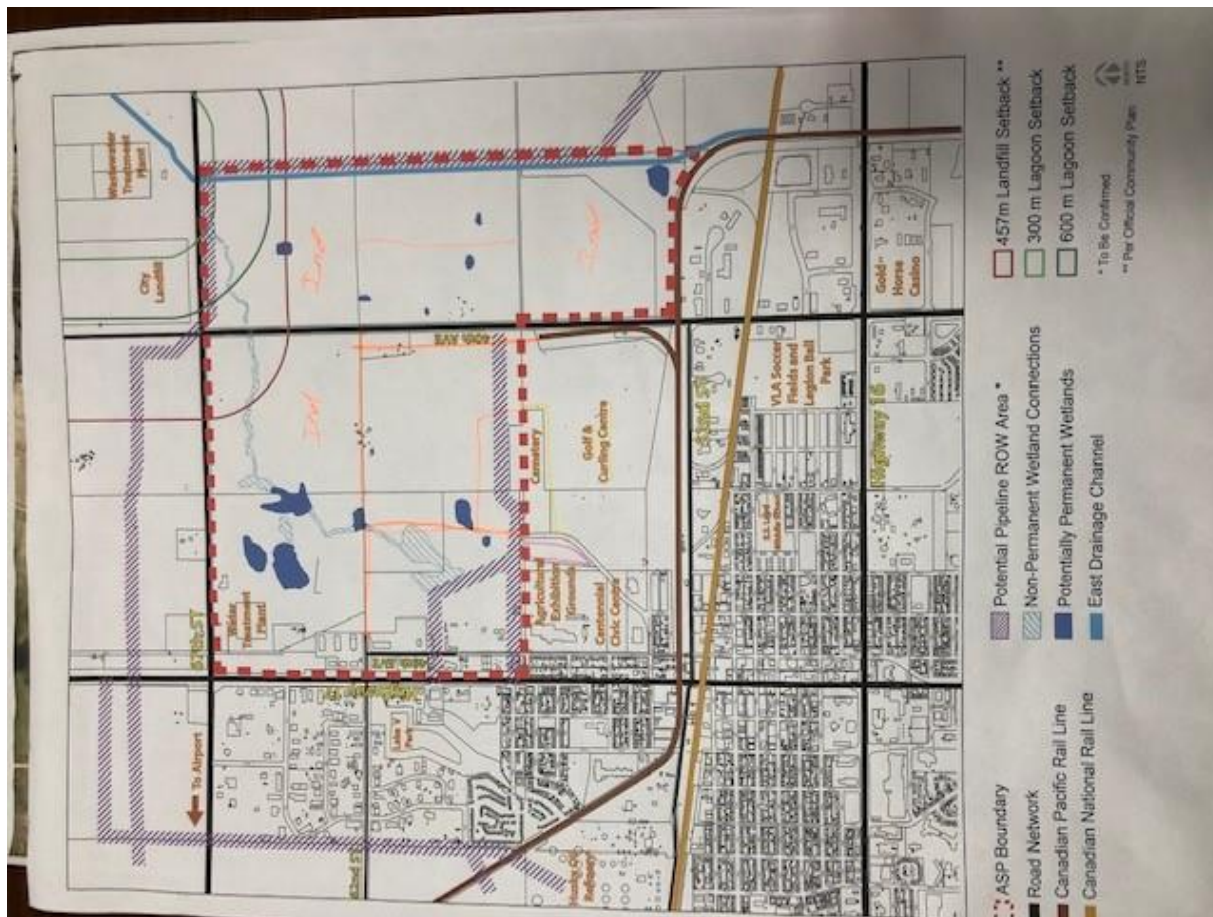
- room for expansion (Rec) - Major hockey rink
- traffic ass. w. Exhibition (large flows) - Access for large veh.
- Camping grounds to support area structure
- road to help w. traffic flow (marked on map)
- Parks and trails; garden plots
- Events Center and room to expand (60,000 sq ft)
- Hotel
- Gas
- Concern for the area beside Landfill
- Res. w. light com around area is a Senior Village Area
- Railway line removed (partial line)
- Heavy Comm. - Industrial
- Recreation Supplies Store by water plant (gas - conv store)
- Coffee shop (61 - Hwy 13)
- Railway concerns (traffic flow stops)
- Concern of what to place by landfill - plant?
- Development of water line - concern of det.
- Boarding fac. by landfill
- Relocation of Exh. to an area w/ plan (4th - 6th section)
- plan on area for future move?

School Zone



- what will be commercial, industrial and residential?
- is there a need for residential in this side of the city? Potential retirement area?
- Cemetery expansion to public park close by?
- exhibition expansion
 - what about trading artery - owners?
- green spaces around existing water? / LGCC
 - is there a formula for how much park space is required?
 - to environment at requirements
- urban parkland / not land protection
 - consider future expansion of pipelines / water lines specifically on 40th Ave
 - rail lines expansion to residential areas
 - Lakeview Park turn-off in NW area of the NE ASP
 - park near information centre
 - trade route around town
 - no residential areas
 - mostly industrial areas due to pipeline & rail lines
 - potential for commercial along 50th Ave / HWY 17
 - LGCC partially sits on existing property - needs to be addressed. (CPR)
 - potential relocation of maintenance shop - new buildings?
 - to golf course expansion, water line into #5 pond
 - oilfield lease breakers - D & W and specific setbacks
 - potential to partner w/ the exhibition for learning purposes (Ag learning)
- 1 way streets
 - heavy road corridor, large shoulders, proper turning lanes, overpasses
 - water treatment plant expansion
 - RV/camping close to the exhibition
 - gateway into the city - attractive entrance - welcoming, green area
 - retirement area/garden plots/dwelling to Red Miller - senior housing
 - new park / more seating
 - use to lake approach, river AFB side?
 - lake pattern
 - recreation space close to LGCC
 - interpretation district and w/ Ag

Noel Weber - Harvey
 Cady Beeson - Beeson Construction
 Dorothy Carson - Carpenter, Construction Association
 Jack Danvers - Landlord, Carport
 Marty Wilson - Carpenter, Carport & Cycling Centre
 Nigel McCarry - Carpenter, Carport, School Division



72101 (017) Q66.

OPP.

- drainage plans to deal w nonperm/perm wetlands
- if coupled - 62nd - critical for transport
- 60th -
- Cold Lake Energy Centre - follow link of rec centres/education facilities
- MOVE LANDFILL

Roadway development



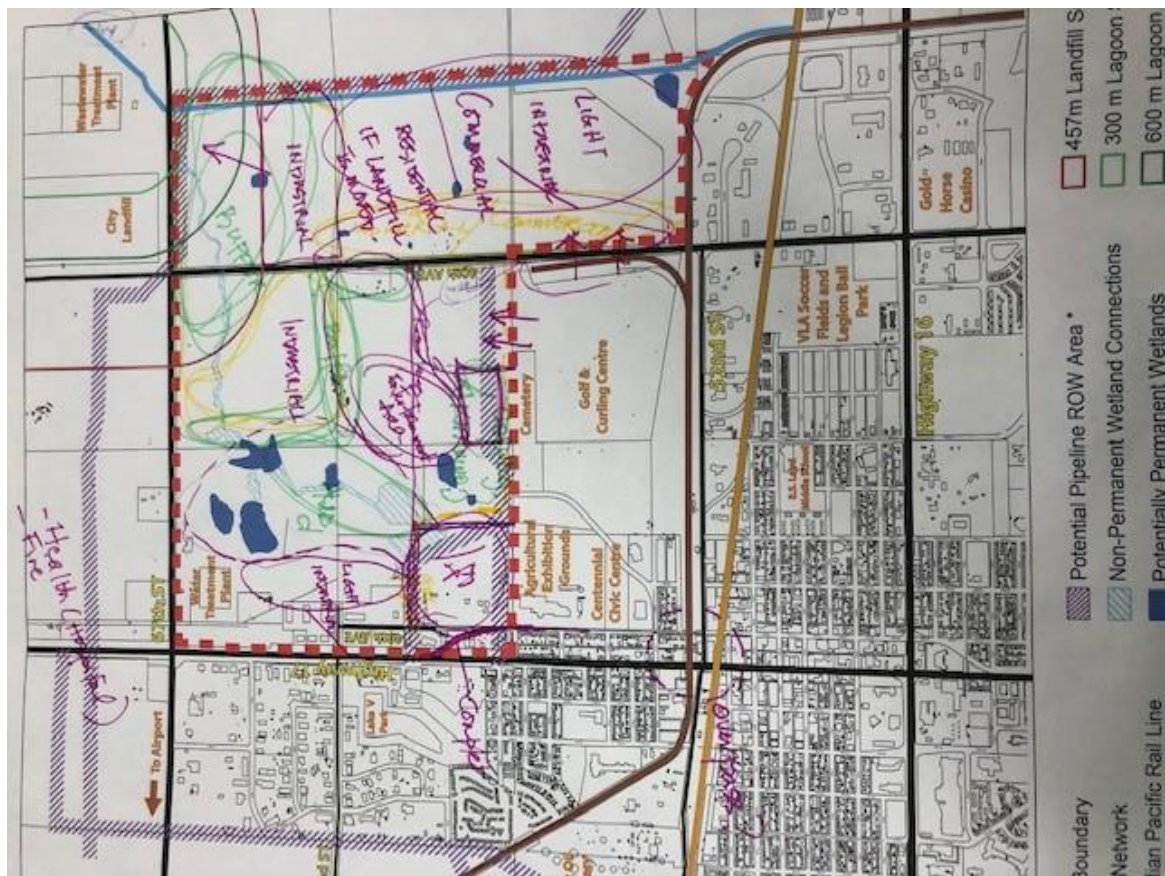
Vision (cont.) / opp.

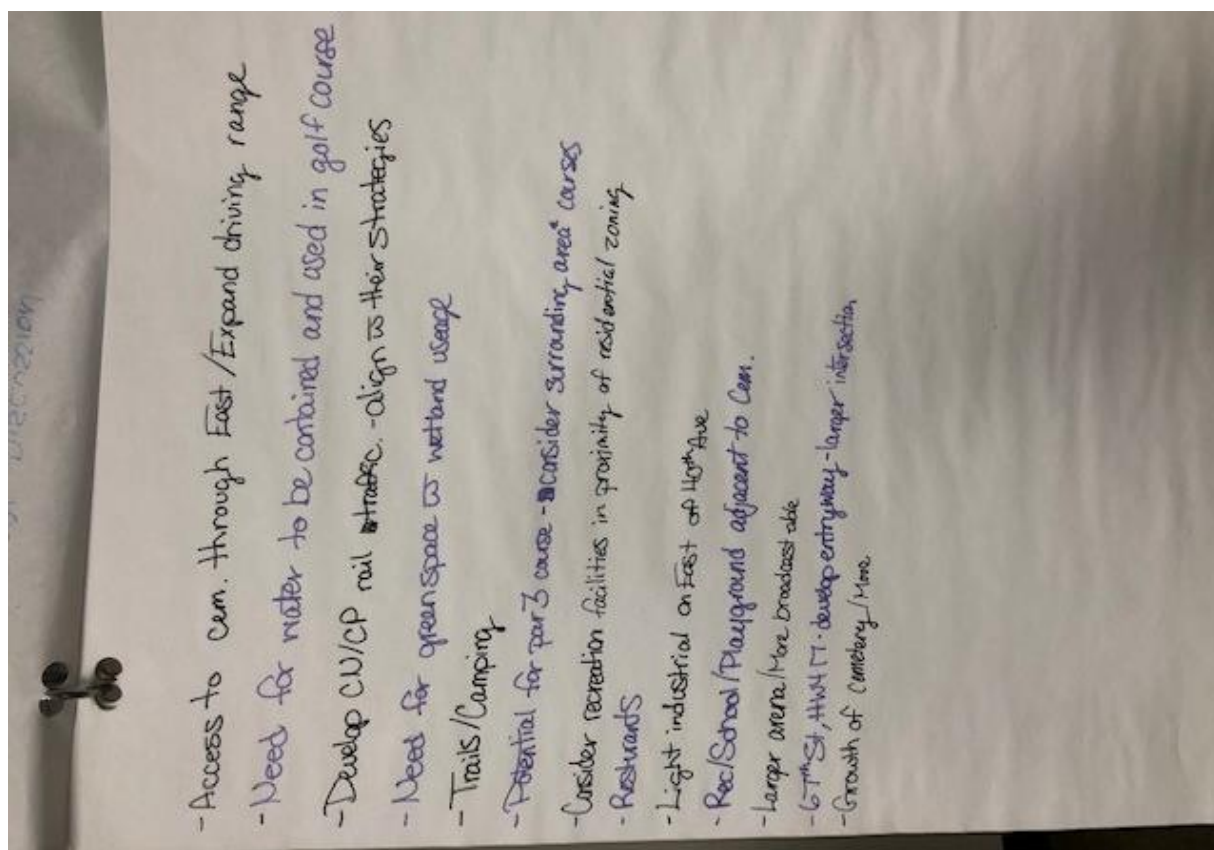
- east of Hwy - industrial zoning / commercial
 - ↳ Hotels / Restaurants
- Road on 60th will dilute traffic from downtown - large eqipt. moving (vendors / rides / stock trailers) Roadway must be wide
- Establish Neale Lake - Rec Development - ties to area (rec) near LGCC / Exh
 - ↳ Develop residential surrounding to commercial development
- Potential to move LGCC Across Hwy
 - ↳ Concern to wind moving NW-SE - Landfill ^{water} smell - Check life span of Landfill - Potential for residential
 - ↳ Move landfill near upgrader (unusable land) [Landfill D will be complete area]
- Capital - traffic concerns to low flow on peak times
 - ↳ overpass for better flow into the area
- Access to emergency services (health care, fire...)
 - ↳ if stays industrial / if goes / moves then res / commercial to support entertainment area

11/1/2017

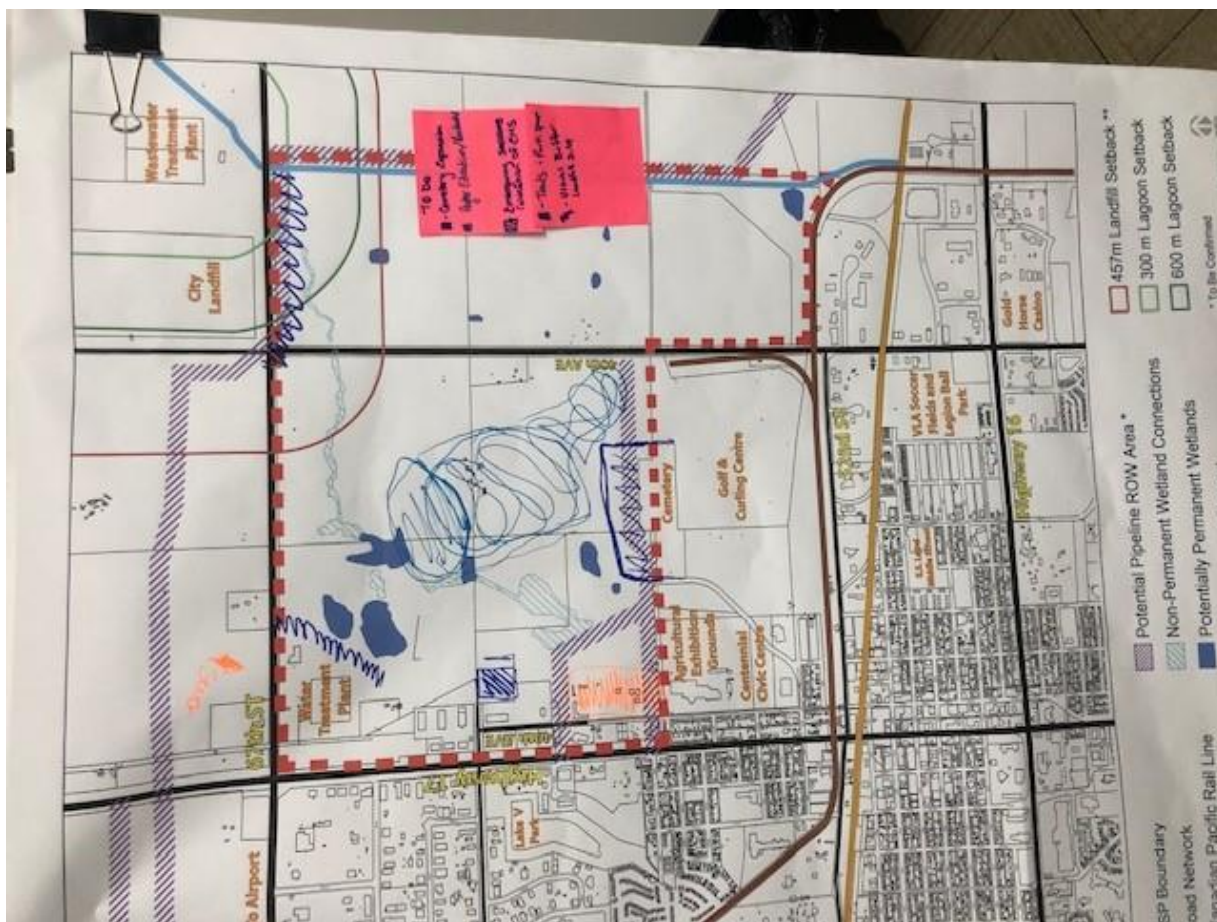
Transport - Roadway connecting to 40th Ave - Hwy 17 on 60th St.

- No Residential (Appt. for Commercial / Industrial)
- Buffer between Landfill / Wastewater - large barrier needed.
- Expansion of entertainment capabilities to Exh.
- Green Spaces to wetlands
- No restaurant / convenience store access
- More Recreational Areas (both indoor / outdoor) Existing / Arena / Field house
- Potential Country / golf course expansion - maybe gated residential / sport space adjacent
- Young industrial or waste mgmt on the area outside of landfill set backs.
- Lawn gardening - environmental friendly area (garden could turn into breeding expansion area)
- Drain potentially wet into permanent areas
- More Access
- Shared parking
- Entertainment area - Specifically from Hwy 17 - 40th under 60th
- wide straight roads - improves access to emergency services / trucks
- Underground utilities
- Cements over not noted pipelines
- industrial around landfill setbacks to green space surrounding as buffer to entertainment





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2.6 Online Survey Responses

The following pages provide verbatim responses to the online survey conducted from April 9 2019 to April 29, 2019.



Engagement Projects Home City of Lloydminster Website Sign Up and Speak Up

Search



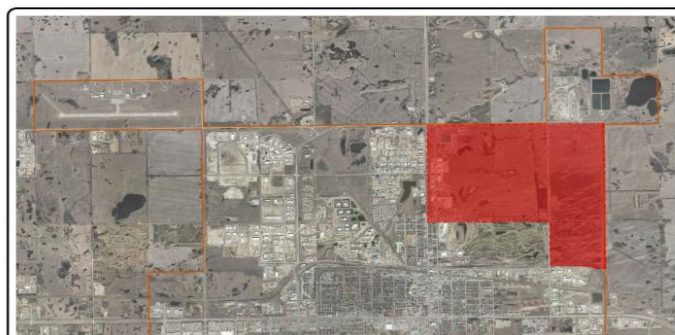
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Home » Northeast Area Structure Plan

Northeast Area Structure Plan



The City of Lloydminster is currently preparing the future development plan for a portion of Lloydminster. The Northeast Area Structure Plan will provide guidance for long-term land use and infrastructure planning of the defined area, which includes sequences of development, zoning and land uses, density population and potential transportation routes.



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Life Cycle



Phase 1- Start Up

January to February

- Determine background information
- Complete environmental analysis
- Determine guiding policies and principles

Q1 What is your vision for the Plan area?

Answered: 2 Skipped: 0

#	RESPONSES	DATE
1	commercial and recreational area	4/10/2019 10:30 AM
2	The vision should be for the city to continue enhancing the area possibly with more chain/food restaurants and commercial buildings.	4/9/2019 12:21 PM

Q2 What goals and objectives should we be trying to achieve for the area?

Answered: 1 Skipped: 1

#	RESPONSES	DATE
1	One objective to consider may be for the city to consider some traffic control lights at these busier corners to ensure proper slow down of traffic entering town from the North as well as on 62nd and 50th ave	4/9/2019 12:21 PM

Q3 What opportunities do you see for future development in the area?

Answered: 1 Skipped: 1

#	RESPONSES	DATE
1	Definitely a possible strip mall of restaurants or coffee shops along hwy 17 would be a huge asset to the industrial park as well as incoming traffic. With the amount of oilfield traffic on this north end of town, there is definitely a need for something of this nature	4/9/2019 12:27 PM

Q4 What would you add or make improvements to in the Plan area?

Answered: 1 Skipped: 1

#	RESPONSES	DATE
1	Again, food chains/strip mall, traffic lights on the corner of 67 st as well as 62 st and 50th ave to control traffic and flow efficiently. The drainage and culverts have recently been updated to ensure water flow doesn't flood the north end out so continue on with that plan.	4/9/2019 12:27 PM

Q5 What is great about the Plan area that you would not want to change?

Answered: 1 Skipped: 1

#	RESPONSES	DATE
1	It is a great location to promote growth, especially if the city already owns the land. The costs would be kept down for whatever they choose to construct	4/9/2019 12:27 PM

Q6 What are some challenges or constraints in the plan area and how would you suggest they be addressed?

Answered: 2 Skipped: 0

#	RESPONSES	DATE
1	water and sewer access is a concern as well as drainage of surface water in areas where development may take place	4/10/2019 10:36 AM
2	I would personally like to see a road crossing right through from 50 ave east past 40th to have more than one access to the east division to cut down on time constraints for drivers/employers/employees working in this particular area.	4/9/2019 12:29 PM

3.0 Phase 2 Engagement Summary

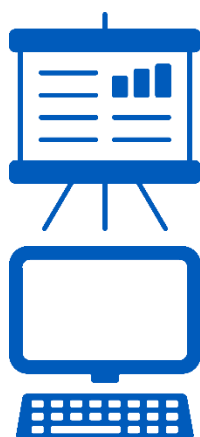
3.1 Project Background

The City of Lloydminster is currently developing an Area Structure Plan (ASP) for lands located in the northeast portion of the City. Planning for the Northeast ASP was initiated by the City's Land Division with the intention of providing clarity regarding the future use of the subject lands.

The Plan Area is approximately 1,260 acres (509 hectares) of undeveloped land surrounded by industrial, commercial, residential, recreational, and institutional uses. Bounded on the north and east by the Rural Municipality of Britannia, No. 502 ("RM of Britannia") and west by Highway 17, the area is located north of the Lloydminster Exhibition Association.

In late March 2019, the City held targeted stakeholder workshops with landowners, internal and external stakeholders to discuss a vision for the ASP and identify opportunities and constraints of the area. The comments we received in March, along with additional technical information, were used to develop the Vision and Guiding Principles for the ASP and to create a preliminary Land Use Concept Plan.

A community open house was held on June 20, 2019 and an online survey was available from June 18 until July 3, 2019.



~15 participants attended the open house

~30 responses received online

The questions below were used to gather feedback on the preliminary Land Use Concept at the open house and were also included in the online survey:

- Share your thoughts on the preliminary Land Use Concept Plan:
- What is your favourite feature of the Plan?
- Is there anything you would like to see added to the Plan?

The following marketing tactics were used to promote and advertise the open house and online survey:

- Social media (Facebook, Twitter and LinkedIn)
- Newspaper (Meridian Source)
- Newsletters (Chamber of Commerce, Team News (City of Lloydminster Internal Newsletter), FCSS, Public Engagement)
- Digital Billboard (Bioclean Aquatic Centre, Lloydminster Golf and Curling Centre, City Hall, Operations Centre, Servus Sports Centre)
- Various Community Calendars
- Lobby Displays (City Hall and Operations Centre)

3.2 Key Themes

High level themes from all the feedback provided have been included below in addition to the specific themes that emerged from the open house and online survey.

High Level Themes

- Overall, the amount of green and open spaces provided throughout the Plan area was well received
- There was mixed feedback on the location of residential uses. Some liked the idea of providing a residential hub with a school in the area while others were concerned about residential being surrounded by industrial
- The Recreation/Cultural District was well received and future uses in that area could include a campground

Community Open House Themes

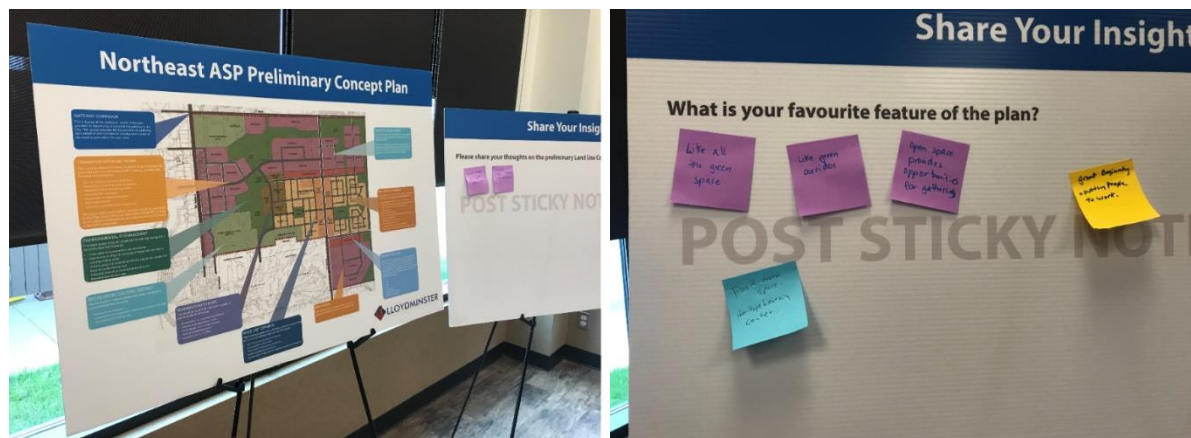
- Participants liked the amount of open space and green space provided and the green corridor
- Mixed feedback on whether residential uses make sense in the area
- Bigger lots (acreages) may make more sense to attract people to living in the area
- May need a truck route to bypass area and to provide additional vehicle connections to the Exhibition grounds
- Potential opportunity to provide an RV campground in the Recreation/Cultural District

Online Survey Themes

- The inclusion of Recreational/Cultural District was well received
- Support for the amount of green spaces included in concept
 - Should consider incorporating natural habitats and wetlands
- Concerns about residential uses being surround by industrial uses
 - Ensure transitional uses are incorporated between industrial and residential
- Need to have more amenities and activities for youth to participate in, year-round

3.3 Open House Display Boards

The following boards were displayed at the Open House which was held on June 20, 2019.



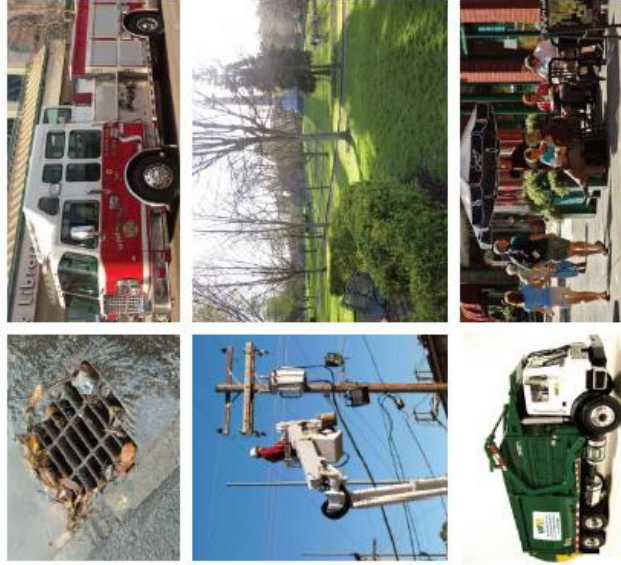
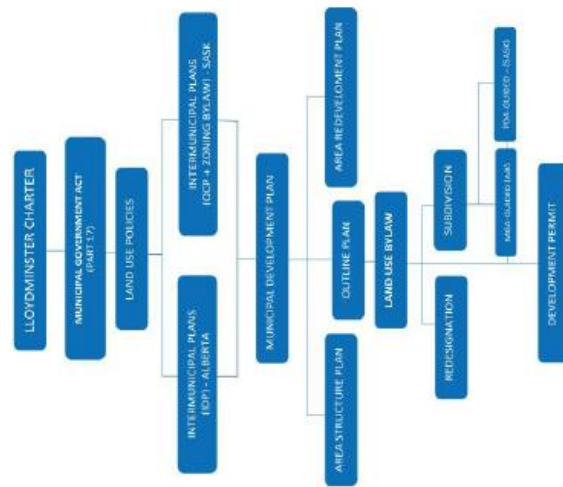
What is an Area Structure Plan?

The authority to govern the City is determined by The Lloydminster Charter. Planning matters follow the Alberta Municipal Government Act (MGA) except for matters related to subdivision of lands located within the Province of Saskatchewan.

Area Structure Plans (ASPs) are prepared in accordance with Section 633 of the Alberta MGA and provide direction for long-term land use and infrastructure planning of a defined area. Lloydminster's Municipal Development Plan (MDP) provides direction for the preparation of ASPs and shall be required to address (but not necessarily limited to) the following:

- topography
- historically significant areas;
- natural areas;
- proposed land uses;
- environmental impacts;
- neighbourhood population;
- school sites;
- parks, open space and trail systems;
- emergency and community services;
- places of religious assembly;
- transportation networks;
- water distribution facilities;
- sanitary collection systems;
- stormwater management;
- utility networks;
- development sequencing; and
- other requirements.

City of Lloydminster Planning Hierarchy



Policy Objectives

- Sense of community
- Supportive environment
- Environmental stewardship
- Economic innovation & entrepreneurship
- Educational opportunities
- Sustainable growth principles



Background Information

Why We're Here

This workshop session is intended to facilitate discussion and feedback that will inform the development of a concept plan and associated policy for the Northeast Area Structure Plan.

Where We're at:

We are in the early stages of the project and collecting data, conducting environmental and market trend analyses, identifying opportunities and constraints for the plan area and seeking landowner and stakeholder feedback that will inform the Northeast Area Structure Plan.



Opportunities and Constraints Mapping



3.4 Open House Verbatim Comments

The following is a verbatim record of the comments from the Open House which was held on June 20, 2019.

Community Open House

- 1. Please share your thoughts on the preliminary Land Use Concept Plan:**
 - Truck route to bypass Plan area
 - Consider larger residential lots (acreages)
 - The Recreation/Culture district could utilize an RV campground to facilitate events at the Exhibition and working camping for turnarounds on upgraders
 - I'd like to see the open space/green space made into a park using existing land features that could tie into a campground in the Recreation/Culture district
- 2. What is your favourite feature of the plan?**
 - Park – green space
 - Heritage Learning Center
 - Like all the green space
 - Like green corridor
 - Open space provides opportunities for community gathering spaces
 - Great beginning – putting people to work
- 3. Is there anything you would like to see added to the plan?**
 - Old CP rail line would make a good bike trail
 - Bigger lots for residential would be better to encourage people to live in the area

3.5 Online Verbatim Comments

The following verbatim comments were recorded from the online survey conducted between June 18, 2019 and July 3, 2019.

Survey Report

20 August 2018 - 02 July 2019

Northeast Area Structure Plan Survey

PROJECT: Northeast Area Structure Plan

Your Voice Lloyd



Northeast Area Structure Plan Survey : Survey Report for 20 August 2018 to 02 July 2019

Q1 What attributes of the Plan do you agree with?

Anonymous

6/17/2019 03:57 PM

Just please make the driving range longer. Whatever you put behind it will be getting 1000's of balls hit at it daily.

Anonymous

6/18/2019 03:19 PM

It's great to see recreational/agricultural uses. I think this would be a great opportunity for the exhibition grounds to be able to expand if needed so. Also it's great to see recreational uses around the golf course.

Anonymous

6/18/2019 11:34 PM

the cemetery expansion and the industrial along hwy 17 and the highland on the eastern edge as residential

Anonymous

6/19/2019 09:51 PM

I like the idea of the recreational and cultural district. We need more culture in our city.

Anonymous

6/20/2019 02:32 PM

I like the plan.

Anonymous

6/21/2019 10:45 AM

I like the use of the open space.

Anonymous

6/21/2019 10:51 AM

Residential on eastern portion of plan.

Anonymous

6/22/2019 06:07 PM

The Industrial

Anonymous

6/22/2019 06:07 PM

The area should be all industrial.

Anonymous

6/22/2019 06:19 PM

Green space and parks

Anonymous

6/22/2019 06:28 PM

I think the two main considerations are weather and demographics The city utilized an indoor space for many more months of the year and outdoor I believe this city's children and youth are far underserved when it comes to indoor recreation We could certainly use a "rec room" (see chain in Edmonton) with a multi water slide pool and a safe space for youth including pool tables, gaming.

Anonymous

6/22/2019 06:34 PM

The green space. Expanding on current trails and paths would be great!

Anonymous

6/22/2019 08:26 PM

Many would love to live beside a golf course.

Anonymous

6/22/2019 08:27 PM

Lots of industrial growth!

Anonymous

6/22/2019 08:30 PM

A new school in that area

Anonymous

6/22/2019 08:39 PM

I like the open space for greenery.

Anonymous

6/23/2019 12:07 AM

The recreational and cultural district. Love the open area and green space too. Maybe consider a dog park.

Anonymous

6/24/2019 04:14 PM

The NEASP concept plan covers all the integral components that allows for prospective developers, realtors and neighbouring municipalities to achieve new growth opportunities.

Anonymous

7/01/2019 09:02 PM

I agree with the concept of having recreational/cultural district, open space, some industrial and transitional uses for calming traffic buffers and a residential hub with a proposed school site. Lloydminster badly needs a new High school as the only 2 in existence are completely stretched with over 300 students graduating from just the comprehensive last week

Anonymous

7/02/2019 09:04 AM

I like the use of green space, and the use allocation of land for the recreational/cultural district.

Optional question (20 responses, 5 skipped)

Q2 What attributes of the Plan do you not agree with?

Anonymous

6/18/2019 03:19 PM

Personally I think having industrail uses next to residential uses isn't the highest and best use of the property, (the the most eastern section.) There are industrial uses the surrounds the property from the north and south and to the east there are commerial uses.

Anonymous

6/18/2019 11:34 PM

the rest of it. its so much bogland that the costs to drain and fill it isnt worth it. make it a huge campground and park with the creek drainage part turned into a gamefish pond

Anonymous

6/19/2019 09:51 PM

Opening more residential lots. There are many empty lots already in the city. They should be made to be built on before offering more. Lots that have been empty for 3+ years and are a hindrance to neighboring properties. (Poor weed control, no neighbor to share cost of fence, extra snow removal from sidewalks, etc.)



Anonymous

6/20/2019 02:32 PM

I somewhat disagree with putting the residential area in when there will be industrial development on two sides. It would be nice if the City bought out the houses between 49th and 50th while they are mostly older. It would help alleviate traffic problems in the area and in particular after busy events at the exhibition grounds and arena.

Anonymous

6/21/2019 10:45 AM

I don't like how the residential space is surrounded entirely by industrial options. Is it possible to leave the Northeast or southeast block open for more residential? I lived in an area like this in Regina as a child and it was very isolating and eventually devolved into a bit of a slum as the noise and smell from the industrial drove out people.

Anonymous

6/21/2019 10:51 AM

Commercial development. The road infrastructure is not there. It is going to draw traffic through lakeside residential. There is traffic infrastructure to support commercial shopping centres on highway 16 & 17. Keep the shopping centres there and away from residential.

Anonymous

6/22/2019 06:07 PM

Residential, who'd live by the industrial.

Anonymous

6/22/2019 06:07 PM

People don't want to live in an industrial park. Either make it residential or industrial, not both.

Anonymous

6/22/2019 06:19 PM

To much industrial

Anonymous

6/22/2019 06:28 PM

I believe an outdoor space would be underutilized due to our many months of winter

Anonymous

6/22/2019 08:26 PM

Seems odd to have residential in a mostly industrial area. Nobody wants to live next to a cemetery.

Anonymous

6/22/2019 08:27 PM

I personally wouldn't want to reside in the middle of an industrial area, especially so close to the dump.

Anonymous

6/22/2019 08:39 PM

That is a lot of industrial area around the residential. Could the farthest south section be residential as well and keep the industrial in the north sections.

Anonymous

6/23/2019 12:07 AM

Make sure residential isn't too close to the landfill since it smells and garbage flies away.

Anonymous

6/24/2019 04:14 PM

The NEASP concept plan is well thought out and the vision and guiding principles are integrated into the plan.

Anonymous

7/02/2019 07:04 AM

Do you really think people are going to build houses and send their kids to a school less than a mile from the landfill and on a major truck route?

Anonymous

7/02/2019 09:04 AM

I don't like how the residential is in the middle of the industrial. Although the economy will come back, and the industrial lots will be filled again, I would never want to live that close to that much industrial. Perhaps there could be more phasing with the use of retail or shopping strip malls among the roadways to make it seem more inviting. I think there could be a lot less industrial allocated. I would like to see the green spaces have some of the natural habitat included in them. Some areas of wetlands, or a recreational water way (like a river or pond) within the existing drainage system would be nice.

Anonymous

7/01/2019 09:02 PM

I do not agree that there should be that many industrial sites/developments around any residential hub let alone adding rail access which tends to be very noisy. The industrial sites along 50 Avenue are fine as they will be a continuation of its existing industrial sites but to flank the proposed residential sites with even more industrial developments would have a negative effect. The residential area seems to be stifled by the industrial developments around it and the industrial zones have even more open space. This plan would eventually make it claustrophobic to live in the residential area especially when you take into account the mixed used node with potentially higher density residential development. I have no expertise in town planning but I get the sense this plan is to promote economic vitality with a vision of a mixed-use space. It needs to be tweaked around a little more to incorporate more transitional uses and less industrial developments in my opinion. With the increasing rates on drug use, gambling and alcohol intake, it would be nice to have infrastructures that are family-focused and geared towards the youths who are essentially the very future.

Anonymous

7/02/2019 07:04 AM

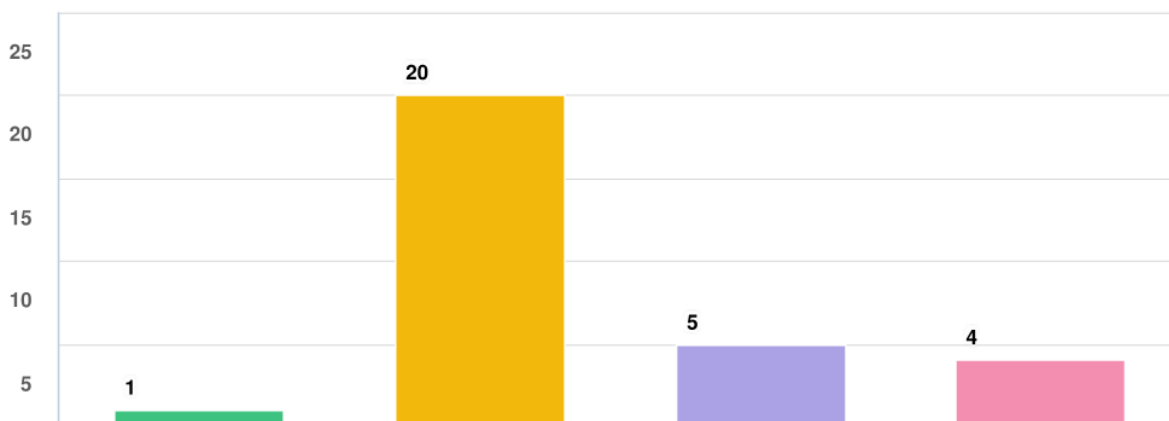
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Q3 Which of the following do you identify with:



Question options

● Landowner within the Plan area
 ● Lloydminster resident
 ● Business owner/operator in Lloydminster
 ● Other

(25 responses, 0 skipped)

Q4 | If other, please describe:

Anonymous

6/21/2019 10:45 AM

I live just outside this development in the RM of Britannia

Anonymous

6/24/2019 04:14 PM

City Staff

Anonymous

7/02/2019 09:04 AM

N/A