



What We Heard Report

Northeast Area Structure Plan Amendment Engagement

August 2022

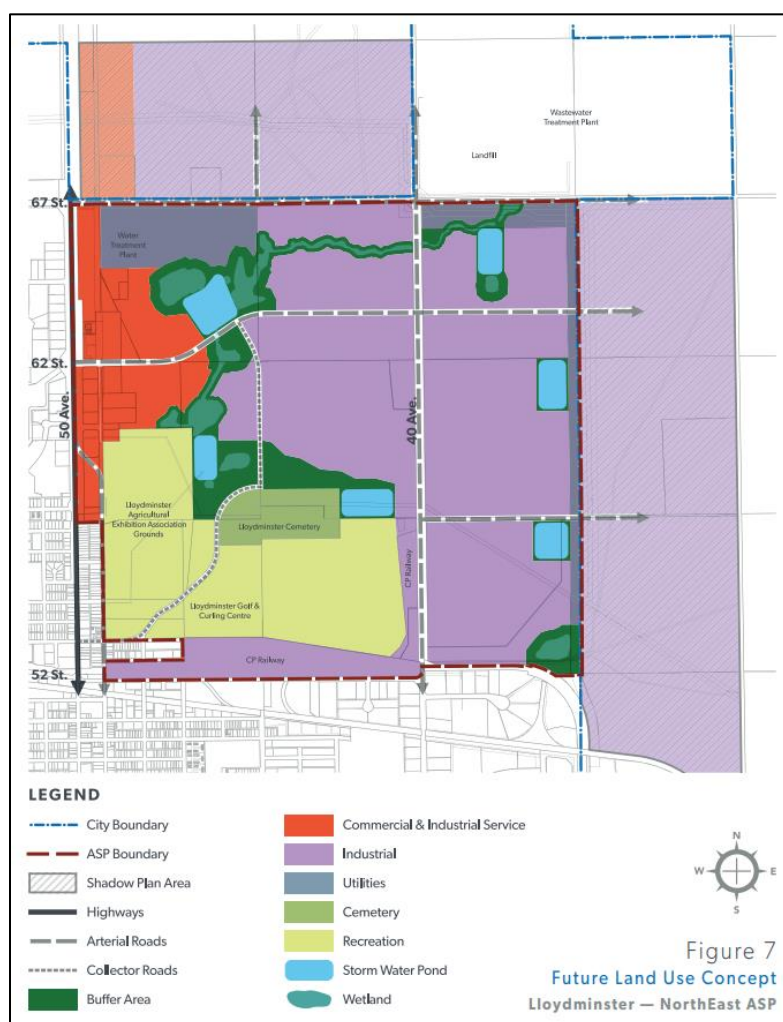
Communications and Planning

Background

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. Past engagement included stakeholder meetings and online surveys to identify the vision, opportunities and constraints of the area's future development. The draft land use concept was then constructed to align with the feedback collected and the City's land use structure.

Proposed Amendments

In 2020 City Council approved the Northeast Area Structure Plan; however, to improve land use compatibility in the plan area, the City proposes to remove the residential land use designation. View the new land use concept map below.



To consult with members of the public that could be affected by this amendment, the City of Lloydminster held an engagement event.

Public Engagement

On June 16, 2022, from 11:30 a.m. to 12 p.m. City administration hosted a Virtual Open House via Zoom. This informal virtual meeting included a 15-minute presentation followed by a 15-minute question period. This technique allowed for a broad audience and for the public to access the recording if they could not attend the live session. This meeting also allowed for open feedback and for participants to learn from others' questions and comments.

Marketing Tactics

The engagement event was promoted through the following channels:

- Mailed letters to northeast area landowners/stakeholders
- Email invites to relevant contacts
- City of Lloydminster social media posts/stories
- City of Lloydminster news release
- Meridian Source Newspaper
- Digital Billboards
- Economic Development email newsletter
- Community Engagement email newsletter

Engagement Findings

Subsequent to the open house virtual presentation, which can be viewed at www.yourvoicelloyd.ca/NEASP, the following questions were asked and Natasha Pidkova, Manager of Planning, provided answers.

Question 1

Does this affect my current residential property in that area?

Response 1

The land use bylaw that affects residential properties is not being changed. All your current rights to development will remain. This plan only touches on the area surrounding you and the future development of the area.

Question 2

What are planning's expectations in reference to how developers should approach the Neighbourhood Structure Plan?

Response 2

Within the Area Structure Plan (ASP) it is our intention to acknowledge the requirements of a Neighbourhood Structure Plan (NSP). The work of a NSP by a developer would occur in accordance with the already approved policy.

In regard to the timing of the development, the City needs an ASP to be approved and then the onus would be on the developer to complete the NSP. As long as the NSP complies with the ASP, an approval letter will be signed and the developer can proceed with development.

Although, City Administration is always open to reviewing subdivisions and land use bylaw amendments while waiting for approval of the NSP.

Question 3

How will you ensure transportation develops at the same time as commercial units are being built and more people need to get to work in that area? Because there will no longer be residential opportunities in the Northeast area, is there a transportation plan in place to accommodate the increase of jobs being established there? Please ensure funds are allocated to support the necessary transportation network, and in turn, create convenient commutes for future workers.

Response 3

Because of the various challenges of creating isolated residential lands in the northeast area we had to remove this development option from the Area Structure Plan. This will allow the City and developers to focus on creating fully functioning residential neighbourhoods in other areas of Lloydminster.

This plan has been reviewed against the Sidewalks and Trails Master Plan as well as the Transportation Master Plan. You may note that because of the lack of residents that would be on foot in the Northeast Area the sidewalks and trails plan has been removed. If this is a concern, we will confirm that the engineers look at this section in more detail to ensure adequate connectivity is there. In regard to public transportation, we have seen progress, but we do not have anything to review against at this time. It is noted that the timely growth of the Transportation Master Plan to accommodate the Northeast area of Lloydminster is a concern to be brought to Council.

Question 4

Are there plans to change the existing land uses?

Response 4

At this time, there are no plans to change the existing land use. As per the Land Use Bylaw, which dictates development rights, it will not be amended in accordance with this Northeast Area Structure Plan amendment. Land Use bylaws will be amended closer to the time of development, through the review and approval of a Neighbourhood Structure Plan. A note: there will be some amendments to the Municipal Development Plan which will identify future land use of the northeast area.

Question 5

Does a developer's Neighbourhood Structure Plan also require three council readings?

Response 5

Neighbourhood Structure Plans are actually approved by City Administration. As long as the plan complies with the regulations and provisions within the Area Structure Plan and planning and engineering are satisfied, then the plan will be approved. So, no there are not three Council readings for a Neighbourhood Structure Plan.

Next Steps

The City of Lloydminster has completed this What We Heard Report to communicate the conversations had during the public engagement process. After a review of the data collected and ensuring no major issues arise from the amendment, a final Area Structure Plan document will be prepared. City administration will present the final plan to City Council for consideration followed by a public hearing.

Stay tuned to the project webpage, www.yourvoicelloyd.ca/NEASP, for up-to-date information. If you have any questions regarding the information above, please email yourvoice@lloydminster.ca.