



L.P.D.C.
THE
LLOYDMINSTER
PLANNING
DISTRICT
COMMISSION

How it affects you

WHAT IS THE LLOYDMINSTER PLANNING DISTRICT COMMISSION?

The Lloydminster Planning District is an area, which surrounds the City of Lloydminster on the Saskatchewan side on the border. The District is comprised of portions of the Rural Municipality of Britannia No. 502 and the Rural Municipality of Wilton No. 472.

The district was established in 1968 to address the mutual land use concerns expressed by the three present day member parties. The past years have seen the Commission deal with land use and socio-economic matters as they arose pertaining to the district. The Commission has adopted the Lloydminster Planning and Development Plan and associated land use bylaws to provide for the orderly development of the entire district.

PURPOSE OF THE PLAN

The Development Plan is a collective statement by the affiliated municipalities pertaining to the growth management of the Lloydminster Planning District. The Development Plan is intended to guide and direct the efforts of private interest groups in achieving high quality developments at the most appropriate time and in the most efficient manner.

The primary purpose of the Development Plan is to establish a framework within which future growth and development in the Planning District is to be encouraged and directed. The Policies within the Plan are intended to guide growth in a logical and orderly manner to benefit all residents of the District and to enhance the cultural, visual and ecological qualities of both the urban and rural environments.

The Development Plan is intended to assist the affiliated councils in carrying out successive and more detailed steps in the planning process, and to assist private agencies and public authorities concerned with development by reducing the uncertainty regarding the manner and sequencing of growth.

The development Plan tries to ensure that adequate services are available for the health, safety, and convenience of the residents of the area; and to encourage the development of an environment, which is pleasant, efficient and economical for all concerned.

PLANNING PRINCIPALS

The following principals are considered to be fundamental planning concepts and form the basis for the more detailed goals and policies:

Compatible Land Use Pattern

One of the major considerations for reviewing development applications or locations of land uses deals with the compatibility with adjacent uses. In some cases, the conflicts between land and uses can be reduced through such methods as buffering, landscaping, screen and sensitive siting.

Residential growth will be discouraged, as this form of development may preclude agricultural and resource development. This could adversely impact possible future urban expansion.

Urban and Rural Balance

Maintaining both urban and rural balance within the Planning District is essential, as it provides a diverse and complementary living environment and gives residents the “best of both worlds”.

Integrated Development Strategies

In addition to traditional approaches to economic development such as providing attractive facilities, promotion and urban revitalization, consideration should be given to stressing the quality of life and diversity available within the Planning District.

Recognition of the Importance of a Strong Urban Base

A strong urban base will promote a community and regional identity and provide the City with a major source of assessment, which can provide recreational, cultural, commercial and industrial services to the Planning District and the adjacent rural base.

Recognition of the Importance of a Strong Rural Base

A strong rural base will provide the adjacent urban communities with continued economic support and contribute to the socio-economic viability of the entire region.

Integration of transportation and Utility Infrastructure and Land Use Planning

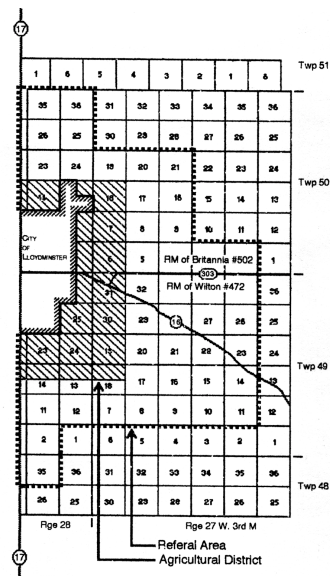
It is essential that the supportive infrastructure be developed to promote a desired land use pattern. In turn, Future land use should be directed to serve the realistic objectives of infrastructure planning. This will require the coordination of urban and rural municipalities and respective provincial departments.

Creating Functional Land Use Clusters

Orderly land use requires that functionally related land uses and developments should be grouped together rather than scattered indiscriminately throughout the municipality. This principle includes such concepts as concentrating major commercial developments within the central business district of the City of Lloydminster; directing industrial uses which require a high degree of servicing to urban industrial parks; and low intensity industrial uses to rural areas. The concept of clustering commercial developments is more favourable versus the proliferation of non-economical strip developments.

Encouragement as well as Control

The basic philosophy is that both the encouragement and control of development is necessary in order to achieve the goals of the Lloydminster Planning District Development Plan.



For more information or assistance contact:

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