

# PLANNING PROCESS

## NW CLAIMONT ASP OPEN HOUSE



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## WHAT WE HAVE HEARD SO FAR

An open house and stakeholder engagement session were completed in 2015, after which the project was delayed. A second round of engagement was completed in 2017. What we heard at those events and through additional circulation of the initial draft documents has been listed below in general terms. We are actively seeking to work with you to make sure we correctly captured your earlier comments, or new ones, in the draft plan before moving on to finish the project.

### EARLIER FEEDBACK THAT WE HAVE CONSIDERED

- Expand the study area.
- Address flooding in the area southwest of Ferguson Lake.
- Accurately consider wetlands and other natural features, including setbacks and how development impacts can be mitigated.
- A naturalized buffer around Ferguson Lake is important to allow recreational and natural value to be maintained.
- Note the existing oil and gas infrastructure and appropriate setbacks and development requirements.
- Dust, noise, smell and lighting nuisances should be minimized, especially in relation to the potential impact on adjacent/nearby residences.
- Plan for suitable access to properties, and to accommodate increases in traffic.
- Carefully manage impacts from industrial uses on existing uses or sensitive ones.
- Consider the need for the landfill to expand and the related setbacks.
- Some land owners wish to remain living in the area, some wish to develop.
- Incorporate rail access to industrial properties.
- Rail lines should include loops when possible.
- Wider lots next to rail spur lines are more suitable to allow for ease of access.
- Connect and integrate with water and sanitation networks.
- Encourage dark sky principles for lighting developments.

