

*17 responses were received with the following general comments

| Ref. | Comment | Response |
|------|---|---|
| 1 | The lands directly adjacent to PSE designated to be rezoned into commercial are to remain as their current zoning designations as Recreational to the West and Agricultural to the East. It would be preferred that these remain as is indefinitely. | An amendment to the Janet ASP to define the future land use strategy for the Long-Term Development Area does not rezone lands. The lands will remain under the current land use (zoning) unless and until the owner of the lands apply for a designation (zoning) change. Any application for a designation (zoning) change would be considered by Council through a Public Hearing process. |
| 2 | Considering it may not be possible to implement a solution to have those particular lands remain as their current zoning indefinitely, I ask that they remain as is until the current landowners apply for a designation change. In which case, we ask that the only allowable zoning would be to light industrial, <i>with special provisions in place outlining that are to be ZERO overnight trucking activity in those zones.</i> | <p>While the land use strategy provides support for future redesignation (rezoning) applications, the lands will remain under the current land use (zoning) unless and until the owner of the lands apply for a designation change. Any application for a designation change would be considered by Council through a Public Hearing process.</p> <p>Policy in the draft Janet ASP specifies that appropriate land uses in the interface area are those that generate no significant nuisance impact outside of the enclosed building and that business uses that interfere with the use and enjoyment of adjacent residential development because of the nature of the business use should not be permitted, even where the business activities may be fully enclosed within a building (Policy 13.4). Further, Policy 15.3. states that heavy industrial uses and outdoor storage uses are discouraged to be located immediately adjacent to the entranceway roads and the existing residential areas.</p> <p>A new policy has been added as follows: <i>New Policy 13.4 c) Overnight trucking or automotive-related activities, in accordance with the defined nighttime hours in the County's Noise Bylaw, as amended, including parking, loading, storage, or delivery are not desirable uses in the Business-Residential Interface Area and should be located within the areas where off-site impacts can be appropriately mitigated.</i></p> |
| | The transition zones (along the property lines and between PSE and Glenmore Trail) NEEDS to have a berm with the following parameters: | |
| 3 | a. Minimum 6m in height from the current property line grade. | A berm of this scale would equate to nearly 2-storeys in height, 40 m in width, and approximately 240,000 m ² of material to accommodate required sloping. The technical considerations including Sediment and Erosion Controls, stormwater management and |

| | | |
|---|--|---|
| | | <p>drainage are significant and are likely to have implications for adjacent residential developments and the Western Irrigation District Canal. Further, other unintended impacts such as shadow effects/loss of sun exposure, and aesthetic implications for both the residential and non-residential areas adjacent.</p> <p>Development within proximately to a provincial highway requires approval (via Roadside Development Permit) from Alberta Transportation – a berm of this scale is unlikely to be approved due to impacts to the highway system.</p> |
| 4 | b. Minimum 15ft mature spruce trees planted with a maximum spacing of 8ft (2.5m) near the top of the berm, preferably on the PSE side. | <p>The current requirement as stipulated in regulation 260 of the County’s Land Use Bylaw and require coniferous trees to be 2.5 m (8.20 ft.) in height.</p> <p><i>New Policy 13.8 a) added:</i> <i>13.8 a) demonstrate berm plantings including mature coniferous trees (minimum 4.60 m (15.00 ft.) with a maximum spacing of 2.50 m (8.00 ft.), with preference for plantings adjacent to the residential interface;</i></p> |
| 5 | c. <i>Minimum 3 year maintenance plan to ensure that the trees are well established, and there are no dead trees.</i> | <p>The County’s Land Use Bylaw sets landscaping requirements, obligations, and standards through regulations 253 - 262. Maintenance of all landscaping on site is a permanent obligation of the owner, developer and/or successor or assignees including replacement of perished landscaping.</p> |
| 6 | d. Sustainable landscaping along the berm to ensure proper slope stability and ESC measures. | <p>Any berm, filling, stripping or grading is required to obtain approvals and must demonstrate consistency with the County Servicing Standards. In particular the Servicing Standards set requirements for Geotechnical Stability and Erosion & Sediment Controls. This would include consideration for the permanent landscaping.</p> |
| 7 | e. Storm drainage system at the bottom of the berm on the PSE side to prevent and mitigate potential flooding during major rain events. | <p>Any berm, filling, stripping or grading is required to obtain approvals and must demonstrate consistency with the County Servicing Standards. In particular, a Stormwater Management Plan would be prepared for the site, including the berm in accordance with the Servicing Standards, to ensure stormwater is appropriately managed with no adverse impacts.</p> |
| 8 | f. A proposed tender to be reviewed by PSE prior to be distributed to potential contractors for the entire works of berm, drainage, landscaping, and 3 year maintenance. | <p>Policy 13.1 and 13.2 require inclusion of an interface strategy at local plan development stage. Local plans are circulated to adjacent landowners for review and feedback and considered by Council through a Public Hearing allowing multiple opportunities for public feedback and direct input into the interface strategy. It is the County’s responsibility to ensure that requirements set forth in a local plan are implemented and adhered to.</p> |

| | | |
|----|---|-------------------------------------|
| 9 | I would like to reiterate my stance that the proposed plan not be acted upon as the buffer between PSE and the proposed commercial area is too close and will cause many issues with quality of life, property values and a long list of other issues. I would like to see the zoning remain residential/farm use as it is the only way to fully protect current residential residents. | Please see responses 1 and 2 above. |
| 10 | The one thing that stood out to me is the berm height should be a minimum of three meters. | Please see response 3 above. |