

EETP Area Structure Plan

– Nov. 9, 2016 Open House Report

Summary

A pre-application Open House was held by the project team on Wednesday, November 9th, 2016 at the Horse Hill School from 6:30 PM to 8:30 PM. The purpose of the meeting was to share information on the proposed concepts for the Area Structure Plan, and custom EETP Zoning Amendments. The key changes presented included:

- A revised arterial road network that more closely follows the grid pattern of Section boundaries and existing road right-of-ways;
- Merging the EETP Logistics and Manufacturing precincts into new Medium Industrial Precinct; and
- A new EETP Medium Industrial Zone to implement the Medium Industrial Precinct, offering the core manufacturing and logistics uses as well as increased flexibility for other general industrial uses.

There was a high degree of support for the proposed changes.

Notification

Notifications were mailed to landowners and those adjacent to the EETP Plan area. The Open House was advertised on the City website and social media, as well as on three portable road signs throughout the plan area. E-mail notification was also provided to nearby municipalities, organizations, developers and realtors with an interest in the EETP.

Open House

Administration presented the proposed changes and made themselves available to answer any questions. Over 120 people attended the event where they were provided with an information package (with feedback sheet, highlights of the amendments, and proposed maps). The Open House materials were also posted on the City website after the Open House. Five feedback sheets were received during the evening.

Summary of Questionnaire and Verbal Comments

Support for merged EETP Manufacturing and Logistics Precincts

- Overall, there were a number of positive comments on the proposal to merge the Logistics and Manufacturing precincts into a single EETP Medium Industrial Precinct that offers increased flexibility in the range of uses.

Support for revised Arterial Road Network

- Overall support for the revised arterial roadway network. Many indicated that it is more logical than the existing proposed network that is much more curvilinear.
- Some mentioned they hope the Arterial Road Assessment (ARA) would be lowered with the revised Arterial Road Network.

Timing/Process for Road Right-of-ways and Development

- Some asked about when land will be required for the Road Network and the process for obtaining the land and building the roads.

Regional Ring Road Network and High/Heavy Load Route/North Saskatchewan River Crossing

- One comment proposed any future crossing of the North Saskatchewan would be better located between Dow Chemical and Sherritt (Fort Saskatchewan) or east of Dow Chemical.

Development Timing

- There were some general concerns about the EETP being developed in a timely manner.

Infrastructure and Utilities

- Many questions regarding when utility services will be extended into EETP.
- Some asked whether or not the City would encourage development by front-ending infrastructure.
- One commented that there is a need to understand utility corridors/pipeline corridors that would affect adjacent municipalities.
- One questioned what are the existing and potential connections between the Alberta Industrial Heartland and other industry bodies, e.g. Strathcona Industrial Association?

Stormwater Management Alternatives

- Alternative stormwater management concepts would be good to share across Alberta's Industrial Heartland.
"Stormwater could be treated and used as process water make up - as a possibility but would require larger ponds."

Summary of Questionnaire and Verbal Comments

Stormwater Management Alternatives (continued)

Note: alternative stormwater management systems and strategies are currently being explored to as part of an EETP Stormwater Feasibility Review. Once this review is completed, further amendments to the EETP Area Structure Plan will be required.

Commercial Nodes

- Some people had general questions regarding how the service commercial nodes would work.

Oil and Gas Industry

- One landowner of multiple parcels questioned whether oil and gas would expand in Alberta and whether the EETP would succeed with an emphasis on petrochemical industry?

Environmental Reserve requirements along North Saskatchewan River tributaries

- A Landowner questioned the land requirements along the tributary of North Saskatchewan River Valley on development; i.e. for Environmental Reserve adjacent to this tributary. Landowner indicated that the tributary is very narrow and water levels are very low. It has been modified through farming over the years.
- Staff referenced the North Saskatchewan River Valley ARP that protects identified tributaries. Requirements apply on subdivision of land.

Parks

- The Park northwest of the Temple is very important for the Temple.

Meeting Format

- One comment that given the number attending, it would have been better to have City employees answer questions from the floor during the presentation, as many would have been similar questions, and there were not enough staff members to answer individual questions afterwards.

Notifications and Planning Process

- Many questions regarding the planning process and how notifications are received.
- Some people complained that they weren't notified but that their neighbours were.
- A member of the Horse Hill Community League Civics Committee did not receive an e-mail notification, only a letter on October 31, 2016
E-mails were sent to the President, Vice President, Website and Technical representatives).
- One comment to use more roadside signs and electronic means to advertise.

EETP – Open House Survey Summary (5 Surveys Received)

EETP - Open House Survey Summary (5 Surveys received)		Level of Agreement (1= Strongly Disagree 5=Strongly Agree)				
		1	2	3	4	5
	Statement	Number who responded				
1.	I felt that my concerns were understood.	1	1		1	1
2.	I felt welcome and encouraged to share my views.	2		1		2
3.	I understood why I was here.	1	1		1	2
4.	I understand how my feedback will be used.				2	2
5.	The language was easy to understand.		1	1	1	2
6.	The event was well-run.	2			1	2
7.	The format of the event made sense for what it was trying to accomplish.		2	1		2
8.	The layout & organization of the room worked well for the meeting.			1	1	3
9.	I felt that my concerns were understood.	1	1		1	1
10.	I felt welcome and encouraged to share my views.	2		1		2
11.	I understood why I was here.	1	1		1	2