



Alaskan Meadows

Residential Community

What We Heard Report



November 2024

Alaskan Meadows - Residential Community

WHAT WE HEARD REPORT

This report summarizes the feedback received as part of the public engagement undertaken for the Alaskan Meadows Residential Community in September and October 2024.

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Purpose of this Report

A What We Heard Report (WWHR) is a document created to summarize the public engagement conducted at various stages throughout the duration of a project. The intention of a WWHR is to provide an overview of the consultation process related to the subject application and to synthesize the feedback received from the public. Once the information is collected and organized, the WWHR is used to share it in a concise and meaningful way with the greater community and decision-making authorities. A WWHR includes an overview of the methods of engagement, a summary of the feedback received from the community, the project team's responses to feedback, verbatim feedback where possible, and further considerations or changes made to the application in response to the feedback received. The WWHR also summarizes the next steps in the process, particularly how the public can continue to be engaged and heard.

This WWHR summarizes the public engagement carried out for the proposed new Residential Community of Alaskan Meadows. The Open House took place at the Scott Seaman Sports Rink in DeWinton, AB on Thursday, September 26th, 2024 from 5:00pm until 8:00pm. The Open House was hosted to introduce the plans for the residential community to neighbours and understand what questions or concerns they might have about the development.

The Project

The Alaskan Meadows Residential Community is a thoughtfully designed Country Residential neighbourhood, located east of 32nd Street E, approximately 800 metres south of Highway 552, that integrates into the existing community context while demonstrating efficiency in design and servicing within Foothills County. The proposed community is named after Alaskan, a family-bred horse in Alberta that represented Team Canada at the 2001 North American Junior Dressage Championship. The rural and equestrian history of the area is part of the inspiration for the name and look and feel of the proposed community. A land use amendment application is proposed to redesignate the subject lands from Agircultural (A) District to Country Residential (CR) District.

Engagement Commitment

The project team is committed to listening to our neighbours and engaging in meaningful conversations to provide information and learn from the community. We welcome feedback throughout the process and will actively listen to input and incorporate feedback into the proposal where possible.



Regional Context



Site Context

Summary of Proposed Alaskan Meadows - Residential Community

Alaskan Meadows is proposing to redesignate the subject lands from Agricultural (A) District to Country Residential (CR) District to permit the creation of 11 new CR parcels, one (1) Environmental Reserve Easement (ERE), and one (1) Municipal Reserve (MR) parcel. The CR parcels will be between 3.47 ac (1.46 ha) and 4.78 ac (1.94 ha) in size, the one (1) MR parcel will be 6.07 ac (2.46 ha) in size, and the ERE will be 0.30 ac (0.12 ha) in size and located wholly within proposed Lot 4. The Subject Site is surrounded by a mixture of country residential parcels of land and agricultural land uses. The future Country Residential district community will maintain rural character by providing parcels of a similar size as to what is around them.

The existing dwelling, large storage shed and structure adjacent to the house on the west side of the driveway will be maintained. All other buildings/structures will be demolished (inclusive of the barn and the trailer adjacent to it, and remaining animal shelters). The proposed CR parcels will be considered for the future construction of single-detached residential dwellings. All lots will be accessed from 32nd Street SE, by an internal road ending in a cul-de-sac, constructed to the Municipal standard. A future 30.0-metre-wide road allowance is proposed to provide the opportunity for extending the community easterly, should those lands move forward with CR development. The Balance lot will be serviced by the existing water well and private septic treatment system on site. The proposed 11-lot Country Residential District subdivision will be serviced by new, individual water wells and private septic treatment systems. The groundwater wells will be drilling in accordance with the Water Act. The proposed density for this Country Residential District community is 12 lots on the 60.98 ac (24.67 ha) parcel, which is consistent with the allowable density of 1 lot for every 5 acres in title. Given recent subdivision in the area and surrounding existing development, the subdivision is contextually appropriate and maintains the character of the neighbouring community.

Engagement Plan

As part of this project, Township Planning + Design Inc. developed a detailed engagement plan to provide stakeholders and neighbours a variety of opportunities to engage with the project team and discuss the Alaskan Meadows Residential Community project (further detailed in section 2.0 Communication and Engagement Methods).

The public engagement phase of the project was initiated when the Open House was made public through online advertisements and invitations to the Open House were sent to nearby neighbours and community members.

The following is a summary of the communication and engagement methods undertaken for the project:

- 125 invitations were sent to the neighbours within a 1/2-mile radius, inviting them to the Open House;
- A public Open House was held on September 26, 2024 at the Scott Seaman Sports Rink from 5:00 pm to 8:00 pm;
- A dedicated team member has been available throughout the process to respond to inquiries and discuss the project and application process; and
- Communication is an ongoing part of this project and will continue throughout the process.



Outreach Channels



125 Open House invitations sent to neighbours



26 Number of attendees at Open House



04 Number of individual emails sent (4 sent, as requested by attendees; 0 responses received)



01 Dedicated Team Member



02 Phone Calls

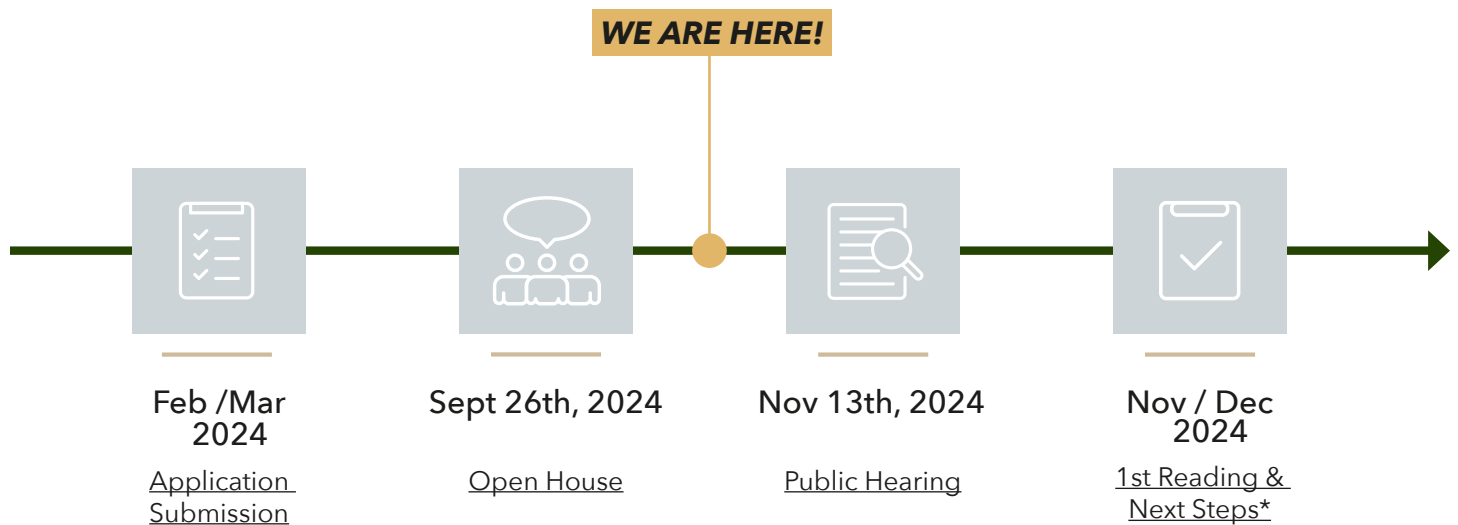
This section provides an overview of the common themes that have been heard throughout the engagement process and the project team's responses. The following information is organized by theme and the common questions we heard with team responses and considerations beside it.

Common Themes & Responses/Considerations

Theme/What We Heard	Project Team Response/Considerations
<p>Potable Water</p> <p>The project team had several comments and questions regarding water quantity and quality impacts to nearby landowners at the public open house.</p>	<p>The project team understands that water quantity and quality is a common concern, especially in rural/country residential communities. Due to these concerns, a Phase I Groundwater Supply Assessment (GSA), prepared by Groundwater Resources Information Technologies Ltd., was undertaken for the proposed residential community to determine whether the aquifers underlying the site can supply sufficient water without causing adverse affects to existing groundwater users.</p> <p>The GSA concluded that a thick clay till unity underlies the site which should provide protection from surface water sources and the aquifers are not directly connected to surface waters, that the area can supply a safe yield of water within a range of 34-129 cubic metres per day (sufficient for required amounts as defined in the Water Act of 1,250 cubic metres per year), water well production will not cause adverse affects to existing groundwater users, that groundwater is suitable as a drinking water source, and no that the water quality of future wells in aquifer units underlying the site should be of similar water chemistry.</p> <p>The project team provided the GSA in the Land Use Amendment application and a hardcopy to interested parties at the public Open House. Additionally, three (3) slides and an overview of the GSA was provided to attendees at the public Open House during the project team's presentation. The project team answered questions and provided information regarding potable water during the question and answer period of the presentation at the public Open House.</p>
<p>Sanitary Servicing</p> <p>The project team heard comments and concerns about how the community would be serviced and whether a communal sanitary servicing strategy was considered.</p>	<p>The County does not want to service country residential communities such as this on municipal servicing and directs sanitary servicing to be done privately. The proposed development will be serviced by private individual septic treatment systems, a common sanitary servicing strategy for country residential development. The parcels are large enough to support individual septic treatment systems and are not anticipated to have any impact on adjacent landowners. A communal sanitary servicing strategy for the proposed residential community was considered by the project team; however, a communal sanitary servicing approach is a more appropriate strategy for communities that have a greater number of residents than being proposed because the cost of completing it is very expensive. It is more cost-effective, and is still feasible, to do individual septic treatment systems for each proposed country residential lot.</p>
<p>Wetlands/Water Features</p> <p>The project team heard comments regarding the water feature on the subject lands and if it would be protected.</p>	<p>The project team clarified that the water feature on the subject lands is a man-made pond and is not a wetland. A Preliminary Site Assessment (PSA) was prepared by Ghostpine Environmental Services Ltd. to identify and delineate waterbodies, including wetlands, drainages and watercourses on the subject lands. The PSA concluded that an ephemeral drainage extends east to west through the north half of the project area and is characterized by rushes, sedges, foxtail barely, and dock, and that a dugout has been excavated within the drainage and is a man-made feature. The project team recognized that this man-made pond should be protected; therefore, an Environmental Reserve Easement (ERE) has been proposed, which allows the landowner to retain ownership of the pond. It is the landowners responsibility to maintain and protect the pond in its natural state.</p>

<p>Timeline</p> <p>The project team heard comments and inquiries regarding the timeline of the development, the processes involved, and when parcels will be available for purchase.</p>	<p>The project team provided an overview of the municipal process and anticipated timelines, which can be found in Next Steps Section of this report.</p>
<p>Architectural Styles</p> <p>The project team heard questions regarding what architectural styles will be proposed.</p>	<p>The project team provided visuals of different architectural styles for the proposed community. These architectural styles are illustrated on the open house boards, provided in Appendix C of this report. Architectural Controls will be registered on title at the time of subdivision application.</p>
<p>Municipal Reserve</p> <p>The project team heard questions regarding the Municipal Reserve strategy for the community.</p>	<p>The project team explained to residents that dedicated Municipal Reserve (MR) was proposed along the east side of the site and that the community would benefit from landscaped open spaces, adding to the rural character of the proposed development and provide screening between the proposed community and existing residents west and northwest of the site.</p>
<p>Traffic and Transportation</p> <p>The project team heard questions regarding impacts on traffic and any potential upgrades to the existing transportation network that would be required.</p>	<p>The project team explained to residents that Alberta Transportation and Economic Corridors (ATEC) confirmed that no Traffic Impact Assessment Report was required for the proposed land use redesignation; however, a Traffic Memo was requested by ATEC. A Traffic Memo was prepared by Bunt & Associates Engineering after the Open House and provided to the County in support the proposed land use redesignation application.</p> <p>The Traffic Memo concluded that the operations at the intersection of 32 Street E and Highway 552 are not expected to be appreciably impacted by the proposed country residential development. The intersection would not require any geometric changes and would require delineation lighting in the 2034 horizon, triggered by the increase in background traffic and not tied to the proposed development.</p>
<p>Wildlife</p> <p>The project team heard questions and concerns regarding wildlife in the plan area.</p>	<p>A Preliminary Site Assessment (PSA), prepared by Ghostpine Environmental Services Ltd., identified and determined the presence of weeds and wildlife within the plan area. The PSA concluded that there are no wildlife species of concern and that the subject lands are not significantly utilized by wildlife as the lands are adjacent to existing development and in close proximity to Highway 552, a higher order transportation corridor.</p>
<p>Livestock</p> <p>The project team heard questions about whether livestock would be permitted on future CR lots.</p>	<p>The Foothills County Land Use Bylaw (LUB) permits the keeping of livestock on parcels greater than 3.0-acres in size. Policy 10.1 of the LUB describes agricultural uses and livestock regulations. The project team explained to residents that all proposed CR lots within the residential community are at least 3.0-acres in size, and as such, future residents and landowners may have the keeping of livestock, including horses, in keeping with the rules and regulations of the LUB.</p>


The following provides an anticipated timeline for the steps required to be completed for the Land Use Amendment and Subdivision Applications.



** Public Hearing dates depend on the County's availability and schedule.*

Open House Invitation Sent to Neighbours

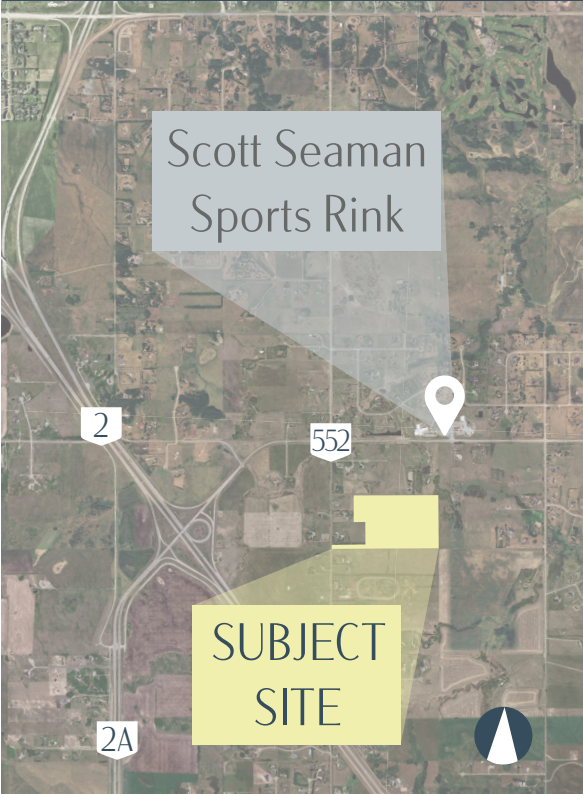
You're invited!




Alaskan Meadows


Residential Community

OPEN HOUSE







Thursday,
September 26th, 2024



5:00pm - 8:00pm



Scott Seaman
Sports Rink
32156 Highway 552E,
DeWinton, AB



Presentation at 6:30pm.
Refreshments provided.

TOWNSHIP
planning + design inc.
TWPplanning.com

Join us to learn more about the proposed development.
Find out more about the site design and development and
share your thoughts with the planning team.

Comments / Feedback heard by the Project Team

- Ownership of the land – has the developer already purchased the land?
- How will water be supplied?
- Will there be any livestock allowed on these lots?
- How many acres is the proposed development?
- What is the quality and quantity of water available for this development?
- The word equine was mentioned – does it mean it is tied to the arena?
- What about the access through 32nd St E?
- Why are no pathways shown on the plan?
- This will double traffic – people walk on 32nd St. There will be construction traffic and it will be a mess for a long time.
- There has been wildlife spotted in the neighbourhood.
- Where will the existing house go?
- What are the sizes for the proposed lots?
- Are horses permitted on these lots?
- Has there been any considerations to community co-op wells?
- Will it affect the water flow?
- Is there one contiguous green space?
- Where does the drainage go?
- Who will be responsible for the MR after 3 years?
- Who is responsible for the internal roads?
- How soon would you see construction if it is approved?
- Will there be different builders for each lot?
- What do the Architectural Controls look like for this type of development?
- What is the maximum sqft for the dwellings?
- Are you anticipating any issues with the density required by CMRB?
- Are there any fire hydrants proposed?
- What will be the cost of the lots?
- The open house was very informative, good job.
- What about the increase in traffic?
- Wildlife corridor?
- Will there be horses on the lots?

Welcome!



Alaskan Meadows Residential Community

Land Use & Subdivision

OPEN HOUSE



Why We're Here

Thank you for coming!

- We are here to share the overall vision, goals, and objectives of the project, including information regarding land uses, density, phasing, infrastructure and servicing requirements, and environmental considerations.
- We are here to engage and collect feedback from the surrounding community and affected stakeholders to aid in tailoring the project to the identified area.

Engagement Team Responsibilities

- To notify
- To provide opportunities to engage
- To be clear on the scope of the conversation
- To provide transparent and honest information
- To hold a respectful conversation
- To authentically listen
- To report findings

Community Responsibilities

- To be informed
- To participate
- To share your views
- To listen
- To be respectful
- To share opportunities to provide feedback

Where Do You Live?

Please place a sticker on your property.



I live outside these boundaries:

Site Context

Location



Site Location Key Map



Aerial View of Site

The Subject Site is located in NW - 22 - 21 - 29 W4M within Foothills County, east of the intersection of Highway 2 and Highway 2A, and south of Highway 552. This is the last agricultural parcel in the quarter section. The parcels immediately to the north and west have all been subdivided and redesignated to Country Residential (CR) uses. Adjacent parcels to the south and east are smaller agricultural lots and all of the surrounding sections have seen similar CR subdivisions. The Subject Site is currently designated as Agricultural (A) District. The proposed land use redesignation from Agricultural to Country Residential (CR) District will permit a proposed 12-lot Country Residential subdivision in the future.

Placename

The proposed community is named after Alaskan, a family-bred horse in Alberta that represented Team Canada at the 2001 North American Junior Dressage Championship. The rural and equestrian history of the area is part of the inspiration for the name and look and feel of the proposed community.



Image via Dancing Feet Dressage on Instagram



Policy Context & Process

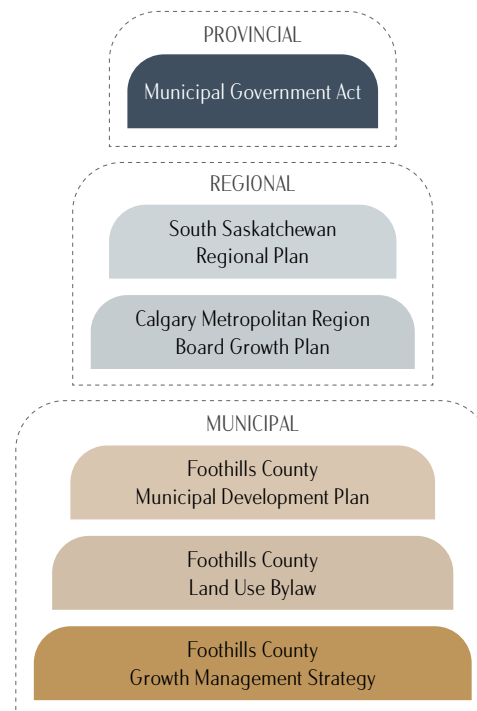
Policy Framework

The Municipal Government Act in Alberta details how municipalities operate and establishes the foundations for land use policies which eventually create the communities we live in. These plans are statutory meaning that the documents are required to align with higher order municipal and regional plans.

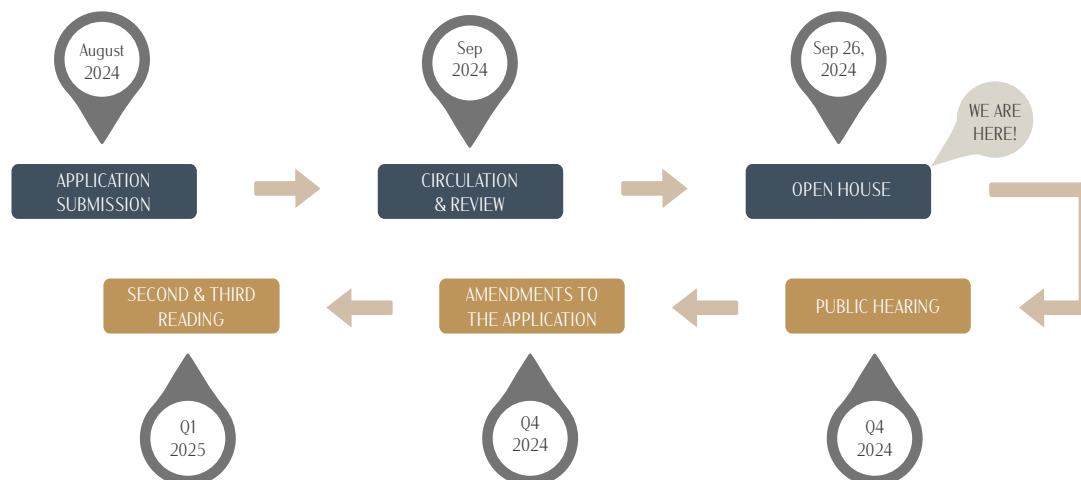
Under the MGA every municipal government must adopt a Municipal Development Plan (MDP). An MDP is a high-level planning document that establishes the overall vision for future growth and development in a municipality. Foothills County's MDP provides the following vision:

"The MD of Foothills encompasses a diverse rural landscape in which leadership and planning support a strong agricultural heritage, vibrant communities, a balanced economy and the stewardship of natural capital for future generations" (Foothills MDP, 2010, p4)

The Land Use Bylaw (LUB) is a regulatory document that governs what may occur on a piece of property depending on that property's zoning. All statutory plans, and amendments to same, must be adopted by bylaw and require a public hearing to allow community members and others affected by them to express their thoughts.

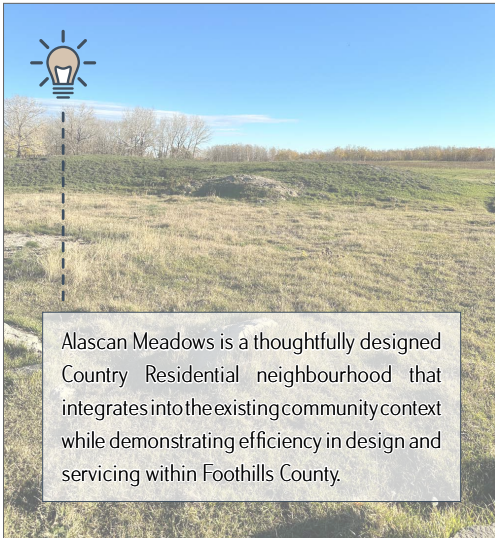


Anticipated Timeline



Project Objectives

Vision



Objectives

The Plan reflects the aspirations of applicable Foothills County policies, the existing and future area residents, regional stakeholders, and the developer.

The objectives provide the framework to guide development over time and achieve the vision for Alaskan Meadows as an integrated and contextually appropriate country residential community.

The overarching objectives of the Plan are:



To establish a land use strategy that aligns with and is supported by existing local and regional policy;



To establish a land use strategy with sound planning rationale to benefit Foothills County and its residents;



To present a comprehensive review of the existing site conditions, constraints, and opportunities within the Plan Area; and



To determine the general configuration of land uses, transportation networks, and utilities within the Plan Area.

Look & Feel – Visualizing the Community

The design will take inspiration from the equestrian heritage in the area. The streetscape, architecture, and fixtures will create a cohesive look and feel throughout the community, retaining the rural character of Foothills County while facilitating a unique sense of place. Architectural controls will address such things as community standards, dark sky, water conservation, and xeriscaping.



AI-generated stock images for conceptual and descriptive purposes only, not representative of final built form or development.

Proposed Site Plan



LAND USE DISTRICTS

- Country Residential (CR) District
- Municipal Reserve (MR) District
- Environmental Reserve Easement (ERE)

STATISTICS

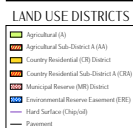
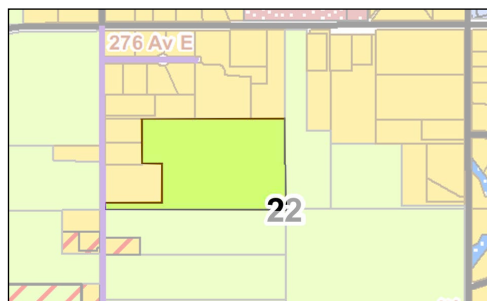
	Area in Ac	Area in Ha	Site %
Site Total	60.98	24.67	100.00
Country Residential (CR) District	46.94	18.99	76.97
Municipal Reserve (MR) District	6.07	2.46	10.00
Environmental Reserve Easement (ERE)	0.30	0.12	N/A
Roads	7.97	3.22	13.03

Land Use

The proposed Land Use Amendment will redesignate the Subject Site from Agricultural (A) District to Country Residential (CR) and Municipal Reserve (MR), and provide an Environmental Reserve Easement (ERE) for the man-made pond on site. This land use amendment will allow the developer to achieve the vision of the project as a vibrant, unique, rural community and offer single detached residential housing on large acreage lands; in keeping with nearby Country Residential communities.

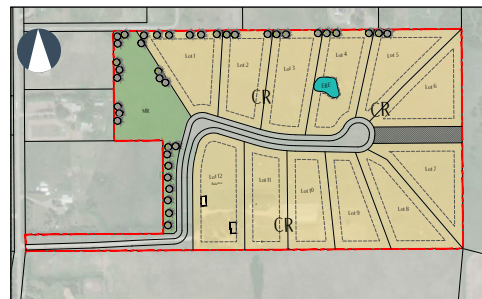
Current Land Use: Agricultural

The parcel is currently zoned Agricultural (A) District and has a residence, animal shelters, mobile home, and barn on site. The existing dwelling and detached garage will be kept while all other buildings/structures will be demolished.



Proposed Land Use: Country Residential

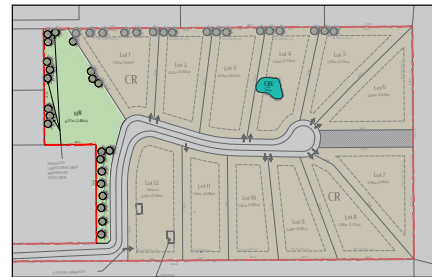
The Alaskan Meadows community proposes large acreage lots (greater than 3.0-acres in size), which are similar in size to what is in the surrounding area. The land use redesignation will allow the creation of 12 Country Residential parcels for single-detached residential dwellings, which is the standard achievable density under the Foothills County Land Use Bylaw.



Municipal Reserve & Environmental Reserve Easement

The Alaskan Meadows project proposes to designate the man-made pond on site as an Environmental Reserve Easement (ERE), which allows this the water feature to be protected in perpetuity.

Along with the dedicated Municipal Reserve (MR) on the east side of the site, the community will benefit from landscaped open spaces, adding to the rural character of the proposal.



Servicing, Transportation & Environment

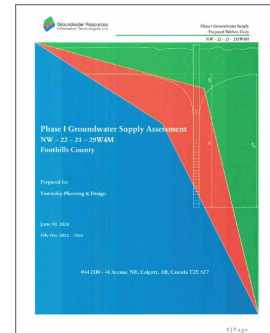
Water / Wastewater

A Phase I Groundwater Supply Assessment (Phase 1 GSA) was undertaken by Groundwater Resources Information Technologies Ltd to determine whether the aquifers underlying the site can supply sufficient water without causing adverse effects to existing groundwater users.

Analysis of water well records show that the wells in the area can supply a safe yield of water within a range of 34 - 129 m³/day (5.2 - 20 imperial gallons per minute, 12400 - 47,110 m³/year), sufficient for required amounts as defined by the Water Act of 1250 m³/year per household. The aquifers show some separation and are sufficiently permeable such that production of water from the wells will not cause adverse affects to existing groundwater users.

Given the conclusions of the Phase 1 GSA, the 11 new Country Residential lots will be serviced on individual, private water services, while the balance Lot will be serviced using the existing water well on site.

The 11 new lots will be serviced on individual, private septic fields, while the balance lot will continue to utilize the existing septic fields on site.

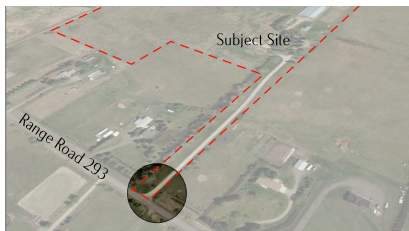


Transportation & Access

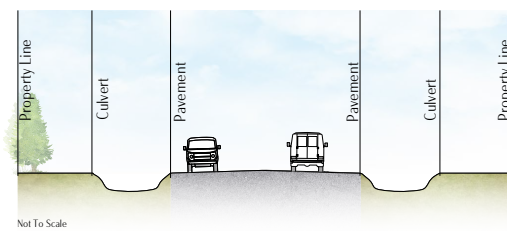
Administration and Alberta Transportation (ATEC) have both confirmed that no Traffic Impact Assessment Report was required for the proposed land use redesignation. However, a Traffic Memo has been requested by ATEC and will be prepared by a qualified Transportation Engineer to support the proposed land use redesignation and future subdivision.

The proposed land use redesignation proposes 12 Country Residential parcels of land, accessed from a proposed municipal right-of-way extending easterly from Range Road 293. The 30.0 metre-wide right-of-way will be a rural cross section with a ditch on either side, typical for country residential communities in Foothills County. The right-of-way will end in a cul-de-sac at the east end of the property and will have a 30.0 metre-wide road dedication provided to Foothills County, should lands east of the Subject Site be contemplated for development as well.

Each individual parcel of land within the Alaskan Meadows Community will have their own access to the proposed municipal right-of-way.



Aerial View of Current Intersection



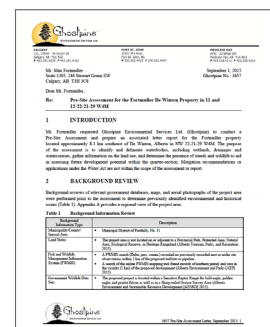
Typical 30m Rural Road Cross-Section

Hydrology & Wildlife

A Preliminary Site Assessment was prepared by Ghostpine Environmental Services Ltd. to identify and delineate waterbodies, including wetlands, drainages and watercourses, gather information on the land use, and determine the presence of weeds and wildlife to aid in assessing future development potential within the quarter-section.

The PSA concluded the following:

- That an ephemeral drainage extends east to west through the north half of the project area and is characterized by rushes, sedges, foxtail barely, and dock;
- A dugout has been excavated within the drainage; the dugout has been upgraded using large boulders, geo-textile, and gravel and is blocking the natural flow of the ephemeral drainage. This dugout is not considered to be a wetland as it is a man-made feature completely contained within the boundaries of the natural ephemeral drainage;
- There were no wetlands identified on the Subject Site; and
- There are no wildlife species of concern or nest/niche sites on the Subject Site.



Contact Us

Thanks for joining us!

Call our Dedicated
Team Member



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