



**South Aspelund Industrial
Open House Summary
MARCH 14, 2013**



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1.0 PUBLIC OPEN HOUSE

1.1 SUMMARY

On March 14, 2013 a Public Open House was held at the Town of Blackfalds' MultiPlex, from 5pm-7:30pm, to discuss the proposed industrial Outline Plan for the South Aspelund Industrial Park. The meeting was held in a drop-in format using display boards so that attendees could come and go throughout the evening. In addition to this information, a powerpoint presentation was put on to give a more detailed overview of the project.

Although not all those in attendance signed the formal sign-in sheet, attendance for this meeting was counted at 10 attendees with 3 of those being members of the project team, those not directly involved in the project included adjacent land owners and Municipal Council members or employees.

1.2 GENERAL DISCUSSIONS

The following topics were brought up throughout the evening; suggestions and comments made during these discussions are represented below.

Timing of Development

The question of the development's phasing was raised in the context of potentially minimizing the amount of dust created by stripping top soil from the land. Attendees noted that in the past dust in this area from dry soil has been bad enough. It was realized that the logical extension of services from the east, and necessity to construct the stormpond were priority; however, the attendees hoped there would be action taken to minimize dust.

Servicing

The Plan Area will be serviced using communal systems and will have the ability to tie into Blackfalds's systems once they are available.

Adjacent land owners will have the opportunity to tie into Blackfalds's services once they become available at a currently undetermined cost.

Aspelund Road Traffic

Traffic on Aspelund Road was identified as a concern for those in attendance; there were comments regarding drivers travelling at excessive speeds and passing in unsafe areas though not legally allowed to do so. Because of this, adding additional traffic to this road was noted as a concern.

Lacombe County identified that Aspelund Road had been identified for future upgrades to better accommodate the traffic. Such upgrades included a formal intersection at Aspelund Road and Range Road 247 and road widening.

Range Road 274 Paving

Those in attendance indicated they would like to see Range Road 274 paved, at least from Aspelund Road to the industrial park's internal roadway intersection.

Service Road

One attendee noted that the service road model currently utilized in McLevin's and Aspelund Industrial Park should be continued and was concerned about how the service road would function in the future.

Architectural Controls

A set of architectural controls have been created for all development within the Plan Area. These controls have been created to provide consistency throughout the development and increase the visual appeal of the area to those travelling along Aspelund Drive.

1.3 FEEDBACK FORM SUMMARY

Attendees were asked to complete a feedback form to provide the Project Team with their comments. The results for each question are summarized below:

1. Please check the most appropriate option(s) regarding your relationship to the South Aspelund Industrial Park Plan Area:

- Town of Blackfalds resident 0
- Lacombe County resident 2
- Area business owner 0
- Other: 0

2. Was the Open House helpful in understanding the vision of the South Aspelund Industrial Park?

- Yes 1
- Somewhat 1
- No 0

3. Do you feel the South Aspelund Industrial Park Plan will be a beneficial addition to Lacombe County?

- Yes 1
- Somewhat 1
- No 0

4. Do you have any questions regarding the design or layout of the South Aspelund Industrial Park?

Comment:

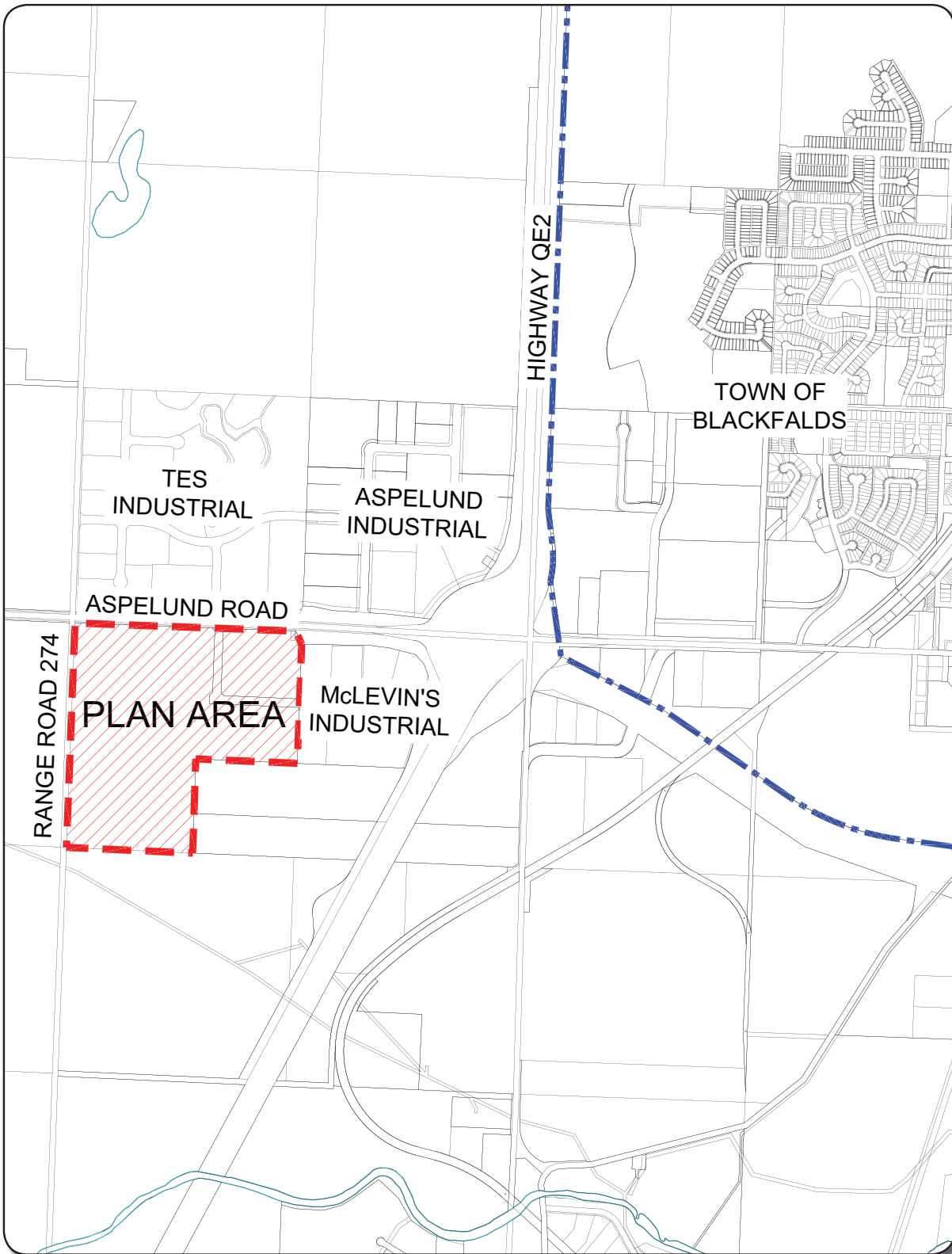
- [will there be] turning lanes on 27-4?
- Drainage issues at culvert on 27-4
- Drainage at south park area [is an issue]
- [Would like see the County] Pave 24-4 to property line or further
- What is the future of the service road?
- Access should be thought of for [the] future from [the] east side of [the] industrial park

5. Any other comments in regards to the South Aspelund Industrial Park development?

Comment:

- Would like to meet with Stantec out there to point out my concerns

APPENDIX A Display Boards



SOUTH ASPELUND INDUSTRIAL PARK
Location & Access



Pidherney's
DRIVEN TO EXCEL FROM START TO FINISH



Stantec



SOUTH ASPELUND INDUSTRIAL PARK Concept Plan



Pidherney's
DRIVEN TO EXCEL FROM START TO FINISH





LEGEND

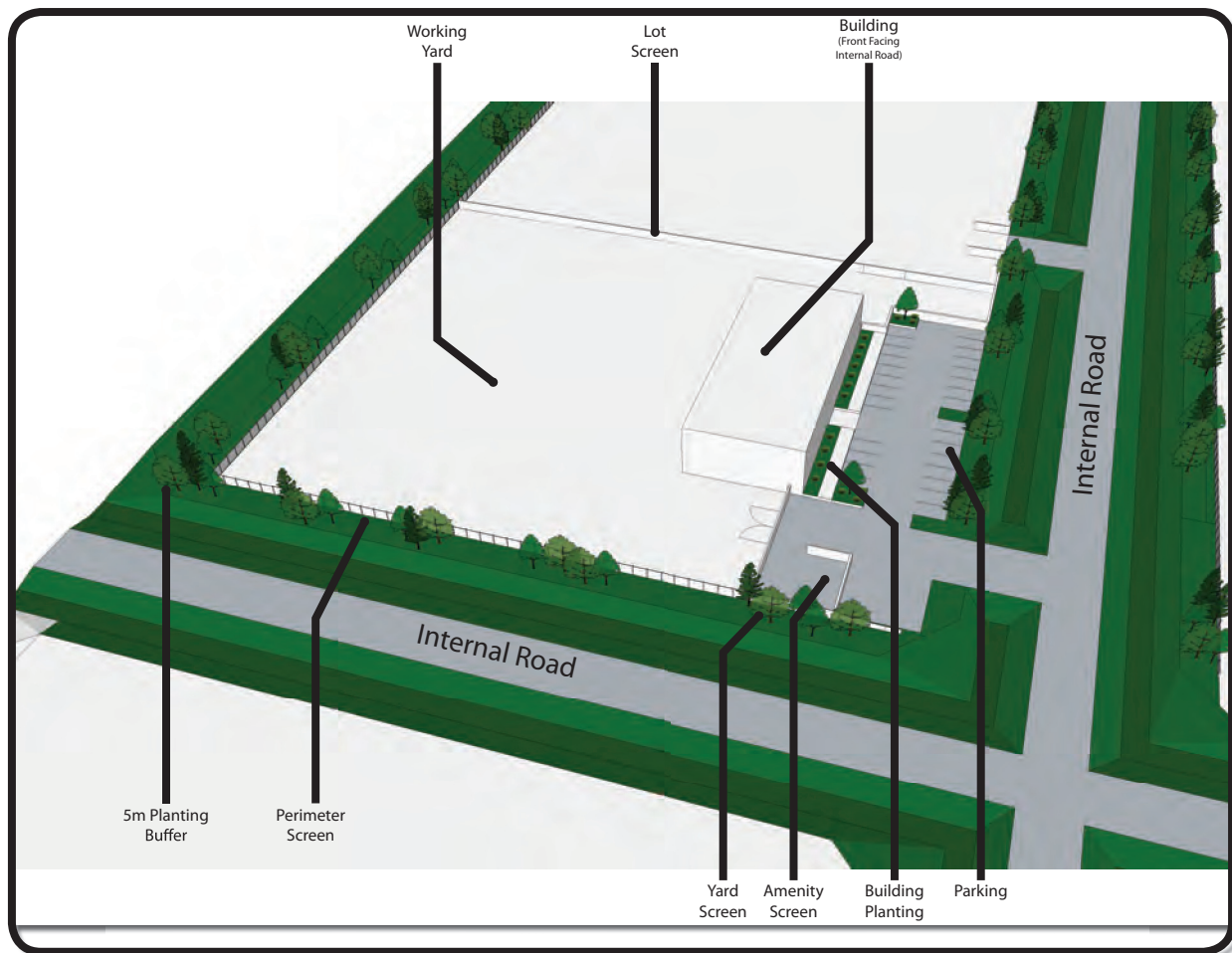
- INDUSTRIAL
- OPEN SPACE
- WETLAND
- BOUNDARY
- SEATING NODE
- Trail

**SOUTH ASPELUND INDUSTRIAL PARK
Open Space**



Pidherney's
DRIVEN TO EXCEL FROM START TO FINISH





Parcel Screening



APPENDIX B

Comment Forms

South Aspelund Industrial Park Open House

March 14, 2013

This is a Public Open house to share information and gather feedback on the South Aspelund Industrial Park, a new subdivision being planned within Lacombe County. Your input is important; please take time to review the presentation boards, talk to the Consultants, and complete this Feedback Form.

1. Please check the most appropriate option(s) regarding your relationship to the South Aspelund Industrial Park Plan Area:

☐ Town of Blackfalds resident
☒ Lacombe County resident

☐ Area business owner
☐ Other: _____

2. Was the Open House helpful in understanding the vision of the South Aspelund Industrial Park?

☐ Yes
☒ Somewhat
☐ No

3. Do you feel South Aspelund Industrial Park will be a beneficial addition to Lacombe County?

☒ Yes
☐ Somewhat
☐ No

4. Do you have any questions regarding the design or layout of South Aspelund Industrial Park?

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

The personal information contained on this form is collected under the authority of the Municipal Government Act Section 3 and will solely be used for the purpose(s) of identifying issues from the public for the planning and development of South Aspelund Industrial Park. All personal information is protected under the provisions of the Alberta Freedom of Information and Protection of Privacy Act (FOIP).

Phone: _____

Attn: Shane Stafford | Stantec Consulting Ltd.
Tel: (403) 341-3320 | Fax: (403) 342-0969
Email: feedbackreddeer@stantec.com

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4. Do you have any questions regarding the design or layout of South Aspelund Industrial Park?

TURNING LANES ON 27-4 ? DRAINAGE ISSUES @ CULVERT ON 27-4
DRAINAGE @ SOUTH PARK AREA ? PAVE 24-4 TO PROPERTY LINE OR
FURTHER.

WHAT IS THE FUTURE OF THE SERVICE ROAD ? ACCESS SHOULD
BE THOUGHT OF FOR FUTURE FROM EAST SIDE OF INDUSTRIAL
PARK

5. Any other comments in regards to the South Aspelund Industrial Park development?

You may wish to provide the following information as applicable; this is strictly optional.

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Name:

[REDACTED]

Phone:

[REDACTED]

Email:

WOULD LIKE TO MEET WITH STANTEC OUT THERE TO POINT OUT MY CONCERNS

Thank you for attending the Open House and for providing us with your valuable feedback. Please leave your completed form with an Open House facilitator today, or return via fax or email by no later than March 22, 2013 to:

Attn: Shane Stafford | Stantec Consulting Ltd.

Tel: (403) 341-3320 | Fax: (403) 342-0969

Email: feedbackreddeer@stantec.com

PLEASE RETURN TO STANTEC CONSULTING LTD. 1000 10TH AVENUE S.W. CALGARY, ALBERTA T2P 1A1
OR BY FAX TO (403) 342-0969
OR BY EMAIL TO feedbackreddeer@stantec.com
BY MARCH 22, 2013
THANK YOU FOR YOUR FEEDBACK