

## **Entwistle Area Structure Plan – Background Report**

### **Open House Advertising**

- Three (3) Open Houses were conducted. June 16<sup>th</sup>, 2011, November 17<sup>th</sup> 2011, and January 17<sup>th</sup> 2012.
- The June 16<sup>th</sup> 2011 Open House was advertised in three newspapers (Community Voice, Pembina Post, and Drayton Valley Western Review) as well as on Parkland County's web site and Facebook page.
- The November 17<sup>th</sup> 2011 Open House was advertised by unaddressed mail outs to all residents of Entwistle and the surrounding area as well as being advertised on the County's web site.
- The January 17<sup>th</sup> 2012 Open House was advertised in the Community Voice and unaddressed mail outs to all residents of Entwistle and surrounding area as well as being advertised on the County's web site.
- Planning staff personally made attempts to contact all residents along Highway 16A affected by the proposed commercial land use designation.
- Hard copies of the draft ASP were available at all the open houses for viewing. The draft ASP is also available on the website. Comments can be written and handed in or submitted on the County's website.

### **Summary of Open House Comments and How They Have Been Addressed**

- Main Street
  - Overall comments have been positive and Entwistle residents have been receptive to the Main street beautification and revitalization.
- Trail System
  - Overall response to the construction of a trail system in Entwistle has been positive.
  - Initially the Conceptual Trail System Map was confusing; with the public thinking this was the set alignment instead of a visual representation of a connected trail system.
  - The Conceptual Trail System Map has been removed to avoid this confusion in the future.
- Commercial along HWY 16A
  - Concerns regarding local commercial development along Highway 16A. Specific concerns have been rear access, single family dwelling compliance, and the impact on existing residential uses.
  - Currently these lands are Direct Control in the LUB.
  - Direct Control is not an element at the ASP level; it is a district found only in a Land Use Bylaw (LUB).
  - Under the Municipal Government Act, an ASP must describe the land uses proposed for the area. Within the Entwistle ASP, Council must assign a type of land use for lands along Highway 16A.
  - Logic dictates either a residential or commercial designation.
  - The suggestion for local commercial along Highway 16A is the intent to gradually transition the lands as an extension of Main Street after development on Main Street has been maximized.
  - LUB amendments will be required after the ASP is adopted. A new districted will be drafted for the Highway 16A lands. To ensure single family compliance, Council can choose to include existing single family dwelling as a permitted use.

- Access will not be permitted off of 16A by AB Transportation; therefore, rear alleyway access is the only option.
- Section 7.0 Local Commercial of the ASP has been added to include principals around local commercial development on Highway 16A to address community concerns and to guide future development.
- Future local commercial development shall be required to implement mitigation measures and buffers to the satisfaction of the Municipal Planning Commission. Some examples could include fencing, landscaping, and restricted hours of operation and/or delivery services.
- Future local businesses development will need to respect the scale and integrity of surrounding residential uses.
- Fencing and screen planting shall be used as a buffer between commercial and residential uses to conceal views that are less desirable and to reduce traffic impacts on local residents.
- The rear alleyway shall be upgraded to a standard suitable for the potential traffic loads.
- All principals related to local commercial development will be refined at the LUB amendment level in the new district with Council's direction at that time.
- Servicing
  - Concerns regarding servicing limitations for new commercial, industrial or residential development.
  - Servicing and aquifer studies will be required for any major development or subdivision wanting to tie into the municipal system whether it is for residential or commercial/industrial development in order to ensure the proper use of water resources.
  - Un-serviced commercial/industrial development will be restricted to the use of cisterns.

### **Significant Changes to Draft ASP**

- The ASP Boundary has been expanded into the SE-17-53-7-W5M.
- The SE-17-53-7-W5M will be designated for un-serviced medium industrial development and included as part of the Entwistle Industrial Business Park.
- The Entwistle Business Park has been renamed the Entwistle Industrial Business Park to reflect these changes.
- The Trail System Section has been revised as the Recreation and Trail System Section. This was done to include more principles for other recreation amenities and park spaces. Principles for the trail system have been enhanced due to the removal of the Conceptual Trail System Map.
- A new Local Commercial section has been included as discussed above.

### **Referrals**

As is set out in the Municipal Government Act, formal external referral will be sent out after Council gives first reading for comment. These referrals include but are not limited to: ACE Communities, Entwistle Business Association, Alberta Transportation, Yellowhead County, CN Rail, Elks Hall members, Entwistle Community League, and Parkland School Division No. 70.