

Public Open House Summary

TMIP Area Structure Plan – Public Open House #1 & 2

October 24, 2018
6:30pm – 8:30pm
Entrec Centre – Clarkson Hall – Grande Prairie

October 25, 2018
6:00pm – 8:00pm
Public Services Building - Grovedale

Questions

- **Who are the stakeholders?**
 - Grazing lease holders should be included in future Stakeholder Working Group meetings, as many attended the open house in Grovedale.
- **Will there be limitations in the plan regarding which industries can locate in the area? For example, would a Nuclear Plant be allowed in the area?**
 - Currently, industrial uses are under consideration that require access to feedstock and provide additional value-added processing of the feedstock, or can share resources with other uses in the Industrial District, so a nuclear power plant is not being considered at this time and unlikely to be considered in the future.
- **Will there be major water lines travelling down to the river?**
 - Yes, the proposed industrial district will rely on drawing water from the Smoky River and distributing water from the Smoky within the Industrial District.
- **Will water run up through the grazing lease areas?**
 - Currently, there are no plans to run any infrastructure through lease areas
 - Lease holders in attendance were initially concerned that development will bring more people to the area, increasing the likelihood of interference with their cattle. With this, lease holders were requesting that the plan stay away from the leases and not access the area.
 - Upon hearing about the development intent, including the general location of a river intake and pumphouse, reservoirs, and related infrastructure, lease holders in attendance expressed some support to assessing possible infrastructure routes through the grazing lease areas, such as location of future roads to help improve access to the grazing areas, provided it is a road with intermittent and light traffic. Pipeline right-of-ways can also be beneficial to lease holders as they can generate more grass growth.
- **Once the developable area is better defined, will the ASP boundary be reduced?**
 - At this time the boundary is considered to be a Study Boundary. Yes, ultimately the ASP Boundary will outline only those areas deemed appropriate for development, in addition to utility, transportation and infrastructure areas and corridors.

General Comments

- **Alberta Environment and Parks is a partner in the project and lands in the area are currently Crown Land**
 - TMIP and the Province are assessing options for future disposition and tenure of the land for industrial use.
- **Attendees brought forward concerns about grazing leases**
 - The potential impact if water was routed through lease areas
 - The potential impact of increasing traffic within the Study Area and as a result to grazing lease areas
 - The potential impact of increased vandalism and theft in the area given current problems with people shooting or stealing cows
 - Lease holders concerned that even if their land is left out of the ASP it will be threatened by additional industrial development in the future. For example, a proponent develops right up to the boundary of a lease, what happens when they want to expand?
 - It is unlikely that industry would choose to expand into lease areas because there are too many environmental constraints (steep slopes, historical resources, biodiversity zone, etc.)
- **Attendees are concerned about water usage in the region and the impact of additional demand on top of demand to satisfy current activities**
 - The town of Little Smoky is experiencing a water shortage and yet we are planning on drawing water from the Smoky River for industry?
 - It seems that industry is not subjected to the same rules as everyone else
- **Concerns related to future residential development.**
 - Where will all the anticipated workers live? Grovedale recently adopted a new ASP, will the proposed industrial district have an impact on growth in Grovedale?
 - The Grovedale ASP was developed to guide future development. The proposed industrial district may accelerate development, but the ASP will still guide and regulate growth as envisioned.
- **Sequencing of Development**
 - In terms of phasing and building the Industrial District, development will drive investment in infrastructure and servicing. Due to the scale of the proposed industrial activity, TMIP will want to work with industrial proponents to identify infrastructure requirements. The ASP will ensure that industrial activity does not preclude efficient use of the land, for example, to ensure that lands with rail access are reserved for industrial uses with rail access needs.
- **Water Intake**

- In order to access water from the Smoky River, an access road will be required to support the water intake. In this situation, both road and utilities will follow the same alignment, in part to limit disturbances on the environment and surrounding area.
- **Highway 40:**
 - Many concerns were raised about the safety and capacity of Highway 40 and a desire to see the Highway twinned to the Industrial District.
 - TMIP is working with the Province to better define future demands from a traffic perspective associated with future uses in the Industrial District. The ASP study will identify traffic volume numbers and trigger points where additional road infrastructure will be required.
 - The Province will define when and the extent of twinning the highway and if the staging of this work and timing (for instance if it will be done prior to the proposed industrial district)
 - A regional assessment would assist in determining the best way to transport workers to and from the proposed industrial district including potentially by bus or by rail
- **Recreation**
 - Concern was raised about the impact to wildlife given that the Study Area contains wildlife corridors, there is significant wildlife in the study area and the area is well used by hunters
 - Recreational users also visit the area and should be considered.