

Attachment #7:
Summary of Comments Received on 'Draft Final' Version

Public Sector Partners

Name (A-Z)	Paraphrased Input on Draft-Final	Planning Branch's Response
Canada Post	Community mailbox installation will be required.	<i>No action.</i> (Developers to coordinate with the CoSA and Canada Post at future stages).
GoA: Forestry & Parks	Recommend future applications be referred to Forestry & Parks, since any impacts to public land may require approvals under the Public Lands Act.	<i>No action.</i> (Developers to coordinate with the CoSA and Forestry & Parks at future stages).
GoA: Health Services	Recommend future environmental studies be referred to AHS, who may have requirements at that time.	<i>No action.</i> (Developers to coordinate with the CoSA and AHS at future stages).
GoA: Transportation & Economic Corridors	Future TIA and permits required prior to constructing 127 Street at St. Albert Trail intersection.	<i>No action.</i> (Developers to coordinate with the CoSA and ATEC at future stages).
St. Albert Public Schools	Encourages working towards combining the two eastern school sites into a joint site to ensure efficient use of land.	<i>No action.</i> (Addressed via ASP Policy 5.1.1.25).
Sturgeon County	Minor text changes recommended to ensure clarity regarding the adjacent phasing of the Sturgeon Valley South ASP, and the extension of 127 Street.	ACTION: Minor text changes made to final version of ASP, with consent from applicant and Sturgeon County.

Utility Providers

Name (A-Z)	Paraphrased Input on Draft-Final	Planning Branch's Response
ATCO Gas	Standard requirements will apply regarding gas main installation, rights-of-way, Alberta One Call, etc.	<i>No action.</i> (Developers to coordinate with the CoSA and ATCO Gas at future stages).
ATCO Pipelines	No concerns.	<i>No action.</i>
Fortis Alberta	No concerns.	<i>No action.</i>
Pembina Pipelines	Pipeline right-of-way located 40 meters north of ASP boundary. Coordination regarding Alberta One Call, crossing agreements, etc may be required prior to constructing 127 Street.	<i>No action.</i> (Developers to coordinate with the CoSA, Pembina Pipelines, and other partners prior to constructing 127 Street. Future applications will be referred to Pembina Pipelines where applicable).

General Public

Name (A-Z)	Paraphrased Input on Draft-Final	Planning Branch's Response
Adjacent residents (x8) on Edgewater Terrace North	Concerned about potential removal of treestand "F2", for reasons related to the environment, wildlife habitat, and a perceived loss of privacy. (See Attachment #6 for letters).	<i>No action.</i> (The pertinent landowner previously communicated that they anticipate lawfully removing some/all trees on their private property. This topic could potentially be revisited with the landowner when a future Neighbourhood Plan application is submitted. Municipalities can only acquire 10% of developable land as 'Municipal Reserve', which must carefully balance various needs (schools, sports fields, playgrounds, natural areas, etc).
Other general public	Several residents had general phone/email inquiries about revisions to the ASP.	<i>No action.</i> (Administration answered these questions to the residents' satisfaction).