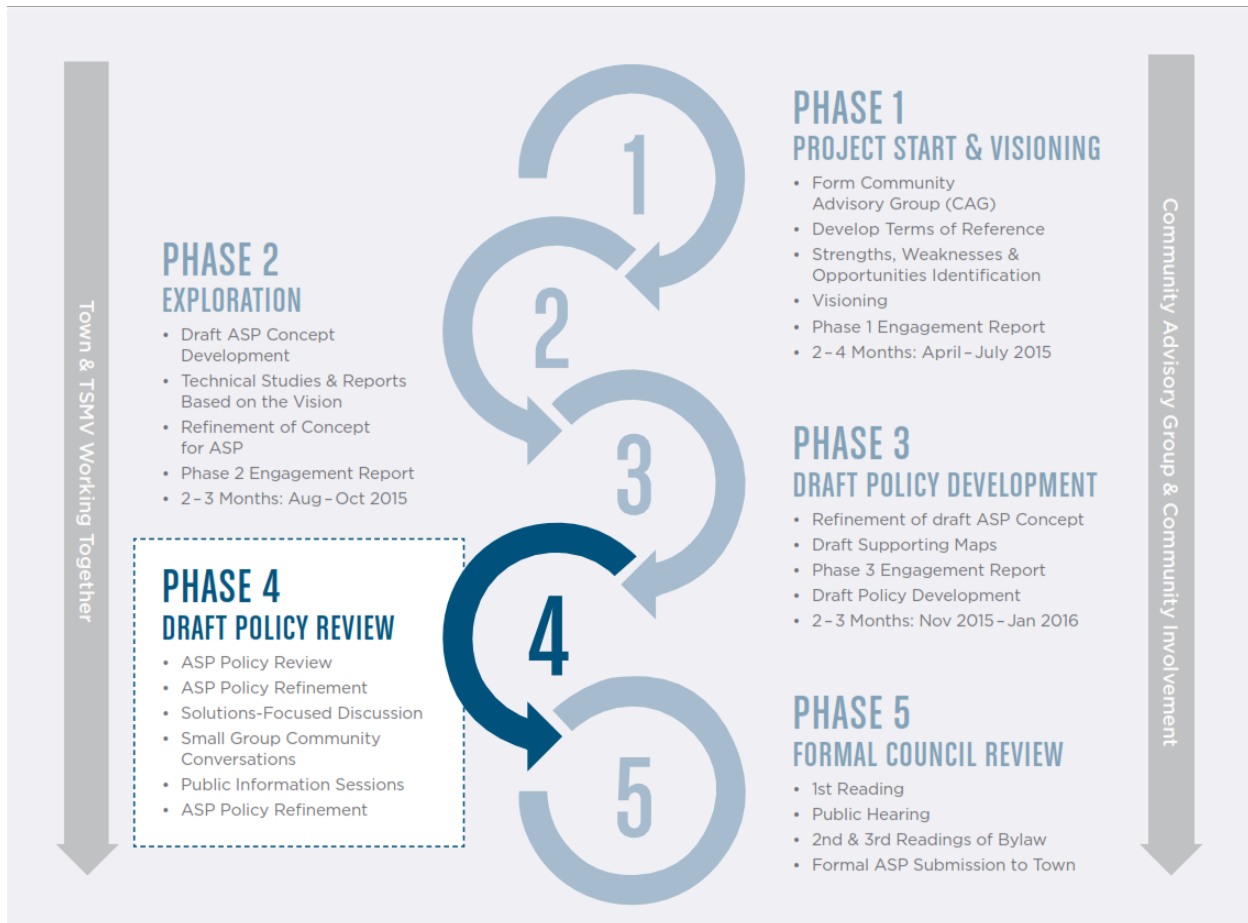


Online Community Conversation: Q & A

ASP Process

When can we expect to see a formal "consultation and approval process" flowchart and timeline for how the Town expects to receive the ASP and proceed through the approval process?

The figure below shows the process TSMV and the Town have used, and indicates future steps leading up to formal ASP submission for Smith Creek. We are currently in phase 4.



How can we see Golder's opinion as being objective when you are being paid for by the developer?

Golder Associates consult internationally, and are committed to excellent consulting, design, and construction services in earth, environment, and related areas of energy through technical excellence, innovative solutions and award winning client service. QPD and the Town have committed to being transparent and actively engaged with the community, through initiatives such as the community conversations. To that end, the research and data from which Golder has drawn their conclusions are available, and the Project Teams will gladly answer questions regarding the process. Neither TSMV nor the Town of Canmore have attempted to bias the findings presented. As

an independent consultant, Golder is not a proponent for this project, and are only responding to the terms of reference established under the EIS. We are proponents for the application of current science to environmental assessment with a focus on the reduction or elimination of potential impacts of the project.

Is it not concerning that within the CAG, the one individual with a heavy knowledge of wildlife concerns (Karsten Heuer) left the group due to a belief that concerns were not being properly addressed?

It is unfortunate that Karsten resigned from the CAG. The CAG felt that his contribution was valuable and some felt that his leaving was premature, as he resigned about halfway into the Smith Creek process. Karsten's concerns were well voiced prior to his resignation and they continue to inform the discussions regarding the wildlife corridor designation process. The current proposal for the extension of the Along Valley being reviewed by the Alberta Government is, in part, because of issues that Karsten brought to the CAG. In addition, his voice was not the only wildlife / environmental voice amongst the CAG membership. While members of the CAG did not always agree with each other, they took the time to understand the reasons behind their positions. QPD has shared why we could or could not incorporate the idea or concept into the proposal.

The Smith Creek Project Team has made the same commitment to the general public that we have to the CAG. The Smith Creek ASP has worked hard to balance the needs of the community, wildlife, Town and the development. The Resort Centre ASP amendments have applied the learnings from the Smith Creek ASP collaborative process to represent the same balance.

How will residents of Three Sisters be given a voice in the decision to approve or decline this development proposal?

Community feedback has materially changed the ASP's over the course of the last year. Further, during the formal Council review of the ASP submissions, public hearings will be held where community members can speak in favour or opposition of the proposals.

Will Golder's full Sept 14, 2016 report (parts shown this evening) be made available to better educate the public?

The Environmental Impact Statement (EIS) will be made available once it has been reviewed by the Town of Canmore, in accordance with the newly adopted EIS policy. Once available, they will be posted on the website: <http://www.smithcreekcanmore.ca/resources> or <http://resortcentrecanmore.ca/resources>

Will the Town make sure that the new ASPs will be undertaken under the guidelines of the new MDP?

Yes. The new MDP was approved by Council on September 13, 2016. Any formal council review of ASP submissions occurring after that date will be evaluated based on the content of the new MDP.

When will the applications be submitted to the Town for the formal process?

As soon as possible following the conclusion of the project team's community consultations. We anticipate this occurring before the end of 2016.

ASP Concepts and Proposed Development

1) Can you show the original plan for the resort area versus what is being proposed here? This would include the changes to the wildlife buffer. 2) As new ASP is an amendment to the previously approved one, could you not provide a map with the new proposal and the original ASP?

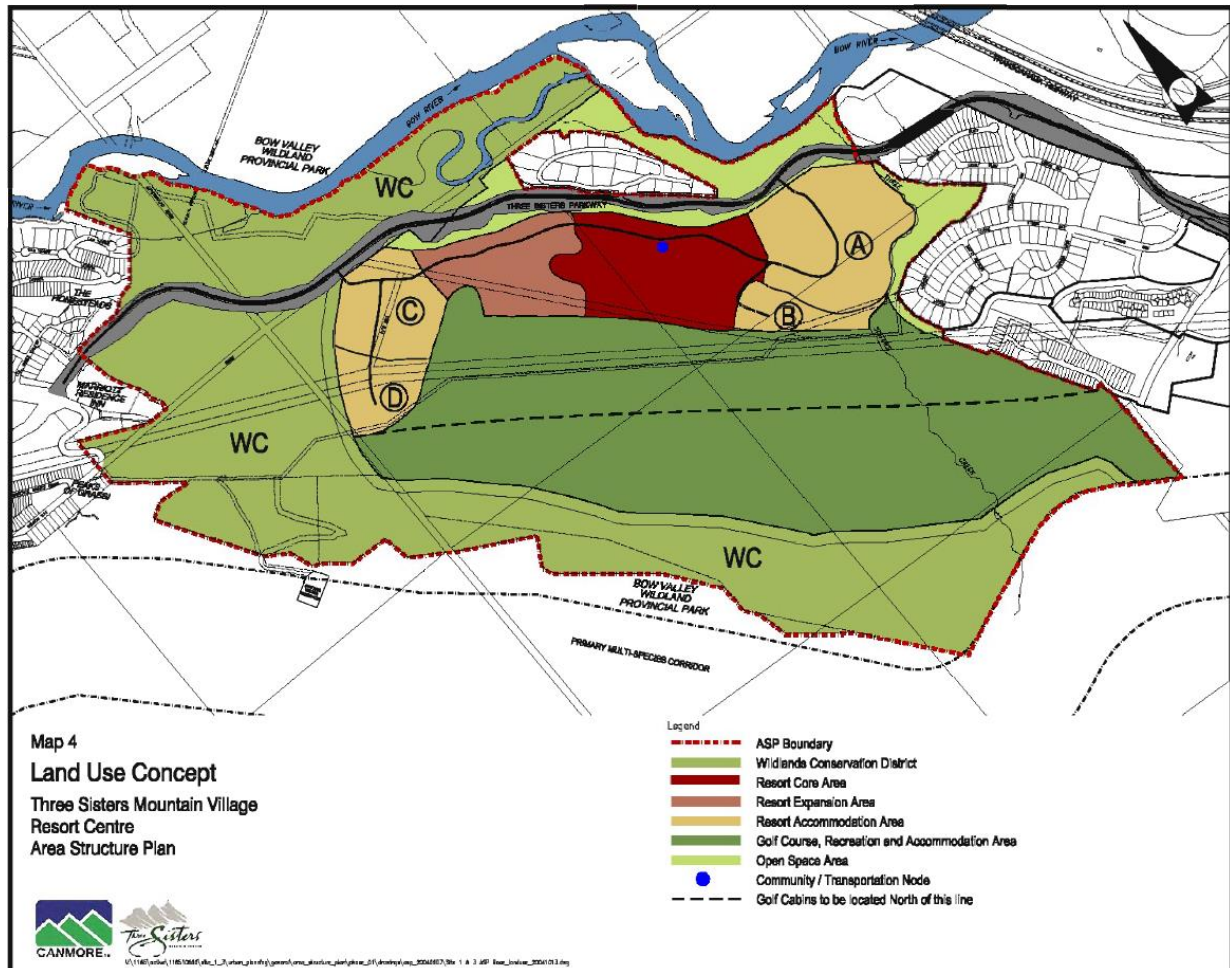


Figure 1: Original Land Use Concept - Resort Centre

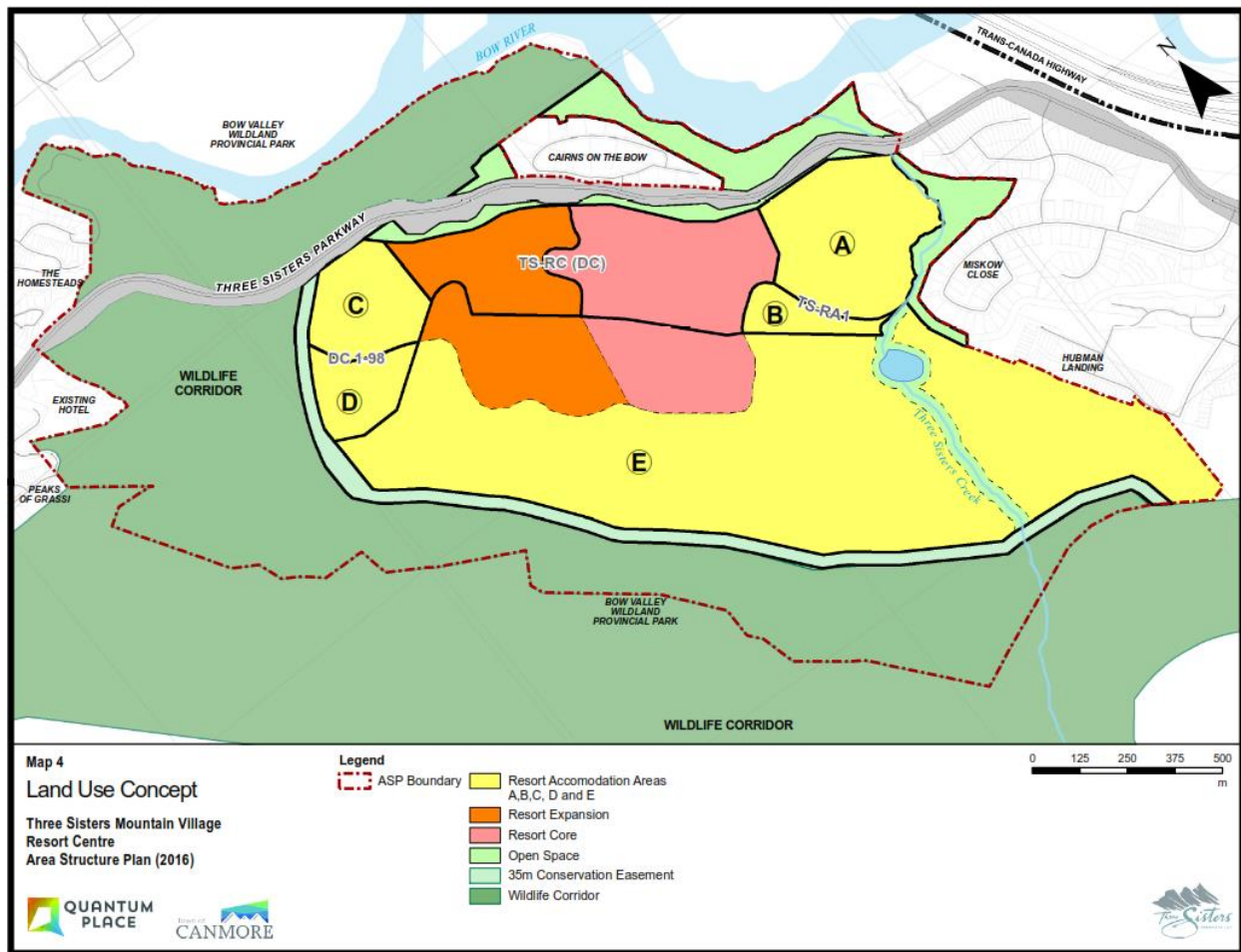


Figure 2: Draft Land Use Concept Shown at the Online Community Conversation - Resort Centre. Subject to change.

So to clarify, is section "E" on the map, which is currently golf course, being proposed to be heavily developed with a resort?

Section E is proposed to represent 110 – 170 acres of resort accommodation with 500 – 1,000 units at a density of 4.5 – 6.0 units per acre. This represent a low density development.

How much money will it take to realize these developments?

Three Sisters Mountain Village will work closely with its many partners, builders, and business owner’s business owners to realize this development. It will take a significant investment to realize the vision for both the Resort Centre and Smith Creek.

How many units did you say would be in Smith Creek?

The proposed Smith Creek ASP provides for 1200-1700 units. This provides flexibility to transfer units between the TSMV areas while still adhering to the overall unit cap identified in the Master Zoning Bylaw DC 1-98.

Why is it necessary to increase the population of Canmore?

It isn't necessary, however, there are several reasons why growth is anticipated. First, Canmore is a desirable place to live. Second, the Resort Centre and Smith Creek areas are private property, and as such landowners are allowed to make an application to the Town to develop their lands. The Town evaluates all development proposals in accordance with its long term plans for growth. Finally, in 1992, the NRCB approved development of a resort centre, a decision to which the Town of Canmore is bound.

How many units remain from the NRCB cap?

The master zoning bylaw DC1-98 (resulting from the 1998 Settlement Agreement) provided for a total of 5478 residential, resort accommodation and timeshare units across TSMV lands. Currently, there are 4218 units remaining units that can be built on lands impacted by the master zoning bylaw.

Why are you planning higher density than allowed by NRCB?

The ranges of units shown in the ASPs allow TSMV to respect the master zoning bylaw cap, while provided flexibility for the movement of units between the Smith Creek, Resort Centre and Stewart Creek Plan areas.

What is the dwelling count proposed in the Resort Centre?

The proposed amendment provides for a range of 1600-3450 units. This range is intended to provide flexibility to transfer units between the TSMV areas while still adhering to the overall unit cap identified in DC 1-98.

Can you please clarify the total residential units planned in Smith Creek + Resort center compared with the Master Bylaw?

The Resort Centre ASP amendment provides for 1600-3450 units while the Smith Creek ASP provides for 1200-1700 units. Given that there are 4218 units remaining in TSMV, not including Perpetually Affordable Housing (PAH) or employee housing, it is not possible for both Resort Centre and Smith Creek to be built out to the maximum unit counts identified within the ASPs while still adhering to the unit cap identified in DC1-98.

Why is there so much density in that particular area? Would you not be best moving some of these units to the Smith Creek area?

The original and amended Resort Centre ASP indicates a range of units to provide developers the flexibility to adapt to market conditions under the original unit cap established in Bylaw DC1-98. Using this flexibility, units may be transferred between the Smith Creek area and Resort Centre as necessary and supported by the market.

How many units are planned for areas A through E in the Resort area? How many units for the Resort Core and Resort Expansion? What is the likely timing of build out in these areas?

Land Use Areas	Area Range	ASP Unit	Min Density (u/ac)	Mid Density (u/ac)	Max Density (u/ac)
Resort Core & Expansion Area	43 to 52 ha (105 to 130 ac)	650-1,350	6.0	8.0	10.0
Resort Accommodation Area A	14 to 21 ha (35 to 52 ac)	175-350	5.0	6.0	7.0
Resort Accommodation Area B	4 to 5 ha (10 to 12 ac)	75-150	7.5	10.0	12.5
Resort Accommodation Area C	7 to 9 ha (17 to 22 ac)	100-250	6.0	8.5	11.0
Resort Accommodation Area D	3 to 5 ha (7.5 to 12.5 ac)	100-350	13.0	20.5	28.0
Resort Accommodation Area E	45 to 70 ha (110 to 170 ac)	500-1,000	4.5	5.25	6.0
Total	116 to 162 ha (287 to 400 ac)	1,600–3,450	7	10	12

The development of these areas will be phased and there is no current timetable for the completion of each phase.

Wildlife Corridor

What are the boundaries of the Bow Valley as used in your studies?

Our study area extends from the top of the mountain peaks on the north and the south sides of Canmore (e.g., Ha Ling Peak on the south side and Lady MacDonald on the north side). The western boundary is the Banff National Park boundary and our study area extends east past Exshaw.

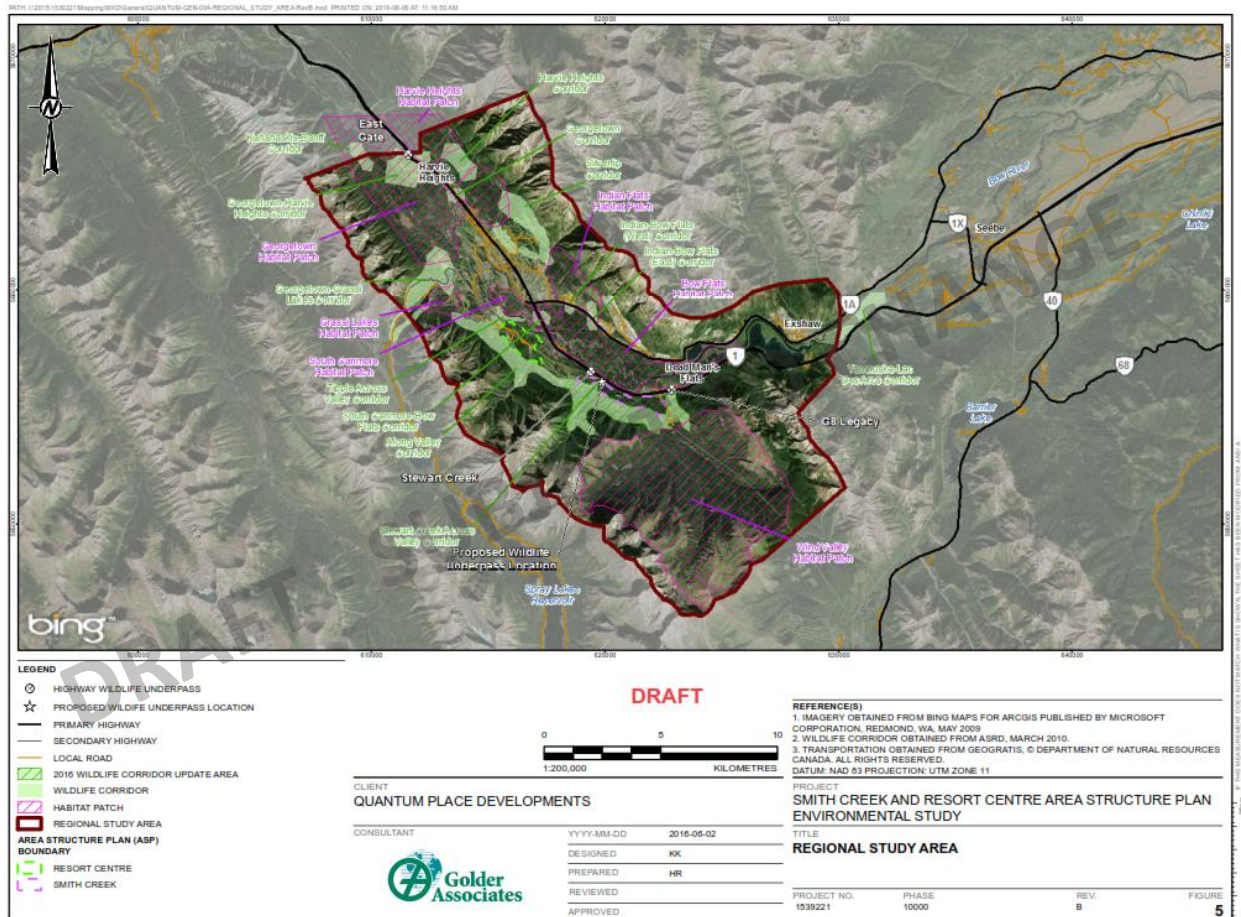


Figure 3: Regional Study Area - Subject to Change

With respect to corridors, why is it that Silvertip is using soft edges and has proven to be an effective approach? Additionally, Harvie Heights is also done with soft edges. Please elaborate on this opinion.

The soft edges in Silvertip and Harvie Heights have not been effective for preventing conflict. There are substantial data demonstrating a significant amount of negative human-wildlife interactions in these areas.

If the existing corridor plus the wildlife flow through the existing subdivisions is required to accommodate the wildlife population, why will a narrow fenced corridor work better?

Undeveloped land south of existing development in TSMV is used by wildlife both as habitat as well as for movement, particularly by elk. The wildlife corridor is bordered by a provincial park on the south side. It is also used a lot by residents for recreation, reducing its effectiveness for wildlife. Elk and other wildlife in close proximity to residential development have created the current situation vis-à-vis habituated wildlife in Canmore. Using a hard edge to provide separation between people and wildlife will reduce wildlife –human interactions in these areas. The corridor land separated from development by a hard edge will be an effective corridor maintaining wildlife movement along the south side of Canmore.

What has Golder learned about wildlife movement & corridor functionality over the last 3 years? Golder/PWC then concluded that adequate wildlife movement could be accommodated on Provincial lands alone, and proposed to fence TSMV properties. What's changed?

Over the last three years there has not been a huge amount of new data related to corridor functionality and wildlife movement. In that sense, very little has changed. Provincial lands continue to provide substantial opportunities for wildlife movement. Changes in corridor design are a result of the CAG process and engagement with the community, not changes in available data about wildlife movement.

However, there has been new data related to human use in the wildlife corridors. Cameras in the wildlife corridors are providing much more data about how many people are using wildlife corridors and how the wildlife corridors are being used by humans.

New wildlife movement data relates to wolves. This year a wolf pack was captured on cameras deployed in the Along Valley wildlife corridor on the south side of Canmore. This is something that has not happened previously and demonstrates that wolves in the Bow Valley are becoming increasingly habituated. Habituation is the root cause that resulted in two wolves of the Bow Valley Pack being removed from the ecosystem.

How is functionality of corridors determined?

Functional corridors should accommodate genetic connectivity, connectivity between habitat patches within the home ranges of individual animals, and permit animals to travel safely between habitat patches. As such, movement corridors should be comprised of habitat features that animals can be expected to use for movement, correspond with known movement routes of animals, and avoid attracting animals to places where they come into conflict with people.

Your response is actually promoting the requirement for a wider wildlife corridor. Who do we need to ask at the provincial level to get wider corridors in place??

The decision to approve a wildlife corridor rests solely with Alberta Parks and Environment.

What is the final decision on the widening of the corridor at Site 7? With a doubling of the population will the corridor be sufficient and has this been assessed as part of the mitigation strategy?

TSMV is still participating in discussions with the Province related to the wildlife corridor application. The application is subject to Provincial approval and a decision has not been finalized.

Will you be releasing your data supporting your assertions that provincial lands will sufficiently support connectivity? What species did you not look at when evaluating this?

Past, current and on-going monitoring conducted by Alberta Environment and Parks and TSMV continues to demonstrate that the existing approved Along Valley Corridor supports wildlife movement. Grizzly bear, elk, cougars and wolves were specifically examined because telemetry data were available for those species. In addition, remote camera data include a wide variety of other species, e.g., Canada lynx, coyote. The corridor includes both provincial and TSMV land and is bordered by a provincial park on the south side. Although not finalized, the current Along Valley Corridor proposal to the Province also includes both TSMV and provincial lands. The EIS does not examine the functionality of the wildlife corridor beyond the potential effects of the project on wildlife movement (i.e., wildlife-human interactions and human use of the wildlife corridor).

Could you please show the toe of the 25 degree slope line?

This was shown in the session.

If there is no strict cut-off then why did previous studies come up with the number 25?

The 25 degree line was originally identified by the BCEAG as a guideline for the types of terrain that wildlife typically select; however, the line was never intended to be a threshold of use.

Is it not disingenuous to say that "slope" not be an issue, and then reiterate that the flatter lands and valley floors be preferred travel? Also - can Kyle actually quantify via percentage how much animals travel on higher slopes?

Quantitative studies in the Bow Valley that demonstrate preference for flatter land include all data, both the data associated with movement as well as the data associated with habitat use. The data do not strictly indicate that flatter land is preferred for travel. The data demonstrating preference for flatter land are also confounded by the presence of development. For example, elk are using flatter land as habitat (e.g., undeveloped golf course) as well as a refuge from higher predation pressure further from town.

The 25 degree line was originally identified by the BCEAG as a guideline for the types of terrain that wildlife typically select; however, the line was never intended to be a threshold of use. Wildlife use occurs on areas with a slope higher than 25 degrees. Some species, like grizzly bears and cougars, use steep slopes more than others, such as elk and wolves. In the case of collared cougars, 26% of GPS locations occurred on slopes >25 degrees during winter and this increased to 28% during summer. Grizzly bears collared near Canmore select slopes steeper than 25 degrees when all seasons are considered together, spending 43% of their time on such slopes. Collared elk and wolves rarely used slopes over 25 degrees. As noted above, these data include both use within habitat patches as well as movement between them. Animals tend to spend more time in habitat patches than they do moving between them.

The data are not sufficient to quantify the frequency of how animals travel on higher slopes less frequently, like wolves or elk, will use steeper slopes and rougher terrain. For example, Resource Conservation staff in Banff National Park consider the Cascade Wildlife Corridor, immediately north of the Town of Banff and bordered by the Trans-Canada Highway fence, a very effective movement corridor for wolves, cougars and bears. This corridor maintains connectivity in the Bow Valley east and west of the Town. This conclusion is supported by data despite demonstrating movement through the corridor, which includes very steep slopes and rugged terrain. This was a corridor that was considered dysfunctional until human uses at the eastern end of the corridor was removed (Duke et al. 2001)¹.

What is the current thinking on the number of cross corridor access required per linear km of development? Are there enough for Three Sisters and the greater Canmore area?

There is no proposed change in the number of locations where the wildlife can cross the highway related to the proposed Resort Centre ASP amendment and the Smith Creek ASP. TSMV is proposing a realignment of the Across Valley Corridor to align with the Stewart Creek Steep Creek Hazard area. Depending on final corridor design, a new underpass may be built at Stewart Creek, doubling the number of underpasses at that location.

Based on camera monitoring and wildlife tracking data, east-west Along Valley connectivity is effective in the Bow Valley with the existing number of crossing locations. However, across valley movement is much more difficult to maintain than along valley movement, which is why there is a focus on mitigation for the Across Valley Corridor to ensure wildlife can safely cross the Three Sisters Parkway and the Trans-Canada Highway.

¹ Duke, D.L., M. Hebblewhite, P.C. Paquet, C. Callaghan and M. Percy. 2001. Restoration of a large carnivore corridor in Banff National Park. In Maehr, D.S., Noss, R.F., and Larkin, J.F. 2001. Large mammal restoration: ecological and sociological challenges in the 21st Century. Island Press, NY.

How will the proposed development on the north side of the river at Dead Man's Flats integrate with the Smith Creek development in terms of ensuring the effectiveness of the wildlife underpass?

This work is primarily on the impacts of Resort Centre and Smith Creek on the wildlife corridors immediately adjacent. However, there is an existing Trans-Canada Highway underpass (the G8 underpass) that would connect the wildlife corridors at the east end of Smith Creek across the highway near Dead Man's Flats.

Human-Wildlife Interaction

By taking away the existing green space that people use now do you not think that you will be pushing people into the wildlife corridors more (non-sanctioned trails included)?

The intent is to keep people within the development and on designated trails through integration of recreational opportunities on green spaces within the development. The wildlife fence is only one component of a broader wildlife mitigation strategy. In addition to fencing, the EIS also recommends education and enforcement, attractant management and providing trails and off-leash dog parks within the developed area. The provision of an interesting trail system within the developed area as well as amenities such as off leash dog parks is intended to provide people with an alternative to recreating in the wildlife corridor.

Since there are more than 13,000 residents in the Bow Valley, and far fewer wild animals, why is the 2:1 people: wildlife use ratio adjacent to TSMV lands surprising?

The ratio of humans to wildlife is not surprising, but is important when considering the functionality of lands designated as wildlife corridors. The challenge with such a large number of humans living in close proximity to wildlife is related to the amount of human-wildlife interactions resulting from humans recreating in wildlife corridors and wildlife entering developed areas.

Human - wildlife conflict can also be minimized by not adding thousands of people to areas used by animals. What evidence do you have that species will not be compromised by these large system changes via development?

Unfortunately in the Bow Valley, there are already substantial problems related to negative human-wildlife interactions. Additional development associated with TSMV has the potential to increase these problems, without appropriate mitigation. The mitigations proposed for the Resort Centre and Smith Creek developments have the potential to improve existing conditions in some wildlife corridors adjacent to TSMV property.

How many conflicts are we talking about, what is the data?

Between 1985 and 2011, 2,087 carnivore conflicts were reported in conflict zones overlapping the study area, 353 of which occurred in zones adjacent to wildlife corridors. 90% of the negative human-wildlife interactions involved bears, and most occurred in residential areas. Additionally, bear mortality in the Bow Valley 1997-2015- 7 grizzlies and 158 black bears that were killed or translocated from our study area (e.g., the Bow Valley from Banff gates in the west to just east of Exshaw), averaging more than 9 bears per year in the Bow Valley.

Additionally, with regards to data, could Kyle please provide accurate data that supports conflict within the Silvertip and Harvie Heights regions?

This data from the Province of Alberta were shown visually during the presentation. Below is a map showing Human-Bear Conflict Ranking by Zone during the Pre-Berry Season (2000 – 2014).

regarding fencing school yards to exclude elk, or removing all fruiting trees from the Town); this is a key issue for wildlife in Canmore and a key environmental risk associated with additional development of TSMV lands. It is much more than just “being used to pad a justification for an argument”.

Is more enforcement of undesignated use by the Town of Canmore required to help ease the situation with wildlife?

Undesignated use in the wildlife corridor is not within the jurisdiction of the Town, rather it is primarily the responsibility of the Provincial government to enforce rules regarding human use on trails and within corridors.

How do we get the Province engaged in enforcement on non-designated uses as this sounds like it would be beneficial to the wildlife situation?

TSMV and the Town have made them aware of the issue and are interested in working with all parties proactively.

What is sensory disturbance? Did I miss the description and examples of what that is?

Sensory disturbance refers to light or noise or other factors created within a development that can affect the probability that wildlife will use a particular area. Sensory disturbance not only is created by adjacent development, but also can result from humans and dogs recreating in wildlife corridor (i.e., the source of sensory disturbance is not always tied directly to development). Efforts to reduce sensory disturbance could involve setting back buildings or reducing lighting in areas adjacent to the wildlife corridor as well as reducing the extent of human activity within the wildlife corridor.

How are you evaluating the impact of the lost habitat that would otherwise be available on a golf course/similar development, as in the former plan? Is this actually considered? It seems that the discussion is only focusing on human conflict and movement

As with any development, the loss of habitat will be a negative impact of the development. However, while there will be a reduction in available habitat as a result of the development of the golf course, the fencing mitigation is expected to result in a “net positive” impact for the ecosystem because the benefits of reducing negative human-wildlife interactions and restoring natural predator-prey interactions (e.g., elk and wolves) is expected to outweigh the loss of the golf course as habitat.

Why are we still talking about corridors and wildlife movement in small isolated segments (e.g., Resort Centre / Smith Creek). Why not discuss these issues looking at the cumulative effects of new developments, changes to development plans and the developments under way at Dead Man’s Flats, as well as the increased human use in the Quarry Lake and Nordic centre areas.

While we are focusing on studying wildlife movement under the current conditions in the Bow Valley specific to the areas close to Resort Centre and Smith Creek, and we are also examining the broader context. Specifically, Golder examined data sets from other areas in the Bow Valley and applies that information to the local context to better inform the EIS recommendations for the proposed developments.

When was the last time any science based wildlife monitoring was done on the TSMV property?

There is ongoing science-based wildlife monitoring on the TSMV property, primarily using motion sensor cameras.

Can the Town of Canmore restrict or enforce levels of use in these soft areas, if they can, why are they not doing it? Sounds like this would improve situation for wildlife and reduce negative interactions.

Restricting human use in green space would likely be very difficult to enforce. Reducing levels of human use can help but the regulations regarding off leash dogs in wildlife corridors and designated trail use adjacent to these green spaces has been a challenge to enforce. In addition, that is only half of the issue because soft edges attract wildlife into Town, increasing habituation and the likelihood of wildlife-human interactions. A hard edge like a wildlife fence accomplishes both objectives, that is, reducing the ability for people to enter the wildlife corridor outside of designated locations and substantially reducing the ability of wildlife to enter green spaces next to residential development.

The Town of Canmore is undertaking a number of initiatives to reduce human-wildlife interactions in the town, including crab apple tree removal, closure of illegal trails in habitat patches, opening the dog pond for swimming, education and signage. These initiatives have been identified in the Human Use Management Review program.

Wildlife Fencing

Given the many problems with humans in corridors already, why would you think that a large expansion leading to many more residents than today, would not lead to more problems, even with fencing? You won't be able to stop people to go over the fence.

While increasing the population does create the potential to increase negative human-wildlife interactions and increase human use in the wildlife corridors, it is important to recognize that there is already a high level of human use in the wildlife corridors and an issue with wildlife human interaction in and adjacent to Town today. The intent of the wildlife fencing mitigation is to manage the potential increase of these activities associated with the proposed development. In addition, the wildlife fencing is proposed to wrap around existing development in TSMV to provide a comprehensive approach to wildlife mitigation. This has the potential to improve the conditions in the wildlife corridors immediately adjacent to existing TSMV developments relative to what we are seeing today. The objective is to provide better corridor delineation, education and signage opportunities. The mitigations are deterrents, but cannot prohibit human use of the wildlife corridors.

Wouldn't a prudent approach deal or at least demonstrate a trend towards decreased human wildlife conflicts before an expansion? i.e. proof of the fencing concept?

Alberta Environment and Parks and the Town have been working on the issue of wildlife human interactions in the Town for more than a decade and although a lot of manpower and money has been applied to the issue and progress in certain areas has definitely been made, the number of conflicts have risen considerably over the decade. Golder's perspective is that a wildlife fence is a necessary part of the comprehensive mitigation approach, which also includes recreation areas (e.g., bike trails, off-leash dog parks), attractant management, education and enforcement to mitigation for TSMV moving forward. Adaptive management, monitoring and developing north to south in the resort centre is proposed to evaluate effectiveness of the fence.

Can Kyle tell us about the topography south of the proposed fence line and in particular the steepness of the slopes?

The fence line is proposed to run along the southern boundary of the developed area of the Town. South of the fence line boundary is several hundred meters of flat terrain in the wildlife corridor, in many cases up to 600 meters before there is a 25 degree slope. It is worth noting that the 25 degree slope does not mean the end of wildlife movement and there are often flat benches above steeper slopes that are frequently used by wildlife in addition to trails across steep slopes that wildlife use for movement. The width of the area available for wildlife movement is typically 1-3 km wide.

If the Three Sisters golf course lands are fenced in then they will not be accessible as part of wildlife movement, which was part of the original approval of the TSMV.

Land that was originally proposed as a golf course in Resort Centre, which is now proposed to include housing development, will be separated from the Along Valley Wildlife Corridor by a wildlife fence and will not be accessible to elk, deer and other large mammals. This land is not part of the Along Valley Wildlife Corridor, which has already been approved by the Province above the Resort Centre. On-going wildlife monitoring within the approved Along Valley Wildlife Corridor has documented effective regular year-round movement of wildlife through that corridor.

With regards to the fencing and education mitigation measures, would it not be more prudent for the town and the community to implement mitigations, and insure that they are effective, before actually expanding the community, and potential problems?

The build out of Smith Creek and Resort Centre will take several decades to be completed and will be phased. As Smith Creek and Resort Centre are developed, the wildlife fence will be implemented with each phase and will maintain a full loop around the development at all times. This provides an opportunity for monitoring and adaptive management. There will be an opportunity to monitor how well the fence works to reduce negative human-wildlife interactions and adapt accordingly.

With phased build outs allowing progressive review of the efficacy of the fencing and the low attractiveness of developed areas, would the approval of subsequent phases be contingent on the mitigation measure performance? If so, how is efficacy evaluated?

Although Golder is recommending an adaptive management program for the implementation of the fence and administration can make a recommendation for the approval of a development, Council makes the final decision to develop each phase through the land use redesignation (re-zoning) process.

Who will maintain the fence in the long-term? If it is the Town of Canmore what is the yearly estimated cost to Town taxpayers?

See response to the question below.

Who will pay for the fence?

The developer would pay to construct the fence and the Town is currently exploring the idea that the Town will take over the maintenance. Ultimately, this will be through some sort of levy. If the Town were to take over the fence, they would assume the responsibility for dealing with people who damage the fence. Pathways would be created adjacent to the wildlife fence on the developed side to ensure that there is access for maintenance.

If there is no fence, would the area be developed?

This decision would be up to the Town. Without a fence, the potential adverse impacts of development would be higher, which is why the fence is being recommended by Golder as a mitigation.

Outside of Banff National Park, can you provide some examples in Y2Y where wildlife fencing has been used to great success? Is there literature review to support this?

See response below.

What proven science can you reference on the effectiveness of this type of fencing mitigation in this type of housing development?

- Fencing has been effective elsewhere. For instance, in Jackson Hole, Wyoming a fence separates the town from the wildlife refuge. However, given that the wildlife in Jackson is primarily bison and elk, the situation is not exactly the same.
- More locally, the fence along the Trans-Canada highway has reduced wildlife – vehicle collisions by 87% in places it has been implemented. However, it is recognized that the transportation fencing along the highway is not perfect.
- Dr. Ford and Dr. Clevenger looked at whether higher predation rates are seen closer to fences before and after fences were installed on the Trans-Canada highway and determined that they were not.
- Additionally, research has shown that fencing is effective to keep ungulates out of developed areas, but that fences can be climbed by cougar or bears should there be attractants on the other side of the fence. This is why a suite of mitigations, including attractant management, must be implemented together.
- While it is not possible to unequivocally demonstrate that the fence will be effective in this particular situation, there are enough data that show the fence as an effective method to separate humans and wildlife and that it is therefore a strong mitigation option that is expected to work.

There was a false statement: Tony Clevenger's research in Banff National Park did NOT show that there is no increased predation at fences. The research only pertained to predation at wildlife crossing structures. Please clarify that.

Dr. Ford and Dr. Clevenger's research looked at predation both at crossing structures and at the fence. Specifically, they looked at predation levels at intervals of varying distances from fences and crossing structures to determine whether predation had increased at intervals closest to the fence².

There are creeks on the property how will the fence cross that?

The fence would go across the creeks. QPD will work with the project biologists and fencing experts to determine specific details on how to treat gates, jump-outs, roads and other natural and man-made features at future planning stages (i.e. land use and subdivision stages). These are similar issues that have been dealt with regularly when installing fencing along the Trans-Canada Highway and other highway fencing projects.

How high are the fences?

The fences are 2.5 meters and look very similar to the fences along the Trans-Canada Highway. The fence includes a page wire with high tensile wire at the top and a buried apron. These serve to prevent trees from falling and damaging the fence and wildlife from intruding under the fence respectively.

The railing on the trail from river to TS has been broken for at least 3 years and we have been told there is some kind of dispute between the Town and TS. In the meantime, the fence is broken and not fixed. The hard edge will be much more expensive.

There are a number of lands within Three Sisters Mountain Village that were never transferred over the Town as a Municipal Park, nor was Three Sisters ever given credit for these lands. So what the Town and Three Sisters are working to clean up is the transfer of those lands to the Town to make sure that TSMV receives appropriate credit.

² Ford, A.T. & Clevenger, A.P. (2010). Validity of the prey-trap hypothesis for carnivore-ungulate interactions at wildlife-crossing structures. *Conservation Biology*, 24(6):1679-85. doi: 10.1111/j.1523-1739.2010.01564.x. See full text here: <https://www.ncbi.nlm.nih.gov/pubmed/20825447>.

Until the Town and TSMV decide how things need to be fixed, and how those facilities are to be taken over, then we cannot transfer those lands. We are working through it, and it seems to be progressing quite well. We are hoping that it will be resolved in short order. There are many issues to be resolved when land is purchased out of receivership, so we thank you all for your patience.

In the Lake Louise area, the fence is electrified. Some say it is the only way to have efficacy. What are your views on this?

There are many different fencing options available including permanent and temporary electric fencing such as the fencing for the campground at Lake Louise and the Lake Louise Ski Area Base Lodge and Whitehorn Lodge. Electric fencing typically is used when managing attractants within the area to be fenced is a challenge. However, non-electrified fences can be very effective; the Trans-Canada Highway fence is a good example. Fencing proposed for TSMV is not electric and is proposed in conjunction with attractant management inside the fence.

In light of how you have presented value of fencing; would you recommend fences to reduce wildlife-human conflict in Harvie Heights, Lac des Arcs, Exshaw Banff and Canmore neighbourhoods?

Yes. There is a high potential for effectiveness in those neighborhoods.

Can you describe the fencing plan through the SCGC area?

In order to accommodate a wildlife fence that would surround existing and new development in TSMV, it was necessary to work with other private landowners to determine a fence alignment through the golf course. The proposed alignment ensures that the golf course will be operational while still maintaining an effective wildlife conservation strategy. The alignment of the fence in this area has not been finalized.

How do you provide connectivity with this proposed fencing? How will this fencing affect water flows? In other TS developments the architectural guidelines prohibit fencing, this is designed not to interfere with water flows. How will your suggestion for fencing affect water flows?

In relation to wildlife, the fencing is not intended to provide connectivity, rather it is intended to stop wildlife from entering the developed area. With regards to recreational connectivity, there will be access points (e.g., swing gates) through the fence to access the designated trails in the wildlife corridors. Water flows will continue, just as they do under fencing associated with the Trans-Canada Highway. Wildlife connectivity in the Along Valley Corridor will not be impeded by the fence. While exact designs have not been presented for water crossings, the fence will be designed to minimize impact on water flows.

Undermining

Are there historical ruins on the lands that can be maintained (i.e. coal mining history)?

See response below.

Will the developer voluntarily take out the proper insurance on any undermined land you plan to build on in order to take full responsibility for the development so taxpayers are not left footing the bill similar to what has happened on Dyrkas Gate Sink?

See response below.

Undermining. There is a sink hole that has been unfixed for several years just across the street from the Bistro, one across from Cairns on the Bow, and one a little further north on 3 Sisters Drive. They seemed to think they had those areas figured out...

See response below.

What about the undermining in the area? I saw that video that showed that we don't truly know where the old mine shafts are. Aren't gasses and cave-ins inevitable?

The objective of this session was to share information and discuss wildlife considerations for the Resort Centre ASP amendment and the Smith Creek ASP. Our undermining experts were not available at this session. For more information on undermining, we invite you to register for our second Online Community Conversation focused on undermining. The session will be held on October 5, 2016. Register for the session at www.resortcentrecanmore.ca. In addition, the project geotechnical engineers will also be at our information sessions scheduled for October 18, 2016.

Other ASP concepts (commercial, economic development)

Do you actually have any businesses interested in setting up seniors housing with assisted living etc.?

At this stage of planning, no specific business partners have been identified for seniors' housing development; however, market studies show support for the continuum of seniors care facilities proposed for TSMV.

Is there a plan for the Trans-Canada Trail to make a connection through Smith Creek to the pathway system in the Town of Canmore?

Yes. QPD has been working with the Alberta TrailNet society to facilitate this. The Trans-Canada trail will cross Pigeon Creek and follow the southern edge of the Smith Creek Plan area.

Will there be a trailhead in the resort centre area behind Hubman Landing for accessing the Highline Trail, and an access through the fence.

Yes, during our small group community conversations, several Hubman residents indicated that a trailhead in Resort Centre behind Hubman would be an effective use of space and would help eliminate the traffic congestion through Hubman resulting from people parking to access the Highline Trail.

If trail head, where will cars park?

A parking lot would be located in proximity to the trailhead, alleviating the current parking congestion on Hubman.

The culinary school proposed by the Swiss gentleman 20 years ago did not succeed, the facility was built in an existing hotel, but was never used. Why would your plans be any different?

The culinary school is only one of many possibilities of the type of uses that could be developed when the Resort Centre is completely built out. An ASP is a statutory plan that establishes a broad concept of what development in an area should generally look like, however it is not prescriptive in identifying uses. The Resort Centre ASP amendments contain policies to enable the development of a culinary school, but the decision as to whether or not this will be a viable development will be made at a future stage.

The parking on Hubman is not because of people parking to use the Highline trail. Residents are using the street to park as they are renting out their basement suites and the street does not have enough parking.

The street parking by residents is in an existing neighbourhood, and therefore difficult to address; however, by providing parking for the trailhead, we will help alleviate the additional congestion caused by trail users, thereby reducing overall congestion in the area.

Can you please elaborate on the proposed industrial area and what is proposed for that area? How many acres are being allocated to industrial?

The commercial, light industrial/office and mixed-use areas in Smith Creek will focus on:

- Providing Canmore residents with a variety of commercial services that they currently access in Calgary;
- Retail/commercial spaces of a medium (or smaller) formats to be compatible with but not in direct competition to downtown Canmore;
- Opportunities for older businesses to expand and grow as well as providing space for new businesses to develop by enabling opportunities for business park, office, and light industrial development; and
- Opportunities for economic diversification by providing new light industrial spaces which may accommodate businesses such as food manufacturing, as a spin-off of the restaurant and tourism industry.

These commercial areas will maintain a look and feel that is distinct from downtown and remain consistent with Canmore's mountain style. There will be approximately 30 acres of industrial and commercial space in the Smith Creek area, with more space allotted in Stewart Creek and the Resort Centre.

Can you please describe what type of spa is being proposed (i.e. Nordic, traditional, etc.) and what size in square feet?

At this stage of planning, we do not have a specific size or design proposed for the spa; however, it is envisioned that it *may* be home to a spa and wellness clinic. The spa and wellness clinic could offer an assortment of treatments: physical therapy procedures and massage for those needing only to repair sore muscles after a day of skiing; At this stage, however, the planning is very conceptual and no building specifics are being planned.

Why are housing units being considered along Three Sisters Creek which flooded heavily in 2013 and has been classified as an area at risk for overland flooding?

The Town and TSMV understand the importance of mitigating risks associated with steep creek hazards in order to avoid damage to infrastructure and to ensure that Canmore residents and visitors are safe. There is one creek and alluvial fan identified within the Resort Centre Plan Area (Three Sisters Creek). Not only will development in Resort Centre be informed by the hazard and risk assessments, development of the Plan Area will also be in accordance with the Town of Canmore Mountain Creek Hazard Mitigation Program. As part of the ASP amendments process, Three Sisters Creek underwent preliminary risk assessments for existing development only. As part of the development approval process, more detailed risk assessments would be required to identify risks and necessary mitigation for any proposed development. In its current form, the proposed land use concept highlights the Three Sisters Creek hazard areas as intended for recreational uses rather than residential.

Would this spa and resort be for public use?

The hotel and spa would be privately owned businesses. Like other businesses, the hotel and spa would be available to the public as a purchasable service.

An area to be a resort should provide significant recreational areas - a few hotels or spas are already found in Canmore. It sounds like TSMV area is more Spring Creek like with senior focus or housing than a resort. Explain new recreation options.

The Resort Centre ASP will accommodate a variety of public and private recreational opportunities, including a system of interconnected bike and pedestrian pathways, soccer pitches, and public restroom facilities. A ropes course, pickle ball fields, tot lots are among the many recreational uses also being considered in the Resort Centre.

The Smith Creek ASP will provide for paved and gravel pathways and trails that include more technical mountain bike trails that connect to the regional trail system. It will also provide centralized, multi-use park areas that may feature playgrounds, off-leash dog park(s), trail-head, parking and washroom facilities. There are many smaller outdoor gathering spaces, such as viewpoints and natural areas, proposed in this area.

What, specifically, is proposed for development in the Resort Centre?

The Resort Centre will contain a vibrant mountain village focused on health and well-being, developed around a resort and spa. The area is envisioned to have a pedestrian focused village core, offering retail and services that compliment Main Street Canmore, public and private gathering spaces, and programmed activities. The ASP amendments propose an expansion of the Resort Core and Resort Expansion areas. Surrounding that core, in the land that was previously identified as a golf course, will be accommodations that may include short-term stay, employee housing, hotels, and permanent residences. Further, we envision active transportation trails, off-leash dog areas, tot-lots, terrain parks, soccer fields, and other recreation spaces.

This is all wishful thinking! Just because you build it, the businesses will not necessary come. Main Street has a very difficult time to have viable retailers. Whistler is entirely different form Canmore. The "village" is for visitors only.

The proposed ASP enables small and medium sized retail space that is intended to provide goods and services that Canmore residents typically have to travel to Calgary to access.

With respect to specific development in the Resort Centre, has there been demand studies completed that identify certain development (hotels, spas, event centre, etc.) that could help stimulate investment opportunities?

Yes. There have been extensive studies that suggest the area is supportive of a resort and spa, boutique hotel, as well as health and outdoors commercial services.

Will affordable housing in the resort centre or on the abandoned golf course be proposed?

Yes. The Resort Centre ASP amendment enables the provision of employee housing. Employee housing refers to one or more dwelling units used exclusively for the residence of employees working in the Bow Valley and members of their family. The ratio of employee housing will be determined on a case-by-case basis between the Town and the Applicant at the development permit application stage of development. The ratio will be based on an employee generation analysis.

Why not seek development in the Resort Centre like campus like R&D centre bringing scientists, their families, and future job prospects for Canmore children. Beautiful Campuses have been successful elsewhere.

TSMV has explored the possibility of satellite campuses for regional universities, as well as institutional uses such as culinary, art or technical schools. At this stage of planning, such uses remain a possibility for the office and industrial areas in Smith Creek.

Utilities, Engineering and Steep Creeks

Can our water treatment plant handle the added people and use? How will the sewage from the new development be handled? So many new units with dishwashers, toilets, showers, etc. and who provides the water to service these units?

The Town of Canmore is currently updating their Utilities Master Plan, which will analyse the existing conditions and identify where increased capacity may be necessary. The water and sanitary lines currently extent to Deadman's Flats and so there is already capacity for service in new developments in TSMV.

Could you discuss flood plain considerations in the plan?

In both the Smith Creek ASP and the Resort Centre ASP, considerations are given to steep creek hazards.

In Smith Creek, a number of known steep creek hazards exist, including Stewart Creek, Fall Creek, Smith Creek, Marsh Creek, Cairnes Creek and Pigeon Creek. The Town of Canmore and MD of Bighorn are partnering on the study and mitigation of Pigeon Creek hazards. If development is proposed within any hazard area, the Town will require a detailed mitigation plan to ensure public safety and reduce economic risk to acceptable levels. BGC Engineering Inc. did a preliminary assessment of the steep creek hazards in the Smith Creek ASP area.

In the Resort Centre, the Town of Canmore is working on mitigation strategies for existing developments. Further studies will be required to determine strategies that allow development to proceed in low-hazard areas on TSMV lands.

Who is going to maintain all the trails and infrastructure, when the developer is gone?

Once approved, the Town of Canmore will assume ownership and maintenance of the trails and infrastructure.

Once developed, who maintains trails & areas with commercial use? For example, the beautiful fencing & gates into TSMV are rotting. Further, behind trees near Dyrmas & Mountaineer's Village is a pile of dead tree & dumped wood, which is an eyesore. Is this a Town responsibility?

After the development of commercial areas, the maintenance of rented space may be the responsibility of the tenant or a business association, while the maintenance of road infrastructure will likely be the responsibility of the Town. There are many different ways in which this can be facilitated and different situation may call for different solutions.

Webinar

Can Jenn use a mouse to indicate areas on the slide show?

Unfortunately, the webcasting program that was used for this session did not have the capability for any on-screen indicators. We are working with our AV team to facilitate this for our next event on October 5, 2016.

Will you please make the slides available in your website after the presentation?

See response below.

Will this presentation be placed in "archives" for those that have not been able to join today, to be have the benefit to tune in on their ow at a later date?

See response below.

Will you provide tonight's slides on the website?

See response below.

Will you send Q&A to all?

See response below.

Will you archive the session for others that could not join tonight?

See response below.

Will you provide this session online for viewing by those people who are away or unavailable this evening? Similar to what the Town does with YouTube recordings for Council meetings.

The video of this presentation and a Q & A document outlining the answers to all of the questions received throughout the session will be made available on our website.

Is it possible to show the link to this website with the proposal?

When the Resort Centre ASP amendments and the Smith Creek ASP are submitted to the Town of Canmore, the proposals will be posted on the project websites (www.smithcreekcanmore.ca and www.resortcentrecanmore.ca).

Question for Jessica: My impression is many questions are coming in and are being left unfielded. Respectfully, is the purpose of this online conversation to gather feedback that will modify the ASP? Or is this an exercise of defending the current proposal?

We are getting to the questions as soon as we can and the questions that were not addressed during the session will be answered in a follow-up Q & A document. The video and the Q & A document is available on the project websites (www.smithcreekcanmore.ca and www.resortcentrecanmore.ca). The intent of this session was to allow an opportunity for the community to learn about the proposal, discuss some topics of interest related to wildlife, hear what the Project Team has to say, and ask us the tough questions. If you have some ideas for solutions we would love to hear them. The objective was to allow attendees to hear what we have considered prior to landing on this current proposal. The Project Teams are going to be considering everyone's feedback and will have to balance it with the needs of the community, wildlife, the Town and with development. We may not always agree but we have made a commitment to explain why or why not we could not achieve something that was requested.