

RESORT CENTRE

AREA STRUCTURE PLAN AMENDMENTS



SMITH CREEK

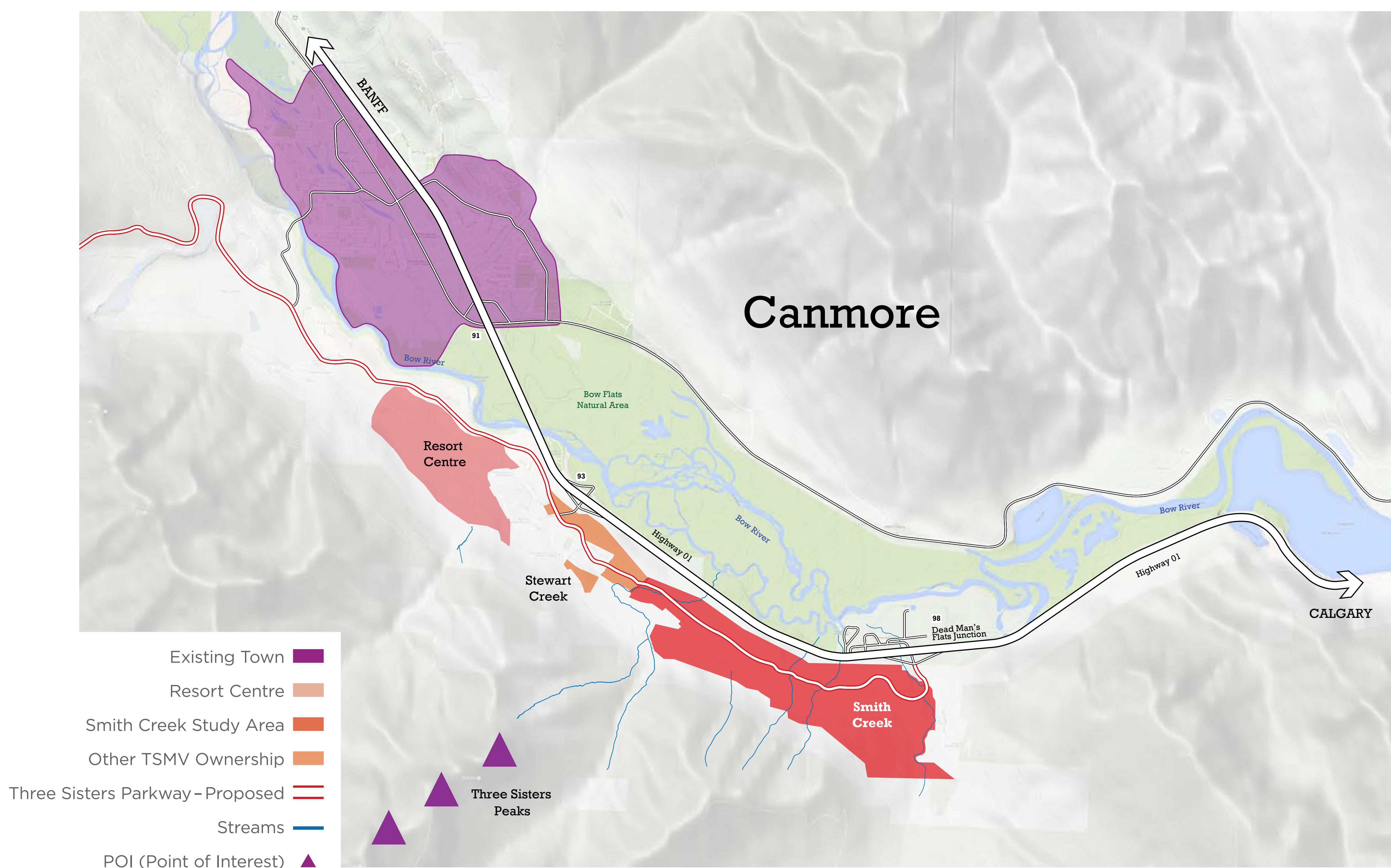
AREA STRUCTURE PLAN



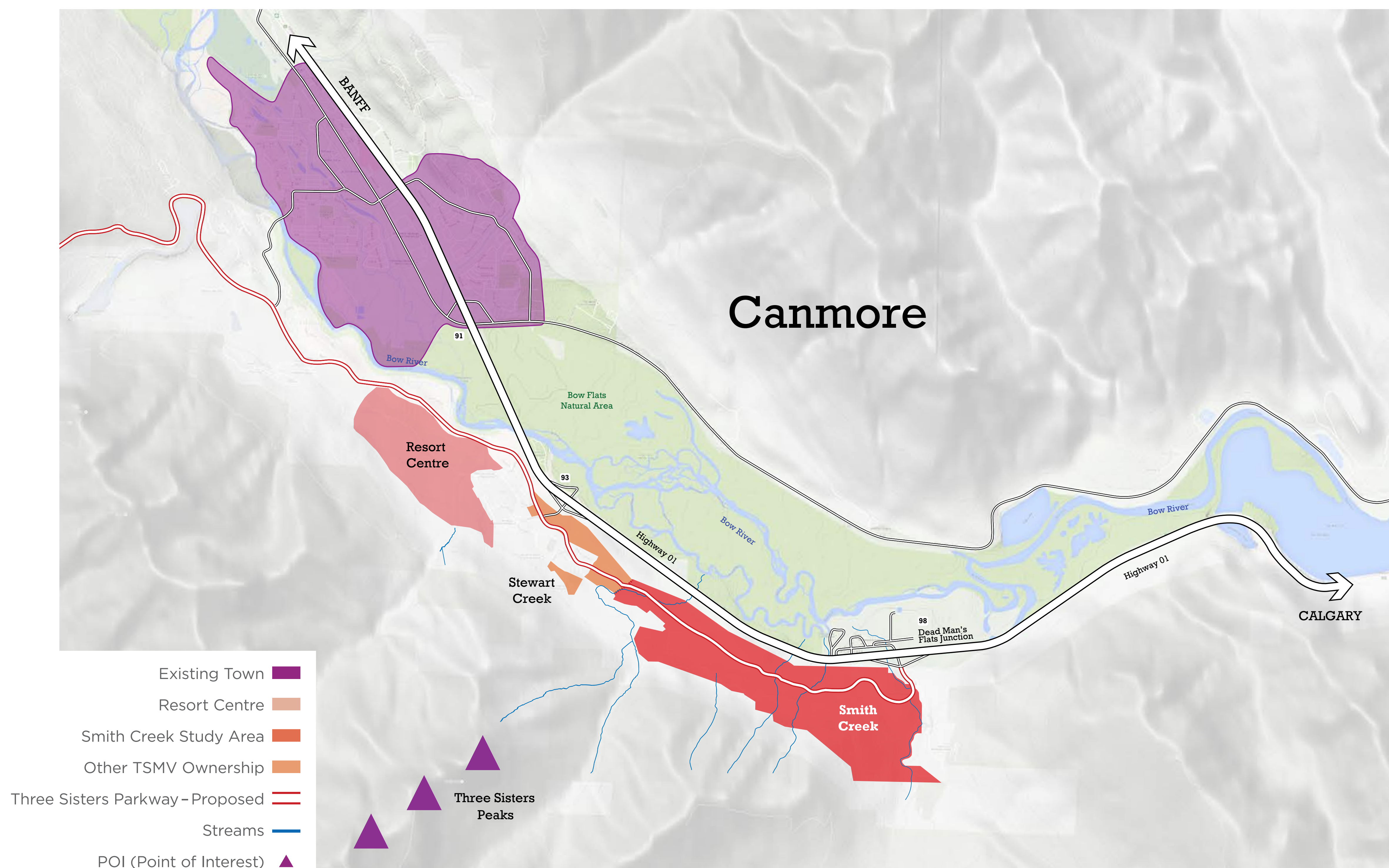
WELCOME TO THE RESORT CENTRE ASP AMENDMENTS AND THE SMITH CREEK ASP INFORMATION SESSION

The information session is divided into two areas: one is devoted to the Resort Centre ASP amendment and the other is devoted to the Smith Creek ASP.

The Resort Centre Amendments Planning Team and the Smith Creek ASP Project Team as well as the project biologists and project engineers are available to discuss the proposals and answer any questions that you may have.



WHERE IS SMITH CREEK AND WHAT IS AN ASP?



An ASP is a planning document that is formally adopted by Council. The Smith Creek ASP provides a framework for the land use and future development of an area and contains policies that allow municipalities to review and evaluate specific development proposals against.

An ASP is one of the many steps required before the Smith Creek lands can be developed. The purpose of the ASP is to create certainty for the landowners, the community, and the Town for the future development on the remaining Three Sisters lands.

SUBMISSION PROCESS AND TIMELINE

We are currently in Phase 4 of the Smith Creek Area Structure Plan (ASP) planning process. This includes development and refinement of a draft concept for the ASP, the completion of technical studies and reports and ongoing public engagement. A Phase 4 engagement report will be produced at the conclusion of this phase of the process.



PHASE 2 EXPLORATION

- Draft ASP Concept Development
- Technical Studies & Reports Based on the Vision
- Refinement of Concept for ASP
- Phase 2 Engagement Report
- 2-3 Months: Aug - Oct 2015

PHASE 4 DRAFT POLICY REVIEW

- ASP Policy Review
- ASP Policy Refinement
- Solutions-Focused Discussion
- Small Group Community Conversations
- Public Information Sessions
- ASP Policy Refinement

PHASE 1 PROJECT START & VISIONING

- Form Community Advisory Group (CAG)
- Develop Terms of Reference
- Strengths, Weaknesses & Opportunities Identification
- Visioning
- Phase 1 Engagement Report
- 2-4 Months: April - July 2015

PHASE 3 DRAFT POLICY DEVELOPMENT

- Refinement of draft ASP Concept
- Draft Supporting Maps
- Phase 3 Engagement Report
- Draft Policy Development
- 2-3 Months: Nov 2015 - Jan 2016

PHASE 5 FORMAL COUNCIL REVIEW

- Formal ASP Submission to Town
- 1st Reading
- Public Hearing
- 2nd & 3rd Readings of Bylaw

ENGAGEMENT AND COMMUNITY ADVISORY GROUP

In 2015, the Town and QPD (as representatives of Three Sisters Mountain Village Properties Ltd. [TSMV]) embarked on a collaborative process to work through the development of the Smith Creek ASP. The collaborative Smith Creek ASP process has served as a forum for QPD, the Town, stakeholders and the wider community to work together to develop a vision for the Smith Creek area through engaging in a transparent dialogue.

Through the establishment of a Community Advisory Group (CAG), QPD and the Town have worked together with a diverse group of community members to understand the complex issues and concerns as the ASP was being developed.

A number of CAG sub-groups were formed to discuss the ASP in greater detail and address specific issues including wildlife, recreation, and land use.

From June to September 2016 the Smith Creek Project Team hosted small group community conversations to discuss specific aspects of the proposed ASP. The conversations and feedback from these meetings were used to inform revisions to the ASP concept and policy.

Other activities to engage the wider Canmore community have included an online PlaceSpeak campaign, as well as two public open houses and one community workshop in Fall 2015. In addition to the small group community conversations in September 2016, the Project Team hosted an interactive online community conversation on wildlife where members of the public were invited to watch the presentation live and ask questions via instant messaging.



ENGAGEMENT AND COMMUNITY ADVISORY GROUP

COMMUNITY ADVISORY GROUP (CAG)

 General CAG Meeting	 General CAG Meeting	 General CAG Meeting	 Two-day workshop	 Land use sub-group
 Recreation sub-group	 Wildlife Sub-group	 Wildlife Sub-group	 General CAG Meeting	 Wildlife Sub-group
 General CAG Meeting	 General CAG Meeting	 General CAG Meeting	 General CAG Meeting	

COMMUNITY CONVERSATIONS

 Meeting with Hubman Landing residents — overview meeting.	 Meeting with representatives and stakeholders from environmental groups.	 Meeting with Hubman Landing residents — wildlife discussions.	 Meeting with representatives from community groups.
 Meeting with Hubman Landing residents — wildlife discussion follow-up.	 Meeting with representatives from recreation groups.	 Meeting with Hubman Landing residents and experts — undermining.	 Meeting with Dr. Ford and Dr. Clevenger — local wildlife researchers.
 Online community conversation — wildlife discussions.	 Meeting with Hubman Landing residents — wrap-up meeting.	 Online community conversation — undermining considerations.	

WORKSHOPS

1 public workshop

 OCT 17

1 stakeholder workshop

 APR 20 Regarding wildlife

OPEN HOUSES

3 open houses

 MAY 20	 OCT 5	 OCT 18
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SMITH CREEK AREA STRUCTURE PLAN VISION

The following principles guide the policy direction of the Smith Creek ASP and subsequent development to support the Town's vision to be socially diverse, economically active and environmentally sound.

Smith Creek works to strengthen Canmore's position as a highly desirable place to live, work and raise a family.

- Aesthetically engaging residential housing opportunities.
- Diverse household types and incomes.
- All season recreation focus.

Smith Creek is an inclusive and interconnected community.

- Distinct sense of place.
- Connections within and beyond the plan area to surrounding neighborhoods.
- Complete streets to encourage various modes of travel.

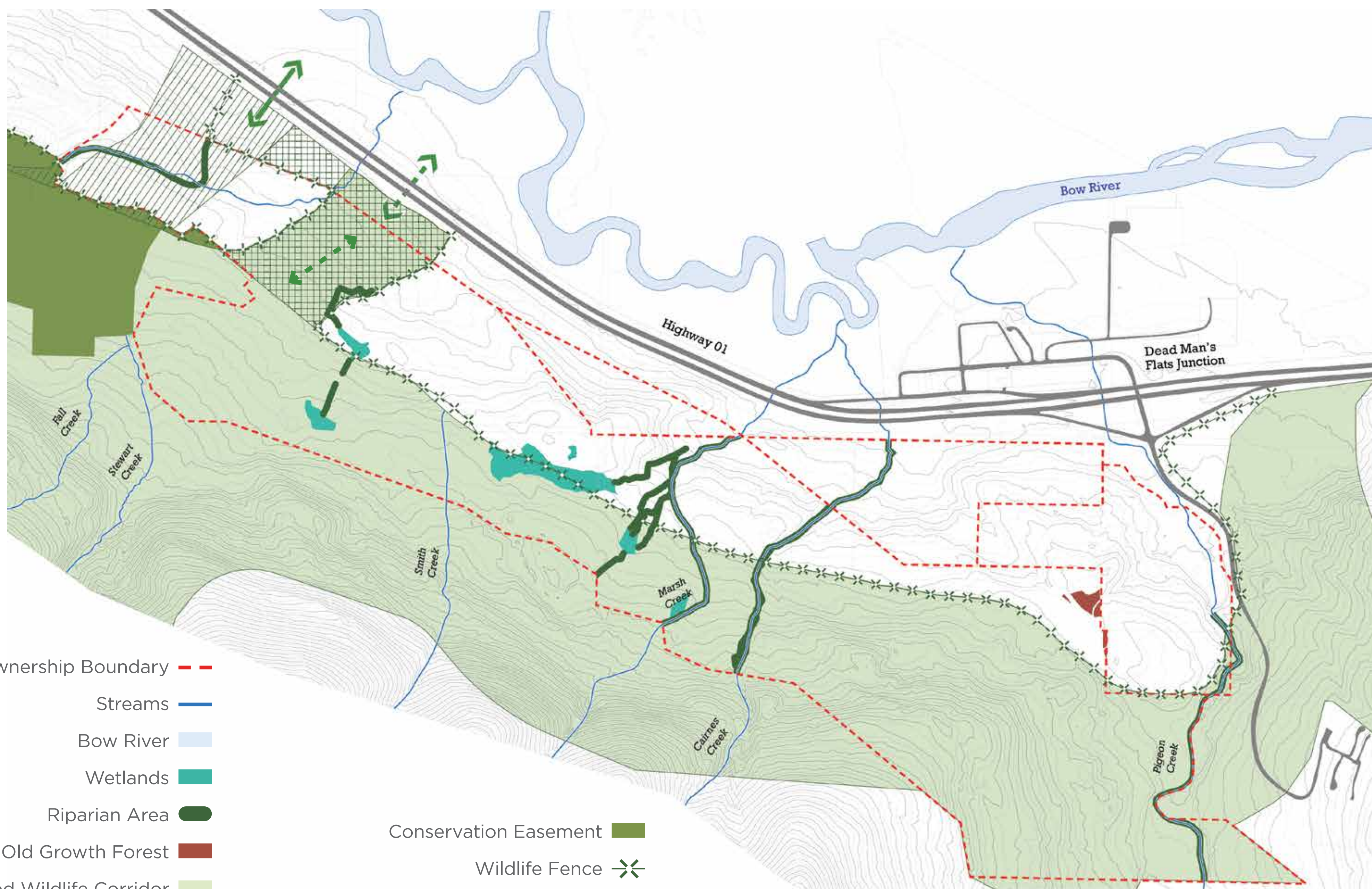
Smith Creek is economically viable and vibrant and adds to Canmore's position as an authentic mountain experience.

- Mix of commercial and retail nodes.
- Development to support visitor economy.
- Complementary to existing businesses by generating local and regional traffic to Canmore.
- Growth and diversification of Canmore's high-potential business clusters.

Smith Creek is an example of a resilient development responsibly balancing the needs of both the built and natural environments.

- Work with natural features.
- Address Steep Creek Hazards.
- Dedication of land for wildlife corridor.

PLAN AREA ATTRIBUTES AND COMBINED CONSIDERATIONS



- Ownership Boundary - - -
- Streams -
- Bow River -
- Wetlands -
- Riparian Area -
- Old Growth Forest -
- Proposed Wildlife Corridor -
- Wildlife Underpass - Existing ->->
- Wildlife Underpass - Proposed ->->
- Conservation Easement -
- Wildlife Fence -x-x-
- Existing Across Valley Corridor -/-/-
- Optional Across Valley Corridor Realignment -x-x-



5 CREEKS



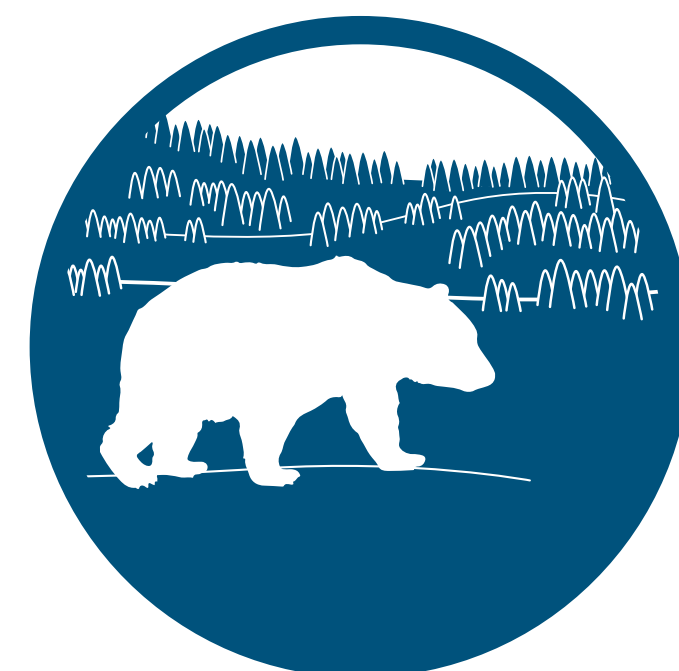
**3 NATURAL
WETLAND AREAS**



5 RIPARIAN AREAS



**1 STAND OF RETAINED
OLD GROWTH FOREST**



**APPROXIMATELY
170 HA OF
PROTECTED
WILDLIFE CORRIDORS**

STEEP CREEK HAZARDS



HOW ARE STEEP CREEK HAZARDS BEING ADDRESSED IN PREPARING THE SMITH CREEK ASP?

WHAT CREEKS ARE BEING STUDIED?

A number of known Steep Creek hazards exist in Stewart Creek, Fall Creek, Smith Creek, Marsh Creek, Cairnes Creek and Pigeon Creek and these will be considered in the Smith Creek ASP. The Town of Canmore and the MD of Bighorn are partnering in the study and mitigation of Pigeon Creek. The hazard assessment for Pigeon Creek is being finalized and the impact and potential mitigations will be discussed with affected landowners and stakeholders.

WHAT MITIGATION WILL BE BUILT?

If development is proposed within any hazard area, the Town will require a mitigation plan to ensure public safety and reduce economic risks to acceptable levels.

BGC Engineering Inc. did a preliminary assessment of the steep creek hazards in the Smith Creek ASP area. Any new development will be directed away from high hazard areas. Any proposed development that may be affected by steep creek hazards will require detailed hazard and risk assessments. The hazard assessment will be prepared in accordance with other studies in Canmore.

To address the Stewart Creek steep creek hazard, TSMV has proposed moving the Across Valley Wildlife Corridor to align with the hazard area. This would address human safety concerns as it would prevent development in the hazard area. However, the area is developable with mitigation.

Not only is the wildlife corridor alignment subject to Provincial approval, this realignment would require the construction of a new Trans-Canada Highway underpass and is therefore subject to other Provincial and Federal agency approvals.

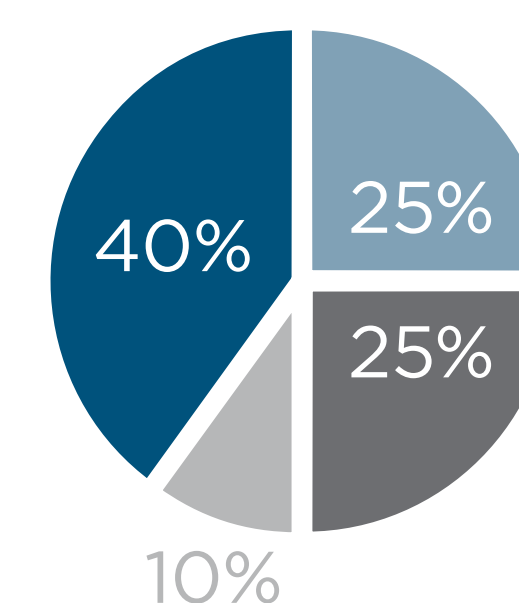
LAND USE CONCEPT

RESIDENTIAL

What will housing in Smith Creek look like?

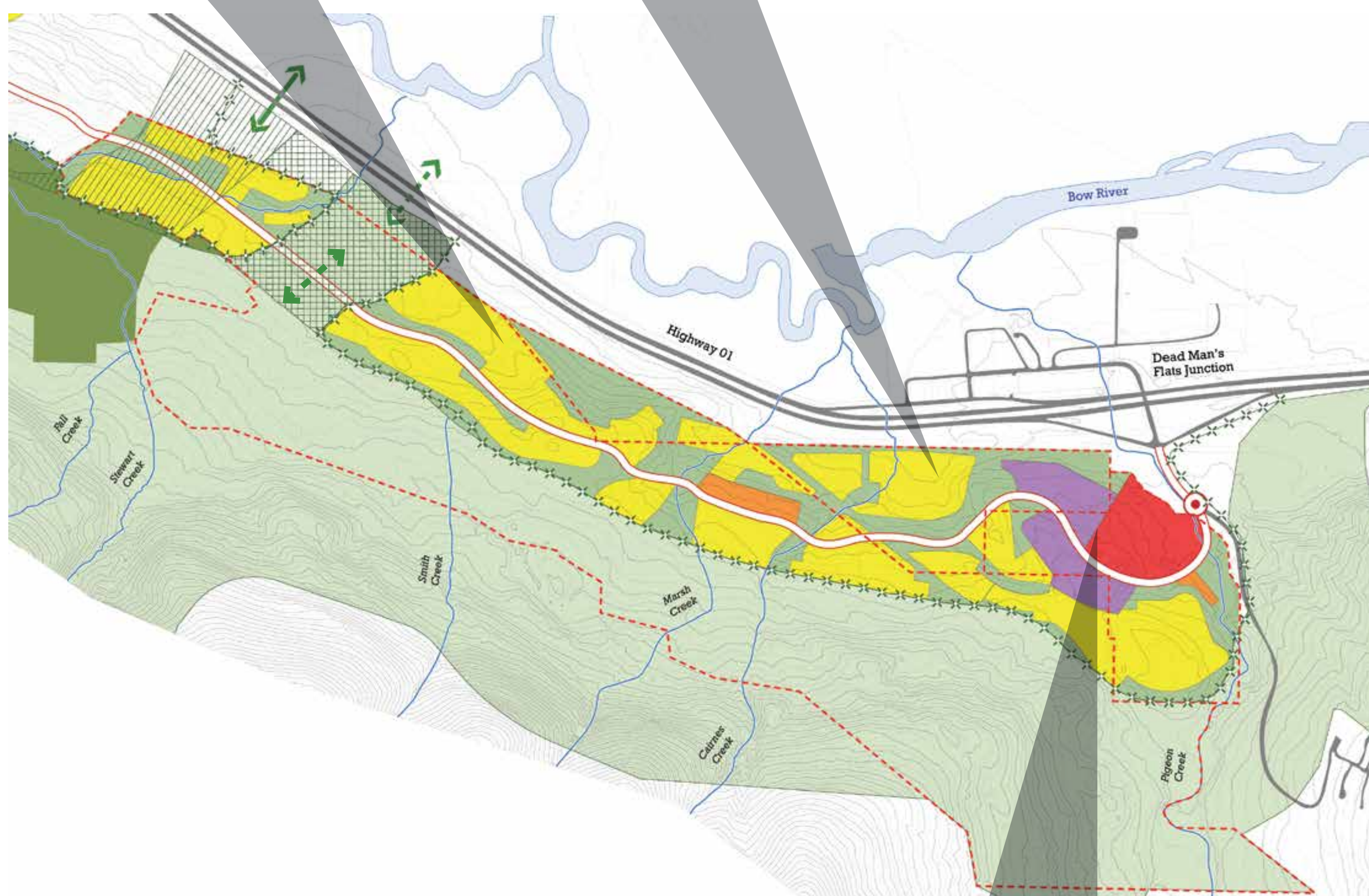
To accommodate a broad spectrum of residents Smith Creek will provide a range of housing options.

Residential development will incorporate traditional and contemporary mountain architecture to maintain Canmore's community character while identifying opportunities for innovative design.



- Detached and Semi-detached
- Townhouse
- Stacked Townhouse
- Apartments

- Ownership Boundary - - -
- Traffic Circles ⊙
- Three Sisters Parkway - Proposed = = =
- Residential
- Mixed Use
- Retail
- Offices, Light Industry & Logistics
- Open Space
- Wildlife Corridor
- Streams —
- Bow River —
- Wildlife Underpass - Existing ↔
- Wildlife Underpass - Proposed ↔↔
- Wildlife Fence - Proposed ✂
- Existing Across Valley Corridor ///
- Optional Across Valley Corridor Realignment
- Golf Course / Conservation Easement



COMMERCIAL & INDUSTRIAL

Commercial and industrial uses will need to be sensitive to the environment and the Canmore context. Smith Creek ASP aims to accommodate a range of retail office and light industrial uses in a variety of different formats.

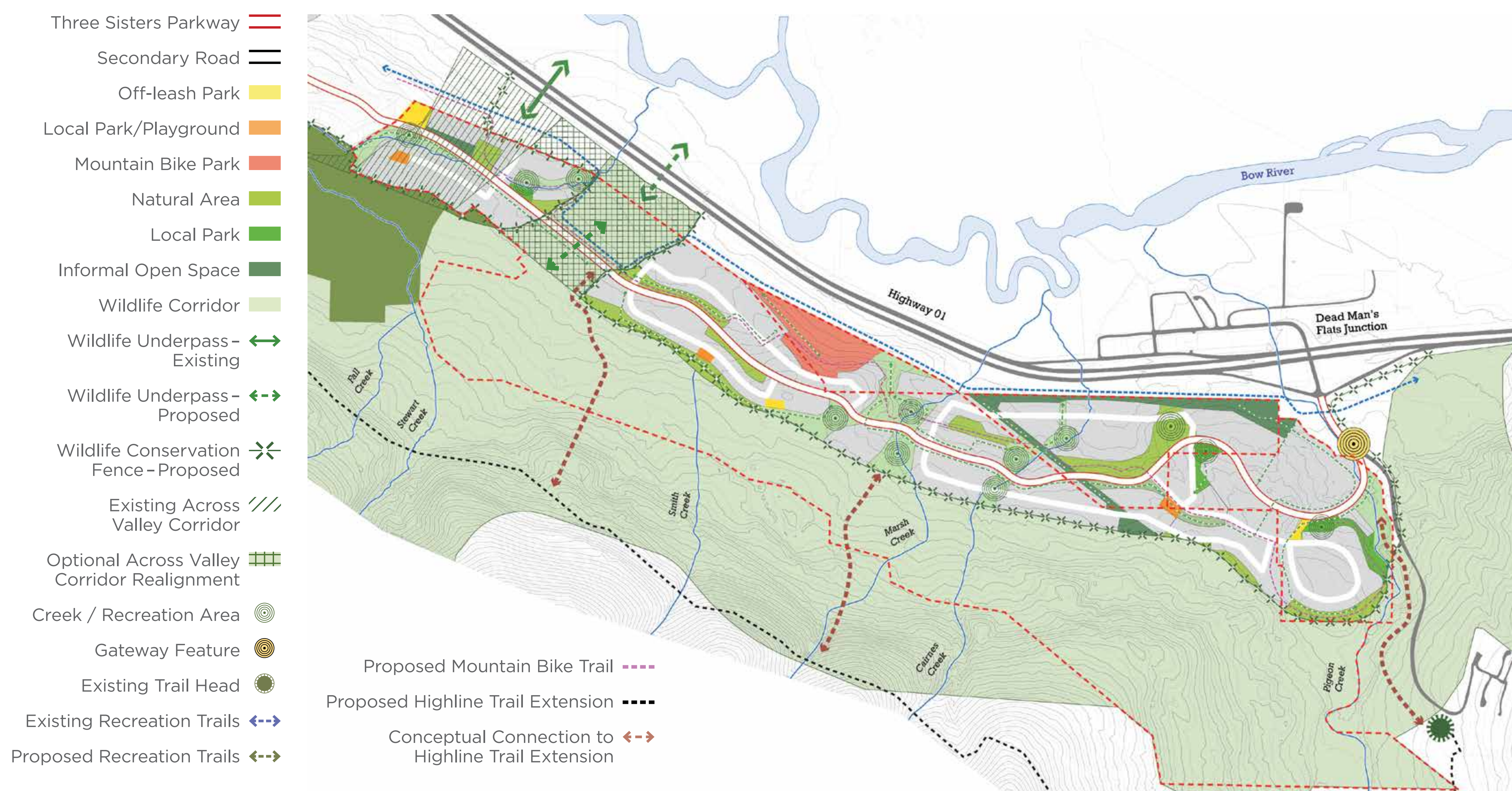
The Smith Creek ASP will provide for a mix of commercial and retail nodes to include retail, service, restaurant, arts, entertainment and institutional uses.

- Commercial spaces will not be competitive, they will be compatible with downtown businesses and align with Municipal Development Plan direction.

The Smith Creek ASP will provide for an industrial, office and institutional node.

- Potential uses could include light food manufacturing, a institutional uses, and professional services.

RECREATION AND OPEN SPACE



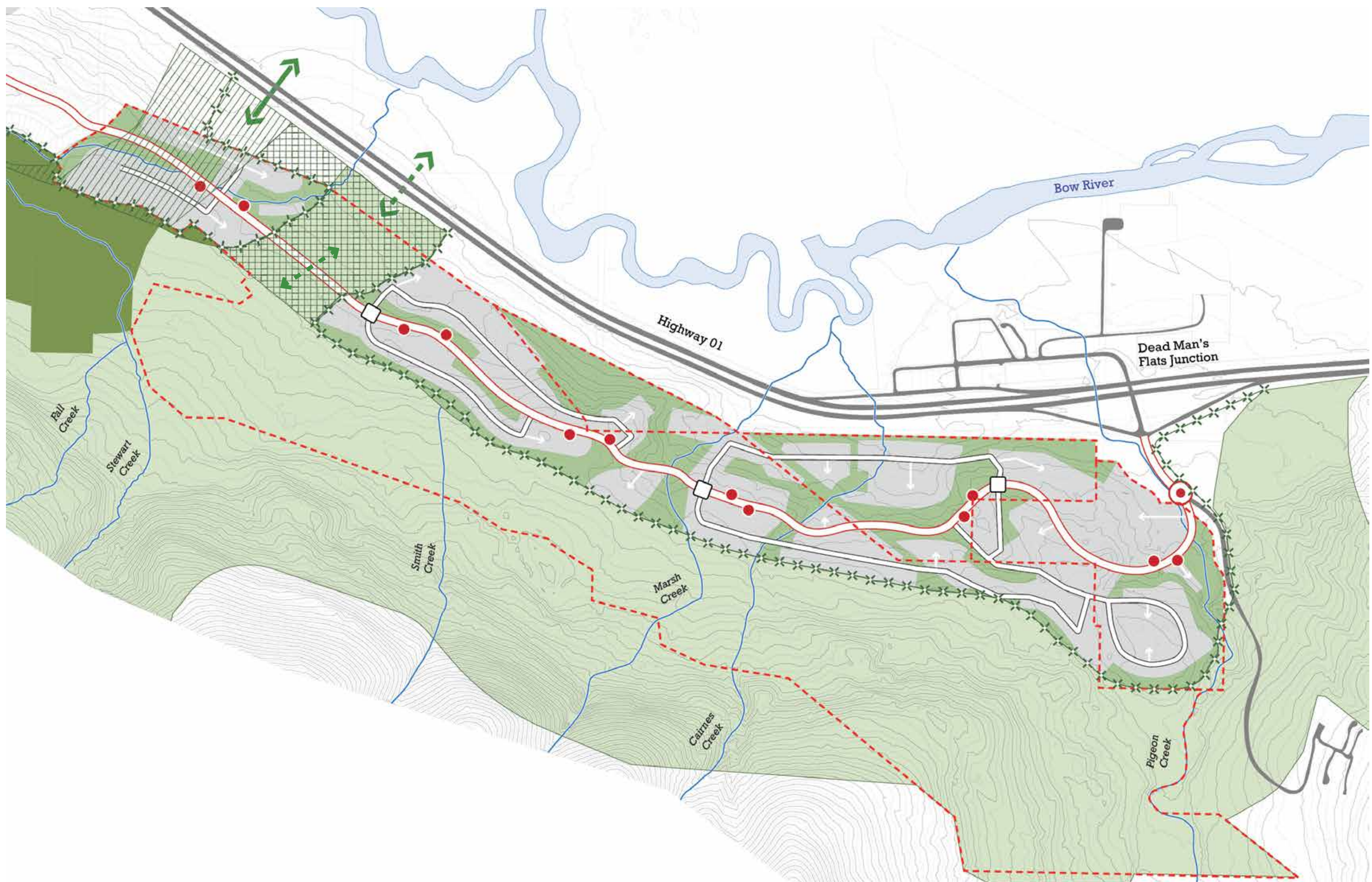
Trails and open space are highly valued by the Canmore community and will be integrated throughout Smith Creek and will provide for a range of all-season activities including hiking and mountain biking.

The Smith Creek ASP will provide for:

- Paved and gravel pathways and trails that include more technical sections that connect to the regional trail system.
- Centralized, multi-use park areas could feature playgrounds, off-leash dog-park(s), trail head, parking and washroom facilities.
- Opportunities for smaller outdoor gathering spaces such as viewpoints/vistas, and natural areas.

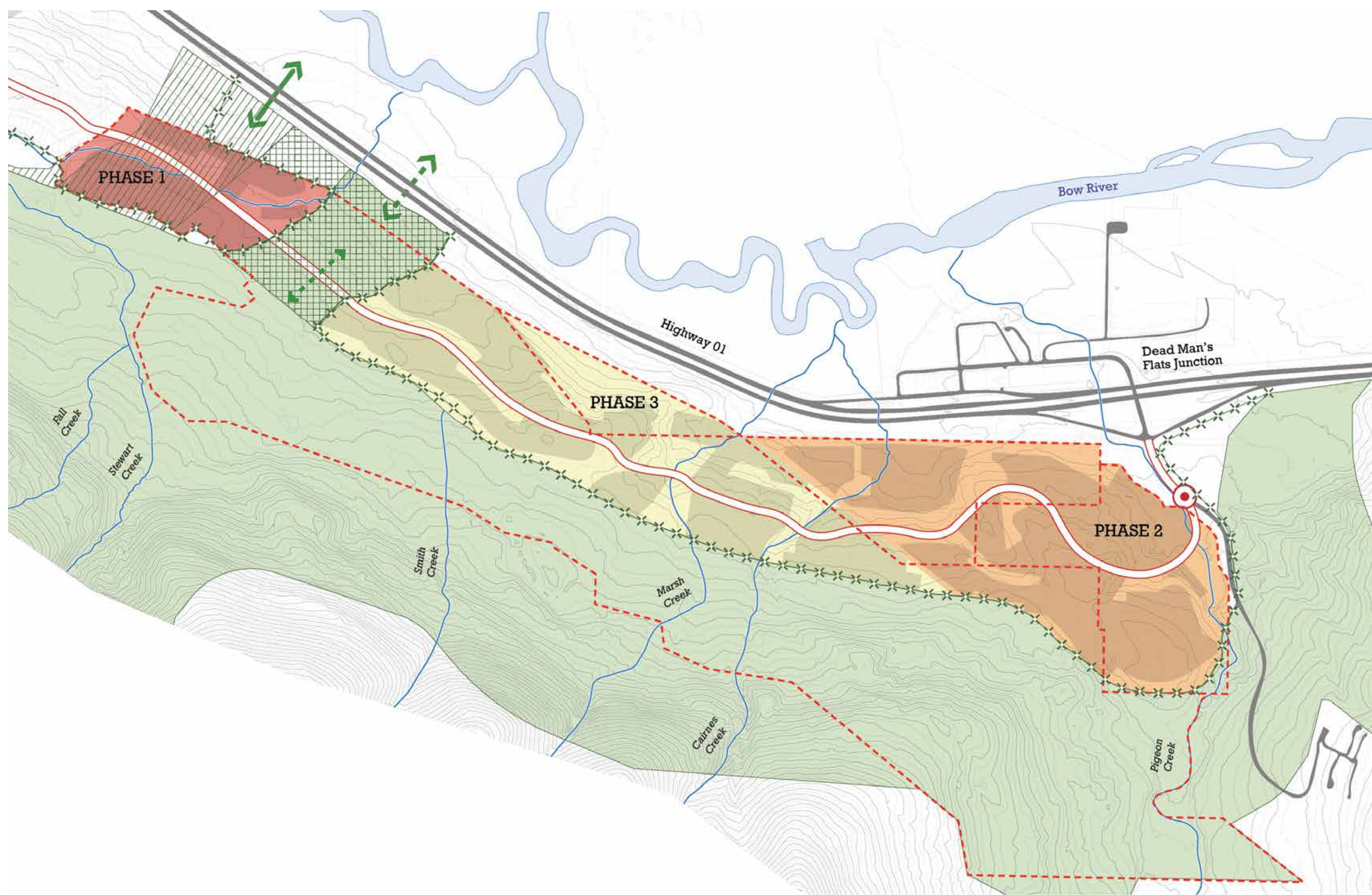
The recreational concept seeks to encourage recreation in Smith Creek rather than in the wildlife corridor by implementing human use management best practices such as providing desirable recreational space within the developed area.

TRANSPORTATION



- | | | | |
|-------------------------------|-----|---|-----|
| Ownership Boundary | --- | Streams | — |
| Traffic Circles | ⊙ | Bow River | — |
| Indicative Bus Stop Locations | ● | Wildlife Underpass - Existing | ↔ |
| Major Junctions | □ | Wildlife Underpass - Proposed | ↔ |
| Three Sisters Parkway | — | Wildlife Fence - Proposed | ✕ |
| Secondary Road | — | Existing Across Valley Corridor | /// |
| Development Pods | ■ | Optional Across Valley Corridor Realignment | ▧ |
| Open Space | ■ | Golf Course / Conservation Easement | ■ |
| Wildlife Corridor | ■ | | |

ASP IMPLEMENTATION AND ASP PHASING



- | | | |
|----------|-----------------------|---|
| Phase 01 | Ownership Boundary | Wildlife Underpass - Existing |
| Phase 02 | Three Sisters Parkway | Wildlife Underpass - Proposed |
| Phase 03 | Streams | Wildlife Fence - Proposed |
| | Bow River | Existing Across Valley Corridor |
| | Wildlife Corridor | Optional Across Valley Corridor Realignment |

During the development of phases 1, 2 and 3, there will be sub-phases.

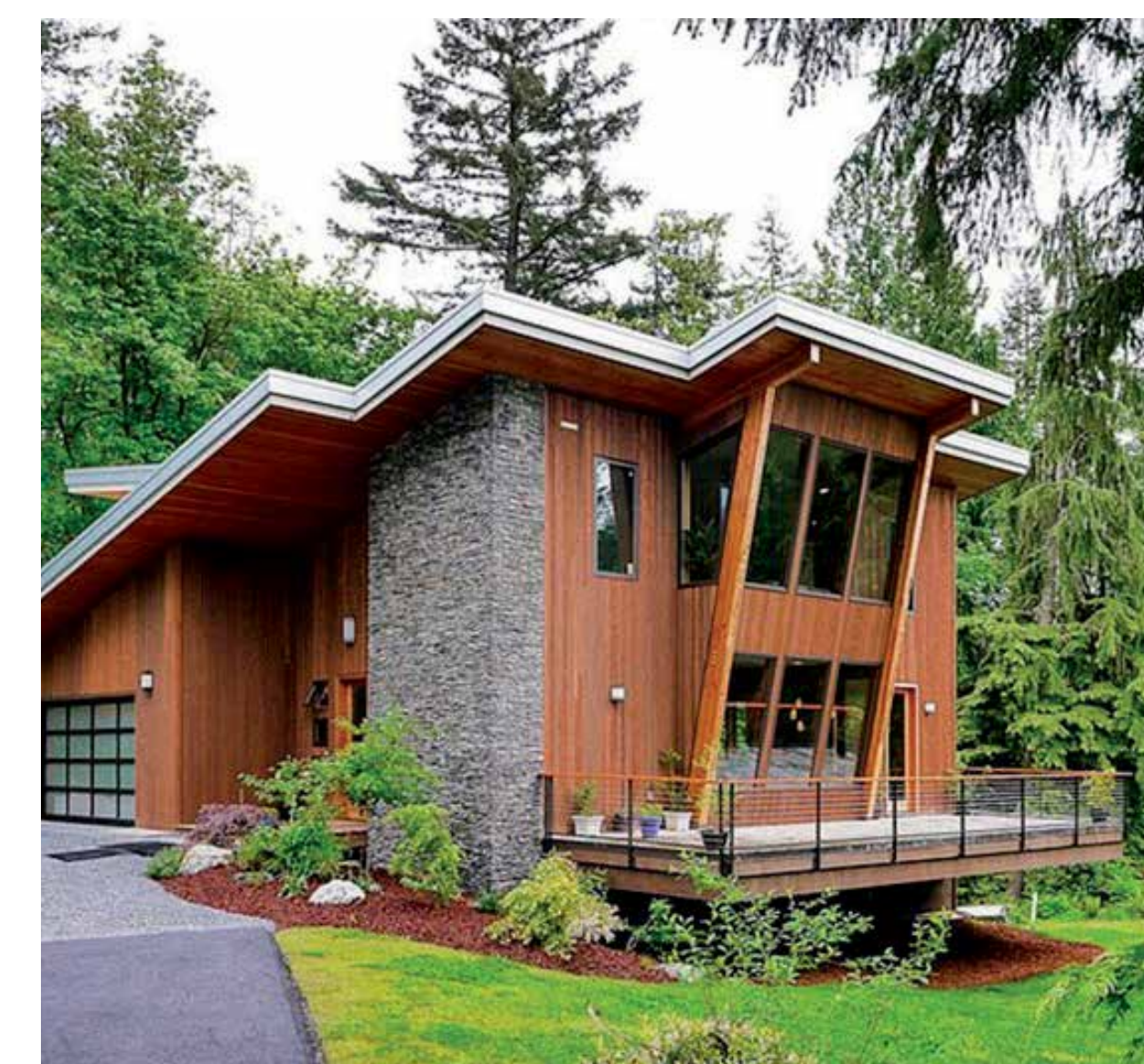
SMITH CREEK ASP UNIT DENSITY

The Master Zoning Bylaw (DC1-98) established 5,478 as the maximum number of units that can be built on TSMV land.

The Smith Creek ASP provides a range of units so that builders can adapt to market conditions while also respecting the original total unit cap established for Three Sisters lands. This allows unit transferability between approved ASPs within TSMV.

The Smith Creek ASP provides for a range of 1,200-1,700 residential units. Based on current household size trends in Canmore, this unit range results in a range of approximately 3,000-4,000 residents in Smith Creek. The proposal will not exceed the unit maximum established for development in Three Sisters.

The exact number of units that will be built in the Smith Creek plan area will be determined at future stages in the development process.



AFFORDABLE HOUSING OBJECTIVES – WHAT WE HEARD

Through conversations with the Town, the CAG, stakeholders, and the wider community, the need for affordable housing in the Bow Valley was identified as a key priority.

Due to high housing costs, Canmore has one of the highest costs of living in Alberta (Canmore Community Monitoring Report, 2014).

The Smith Creek ASP identifies affordability as one of the necessities to sustain a population of diverse residents and to keep young families in Canmore as a key objective.

While the Town of Canmore is working to address affordable housing, the Smith Creek ASP provides another opportunity to contribute to these efforts through housing variety, a commitment to build entry-level housing, secondary suite provisions, employee housing and identifying opportunities to partner on the provision of perpetually affordable housing.



AFFORDABLE HOUSING STRATEGIES IN THE SMITH CREEK ASP

Entry-level Housing

A minimum of 25% of residential units approved must qualify as entry-level housing units.

Secondary and Garden Suites

The ASP will enable secondary and garden suites in all low density units thereby increasing the potential for affordable rental units.

Perpetually Affordable Housing

Perpetually Affordable Housing (PAH) may also be provided at the discretion of the developer instead of ELH.

Community Land Allocation for PAH is obtained through land transfers between the Town and developer. Typically government road allowances are transferred from the Town to the developer in exchange for community lands.

Employee Housing

Employee housing proportionate to commercial and industrial build-out and appropriate for the nature of employment generated by new developments. The ratio of employee housing will be based on an employee generation analysis and will serve to reasonably accommodate employees unable to afford housing.



AFFORDABLE HOUSING TOOLS



ENTRY-LEVEL HOUSING

ELH is market-based, middle range rental and for-purchase units. Overall, entry level housing is geared towards an affordability index of median income in the area. There is a minimum of 25% entry-level housing in the Smith Creek ASP. Perpetually Affordable Housing also counts towards this requirement.

PERPETUALLY AFFORDABLE HOUSING

PAH is housing that through restrictions is removed from the influence of the open market. PAH units are controlled in such a way as to make them perpetually affordable and are administered by the Canmore Community Housing Corporation (CCHC).



EMPLOYEE HOUSING

EH dwelling units provided for employees (both full-time and seasonal) of a commercial use. The amount of employee housing built is based on an employee generation analysis at the development permit phase.

SECONDARY SUITES AND SUITE READY UNITS

These are private, self-contained units within existing dwellings. A suite ready unit is a unit such as a single-family home or duplex that is constructed ready to accommodate a secondary suite should the owner choose to construct one. These would be enabled in low density housing forms.

PROVINCIAL DESIGNATION OF A WILDLIFE CORRIDOR

TSMV seeks balance between development and respect for the environment.

Functional wildlife corridors are a major component of respecting the Canmore environment.

The wildlife consultant, Golder, has emphasized a wildlife corridor is considered “functional” if it facilitates the movement of wildlife through the corridor instead of encouraging habitation.

A key requirement of any new development in the Smith Creek ASP area is a Provincially approved wildlife corridor that completes the connection between the approved Along Valley and Across Valley Corridors, the approved Along Valley Corridor and the Wind Valley Habitat Patch and Bow Flats Habitat Patch (via the G8 underpass) as well as the connection to other local and regional habitat patches.

WHAT HAS BEEN ADDRESSED ON WILDLIFE CORRIDORS?

Conversations between the Province, the Town and the land owners on the location of the wildlife corridor are ongoing. The province has a number of principles that are guiding the conversation around the corridor location, which include:

- The corridor must have a minimum width of 350 meters as per the 1992 NRCB decision.
- The intent of the corridor is to facilitate wildlife movement between recognized habitat patches.
- 70% of TSMV property is designated as wildlife corridor (approximately 170 ha).
- TSMV has used the information discussed with the Project Team, CAG and members of the community to inform the proposed corridor alignment.
- TSMV is proposing to move the Across Valley Corridor to align with the Stewart Creek hazard area.
- The realignment would require construction of a new Trans-Canada Highway underpass. The existing underpass would remain accessible to wildlife.
- The realignment is subject to approval from Alberta Environment and Parks, Alberta Transportation, and Transport Canada.

COEXISTING WITH WILDLIFE: WHAT IS HAPPENING NOW?

WHAT IS THE PROBLEM?

There have been a large, and growing, number of negative human-wildlife interactions in the Bow Valley.

- 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 negative interactions involved bears, and most occurred in residential areas.
- A conflict, or negative human-wildlife interaction, is related to the consequence that an interaction between humans and wildlife has on the wildlife population.
- Negative human-wildlife interactions can result in wildlife removals, negatively impacting the population and ecosystem.

WHY IS THIS HAPPENING?

There are two primary causes for the increase in negative human-wildlife interactions:

1. Wildlife are adaptable and are selecting to be in, or adjacent to, developed areas rather than avoiding them due to attractants in the developed areas.
2. Humans are spending substantial time in designated wildlife habitat, including habitat and wildlife corridors.



SOLUTIONS: A COMPREHENSIVE WILDLIFE MITIGATION STRATEGY

Public engagement and consultation with stakeholders through both the Smith Creek ASP and Resort Centre ASP amendment process allowed the Planning Team to produce a comprehensive wildlife mitigation strategy, which has been applied to the Smith Creek ASP.

The comprehensive wildlife mitigation strategy includes a series of initiatives that work together to ensure that development and the humans within Smith Creek coexist with wildlife.

Mitigation initiatives include the following:

- A “hard edge” approach to corridor management achieved through a wildlife fence.
- Attractant management.
- Efforts to minimize sensory disturbance in developed areas adjacent to the wildlife corridor (e.g., downward casting exterior lights in rear yards, except for safety).
- Providing a variety of designated trails in developed areas as an alternative to recreating in the wildlife corridor. Providing off-leash dog areas in developed areas.
- Education and signage.
- Possibility of habitat improvement within the corridor through forest canopy thinning and selective clearing initiatives.
- Gates to allow quick access to designated trails across, and above the wildlife corridor minimizing disturbance in the corridor.



WILDLIFE FENCING



**DESIGNATED TRAILS WITHIN THE
SMITH CREEK ASP PLAN AREA**



ATTRACTANT MANAGEMENT



EDUCATION AND ENFORCEMENT



**WILDLIFE FRIENDLY CONSTRUCTION
MANAGEMENT GUIDELINES**



OFF-LEASH DOG AREAS

WILDLIFE: FREQUENTLY ASKED QUESTIONS

WHY ARE BIOLOGISTS RECOMMENDING A HARD EDGE? WHY HAS THE APPROACH TO WILDLIFE CHANGED?

A soft edge approach to wildlife corridor design was the primary recommendation when the 2004 Resort Centre ASP was approved. A soft edge leaves development areas adjacent to corridors with as much space as possible by allocating low density uses, such as a golf course, into those areas. The assumption was that a buffer is required to reduce sensory disturbance and to facilitate movement in the corridor so wildlife could avoid human developments.

Project wildlife biologists no longer recommend the soft edge approach to mitigate negative human-wildlife interactions. Research and experience in the Bow Valley has shown the soft edge compromises the functionality of wildlife corridors due to increases in negative interactions between humans and animals like elk, grizzly bears, and cougars that frequently select for soft edges.

Experts dealing with human wildlife conflict on a regular basis have highlighted the importance of mitigating human - wildlife interaction through a hard edge approach. In TSMV, this hard edge will be achieved by constructing a wildlife fence along corridor edges.

DID THE PROJECT TEAM LOOK AT ALTERNATIVES TO A WILDLIFE FENCE?

Yes, the Project Team explored several alternatives to the proposed wildlife fence including:

- A wildlife permeable fence (post and rail) that serves as a visual cue to people that they are entering a wildlife corridor.
- High density development adjacent to the wildlife corridor
- A partial wildlife fence that would not surround the entire developed area

The Project Team and Golder met with wildlife managers and fencing experts from Parks Canada, and Alberta Environment and Parks to review options. The experts indicated that the proposed wildlife fence would be the most effective option.

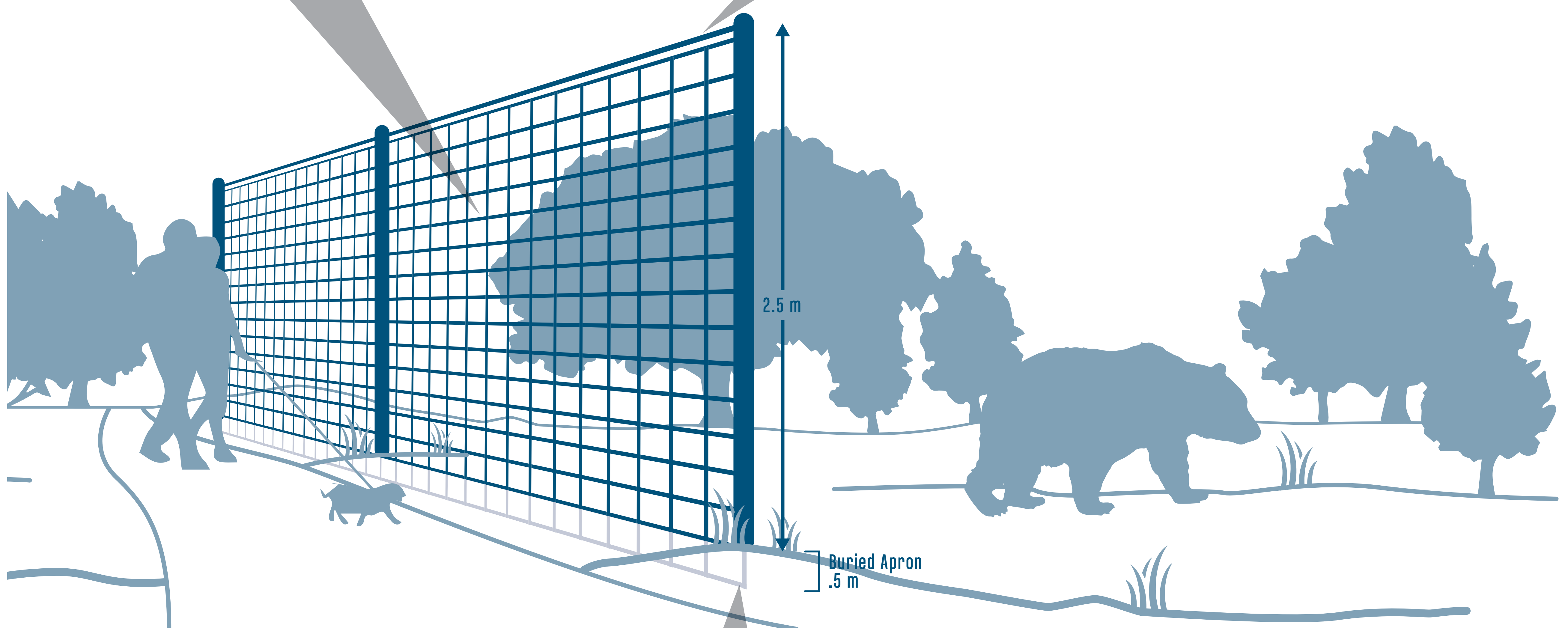
Specifically, the aforementioned experts indicated that a post and rail fence would require heavy enforcement to deter people from entering the wildlife corridor while a partial fence would do little to prevent wildlife from entering the developed area. Additionally, the fencing experts indicated that given the high level of adaptability of wildlife in the Bow Valley, a high density development adjacent to the wildlife corridor may not be the most effective way to prevent wildlife from entering the developed area.

WILDLIFE: FREQUENTLY ASKED QUESTIONS

WHAT WILL THE FENCE LOOK LIKE AND WHERE WILL IT BE LOCATED?

The proposed wildlife fence is similar in design to the fence used in Banff National Park and along the TransCanada Highway.

High tensile top wire to help minimize damage from falling trees.



TSMV has worked with adjacent land owners to ensure that a comprehensive and holistic solution is applied to not only Smith Creek and Resort Centre, but also to the lands already developed with residential homes and the Stewart Creek Golf Course — making the TSMV safer for wildlife and humans overall.

Buried apron to prevent wildlife from digging under the fence.

Culverts, gates, jump-outs, electro-mats, or cattle guards will be proposed for roads, creeks and rivers in areas where wildlife may attempt to enter the development area. These details will be proposed at a later stage, such as a part of the land use and/or subdivision process.

WILDLIFE: FREQUENTLY ASKED QUESTIONS

IF ALL OF THREE SISTERS IS FENCED, HOW WILL RESIDENTS AND VISITORS ACCESS THE TRAILS ABOVE THE WILDLIFE CORRIDOR?

Pedestrian and bike access through the wildlife corridor will be directed to designated Provincial trails so full access to Canmore's favorite trails will continue. Gates through the fence on designated trails will provide access through the wildlife corridor to approved Provincial trails above the corridor, such as the Highline Trail.

WHO WILL PAY FOR THE FENCE?

TSMV (or the developer) will pay for the cost to build the fence. After the fence is completed, it would be transferred to the Town or a community association to maintain. The Town is currently exploring maintaining the fence; however, this decision is subject to Council approval.

WHEN WILL THE FENCE BE BUILT?

The wildlife fence will be phased in with development, and will surround the developed portions as completed. The fence will be monitored to support adaptive management.

HOW WILL INTRUSIONS BE DEALT WITH?

Even with a fence, intrusions are inevitable and, therefore, attractant management is an important component of the wildlife mitigation strategy. Swing gates and/or jump-outs will be installed along the fence to facilitate the removal of wildlife from the developed areas should they get inside the fenced area in the same manner that wildlife issues are currently resolved in Canmore.

WILDLIFE CONSIDERATIONS IN THE SMITH CREEK ASP: WHAT WE HEARD

The following are the key wildlife considerations that informed the proposed wildlife mitigation strategy.

- The “soft edge” approach to corridor management is not effective in preventing wildlife from entering developed areas.
- There is frequent and disruptive human use in the wildlife corridors.
- There are unmanaged wildlife attractants that draw wildlife into developed areas.
- There is a lack of education and signage related to appropriate human use of, and behaviour in, the wildlife corridor.
- There is a need to minimize sensory disturbances in areas adjacent to the wildlife corridor.
- There is concern regarding steep, 25 degree slopes and wildlife corridor functionality.

The Environmental Input Statement (EIS) provides a series of recommendations to address many of these concerns in the developed area. The concern related to wildlife corridor functionality is out of the scope of the EIS; however, data from the Bow Valley shows that, while wildlife prefer flatter areas, use of corridors does not stop in sloped areas of more than 25 degrees.

Wildlife has been a key consideration for the planning team and the community from the beginning of the Smith Creek ASP Project. The proposed wildlife corridor alignment and wildlife mitigation proposals have been informed through the following:

- Conversations with Alberta Environment and Parks.
- Meetings with stakeholders.
- Consultations with Project Biologists (Golder Associates).
- Smith Creek Community Advisory Group (CAG) input.
- Discussions with Canmore residents through a series of small-group Community Conversations.

HOW DID WE USE COMMUNITY FEEDBACK?

Since the beginning of the Smith Creek collaborative process and the Resort Centre ASP amendment process, the Project Teams have been involved in discussions related to wildlife mitigations with the Smith Creek Community Advisory Group (CAG), stakeholders and the community. These conversations have informed the wildlife mitigation strategies proposed in the Smith Creek ASP. Feedback from the community included the following:

- **Provide strong alternatives to recreating in the wildlife corridor:** we heard that designated trails and off leash dog areas within the developed area would be important amenities for reducing human use in the wildlife corridors. This is reflected in the Smith Creek land use concept through the provision of a multi-use trail network within the developed area.
- **A full wildlife fence is more effective than a hard edge using buildings, a partial, or permeable fence:** we heard that a complete loop of wildlife fencing is most effective for limiting wildlife intrusions. TSMV was able to work with adjacent land owners to mitigate existing and proposed TSMV development areas by working with the Stewart Creek Golf Club.
- **The wildlife fence should, where possible, tie back to the transportation fence at all times:** we heard from wildlife experts, environmental stakeholders and the community that gaps in the fence would result in a less effective fence.
- **The wildlife fence will only be effective if it is implemented as part of a broader strategy including attractant management:** We heard that wildlife intrusions are inevitable and, therefore, it is important for residents to limit attractants (such as fruit bearing trees and bushes, pet food and barbeques) that entice wildlife to cross the fence. Policies in the Resort Centre ASP amendment reflect attractant management guidelines and TSMV will continue to address this through landscaping and construction management guidelines. The Town is also examining a new animal attractant bylaw to improve attractant management in the entire Town, including TSMV.
- **The use of the term human-wildlife “conflict” is a value-laden term:** We heard that the term “conflict” has a different, more negative connotation to the community than to those using it in a technical manner. The Project Teams now uses the phrase human-wildlife interactions.

For more information on how feedback was used, please ask the information session staff.

WHERE WOULD THE WILDLIFE FENCE BE LOCATED?

