

Plains West Planning Status Reports Introduction

I see the following as the current major issues. There are probably more but these are significant:

Will the Town increase the amount of commercial land in the Village Centre which is a deal breaker for Steven? Larry Slonim has calculated the actual amount of commercial land use dedicated in the Village Centre:

- *“Original ASP submittal had 5.8 acres of strictly retail commercial use (including food). There were 3.4 total acres identified as Office, Church and Assisted Living. I would not categorize either Church or Assisted Living as “Commercial” uses. So, we have about 6.5 acres of Commercial Village, NOT the 10 that has been referred to [.]” (Larry Slonim)*

At what level of detail will a TIA be required? It looks like Henry VanderPyl from Associated Engineering wants to use the requirements established in the City of Lethbridge. (I have downloaded these and can forward to anyone who needs them) Which is the Town’s access preference to 26th Ave. - and what are they prepared to do to acquire it?

What new/ revised engineering information is required:

- available capacity of the sewage treatment plant;
- the degree of LID they will accept or that we are now prepared to provide
- water availability

The lot coverage for single family dwellings, although not a major issue, is important so that D2S Farms can provide the range of housing being proposed
Simplifying the plan while maintaining its integrity

A more through evaluation of issues and possible changes to the plan can be found in:

8/31/08 Status Report 1 - Plains West Planning Meeting Notes & Outcomes from August 7/08 Meeting with Town of Nanton Administration and Consultants from Associated Engineering, Oldman River Regional Services Commission and the D2S Farms Project Team.

And

8/31/08 Status Report 2 - Area Structure Plan Document Review [August 13/08 Plains West Planning meeting with Gavin Scott - Oldman River Regional Services Commission]

It is difficult to be precise when estimating how much time to allot for finishing-off the ASP for submission to the Town of Nanton. Assuming the Project Team can nail down the Town on the major issues, I believe that I could accomplish writing the 2nd Edition in approximately 15 to 20 hours. This will require that I have all of the information from all of the other consultants as well. All material that does not have to be in the ASP itself but that is germane to the plan, should be relegated to a companion volume.

We have to allow time for proper proof-reading and report preparation (table of contents, formatting, page numbering, section dividers etc.) as well as printing time and costs. The first Edition of 30 copies cost \$2,300 (CDN) and took the printer about 3 days to assemble.

George Kuhl,
Plains West Planning