

Standing Committee Comments & Questions

The Community Infrastructure & Strategic Growth Committee reviewed the proposed Land Use Bylaw Amendment to redistrict approximately 24.91 ha (61.55 ac) of land to reflect the next phase of land use approved for the Key Ranch Neighbourhood. The discussion was focused on the EP, Environmental Protection District and its intended use(s).

The Committee voted unanimously in favour of the proposed amendment, recommending that the bylaw be adopted by Council. Questions/comments discussed by the Committee are listed below. Staff responses are included, along with supplementary information added post-meeting:

1. There was a question about the portion of land that has been designated to be environmentally protected (EP) and if it is going to remain as a naturalized area or if it can be used for recreation activities (i.e. tobogganing)?

Administration Meeting Response:

The *EP, Environmental Protection District* is represented by the dark green portion of land spanning north to south on the land use map. It essentially represents the significant slope (falling west to east) and will be left as a naturalized area. The only development that will occur is the placement of a pathway through the area for users to enjoy. Tobogganing would not be the area's intended use.

The EP area will be designated as Environmental Reserve, the specific use of Environmental Reserve is governed by the Municipal Government Act and the City's own Environmental Reserve policy. The main intent is for the area to remain as naturalized as possible.

Administration Additional Context Response:

The area slated for *EP, Environmental Protection District* includes significant slopes (>15%) that contain native grassland. The area is contiguous with the parcel to the north, ensuring that both areas can be utilized by wildlife and vegetation. This area will be partially regraded to work with the surrounding grades and installation of pathways to enhance public enjoyment with disturbed areas being reseeded with natural vegetation.

In all, the area will enhance the native grassland in the area as a means of integrating the city's natural areas, supporting wildlife habitat and the ecological inventory of the City of Airdrie, while providing access to residents to interact with nature.

Activities such as tobogganing would be challenging on the escarpment as the slope falls directly into the rear yards of private homes of Phase One development in Key Ranch.

