



## OPEN HOUSE – Meet & Greet with Town Council

Town Council invites the public to attend an open house to meet with the Councillors and discuss the current “Development by Design” area structure plan project for North Point ASP.

The open house will be held at the Claresholm Town Office (111, 55 Ave W) on February 12, 2024, from 6-7 pm. There will be a short presentation from the consultants working on the project, and an opportunity to speak with Councillors and Town Administration afterwards.

The Town of Claresholm has been working towards the goal of planning for future development and providing opportunities within the community for residential and commercial growth. The first step is to create an area structure plan (ASP) with supporting documents. This allows the Town to plan for development and carry out all the appropriate steps (statutory plans/studies) that are required.

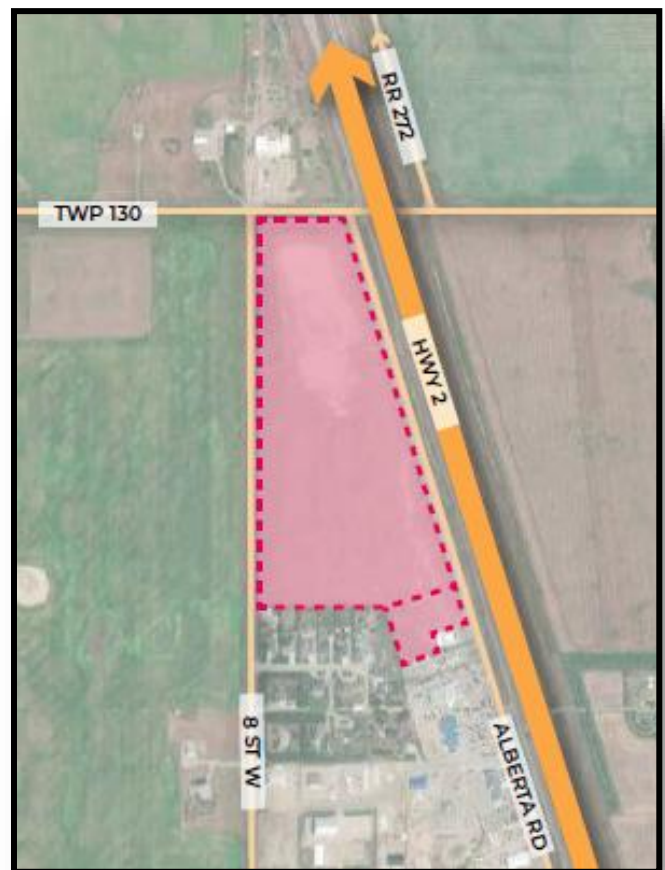
The ASP is partially funded by the Northern and Regional Economic Development (NRED) grant program. NRED was established by the Alberta Provincial Government to enhance economic conditions and leverage regional resources to build capacity for sustainable economic development and diversification. The Town was successful in receiving the grant for the “Development by Design Project”. This project will provide the planning framework for approximately 38 acres of residential/commercial land.

The project deliverables are as follows:

- Land Use Policy & Regulation
- Best Use of land
- Ideal Density of Assessment
- Development Phases
- Market Analysis & Strategic Recommendations
- Area Concept Plan
- Area Structure Plan







An ASP allows prospective developers to anticipate the land uses within an area. The ASP acts as a high-level blueprint for a particular area, streamlining future subdivision applications to comply with the needs and goals of development. The ASP includes the sequence of development proposed for the area, the density of development proposed for the area, and the general location of transportation routes and public utilities.

The Town Administration, members of Council, and the consultants from Associated Engineering will be in attendance to present the project. Council is committed to positioning Claresholm for future growth and development. This will give the public an opportunity to provide feedback and ask questions regarding this project.



Below is the proposed land use concept for the ASP with notes providing a brief description of each use.



LEGEND	
	MEDIUM DENSITY RESIDENTIAL
	HIGH DENSITY RESIDENTIAL
	HIGHWAY COMMERCIAL
	RECREATION, PARKS AND OPEN SPACE
	ROAD RIGHT-OF-WAY
	PUBLIC UTILITY LOT

#### Medium Density Residential

- Housing Form - Semi-detached
- Potential to be developed for private ownership or rental.
- Homes to front onto internal roadway with landscaped boulevard along 8th Street West to create a buffer/separation.

#### High Density Residential

- Potentially a mix of ground-orientated town homes and low-rise walk-up apartments.
- Potential to be developed for ownership or rental.

#### Highway Commercial

- Continue same road profile for Alberta Road
- Uses to be larger in scale and intended to serve the local population and travelling public.

#### Recreation, Parks, and Open Space

- Serves as a transition space between residential and commercial districts.
- Offers options for alternative transportation modes and routes through development of pathways that connect to the Town's existing trail network.
- The larger open space area would be used for passive recreational space.
- Potential amenities could include play structures, pathways, benches, garbage receptacles, outdoor exercise equipment, sports courts, open fields, community garden, and a gazebo or small gathering area.
- The public utility would be used as a dry storm pond.