Town of Spirit River: CN Lands Development Planning Survey

Overview

In Fall 2023, the Town acquired several parcels of land in town from Canadian National Railway (CN) Company. All the parcels are currently vacant and have been consolidated into 3 pieces, with a combined area of 17.75 acres (7.18 hectares). Another small piece of land (0.14 acres), also vacant, was donated by United Farmers of Alberta (UFA) to the Town, on condition that it is used as green space. All 4 properties are located adjacent to 52 St, 50 St, and 47 St, near Highway 49.

Before the lands could be put to any uses, it is important to develop a Plan for the area. In doing so, Council has decided to provide residents and stakeholders with the opportunity to provide input into the Plan process. This is to ensure that the lands are put to uses that would benefit the community at large. The following survey is intended to allow residents and other stakeholders to contribute by sharing their perspectives on the land use concept. The outcome of the survey will help in deciding how the area should be planned and the lands allocated.

Responses to this survey are confidential and any results published will maintain anonymity. If you have any questions about the survey or the Plan Process, please contact the Chief Administrative Officer Steve Jack at the Town Office at 780-864-3998.

Please complete and return this questionnaire to the Town Office no later than March **30, 2024.** You can also complete the survey online at https://www.surveymonkey.com/r/L3LKVMX
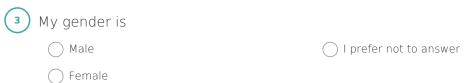
Thank you in advance for your input!

Location Context

1 **I am a**

- ○ Town Resident (but not a business owner)
- ○ Worker (but not a Town resident)
- ○ Business Owner
- ○ Representative of a community group or organization
- ○ Other (please specify)

2 **I am**

- ○ 0 - 14 years
- ○ 45 - 54 years
- ○ 15 - 24 years
- ○ 55 - 64 years
- ○ 25 - 34 years
- ○ 65+ years
- ○ 35 - 44 years

3 **My gender is**

- ○ Male
- ○ I prefer not to answer
- ○ Female

4 My household could be described as

○ Single, no children   ○ Couple with children

○ Couple, no children   ○ Seniors household

5 What type of land uses would you like the Town to allocate the newly acquired CN lands for?

○ Residential uses (or Housing) only

○ Commercial Uses only

○ Recreation Uses only

○ Institutional Uses only (e.g. School, Community Hall, Firehall, etc)

○ Industrial Uses only

○ Mixed land Uses (Residential, Commercial, Recreation, etc)

○ Other (please specify)

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6 If you selected Mixed Land Uses above, please give a general breakdown of each type of land use you prefer see (excluding areas that cannot developed or need to be used for infrastructure and utilities, such as roads, water and sewer lines)?

○ Residential 60%; Commercial 20%; Recreation (10%); Institutional (10%); Industrial (0%)

○ Residential 50%; Commercial 20%; Recreation (10%); Institutional (10%); Industrial (10%)

○ Residential 40%; Commercial 20%; Recreation (20%); Institutional (10%); Industrial (10%)

○ Residential 30%; Commercial 20%; Recreation (20%); Institutional (20%); Industrial (10%)

○ Other (Please provide your breakdown and reasons).

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7 What type of housing would you like to see developed in the area? Please check any or all that apply.

- ☐ Single Detached Dwelling
- ☐ Duplex
- ☐ Multi-unit Housing (Triplex, Fourplex, Apartment)
- ☐ Manufactured Home
- ☐ Seniors housing
- ☐ Group Home
- ☐ I prefer not to see any residential uses in the area.

Other (please specify)

[   ]

8 What type of commercial land uses would you like to see developed in the area? Please check any or all that apply.

- ☐ Restaurant
- ☐ Retail Store
- ☐ Gas station
- ☐ Personal services
- ☐ I prefer not to see any commercial uses in the area.
- ☐ Other (please specify)

[   ]

9 Would you like to see any mixed residential and commercial land uses, such as storefronts with apartments on top, in the area?

- ○ Yes
- ○ No
- ○ Please provide any comments

[   ]

10 What type of institutional land uses would you like to see developed in the area? Please check any or all that apply.

- [ ] School
- [ ] Firehall
- [ ] Post Office
- [ ] Community Hall
- [ ] I prefer not to see any institutional uses in the area.
- [ ] Other (please specify)

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11 What type of recreational land uses would you like to see developed in the area? Please check any or all that apply.

- [ ] Sidewalk
- [ ] Park
- [ ] Walking trail
- [ ] Playground
- [ ] Streetscape (benches, trees, planters, etc)
- [ ] I prefer not to see any recreational uses in the area.
- [ ] Other (please specify)

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12 What type of industrial land uses would you like to see developed in the area? Please check any or all that apply.

- [ ] Truck Stop/Parking
- [ ] Auto repair
- [ ] Car/Truck wash
- [ ] Contractor services
- [ ] I prefer not to see any industrial uses in the area.
- [ ] Other (please specify)

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13 Would you be interested in attending a future Open House to see the proposed plan for the area?

○ Yes

○ No

14 Please leave any additional comments or suggestions you have.

[   ]