

April 7, 2017

Chris Ollenberger
Three Sisters Mountain Village Properties Ltd.
c/o Quantum Place Developments Ltd.
203, 1026 16 Avenue NW
Calgary, AB T2M 0K6

Dear Mr. Ollenberger:

Subject: Request for Additional Information

Alberta Environment and Parks staff have reviewed the Three Sisters Mountain Village Properties Ltd. (TSMV) Smith Creek Wildlife Corridor Application dated January 26, 2017. As a result of our review I am requesting the following information to assist me in the decision making process. Your response is requested in writing by April 18, 2017 if possible.

Please note that this letter and the TSMV response will be posted for public viewing on the AEP webpage that has been established for your application (<http://aep.alberta.ca/about-us/public-engagement/public-comments.aspx>).

A. The Width and Slope of the Proposed Corridor

1. Section 3.2 and Section 4.4.3 of the application state that the proposed corridor has a minimum width of 470m with a slope of less than 25 degrees. Please provide the detailed methodology of how TSMV calculated and mapped slope in its application and how TSMV arrived at the 25 degree slope line as depicted in Figure 2 of the application.
2. Please provide a map that depicts the slope of the land within the proposed corridor. For example, slope could be categorized in 5 degree intervals and color coded as such.
3. Section 4.4.7 states that no substantial cliffs or other topographical features that would create barriers to wildlife movement are present. However, an area of discontinuous steep terrain exists at the eastern end of the proposed corridor immediately west of Thunderstone Quarry, potentially presenting a barrier to wildlife movement at that location. Please provide additional rationale as to why TSMV believes that this area of the corridor will not be a barrier to wildlife movement. Please indicate if this area could be a barrier for certain species, or age and sex classes within species.
4. The application cites a study from the Cascade Corridor in Banff as a means to indicate preference for wildlife to travel on steeper slopes. AEP staff believe that the Cascade study results indicate that wildlife movement is focused on flatter areas in narrow sections between the slope faces and the TransCanada Highway. Please provide

additional rationale as to why TSMV believes that the Cascade Corridor study provides evidence for use of steeper slopes by wildlife.

5. In Section 4.5, the Stewart Creek Across Valley Corridor averages over 354m in width and in places is only 293m wide. The application describes this Across Valley corridor as being at higher risk of being ineffective due to development on both sides and being relatively narrow in width. Furthermore, the Three Sisters Parkway is proposed to be built through the Across Valley corridor. Please provide clear rationale as to why TSMV believes that this area of the corridor will be adequate to maintain wildlife movement through the cross valley corridor, and what mitigation will be proposed to ensure movement of wildlife.

B. Displacement of Wildlife Due to Human Disturbance (Zone of Influence)

6. Please provide detailed information regarding anticipated wildlife displacement caused by human disturbance, including:
 - a. How close housing and associated municipal buildings will be to the wildlife corridor.
 - b. The potential for human activity within the proposed development area to displace or deter wildlife from using the proposed corridor, including possible impacts to different species and age/sex classes of those species.
 - c. Any available scientific information regarding flight distances and zone of influence for relevant wildlife species in the Bow Valley.
 - d. A description of any mitigation that TSMV plans to implement to ensure that wildlife is not displaced from the proposed corridor by human activity within the proposed development area.

C. Wildlife/Human Interaction Prevention Plan

7. Please provide a Wildlife/Human Interaction Prevention Plan (WHIPP). If TSMV is relying on the existing WHIPP (2004), please confirm that is the case and provide a copy of that for our review.
8. Many aspects of mitigating impacts to wildlife both within the wildlife corridor and within the municipal development area will depend on education programs, by-laws and enforcement by the Town of Canmore. Please provide a description of any discussions and/or commitments between TSMV and the Town of Canmore related to how impacts to wildlife at Smith Creek will be mitigated after the development is built.

D. Firesmart

9. Providing a gap between the forest and the development area that is consistent with the recommendations of the Firesmart program helps ensure the safety of residents in the event of a forest fire. Please describe TSMV's understanding of where "Firesmart" areas will be located, what changes to the vegetation within the corridor are expected due to "Firesmart", and what impacts this may have on the use of the corridor by wildlife.

E. Habitat Enhancements:

10. Section 5.1 discusses habitat enhancements as a tool, but does not suggest where or when or how habitat enhancement should be used within the application. Please provide greater detail on if habitat enhancements will be implemented by TSMV, and if so, what will be done and when.

F. Corridor Land Designation:

11. What ownership or protective designation does TSMV propose for the wildlife corridor land if the application is approved?

Sincerely,

Original Signed By: Roger Ramcharita
Regional Director, South Saskatchewan Region
Alberta Environment and Parks