

BLUE RIDGE AREA STRUCTURE PLAN (ASP)

What We Heard Report #2



May 2026

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1. ENGAGEMENT EVENT

OPEN HOUSE #2

Woodlands County hosted a come-and-go open house on May 26, 2026, between 4:00 pm and 7:00 pm for residents of the Hamlet of Blue Ridge at the Blue Ridge Community Hall.

A series of static displays were arranged around the main hall providing information on the project (see Appendix 1).

Three Woodlands County Planning Services department representatives attended along with two residents. Feedback received is summarized in Section 2.

2. WHAT WE HEARD

The attendees provided supportive responses to the information provided on the display boards.

One attendee commented that although they did not participate in the survey, the sentiments captured from the survey responses (Figure 1) resonated with them.

The project team accepts this feedback as confirmation that the assumptions developed from the survey responses are accurate, although additional feedback from community members on the survey outcomes is welcome.

Figure 1 Survey Assumptions



Hamlet of Blue Ridge
Area Structure Plan

WHAT WE HEARD SUMMARY

The community values the **small, quiet, close-knit community** feeling of Blue Ridge.

The community values Blue Ridge's proximity to outdoor spaces and the related **recreational opportunities**.

The community values **clean, tidy, and respectful** neighbourhoods.

The community values its **youth, seniors and volunteers** and wants **more activities**, services and supports for these groups.

The community really wants to see a new **general/convenience store** be developed.

The community feels the **old school site** is a good location for some sort of redevelopment, possibly for seniors' housing.

The community wants some new **business development** that could benefit the community.

The community wants some new **recreational development** to support the community.

The community wants more **housing options** for seniors to support ageing in place.

Some members of the community want **no changes** and do not want any new development.

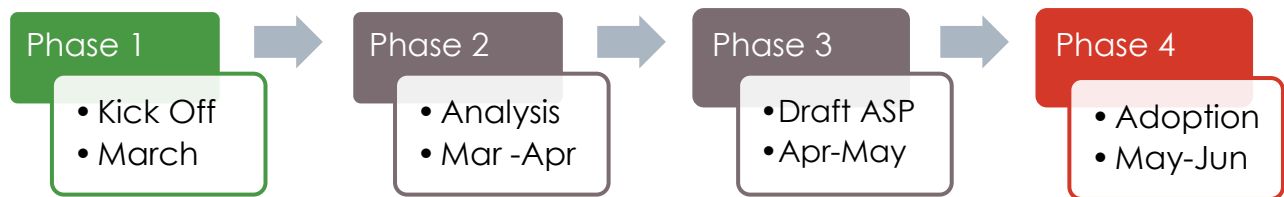


For more information visit the project webpage:
woodlands.ab.ca/p/blue-ridge-area-structure-plan



3. NEXT STEPS

The Area Structure Plan project has four main phases, and we are now moving into Phase 3, drafting the ASP document, including creating policies to reinforce and help implement the assumptions arising from the survey.



APPENDIX 1: OPEN HOUSE MATERIALS



Hamlet of Blue Ridge Area Structure Plan

PROJECT INFORMATION

Woodlands County is developing an Area Structure Plan (ASP) for the Hamlet of Blue Ridge to guide future development.

To stay up to date on project information visit the project webpage

<https://woodlands.ab.ca/p/blue-ridge-area-structure-plan>



For more information contact:



Planning & Development Department

planning@woodlands.ab.ca

780-778-8400

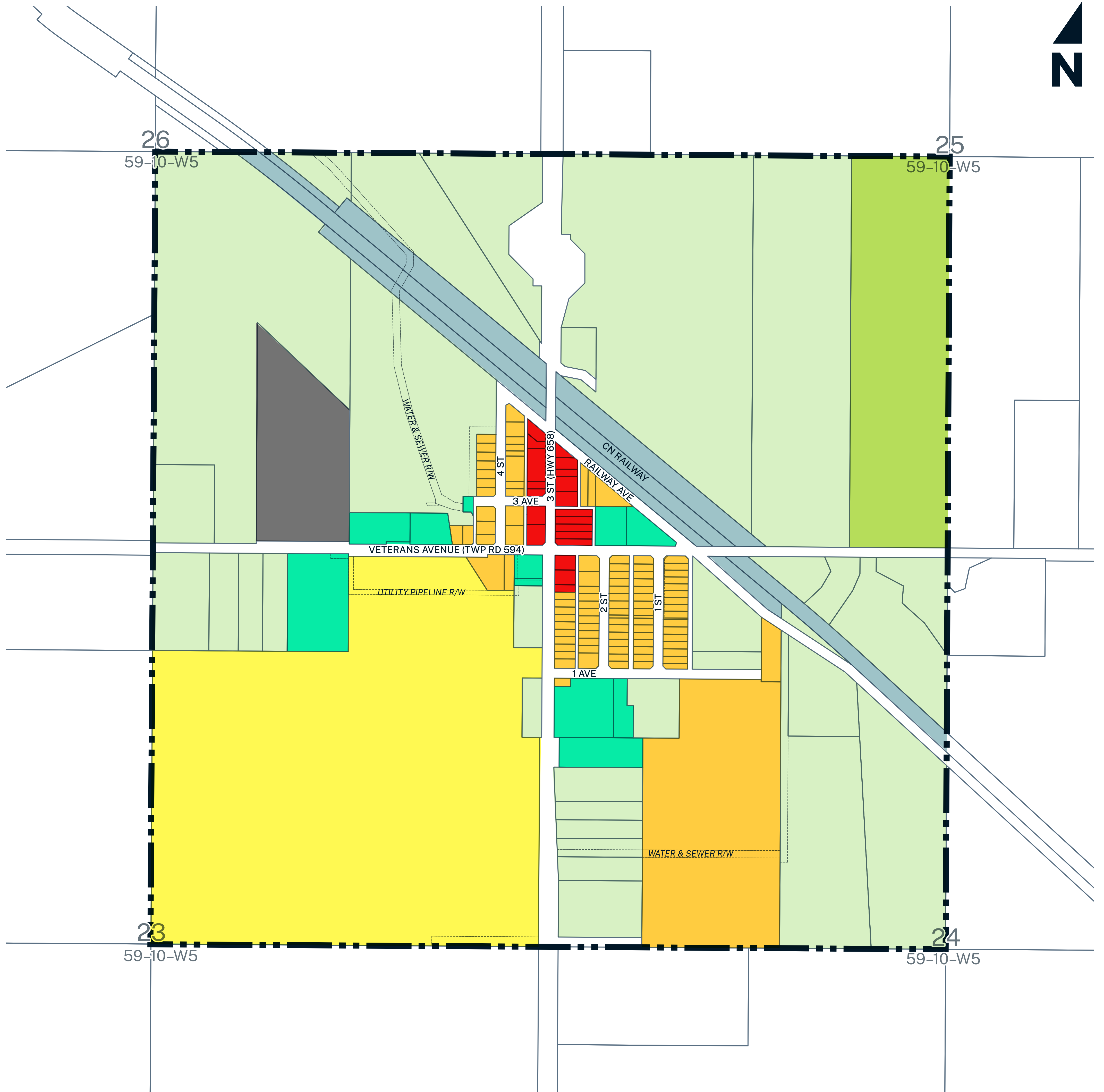


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EXISTING LAND USE



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LEGEND

- A** Agriculture
- CR** Country Residential
- HR** Hamlet Residential
- HC** Hamlet Commercial

- PI** Public/Institutional
- R** Reserve
- DC** Direct Control
- Alternate Jurisdiction





BIOPHYSICAL MITIGATION



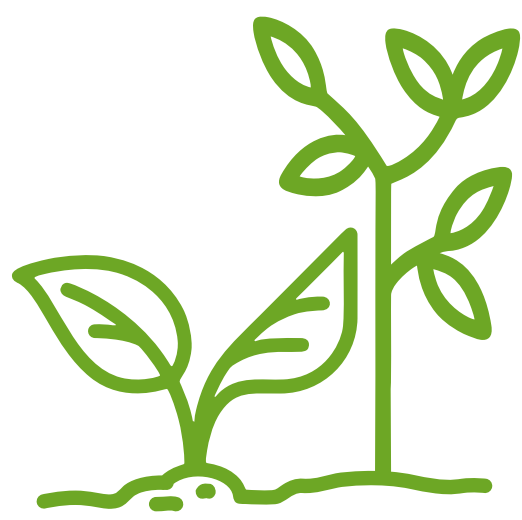
Wetlands

- Most desired option is wetland avoidance.
- Mitigations are second preference and include setbacks, reducing footprint design, timing restrictions, and BMP.
- Last resort is wetland replacement.
- Avoid changes to surface water drainage outside of ASP boundary.
- Incorporate wetlands into development design, where possible.
- Construction best practices.



Watercourses, Fish & Fish Habitat

- Work near Class C watercourses must comply with Code of Practice for Watercourse Crossings.
- Use isolation techniques to separate construction activities from flowing water.
- Undertake work outside restricted activity period, April 16 to June 30.
- Determine if a DFO Request for Review application is required.



Plant & Plant Habitat

- In-field assessment to confirm if any new Sensitive Element Occurrences are present in the development area.
- Prevent the spread of noxious weeds by avoiding disturbance of existing weed patches, cleaning equipment and inspecting for weeds prior to commencement of development.



Wildlife & Wildlife Habitat

- Wildlife sweeps within 10 days of onset of construction.
- Migratory bird nest sweep within 10 days of onset of construction if work happening with peak season April 15 to September 1.
- Stop project activities if active nest(s) found and contact environmental professional to develop site-specific mitigations.





GEOTECHNICAL CONSIDERATION



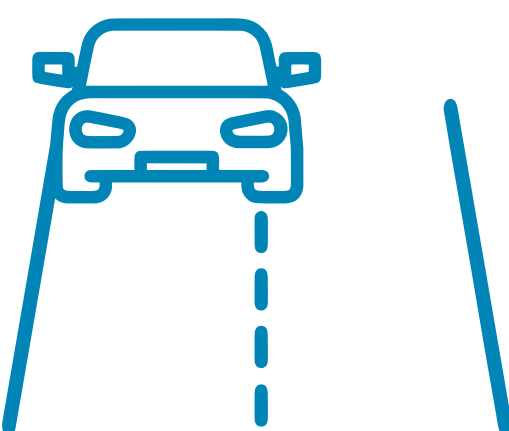
General Development

- Near surface soils should have adequate bearing capacity to support single detached housing and commercial/industrial developments.
- Shallow footings and pile foundations generally suitable for lightly and heavily loaded foundations, respectively.
- Basement excavations should be feasible although seepage and sloughing may be encountered in some areas where saturated sand deposits are encountered.
- Temporary de-watering may be required for basement excavations extending to below the water table.
- Low-lying areas may require development restrictions due to high groundwater table.
- Underground basement structures in these areas may require sub-drainage systems to manage long-term groundwater seepage.



Underground Utilities

- Soils within utility trenches 3 to 4 m depth below grade are expected to be clayey and/or sandy soils which can be readily excavated with standard size equipment.
- Groundwater seepage from clayey soils may be encountered with conventional open trench excavations, but occurrences are expected to be limited and readily controlled using sumps equipped with pumps.
- Trenches encountering sand deposits and high groundwater table may experience significant water infiltration requiring water management and/or dewatering, flatter slopes and/or shoring.



Roads & Pavement

- Conditions for roads and pavement structures across the ASP study area are considered generally fair.
- Standard pavement structure and subgrades preparation should be feasible in most areas.
- In low-lying areas or where high groundwater table and very moist soils are encountered near surface soils will likely require strengthening and improvement.
- Moderate to high frost susceptibility and formation of ice lenses in the subgrade soils should be anticipated in areas with shallow groundwater table, particularly in sandy soils.
- During development, consideration should be given to raise the grades of low-lying areas and areas with near-surface sand deposits with engineered fill.
- Generally, a minimum of 1.5m separation distance is required between the water table and the underside of the road base structure.





WHAT WE HEARD

Summary

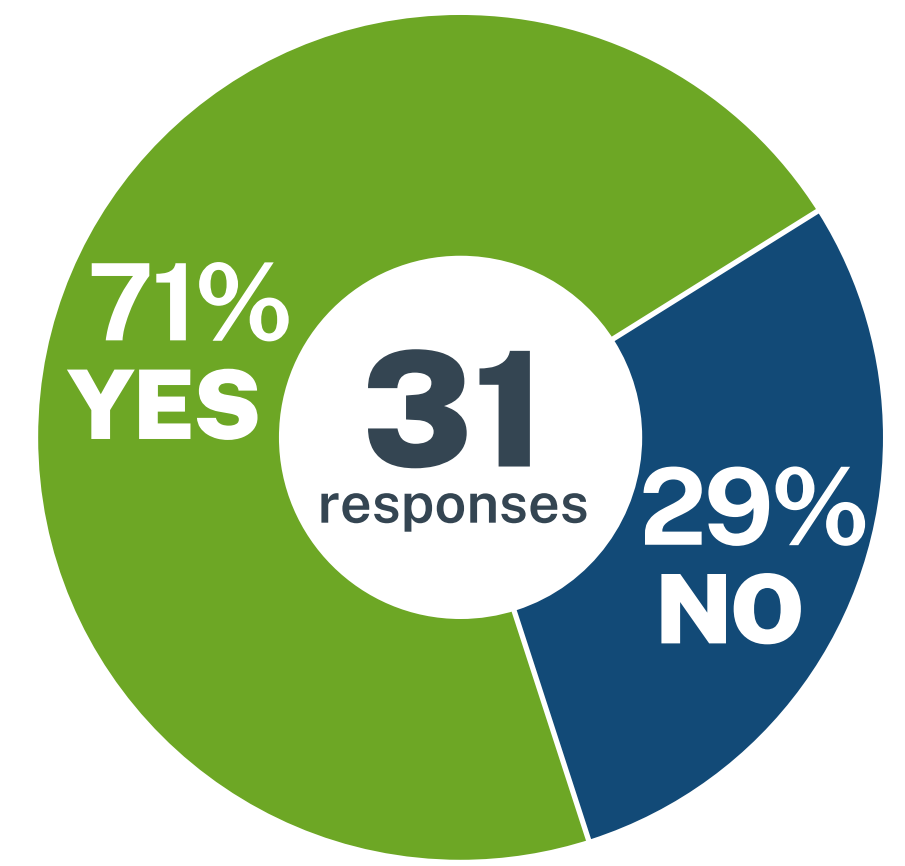
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- The community wants more **housing options** for seniors to support ageing in place.
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NOTE: While the intent of *Question 4* was to identify **specific locations** where residents would like to see new development take place, many of the responses appeared to be a continuation of *Question 3*. Those responses were also included in **blue** in the *Question 3* Word Cloud.

WHAT WE HEARD

QUESTION 1

Do you live
in Blue Ridge?



In the following Word Clouds the size generally represents the frequency of responses (larger font equals more mentions).

QUESTION 2

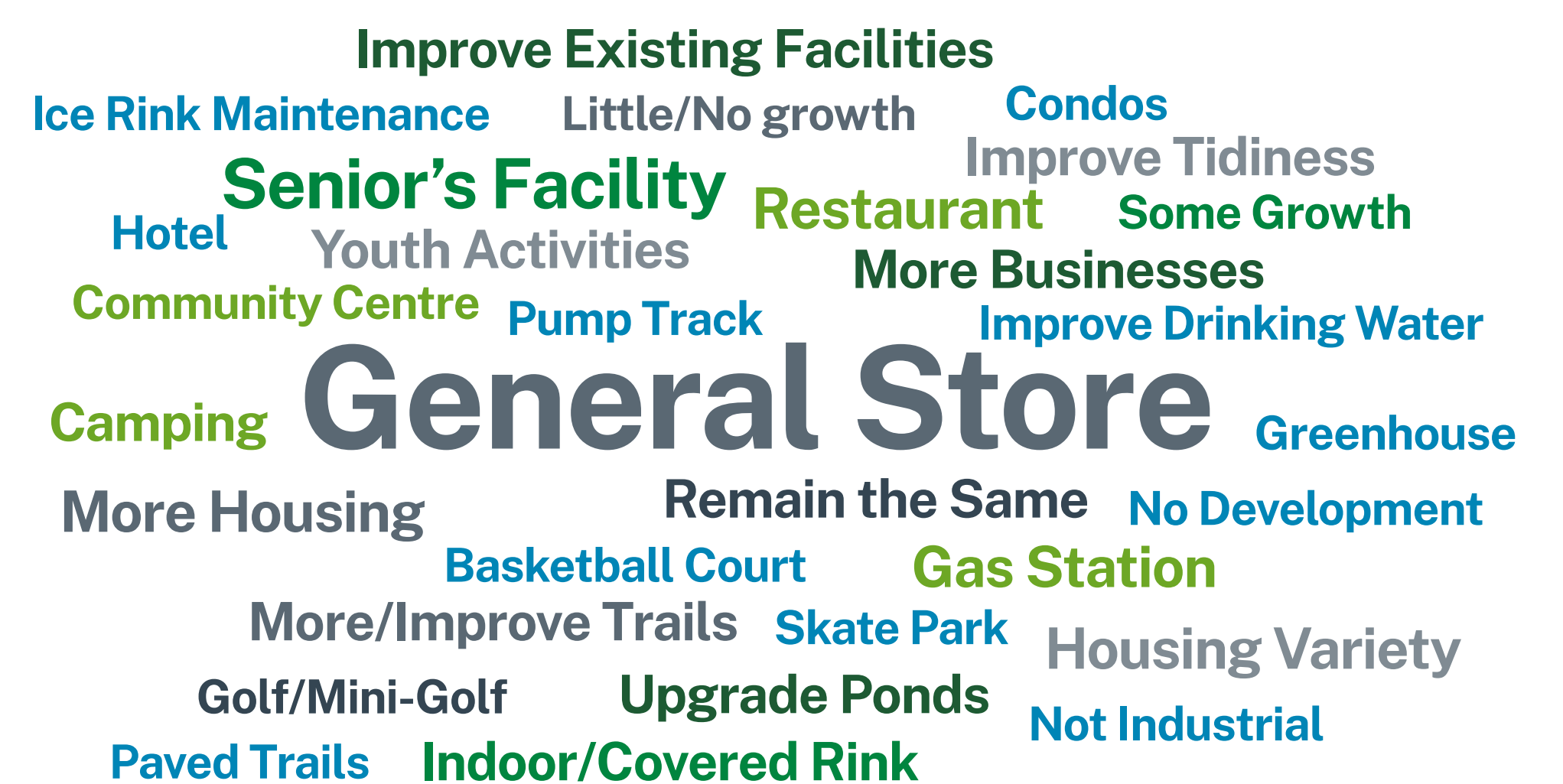
What are your top 3 'likes'?

Note: 'Facilities' also includes all mentions of the specific facilities shown in blue.



QUESTION 3

Dream/vision for the future Blue Ridge?



QUESTION 4

Where do you see future development?





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