



NANTON VISITOR INFORMATION CENTER (VIC) AREA CONCEPT PLAN

FINAL REPORT

"The Town of Nanton is a dynamic community with an ideal environment for living, working and doing business. Home to more than two thousand residents and a lively tourism industry, Nanton is the town to invest in. With rolling prairie to the east, the Canadian Rockies to the west, easy access to major cities in the north and a stone's throw away from the U.S. in the south, Nanton offers a small town lifestyle with global economic reach."
Alberta SouthWest Profile

SUBMITTED BY THE MUNICIPAL SERVICES (TMS)

JUNE 3, 2022

Nanton Visitor Information Centre Area Concept Plan

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1.0 INTRODUCTION:

The Town of Nanton is a thriving community in southern Alberta, with a location that is a logical stopping point for people travelling along highway 2, approximately half-way between the larger centres of Lethbridge and Calgary, and is the flow-through point from the prairies to the mountains. The Visitor Information Centre (VIC) site is immediately alongside highway 2 northbound, and is a great location to enable not only a rest stop, but also provide information about the Town, historic elevators, access to antique stores, bomber museum, and a feel for this warm, caring community

2.0 BACKGROUND

The Town of Nanton is in Southern Alberta's prime farming and ranching area, along the Highway 2 CANAMEX trade corridor, the major north/south trade corridor route in North America, as well as the major artery highway leading to the east/west transportation routes (Highway 533). The Town's history and mantra of "Authentic Alberta" highlights the community spirit and embracing of the past, but planning and looking toward a future that reflects and honors this spirit.



In the spring of 2022, the Town of Nanton received federal government funding for the installation of water and sewer lines to the east of the Visitor Information Centre (VIC) site, located along northbound Highway 2 between 19th and 21st Street. This funding was intended to provide Town utilities to the east of Highway 2 as well as to support the installation of public washrooms adjacent to the VIC. There had been several previous attempts to upgrade this area as a support to residents and visitors, but each time investment was stalled due to a lack of a broader plan for the area. To ensure a coordinated and planned long-term approach to developing the space adjacent to the VIC, Nanton Town Council requested a concept plan be developed to guide decisions on future service amenities and capital investments in the space.

The Municipal Services (TMS) Group, a multi-faceted parks and recreation consulting firm based in southern Alberta, was engaged by the Town to develop an Open Space Area Design plan, including landscaping, amenities, and traffic and accessibility considerations. In partnership with Xyst, who provided the landscaping architectural services for this concept, the Nanton Visitor Information Centre Site Open Space Area Design concept plan was developed.

3.0 CONSIDERATIONS:

As noted in Foothills Tourism, *Nanton is on the way to everywhere and is the southern gateway to the foothills. With the surrounding prairies to the east and picturesque rolling foothills to the west, Nanton is a cool little town where history lives.* The Visitor Information Centre is an optimal stopping point located on a major traffic corridor that offers much potential to catch the eye of visitors and locals alike. An Open Area Concept Plan is a strategic component of the Town's plan to pique the interest of visitors, instill a sense of pride in residents, and advance the strong community of Nanton.

To develop the optimal concept plan for the residents and visitors of Nanton, the TMS Group reviewed key statutory and historic documents to help guide the Open Space Area design process. Statutory Plans, such as the Municipal Development Plan and the Land Use Bylaw, are adopted by Town Council to give direction for future growth of the town. Each plan has its own area, purposes, and policies that are used to guide decision-making for subdivision and development proposals. Additionally, the Town has adopted strategies such as the Parks Master Plan, the Economic Development plan, as well as engaging citizens through public consultation and surveys. Of note, the 2022-2025 Nanton Strategic Plan includes the VIC Site concept plan as a key objective.

Along with historical information, public input, and comparative/supportive information from municipalities across Alberta, the following key Town of Nanton documents were reviewed and considered during the planning phase:

- 2022-2025 Council Strategic Plan
- The Municipal Development Plan (MDP)
- The Land Use Bylaw (LUB)
- Parks and Recreation Master Plan
- The Town's Traffic Study of Highway 2 North

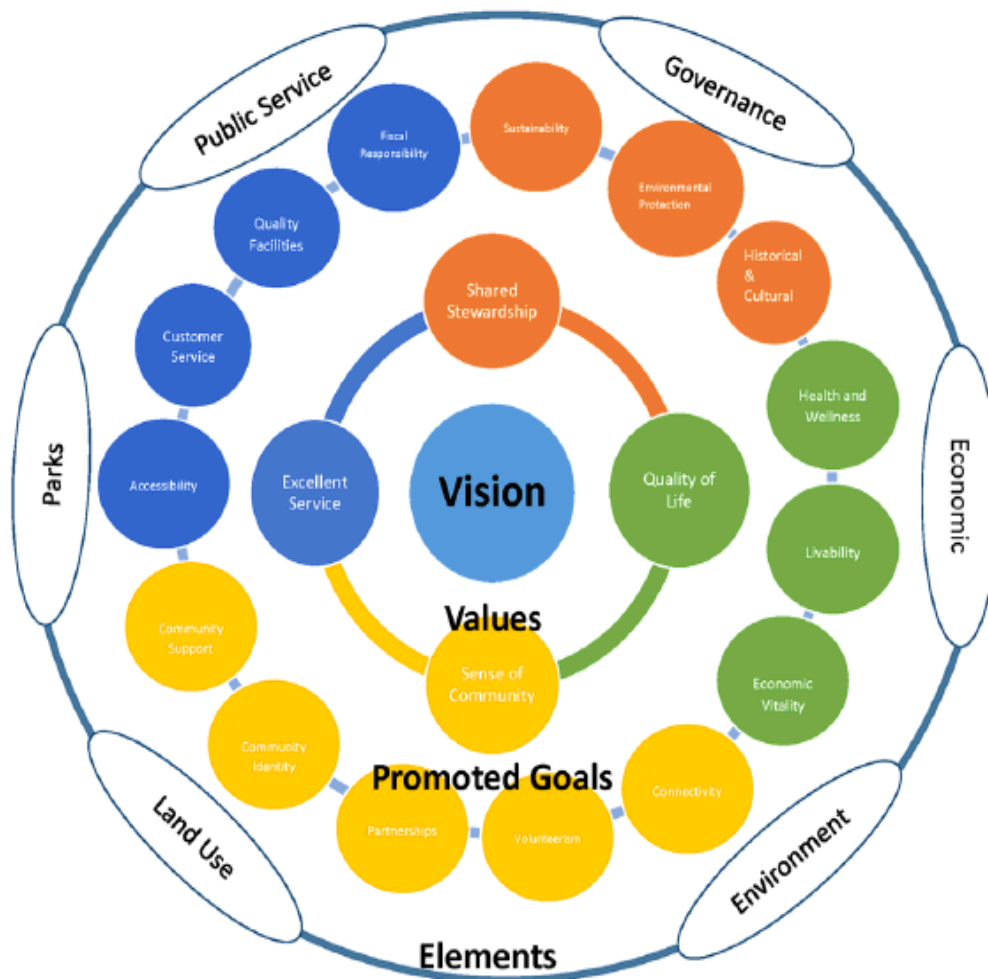
In addition to the above, the following factors were considered as starting points for the design:

- Multipurpose space - Where possible, the space should maximize use. Therefore, the site was planned to incorporate parking, summer festivals/ performances, the ability to gather, and stage vendors;
- Best value and use of space - there is both a quality of life and an economic development benefit to developing the space and these should be incorporated into the plan;
- Scaled implementation - the space should be designed so that, if necessary, the construction could be phased over time;
- Build on what is already there - in order to maximize the value of the space and keep costs as low as possible, the concept should take advantage of the natural elements and infrastructure that are already in place on the site;
- Cognizant of a historic past and working toward the future - Grain elevators and the VIC are key considerations - thinking long term, ensure that these two historic components are contemplated when creating the design;
- Safety of the public, including efficient flow of traffic, barrier-free design, and walkability;

- Perpetual operating costs - ensure that the long-term costs for operations, maintenance and lifecycle replacement of any built infrastructure are kept to a minimum;
- Respect and adopt appropriate components of previous plans;
- Incorporate historical elements into the concept plan; and,
- Maintain the rural character of the community.

The Town of Nanton's Vision- *a diverse, caring, and enjoyable community that works together for a thriving future that is inspired by and honors its past*- is achieved through the Values, Promoted Goals, and Elements outlined in the Municipal Development Plan 'wheel' (see below). It is clear to see how the VIC Open Space concept plan is a key initiative towards achieving several of the Promoted Goals of the Town, which in turn support the Values that lead towards the ultimate Vision for Nanton.

Map/Picture 1 – MDP Structural Wheel



As outlined, the improvements to the Nanton VIC Open Space Area design will support and make steps towards the long-term vision.

VIC Open Space	Promoted Goals	Values
Rest stop for travellers; improved access to downtown, shopping, services	Connectivity	Sense of Community
Signage, information boards; improved VIC access;	Community Identity	
Enhanced, accessible parking spaces; public washrooms;	Accessibility	Excellent Service
Public washrooms; safe, accessible parking	Quality Facilities	
Access to historic Nanton elevators; space to display historic artifacts	Historical & Culture	Shared Stewardship
Utilize existing amenities where possible;	Sustainability	
Provide travellers with unique stopping point	Economic Vitality	Quality of Life

4.0 PUBLIC CONSULTATION

The Town of Nanton recognizes the value of public participation in the decision-making process. Through their Public Participation Policy, the Town promotes creating opportunities for public participation in decisions that directly impact their lives and the future of the community.

The VIC Open Space Area Design included two phases of engagement. The initial stakeholder engagement took place in March, 2022, and involved approximately 25 discussions with neighboring landowners and key stakeholders identified by the Town of Nanton. These initial discussions were focused on what people wanted to see on the VIC site, such as where washrooms should be placed, ideas for historical components, and what other amenities could be on site. This feedback was provided to the landscape architect and was utilized in the development of the draft VIC Open Space Area Concept Plan.

The draft Concept Plan was then presented at an in-person Open House in Nanton on May 10, 2022, and online via the Town's website, where final feedback was gathered regarding:

- overall acceptance of the VIC Open Area Concept plan;
- any additions or changes to the concept plan;
- recommendations on the size of vehicles allowed on site; and,
- any further comments.

Approximately 60 participants provided input on the final stage of engagement, 50 in person at the Open House and 11 via the online platform. See *Appendix 1* for the complete “What We Heard” Report.

Overall, the VIC Open Area Concept Plan received very positive responses. Residents welcomed the enhancements to the northbound highway roadside, and support was voiced for public washrooms on the site. The inclusion of information boards, historic components, and a warm, welcoming resting space was well received. Neighboring landowners and businesses voiced support for the concept plan, as it improved access and provided an enticement to stop and visit their locations.



5.0 CONCEPT PLAN

This VIC Area Concept Plan applies to approximately one acre of land located on the east side of northbound Highway 2, between 19th and 21st Street in Nanton, Albert (see Map 2). This site is located next to the Nanton Visitor Information Center and is adjacent to the previous Canadian Pacific Railway track, and to the historic Nanton Grain Elevators.

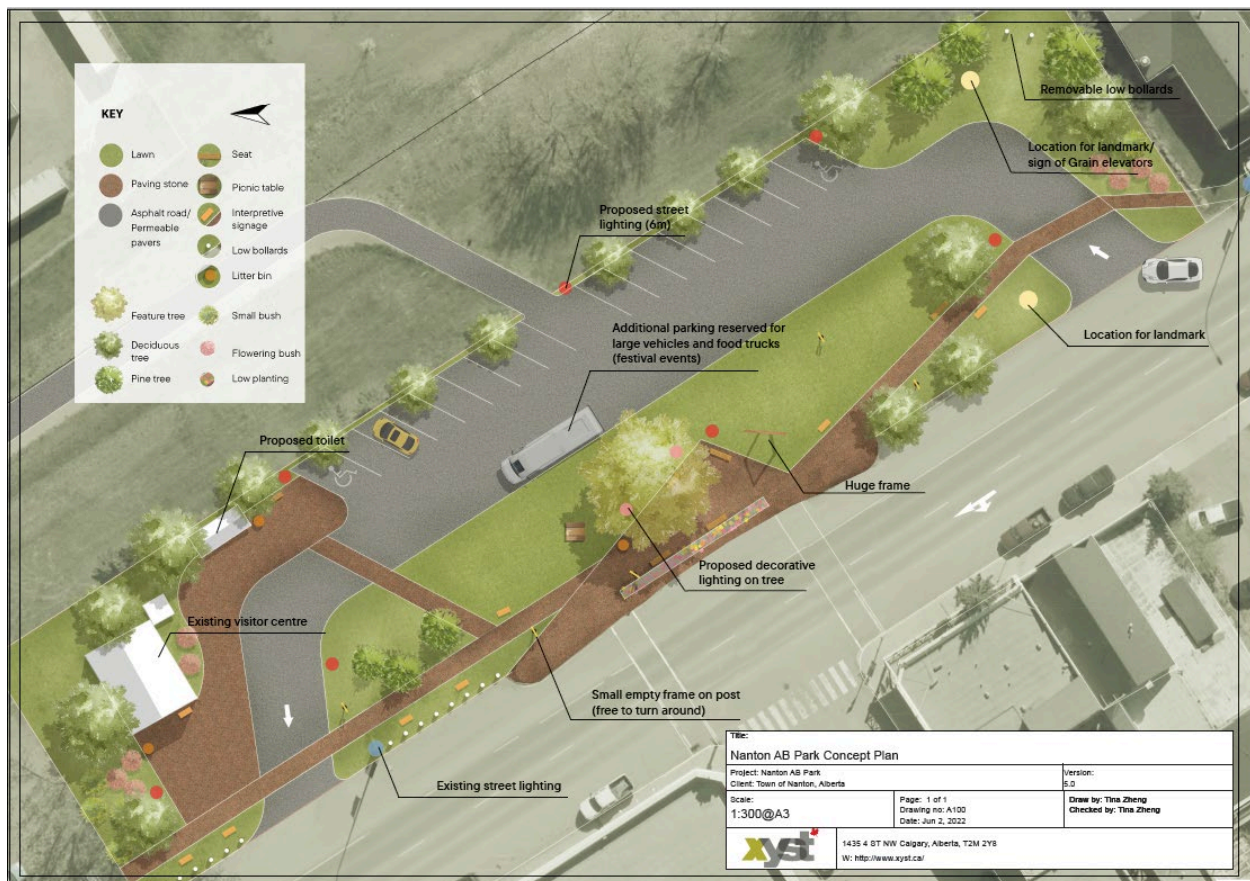
Map/Picture 2 – location of Visitor Information Centre site



Existing Amenities on site:

- Visitor Information Centre, in the historic MacEwan School House
- Storm water Drainage canal from highway to east
- Entrance/exit from northbound Highway 2
- Pedestrian crosswalks located at north and south side of 20th Street across northbound Highway 2
- Connection to pedestrian walkway along previous CPR Rail line right-of-way
- Trees, green space, gravel parking / drive-through spaces

Map/Picture 3 – Nanton Visitor Information Centre Open Area Concept Plan



The VIC Open Area Concept plan capitalizes, where possible, on the existing amenities on site, upgrading where required, and enhancing the space to its optimal state. Some of the key components of the plan include:

- Convenient drive-through with parking - entrance at the southwest corner of site and exit at the northwest corner of site
- 14 parking spaces (two will be barrier free)
- Public accessible washrooms located either beside existing VIC facility or midway on site
- Roadway of permeable pavers / asphalt

- Walkways of paving stone
- Spaces for parallel parking of larger recreation vehicles
- Decorative lighting on trees / shrubs
- Large signage frames for picture-taking
- Signage and access point to Nanton Historic Grain Elevators, with removable low bollards to restrict access to pedestrians only
- Smaller frames on posts for information posters or pictures
- Picnic tables and seating areas
- Multiple locations for landmark historic displays
- Possible future location for electric vehicle charging station and,
- Possible future location for rain garden / storm water storage basin



The Nanton VIC Open Area concept plan maximizes the possible uses for this site. The design provides safe access to and from the busy adjacent highway, accessible parking for multiple types of vehicles, and public washrooms. The site plan augments access to the downtown businesses and provides opportunities for promotional and informative pictures and storyboards around the site. This is a 'concept' plan that provides the foundation for the site to enhance access to Nanton, an opportunity to entice rest-stop visitors and residents to come back to Nanton again and again!

6.0 HIGH LEVEL COST ESTIMATES

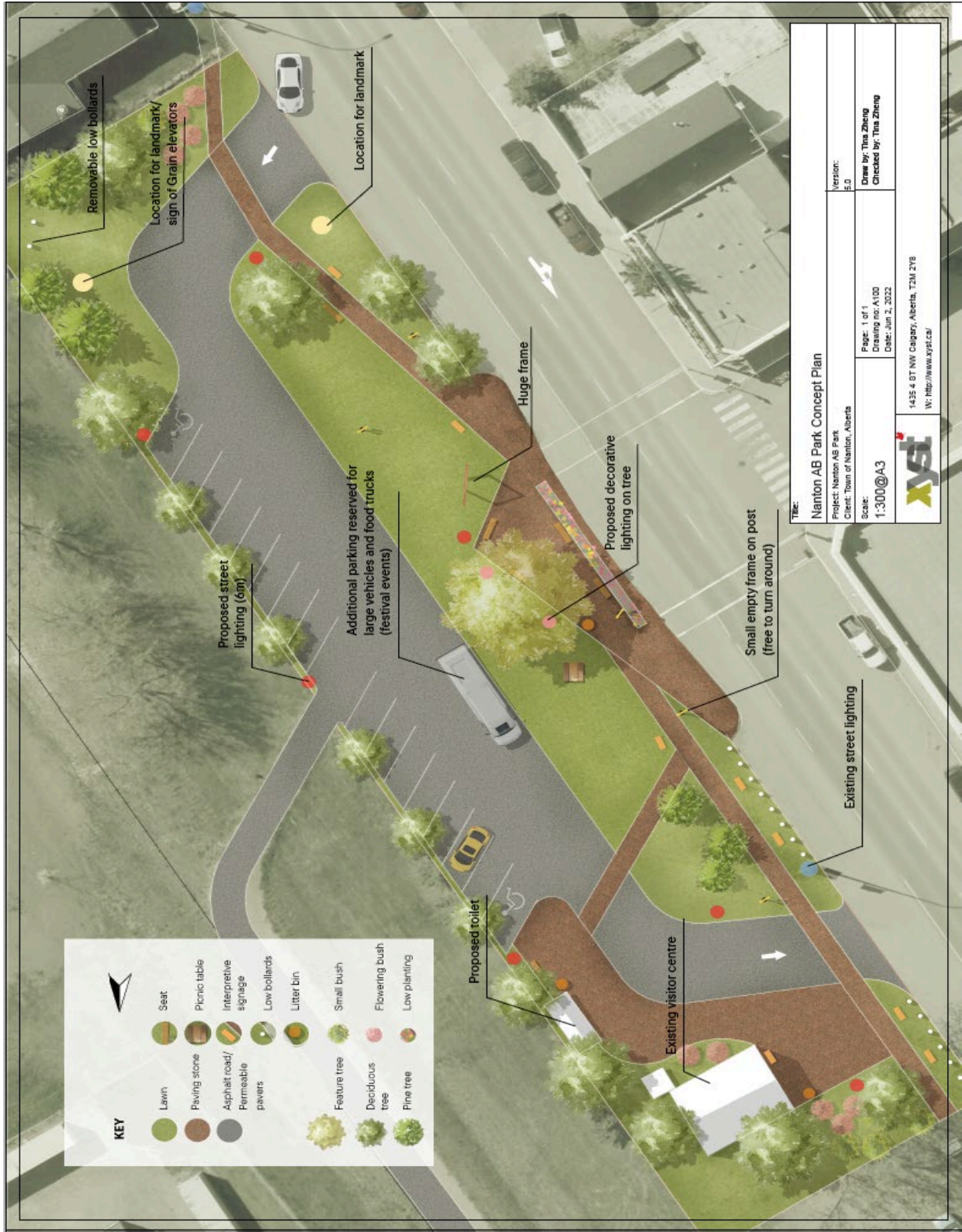
The cost estimate for construction of the concept plan as presented is estimated at \$630,000; and is able to be staged over time, based on budget and other planning considerations.

7.0 CONCLUSION:

The Visitor Information Centre Open Space Area Concept Design leads towards the Town of Nanton's Vision *"a diverse, caring and enjoyable community that works together for a thriving future that is inspired by and honours its past"*. This design is a proactive and strategic development of a long-term vision for this space, incorporating the desires and ideas from the public, and satisfies many of the promoted goals and values of Nanton's Municipal Development Plan and Strategic Plan. This Concept Plan is stageable and flexible to enable development as plans and budgets permit.

APPENDICES

APPENDIX 1: VIC Open Space Area Concept Plan (Full page size)



TOWN OF NANTON WHAT WE HEARD (WWH) REPORT – OPEN SPACE DESIGN – VIC SITE

SUBMITTED BY THE MUNICIPAL
SERVICES (TMS) GROUP

MAY 24, 2022



Stakeholder Engagement WHAT WE HEARD (WWH) Report

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Project Overview:

The Municipal Services (TMS) Group was engaged by the Town of Nanton to develop a conceptual Open Space Area Design Plan for the Visitor Information Centre (VIC) site. A federal government grant was received to install water and sewer lines to the east of this site, and the Town desired a long-term concept plan to provide strategic direction to the installation and location of the utilities in conjunction with proposed future service amenities.

Engagement Overview:

To enable maximum participation of residents and to ensure all ideas were considered, a public engagement plan was developed. There were two stages of engagement for this project – Initial and Concept Design. The purpose of the initial phase of engagement was to gather input and ideas from key stakeholders and neighboring landowners. This input was utilized by the landscape architects in the development of the draft concept for the VIC Open Space Area. Twenty-four agencies and individuals participated in the initial engagement stage.

The forum used to enable feedback on the Concept Design was a Public Open House held in Nanton on May 10, 2022, along with an online equivalent questionnaire that was available for input from May 9th–13th, 2022. Five storyboards outlined what had taken place to date and presented the VIC Open Space Area Concept Plan. The online questionnaire presented the background of the concept so people had the information to provide their feedback. Approximately 50 people attended the Open House in person, and 11 people completed the online survey.

In total, feedback was received from approximately 85 respondents throughout this consultation process, either in-person, via telephone call or email, or online through the questionnaire.

A. Initial Engagement:

An initial list of key stakeholders and organizations was provided by the Town. Due to privacy legislation, a list of neighboring property owners was not able to be shared, so the Town of Nanton sent letters to 25 adjacent landowners, outlining the initiative for the VIC site, and providing TMS Group contact information if they wanted to provide input.

The initial engagements took place via in-person or telephone meetings between March 15th–24th, 2022. A total of 24 people were engaged in this initial phase, with three of those people attending two different meetings. An Initial Engagement Guide (see Attachment 1) was utilized by the facilitator to create consistency with each

stakeholder conversation.

What Was Asked:

An overview of the initiative was provided at each stakeholder meeting, the Guide questions were asked, and responses were documented by the facilitator at each meeting:

What We Heard:

1. In response to what people “Would Like to See” on the VIC site, the most common mentions were: washrooms, enhanced parking, and use of space for information sharing.
 - Participants were glad to hear of washrooms being installed on the VIC site. There was no consensus on where to locate the washrooms – but a few noted the previous location of porta-potties on the southeast corner of the VIC building, and others suggested that wherever they are located, they should be visible from the highway. Most participants indicated a desire to have washrooms available year-round, but then countered their opinion with the concern that the winter months may be too costly to operate and/or maintain.
 - There were general comments about the need to enhance the parking on site, but no specifics provided on how much parking or where it should be located. Several participants suggested that no overnight parking should be allowed, as the campground was located close by.
 - There were several suggestions about adding information boards, such as maps and directories, as well as art displays and ‘photo boards’, perhaps with old images of what Nanton used to look like, that would be available even when the VIC is not open.
 - Other suggestions included some kind of ‘activity area’ for kids, such as small, fenced playground or rock / metal sculptures for kids to play on, with equal concerns expressed about proximity to highway and children running around.
2. The most common “Do Not Include” item was overnight parking, with a desire to keep this space as a rest stop and parking space. Some participants expressed concern for any type of children’s activity area (e.g. playground), given the proximity to the highway. A concern was also expressed about not enabling food trucks or other non-Nanton businesses to become part of the VIC site.
3. There were several interesting ideas for historical concepts that could be included in the development of the concept plan:
 - Something that reflects the ranching / agriculture community
 - A historical sign or picture, showing what main street looked like back in the 1960’s

- Adding the Nanton Tap back onto the site – at least pictures and information, but potentially adding back a water tap
 - Having antiques displayed (e.g. trucks, wagons, old cars) that change on regular interval
 - Traditional and historical art
 - An old antique airplane (or smaller model airplane), and/or,
 - Sculptures or art work that can allow interaction with visitors
4. Considerations related to proximity of Highway 2, additional pedestrian and vehicle traffic, and neighboring properties:
- Improved signage, especially earlier signage so visitors can know sooner where to access the 'in' lane to the VIC site
 - Improve speed enforcement
 - Paint / signage / additional lighting for crosswalks, and/or,
 - Concerns with people parking alongside the highway and speed of travel
5. Beneficial Community Amenities, and 6. Any other General Considerations (some may not be directly attributable to this specific project, but are worth noting):
- Need a Hotel in Nanton (current Motels are getting older)
 - Lots of vacant buildings on Main Street – keep them looking good
 - Enhance opportunities to support local e.g. no permits to bring in external food trucks when could market existing Nanton restaurants
 - VIC staff could do more social media marketing of things to do, what to go look at, etc
 - Encourage businesses to do more cross-marketing and complementary word-of-mouth of other businesses in town
 - Utilize vacant lots within downtown to enhance parking in downtown area, reducing need to have pedestrian's cross highway from VIC site, and,
 - Utilize trees, shrubbery as open space enhancements and sound masking from the industrial area and to provide shade along walkways

B. Concept Plan Open House & Online Engagement:

Once the initial engagement input was provided to the landscape architecture, a draft Open Space Area Concept Plan was designed and a public Open House with five storyboards (see Attachment 2) was held on May 10, 2022, where broader public input was garnered about the concept design and any other considerations from the general public. The Open House was shared with the Westview Area Structure Plan project, which may have enhanced the participation level. A more detailed version of the Open

House storyboards, along with a questionnaire, was posted online (see Attachment 3) on the Town's website and was open for input from May 9th–13th, 2022.

Approximately 50 people attended the Open House in person, and 11 people completed the online survey.

What Was Asked:

A summary of the process that was followed to arrive at the Open Space Area Concept Plan was provided on the Open House storyboards and more detailed in the online questionnaire.

What We Heard:

The verbal input received at both the Open House and through the online questionnaire was overall very positive about the concept plan. People indicated they were very happy with the upgrades to this site and shared how they felt this 'side' of Nanton, close to the industrial area of town and alongside the busy highway 2 northbound, needed some updating and cleaning up.

Participants were very supportive of the washrooms being installed on the VIC site. Some comments suggested locating the washrooms closer to the VIC building would be more appropriate, but just having washrooms available for visitors and residents, along with the parking on site, were received very favorably.

There was mixed reaction to the various types of vehicles that should be allowed on site, but the overall impression was that this site's parking would be best focused on passenger vehicles with smaller recreational trailers. Semi-trucks and large RV's were generally not seen as favorable, as they take up too much space and create potential traffic challenges on this small site. Food trucks and external retail-type vehicles provided equally divided responses, with some people welcoming them for festivals and events, while others suggested that local food retailers should be supported more and not enable external suppliers to provide these types of services.

There were overall positive comments provided about the enhancement to this site, specifically around the foliage and trees providing wind breaks, improvements to lighting, support for frames and spaces for posters, public art, and historic artifacts, as well as several spaces for seating, resting, rejuvenating, and getting to see the beautiful place that Nanton is!

CONCLUSION:

Residents and stakeholders were very happy to have been able to provide input into this concept plan. The process allowed for ideas and thoughts from neighboring landowners and key stakeholders to be included to the initial concept plan. Open

House attendees were pleased with the outcome, and happy to have had the chance to provide their thoughts. The Nanton VIC OpenSpace Area concept appears to be a welcome addition to the Town with all residents and stakeholders supportive of the concept in one form or another.

Attachments:

Attachment 1 - Initial Engagement Guide

Town of Nanton Visitor Information Centre Open Space Area Design Initial Engagement Guide



The Municipal Services (TMS) Group is a boutique firm that offers tailored support to municipalities, recreation agencies, and non-profit organizations in the areas of good governance and sustainability. TMS has been engaged by the Town of Nanton to develop a conceptual plan for the VIC site, including conducting public and stakeholder engagement to garner input on the best uses for the area.

BACKGROUND:

- Council is seeking a shared established vision for the Visitor Information Centre (VIC) site on northbound Highway 2, between 19th and 21st Street.
 - The Town of Nanton received Government Grant funding to install water/sewer lines to east of the property
 - Council directed that an Open Space Area Concept be developed to ensure future developments regarding landscaping and placement of infrastructure and amenities be done in a coordinated process to meets needs and desires of Nanton residents and businesses
 - Currently used as a pull-through / rest stop for RVs and heavy goods vehicles, as well as parking for the VIC, and is integrated with the pedestrian trails to campground / golf course
 - Site is an anchor for the Downtown area at the pedestrian crossing end, and is lacking in amenities and visual appeal
- As a neighboring property owner, you have been identified as a **key stakeholder** in providing ideas and input for the VIC Open Space Area Design
- Your input will be provided to the landscape architect, who will create a draft plan that will be shared publicly at an Open House near the end of April.

QUESTIONS to ask:

1. What would you like to see developed on this site? What do you think are the real opportunities of the location of this land?
2. What would you NOT like to see developed on this site? Any major concerns?
3. Any other community amenities that you believe would be beneficial to the residents and/or economy in Nanton?
4. The MDP suggests that some historical component should be built into the concept plan. Do you have any ideas on a historical piece to be included in design?
5. Any other considerations of this space related to:
 - a. Highway 2 immediately alongside the site
 - b. Your property in close proximity to the site
 - c. Additional traffic (pedestrian and/or vehicle)

Any other general comments on the VIC Open Space Area Design?

Attachment 2- Open House Storyboards

WELCOME

Nanton Visitor Information Centre Site Open Space Area Design – Concept Plan

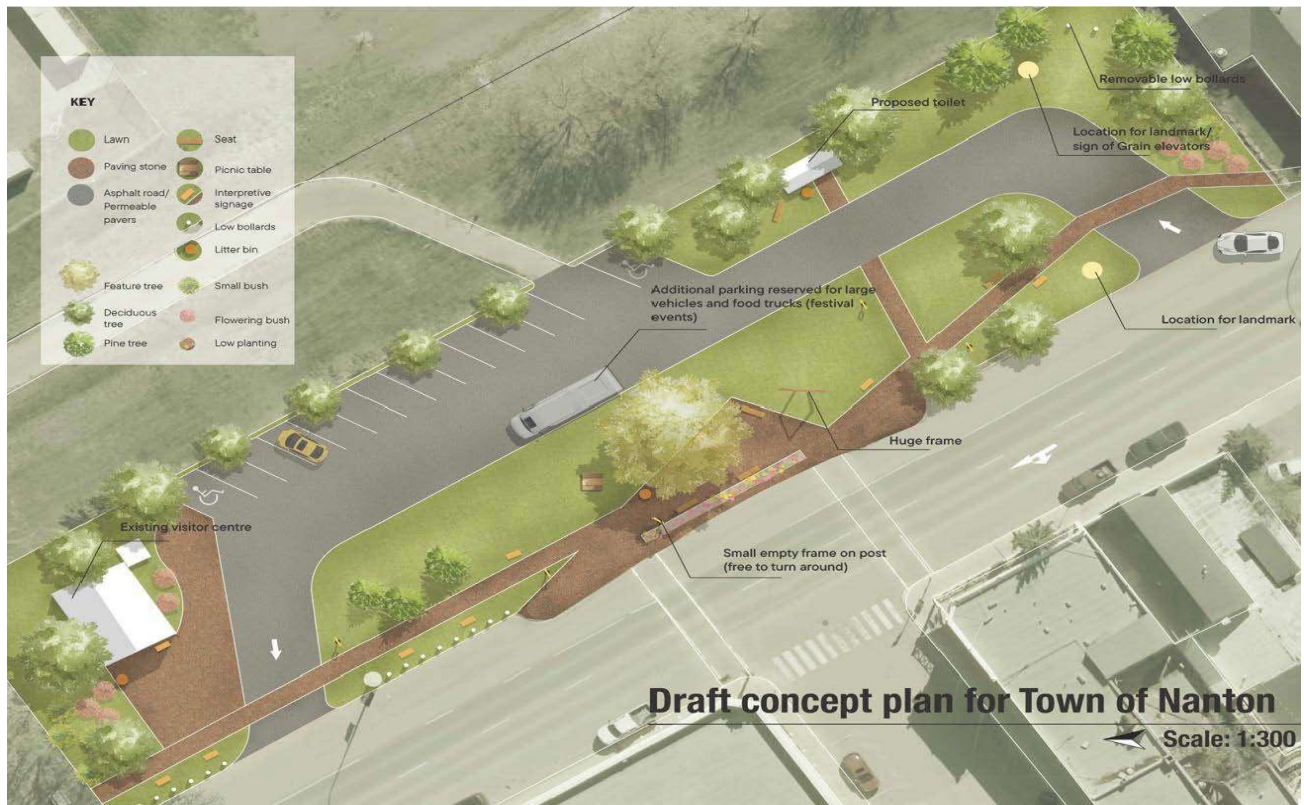


Nanton Visitor Information Centre Open Space Area Concept Plan

What has happened to date:

- ▶ The Town of Nanton has received Federal funding for installation of water and sewer lines to the east of the Visitor Information Centre site, including flushable toilets.
- ▶ In order to ensure a coordinated and planned long term approach to developing the area, Nanton Council has requested a broader concept plan be developed for the Town owned lands adjacent to the Visitor Information Centre.
- ▶ The Municipal Services Group engaged neighbouring landowners and key stakeholders within Nanton around key topics:
 - a) **What you would like to see (or not see) on site?**
 - b) **Where do you think the washrooms could be located?**
 - c) **Do you have any ideas for historical components?**
- ▶ Initial input was provided to a Landscape Architect, who designed a Concept Plan for the Visitor Information Centre Open Space Area.



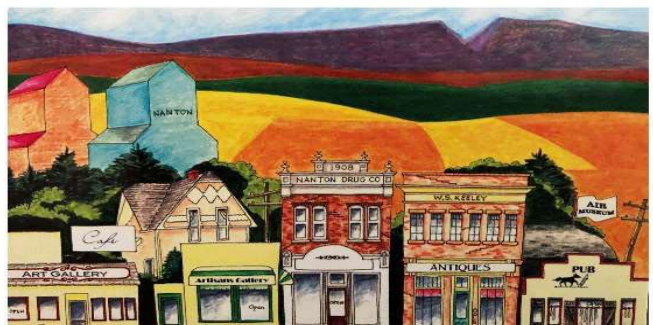


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Nanton Visitor Information Centre Open Space Area Concept Plan

What are your thoughts:

- ▶ Do you like the Visitor Information Centre Open Space Concept Plan?
 - Yes, no, unsure
- ▶ Is there anything you would like changed on the plan?
 - Added, removed
- ▶ What size of vehicles do you think should be able to stop and park on this site?
 - Passenger vehicles; RV's/campers; Semi-trucks with trailers
- ▶ Any further comments on this Visitor Information Centre Open Space Concept Plan?



Nanton Visitor Information Centre Open Space Area Concept Plan

Next steps:

1. Your comments (submitted online or via paper at Open House), combined with previous stakeholder input are compiled into a final “What We Heard” report.
2. Landscape Architects make any necessary adjustments to the final Visitor Information Centre Open Area Concept Plan.
3. Council decision on acceptance of Nanton Visitor Information Centre Open Area Concept Plan in Summer of 2022.



Attachment 3 - Online Questionnaire pages 1-4



Visitor Information Centre Open Space Area Concept Plan

The Visitor Information Centre (VIC) site is located on an approximate one-acre parcel of town- owned land on the east side of north-bound Highway 2 between 19th and 21st street. The Town of Nanton received federal grant funding to install water and sewer lines along the east side of this site, within the previous CPR railway right-of-way, and Town Council requested that a broader concept design plan be developed to ensure a coordinated and planned long-term approach to developing this area.

The below aerial map shows the current space (outlined in red), a relatively open lot, located between Big D's Burger Shack and Wild Thyme Café. There are currently high traffic volumes along Highway 2 northbound, and this site presents opportunities to support drive-in visitors, accessible parking close to downtown and Nanton Grain Elevator Discovery Centre, and will be an attractive, positive welcome to the Town of Nanton.



The draft Visitor Information Centre Open Space Area Concept Plan is below, outlining the future long-range vision for this site. The Plan was developed with initial input from neighboring landowners and key stakeholders, as well as site restrictions and opportunities. The actual construction and implementation of the vision will be determined by Town Council, potentially staged over time. Input from the general public is welcome on this concept plan!



Visitor Information Centre, Open SpaceArea Concept Plan

Your input and feedback on the Visitor Information Centre, Open Area Concept Plan is welcomed by completing the following short survey. If you prefer to complete the survey online it can be found on the Town of Nanton's website (<https://nanton.ca/414/Public-Participation>), under heading "Visitor Information Centre Public Survey 2022". You can also use the following link to take you directly to the survey, <https://www.surveymonkey.com/r/9KCHM7H>

1. What do you LIKE about the Visitor Information Centre Open Area Concept Plan?

- ☐ I like the entire plan
- ☐ I like specific parts of the plan
- ☐ I do not like the plan
- ☐ Other comments (if there is a specific part of the plan you like, please indicate what it is here)

2. What do you not like, or would like to change about the Visitor Information Centre Open Area Concept Plan

- ☐ There is nothing I would change
- ☐ I would like something added
- ☐ I would like something removed
- ☐ Other comments (if there is something you would like added or removed from the plan, please indicate what it is here)

3. What size of vehicles to you think should be allowed to stop and park on the site?

- ☐ Passenger vehicles
- ☐ RV's and campers
- ☐ Semi-trucks with trailers



- ☐ Food trucks
- ☐ Other types of vehicles (if there are other vehicles you think should be allowed to stop and park on the site please list them here)

4. Do you have any additional comments about the Visitor Information Centre Open Area Concept Plan?

5. If you would like us to be able to connect with you for further details on your survey response, please leave your name and contact information (phone # or email).

***Please note that your personal information will not be shared beyond the The Municipal Services (TMS) Group staff, and will only be used to contact you for clarification on your survey response.**