

PUBLIC HEARING FOR BYLAW 20-24 – NORTH POINT AREA STRUCTURE PLAN

Purpose

The purpose of Bylaw 20-24 is to adopt the North Point Area Structure Plan to facilitate phased industrial development of approximately +/- 246ha (+/- 608 acres) of land in northeast Okotoks.

Readings

Depending on the outcome of the Public Hearing, this Bylaw is ready for second reading only.

Third Reading will be considered following Calgary Metropolitan Region Board (CMRB) Referral of the Draft Area Structure Plan (ASP) in accordance with the Growth Plan.

Report, Analysis and Financial Implications

Background

The Town of Okotoks utilizes two layers of statutory plans to guide future development within identified growth areas, Area Structure Plans (ASPs) and Neighbourhood Area Structure Plans (NASPs). An ASP provides a broad-based high level planning framework to guide new development on approximately 2-5 quarter sections of greenfield land. The application before Council for second reading following the Public Hearing is the North Point ASP. Following adoption of the NASP and in line with the Terms of Reference requirements for commencing new statutory plans, developers within the plan area may then commence more detailed planning.

History

In September 2020, the Town initiated the North Point ASP with support of consultants. Since the Plan's initiation, several detailed studies were undertaken to solidify details that impacted the completion of the ASP. These included the design for the Highway 2/338 Avenue interchange and certainty surrounding timing, the 338 Avenue Functional Study and Detailed Concept Design, the North Okotoks Master Drainage Plan and North Okotoks Water Servicing Plan. The completion of these studies and plans provided information for the functional planning of the area related to transportation access and ultimate serviceability. In fall 2023, the Town retained WSP Canada Group Ltd. to continue work on the updated ASP figures and draft the policy document.

Location and Site Context

The North Point ASP is comprised of +/- 246ha (+/- 608 acres) and encompasses approximately four (4) quarter-sections located in northeast Okotoks. The lands are bounded by 48 Street to the west, Highway 2 to the east, and the Town/Foothills County boundary to the north and south. To the west, in the area south of 338 Avenue, the Plan area is adjacent to the future employment area of the Trilogy Plains ASP. To the west, in the area north of 338 Avenue, the Municipal Development Plan identifies future residential development. The

Okotoks Air Ranch Airport is also located to the southwest of the Plan area; the Plan area is not impacted by the aeronautical height restrictions.

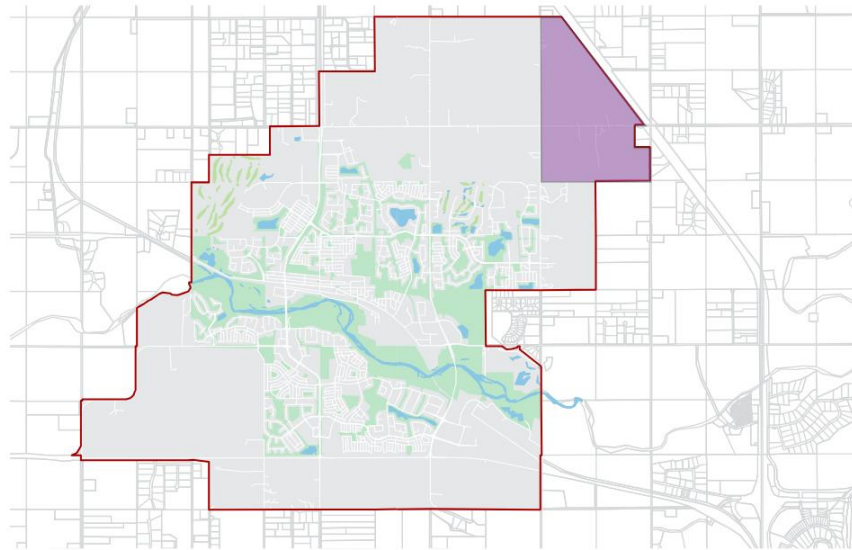


Figure 1 Location Figure

The majority of the lands subject to the ASP are presently cultivated with several homesteads located on individual parcels. All parcels within the Plan area are currently designated Agricultural and Land Holdings (ALH) District under the Land Use Bylaw. Two major Town employers, Integrity Post Structures and Miller Supply Ltd., are located in Foothills County to the east of the lower Plan area.

A series of existing country residential parcels located in Foothills County exist east of the Plan area along 1064 Drive E, abutting the boundary of the Plan area. Although 1064 Drive E is located outside of the Plan area, the eventual closure of this access from 338 Avenue and onto Highway 2 to accommodate the Highway 2/338 Avenue interchange will require alternate access be achieved through the Plan area in conjunction with Alberta Transportation.

Biophysical Overview

In 2021, a biophysical overview was completed by Trace Associates to document existing physical environmental conditions within the Plan area, identifying physical constraints to future development such as natural features, environmentally significant areas, environmentally sensitive areas (ESAs), natural assets, and naturalized assets. Recommendations for potential retention of key features such as forestlands, grasslands, shrublands, wetlands, and watercourses within the Plan area were also included. Based on the biophysical overview, potential areas to be retained as Environmental Reserve will be explored at the NASP stage, through the preparation of a biophysical analysis.

Historical Resources

There were no significant historical resources noted within the Plan area as per the biophysical overview, however Provincial approval under the *Historical Resources Act* will be required at the NASP stage.

Limited Phase 1 ESA

A limited phase 1 ESA prepared in 2022 by Basin Environmental in support of this Plan and identified several oil and gas companies with apparent pipeline right-of-way caveats located within the Plan area. The AbaData oil and gas databases identified minimal oil and gas activity and identified two (2) abandoned high pressure pipelines intersecting the southeast corner of the Plan area. Further investigation may be warranted at subsequent planning stages to determine if the other apparent oil and gas related infrastructure are present within the site.

Geotechnical Evaluation

At this stage, a geotechnical evaluation has not been undertaken. Geotechnical evaluations will be required at the time of NASP submission.

Traffic Impact Assessment

A Traffic Impact Assessment was undertaken by WATT Consulting Group in 2024 to evaluate potential upgrades required as a result of increased trip generation caused by the intensification of land development within the Plan area. The study echoed the upgrades identified within the 338 Avenue Functional Study and Detailed Concept Design such as signalized intersection upgrades and expansion of the 338 Avenue ROW.

Town of Okotoks Commercial and Industrial Growth Study (2021)

In 2021 the Town commissioned a study to analyze the existing conditions and opportunities for commercial and industrial growth within Town boundaries. This study included specific recommendations for the North Point ASP area. The study's findings described the ASP area with a focus on logistics, manufacturing, light industrial, flex industrial and general commercial uses. Given the location of North Point ASP and the intent for the eastern portion of the 338 Avenue east corridor to create a northern gateway / entrance into Town, quality design and attention to detail and site layout flanking 338 Avenue east were noted as points of focus as the Plan area develops. The land use concept developed for the ASP reflects the findings of this study.

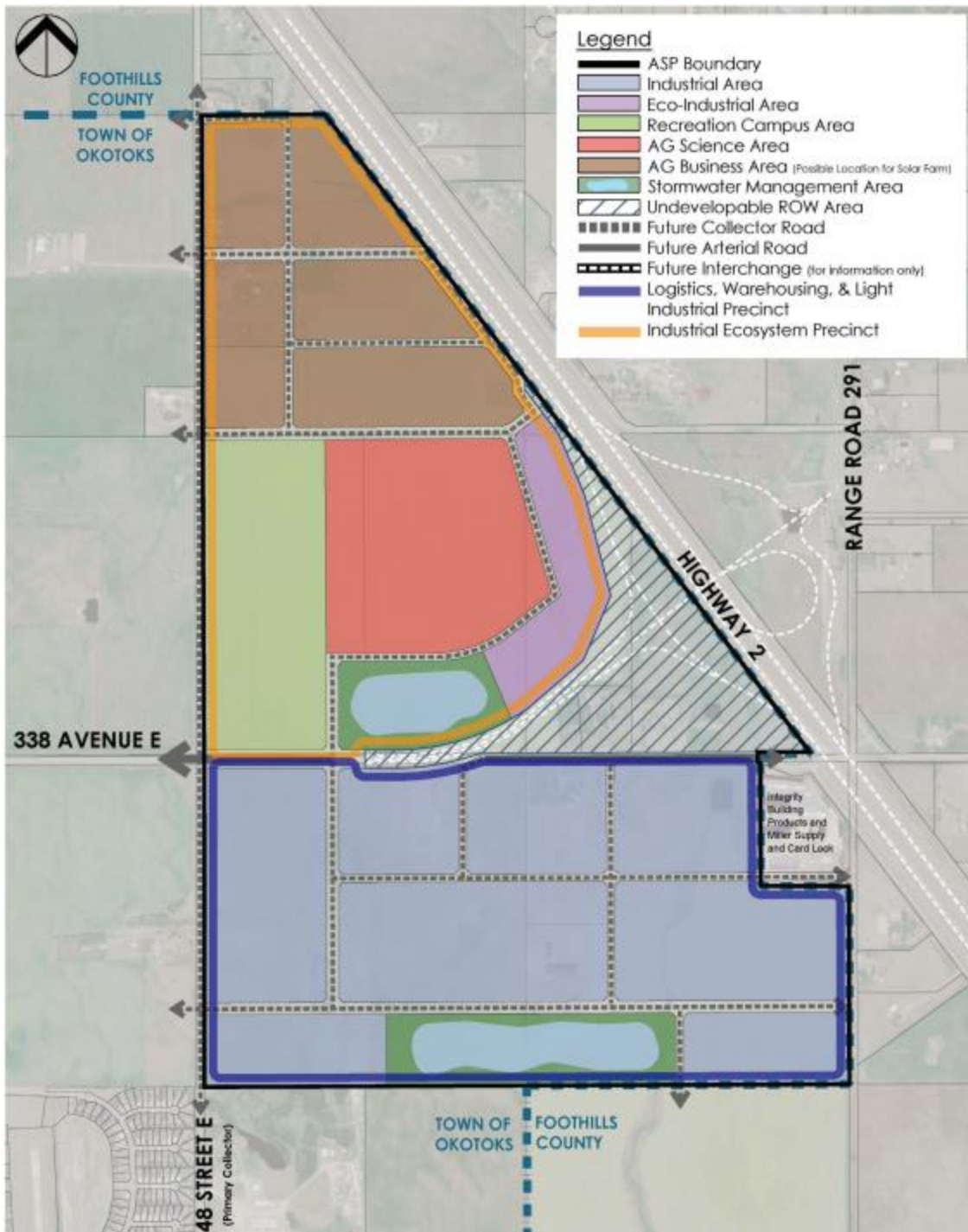
Topography and Design

Slopes fall gently within the Plan area from north to south following the alignment of three (3) existing drainage courses, ranging in elevation from a high point in the northwest corner of about 1,120m to the low points along the southern boundary of 1,085m.

Topographical relief within the Plan area is relatively flat and does not include any significant slopes, and as such, does not present any constraints for future development. Low swales are present throughout the site and are associated with watercourses. No steep slopes (e.g., greater than 15%), ravines, coulees, or escarpments are present within the Plan area.

Land Use Concept Overview

It is anticipated that the proposed North Point ASP will incorporate several future NASPs into the Plan area. The exact boundaries of each NASP and sequence of development in the area north of 338 Avenue are subject to change based on the market conditions and circumstances at that time.



The purpose of the ASP is to bring on employment lands to contribute to a strong local economy and provide employment opportunities in close proximity to current and future planned residential. Providing a planned area for large-scale industrial land use parcel configurations will attract businesses to the Town of Okotoks, which had previously been unable to locate within Town boundaries due to the absence of this land typology.

The southern section of the Plan area south of 338 Avenue in the first phase of development will be comprised of general industrial uses, permitting warehousing, logistics, and manufacturing uses. This area is slated for near-term development. There is a large 13ha stormwater management pond that will manage the stormwater flow for the southern catchment of the Plan area, while also providing pathway connections and greenspace integral to the walkability of the Plan area. This area will provide the necessary means for business expansion required by Integrity Post Structures following the approval of a NASP.

The northern portion of the Plan area north of 338 Avenue will be comprised of Ag-Business, eco-industrial uses, longer-term agriculturally supportive uses, 20ha outdoor regional park and recreation area in alignment with long-term needs identified in the Recreation, Leisure and Parks Master Plan and an 8.0ha stormwater management pond tying into the recreation facility with integrated pathway connections.

Servicing in the Plan area will be first achieved using interim servicing on a case-by-case basis south of 338 Avenue. In the future when municipal servicing is extended to the boundary of the Plan area, landowners who have developed using interim servicing within the area will be required to connect to servicing ensured through the use of deferred servicing agreements registered on title.

Overall, the land use concept for North Point represents a highly marketable and flexible industrial park concept that will allow existing employers to expand business operations into the Town boundary, while opening developable land for non-residential uses to establish with excellent visibility and transportation connections in proximity to Highway 2. Future NASP level design requirements are outlined in ASP policies to ensure connectivity to adjacent residential communities.

Industrial Area

The 97.1ha general industrial area is located in the southern portion of the Plan area, south of 338 Avenue and will consist of logistics, light industrial, and warehousing type land uses with medium to large format parcel sizes with the potential for outdoor storage requirements. This portion of the Plan area will experience development occurring first, adhering to the guidance of the development staging plan.

Agricultural Science Campus

A 26.4ha agricultural science research campus is located in the central northern portion of the Plan area. With the emerging focus on technology in Southern Alberta and its role in agricultural services, ideally the agricultural sciences campus is envisioned as a research and development campus where innovation in areas such as crop sciences research could be undertaken in laboratories, agricultural land, and greenhouses adjacent. Land uses might entail a mix of office/administration buildings, libraries, laboratories, greenhouses, energy generation developments, warehouses, crop storage facilities and testing facilities, while also leaving flexibility for general light industrial uses based on market demand at the time the area is developed.

This campus would work synergistically with the eco-industrial land use east to use by-products of manufacturing and other industrial uses to fuel research and technology initiatives.

Eco-Industrial Area

The purpose of an eco-industrial area is to provide for industrial uses that can work closely with adjacent uses to establish partnerships, reuse by-products between established businesses/research institutes, and contribute to long-term local sustainability. The eco-industrial area comprises 10.4ha flanking Highway 2. With this high visibility area, appropriate measures to ensure that uses screen rear-yard storage and enhance the interface with the highway will be ensured through future NASP submissions. Flexibility has been accounted for to ensure that general industrial uses can also be considered where appropriate.

Ag-Business Area

The northern-most 40.2ha portion of the Plan area, once municipal servicing is available and a shift from agricultural use occurs, will be utilized to accommodate smaller scale commercial / business operations, with the potential to establish a temporary or permanent solar farm.

Parks and Open Space Network

The North Point ASP will include a connected network between the 20ha recreation area and the two storm ponds that will service the northern and southern portions of the Plan area. This will be required to be 10% of the Plan area.

- *Municipal Reserve (MR)* – The *Municipal Government Act* permits the taking of up to 10% of the developable lands as municipal reserve (s. 666), which equates to approximately 23.2ha of municipal reserve for the North Point ASP area. Detailed calculations and method of MR dedication will be determined at the NASP stage in alignment with the open space plan. No school sites were identified within the Plan area.
- *Stormwater Ponds (PUL)* – Though the primary function of the stormwater ponds will be to manage stormwater within the ASP area, they will also function as a passive recreation amenity with a shared regional pathway/maintenance access encircling the pond. The stormwater ponds will be dedicated as a Public Utility Lot at the time of subdivision and do not form part of the required municipal reserve dedication for the Plan area. Stormwater management facilities will be designed to ensure the maintenance of pre-development storm release rates in accordance with Alberta Environment requirements.

Mobility

The North Point ASP will build off the existing transportation network that bisects the Plan area and utilizes existing connections to Highway 2. Additional future connections to 338 Ave can be explored at the NASP stage adhering to the intersection alignment proposed in the 338 Avenue Functional Study and Detailed Concept Design. At this time, only approved accesses to 338 Avenue have been shown within the Plan area. An ASP amendment will be required should transportation routes change at the NASP stage. Aligning with requirements of Alberta Transportation and Economic Corridors, a road-side development permit will be

required in conjunction with a Town of Okotoks Development permit, for all parcels within 800m of the centerline of a provincial highway. The Plan will be forwarded to the Minister of Transportation for formal endorsement after second reading.

338 Avenue

338 Avenue, which intersects the Plan area, has been studied through the completion of a functional planning design to examine its future design, intersection spacing, required right-of-way widths, and necessary upgrades to achieve an urban, arterial-style classification standard, and to accommodate the future interchange at Highway 2. This will involve upgrading the road to four travel lanes with pedestrian routes on the north and south sides of the road. Alignment with the study findings will be further explored at the NASP stage. Pedestrian connections within the Plan area will be connected to the planned future pedestrian routes along 338 Avenue.

48 Street

48 Street is currently a rural road classification. As the Town continues to grow, traffic volumes will determine the timeframe for upgrading this road to an arterial road cross-section.

Internal Mobility Network

The internal road network within the Plan area is designed to ensure efficient connections throughout the Plan area and to the surrounding regional road network noted above. The collector road network provides the framework for area circulation patterns.

At the NASP stage, local roads will be outlined and designed to connect and complement the collector road system outlined at this ASP stage. A Transportation Impact Assessment (TIA) was completed in support of the proposed ASP collector road network and intersections. Further refinements and more detailed TIAs that incorporate proposed local roads and more detailed land use planning will be required at the NASP stage of planning approvals.

1064 Drive E

Several residents located in Foothills County east of the Plan area will require access to their homes achieved in the future through the Plan area. These residents are currently accessing their parcels from 338 Avenue to 1064 Drive E, east of Integrity Post/Miller Supply land. While there are no immediate plans to close this access, when it is closed to accommodate the Highway 2/338 Avenue Interchange construction, alternative access will be provided for through the Plan area. Until such time that the interchange proceeds, these residents will continue to have unencumbered access to their homes through the current utilization of 338 Avenue south to 1064 Drive E.

338 Avenue, 48 Street and (future) 56 Street Intersections

Intersections to the adjacent arterial road networks will facilitate connectivity to the rest of north Okotoks, the future interchange at 338 Avenue, and Highway 2. The exact configuration of these intersections will be determined at the NASP stage in alignment with the findings of the 338 Avenue Functional Study and Detailed Concept Design and ROW requirements identified.

Active Transportation and Transit

As per the hierarchy in Policy 3.1.1.b) of the MDP, active transportation and transit connectivity has guided the orientation of the transportation network and application of roadway standards as per the Town of Okotoks General Design and Construction Specifications. The details as they relate to active transportation will be explored and refined at the NASP stage. The future on-street regional pathway network will integrate with the off-street regional pathway network and facilitate active connections to various destination within and beyond the Plan area. Potential future connections will be contemplated to the west of the Plan area but would require further analysis and review at the NASP stage, including consideration for planned mobility networks within Trilogy Plains ASP area.

The Town currently operates an on-demand curb to curb transit service however, the collector road network could accommodate a future fixed route transit service.

Utility Servicing

The servicing strategies for water, sanitary, shallow utilities, and stormwater have been informed by servicing analyses and a Master Drainage Plan prepared by several consultants, most of whom were examining the North Point ASP area in addition to the entire area north of 338 Avenue.

- *Water Servicing* – Water servicing within the Plan area will adhere to the Town Water Allocation Policy to ensure there is adequate water capacity to support subsequent development within the Plan area. Water servicing falls within two zones – Zone 4N and 3N. Both zones are currently serviced by an existing water reservoir. Detailed servicing review and analysis will be completed at the NASP stage.
- *Sanitary Servicing* – Sanitary servicing will be provided in alignment with the Town approved Sanitary Servicing Master Plan and the draft servicing concept completed by ISL for north Okotoks. Detailed review and refinement of the servicing plan will be completed at the NASP stage.
- *Stormwater Servicing* – 338 Avenue Functional Study Stormwater Management Concept (2024) undertaken by Arcadis, was expanded to include the entirety of the North Point Plan area. Using the natural topography of the Plan area north and south of 338 Avenue, the pond locations are situated in the areas of natural topographic lows permitting adherence to the 2.5 L/s release rate for the developed lands. A drainage course exists south of the southern Plan area boundary where the processed stormwater can naturally flow back into a natural drainage course to connect with the Sheep River where natural rates and flows will meet Alberta Environment requirements.

A storm pond has been identified within the design drawings for the Highway 2/338 Avenue interchange right-of-way identified to accommodate the stormwater runoff generated from the interchange. This pond has been considered independent from the stormwater concept designed for the North Point area.

Capacities of the downstream receiving water bodies will need to be investigated further to determine their applicability and the potential impacts they may have on the pond sizing. The stormwater system will need to ensure that water quality adheres to Town standards. At the NASP stage, a finalized stormwater management plan that takes into account detailed calculations and Town requirements will be required and incorporated into the overall Plan area and should include further analysis to determine the most applicable strategies and potential stormwater reuse opportunities.

Urban Design Guidelines

When an NASP submission is made, as per policies within the ASP, parcels within 200m of 338 Avenue are subject to the development of a design guideline document. The document should identify building massing, setbacks, exterior finishing treatments and colour, glazing, signage, lighting, landscaping and fencing, limitations on outdoor storage, buffering, and screening requirements. As a prominent gateway into the Town, attention to the development aesthetic adjacent to 338 Avenue is of importance when evaluating future NASP submissions. These guidelines developed at NASP should be registered on title at subdivision.

Development Staging

General staging has been identified in Figure 13: Development Staging of the ASP. Staging boundaries delineate the anticipated sequence of growth and are based on efficient servicing, logical planning considerations, and developer readiness.

The general direction of staging in North Point is from south to north following logical extension of municipal servicing east from the Trilogy Plains ASP area. However, at the NASP stage, interim servicing may be contemplated to permit business expansion before such time that municipal servicing is available in proximity to the Plan area boundary. The servicing brief submitted with future NASPs will require a detailed examination as to how interim servicing might be achieved to bridge the gap during this interim time. Detailed staging policy will form part of the future NASP development.

Regional Considerations and Legislation

The *Municipal Government Act* prescribes minimum requirements for the content of an ASP (s. 633) and the process for preparing one (s. 636). The proposed North Point ASP fully addresses the content requirements, including development staging provisions, a detailed land use concept, and the location of transportation routes as well as public utilities.

The Calgary Metropolitan Region Board (CMRB) Growth Plan guides land use, growth, and infrastructure planning in the Calgary region. The North Point ASP aligns with the policies of the Growth Plan as it will facilitate the development of a complete community that optimizes the use of existing infrastructure, preserves and enhances an important natural feature, and meets the density provisions of the Plan. As the North Point ASP is a new statutory plan within the Town, it will be required to go through the CMRB Regional Evaluation Framework (REF). This process can take approximately 8-10 weeks and will be completed following a Council decision to grant second reading to this application following a public hearing.

The North Point ASP falls within the Intermunicipal Referral Area identified in the Okotoks-Foothills County Intermunicipal Development Plan (Bylaw 12-16) and as such, the Plan was circulated to Foothills County on May 8, 2024. The County provided a response to the Town, which the Town then responded to.

Municipal Development Plan (MDP)

The North Point ASP has been prepared in alignment with the MDP. The land use concept, policies, and overall land use mix and design are oriented towards achieving the MDP’s goals of creating well-designed, employment-rich industrial lands that will attract institutions and businesses to create a more sustainable economy. The MDP identifies the North Point ASP area as a future non-residential ASP area for future employment lands. The design ensures strong connectivity through a variety of model transportation options and policies that will require a variety of housing types throughout the Plan area. The provision for the Plan area to be focused on employment uses builds on the MDP’s strategic goals of diversifying the Town’s non-residential assessment base and providing strong, local job opportunities for residents locally and in the region.

Land Use Bylaw

Under the guidance and overarching direction of NASPs that will follow adoption of this ASP, future land use redesignation, subdivision, and development within North Point will be implemented through the Land Use Bylaw. A detailed land use concept with land use redesignations will be required as part of future NASP submissions.

Water Allocation Policy

Development of the lands will be subject to the Water Allocation Policy, which limits the land use redesignation, subdivision and development approval process based on the availability of licenced water supply. The provisions under the Policy and the associated administrative guidelines will guide when and how much development can be approved at any time. Timing of the completion of the regional water solution will also have impacts on future development of the North Point ASP area.

Strategic Plan Goals

<input checked="" type="checkbox"/>	Responsibly Managed Growth	<input checked="" type="checkbox"/>	Demonstrated Environmental Leadership
<input checked="" type="checkbox"/>	Strong Local Economy	<input type="checkbox"/>	Enhanced Culture & Community Health
<input type="checkbox"/>	Organizational Excellence		

Community Engagement Strategy

The North Point ASP public participation strategy included a public website for project updates, information materials mailed out to property owners in proximity to the Plan area, a landowner meeting, and a public open house.

- In May 2021, Administration commenced formal notification of government agencies, school divisions, utility companies, Plan area and adjacent landowners as per the

requirements of the *Municipal Government Act* for statutory plan preparation [s. 636(1)]. Formal written responses were received with no major concerns and were addressed through the ASP review.

- On May 20, 2021, the Town, with the assistance of B&A, hosted a landowner meeting. Six (6) landowners attended this meeting and shared questions about the evolving ASP preparation process.
- On February 26, 2024, a mail-out was sent to all landowners within the Plan area to share the draft land use concept, ask for comments, and to advise of the upcoming open house.
- On May 14, 2024, a mail-out with open house details was sent to all landowners in the Plan area and within 200m of the Plan area boundary.
- On May 30, 2024, an open house was hosted at Foothills Centennial Centre where the draft ASP document was shared to collect feedback and answer questions. Approximately 39 people attended. A full summary and responses to the feedback received during this engagement are included in the attachments.

Foothills County has been engaged with, including three meetings occurring between May 2021 and the circulation of the draft plan in May 2024. The County responded with comments which will be addressed through detailed level NASP planning policy. The County will be included on all future NASP submissions.

The Public Hearing for this Bylaw was advertised in the Western Wheel, the Town's webpage, and by direct mail to Plan area and adjacent landowners in accordance with the requirements of the *Municipal Government Act* [s. 606].

Alternatives for Consideration

n/a

CAO Comments

I support second reading of the bylaw dependent upon the outcome of the public hearing.

Attachment(s)

1. Bylaw 20-24 North Point Area Structure Plan – First Reading Version
2. Bylaw 20-24 North Point Area Structure Plan Document – First Reading Version
3. Engagement Summary – What We Learned Report, North Point (June 2024)
4. Foothills County Comments (June 13, 2024)

Prepared by:
Lauren Gagatsek
Planner
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