

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

Bylaw 20-24 received second reading on July 15, 2024. Amendments to Bylaw 20-24 are proposed prior to formal consideration of the statutory plan by the Calgary Metropolitan Region Board through the Regional Evaluation Framework process.

Report, Analysis and Financial Implications

As a new area structure plan, Bylaw 20-24, the North Point Area Structure Plan (ASP), is subject to the Regional Evaluation Framework (REF) under the Calgary Metropolitan Region Board (CMRB) to ensure alignment with the CMRB Growth Plan. This regional review and approval process is required prior to consideration of third reading by Council. Administration submitted a REF application to the CMRB following second reading on July 31, 2024. On August 28, 2024, Administration was advised by CMRB staff, after initial circulation and third party review, that the plan lacked a policy that specifically responded to Growth Plan Policy 3.1.3.1, being *"New development in Preferred Growth Areas shall make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers and connect to municipally owned services, or piped water and wastewater services provided by others."*

The CMRB advised that the Town had two options: to proceed as is with the CMRB recommending refusal, or to withdraw the application and reapply. Administration advised the CMRB that the REF application would be withdrawn and an application would be made at a later date with the required revision being made to the plan, subject to Council consideration of the necessary amendments.

The proposed amendments are provided in the redlined version of the second reading version of Bylaw 20-24 and would add a single additional policy 8.1.1.1 to North Point Area Structure Plan (Schedule A), which reads *"All new development will connect to municipally controlled servicing. Deferred servicing agreements will be registered against all parcels where development or subdivision is proposed in advance of municipal servicing availability."* This policy addresses will address the concerns raised by the CMRB and demonstrates specific alignment with Growth Plan Policy 3.1.3.1. Although the amendment would add a new policy, the change will not materially affect the substance and direction under the North Point Area Structure Plan and is necessary for the plan to receive approval from the CMRB. As such, the bylaw can be amended after the closure of the public hearing within the provisions of section 216.4(5) of the *Municipal Government Act*.

In order to amend Bylaw 20-24, third reading could be moved by Council with a motion to amend the third reading version as proposed, vote on the motion to amend, and postpone consideration of third and final reading until such time as the North Point Area Structure Plan receives CMRB approval.

A holistic overview of Bylaw 20-24 is contained in the July 15, 2024 public hearing report.

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 was subject to public participation strategy from 2021 to 2024 and a public hearing was held on July 15, 2024. Given the changes are considered to be clarification in nature, no further engagement is necessary.

Alternatives for Consideration

n/a

CAO Comments

This additional policy is required to ensure compliance with the Regional Growth Plan. While the previous ASP version implied the connection with the attached servicing strategy, this additional policy explicitly states the requirement. If Council approves moving forward to third reading with the suggested amendments, it will be sent back to the CMRB for approval and once approved, will return to Okotoks for third reading.

Attachment(s)

1. Bylaw 20-24 North Point Area Structure Plan – Second Reading Redlined Version

Prepared by:
Lauren Gagatsek
Planner
August 29, 2024