

## 2024 Q3 PUD Development Summary

### Area Structure Plans and Neighbourhood Area Structure Plans

In 2024, the Town of Okotoks has progressed the following plans:

| Proposal                      | Plan alignment  | Purpose  | Description   | Status  | Implementation  | Statistics  |
|-------------------------------|---|--|---|---|---|---|
| North Point ASP               | <ul style="list-style-type: none"> <li>MDP</li> </ul>   | <ul style="list-style-type: none"> <li>land use and servicing framework to guide detailed planning and future development</li> </ul> | <ul style="list-style-type: none"> <li>enables employment and business opportunities</li> </ul>   | <ul style="list-style-type: none"> <li>2nd reading on July 15, 2024; referred to CMRB for approval.</li> <li>CMRB amendment considered at Council Sept 9 2024</li> <li>3rd reading pending</li> </ul> | <ul style="list-style-type: none"> <li>NASP pending (not started)</li> </ul>  | <ul style="list-style-type: none"> <li>Gross area: ±272 ha</li> <li>Gross developable area: ±246 ha</li> </ul>  |
| North Okotoks ASP (Amendment) | <ul style="list-style-type: none"> <li>MDP               <ul style="list-style-type: none"> <li>North Okotoks ASP - North Okotoks Outline Plan</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>land use and servicing framework to guide detailed planning and future development</li> </ul> | <ul style="list-style-type: none"> <li>Amendment adds eastern quarter section into the ASP</li> <li>provides a mix of housing and employment</li> </ul> | <ul style="list-style-type: none"> <li>Adopted</li> <li>3rd reading on August 19, 2024</li> </ul>   | <ul style="list-style-type: none"> <li>West: Outline Plan               <ul style="list-style-type: none"> <li>SB and DP</li> </ul> </li> <li>East: NASP pending</li> </ul> | <ul style="list-style-type: none"> <li>Gross area: 126.33ha</li> <li>Gross dev area: 125.00ha (11.33ha ER)</li> <li>Employment Area: 4.51ha</li> <li>MR/MSR: 8.10ha</li> <li>Gross Res Area: 112.39 ha</li> <li>Blended res density target: 10upa</li> <li>Res units: 2,777 (2.9 people)</li> </ul> |

| Proposal       | Plan alignment  | Purpose   | Description  | Status  | Implementation   | Statistics   |
|----------------|---|---|--|---|--|--|
|                |   |   |  |   |  | <ul style="list-style-type: none"> <li>Population: 8,054</li> <li>jobs: 627</li> </ul>   |
| Downtown ARP   | <ul style="list-style-type: none"> <li>MDP</li> </ul>   | <ul style="list-style-type: none"> <li>land use and servicing framework to guide detailed planning and future development</li> </ul>          | <ul style="list-style-type: none"> <li>to revitalize Okotoks' Downtown and create a statutory planning framework</li> </ul>  | <ul style="list-style-type: none"> <li>Public engagement;</li> <li>1st reading pending early 2025</li> </ul>                            | <ul style="list-style-type: none"> <li>Future DP/SB</li> </ul>   | <ul style="list-style-type: none"> <li>Not yet available</li> </ul>  |
| Ridgemont NASP | <ul style="list-style-type: none"> <li>MDP <ul style="list-style-type: none"> <li>Trilogy Plains ASP</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>detailed land use and servicing framework to guide detailed planning and future development</li> </ul> | <ul style="list-style-type: none"> <li>residential neighbourhood centred around a high quality open space, parks and amenities system</li> <li>supported by neighbourhood commercial uses</li> </ul> | <ul style="list-style-type: none"> <li>1st reading October 28, 2024;</li> <li>Public hearing scheduled for November 25, 2024</li> </ul> | <ul style="list-style-type: none"> <li>Land Use Amendment proceeding to public hearing November 25, 2024.</li> </ul> | <ul style="list-style-type: none"> <li>Gross area: 63.82 ha</li> <li>Gross dev area: 53.7ha</li> <li>Res area: 21.42</li> <li>Employment: 3.76ha</li> <li>MR: 5.12ha</li> <li>Roads and Utilities: 17.12ha</li> <li>Jobs: 171 (FAR 0.35)</li> <li>Res units: 1400-1730</li> <li>Population: 4000-5000</li> <li>Density 11.5 to 14.3 upa</li> </ul> |

## Land Use Amendment Applications

In 2024, the following Land Use Amendment Application are underway:

| Proposal                     | Plan alignment  | Purpose   | Description  | Status  | Implementation  | Statistics   |
|------------------------------|---|---|--|---|---|--|
| LU2022-04<br>D'Arcy Phase 4  | <ul style="list-style-type: none"> <li>• MDP               <ul style="list-style-type: none"> <li>○ NW Okotoks ASP</li> <li>- D'Arcy Outline Plan</li> </ul> </li> </ul>        | <ul style="list-style-type: none"> <li>• Redesignation (Bylaw 17-22)</li> </ul>             | <ul style="list-style-type: none"> <li>• 4.19 ha from ALH to TN</li> </ul>   | <ul style="list-style-type: none"> <li>• 3rd reading February 26, 2024</li> </ul>           | N/A   | 77 detached lots expected  |
| LU23-07<br>Tillotson Phase 2 | <ul style="list-style-type: none"> <li>• MDP               <ul style="list-style-type: none"> <li>○ West Okotoks ASP</li> <li>- Tillotson NASP</li> </ul> </li> </ul>           | <ul style="list-style-type: none"> <li>• Redesignation (Bylaw 02-24)</li> </ul>             | <ul style="list-style-type: none"> <li>• 9.58 ha from ALH to TN and NC</li> </ul>                                    | <ul style="list-style-type: none"> <li>• 3<sup>rd</sup> Reading date not yet set</li> </ul> | <ul style="list-style-type: none"> <li>• Water allocated</li> <li>• Subdivision application in process</li> </ul> | N/A  |
| LU23-06<br>Election Signage  | <ul style="list-style-type: none"> <li>• MDP</li> <li>• Election Signage Bylaw</li> </ul>   | <ul style="list-style-type: none"> <li>• Text amendments (Bylaw 12-24)</li> </ul>           | <ul style="list-style-type: none"> <li>• LUB amendment to coincide with Election Signage Bylaw Amendments</li> </ul> | <ul style="list-style-type: none"> <li>• 3rd reading on March 25, 2024</li> </ul>           | <ul style="list-style-type: none"> <li>• N/A</li> </ul>   | N/A  |
| LU24-01<br>Wedderburn Ph 9   | <ul style="list-style-type: none"> <li>• MDP               <ul style="list-style-type: none"> <li>○ North Okotoks ASP</li> <li>- Wedderburn Outline Plan</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• Redesignation (Bylaw 17-24)</li> </ul>             | <ul style="list-style-type: none"> <li>• 2.77 hectares from ALH to TN and ROS</li> </ul>                             | <ul style="list-style-type: none"> <li>• 3rd reading received on June 10, 2024</li> </ul>   | <ul style="list-style-type: none"> <li>• Subdivision application in process</li> </ul>                            |  |
| LUA23-08                     | <ul style="list-style-type: none"> <li>• MDP</li> </ul>   | <ul style="list-style-type: none"> <li>• Administrative amendments (Bylaw 18-24)</li> </ul> | <ul style="list-style-type: none"> <li>• address gaps in clarity, consistency, and organization</li> </ul>           | <ul style="list-style-type: none"> <li>• 3rd reading on June 10, 2024</li> </ul>            | N/A   | N/A  |
| LU24-02<br>Wedderburn Ph 12  | <ul style="list-style-type: none"> <li>• MDP               <ul style="list-style-type: none"> <li>○ North Okotoks ASP</li> </ul> </li> </ul>                                    | <ul style="list-style-type: none"> <li>• Redesignation (Bylaw 26-24)</li> </ul>             | <ul style="list-style-type: none"> <li>• 2.44 hectares from ALH to NC</li> </ul>                                     | <ul style="list-style-type: none"> <li>• 2nd reading on Sept 23, 2024;</li> </ul>           | <ul style="list-style-type: none"> <li>• Subdivision and construction pending 3rd reading</li> </ul>              | 86 proposed units expected at the time of DP(dependent on DP submission) |

| Proposal                        | Plan alignment  | Purpose  | Description   | Status  | Implementation  | Statistics                                   |
|---------------------------------|---|--|---|---|---|--|
|                                 | - Wedderburn Outline Plan   |  |   | <ul style="list-style-type: none"> <li>• 3rd reading scheduled for Oct 15th, 2024</li> </ul>  |   |  |
| LU24-03<br>D'Arcy Phase 14      | <ul style="list-style-type: none"> <li>• MDP <ul style="list-style-type: none"> <li>○ Northwest Okotoks ASP</li> <li>- D'Arcy Outline Plan</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• Redesignation (Bylaw 27-24)</li> </ul>            | <ul style="list-style-type: none"> <li>• 1.66 hectares ALH to NC</li> </ul>             | <ul style="list-style-type: none"> <li>• 2nd reading on Sept 23, 2024;</li> <li>• 3rd reading scheduled for October 15th, 2024</li> </ul> | <ul style="list-style-type: none"> <li>• Subdivision and construction pending</li> </ul>  | 71 proposed units expected at the time of DP |
| LU 24-04<br>Ridgemont Ph1       | <ul style="list-style-type: none"> <li>• MDP <ul style="list-style-type: none"> <li>○ Trilogy Plains ASP</li> <li>- Ridgemont NASP</li> </ul> </li> </ul>         | <ul style="list-style-type: none"> <li>• Redesignation</li> </ul>                          | <ul style="list-style-type: none"> <li>• 12.82 ha from ALH to NC, TN and ROS</li> </ul> | <ul style="list-style-type: none"> <li>• Public hearing and 2nd reading scheduled for November 25, 2024</li> </ul>                        | <ul style="list-style-type: none"> <li>• 3<sup>rd</sup> reading of the Ridgemont NASP pending;</li> <li>• Water verification and 3<sup>rd</sup> reading of the LUA pending</li> </ul> | 4.9-5.4 UPA proposed density                 |
| LU24-05<br>149 Elizabeth Street | <ul style="list-style-type: none"> <li>• MDP</li> </ul>   | <ul style="list-style-type: none"> <li>• Redesignation</li> <li>• (Bylaw 24-24)</li> </ul> | <ul style="list-style-type: none"> <li>• From D and TN to GC.</li> </ul>                | <ul style="list-style-type: none"> <li>• Public hearing on September 23, 2024; tabled expecting further information</li> </ul>            | <ul style="list-style-type: none"> <li>• Pending presentation of alternative options to redesignate.</li> <li>• To return to Council on Oct 15.</li> </ul>                            | N/A  |

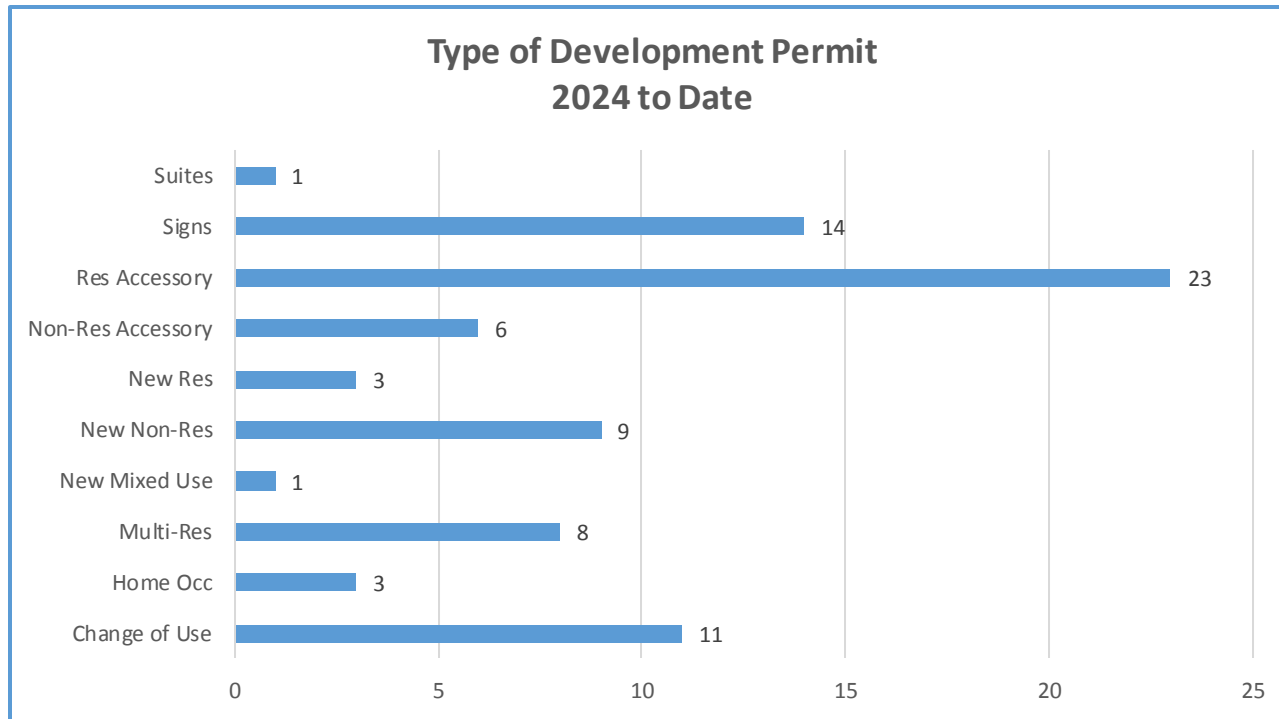
## **Subdivision Permit Applications**

In 2024, the following subdivision permit applications are in process:

| <b>Proposal</b>                     | <b>Plan alignment</b>  | <b>Status</b>  | <b>Implementation</b>   | <b>Statistics</b>  |
|-------------------------------------|--|--|---|--|
| SD2024-1<br>Wedderburn<br>Ph 9      | <ul style="list-style-type: none"> <li>• MDP               <ul style="list-style-type: none"> <li>○ North Okotoks ASP</li> <li>- Wedderburn Outline Plan</li> <li>- Bylaw 17-24</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• Approved on June 13, 2024;</li> <li>• Endorsement under review</li> </ul>                               |   | <ul style="list-style-type: none"> <li>• 33 TN lots</li> </ul>   |
| Where is<br>SD2024-2<br>D'Arcy Ph 4 | <ul style="list-style-type: none"> <li>• MDP               <ul style="list-style-type: none"> <li>○ Northwest Okotoks ASP</li> <li>- D'Arcy Outline Plan</li> <li>- Bylaw tbc</li> </ul> </li> </ul>   | Approved on February 28, 2024; endorsement under review  | <ul style="list-style-type: none"> <li>• TBC</li> </ul>   | <ul style="list-style-type: none"> <li>• 77 lots</li> </ul>  |
| SD2024-3<br>9 Southbank<br>Crescent | <ul style="list-style-type: none"> <li>• MDP               <ul style="list-style-type: none"> <li>○ South Okotoks ASP</li> </ul> </li> </ul>   | <ul style="list-style-type: none"> <li>• Approved on July 12, 2024.</li> <li>Endorsement under review</li> </ul>                                 | <ul style="list-style-type: none"> <li>• DP received</li> <li>• Building permit received</li> </ul>   | <ul style="list-style-type: none"> <li>• 1 additional lot</li> </ul>   |
| SD2024-4<br>Wedderburn<br>Ph 12     | <ul style="list-style-type: none"> <li>• MDP               <ul style="list-style-type: none"> <li>○ North Okotoks ASP</li> <li>- Wedderburn Outline Plan</li> <li>- Bylaw 26-24</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• Approval pending, subject to Council adoption of redesignation (Bylaw 26-24 on Oct 15, 2024)</li> </ul> | <ul style="list-style-type: none"> <li>• DP pre-application has taken place</li> <li>• Proposed multi-unit residential (townhome) development site</li> </ul> | <ul style="list-style-type: none"> <li>• 86 proposed units to be confirmed with DP submission</li> <li>• 20.96 UPA for subject site</li> </ul> |
| SD2024-5<br>D'Arcy Ph 14            | <ul style="list-style-type: none"> <li>• MDP               <ul style="list-style-type: none"> <li>○ Northwest Okotoks ASP</li> <li>- D'Arcy Outline Plan</li> <li>- Bylaw 24-03</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• Approval pending, subject to Council adoption of redesignation (Bylaw 27-24 on Oct 15, 2024)</li> </ul> | <ul style="list-style-type: none"> <li>• Proposed multi-unit residential development site</li> </ul>  | <ul style="list-style-type: none"> <li>• 71 proposed units to be confirmed with DP submission</li> <li>• 21.95 UPA for subject site</li> </ul> |

## **Development Permits**

To date, the PUD has received, put in processed and rendered decisions on up to 79 development permit applications. The distribution of uses is illustrated in the below graph. The respective table below provides application specific details for applications leading to use diversification in Okotoks.



| DP          | Proposal  | Location                      | District  | Activity      | Variances  | Water verification required | Status  |
|-------------|---|-------------------------------|---|---------------|--|-----------------------------|---|
| DP2024-0115 | 8 individual dwelling units. (Low income housing).        | 10 Poplar Ave                 | Downtown  | permitted     | <ul style="list-style-type: none"> <li>• Several including: lot size</li> <li>• Setbacks</li> <li>• Active transportation (side walk protrusion and need for accessibility ramp)</li> </ul>  | Yes                         | <ul style="list-style-type: none"> <li>• Notice of Decision (Approval) issued July 11, 2024</li> </ul>                              |
| DP2024-0116 | Change (addition) of Use; Retail and Service - Large      | 149 Elizabeth St              | Downtown & Traditional Neighbourhood split zoning | Discretionary | <ul style="list-style-type: none"> <li>• Bylaw check not yet completed</li> </ul>  | No                          | <ul style="list-style-type: none"> <li>• On hold, pending land use amendment</li> </ul>   |
| DP2024-0117 | Industrial – Light (3 Building Industrial Condo Facility) | 40 Southbank Crescent         | Industrial Business Park                          | Permitted     | <ul style="list-style-type: none"> <li>• Building height, ground floor transparency (windows)</li> <li>• Fencing height;</li> <li>• Number of cycle stalls</li> <li>• Parking and loading location; requires addressing</li> </ul> | No                          | <ul style="list-style-type: none"> <li>• Notice of Decision (Approval) issued on September 19, 2024 (required amendment)</li> </ul> |
| 2024-0118   | Change of Use – Office to Human Services                  | Suite 105, 106 Southbank Road | Industrial Business Park                          | Discretionary | <ul style="list-style-type: none"> <li>• Access to parking without direct pedestrian connection</li> </ul>   | No                          | <ul style="list-style-type: none"> <li>• Notice of Decision (Approval) issued on March 12, 2024</li> </ul>                          |
| 2024-0119   | Education (School)  | 200 D'Arcy Boulevard          | Recreation Open Space                             | Discretionary | <ul style="list-style-type: none"> <li>• Loading and waste proposed on primary frontage</li> <li>• Lighting levels</li> </ul>  | No                          | <ul style="list-style-type: none"> <li>• Notice of Decision issued on May 14, 2024</li> </ul>                                       |

|             |  |                               |   |               |   |    |  |
|-------------|--|-------------------------------|---|---------------|---|----|--|
| 2024-0120   | Short-Term Lodging – General                               | 66 Ranch Road                 | Traditional Neighbourhood                               | Discretionary | No  | No | <ul style="list-style-type: none"> <li>• Notice of Decision (Approval) issued March 12, 2024</li> </ul>    |
| DP2024-0127 | Change of Use – Home Occupation Major to Restaurant / Cafe | 67 McRae Street               | Downtown District (D) – Main Street Character Area      | Permitted     | <ul style="list-style-type: none"> <li>• Reduced entrance depth</li> <li>• Landscaping</li> <li>• Bike parking stalls</li> </ul>        | No | <ul style="list-style-type: none"> <li>• Notice of Decision (Approval) issued July 11, 2024.</li> </ul>    |
| DP2024-0128 | Home Occupation Major                                      | 28 Cimarron Estates Link      | Traditional Neighbourhood                               | Permitted     | No  | No | <ul style="list-style-type: none"> <li>• TBC</li> </ul>  |
| 2024-0130   | Home Occupation Major                                      | 29 Drake Landing Boulevard    | Traditional Neighbourhood                               | Permitted     | No  | No | <ul style="list-style-type: none"> <li>• Notice of Decision (Approval) issued on May 23, 2024</li> </ul>   |
| 2024-0131   | Change of Use (Human Services)                             | #104, 14 Crystal Ridge Drive  | Industrial Business District                            | Discretionary | No  | No | <ul style="list-style-type: none"> <li>• Notice of Decision (Approval) issued on April 30, 2024</li> </ul> |
| 2024-0134   | Short Term Lodging - General                               | 5 Downey Bay                  | Traditional Neighbourhood                               | Discretionary | No  | No | <ul style="list-style-type: none"> <li>• Notice of Decision (Approval) issued on April 17, 2024</li> </ul> |
| 2024-0140   | Education (Daycare)  | #105, 116 Southbank Boulevard | Industrial Business Park                                | Discretionary | No  | No | <ul style="list-style-type: none"> <li>• Notice of Decision (Approval) issued on July 10, 2024</li> </ul>  |
| 2024-0143   | Change of Use - Restaurant/Café & Signage                  | 82 Elma St w                  | Downtown (D) District (Elma Street West Character Area) | Permitted     | <ul style="list-style-type: none"> <li>• Loading space width</li> </ul>   | No | <ul style="list-style-type: none"> <li>• Notice of Decision (Approval) issued on July 25, 2024</li> </ul>  |
| 2024-0150   | Light Industrial, Office, and Retail Service – General (2  | 9 Southbank Crescent          | Industrial Business Park                                | Discretionary | <ul style="list-style-type: none"> <li>• Setbacks</li> <li>• Landscaping</li> <li>• Parking</li> <li>• Bike parking location</li> </ul> | No | <ul style="list-style-type: none"> <li>• Notice of Decision (Approval) issued on August 8, 2024</li> </ul> |



|             |   |                       |  |               |  |     |  |
|-------------|---|-----------------------|--|---------------|--|-----|--|
|             | buildings with 14 units)  |                       |  |               | • Signage.   |     |  |
| 2024-0157   | Light Industrial (Warehouse, Outdoor Storage), Office                             | 33 Southbank Crescent | Industrial Business Park                           | Permitted     | <ul style="list-style-type: none"> <li>• Setbacks</li> <li>• No loading stall</li> <li>• Front yard parking</li> </ul> | No  | <ul style="list-style-type: none"> <li>• Notice of Decision (Approval) issued on August 13, 2024</li> </ul>  |
| DP2024-0158 | 36 Dwelling Units in a 3rd building and amendments to site and buildings 1 and 2. | 53 Avens Way          | Neighbourhood Core (NC)                            | Permitted     | TBC  | Yes | <ul style="list-style-type: none"> <li>• On hold</li> </ul>  |
| 2024-0160   | Change of Use – Education (Pre-school)  | 209 Stockton Avenue   | Industrial Business Park                           | Discretionary | • Landscaping  | No  | <ul style="list-style-type: none"> <li>• Notice of Decision (refusal) issued on July 15, 2024. Refusal.</li> <li>• SDAB appeal with subsequent approval issued on October 4, 2024</li> </ul> |
| 2024-0161   | Change of Use – Education   | 83 Suntree Lane       | Traditional Neighbourhood                          | Discretionary | • Bicycle stall provision  | No  | <ul style="list-style-type: none"> <li>• Notice of Decision (Approval) issued on July 25, 2024</li> </ul>  |
| DP2024-0166 | Apartment Building – 5 Storeys, 75 Dwelling Units                                 | 103 McRae Street      | Downtown District (D) – Main Street Character Area | Permitted     | • Building Height: 5th storeys not proposed. Recommendation to redesignate.  | Yes | <ul style="list-style-type: none"> <li>• On hold pending request for further information.</li> </ul>   |
| DP2024-0166 | Recreation Active: Addition to Duvernay Field House (south side)                  | 256 Don Seaman Way    | Industrial Business Park (IBP) District            | Permitted     | No variances   | TBD | <ul style="list-style-type: none"> <li>• On hold pending request for further information.</li> </ul>   |

|           |  |                          |                          |           |  |     |  |
|-----------|--|--------------------------|--------------------------|-----------|--|-----|--|
| 2024-0168 | New Commercial Building (Retail and Service - General)                           | 98 Elizabeth             | Downtown                 | Permitted | <ul style="list-style-type: none"> <li>• Reduced side yard setback</li> <li>• Reduced parking stall dimensions</li> <li>• Reduced loading stall dimensions</li> <li>• Reduced sidewalk dimensions</li> </ul> | TBD | <ul style="list-style-type: none"> <li>• Notice of Decision (Approval) issued on September 23, 2024</li> </ul> |
| 2024-0178 | New Industrial-Light use building consisting of approximately 40,936 square feet | 261 & 265 Don Seaman Way | Industrial Business Park | Permitted | TBD  | TBD | TBD  |

### **Pre-application Proposals**

Several Pre-Application Proposals are currently being considered across several districts, including:

- Mixed use developments in the Downtown with commercial on the ground floor and residential development above (up to 4 storeys in height)
- Additional commercial space development in the Downtown
- Tillotson Village Centre Mixed Use / Commercial - Sites 1 & 2
- Multi-family residential developments in new communities (Tillotson)
- Additional Industrial Business Park developments