



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

This Bylaw is ready for third reading as amended.

Report, Analysis and Financial Implications

On July 15, 2024, a Public Hearing for Bylaw 20-24 to adopt the North Point Area Structure Plan (ASP) was held and second reading was given. On September 9, 2024, changes made to the ASP document to align with the requirements of the Calgary Metropolitan Region Board (CMRB) Growth Plan were presented to Council for approval.

The Bylaw, along with all required supporting information, was submitted to the CMRB on September 10, 2024 for review and consideration in accordance with the mandated Regional Evaluation Framework (REF) to ensure alignment with the Growth Plan. CMRB staff commissioned Invistec Consulting to undertake a third-party review of the Plan against the Growth Plan in place for the region. The third-party consultant and CMRB staff recommended the North Point Area Structure Plan be approved by the CMRB Board on September 29, 2024.

Under the REF process, the CMRB member municipalities had a 21-day review period to challenge the Plan. The review period ended on October 18, 2024 with no objections raised; therefore, the North Point ASP is deemed to be approved by the CMRB.

The Town was formally notified of the approval on October 21, 2024.

Strategic Plan Goals

<input checked="" type="checkbox"/>	Responsibly Managed Growth	<input 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

Public participation on Bylaw 20-24 closed with the adjournment of the Public Hearing on July 15, 2024. A full report on the public participation process in developing the North Point ASP and the outcome of the Public Hearing is available on the Town website within the July 15, 2024 Council package.

Alternatives for Consideration

n/a

CAO Comments

As this ASP has now been approved by the CMRB, it is ready for third reading.

Attachment(s)

1. Bylaw 20-24 – North Point ASP – Second Reading Version (with amendments)
2. Bylaw 20-24 Schedule 'A' – North Point Area Structure Plan
3. 2024-09-27 CMRB Administration Recommendation and Third-Party Review
4. 2024-10-18 CMRB Approval Letter

Prepared by:
Lauren Gagatek
Planner
September 24, 2024