

<b>Regional Evaluation Framework (REF) CMRB Administration Recommendation</b>	
<b>Member Municipality</b>	<b>Town of Okotoks</b>
<b>Application Name</b>	<b>North Point Area Structure Plan</b>
<b>REF Application Number</b>	<b>2024-10</b>
<b>Type of Application</b>	<b>Area Structure Plan</b>
<b>Municipal Bylaw #</b>	<b>Bylaw 20-24</b>
<b>Date Application Circulated</b>	<b>September 13, 2024</b>
<b>Date of CMRB Administration Recommendation</b>	<b>September 27, 2024</b>
<b>CMRB Recommendation</b>	
That the Board <b>APPROVE</b> REF Application 2024-10, the Town of Okotoks North Point Area Structure Plan	
<ul style="list-style-type: none"> <li>REF Application 2024-10 is for the proposed Town of Okotoks North Point Area Structure Plan (North Point ASP) which will guide the future development of approximately 246 ha (608 acres) of phased industrial and employment development in northeast Okotoks.</li> <li>The proposed North Point ASP consists of the Employment Area Placetype. The Growth Plan states that Employment Areas should be directed to Preferred Growth Areas where infrastructure servicing and transportation are available (Growth Plan policy 3.1.3.3). The Town of Okotoks is a Preferred Growth Area (Urban Municipality). The proposed North Point ASP is also located within the boundary of Joint Planning Area #3, also a Preferred Growth Area.</li> <li>The proposed North Point ASP plans for multi-modal access, considering walking, cycling and transit, and incorporates a modified grid design.</li> <li>Water and wastewater servicing will be provided through Town of Okotoks systems. Interim servicing will be made available on a case-by-case basis south of 338 Avenue. When municipal servicing is extended to the boundary of the plan area, all developments will be required to connect to municipal servicing through deferred servicing agreements registered on title.</li> <li>The third-party consultant review, completed by Municipal Planning Services, found the application to be generally consistent with the Growth Plan.</li> <li>CMRB Administration finds REF Application 2024-10 to be generally consistent with the principles and policies of the Growth Plan and recommends the application for approval.</li> </ul>	
<b>Attachment</b>	
<ul style="list-style-type: none"> <li>Third-Party Consultant Review, Municipal Planning Services</li> </ul>	

## **1.0 Background**

The Town of Okotoks has submitted a Regional Evaluation Framework (REF) application for approval of the North Point Area Structure Plan (North Point ASP), proposed Bylaw 20-24. The North Point ASP was submitted to the CMRB through REF submission criteria 4.1 (c) which requires municipalities to submit all new Area Structure Plans and Area Redevelopment Plans. The proposed ASP includes approximately 246 ha (608 acres) of land for future industrial and employment within the Town of Okotoks, a Preferred Growth Area (Urban Municipality). The proposed North Point ASP is also located fully within Joint Planning Area 3.

CMRB Administration notified CMRB members of REF Application 2024-10 on September 13, 2024. This application was previously submitted as REF Application 2024-07, which was withdrawn by the applicant.

## **2.0 Consistency with the Growth Plan**

### **2.1 *Third Party Review***

CMRB Administration retained Municipal Planning Services to evaluate the application with respect to the REF requirements. The third-party evaluation (attached) reviewed the proposed North Point ASP in relation to the goals, objectives, and policies of the Growth Plan. Municipal Planning Services found REF Application 2024-10 to be generally consistent with the Growth Plan.

### **2.2 *CMRB Administration Review***

In consideration of the Town of Okotoks REF submission and the third-party review, and in consideration of its own review of REF Application 2024-10 materials, CMRB Administration finds REF Application 2024-10 to be generally consistent with the goals, objectives, and policies of the Growth Plan.

## **3.0 REF 2024-10 Application Overview**

The following provides an overview of the consistency of REF Application 2024-10 with key areas of the Growth Plan. See the attached third-party review report for an overview of the consistency of REF Application 2024-10 with all Growth Plan policies.

### **3.1 *Employment Area Placetype***

The proposed North Point ASP includes approximately 246 ha (608 acres) of land for future employment within the Town of Okotoks. The plan area is comprised of two distinct areas divided by 338 Avenue, including a "Logistics, Warehousing and Light Industrial Precinct" north of 338 Avenue and an "Agriculture and Eco-industrial Precinct" south of 338 Avenue.

Growth Plan policy 3.1.3.3 states that "Employment Areas should be directed to Preferred Growth areas where infrastructure, servicing and transportation is available.

In addition, they should be located in areas close to a population centre that can provide opportunities for short commutes and locations where transportation infrastructure can provide for efficient movement of goods.” The proposed development is adjacent to planned residential neighbourhoods allowing for short commutes and can be serviced by the Town’s current on-demand transit system as well as potential future regional transit opportunities. When upgraded, 338 Avenue will contain pedestrian infrastructure that will allow for greater multi-modal connectivity. The location of the proposed development adjacent to Highway 2 and 338 Avenue allows for the efficient flow of goods and vehicles to and from the plan area and the broader town. The intersection of Highway 2 and 338 Ave is currently an at-grade intersection with a preferred interchange design and location identified as part of a Functional Planning Study completed by Alberta Transportation and Economic Corridors.

### **3.2 Preferred Growth Area**

Growth Plan policy 3.1.3.1 requires that “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 Town of Okotoks confirms that all new development will receive piped water and wastewater servicing from the Town, although interim servicing is proposed within the North Point ASP. As noted in *Section 8 Utility Services* of the proposed ASP, “due to the servicing constraints that currently exist with the ASP area (i.e. lack of municipal servicing, and the high cost to extend this servicing), proposed developments that have low water and/or wastewater needs, or are considered ‘limited water users’, will be prioritized for development within the Logistics, Warehousing, and Light Industrial Precinct only, as these types of developments may be able to operate prior to municipal services extending to the area.” Proposed North Point ASP policy 8.1.1.1 states that “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.” As all new development in Preferred Growth Areas “shall connect” to municipally owned services, or piped water and wastewater services provided by others, REF 2024-10 is consistent with Growth Plan policy 3.1.3.1.

Growth Plan policy 3.1.3.2 states that “New development in Preferred Growth Areas shall provide access to existing or planned community services and facilities; or make efficient and cost-effective use of existing and planned community services and facilities through applicable agreements and cost sharing with service providers.” The proposed North Point ASP is consistent with Growth Plan policy 3.1.3.2 as the proposed development is in proximity to a range of community services and facilities within the Town of Okotoks and connected through multi-modal connections. In addition to community services and facilities within the Town, the policies and figures within proposed North Point ASP section *5.4.3 Recreational Campus Area* identify an approximately 23 ha regional recreational area within the west central portion of the Plan Area, directly north of 338 Avenue and east of 48 Street.

### **3.3 Transportation and Transit Corridors**


Growth Plan policy 3.5.1.1 requires that statutory plans within 1.6km of an identified transportation and transit corridor shall a) identify the corridor(s) on the relevant maps within the plan; b) demonstrate how the plan optimizes the proximity and adjacency to the corridor; and c) describe how the plan provides mitigation for any potential impacts to the corridor." The proximity of the development to Highway 2 and 338 Avenue allows for the efficient access of goods and vehicles to the regionally significant transportation routes identified on Growth Plan *Schedule 3 Regional Transit and Transportation Corridors*.

As stated in proposed North Point ASP *Section 6.3 Highway 2/338 Avenue E Interchange*, Alberta Transportation and Economic Corridors, in partnership with the Town of Okotoks and Foothills County, completed a Functional Planning Study for an interchange to replace the at-grade intersection at Highway 2 and 338 Avenue. The Functional Planning Study was completed in June 2023. The proposed North Point ASP provides mitigation for potential transportation impacts and includes consideration for the outcomes of the Functional Planning Study:

- Policy 6.2.1.7 states that "A Transportation Impact Assessment (TIA) shall be provided at the NASP stage to support internal road network requirements, appropriate intersection treatments with internal and external roads, and timing of when these intersections are required."
- Policy 5.6.1.4 states that "uses within 800m of the centreline of Highway 2 shall be subject to approval through a Roadside Development Permit application to Alberta Transportation and Economic Corridors."
- Policy 5.6.1.5 states that "Infrastructure design, such as roads and utility rights-of-way, for lands located in the vicinity of the Highway 2/338 Ave interchanges shall consider the future interchange and highway development, in consultation with Alberta Transportation and Economic Corridors."

### **4.0 Recommendation**

That the Board **APPROVE** REF Application 2024-10, the Town of Okotoks North Point Area Structure Plan.



23 September 2024

Attention: Jamie Graves, Interim Chief Officer  
Calgary Metropolitan Region Board  
403, 340 12 Avenue SW  
Calgary, Alberta T2R 1L5



Dear Ms. Graves

**Reference: REF# 2024-10 for the North Point Area Structure Plan (Town of Okotoks).**

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Please find attached the third-party evaluation of the North Point Area Structure Plan.

It is our opinion that the proposed plan is generally consistent with the goals, objectives, and policies of the Calgary Metropolitan Growth Plan, being Schedule A to Ministerial Order MSD:064/22.



Brad MacDonald, RPP MCIP  
Senior Planner

Municipal Planning Services (2009) Ltd.

**REGIONAL EVALUATION FRAMEWORK (REF) THIRD-PARTY REVIEW**

<b>Member Municipality</b>	<b>Town of Okotoks</b>
<b>Application Name</b>	<b>North Point Area Structure Plan</b>
<b>REF Number</b>	<b>2024-10</b>
<b>Type of Application</b>	<b>Area Structure Plan</b>
<b>Municipality Bylaw #</b>	<b>Town of Okotoks Bylaw 20-24</b>
<b>Date of Third-Party Review Report</b>	<b>September 23, 2024</b>

**Findings**

That the North Point Area Structure Plan is generally consistent with the goals, objectives, and policies of the Calgary Metropolitan Growth Plan, being Schedule A to Ministerial Order MSD:064/22.

**Summary of Review**

- This proposed Area Structure Plan was previously submitted for review (REF# 2024-07) and was withdrawn by the Town of Okotoks. The proposed Area Structure Plan was resubmitted by the Town to the Calgary Metropolitan Region Board.
- The North Point Area Structure Plan (the ASP) is a proposed statutory plan affecting approximately 246 hectares of land in the northeast portion of the Town of Okotoks.
- The ASP provides comprehensive direction for the future development and redevelopment of existing rural and agricultural lands; future development forms identified in the ASP includes a variety of industrial uses (including eco-industrial and agricultural-industrial), a recreation campus, transportation corridors, and stormwater facilities.
- The ASP recognizes provincial plans for a new Highway 2 and 338 Avenue interchange and includes a proposed transportation network and future land use patterns that makes efficient use of future transportation patterns in the area.
- Given the high exposure that future industrial lots in the ASP area will have along Highway 2, the ASP emphasizes the importance of maintaining a positive and attractive design aesthetic. The ASP identifies that Urban Design Guidelines will be developed at the Neighbourhood Area Structure Plan stage.
- The ASP includes a proposed active transportation network that will support active transportation travel through the ASP area that will connect to future development areas in the Town of Okotoks.
- No provincially identified Environmentally Significant Areas are within the ASP lands. The ASP indicates that although wetlands have been observed in the ASP area, they may not be of an ecological value to be retained. The ASP notes that Biophysical Impact Assessments are to be completed as part of the Neighbourhood Area Structure Plan stage.
- The review noted that the Context Study to be prepared for Joint Planning Area #3 should identify or include statements on the following (in addition to the content required by the Growth Plan and as noted in the Terms of Reference adopted by the Town of Okotoks and Foothills County:
  - The location of an existing pipeline corridor that intersects with the southeast corner of the plan area; and
  - The location of the future Foothills-Okotoks water and wastewater line corridor(s).
- Introductory statements in Section 8 – Utility Servicing of the ASP that identify:
  - The specific actions the Town will undertake to extend municipal water and wastewater servicing to the ASP area; and
  - That low/limited water and wastewater developments will be prioritized for future development; should be identified in this section’s list of policies.

**Review prepared by:**

Brad MacDonald | RPP, MCIP  
Senior Planner

Municipal Planning Services (2009) Ltd.

Jane Dauphinee | RPP, MCIP  
Principal & Senior Planner

Municipal Planning Services (2009) Ltd.

**Part A: REF Review**

The purpose of the REF review process is to confirm the alignment of statutory plans or statutory plan amendments with the goals, objectives, and policies of the Growth Plan.

The following tables provide a summary of the third party review findings and summarize how the proposed ASP aligns with applicable sections of the Growth Plan.

Growth Plan policy areas that are “not applicable” to this REF application have been marked as such.

3.1 Blueprint for Growth		
<b>3.1.1 Region-Wide Policies</b>	The <b>ASP aligns</b> with Section 3.1.1 of the Growth Plan as outlined below.	
	Policy 3.1.1.1	<ul style="list-style-type: none"> <li>The proposed ASP is in alignment with the land use direction and overall transportation and servicing network outlined in the Town of Okotoks/Foothills County Intermunicipal Development Plan (IDP) and the Town of Okotoks’ Municipal Development Plan (MDP).</li> <li>The ASP area is within the CMRB Growth Plan’s Joint Planning Area 3 (Foothills/Okotoks). The ASP notes that a context study will be prepared jointly by the Town and the County by August 2025 to meet the requirements of the Growth Plan.</li> </ul>
	Policy 3.1.1.2	<ul style="list-style-type: none"> <li>Portions of north, east, and southern boundaries of the ASP area abuts lands within Foothills County. Foothills County was provided a copy of the draft ASP during the referral agency circulation process and was invited to provide comments.</li> <li>The Town has indicated that the Town and the County met on several occasions prior to the plan being prepared to discuss transportation network considerations, road and servicing connections, interface considerations and the impact of the 338 Avenue/Highway 2 interchange on the ASP area and the surrounding area.</li> </ul>
	Policy 3.1.1.3	<ul style="list-style-type: none"> <li>The ASP area includes cultivated agricultural parcels that are sustaining a variety of hay production and cereal crops. Adjacent to the ASP area (in Foothills County) are agricultural lands bordering the south side of the ASP area. The western boundary of the ASP area abuts the town entirely, which comprise of country residential and agricultural uses.</li> <li>Most adjacent agricultural developments in the County are separated from the ASP area by Highway 2.</li> <li>The ASP includes general development policies (5.1.1.4) that will require future development adjacent to agricultural operations to employ design setbacks/buffering/landscaping to mitigate potential impacts.</li> <li>The ASP’s ‘Industrial Ecosystem’ Precinct is intended to encourage the development of businesses that support the agricultural industry within the region.</li> </ul>
	Policy 3.1.1.4	<ul style="list-style-type: none"> <li>The ASP identifies 23.2 ha of land to be dedicated to the Town as Municipal Reserve (MR). This MR is to be used to develop a ‘Recreational Campus’, which that ASP indicates may be developed for a variety of indoor and outdoor recreational uses.</li> <li>The development of a Recreational Campus in the Plan area is consistent with the Town of Okotoks Recreation, Parks, and Leisure Master Plan, 2017 and the Recreation, Parks, and Leisure Master Plan – Update, 2023.</li> </ul>
	Policy 3.1.1.5	<ul style="list-style-type: none"> <li>The ASP area has been designed to be consistent with future highway interchange and access improvements to Highway 2 by the Province of Alberta. This proposed interchange was identified in the Functional Planning Study prepared by Alberta Transportation, in partnership with</li> <li>the Town of Okotoks and Foothills County. The Study identified a future interchange to replace the at-grade intersection at Highway 2 and 338 Avenue.</li> </ul>
	Policy 3.1.1.6	<ul style="list-style-type: none"> <li>The ASP proposes a logical and efficient expansion of existing water, wastewater, and stormwater infrastructure to service the ASP area.</li> </ul>

<b>3.1.2 Preferred Placetypes</b>	Policies in Section 3.1.2 of the Growth Plan <b>are not applicable</b> to the ASP.	
	Policy 3.1.2.1	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
	Policy 3.1.2.2	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
	Policy 3.1.2.3	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
<b>3.1.3 Preferred Growth Areas</b>	The <b>ASP aligns</b> with Section 3.1.3 of the Growth Plan as outlined below.	
	Policy 3.1.3.1	<ul style="list-style-type: none"> <li>The ASP area is within the Town of Okotoks, identified as a Preferred Growth Area (Urban Municipality) on Schedule 1: Regional Growth Structure.</li> <li>The ASP includes a statement indicating that the ASP is not currently serviced by the Town, and that the Town anticipates that there will be a limited amount of development occurring within a 10-year horizon (with the majority of the ASP being built out over a 50-year horizon).</li> <li>The ASP acknowledges that servicing constraints currently exist within the ASP area and includes statements that prioritize the future development of low or limited water/wastewater users in the Logistics, Warehousing, and Light Industrial Precinct only.</li> <li>The Growth Plan states that new development in Preferred Growth Areas shall make efficient and cost-effective use of existing and planned infrastructure.</li> <li>An overall servicing concept and policies for the eventual extension of services to the ASP area that will make efficient and cost-effective use of future infrastructure in this area are provided in Section 8 – Utility Servicing of the ASP.</li> <li>The ASP states that the extension of the municipal water and wastewater networks to the ASP area will be undertaken by the municipality and funded by local developers through a levy program.</li> <li>Policy 8.1.1.1 in the ASP identifies that all new development will connect to municipally controlled servicing, and that deferred servicing agreements will be registered against all parcels where development or subdivision is proposed in advance of municipal servicing availability.</li> </ul>
	Policy 3.1.3.2	<ul style="list-style-type: none"> <li>New development in the ASP area will be part of the Town of Okotoks; future employees will have access to Town commercial, recreational, and community services and amenities. Any recreational or community services and amenities that are development in the Plan area (including active transportation connections) will be accessible to Town and County residents and visitors.</li> </ul>
	Policy 3.1.3.3	<ul style="list-style-type: none"> <li>The Employment Areas identified in the ASP are located where infrastructure, servicing and transportation is available (or can be logically/efficiently extended). The ASP area is located close to existing and planned residential areas, which can enable short commutes and active transportation options.</li> <li>The proximity of Highway 2 to the ASP area will provide for the efficient movement of goods and products to and from the ASP area.</li> </ul>
	Policy 3.1.3.4	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
	Policy 3.1.3.5	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
	3.1.3.6	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>



<b>3.1.4 Placetype Targets for Population Growth</b>	Policies in Section 3.1.4 of the Growth Plan <b>are not applicable</b> to the ASP.	
	Policy 3.1.4.1	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
	Policy 3.1.4.2	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
	Policy 3.1.4.3	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
	Policy 3.1.4.4	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
<b>3.1.5 Rural and Country Cluster Placetype</b>	Policies in Section 3.1.5 of the Growth Plan <b>are not applicable</b> to the ASP.	
	Policy 3.1.5.1	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
	Policy 3.1.5.2	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
	Policy 3.1.5.3	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
<b>3.1.6 Rural Employment Area</b>	Policies in Section 3.1.6 of the Growth Plan <b>are not applicable</b> to the ASP.	
	Policy 3.1.6.1	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
	Policy 3.1.6.2	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
	Policy 3.1.6.3	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
	Policy 3.1.6.4	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
<b>3.1.7 Location Criteria for Placetypes</b>	The <b>ASP aligns</b> with Section 3.1.7 of the Growth Plan as outlined below.	
	Policy 3.1.7.1	<ul style="list-style-type: none"> <li>This ASP align with the Growth Plan’s requirement that Employment Areas be located within a Preferred Growth Area (the Town of Okotoks).</li> </ul>
	Policy 3.1.7.2	<ul style="list-style-type: none"> <li>The Rural and Country Cluster Placetype will not be developed within the ASP area.</li> </ul>
	Policy 3.1.7.3	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
	Policy 3.1.7.4	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
<b>3.1.8 Hamlet Growth Areas</b>	Policies in Section 3.1.8 of the Growth Plan <b>are not applicable</b> to the ASP.	
	Policy 3.1.8.1	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>

	Policy 3.1.8.2	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
	Policy 3.1.8.3	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
	Policy 3.1.8.4	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
	Policy 3.1.8.5	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
	Policy 3.1.8.6	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
<b>3.1.9 Joint Planning Areas</b>	The ASP aligns with policies in Section 3.1.9 of the Growth Plan as outlined below.	
	Policy 3.1.9.1	<ul style="list-style-type: none"> <li>ASP falls within Joint Planning Area #3 (Foothills/Okotoks) in the CMRB Growth Plan.</li> </ul>
	Policy 3.1.9.2	<ul style="list-style-type: none"> <li>Joint Planning Area #3 has not been approved by the CMRB Board (it is currently under development); additionally, no additional Joint Planning Area has been created that affects the ASP area.</li> </ul>
	Policy 3.1.9.3	<ul style="list-style-type: none"> <li>No new Joint Planning Area has been approved that affects the ASP area.</li> </ul>
	Policy 3.1.9.4	<ul style="list-style-type: none"> <li>The ASP identifies that the Town of Okotoks and Foothills County will prepare a Context Study by August 2025 (Section 2.1 of the ASP).</li> <li>The Terms of Reference Context Study for Joint Planning Area #3 adopted by the Town of Okotoks and Foothills County enables the preparation of new Area Structure Plans prior to the completion of the Context Study, as provided for in CMRB Growth Plan Policy 3.1.9.11.</li> </ul>
	Policy 3.1.9.5	<ul style="list-style-type: none"> <li>A Terms of Reference Context Study for Joint Planning Area #3 was adopted by the Town of Okotoks and Foothills County in January 2023.</li> </ul>
	Policy 3.1.9.6	<ul style="list-style-type: none"> <li>The Context Study for Joint Planning Area #3 has not been completed; the ASP identifies that it will be completed by August 2025.</li> </ul>
	Policy 3.1.9.7	<ul style="list-style-type: none"> <li>The Context Study for Joint Planning Area #3 has not been completed; the ASP identifies that it will be completed by August 2025.</li> <li>The Terms of Reference Context Study for Joint Planning Area #3 broadly identifies content that is to be included in the Context Study; this is consistent with the requirement of CMRB Growth Plan Policy 3.1.9.7.</li> </ul>
	Policy 3.1.9.8	<ul style="list-style-type: none"> <li>The Context Study for Joint Planning Area #3 has not been completed; the ASP identifies that it will be completed by August 2025. At this time, no amendments to the boundaries of the Joint Planning Area have been proposed.</li> </ul>
	Policy 3.1.9.9	<ul style="list-style-type: none"> <li>The Terms of Reference Context Study for Joint Planning Area #3 identifies the boundaries of the study area for the purpose of the Context Study.</li> </ul>
Policy 3.1.9.10	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>	

	Policy 3.1.9.11	<ul style="list-style-type: none"> <li>The Terms of Reference Context Study for Joint Planning Area #3 adopted by the Town of Okotoks and Foothills County enables the preparation of new Area Structure Plans prior to the completion of the Context Study, as provided for in CMRB Growth Plan Policy 3.1.9.11.</li> </ul>
<b>3.1.10 Existing Area Structure Plans and Area Redevelopment Plans</b>	Policies in Section 3.1.10 of the Growth Plan <b>are not applicable</b> to the ASP.	
	Policy 3.1.10.1	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
	Policy 3.1.10.2	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
	Policy 3.1.10.3	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
	Policy 3.1.10.4	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
<b>3.1.11 Municipal Development Plan Updates</b>	Policies in Section 3.1.11 of the Growth Plan <b>are not applicable</b> to the ASP.	
	Policy 3.1.11.1	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
	Policy 3.1.11.2	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
<b>3.1.12 Exceptions to the Policy</b>	The Policy in Section 3.1.12 of the Growth Plan <b>is not applicable</b> to the ASP.	
	Policy 3.1.12.1	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>

<b>3.2 Economic Wellbeing</b>		
<b>3.2.1 Municipal Development Plans</b>	The <b>ASP aligns</b> with Section 3.2.1 of the Growth Plan as outlined below.	
	Policy 3.2.1.1	<ul style="list-style-type: none"> <li>The ASP is consistent with the economic development polices in the Town of Okotoks’s Municipal Development Plan.</li> </ul>
	Policy 3.2.1.2	<ul style="list-style-type: none"> <li>The ASP identifies an active transportation network and connections to existing corridors in the Town which will enable residents to travel from residential areas in the Town to the ASP area by walking or biking.</li> <li>Okotoks Transit operates an on-demand system as a customer-first mobility service, enabling all residents and visitors to move around the Town without relying on a personal vehicle.</li> <li>The Future Transportation Concept in the ASP has been developed to enable the implementation of a fixed/looped transit service in the Town/area.</li> </ul>
	Policy 3.2.1.3	<ul style="list-style-type: none"> <li>The ASP identifies a wide range of businesses and land uses that may be developed as part of this industrial development. This includes the clustering of complementary/similar type uses into one of two ‘Precincts’: the Logistics, Warehousing and Light Industrial Precinct, and the Industrial Ecosystem Precinct.</li> </ul>
	The <b>ASP aligns</b> Policy in Section 3.2.2 of the Growth Plan as outlined below.	

<b>3.2.2 Regional Transportation Planning Support for Economic Wellbeing</b>	Policy 3.2.2.1	<ul style="list-style-type: none"> <li>The proximity to Highway 2 (including planned interchange upgrades identified by the Province of Alberta) will provide future developments in the ASP area with efficient and logical access to local markets and intermodal facilities in the region.</li> <li>The planned upgrades to the Highway 2 interchange will minimize the effect of regional commuter congestion and trade in this area. The Future Land Use Concept in the ASP identifies lands that will be utilized for the planned interchange system.</li> </ul>
<b>3.2.3 Agricultural Economy</b>	The <b>ASP aligns</b> Policy in Section 3.2.3 of the Growth Plan as outlined below.	
	Policy 3.2.3.1	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
	Policy 3.2.3.2	<ul style="list-style-type: none"> <li>The ASP enables the future development of Agricultural Business and Agriculture Sciences businesses/enterprises/services. These future developments can support the growth and diversification of the Agriculture industry and local Agricultural Value Chains.</li> </ul>

### 3.3 Protect and Enjoy the Environment

<b>3.3.1 Flood Prone Areas</b>	The <b>ASP aligns</b> with Section 3.3.1 of the Growth Plan as outlined below.	
	Policy 3.3.1.1	<ul style="list-style-type: none"> <li>The ASP area is not identified within a provincially identified floodway (as of the date of this report's submission).</li> </ul>
	Policy 3.3.1.2	<ul style="list-style-type: none"> <li>The ASP area is not identified within a provincially identified flood fringe area (as of the date of this report's submission).</li> </ul>
	Policy 3.3.1.3	<ul style="list-style-type: none"> <li>The ASP area is not identified as being within a flood hazard area.</li> </ul>
	Policy 3.3.1.4	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
<b>3.3.2 Environmentally Sensitive Areas</b>	Policies in Section 3.3.2 of the Growth Plan <b>are not applicable</b> to the ASP.	
	Policy 3.3.2.1	<ul style="list-style-type: none"> <li>A Biophysical Overview was completed 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.</li> <li>Environmentally Sensitive Areas (ESAs) that have been identified in the ASP include semi-permanent, temporary, and seasonal marshes, ephemeral waterbodies, and watercourses.</li> <li>The Biophysical Overview summarizes that the Plan Area does not contain any provincially significant landforms.</li> <li>The ASP states that further biophysical investigation and study will occur at the Neighbourhood Area Structure Plan stages to confirm which ESAs will be retained.</li> </ul>
	Policy 3.3.2.2	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
	Policy 3.3.2.3	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>
	Policy 3.3.2.4	<ul style="list-style-type: none"> <li>Not applicable for this ASP</li> </ul>

<b>3.3.3 Climate Change</b>	The Policy in Section 3.3.3 of the Growth Plan <b>is not applicable</b> to the ASP.	
	Policy 3.3.3.1	<ul style="list-style-type: none"> <li>• Not applicable for this ASP</li> </ul>

### 3.4 Water Stewardship

<b>3.4.1 Watershed Protection</b>	Policies in Section 3.4.1 of the Growth Plan <b>are not applicable</b> to the ASP.	
	Policy 3.4.1.1	<ul style="list-style-type: none"> <li>• Not applicable for this ASP</li> </ul>
	Policy 3.4.1.2	<ul style="list-style-type: none"> <li>• Not applicable for this ASP</li> </ul>
	Policy 3.4.1.3	<ul style="list-style-type: none"> <li>• Not applicable for this ASP</li> </ul>
<b>3.4.2 Stormwater Management</b>	Policies in Section 3.4.2 of the Growth Plan <b>are not applicable</b> to the ASP.	
	Policy 3.4.2.1	<ul style="list-style-type: none"> <li>• Not applicable for this ASP</li> </ul>
	Policy 3.4.2.2	<ul style="list-style-type: none"> <li>• Not applicable for this ASP</li> </ul>
<b>3.4.3 Water Efficiency</b>	Policies in Section 3.4.3 of the Growth Plan <b>are not applicable</b> to the ASP.	
	Policy 3.4.3.1	<ul style="list-style-type: none"> <li>• Not applicable for this ASP</li> </ul>
	Policy 3.4.3.2	<ul style="list-style-type: none"> <li>• Not applicable for this ASP</li> </ul>
<b>3.4.4 Collaboration and Governance</b>	Policies in Section 3.4.4 of the Growth Plan <b>are not applicable</b> to the ASP.	
	Policy 3.4.4.1	<ul style="list-style-type: none"> <li>• Not applicable for this ASP</li> </ul>

### 3.5 Shared Services Optimization

<b>3.5.1 Transportation &amp; Transit Corridors</b>	The <b>ASP aligns</b> with Section 3.5.1 of the Growth Plan as outlined below.	
	Policy 3.5.1.1	<ul style="list-style-type: none"> <li>• The ASP area is within 1.6 km of Highway 2, which is identified in the CMRB Growth Plan as regional transportation and transit corridor.</li> <li>• The regional transportation and transit corridor</li> <li>• The ASP demonstrates how the plan optimizes the proximity and adjacency to the corridor and ensures the safe function of existing and future transportation systems, and a newly upgraded Highway 2/338 Avenue interchange will facilitate safe access to the Plan Area in the future.</li> <li>• The ASP provides mitigation for potential impacts to the corridor by identifying that: <ul style="list-style-type: none"> <li>○ a Transportation Impact Assessment will be provided at the Neighbourhood Area Structure Plan stage to support internal road network requirements and intersection treatments;</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>○ future access to and from 338 Avenue will be developed in consultation with Alberta Transportation and Economic Corridors at the Neighbourhood Area Structure Plan stage; and</li> <li>○ Uses within 800m of the centreline of Highway 2 shall be subject to approval through a Roadside Development Permit application to Alberta Transportation and Economic Corridors.</li> </ul>
	Policy 3.5.1.2	<ul style="list-style-type: none"> <li>● The ASP identifies that the ASP area can be serviced by the Town’s current on-demand transit system. If the Town’s transit system is enhanced in the future to a fixed/loop system, the ASP identifies that future transit routes and stops should be conceptually identified as part of the Neighbourhood Area Structure Plan process.</li> <li>● Consideration of safe movement across and adjacent to 338 Avenue is given in the design of pathway networks and their interface with development.</li> </ul>
	Policy 3.5.1.3	<ul style="list-style-type: none"> <li>● The ASP includes an active transportation network that demonstrates where pathways will be developed in the ASP area in the future (ASP Figure 9) and identifies how connections may be made to future pathways in the Town of Okotoks, as lands to the west are developed in the future.</li> </ul>
<b>3.5.2 Energy and Utility Corridors</b>	The <b>ASP aligns</b> with Section 3.5.2 of the Growth Plan as outlined below.	
	Policy 3.5.2.1	<ul style="list-style-type: none"> <li>● Schedule 4 of the CMRB Growth Plan identifies a pipeline corridor that intersects the southeast corner of the ASP area. This pipeline corridor is not identified in the ASP as a regionally significant corridor.</li> <li>● The ASP identifies one abandoned low pressure pipeline intersecting the southeast quarter of the ASP area. The ASP does not identify the presence of any active oil and gas infrastructure in the ASP area.</li> <li>● The Context Study for Joint Planning Area #3 should identify the location of the pipeline corridor that intersects with the southeast corner of the ASP area.</li> </ul>
<b>3.5.3 Planning and Protection for Regional Corridors</b>	The <b>ASP aligns</b> with Section 3.5.3 of the Growth Plan as outlined below.	
	Policy 3.5.3.1	<ul style="list-style-type: none"> <li>● A Context Study will be prepared for Joint Planning Area #3 by August 2025, as identified in the Terms of Reference adopted by the Town of Okotoks and Foothills County.</li> </ul>
	Policy 3.5.3.2	<ul style="list-style-type: none"> <li>● Schedule 5 of the CMRB Growth Plan identifies a proposed Water and Wastewater Corridor extending from Foothills County to the Town of Okotoks. These corridors are not identified in the ASP as being planned to be located within the ASP area in the future.</li> <li>● The Context Study for Joint Planning Area #3 should identify the location of the water and wastewater corridors if possible.</li> </ul>
	Policy 3.5.3.3	<ul style="list-style-type: none"> <li>● A Context Study will be prepared for Joint Planning Area #3 by August 2025, as identified in the Terms of Reference adopted by the Town of Okotoks and Foothills County.</li> <li>● The Context Study should address planning for multi-use infrastructure corridors. It is noted that one of the guiding principles in the Terms of Reference is to “facilitate opportunities for more efficient use of land and optimization of existing and planned infrastructure.”</li> </ul>
<b>3.5.4 Recreation</b>	The <b>ASP aligns</b> with Section 3.5.4 of the Growth Plan as outlined below.	
	Policy 3.5.4.1	<ul style="list-style-type: none"> <li>● The Recreation Campus Area planned for the ASP area will provide a variety of indoor and outdoor programmable recreation spaces with inclusive, accessible, multi-use amenities that provide health, wellness, and social gathering opportunities for users of all ages and demographics.</li> <li>● Planned recreational development in the Recreation Campus Area identified in the ASP will be consistent with the CMRB Growth Plan’s aim to provide recreation systems that: <ul style="list-style-type: none"> <li>○ are ‘diverse, complex, and multifaceted’;</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>○ brings people together; and</li> <li>○ positively contributes to desired outcomes in other public service areas such as education, justice and health.</li> </ul>
	Policy 3.5.4.2	<ul style="list-style-type: none"> <li>● Not applicable for this ASP</li> </ul>
	Policy 3.5.4.3	<ul style="list-style-type: none"> <li>● Not applicable for this ASP</li> </ul>
	Policy 3.5.4.4	<ul style="list-style-type: none"> <li>● Not applicable for this ASP</li> </ul>
	Policy 3.5.4.5	<ul style="list-style-type: none"> <li>● Not applicable for this ASP</li> </ul>

**Part B: Consistency with applicable Context Study**

As per Growth Plan policy 4.1.1.3, “prior to the incorporation of outcomes of Context Studies within amendments to the Growth Plan, the Board must consider approved context Studies in its decision-making.”

1. Is any portion of the plan area of the statutory plan or plan amendment within a Joint Planning Area?

Yes  No

2. If yes, has a Context Study been approved by the Board for this Joint Planning Area?

Yes  No

The ASP states that a Context Study will be adopted by the Town of Okotoks and Foothills County by August 2025, as identified in the Terms of Reference for Joint Planning Area #3 adopted by the Town and County (January 2023).

3. If yes, please complete the appropriate Context Study review template and attach to this third party review.