

A photograph of a man in a blue t-shirt lifting a young child in a grey shirt and green patterned shorts to shoot a basketball into a hoop. The scene is outdoors, with a house and trees in the background, and a warm, golden light. The basketball hoop and net are visible in the upper left. The child is in mid-air, reaching up towards the hoop. The man is supporting the child from below. The background shows a house with a grey roof and a white door, and several trees with green leaves.

# Ridgmont NASP What We Heard Report

JUNE 2024

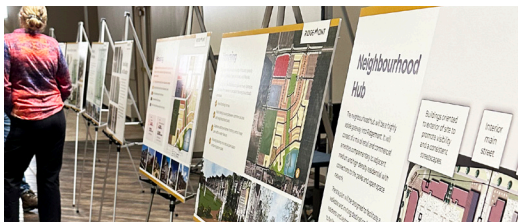
RIDGE  MONT

# CONTENTS



## 1.0

Project Introduction *pg 01*



## 2.0

Public Engagement Summary *pg 03*



## 3.0

What We Heard – Feedback Form Response Summary *pg 05*



## 4.0

Next Steps *pg 07*

## Appendix A

Feedback Form Metrics *pg 08*

## Appendix B

Open House Promotions *pg 14*

## Appendix C

Open House Boards *pg 16*



## 1.0 Project Introduction

Lamont Land is pursuing the development and approval of a Neighbourhood Area Structure Plan (NASP) for the proposed community of Ridgemont, located in northern Okotoks. The Ridgemont NASP will guide the development of approximately 160 acres and advances the planning work completed through the Trilogy Plains ASP process, which the Town of Okotoks Council approved on June 26, 2023 (Bylaw 08-23).

Throughout the process, Lamont Land has been working to engage with surrounding community members and the Town of Okotoks to inform the Ridgemont NASP. In June 2024, the Ridgemont project team held their second public engagement event, an Open House, following the September 2023 Virtual Information Session. The following report summarizes what we heard from Okotoks community members at and following the June 2024 Open House..



# Project Timeline



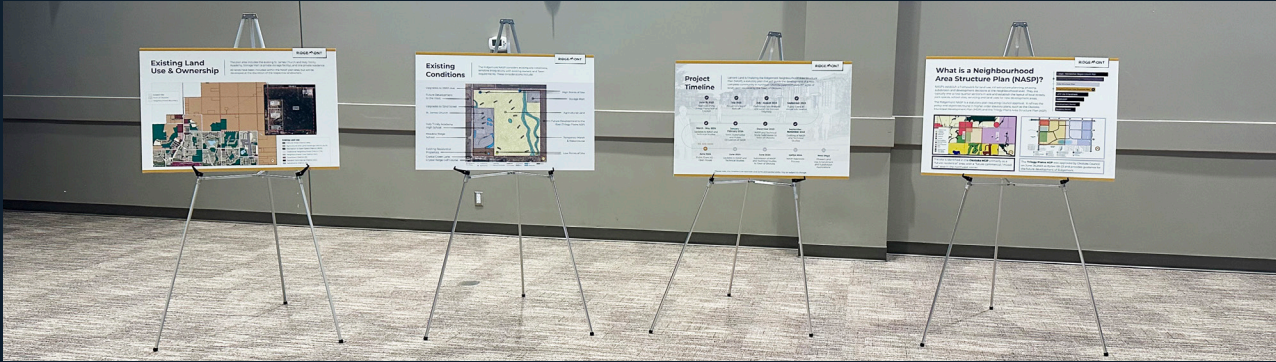
*\*Please note, this timeline is an estimate and some anticipated dates may be subject to change.*





## 2.0 Public Engagement Summary

On Wednesday, June 5, 2024, the Ridgemont project team hosted a public Open House at the St. James Church in Okotoks. The purpose of the Open House was to welcome neighbouring residents to learn about the latest project updates to the Neighbourhood Area Structure Plan (NASP). The Open House was held between 5:30 – 7:30 p.m. and was designed to be a drop-in style session, allowing people to stop by at their leisure and meet with the various disciplines of the project team to discuss the NASP. A total of 67 people attended the Open House and 21 people completed the feedback form (18 at the event and 3 via the online survey following) to share their experience of the session and general thoughts or concerns of the project.



During the event, the project team was represented by Lamont Land, Watt Consulting Group, CIMA+, MAGNA Engineering Services, Bassett Associates Landscape Architecture, the Town of Okotoks and B&A Studios. The project team felt that having representation from each consultancy was essential to provide thorough responses to any questions posed by attendees. Information boards (26 in total) were set-up throughout the room and clustered by subject matter, allowing attendees to visit each board and discuss with the relevant subject matter expert.

A copy of the boards were posted to the project website following the event and are included in **Appendix C**.



### Event Promotions:

- Multiple website updates and Open House promotions were added to the project website: **RidgemontNASP.ca**
- An email invitation was sent to the Ridgemont subscribers on **May 21, 2024**.
- Email invitations were sent to the Mesa at Crystal Shores Condos and Pencross Condo associations to be shared with its residents on **May 21, 2024**.
- Two newspaper advertisements were placed in the Western Wheel, on **May 22 and May 29, 2024**.
- Postcards were delivered to residents within 200m of the Ridgemont site on **May 17, 2024**.
- A road sign was placed at 338 Ave E and 32 St E, on **May 16, 2024**.
- The Town of Okotoks shared invitational posts on its Facebook page on **May 27, and June 3, 2024**.

A copy of the event's promotions is included in **Appendix B**



## 3.0 What We Heard – Feedback Form Response Summary

During the Open House, attendees were invited to complete a feedback form to share their perspectives. We collected 18 forms at the event. The feedback form was also available online for those who couldn't attend, and information boards were posted to the project website. The online feedback form closed on June 20, and a total of three participants submitted their feedback.

Of the 21 responses collected, the majority were residents in adjacent neighbourhoods and most felt that the information provided at the Open House was helpful in providing an understanding of the proposed NASP.



Three consistent concerns were shared through the open-ended question. Residents expressed concerns about traffic management, water supply, and strained community services; such as over capacitated schools, stress on infrastructure, and local resources.

Some respondents feared that traffic on 32 St E and 338 Ave E would increase congestion, and this could also impact safety. A few respondents suggested that a traffic light be installed at 32 St E and 338 Ave E, and that widened lanes should be considered on along 338 Ave E. It was suggested that lights be placed near the high school, especially with new drivers turning onto a busy street.

Many respondents expressed concern that the increase in population with development of a new neighbourhood is not viable, as water accessibility and drainage are already under stress within the town.

It was expressed by some that schools are at capacity and that the continued growth in Okotoks is taking away from available resources, and the overall small-town feel.





## 4.0 Next Steps

The Ridgemont project team resubmitted the Neighbourhood Area Structure Plan and Technical Studies to the Town of Okotoks in June 2024 following revisions based on the March 2024 circulation comments. The Town will review the revised resubmission package and provide any final comments prior to proceeding to the Council approvals process which is anticipated for Fall 2024.

A land use amendment application for the first phase of development has also been submitted to the Town, and is anticipated to proceed through the Council approvals process in tandem with the NASP.

Please continue to visit the project website for updates or contact the project engagement representative. **Thank you for your participation in the process.**

**RidgemontNASP.ca** 

Questions can be directed to:

**Leah Thomson**

Communications & Engagement Specialist, B&A

LThomson@bastudios.ca



# **APPENDIX A**

## **Feedback Form Metrics**



## Feedback Form Metrics

The following metrics are a summation of the feedback form responses gathered from the Open House and from the online feedback respondents. Some respondents may have skipped questions or selected multiple answers.



**18 Responses**  
OPEN HOUSE



**03 Responses**  
ONLINE

### Question 1 - Please confirm whether you attended the Open House or accessed information from the project website.

I attended the Open House on June 5 **20**

I reviewed the latest information posted on the project website **1**

### Question 2 – How did you hear about the Open House?\*

Email invitation from my condo board **3**

Email invitation from the Ridgemont team **3**

Road sign **4**

Postcard delivery **4**

Western Wheel newspaper advertisement **6**

Town of Okotoks website or social media **1**

Word of mouth **2**

*\*Some respondents selected more than 1 answer on their written feedback forms from the in-person open house.*

### Question 3 – Please tell us your connection to the project:

I am a landowner within the Ridgemont NASP plan area **1**

I am a resident of Okotoks within an adjacent neighbourhood (Crystal Shores, Crystal Green, Air Ranch, Ranchers Rise or an adjacent agricultural property) **13**

I am a resident of Okotoks in a non-adjacent neighbourhood **5**

I am a resident of Foothills County **2**

I prefer not to say **1**

Other (please specify) **0**



**Question 4** – The purpose of the June 5, 2024, Open House was clear, and the information provided helped me to understand what is being proposed in the Ridgemont Neighbourhood Area Structure Plan (NASP).

Strongly agree **6**

Agree **5**

Somewhat agree **7**

Disagree **1**

Strongly disagree **0**

No response **2**

**Question 5** – The project team was able to answer my questions and provide relevant information.

Strongly agree **1**

Agree **6**

Somewhat agree **9**

Disagree **2**

Strongly disagree **1**

No response **1**

**Question 6** – I understand the project process and next steps.

Strongly agree **4**

Agree **9**

Somewhat agree **6**

Disagree **1**

Strongly disagree **0**

No response **1**

**Question 7** – If you would like to subscribe for email updates, please provide your information.\*

*\*This question was included for transparency; however, responses cannot be provided to protect the respondent's private information under Canada's FOIP act.*

**Question 8** – After reviewing the information presented, do you have any further questions or comments about the Ridgemont Neighbourhood Area Structure Plan?

*\*Please see the following pages for detailed responses to this open-ended question.*

**Question 9** – Did you attend the first information session held virtually in September 2023?

Yes **8**

No **9**

No response **4**



## Verbatim comments – Open House

Feedback forms were available for attendees to submit their perspectives of the Open House and comments related to the NASP information presented. The following are the open-ended verbatim responses recorded from the feedback forms collected at the Open House on June 5, 2024.

**Question 8** – After reviewing the information presented, do you have any further questions or comments about the Ridgemont Neighbourhood Area Structure Plan?

	Question 8 Open House Responses	Theme
01	Water!!! Crystal Shores ran out of water last summer. No new pipeline adds 5000 people and new business. Stop developing without new water.	Water
02	Most concerned about drainage	Drainage
03	By the time all phases are complete the traffic on Crystal Green Lane will greatly increase. I am concerned about the increase of traffic. It will be more difficult to exit Pencross condo.	Traffic
04	I am very concerned about future traffic on Crystal Green Lane. Also problems getting onto 32nd St. with all additional traffic.	Traffic
05	Highly concerned about storm water management. Highly concerned about more residents pulling "limited" water from the bow + highwood + sheepriver. We already have neighbours with flooded basement due to run-off. We already have water restrictions. Drought -> less water available. and another 1400 taps turning on to drain more = huge problems	Water
06	All the pictures and posters look nice. But the most important issue missed was extra traffic volumes on 32 st and 338 Ave E. Traffic volumes on these roads are now excessive and there appears to be no plan to address this issue. The presenters indicate that the town is looking into it. Wow !!!! Maybe this project should go ahead once the transportation issues on 32 st. & 338 Ave E have been resolved 4-5000 residents is going to create more traffic chaos.	Traffic
07	My concern is the amount of traffic that will be going through the road between the school and church. I feel it will be unsafe at before and after school. Lights will help (these kids are new drivers). Does it have to be a thru road? The intersection b/w 32nd and 338 a round-a-bout yet the plan is for lights thru 32nd street, why a round-a-bout at the end of the street. Also 10% of the land is for a nature reserve perhaps due to the higher density there could be larger nature areas. With the increase in traffic on 338, development of Ridgemont, Webberburn and a commercial development by Hwy 2 and 338, when is the town going to go to the province for funding of building/upgrading a new 338 Ave E. It always seems the plans get done after the development and why not before? Thanks	Traffic
08	I am very concerned about roads and school. The neighbourhood will be developed before new schools are built and the system is already at/near capacity. Three intersections on 32nd st is also ridiculous.	Traffic & Schools



Question 8 Open House Responses		Theme
09	I understand why tho I question the number of houses. Currently the infrastructure cannot handle the existing population. Water is going to be solved before houses are sold? We do not want to be a suburb of Calgary. Currently you cannot access the rec centre for lessons without booking 2 week in advance. The schools are at FULL capacity now. With huge classes TODAY. Understand growth is necessary BUT this is too much. The existing building right now in Ranchers Rise/Air Ranch Apartment buildings is already adding to population. The building that's currently taking place in D'Arcy Wedderburn and Cimarron Country Estates neighbourhoods, Aldersyde, on and on. This is going to change Okotoks....We all moved here to have a piece of small town peace. Not to be a suburb of Calgary. The water issue has been going on for years. Lots or promises yet here we still are...waiting for the town to bring it to fruition. The Town lifted the cap on population and now here we are...we can't sustain the existing population and developers want to build more. Where or what can we do??	Traffic & Schools
10	The green space going up through the plan is a good idea, but it should be behind houses, not surrounded by streets and traffic. Look at Crystal ridge as an example.	Traffic
11	My concern is the traffic on 32nd St. will it be twinned to accommodate the extra traffic. It is a nightmare in the morning and early afternoon.	Traffic
12	My concern is with 32nd and the slow flow of traffic along the whole Rd 338 to Hwy 7. It is already backed up going both directions adding another development adds more traffic to an already busy road. Road needs to be widened now before there is a huge problem. Widening is a must - we need to be proactive as many of us already use alternate routes to get from A to B. Traffic light by Shell can take 2-3 lights to get through an intersection. Many near misses at 32nd & North Railway and 32nd & Milligan. Don't get me wrong, I dont want to widen but in my 4 years of living in Drake Landing, the traffic has gotten A LOT busier.	Traffic
13	All roads around the development need upgrading prior to building starts. 338 Ave E/Highway 2/32nd St Especially with closure of northbound exits onto Highway 2. Traffic will be pushed West on 338 Ave E to Highway 2A. Town water issues need to be addressed prior to more development happens.	Traffic & Water
14	Why are you building more homes when we've been starved for water every summer. I voted to cap years ago and so did most of the town. But nobody listens to what the residents want.	Water
15	Confirmation of water pipeline. Traffic issues with less lights.	Traffic & Water
16	It is irresponsible to add some many houses in such an area. Okotoks is not able to handle addition of new citizens. What is the plan to increase resident services?	Services
17	No, great presentation! Thanks	
18	It is a very significant number of people in a very small area. 5000 + population is the size of a small town and will dramatically increase use of the area's resources. 17% of Okotoks current population will be in this development	Services



## Verbatim Comments – Survey

The following verbatim comments are the open-ended responses from the the online survey respondents.

**Question 8** – After reviewing the information presented, do you have any further questions or comments about the Ridgemont Neighbourhood Area Structure Plan?

	Question 8 Online Survey Responses	Theme
01	The employment area is of concern. Why not buffer the existing property owner/tax payers with low density residential rather than drop light industrial on top of those folks?	Land Use
02	Why does the town and council feel we can sustain further residential housing when we already have a water shortage issue. Let's think about increasing our water capacity and treatment facilities before thinking about a large development like this. I strongly disagree with the approval of this development, being a taxpayer and resident of Okotoks.	Water
03	This development will continue to add to traffic in Okotoks. Please upgrade 32 Street and 338 Ave Enue soon rather than leave it until later.	Traffic





# **APPENDIX B**

## **Open House Promotions**






**RIDGEMONT**

**YOU ARE INVITED TO A PUBLIC OPEN HOUSE**

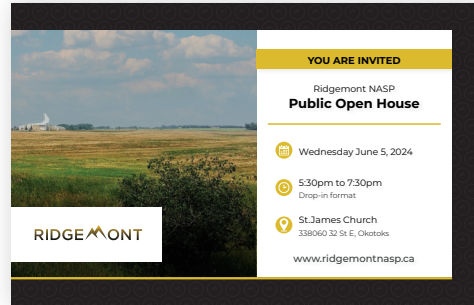


Lamont Land is pursuing the development and approval of a Neighbourhood Area Structure Plan (NASP) for the proposed community of Ridgemont, located in northern Okotoks. Please join us to learn more about the project, ask questions, and provide feedback.

- Date:** Wednesday June 5, 2024
- Time:** 5:30pm to 7:30pm Drop-in format
- Location:** St. James Church 338060 32 St E, Okotoks, AB

For more information please visit [RidgemontNASP.ca](http://RidgemontNASP.ca)

Newspaper Advertisement

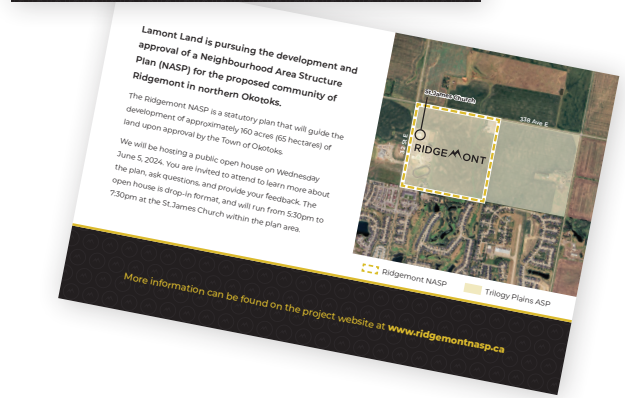


**YOU ARE INVITED**

Ridgemont NASP  
**Public Open House**

- 📅 Wednesday June 5, 2024
- 🕒 5:30pm to 7:30pm Drop-in format
- 📍 St. James Church 338060 32 St E, Okotoks

[www.ridgemontnasp.ca](http://www.ridgemontnasp.ca)



Lamont Land is pursuing the development and approval of a Neighbourhood Area Structure Plan (NASP) for the proposed community of Ridgemont in northern Okotoks.

The Ridgemont NASP is a statutory plan that will guide the development of approximately 160 acres (65 hectares) of land upon approval by the Town of Okotoks.

We will be hosting a public open house on Wednesday June 5, 2024. You are invited to attend to learn more about the plan, ask questions, and provide your feedback. The open house is drop-in format, and will run from 5:30pm to 7:30pm at the St. James Church within the plan area.



More information can be found on the project website at [www.ridgemontnasp.ca](http://www.ridgemontnasp.ca)

Postcard



Road Sign



# APPENDIX C

## Open House Boards



# Welcome to the Ridgemont Neighbourhood Area Structure Plan Open House

We are here today to:

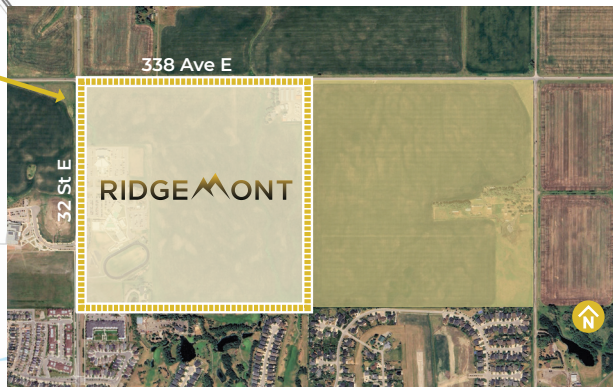
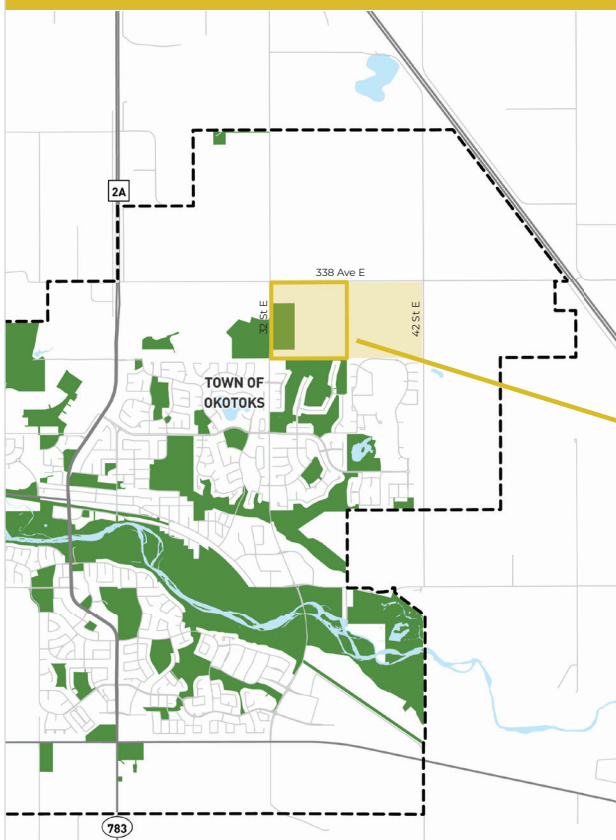
- Present the draft of the Ridgemont Neighbourhood Area Structure Plan (NASP).
- Share how public feedback, technical studies, and direction from the Town influenced changes to the December 2023 version of the plan previously shared.
- Listen and respond to your questions and comments about the proposed NASP.





## Location

Ridgemont is located in northern Okotoks immediately south of 338 Ave E and east of 32 St E.

Ridgemont is the western quarter section (NW- 34-29-W4M) within the previously approved Trilogy Plains Area Structure Plan (ASP) (Bylaw 08-23). It is located immediately north of the existing community of Crystal Green, northeast of Crystal Shores, and northwest of Air Ranch and Ranchers' Rise.

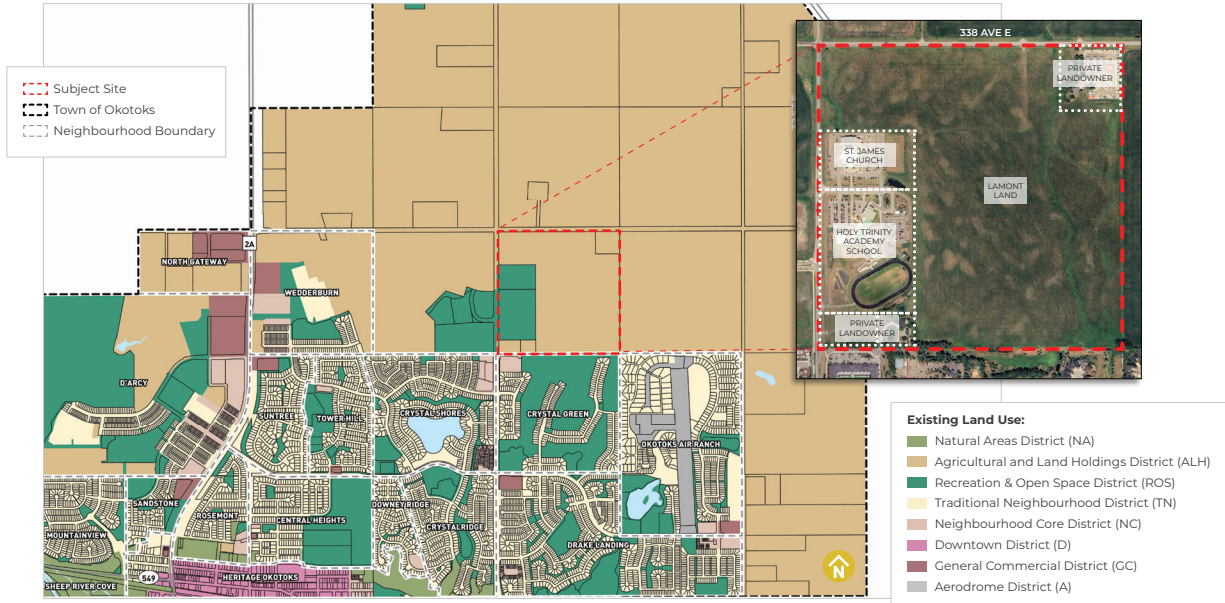


 Ridgemont NASP  
 Trilogy Plains ASP



# Existing Land Use & Ownership

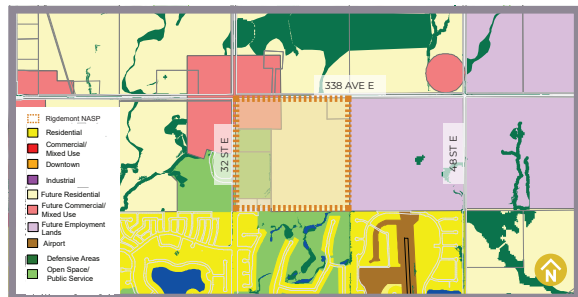
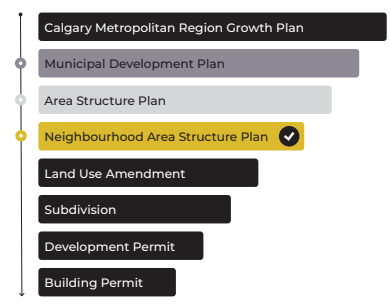
The plan area includes the existing St. James Church and Holy Trinity Academy, Storage Mart (a private storage facility), and one private residence. All lands have been included within the NASP plan area, but will be developed at the discretion of the respective landowners.



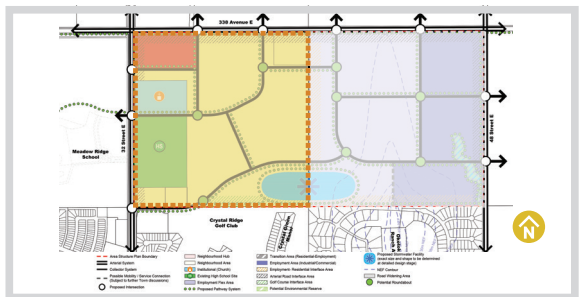
# What is a Neighbourhood Area Structure Plan (NASP)?

NASPs establish a framework for land use, infrastructure planning, phasing, subdivision and development decisions at the neighbourhood level. They are typically one to two quarter sections in size and establish the layout of local streets, park spaces, school sites, servicing and land uses for new development areas.

The Ridgemont NASP is a statutory plan requiring Council approval. It refines the policy and objectives found in higher order statutory plans, such as the Okotoks Municipal Development Plan (MDP) and the Trilogy Plains Area Structure Plan (ASP).



The site is identified in the **Okotoks MDP** primarily as a "future residential" area, with a "future commercial / mixed use" area in the northwest corner.



The **Trilogy Plains ASP** was approved by Okotoks Council on June 26, 2023 as Bylaw 08-23 and provides guidance for the future development of Ridgemont.



# Project Timeline

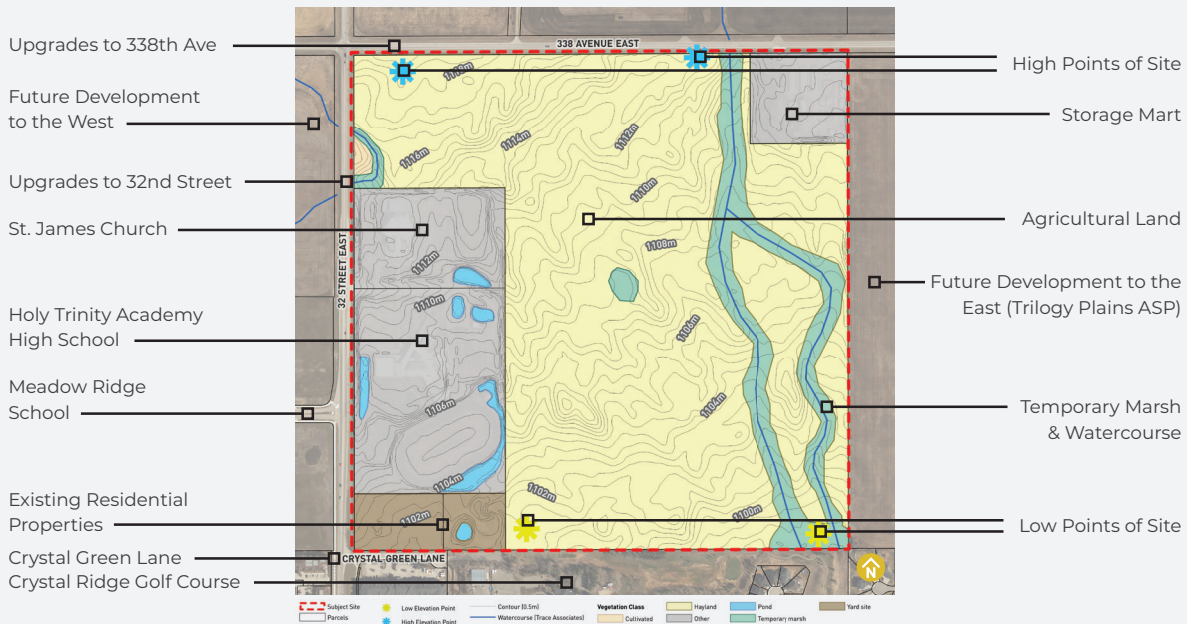
Lamont Land is finalizing the Ridgemont Neighbourhood Area Structure Plan (NASP), a statutory plan that will guide the development of a new complete community in northeast Okotoks (approximately 157 acres of land) upon approval by the Town of Okotoks.

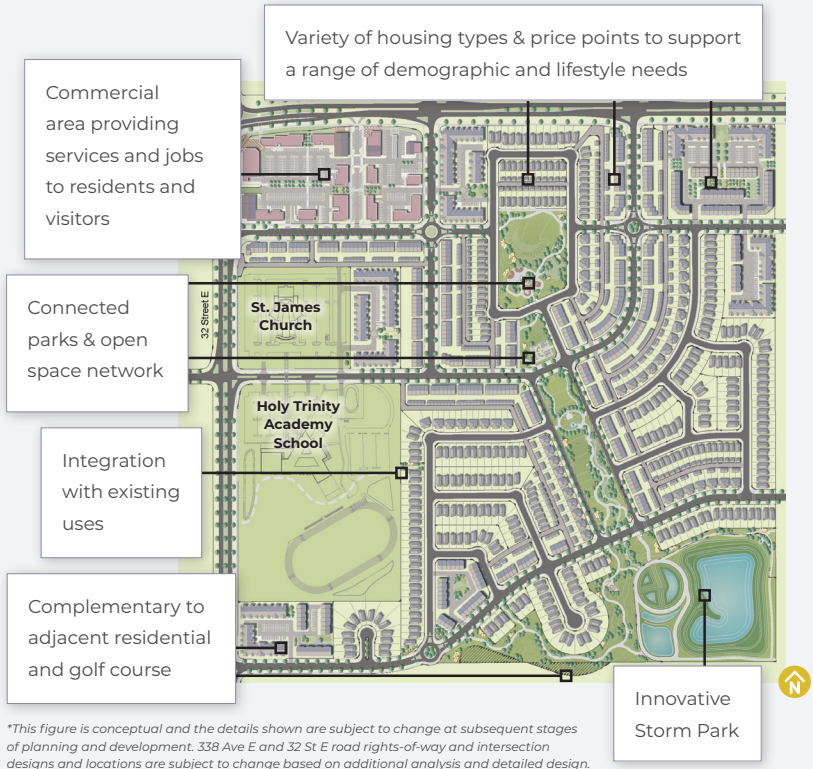


\*Please note, this timeline is an estimate and some anticipated dates may be subject to change.

# Existing Conditions

The Ridgemont NASP considers existing site conditions, sensitive integrations with existing owners, and Town requirements. These considerations include:





# Vision for Ridgemont

Positioned on the northern edge of Okotoks, Ridgemont is a place where the past meets the present, and where the beauty of rolling hills and mountain vistas serve as a daily backdrop. Ridgemont is a thoughtfully planned, mixed-use community that combines an extensive range of elements, which focus on social, economic, and environmental sustainability.

## Guiding Principles



### Diverse & Healthy Neighbourhood



An appropriate mix of land uses, housing forms, and densities will be integrated throughout Ridgemont. The neighbourhood hub and connected green spaces will provide walkable destinations for community interaction, and promote a healthy and inclusive community.



### Connected Transportation Networks



An integrated and connected multi-modal transportation network within the Ridgemont neighbourhood will support safe and active movement for all ages and abilities, including thoughtful connections to existing amenities and adjacent communities.



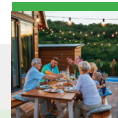
### Economic Opportunities



An array of business opportunities within Ridgemont will provide services and employment opportunities to residents and visitors from surrounding communities, supporting the vision of a prosperous and thriving Okotoks economy.



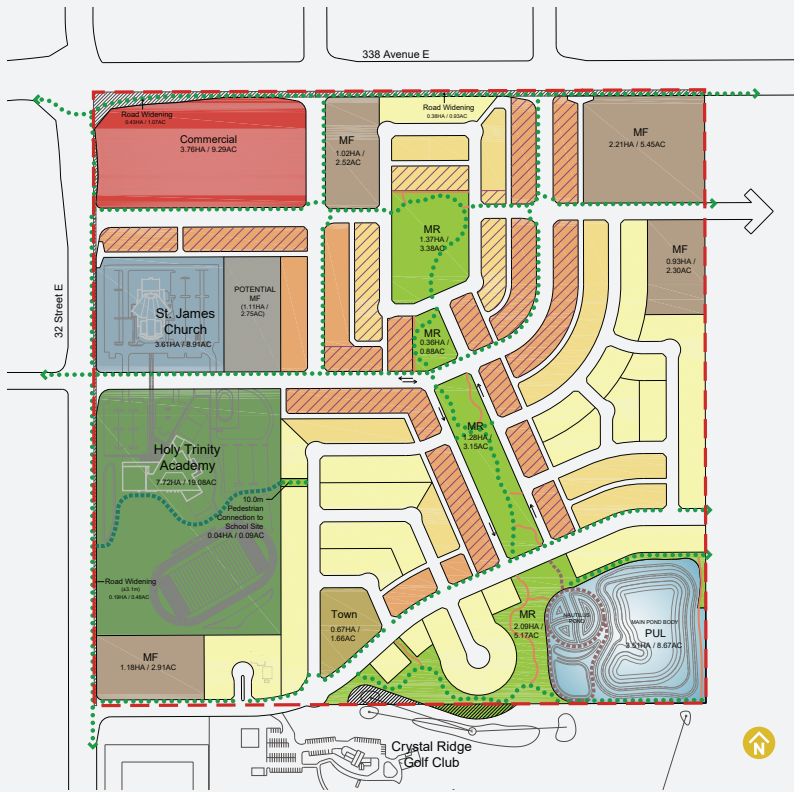
### Integration with Existing Uses & Communities



Ridgemont will respect and complement existing development within the plan area boundary, including Holy Trinity Academy and St. James Church. Appropriate and attractive interfaces with surrounding communities and road networks will ensure Ridgemont is integrated within the local context.



# Land Use Concept

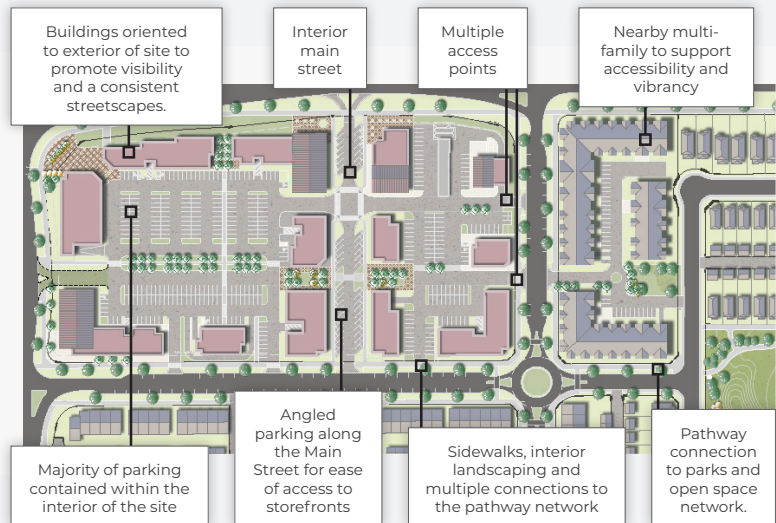


- Subject Lands
- 3.0m Regional Pathway
- 3.0m School Pathway
- 2.5m Local Pathway
- 4.0m Maintenance Access Road
- Road Widening
- St. James Church
- Holy Trinity Academy School
- Parks & Open Space
- Storm Park
- Commercial
- Potential High Density Residential
- High Density Residential
- Medium - High Density Residential
- Medium Density Residential
- Low Density Residential - Laned
- Low Density Residential - Laneless
- Front Drive Housing Not Permitted

# Neighbourhood Hub

The neighbourhood hub will be a highly visible gateway into Ridgemont. It will consist of a mix of retail and commercial amenities complementary to adjacent medium and high density residential with connections to the parks and open space network.

The site plan will be designed to facilitate a walkable and inviting destination for both residents and visitors. It will be designed to facilitate a range of retail, commercial, and office opportunities with the potential integration of additional residential.









*\*These figures are conceptual and the details shown are subject to change at subsequent stages of planning and development. 338 Ave E and 32 St E road rights-of-way and intersection designs and locations are subject to change based on additional analysis and detailed design.*



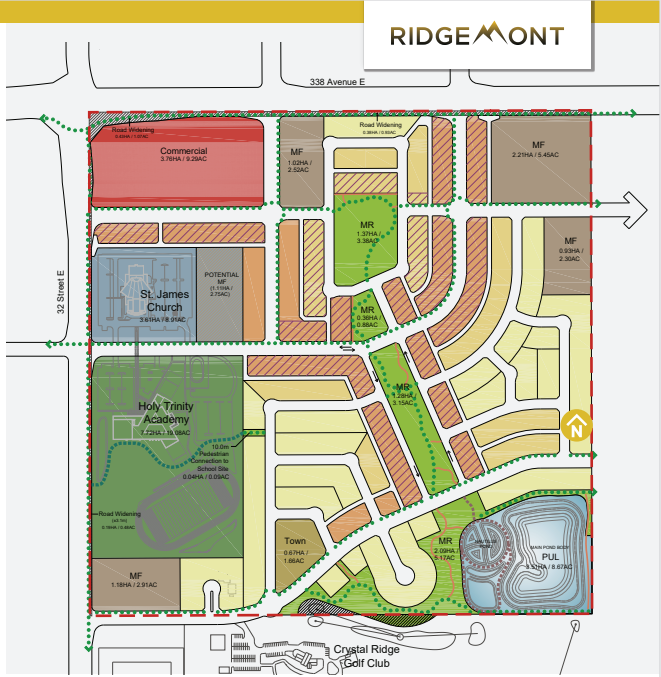
# Housing

Ridgemont will be a primarily residential neighbourhood with a mix of low, medium and high-density housing types including:

-  Single Detached and/or Semi-Detached Laneless
-  Single Detached and/or Semi-Detached Laned
-  Semi-Detached and/or Rowhouse
-  Comprehensive Rowhouse
-  Multi-Family (Rowhouse and/or multi-story)

 Estimated **1,400 to 1,730 units** at full build out





 Estimated population of **4,000 to 5,000 people** at full build out  
\*Assuming 2.9 people / unit

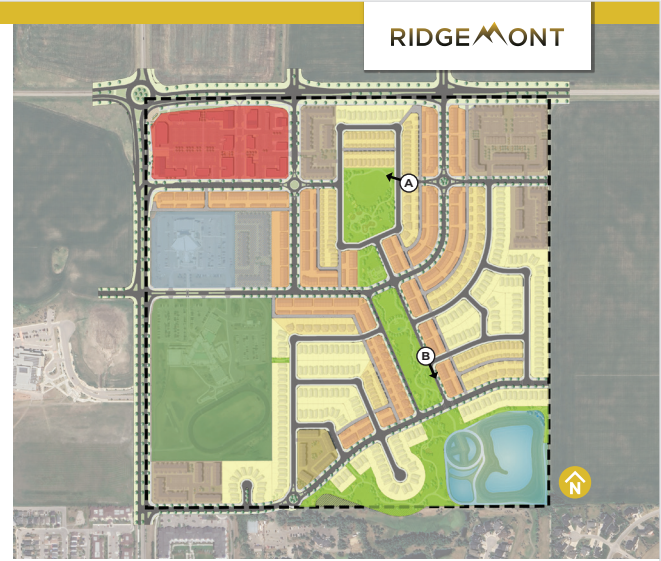


# Housing

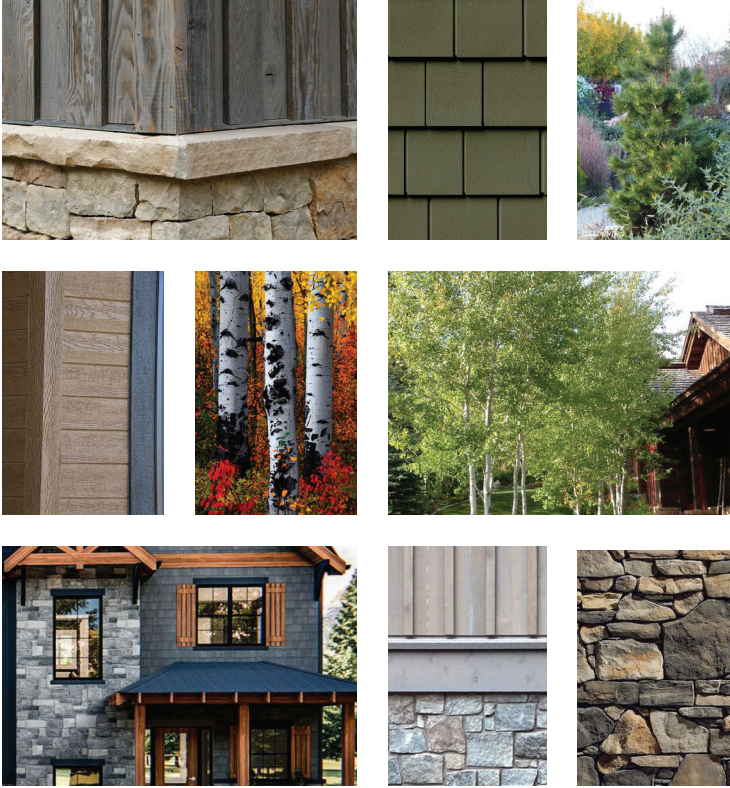
Ridgemont will include a variety of housing types to support a diversity of ages, incomes, and lifestyles.

Housing has been distributed to give as many homes as possible direct views and access to the neighbourhood's amenities.

-  Park-fronting homes.
-  Multi-family housing between commercial area and neighbourhood park.
-  Duplexes and townhomes fronting central linear park with a water feature.
-  Housing backing onto natural park space containing storm park.







# Urban Design and Character

The name Ridgemont was selected as a celebration of its proximity to and view of the mountains. The urban design character is intended to expand upon this with a celebration of the natural environment and features that are inspired by the mountain town vernacular.

Ridgemont will utilize colours, construction materials, and architectural features that evoke the character of a mountain town, while still allowing for variety in the streetscapes and individual customization.

# Parks and Open Spaces

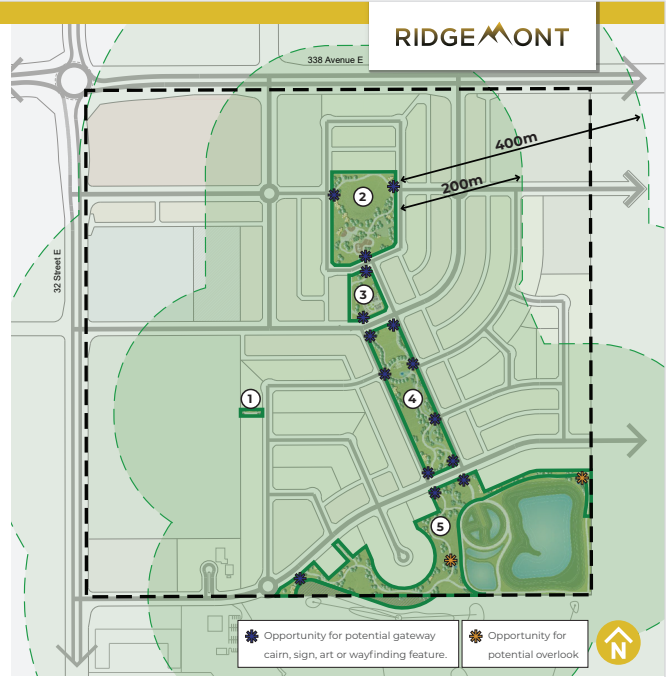
The Ridgemont parks and open space network consists of four distinct but connected park spaces through the centre of the neighbourhood.

Each park will have a unique identity, programming and landscaping to facilitate different experiences throughout the community.

All parks and open spaces will be within walking distance (~400m) of all Ridgemont residents and connected to the regional pathway network.

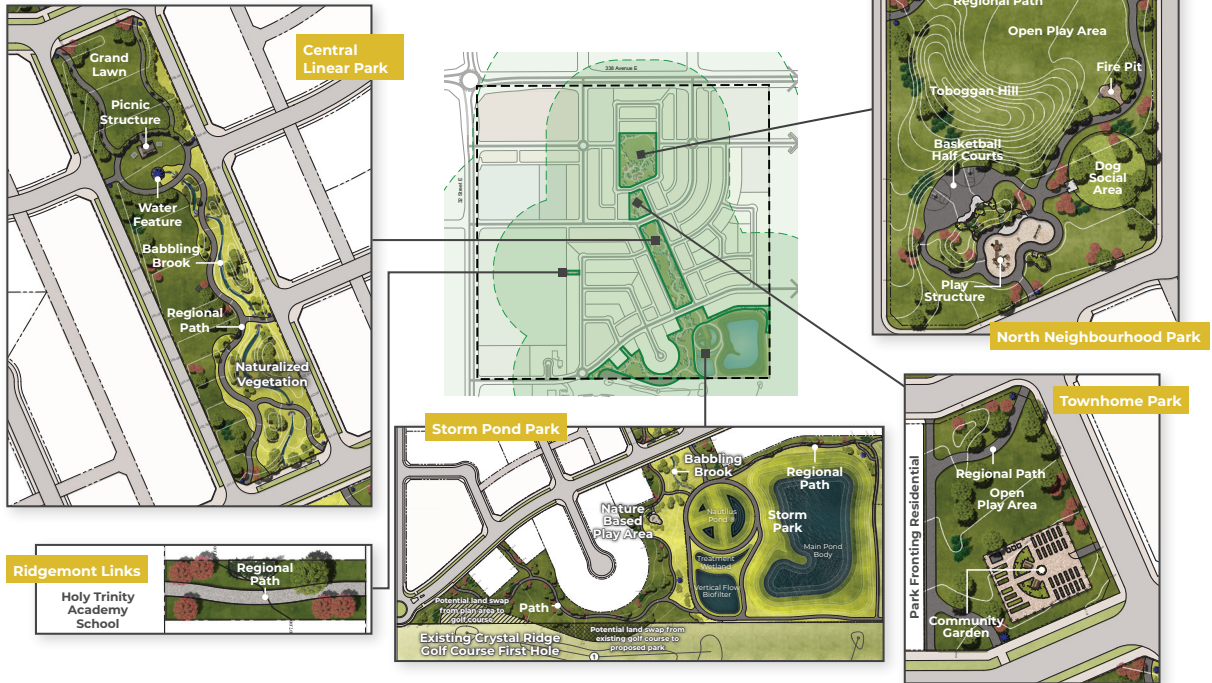
More than **6.5 km's** of regional pathways

Approximately **5.1 ha / 12.6 ac** of parks and open space

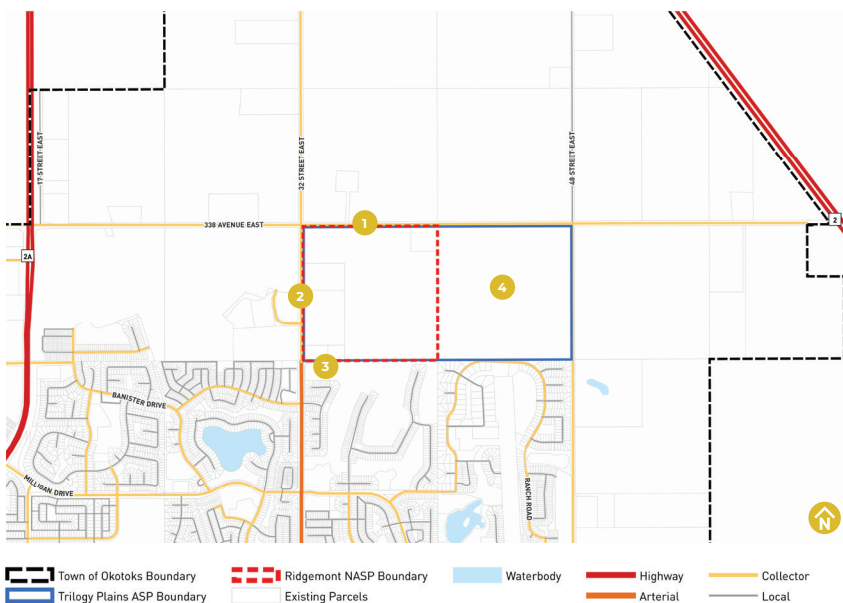




# Parks and Open Spaces



# Regional Road Network

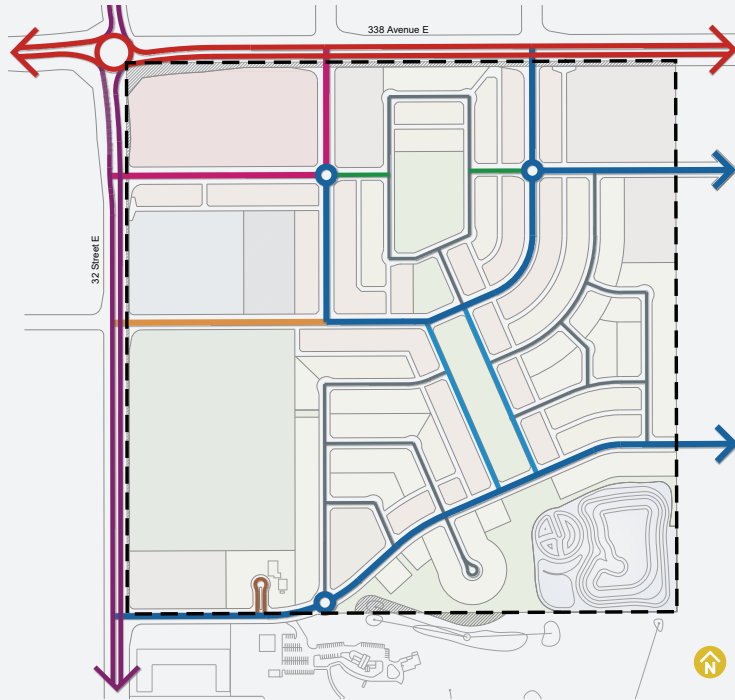


The Ridgemont plan area is bounded by:

- 1 338 Ave E to the north
- 2 32 St E to the west
- 3 Crystal Green Lane to the south
- 4 Future development lands within the Trilogly Plains Area Structure Plan to the east

Ridgemont will be accessed by multiple intersections off both 32 St E and 338 Ave E.

A separate Functional Transportation Study is being undertaken to identify the most appropriate design and phasing upgrades of 338th Ave to accommodate Okotoks' growth. The study is currently underway and additional details will be shared by the Town.



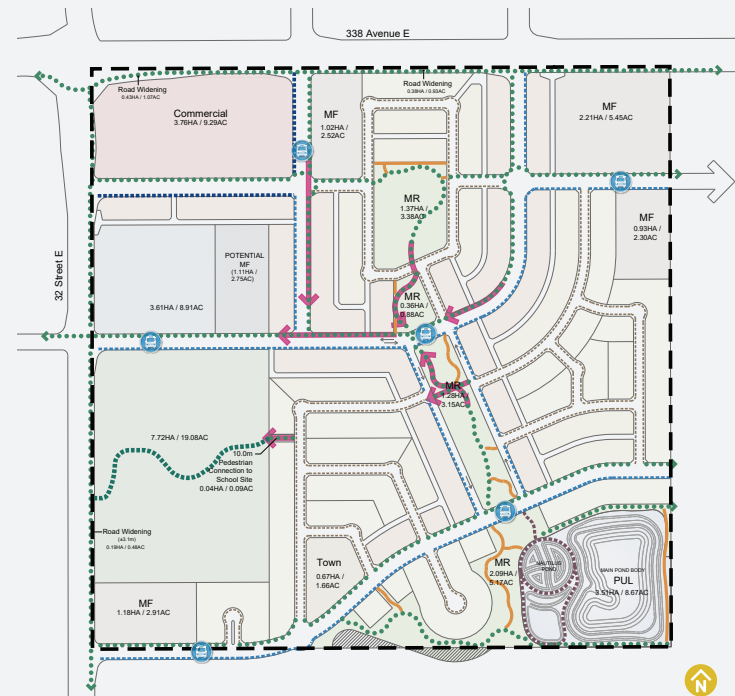
## Internal Road Network

The road network has been designed to create an efficient and walkable network with many connections, and facilitate a mix of laned and laneless housing forms, as well as safe and convenient access throughout the community for all modes of transportation.

Future connections to the east have been identified in alignment with the Trilogy Plains ASP.

- Subject Lands
- ▨ Road Widening
- ▬ 338 Avenue E Arterial Road - 46.0m
- ▬ 32 Street Arterial Road - 36.6m
- Roundabout
- ▬ Standard Collector Road - 25.2m
- ▬ Standard Collector Road - 22.0m
- ▬ Custom Road - TBD
- ▬ One-way Collector Road - 11.0m
- ▬ Standard Residential Road - 16.0m
- ▬ Modified Residential Road - 18.6m
- ▬ Looped Residential Road - 22.5m

\*All lanes are 7.0m wide



## Safe Routes and Public Transit

An extensive pathway network will be included within Ridgemont to provide ample opportunities for active transportation by a variety of modes. In addition to the Regional Pathway network, all streets will also include sidewalks.

The network will facilitate multiple safe routes to community amenities.

Ridgemont will be able to easily accommodate public transit for the current on-demand system and is designed to accommodate potential future expansion when the Town of Okotoks implements a ongoing public transit system.

- Subject Lands
- 3.0m Regional Pathway
- 3.0m School Pathway
- ▬▬▬ 4.0m Maintenance Access Road
- ▬▬▬ 2.5m Local Pathway
- ▬▬▬▬ 3.0m Separate Sidewalk
- ▬▬▬▬ 2.0m Separate Sidewalk
- ▬▬▬▬ 1.5m Mono Sidewalk
- Potential Transit Stop Location
- ▬ Safe Routes

More than  
**6.5 km's**  
of regional pathways

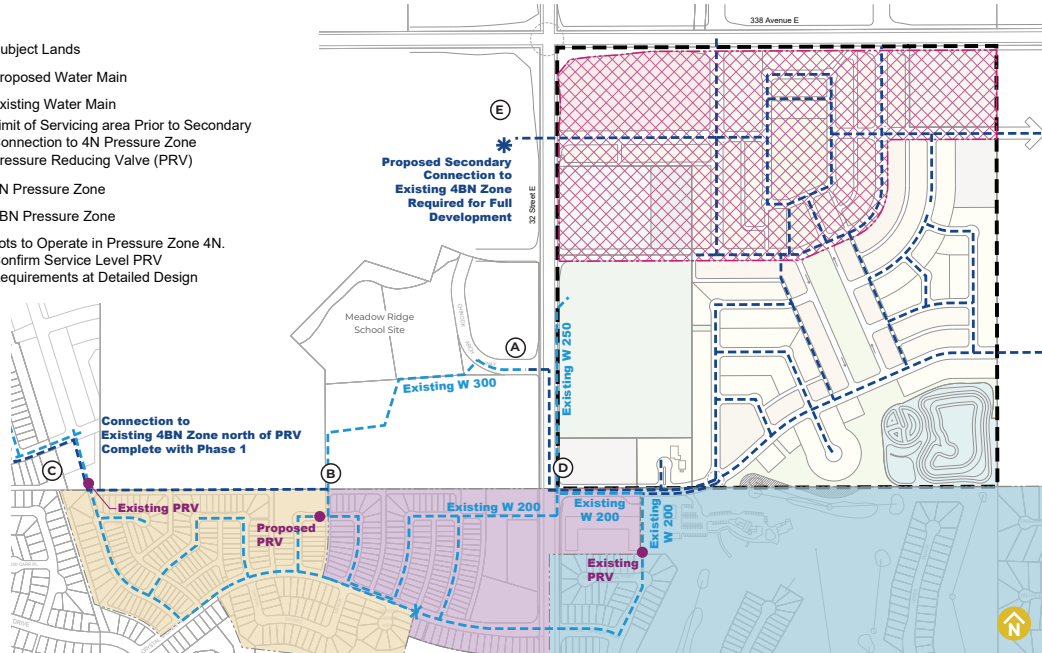
\*Potential transit stop locations are tentative and subject to change when fixed transit routes are identified.



# Water Service

Ridgemont will be a fully serviced community with water servicing occurring in two stages to ensure that the entire development area operates within the 4N pressure zone at full build-out.

- Subject Lands
- Proposed Water Main
- Existing Water Main
- Limit of Servicing area Prior to Secondary Connection to 4N Pressure Zone
- Pressure Reducing Valve (PRV)
- 3N Pressure Zone
- 4BN Pressure Zone
- Lots to Operate in Pressure Zone 4N. Confirm Service Level PRV Requirements at Detailed Design

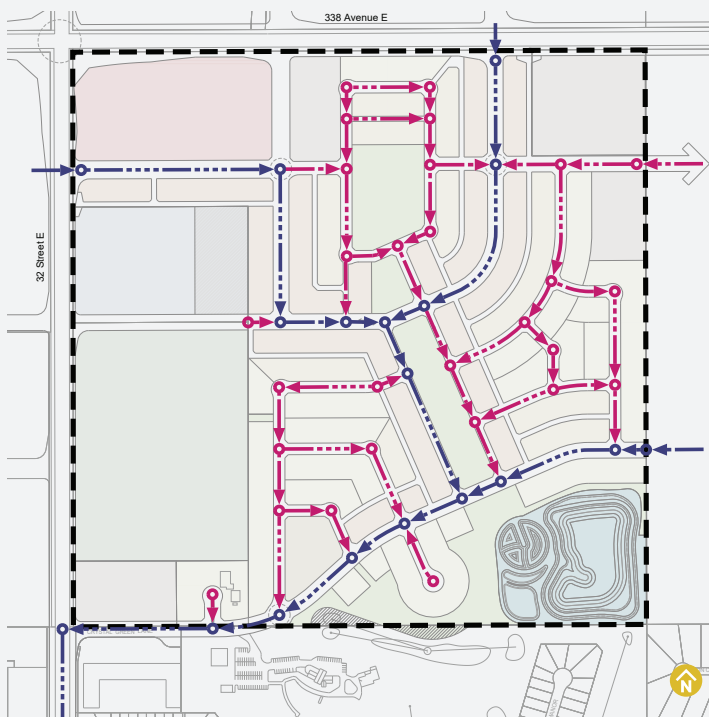


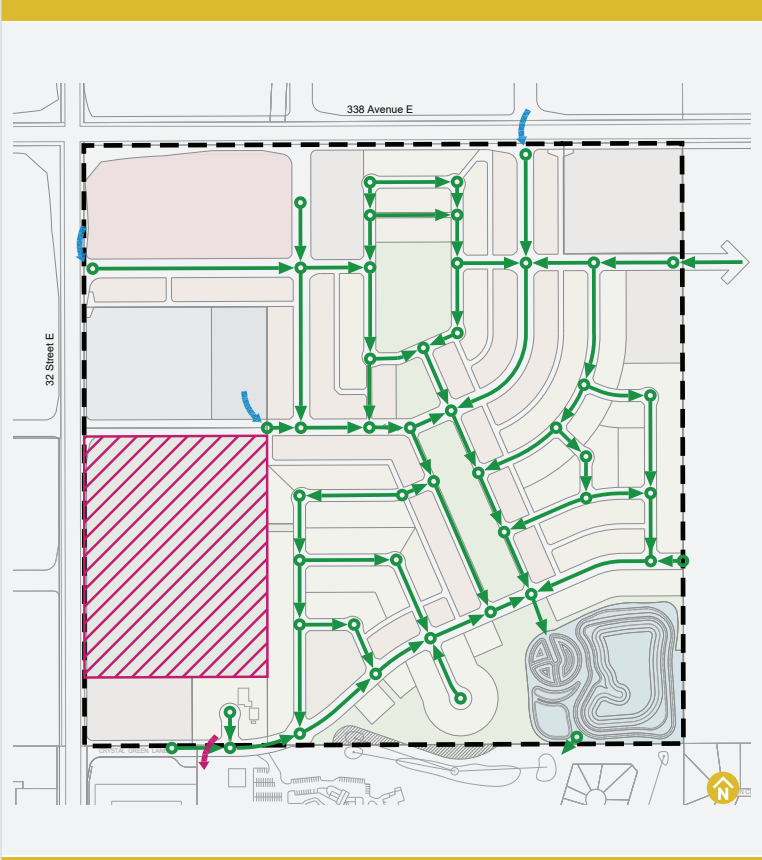
# Sanitary Service

Ridgemont will be a fully serviced community with a sanitary collection system providing service to all residential and commercial parcels within the plan area.

Wastewater collected will flow by gravity to a sanitary trunk main in the south collector road connecting to 32nd Street in the southwest.

- Subject Lands
- Proposed Sanitary Trunk
- Proposed Sanitary Sewer





# Stormwater Management

Stormwater will be managed in the community through a major and minor system terminating at an innovative storm park in the southeast corner of the community.

- Subject Lands
- Proposed Storm Sewer
- Proposed Drainage Area to Bypass Storm Pond
- Outside Contributing Area Flow
- Emergency Spill from Bypass Catchment



Figure by B&A, Design by MAGNA Engineering Services

# Storm Park

The plan area will be designed to manage stormwater with an innovative "storm park" design as opposed to a traditional stormwater pond.

The storm park includes a smaller high performance water collection area using Nautilus Pond® technology.

Water flows from the Nautilus Pond® to the main pond body, treatment wetland, and vertical flow biofilter, which are designed with a naturalized wetland appearance.

The multi-stage design allows for improved water quality for non-potable reuse for things like irrigation.

The storm park will be designed to allow for potential expansion to the east.



# Phasing

Ridgemont will be developed in multiple phases in accordance with the most logical and efficient extension of infrastructure and market demand, generally occurring from southwest to northeast.



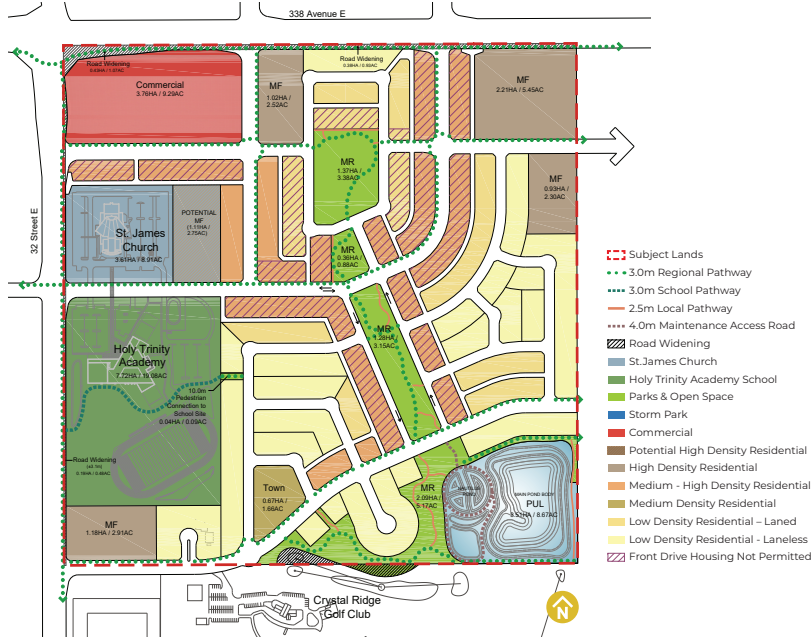
# Phase 1 Land Use Amendment

The land use amendment for Phase 1 of Ridgemont will be submitted concurrently with the NASP resubmission.

- Recreation & Open Space District (ROS)
- Traditional Neighbourhood District (TN)
- Neighbourhood Core District (NC)
- General Commercial District (GC)



# Ridgemont NASP At-A-Glance



-  Estimated **1400 to 1730 units** at full build out
-  Estimated density of **11.6 to 14.4 upa** at full build out
-  Estimated population of **4000 to 5000 people** at full build out
-  Approximately **170 jobs** created within commercial area
-  Approximately **8,500 m<sup>2</sup> / 91,500 ft<sup>2</sup>** commercial / retail built area
-  Approximately **5.1 ha / 12.6 ac** of parks and open space
-  More than **6.5 km's** of regional & local pathways

## Tell Us What you Think

-  Please share your feedback and comments today or through the online survey until June 20.
-  Input collected today and through the online survey will be captured in a "What We Heard Report" (WWHR), which will be shared on the project website.
-  Final updates will be made to the Ridgemont NASP before proceeding to the Town of Okotoks approval process.
-  We will continue to share information about the project, please visit [RidgemontNASP.ca](http://RidgemontNASP.ca) for up-to-date information.





# Ridgmont What We Heard Report

JUNE 2024

RIDGEMONT