North Point Area Structure Plan

June 2024

WHAT WE LEARNED

ShapeOurTown.Okotoks.ca/North-Point-ASP

Background

ASP for Northeast Okotoks employment lands

The Town of Okotoks is developing an Area Structure Plan (ASP) for the northeast area of Okotoks.

This statutory Plan will establish policy for Okotoks' northeast employment lands, to accommodate a range of light to medium industrial and commercial land uses intended to capitalize on proximity to Highway 2, and a future interchange at Highway 2 and 338 Avenue.

Challenges

The process for this ASP project began in 2021. The work was paused so the Town could complete studies and plans that would inform how the Plan could proceed.

Vision & Goals

Vision

The North Point ASP area is envisioned to become a prominent business park that features lands targeted for industrial development and employment, and also includes areas that could accommodate eco-industrial development, and an agricultural science hub.

It is anticipated the ASP lands will transition over the next 20 years from primarily agricultural land uses to a range of light industrial, agri-business and recreational uses.

Given the prominence of the plan area's location, the area north and south of 338 Avenue East will become a high-visibility corridor, creating a prominent gateway into Okotoks.

Goals

- To accommodate a wide range of land uses including, but not limited to agri-related business and research.
- Light and medium industrial and logistics, advanced manufacturing, commercial, and regional recreation.
- To design an eco-industrial business park mindful of the evolution of future market, research and land conditions while considering environmental best practices.
- To establish a development strategy that creates a visually appealing gateway into Okotoks.
- To develop and maintain an appropriate interface with Foothills County and adjacent residential communities.
- To accommodate active transportation pathway connections within the plan area and connect to surrounding communities.

2021-2024 TIMELINE

2021 Q1

NPASP project start

2021 Q2 TO 2021 Q4

Concept development and initial landowner engagement

2021 Q4 TO 2023 Q2

Project paused to complete necessary Town studies and plans to inform ASP

2023 Q2

NPASP project resumes

2024 Q2

Development of dedicated project webpage

Second area landowner mail out informing of continuation of plan work and open house invitation

2024 Q2

Community Engagement

Open House
May 30, 2024

Online Engagement
May 30-June 10, 2024

Community **Engagement**

Through the Town's Community Engagement Policy, we are committed to providing the community an opportunity to give input into decisions that will affect residents and businesses.

Who did we engage?

Plan area landowners and businesses in Okotoks and Foothills County were recipients of a direct letter mail out inviting them to an open house held at the Foothills Centennial Centre on May 30, 2024. The public was also encouraged to attend.

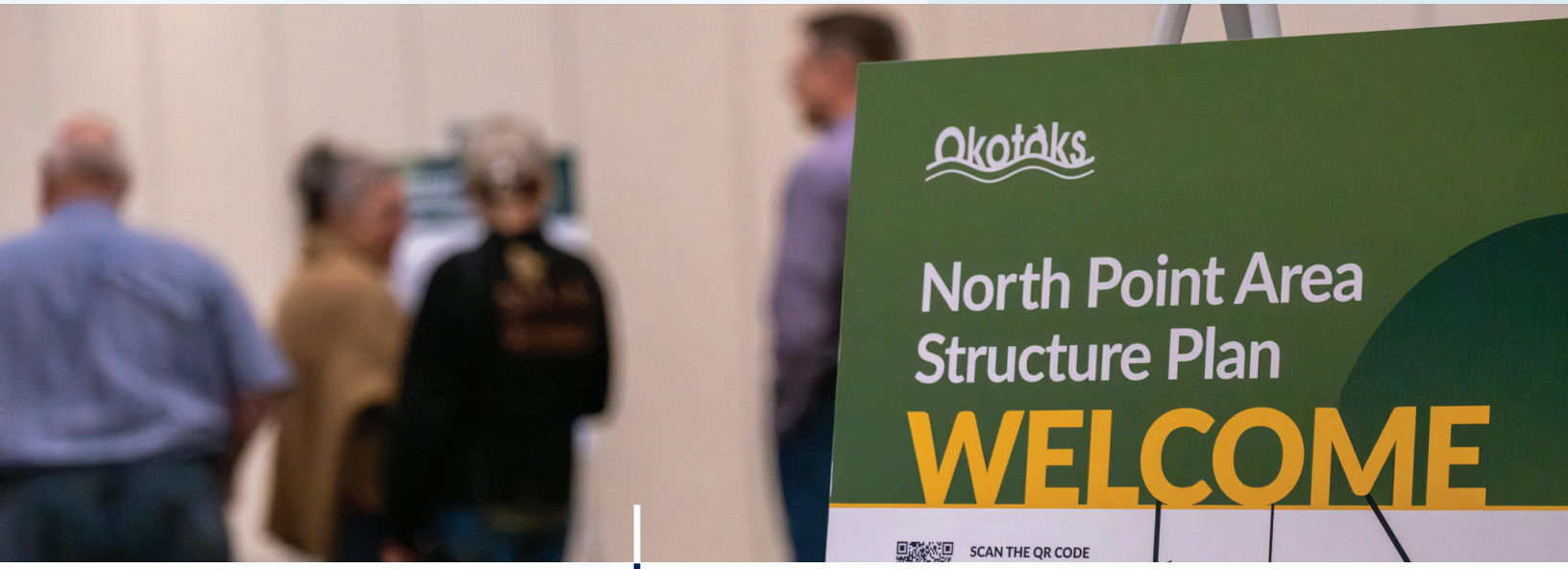
LEVEL OF COMMUNITY ENGAGEMENT

This project falls within the **CONSULT** level.

Interested parties and the public were asked to review the details of the draft NPASP and provide input.

39
Open house attendees

38
Online engagement participants



	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
GOAL	To provide balance and objective information in a timely manner.	To obtain feedback on analysis, issues, alternatives and decisions.	To work with public to make sure concerns and aspirations are considered and understood.	To partner with the public in each aspect of the decision-making.	To place final decision-making in the hands of the public.
PROMISE	"We will keep you informed."	"We will listen to and acknowledge your concerns."	"We will work with you to ensure your concerns and aspirations are directly reflected in the decisions made."	"We will look to you for advice and innovation and incorporate this in decisions as much as possible."	"We will implement what you decide."
	INPUT ZONE		ENGAGEMENT ZONE		

Landowner/Business/Resident **Engagement**

Let us know if there is anything you feel should be added to the final North Point Area Structure Plan.

Feedback

Based on conversations at the open house and email correspondence, this section contains a summary of plan comments:

- Sentiment that the Town shouldn't allow anymore building until there is more water, schools and better access to doctors
- Concerns about 370 Avenue access to Highway 2
- Concerns about overall plans to deal with growth of the area, including emergency services needs and water to support the area
- Concerns over industrial development within the plan area and any buffering that will be considered with adjacent country residential properties
- Impact on adjacent and nearby County properties as well as how the plan may influence development of nearby County lands
- Timing of the Highway 2 interchange and if the interchange was a requirement to support any development occurring within the plan
- Timing of development of the plan area
- Concerns over the plan accelerating the removal/development of farm land
- General inquiries on how NPASP works related to:
    * future building and land use
    * stormwater management
    * future development affected by number of developer proposals (would a limited number result in a change of use from what the land is zoned for)
    * area build out time and construction impacts

Feedback

This section contains verbatim plan comments from online engagement:

- Further commercial development and town access should be increased on the eastern side - this is where very originally planning was established for Okotoks traffic (entering at east side of town from Highway 2) - development continuing on 2A access into town will be a nightmare (currently an additional 5 sets of traffic lights have been installed in a less than 1 km. Continued 2A development at this level will turn into a Calgary MacLeod Trail (another nightmare). High River's access on the east side off Highway 2 should serve as a good example and learning opportunity for Okotoks. Divesting traffic over many access / egress points is the safest option. Please think hard on this Town Council. Concerns about 370 Avenue access to Highway 2

- Perfect location, take advantage of the upcoming 338ave interchange Concerns over industrial development within the plan area and any buffering that will be considered with adjacent country residential properties

- The location of this development is a concern. It will require an expensive interchange at 338 Ave when there are already two perfectly good interchanges that are under-utilized, at Hwy 2a and Hwy 7.

- Ongoing new infrastructure development for new subdivisions and the associated costs to provide water and utility services should be paid by the real estate/land developers - not the taxpayer.

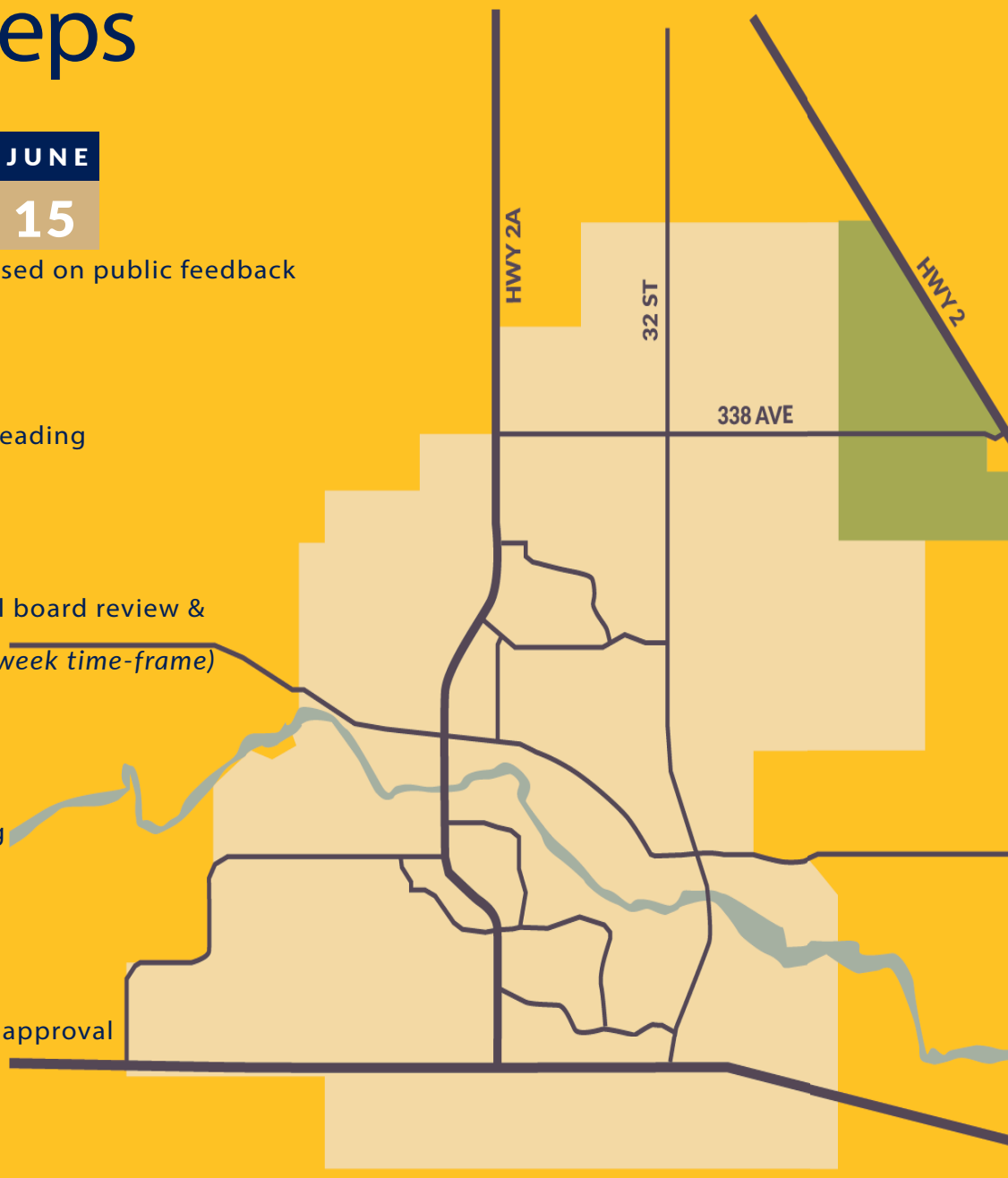
Next Steps

MAY 31 TO JUNE 15
Revise ASP based on public feedback

JUNE 24
Council First Reading

JUNE 24
CMRB regional board review & approval
(approx 8-10 week time-frame)

JULY 24
Public Hearing
(estimated)

AUG 31
Receive CMRB approval
(expected)

SEPT 9
Third Reading and Plan Adoption
(estimated)