



Planning Services

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February 20, 2019

Calgary Metropolitan Region Board
Suite 305, 602 – 11 Ave SW
Calgary AB, T2R 1J8

Attention: Liisa Tipman
M.O. No: MSL: 091/18

RE: WEST OKOTOKS AREA STRUCTURE PLAN (BYLAW 06-20) IREF SUBMISSION

Please find enclosed an application to the CMRB for review of Bylaw 06-20, the proposed new West Okotoks Area Structure Plan.

Description of Bylaw

The purpose of Bylaw 06-20 is to adopt a new area structure plan to facilitate future urban development of ±428.6 ha (±1059.0 ac) of land to the southwest of the existing developed areas of Okotoks and replace the existing Sandstone Springs Area Structure Plan covering a portion of the land. This bylaw received first reading by Council on January 13, 2020 and second reading on January 27, 2020 immediately following a public hearing.

Requested Action

Town of Okotoks Administration respectfully requests that the CMRB approve the proposed West Okotoks Area Structure Plan (Bylaw 06-20) as presented.

Please note that the Regional Context Map (Figure 2, page 6) within the West Okotoks Area Structure Plan does not identify existing park and ride locations that are shown on Schedule 4 of the Interim Growth Plan as these do not currently exist. Further details and rationale are provided in the attached Interim Growth Plan Alignment Statement.

Consultants

Brown & Associates Planning Group prepared the West Okotoks Area Structure Plan on behalf of the landowner group through a developer-funded and Town supported process. The following additional consultants were involved in preparing the various engineering, transportation, ecological, and market analysis to support the plan:

- Watt Consulting Group
- MPE Engineering
- Westhoff Engineering Resources
- Matrix Solutions Inc.
- Almor Engineering Associates Ltd

- McIntosh Lalani Engineering Ltd
- Gtech Earth Sciences Corp.
- Hume Consulting
- Hemson Consulting
- Bison Historical Services Ltd.

Contact Information

Colin Gainer is the Town of Okotoks project manager for this application and can be reached at cgainer@okotoks.ca or 403-995-2759 for any questions or if any further information is required.

Sincerely,



Colin Gainer, MCIP, RRP
Senior Planner

Attachments:

1. Proposed West Okotoks Area Structure Plan
2. Council Public Hearing Report
3. Interim Growth Plan Alignment Statement