

EAST POINT COMMUNITY AREA A STRUCTURE PLAN INTERIM GROWTH PLAN ALIGNMENT STATEMENT

Interim Growth Plan Policies	East Points Community Area Structure Plan Alignment
3.2 Region-Wide Policies	
3.2.1 Principles, Objectives and Policies	
Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure	The plan demonstrates the optimization of existing infrastructure by using existing latent sanitary servicing within the system to service a portion of the plan area. In addition, the plan connects to the existing transportation system using two existing skeletal arterial roads linking the plan area to the adjacent communities. The plan area connects and provides a linkage for a significant regional pathway system (The Great Trail; formerly the Trans Canada Trail).
Principle 2: Protect Water Quality and Promote Water Conservation	The City of Airdrie has adopted the Nose Creek Watershed Management Plan. The peak flow and volume control targets contained in the Nose Creek Watershed Management Plan apply to the plan area. There are policies in the plan that direct applicants to prepare detailed background studies at the next stage in the planning process (Neighbourhood Area Structure Plan – NSP). A hydrological assessment will be prepared to evaluate the potential impacts associated with development on natural ecological features and functions that are supported by underground resources.
Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities	The proposed land use concept optimizes existing infrastructure, promotes the efficient use of land and resources, and will protect open space and environmental areas through a mix of municipal and environmental reserve dedication. The scale of development is in keeping with the existing industrial areas along the western boundaries while providing for a wide range of industrial uses with varying degrees of intensity. The plan preserves and protects existing glacial features (Erratic Rock formation) through dedication of the land as a municipal park.
3.2.2 Demonstrate collaboration to coordinate with other member municipalities	The City of Airdrie shares a municipal boundary with Rocky View County. The plan area intersects Rocky View County's municipal boundary in the northeast corner of the plan area. In keeping with policy direction of the Airdrie/Rocky View County Intermunicipal Development Plan (IDP), Administration circulated the proposed plan and supporting technical documents to Rocky View County for review. County Administration confirmed that they have no objection to the plan and the technical studies prepared in support of the plan.
3.2.3 Water, wetlands and stormwater	The stormwater management concept for the plan area is based on the principle of preserving the natural drainage of the land. Storm ponds will be located to represent the existing drainage path without the use of mechanical pumps.
3.3 Flood Prone Areas	
3.3.1 Development in Floodways	N/A
3.3.2 Flood protection in flood fringe areas	N/A
3.4.2 Expansion of Settlement Areas	
3.4.2.1 Expansion of settlement areas in a contiguous pattern	The plan is being created as part of the City's continued effort to ensure well-managed growth for its residents. The lands included in the plan area are contiguous with the existing East Lake and Highland Park Industrial areas along its western plan boundary and have been strategically targeted for industrial growth in the Airdrie City Plan (Municipal Development Plan). A portion of the plan area will be utilizing existing latent servicing capacity located on adjacent lands. Regional pathways located throughout the plan area will provide multimodal connectivity (pedestrian and cycling) connectivity within the Plan Area and with neighboring communities. The Great Trail (formerly the Trans Canada Trail) also traverses the plan area.
3.4.2.2 Expansion of settlement areas with 500 or greater new dwelling units	N/A
3.4.2.3 Rationale for expansion of settlement areas that do not meet all components of Policy 3.4.2.1 and 3.4.2.2	N/A
3.4.5 Employment Areas	
3.4.5.1 New employment Areas	Over 90% of the plan area will be comprised of employment lands accommodating a mix of industrial and commercial uses. Servicing connections to the plan area will be facilitated in part by using the connections that are present on the boundary of the existing industrial development. The plan area will accommodate a connection with Range Road 292 a major skeletal road outside the plan area ensuring the efficient movement of goods and people within and through the plan area. Range Road 292 will serve as a major north-south transportation corridor within the city.
3.4.5.2 Connections to transit stations and corridors	The Plan Area will be served by Bus Rapid Transit and local transit routes providing efficient and convenient connections to local and regional destinations. Transit routes will be accommodated along major transportation corridors in the plan area with the specific routes determined at the next stage of planning for the lands (i.e. Neighbourhood Structure Plan stage).
3.5 Regional Corridors	
3.5.1.1 Mobility corridors	The plan area is within 1.6km of Highway 567 (Veterans Blvd) and Highway 2. Both highways are considered regional significant mobility corridors in the Interim Growth Plan. The plan facilitates easy access to these corridors ensuring the efficient movement of goods through the region.