

BYLAW No. 10-02
BEING A BYLAW OF THE TOWN OF OKOTOKS
IN THE PROVINCE OF ALBERTA
TO AMEND THE SOUTH OKOTOKS AREA STRUCTURE PLAN

WHEREAS PURSUANT TO THE PROVISIONS OF Part 17, Division 5 of the Municipal Government Act, the Council of the Town of Okotoks (hereinafter called the Council) has adopted the South Okotoks Area Structure Plan; and

WHEREAS the Council deems it desirable to amend South Okotoks Area Structure Plan;

NOW THEREFORE the Council enacts that the South Okotoks Area Structure Plan is amended as follows:

1. Delete Paragraph 3, Section 1.1.0 "Purpose of the Area Structure Plan" [Page 5] in its entirety and replace it with the following paragraph:

The purpose of the Area Structure Plan can be summarized by the following objectives: to provide a framework for future subdivision of the area, to ensure that the review of any proposals and subsequent urban development is conducted on the basis of approved policies and guidelines; and to establish a land use strategy that achieves the Town's stated goals and objectives as outlined in its Municipal Development Plan which was adopted in September, 1998. The policies and guidelines established in the Municipal Development Plan provide for urban development within a framework that ensures utilization of sustainable development concepts, conservation of the Town's natural features, preservation of the community "small town atmosphere", and achievement of a balance between residential, commercial, and industrial growth.

2. Delete "General Municipal Plan" in Sentence 1, Paragraph 1, Section 1.2.0 "The Study Area" [Page 5] and replace it with:

Municipal Development Plan;

3. Delete "General Municipal Plan" in Sentence 2, Paragraph 1, Section 1.4.0 "Plan Review and Amendment" [Page 6] and replace it with:

Municipal Development Plan;

4. Delete Section 3.1.0 "Transportation System" [Page 17] in its entirety and replace it with the following section:

3.1.0 Transportation System

As Map No. 1 shows, the Study Area is served by two major roadways - Highway 2A south to the major intersection with Highway 7; and Highway 7 along the south boundary of the Town between High River and west to Turner Valley and Black Diamond. Currently, Highway 2A is twinned to just south of Cimarron Drive and completion of this roadway to a full urban divided standard is required prior to build out of adjacent quarter sections (specifically the SE¼ 20-20-29-4 and SW¼ 21-20-29-4). In their current configuration, both highways are insufficient to meet local and regional growth patterns with anticipated traffic volumes at Town build-out. The existing bridges have an estimated capacity of 12,000 vehicle trips per day (each), a limitation to the scale of development that can be permitted before a second river crossing is required.

In addition to the capacity limitations, the existing Highway 2A and 7 intersection is not adequate to serve future needs within the Study Area. In light of these constraints,

alternative means of accommodating future transportation demands have been investigated and incorporated into the Plan.

5. Delete Section 3.2.0 "Utility System" [Page 17] in its entirety and replace it with the following section:

3.2.0 Utility System

The existing Town water system consists of well supplies with chlorination and filtration, a system of waterlines acting as both transmission and distribution mains, and two storage reservoirs. The present system is divided into five pressure zones - three to the north of the Sheep River and two to the south. Major growth in the south will necessitate major expansion of the water supply, treatment, storage and distribution system. The Town of Okotoks Infrastructure Study Update, prepared by Urban Systems in 1999, describes the required upgrades to the existing systems to service these lands.

A similar situation exists with respect to the Town's sanitary system. The existing treatment plant, which provides treatment for approximately 11,500 persons will require major upgrading to accommodate existing demand and foreseeable growth in the Town. The Town of Okotoks Infrastructure Study Update, prepared by Urban Systems in 1999, describes the required upgrades to the existing systems to service these lands.

Major growth in the study area will necessitate major expansion of the storm sewer system. New development will also require stormwater storage and treatment facilities to be incorporated into the storm sewer system. New storm systems must be appropriately designed and constructed as needed by new development.

Detailed descriptions of the existing Town utility systems and their potential for upgrading can be obtained from the Municipal Engineer.

With respect to other utility services, as they present opportunities for expansion or constraints to development, the Study Area has natural gas transmission and distribution lines running through it along with power lines, and telephone and telecommunications cables (Maps No. 9-11).

As the maps indicate, the Study Area is covered by an existing grid of natural gas, electric, telephone and telecommunication lines which can be utilized to serve the area. However, the design of the area will have to consider right-of-way and easement requirements. In some instances, the alignment of certain utilities may have to be moved to accommodate proposed development designs. A description of the proposed servicing plan is found in Section 4.8

6. Delete Sentence 2, Section 4.1.0(a) "Overall Strategy" [Page 21] in its entirety and replace it with the following sentence:

The major land use of the cells will be either residential, commercial or industrial.

7. Delete Section 4.1.0(b) "Overall Strategy" [Page 21] in its entirety and replace it with the following subsection:

- (b) A range of land uses are found within each major development area which may include: local commercial, shopping center commercial, highway commercial, gateway commercial, recreational/educational/institutional and mixed use sites. The locations of these activities have been chosen so that they will serve as a local or neighborhood community focal point, and/or as a node to serve multi-neighborhood, Town-wide, or regional populations. As such, the proposed non-residential activities are located close

to major transportation routes in order to ensure maximum access to the facilities with minimum disruption to the resident population.

8. Delete Section 4.2.4.12 "Residential Land Use - General" [Page 26] in its entirety and replace it with the following subsection:

4.2.4.12 General

In addition to the policies contained in this plan, all development must conform to the standards and policies contained in the Town's Municipal Development Plan and Land Use Bylaw.

9. Delete Section 4.3.1 "Commercial Land Use Strategy" [Page 29] in its entirety and replace it with the following subsection:

4.3.1 Land Use Strategy

In accordance with the Town's Municipal Development Plan, commercial activity will be encouraged south of the Sheep River when substantial residential development has occurred there to support it and/or the regional trade area is sufficient to support larger-scale commercial nodes. Seven commercial sites have been identified - three neighborhood centers located in Areas A and C and the industrial park (Area D); one community shopping center site located immediately west of Highway 2A in the Hunter's Glen residential neighborhood (Area A); one community shopping center site located east of Highway 2A between Woodhaven Drive and Woodgate Road, adjacent to the Woodhaven neighborhood; highway commercial on both sides of Highway 2A between Westland Gate and Westridge Drive; and a large gateway commercial complex on the east side of Highway 2A at the Highway 7 intersection.

The neighborhood commercial sites should be limited to 0.6 hectares (1.5 acres) each in size. The sites for the community shopping center should not exceed 6.0 hectares (15.0 acres) in aggregate size. The sites for highway commercial development should not exceed 5.0 hectares (12.5 acres) in aggregate size and the gateway commercial site should not exceed 12.0 hectares (30.0 acres) in aggregate size.

Sites designated as commercial shopping centers or gateway commercial sites shall be of sufficient size to accommodate a wide range of businesses along with associated parking, landscaping, access and egress, and both vehicle and pedestrian circulation systems. A minimum shopping center size of 1.821 hectares (4.5 acres) is preferred.

10. Delete Section 4.3.5 "Access to Highway Commercial Areas and Community Shopping Centres" [Page 30] in its entirety and replace it with the following subsection:

4.3.5 Highway Commercial Areas and Community Shopping Centres

All highway commercial sites and shopping centres shall be provided with appropriately spaced access points along major roads so as to preserve the carrying capacity of these major roads. All parcels created through subdivision within the Gateway Commercial site in the southwest portion of the Plan area shall be provided with lawful means of access to both the all-turns intersection onto Highway 2A (Southridge Drive) located 300m north of Highway 7, and the public road system within the Cimarron neighborhood.

11. Delete Section 4.6.2 "School Sites" [Page 36] in its entirety and replace it with the following subsection:

4.6.2 School Sites

In accordance with the Municipal Development Plan, the Plan Area will include four school sites as illustrated on Map No. 4.

12. Delete Section 4.7.2.1 "Highway 7" [Page 38] in its entirety and replace it with the following subsection:

4.7.2.1 Highway 7

Highway 7 forms an integral part of the provincial highway network and will be upgraded as warranted. Three intersection are planned along Highway 7 that affect the Plan area, including Highway 2A (Southridge Drive), future 32nd Street (1600m east of Highway 2A) and 48th Street (3200m east of Highway 2A). A more detailed sound attenuation study is required along the entire length of the highway.

13. Delete Section 4.7.2.2 "Highway 2A"[Page 38] in its entirety and replace it with the following subsection:

4.7.2.2 Highway 2A

Highway 2A will function as an arterial road serving the study area. This road will provide the major link between the Plan area and north Okotoks. A more detailed sound attenuation study is required along the entire length of the highway. The right-in/right-out accesses conceptually shown on Maps 3 and 5 cannot be developed unless the Town assumes responsibility for Highway 2A.

14. Delete Section 4.8.1 "Water Service" [Page 41] in its entirety and replace it with the following subsection:

4.8.1 Water Service

Development in the Study Area will require major expansion of the Town's existing water supply, storage treatment, and distribution system. The Study Area is divided into two pressure zones. Zone 2 is serviced with a booster station.

The major components of the water system upgrades required to services these lands are outlined in detail in the Town of Okotoks Infrastructure Study Update prepared by Urban Systems in 1999. Detailed design of the system must include looping of water lines.

Developer(s) must size and locate the water supply and distribution in accordance with the design established by the Municipal engineer at the subdivision plan stage.

15. Delete Section 4.8.2 "Sanitary Sewer Service" [Page 41] in its entirety and replace it with the following subsection:

4.8.2 Sanitary Sewer Service

Development in the study area will require major expansion of the Town's existing service lines and treatment facilities. A new major trunk line crossing under the Sheep River connecting to the existing sewage treatment plant will be required to service the southeast lands. The sewage treatment plant will require staged upgrades to accommodate the additional volumes

The Town of Okotoks Infrastructure Study Update prepared by Urban Systems in 1999 outlines the required system upgrades in more detail. Developer(s) must size and locate sewage lines in accordance with a design established in consultation with the Municipal Engineer at the subdivision plan stage.

16. Delete Section 4.8.3 "Storm Sewer Service" [Page 49] in its entirety and replace it with the following subsection:

4.8.3 Storm Sewer Service

Existing developed areas south of the Sheep River are fully serviced with storm systems draining to the Sheep River via four existing outfalls. Growth in the study area will necessitate major expansion of the storm sewer system and may include new outfalls. New development will also require storm water storage and treatment facilities to be incorporated into the storm sewer system. Existing storm water flows from catchments outside the town limits must also be accommodated with a pipe and for overland drainage channel system. New developments (inside and outside of the town limits) must restrict the storm water flows leaving the site in pre-development rates.

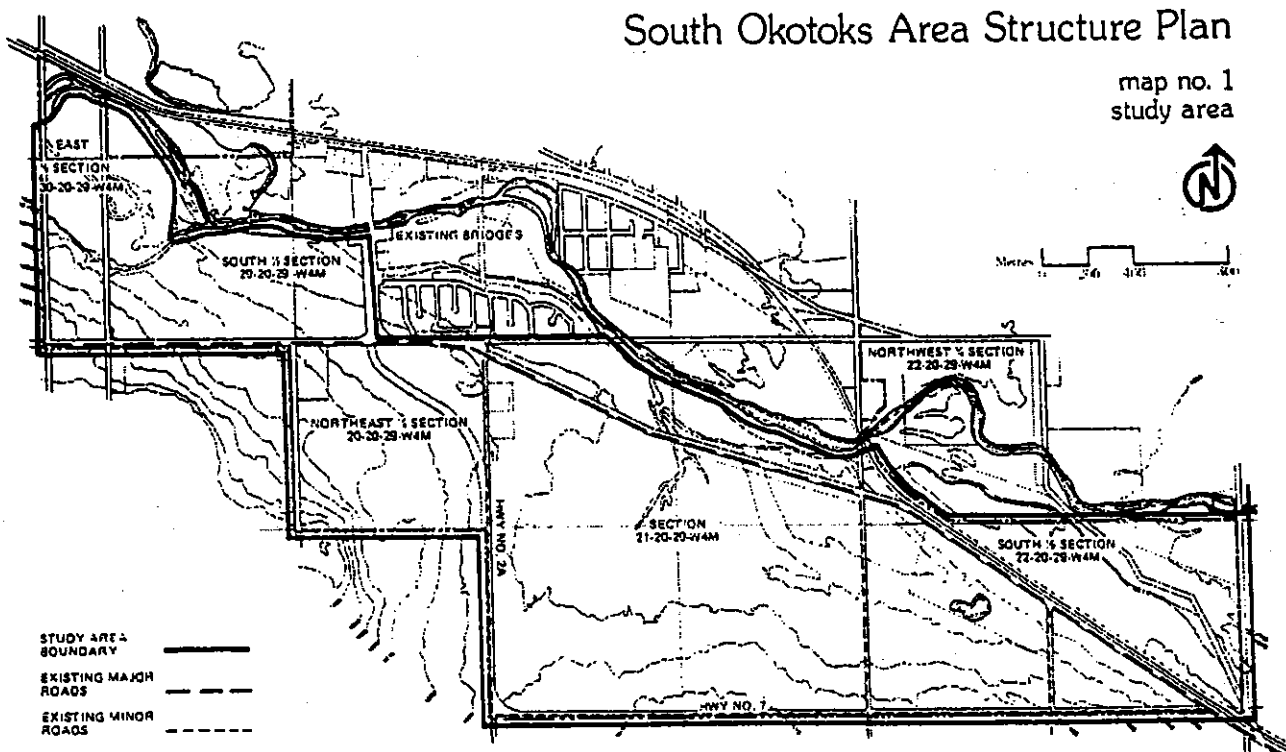
Storm Water Management is outlined in more detail in the Town of Okotoks Infrastructure Study Update prepared by Urban Systems in 1999. Developer(s) must size and locate the storm drainage lines in consultation with the Municipal Engineer at the subdivision plan stage.

17. Revise Map No. 1 ("Study Area") to show re-aligned Highways 2A and 7; and

18. Revise Maps No. 3 ("Development Plan"), No. 4 ("Community and Public Sites") and No. 5 ("Transportation System"), as applicable, to show:

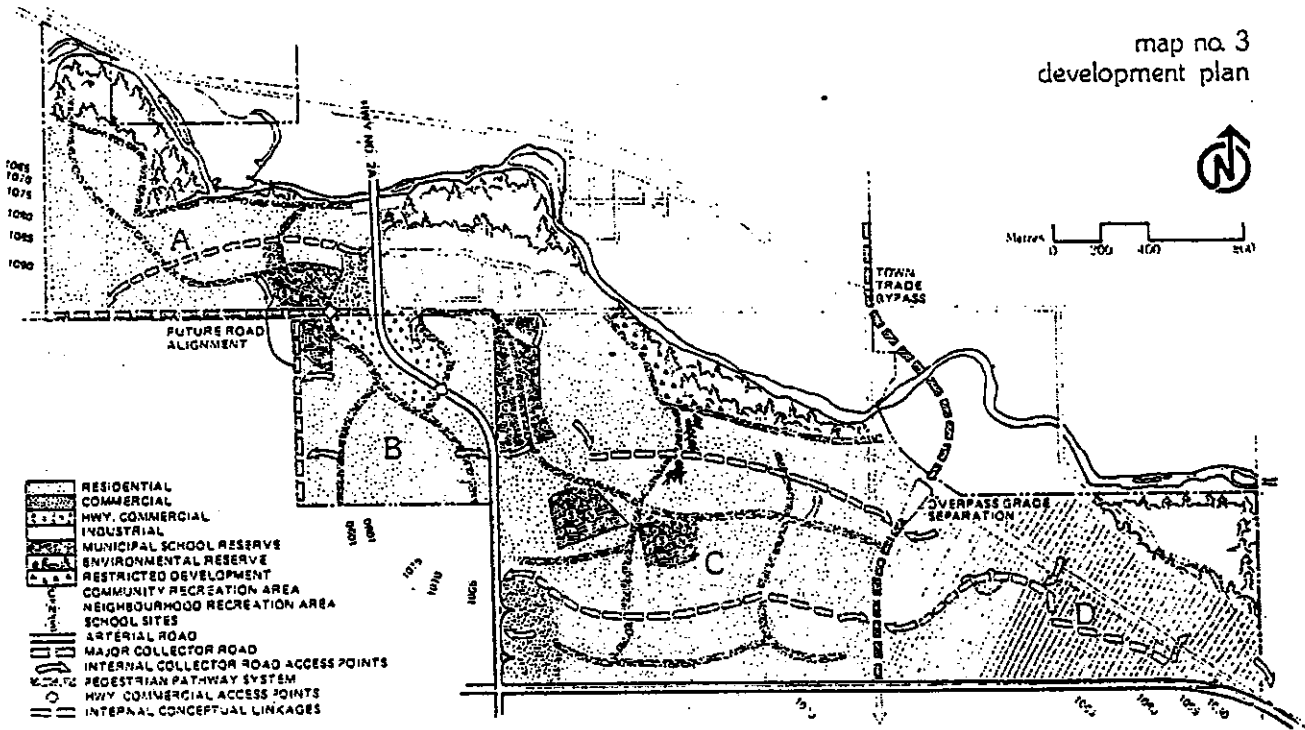
- two intersections between Highway 7 and Cimarron Drive;
- a change in the location of the third school site in Area C;
- a change in the orientation of the southernmost east-west collector road in Area C; and
- approximately 11 hectares (28 acres) of commercial land at the northeast corner of the Highway 2A and 7 intersection.

These changes are depicted on the attached sketch maps:



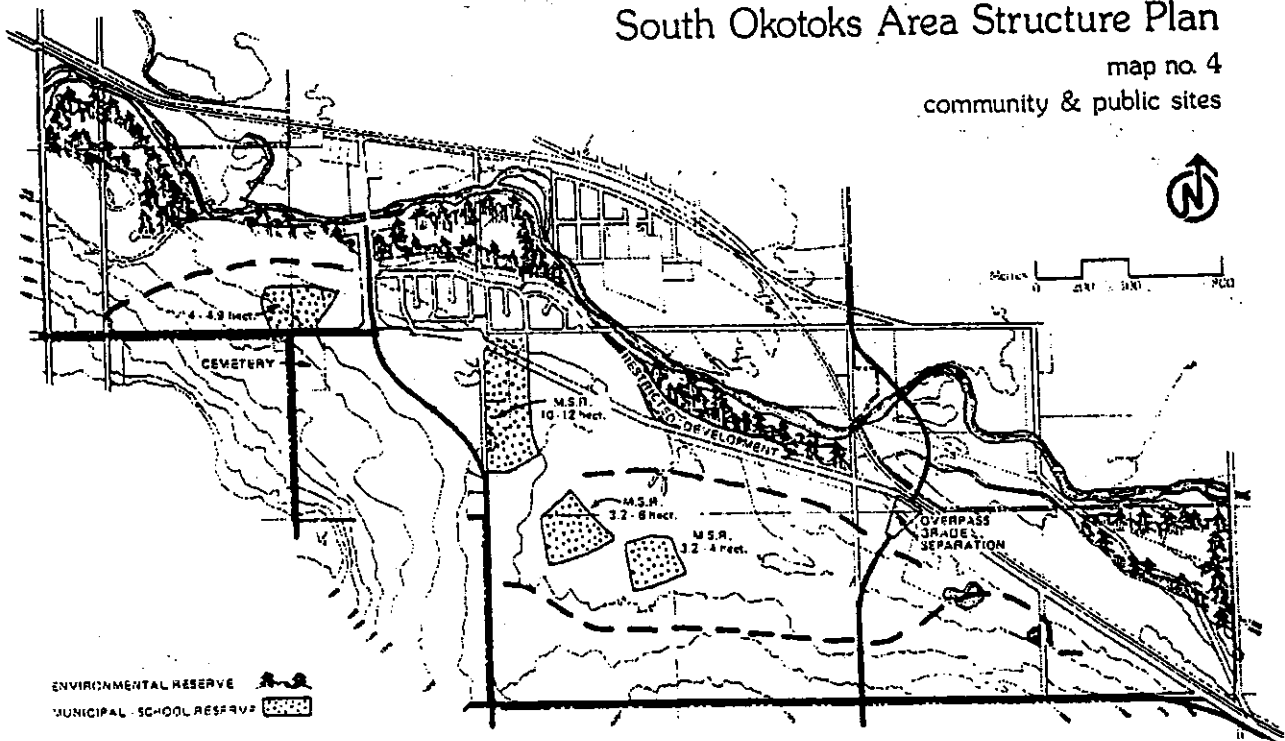
South Okotoks Area Structure Plan

map no. 3
development plan



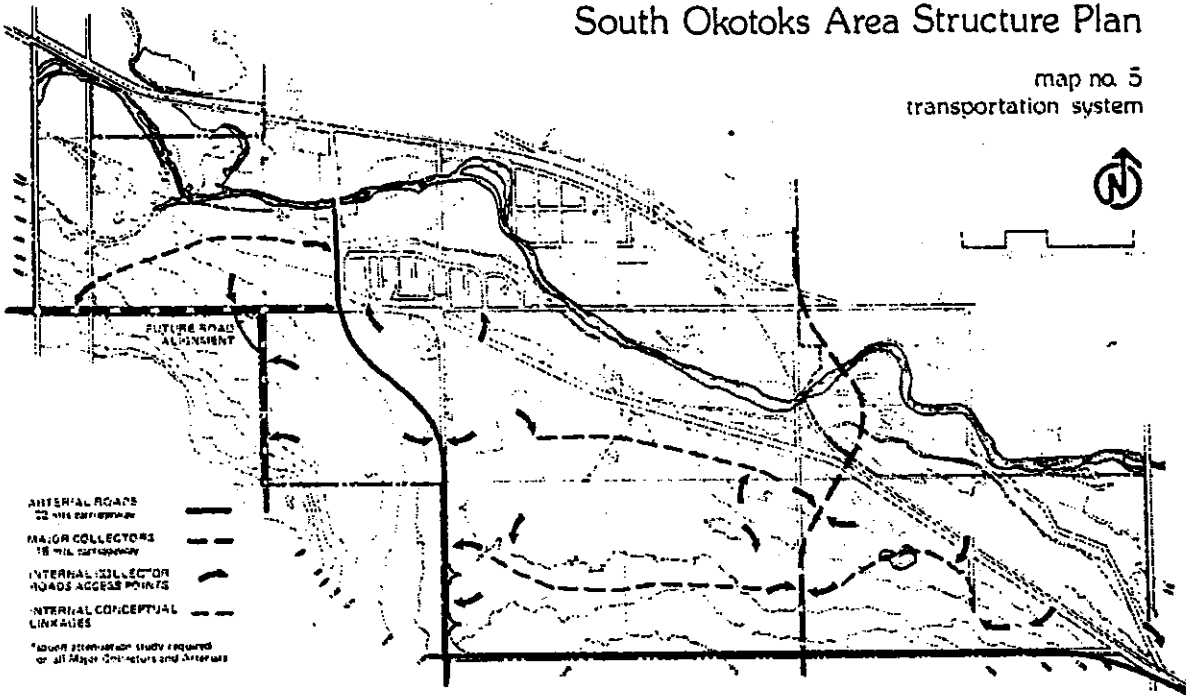
South Okotoks Area Structure Plan

map no. 4
community & public sites



South Okotoks Area Structure Plan

map no. 5
transportation system



This concludes the summary of Bylaw 10-02.

This Bylaw comes into full force and effect upon the approval of the Amended South Okotoks Area Structure Plan substantially in the form of "Schedule A".

READ A FIRST TIME this 22nd day of April 2002.

READ A SECOND TIME this 13th day of May 2002.

READ A THIRD TIME and finally passed this 13th day of May 2002.



 MAYOR



 MUNICIPAL SECRETARY

BYLAW No. 27-07

**BEING A BYLAW OF THE TOWN OF OKOTOKS
IN THE PROVINCE OF ALBERTA
TO AMEND THE SOUTH OKOTOKS AREA STRUCTURE PLAN**

WHEREAS PURSUANT TO THE PROVISIONS OF Part 17, Division 5 of the Municipal Government Act, the Council of the Town of Okotoks (hereinafter called the Council) has adopted the South Okotoks Area Structure Plan; and

WHEREAS the Council deems it desirable to amend South Okotoks Area Structure Plan;

NOW THEREFORE the Council enacts that the South Okotoks Area Structure Plan is amended as follows:

1. Delete first paragraph of Section 4.3.1 "Commercial Land Use Strategy" [Page 29] in its entirety and replace it with the following subsection:

4.3.1 Land Use Strategy

In accordance with the Town's Municipal Development Plan, commercial activity will be encouraged south of the Sheep River when substantial residential development has occurred there to support it and/or the regional trade area is sufficient to support larger-scale commercial nodes. Eight commercial sites have been identified - three neighborhood centers located in Areas A and C and the industrial park (Area D); one community shopping center site located immediately west of Highway 2A in the Hunter's Glen residential neighborhood (Area A); one community shopping center site located east of Highway 2A between Woodhaven Drive and Woodgate Road, adjacent to the Woodhaven neighborhood; highway commercial on both sides of Highway 2A between Westland Gate and Westridge Drive; and two large gateway commercial complexes, one on the east side of Highway 2A at the Highway 7 intersection and one on the east side of 32nd Street at the Highway 7 intersection.

2. Revise Maps No. 3 ("Development Plan"), as applicable, to show:

- approximately 13 hectares (32.12 acres) of commercial land at the northeast corner of 32nd Street and Highway 7 intersection.

These changes are depicted on the attached sketch map:

**I, Connie Drake Municipal Secretary
of the Town of Okotoks, hereby
certify that the within is a copy
of an original document of record
in the office.**



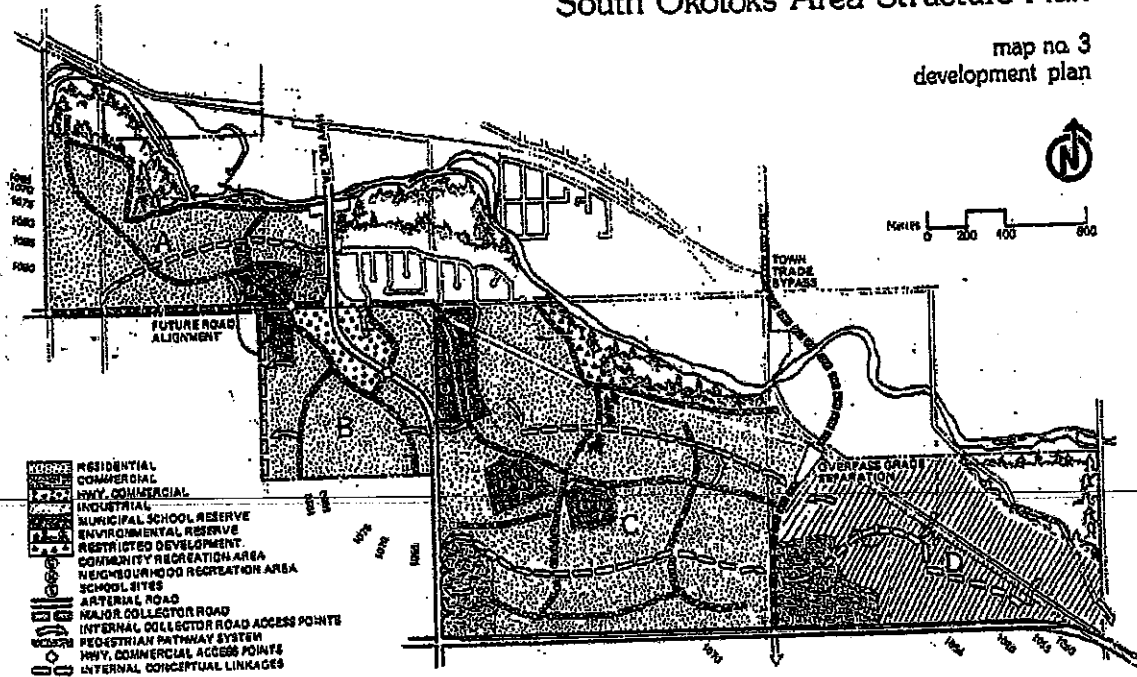
Municipal Secretary

Okotoks, AB _____

Dec 19/07
Date

South Okotoks Area Structure Plan

map no. 3
development plan



This concludes the summary of Bylaw 27-07.

This Bylaw comes into full force and effect upon third and final reading.

READ A FIRST TIME this 10th day of December 2007.

READ A SECOND TIME this 17th day of December 2007.

READ A THIRD TIME and finally passed this 17th day of December 2007.

[Signature]
MAYOR

[Signature]
MUNICIPAL SECRETARY

BYLAW No. 14-08
BEING A BYLAW OF THE TOWN OF OKOTOKS
IN THE PROVINCE OF ALBERTA
TO AMEND THE SOUTH OKOTOKS AREA STRUCTURE PLAN

WHEREAS PURSUANT TO THE PROVISIONS OF Part 17, Division 5 of the Municipal Government Act, the Council of the Town of Okotoks (hereinafter called the Council) has adopted the South Okotoks Area Structure Plan; and

WHEREAS the Council deems it desirable to amend South Okotoks Area Structure Plan;

NOW THEREFORE the Council enacts that the South Okotoks Area Structure Plan is amended as follows:

1. Delete first paragraph of Section 4.3.1 "Commercial Land Use Strategy" [Page 29] in its entirety and replace it with the following subsection:

4.3.1 Land Use Strategy

In accordance with the Town's Municipal Development Plan, commercial activity will be encouraged south of the Sheep River when substantial residential development has occurred there to support it and/or the regional trade area is sufficient to support larger-scale commercial nodes. Nine commercial sites have been identified - three neighborhood centers located in Areas A and C and the industrial park (Area D); one community shopping center site located immediately west of Highway 2A in the Hunter's Glen residential neighborhood (Area A); one community shopping center site located east of Highway 2A between Woodhaven Drive and Woodgate Road, adjacent to the Woodhaven neighborhood; highway commercial on both sides of Highway 2A between Westland Gate and Westridge Drive; two large gateway commercial complexes, one on the east side of Highway 2A at the Highway 7 intersection and one on the east side of 32nd Street at the Highway 7 intersection and one highway commercial node on the west side of 48th Street at the Highway 7 intersection.

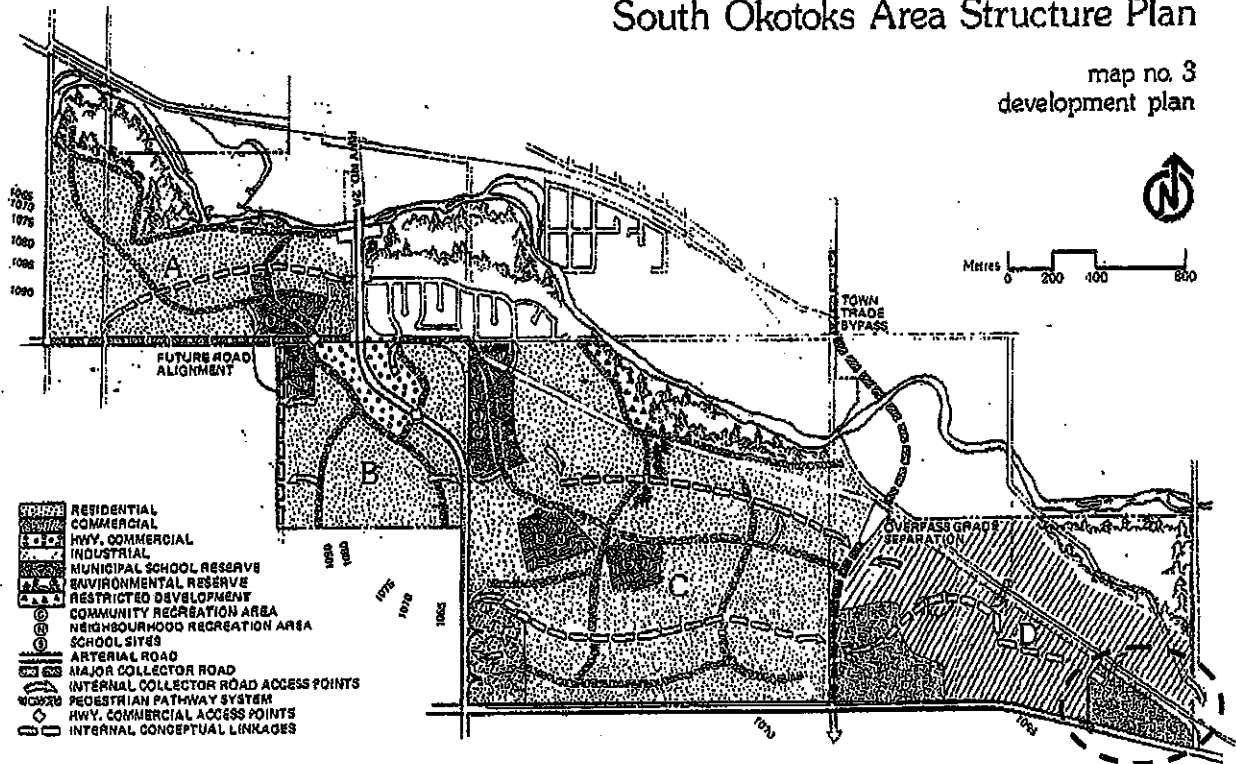
2. Revise Maps No. 3 ("Development Plan"), as applicable, to show:

- 5 to 8 hectares (12.35 to 19.77 acres) of commercial land at the northwest corner of 48th Street and Highway 7 intersection.

These changes are depicted on the attached sketch map:

South Okotoks Area Structure Plan

map no. 3
development plan




This concludes the summary of Bylaw 14-08.

This Bylaw comes into full force and effect upon third and final reading.

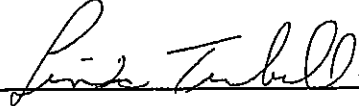
READ A FIRST TIME this 9th day of June 2008.

READ A SECOND TIME this 16th day of June 2008.

READ A THIRD TIME and finally passed this 16th day of June 2008.

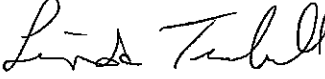


MAYOR



MUNICIPAL SECRETARY

I, Linda Turnbull, Municipal Secretary for the Town of Okotoks, hereby certify that the within is a copy of an original document of record in the office.


Municipal Secretary