

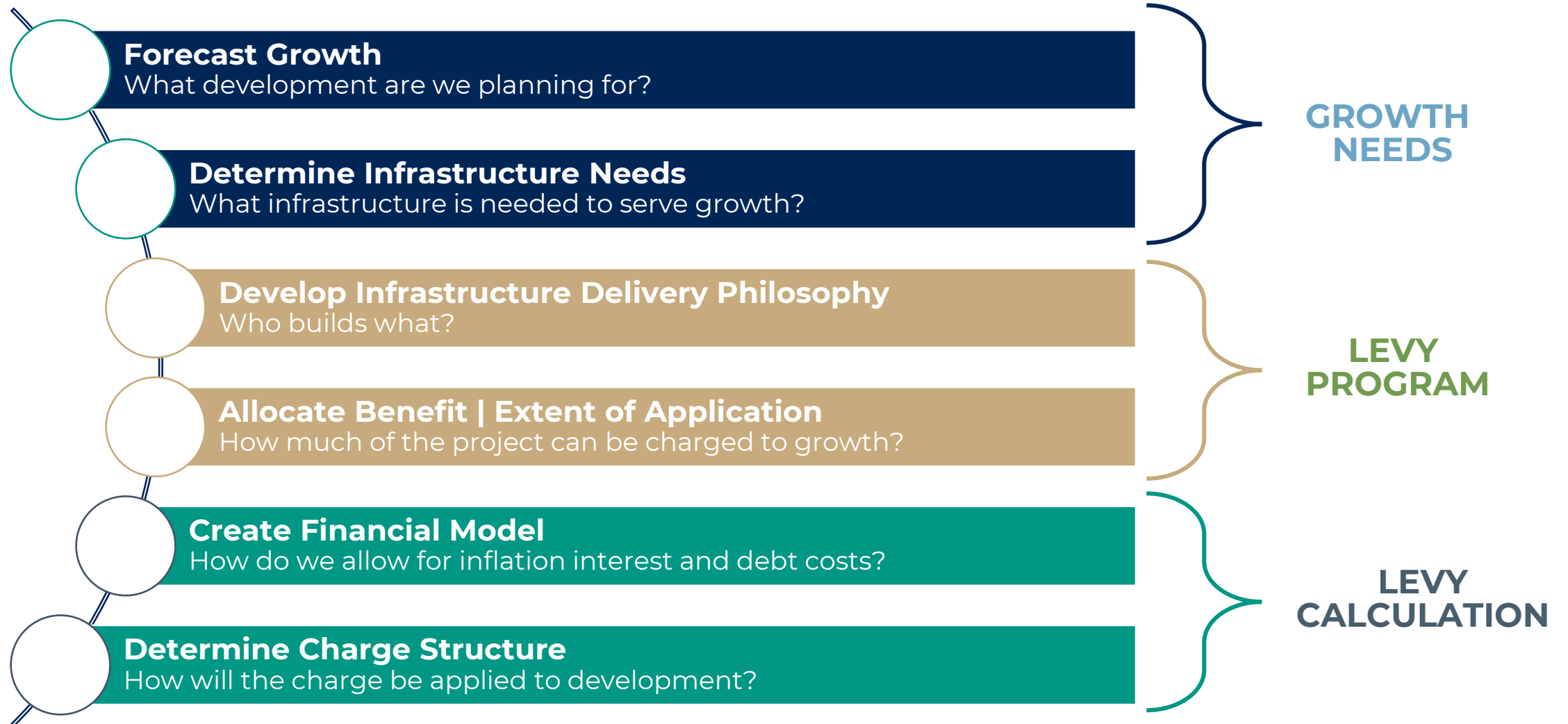


Growth / Infrastructure Update

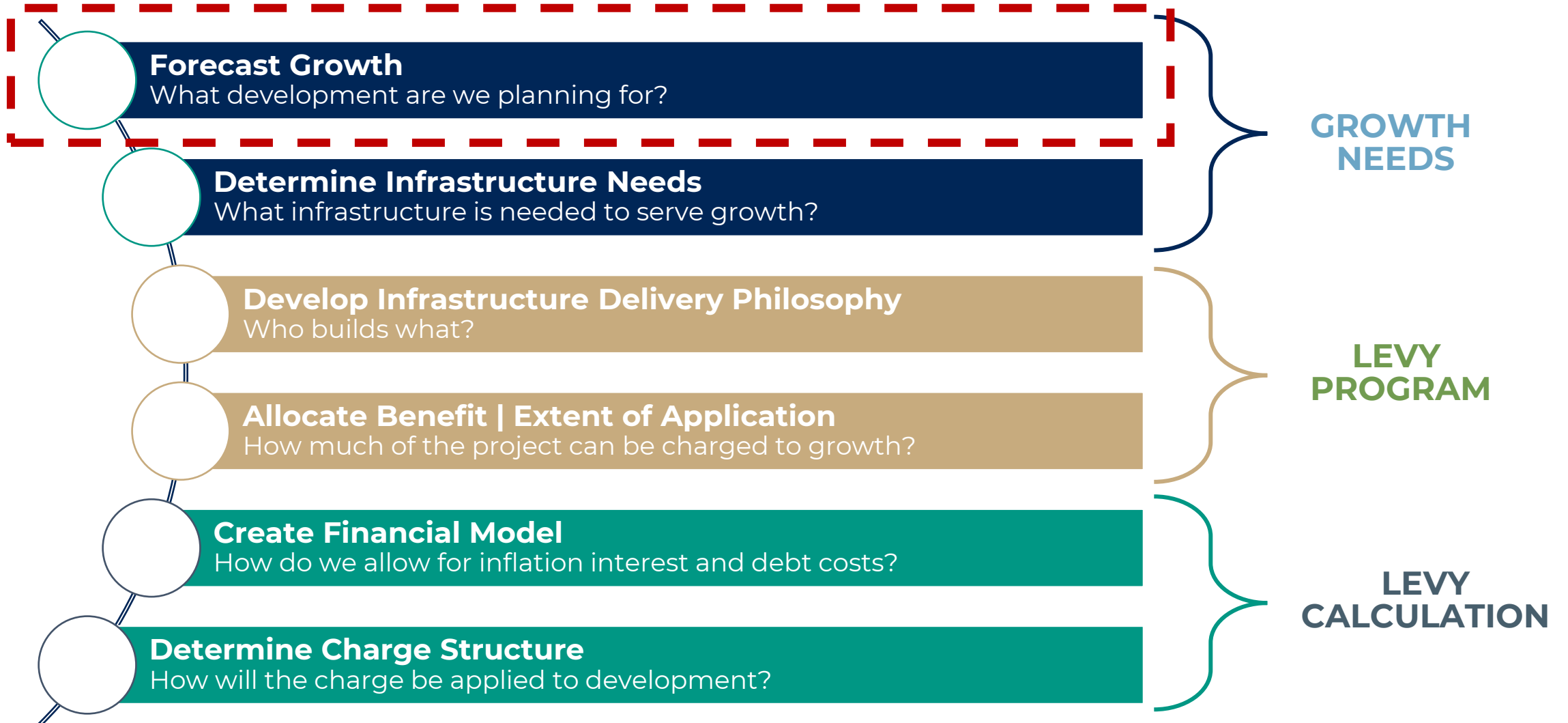
Developer Engagement Meeting

March 13, 2025

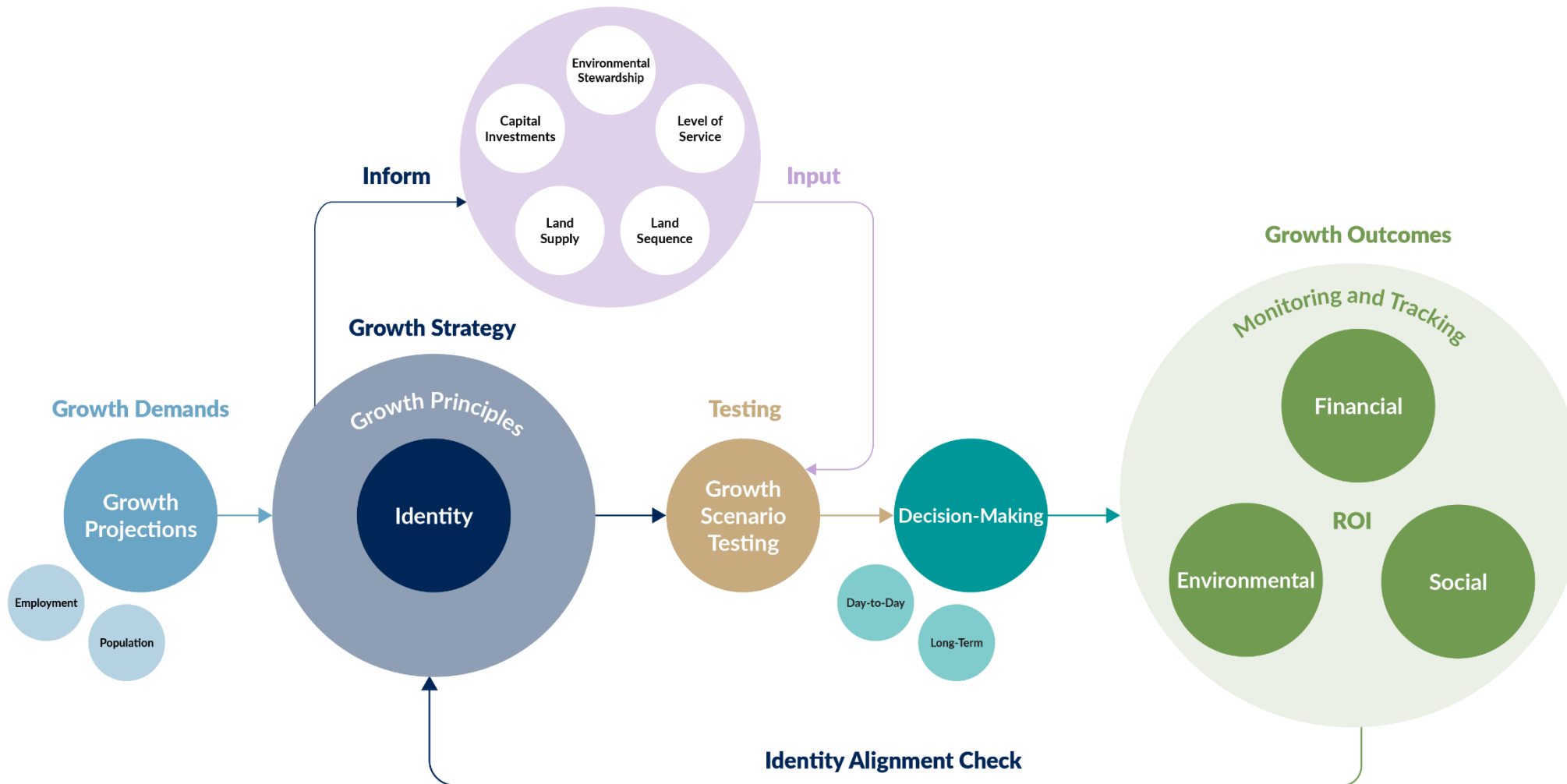
Integration



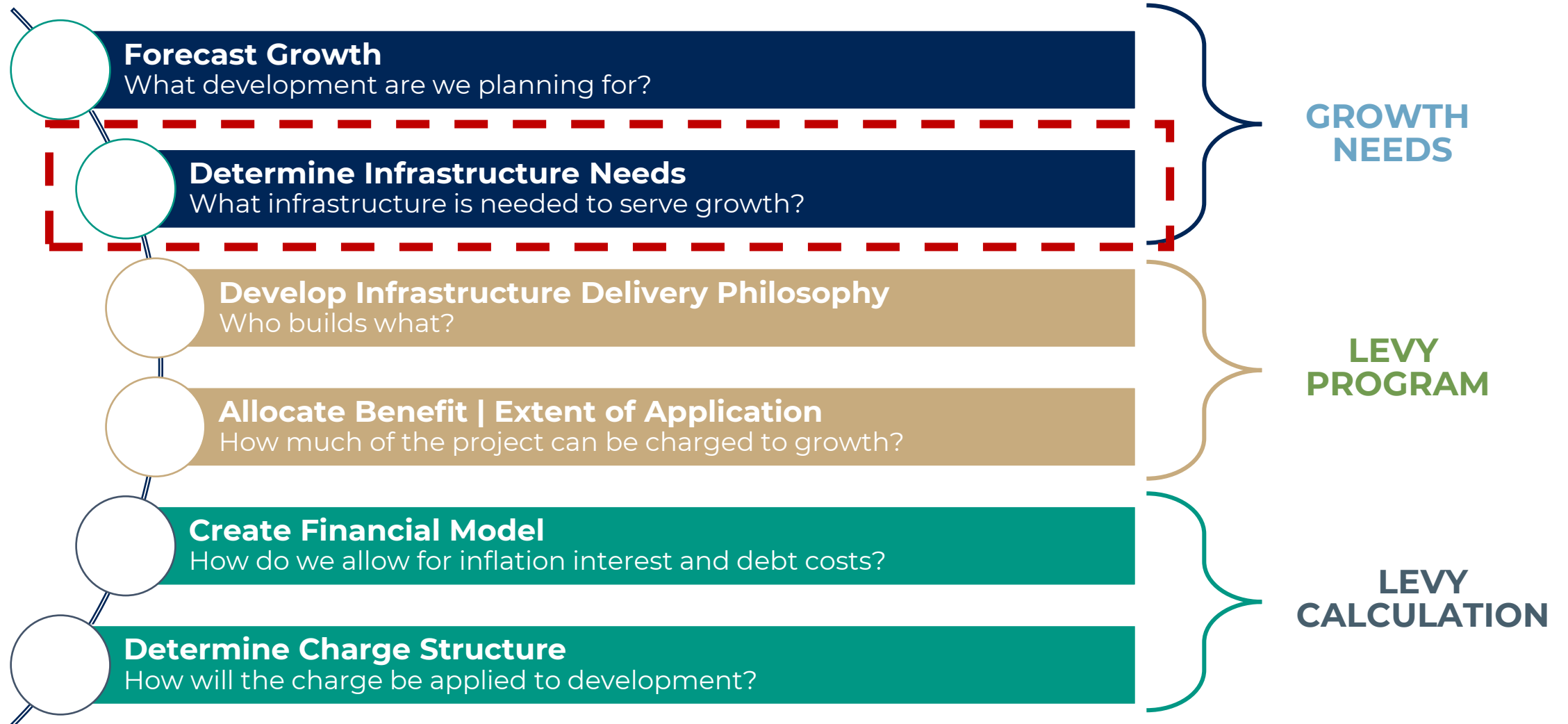
Integration



Growth Strategy Update



Integration

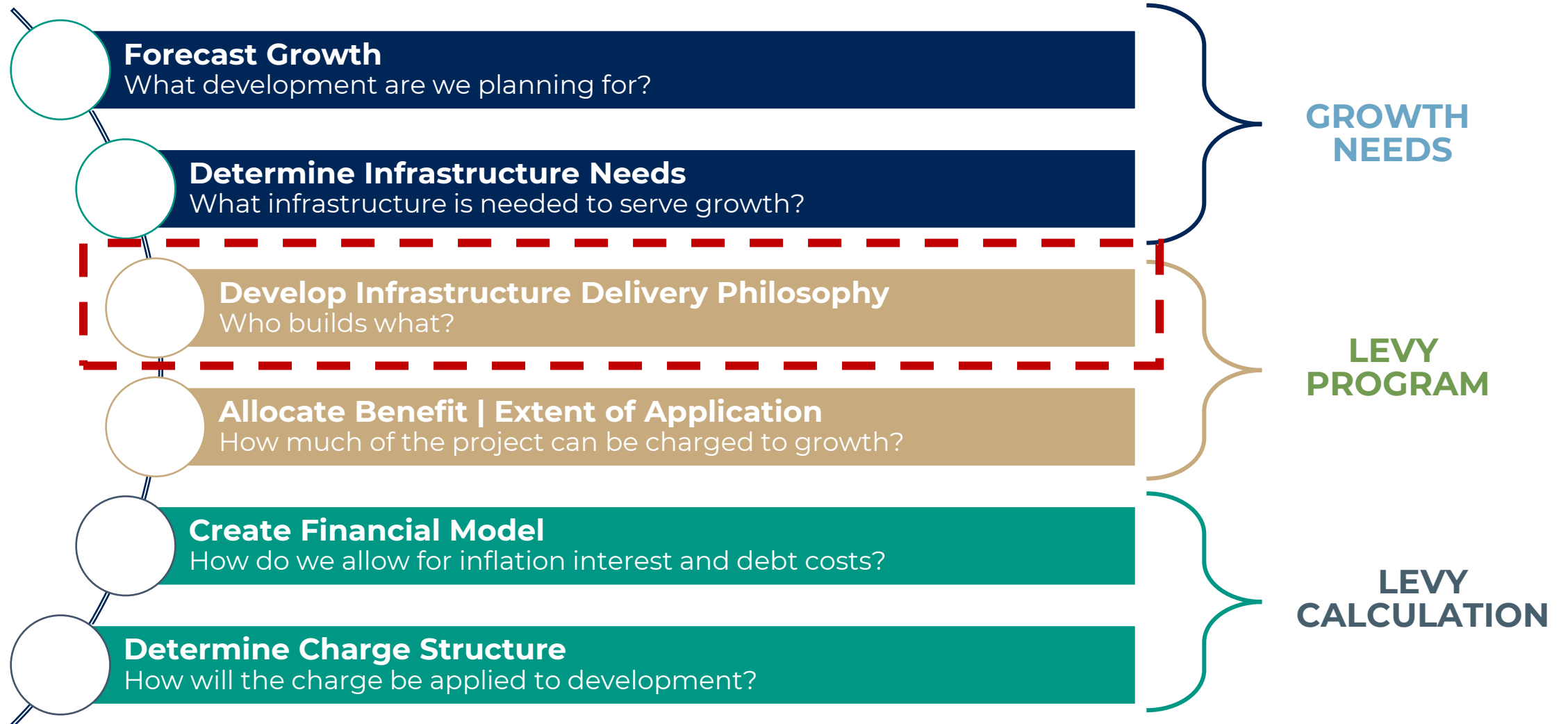


Infrastructure Needs

System Type	Report Name	Author	Date Published
Varies	Bylaw 06-23 Off-Site Leves	Urban Systems Ltd.	December 2020
	Servicing Strategy Brief to Accommodate the Draft Growth Strategy	ISL Engineering and Land Services Ltd.	July 8, 2019
	Tillotson Neighbourhood Area Structure Plan (ASP) Servicing Study	Jubilee Engineering Consultants Ltd.	November 18, 2022
	North Point ASP – Water Servicing	CIMA+	November 15, 2023
	Zone 3S Reservoir Feasibility – Phase 1	CIMA+	April 28, 2022
Water	Zone 3S Reservoir Feasibility – Phase 2	CIMA+	August 15, 2022
	Zone 3S Reservoir Staged Water Servicing Report	CIMA+	December 7, 2023
	Ridgemont NASP Staged Water Servicing Report	CIMA+	February 2020
	Water Master Plan	WSP	November 18, 2024
	Final Zone 4N Watermain Project Design Basis	ISL Engineering and Land Services Ltd.	February 11, 2020
Wastewater	Okotoks Sanitary Servicing Master Plan Update Memorandum	ISL Engineering and Land Services Ltd.	April 11, 2024
	Okotoks Sanitary Servicing Study Update	ISL Engineering and Land Services Ltd.	2022
	Okotoks WWTP Phase II Preliminary Design Phase Order of Magnitude Construction Cost Estimate	AECOM	2024
	Okotoks Capacity and Upgrades Deferral Study	AECOM	April 28, 2020
	West Okotoks Area Structure Plan	B&A Planning Group	July 3, 2020
Transportation	Town of Okotoks Transportation Master Plan (TMP) Update Network Analysis	WATT Consulting Group	June 1, 2023
	Big Rock Trail Functional Planning Study	WATT Consulting Group	September 14, 2016
	Town of Okotoks Transportation Master Plan Update	WATT Consulting Group	February 16, 2024
	338 Avenue Functional Study	ARCADIS	

Infrastructure Category	Recovery Approach
Water Supply and Treatment	- Town-wide basis - Based on the capacity (27 years) of the long-term raw water supply solution
Water Distribution and Storage	- Town-wide basis 25-year revolving timeframe
Sanitary Collection	- Town-wide basis 25-year revolving timeframe
Sanitary Treatment and Disposal	- Town-wide basis - Based on the capacity (555 ha) of the long-term sanitary treatment and disposal solution
Transportation	- Town-wide basis 25-year revolving timeframe

Integration



Infrastructure Delivery Philosophy

CONSIDERATIONS

Legislation

Is the infrastructure eligible?

Alignment

How does this align with the Town's strategic priorities?

Risks

How much risk should the Town bear in front-ending infrastructure costs?

Financial Capacity

Debt capacity, servicing, opportunity cost, long range outlook?

Who Benefits?

One development or multiple developments? Existing residents?

Approach

Is the Town comfortable expanding their approach to allow developers to front-end?

Trade-offs

What are the trade-offs?

Control

How much control does the Town need over the process, timing, infrastructure being built?

Delivery

What's the development industry's capacity to delivery infrastructure?

Clear connection to new development? Clear trigger?

Approach

What has been done historically?

Infrastructure Delivery Philosophy

OBSERVATIONS / QUESTIONS

Observations

- The Town's financial capacity is limited with major infrastructure (W supply and WW treatment) underway
- There is some new off-site infrastructure being contemplated through new growth areas, which alternative financing and funding approaches will need to be considered
- Extensions, especially sanitary infrastructure, will need to be considered as new growth areas open up
- The delivery of transportation (arterial projects) will need to be considered through the OSL update

Questions

- What is the development groups experience with oversizing programs in other communities?
- What is the development groups experience with front-ending growth-related infrastructure and utilizing levies and/or other tools for recovery?

Key Next Steps

- Growth Strategy Drafting – April / May
- Finalization of Off-Site Infrastructure Needs – April
- Development of Infrastructure Delivery Philosophy – April / May