

COURT FILE NUMBER 2101-06388
COURT COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL CENTRE **CALGARY**
PLAINTIFF ATB FINANCIAL
DEFENDANT ALBERTA FOOTHILLS PROPERTIES LTD.



APPLICANT FTI CONSULTING CANADA INC., in its capacity as the Court appointed Receiver of ALBERTA FOOTHILLS PROPERTIES LTD.

DOCUMENT **AFFIDAVIT OF COLIN GAINER**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT
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Barristers and Solicitors
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Calgary, AB T2P 4K3
Telephone: (403) 262-3000
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Attention: Jennifer D. Sykes

AFFIDAVIT OF COLIN GAINER

Sworn on September 2, 2021

I, Colin Gainer, of the City of Calgary, in the Province of Alberta, SWEAR AND SAY THAT:

- 1. I am employed by the Town of Okotoks (the "Town") as Senior Planner, Community Growth and Investment, and as such I have personal knowledge of the matters set out herein save where stated to be based on information and belief, and where so stated, I verily believe the same to be true.

The Area Structure Plan

2. The Town adopted Bylaw 18-17 on June 26, 2017. This Bylaw adopted the Wind Walk Area Structure Plan. A copy of that Bylaw is attached as **Exhibit "A"** to my Affidavit.

The Land Use Bylaw

3. The Town adopted Bylaw 19-17 on August 17, 2017. This Bylaw redesignated approximately a 7.88 hectares (27.34 acres) portion of the approximately 58 hectares (145 acres) section of land legally described as NW 16-20-29-4 (the "**Property**") owned by Alberta Foothills Properties Ltd. ("**AFPL**") to residential and public service designations under the Town's then Land Use Bylaw. This 7.88 hectares (27.34 acres) area was the area to comprise Phase 1 of the 7-phase development of the Property proposed by AFPL known as the Wind Walk Development (the "**Wind Walk Development**"). A copy of that Bylaw is attached as **Exhibit "B"** to my Affidavit.
4. The Town adopted Bylaw 34-17 on August 21, 2017. This Bylaw redesignated the remaining approximately 50.66 hectares (125.13 acres) of the Property to the Urban Holding (UH) district under the Town's then Land Use Bylaw. A copy of that Bylaw is attached as **Exhibit "C"** to my Affidavit.
5. On June 14, 2021, the Town adopted Land Use Bylaw 17-21 ("**LUB 17-21**"). This was the Town's new Land Use Bylaw and changed the designation of parcels of land throughout the Town's boundaries.
6. Under the Town's new Land Use Bylaw, LUB 17-21, the 7.88 hectare Phase 1 area of the Property was given new designations of Traditional Neighbourhood (TN), Recreation and Open Space (ROS) and Neighbourhood Core (NC). The remaining 50.66 hectares of the Property were designated Agriculture and Land Holdings District (ALH). Excerpts from LUB 17-21 addressing those districts are attached as **Exhibit "D"** to my Affidavit. The Town's current Land Use Map in relation to LUB 17-21 and a close-up of the Property are attached as **Exhibit "E"** to my Affidavit.

The Subdivision Application

7. On April 30, 2018, the Town's subdivision authority deemed an application on behalf of AFPL to subdivide the 7.88 hectares (27.34 acres) portion of the Property comprising Phase 1 of the Wind Walk Development (the "**Subdivision Application**") to be complete.
8. The processing of the Subdivision Application was delayed because the landowner, AFPL, and AltaLink disagreed about what would happen with AltaLink's transmission line which ran diagonally through the middle of the Property. It is the Town's understanding that an agreement was reached between AFPL and AltaLink on or about August 9, 2018 whereby AltaLink would pay for upgrades to the transmission line and AFPL would pay approximately \$300,000.00 for the incremental cost of moving the transmission line to the edge of the Property rather than going through the centre. A copy of that agreement is attached as **Exhibit "F"** to my Affidavit. Such relocation of the transmission line would be beneficial to any future development of the Property as it would allow for a more regular lot pattern. Such relocation of the transmission line was not particular to the type of development proposed in the Wind Walk Area Structure Plan.
9. On February 21, 2019, the Okotoks Municipal Planning Commission conditionally approved the Subdivision Application (the "**Conditional Subdivision Application Approval**"). A copy of the Conditional Subdivision Application Approval is attached as **Exhibit "G"** to my Affidavit.
10. The applicant had one year to meet the conditions of the Conditional Subdivision Application Approval. The conditions were never met and the Conditional Subdivision Application Approval ultimately expired, as discussed below.
11. Condition 3 of the Conditional Subdivision Application Approval required the subdivision applicant to provide satisfactory engineering design drawings to the Town. The history with respect to these conditions is as follows:

- a. May 9, 2019: the Town received engineering drawings from Jubilee Engineering Consultants Ltd. on behalf of the applicant, Tronnes Geomatics, (the “**Applicant**”) as agent/consultant for AFPL;
- b. June 21, 2019: the Town provided 208 comments on the said engineering drawings to AFPL’s consultant, the Applicant, and required plans to be resubmitted, which correspondence is attached as **Exhibit “H”** to my Affidavit;
- c. September 4, 2019: the Town received revised engineering drawings on behalf of the Applicant;
- d. November 15, 2019: the Town provided 164 comments on the revised engineering drawings and required plans to be resubmitted, and in the course of doing so advised AFPL in writing that “the quality of the submissions has become a concern to Okotoks’ administration; the Wind Walk design will not be accepted until all current and future review comments have been resolved to Okotoks’ satisfaction”, which correspondence is attached as **Exhibit “I”** to my Affidavit;
- e. December 12, 2019: the Town notified AFPL by letter of the pending expiry of the Conditional Subdivision Application Approval and the associated risk of the loss of water allocation, and the Town offered to enter into an extension agreement that would give AFPL additional time to meet all of the conditions of the Conditional Subdivision Application Approval, a copy of which letter is attached as **Exhibit “J”** to my Affidavit;
- f. January 2, 2020: the Town received further revised engineering drawings on behalf of the Applicant;
- g. March 11, 2020: the Town and AFPL entered into an agreement extending the deadline for all conditions of the Conditional Subdivision Application Approval to be fulfilled to September 30, 2020; and
- h. March 25, 2020: the Town provided 27 comments to AFPL’s consultant, the Applicant, on the further revised engineering drawings, which correspondence is attached as **Exhibit “K”** to my Affidavit.

12. The Town never received any further revised engineering drawings in response to its comments of March 25, 2020.
13. On September 30, 2020, the Conditional Subdivision Application Approval for the Property expired without AFPL having fulfilled all conditions of the approval. When the Conditional Subdivision Application Approval expired, the Property also lost its water allocation under the Town's water allocation process.

The Current State of the Property

14. There is no subdivision approval in place in respect of the Property. The 7.88 hectares (27.34 acres) portion of the Property intended to form Phase 1 of the Wind Walk Development has not been subdivided, and there has been no separate title created for that portion of the Property with the Alberta Land Titles Registry. The Property continues to consist of one title for the entire approximately 58 hectare (145 acre) parcel.
15. So far as the Town is aware, the only physical work which has been carried out on the Property relating to its development was the relocation of the AltaLink transmission line, as discussed above. Normally in preparation for development, a developer would apply for a stripping and grading permit and then grade the site according to the developer's plans, but no stripping and grading application has been received in respect of the Property to date.
16. Aerial photographs of the Property from the Town records are attached as **Exhibit "L"** to my Affidavit. These show the condition of the Property in October/November of 2016 and again in April of 2021.
17. There are no development permits currently in place in respect of the Property, nor were there any development permits in place in respect of the Property as of May 17, 2021, the date that I understand the Receivership Order in these proceedings was granted.
18. The Town's Land Use Bylaw allows only very limited types of development to take place without a development permit. An excerpt of the relevant section of the Land Use Bylaw

identifying the types of development which do not require a permit is attached as **Exhibit "M"** to my Affidavit.

19. The Property is currently the only property on the south of Highway 7 within the Town's boundaries which contemplates any urban-style residential development.

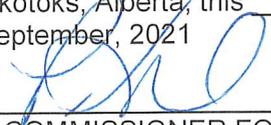
Notice of the Proposed Bylaws

20. The public hearing for Bylaws 19-21 and 20-21 was advertised in the Okotoks Western Wheel on June 30th and July 7th, 2021. Copies of that advertising are attached as **Exhibit N** to my Affidavit.

21. Notification letters for Bylaws 19-21 and 20-21 were mailed out to the property owner, AFPL, and adjacent landowners. A copy of the letter and a list of the addresses to which it was sent are attached as **Exhibit "O"** to my Affidavit.

22. I swear this Affidavit on behalf of the Town of Okotoks in relation to the Application for advice and direction and for no improper purpose.

SWORN BEFORE ME AT
Okotoks, Alberta, this 2 day of
September, 2021


A COMMISSIONER FOR OATHS
IN AND FOR ALBERTA


COLIN GAINER

PATRICIA A. HUBER
My Commission Expires
August 12, 2024

BYLAW 18-17

A BYLAW OF THE TOWN OF OKOTOKS
IN THE PROVINCE OF ALBERTA
TO ADOPT THE WIND WALK AREA STRUCTURE PLAN

WHEREAS pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26 and amendments thereto, Council may adopt an area structure plan for the purpose of providing a framework for subsequent subdivision and development of an area of land; and

WHEREAS the Wind Walk Area Structure Plan was prepared in accordance with Section 636 of the *Municipal Government Act*; and

WHEREAS Council held a public hearing and advertised that public hearing in accordance with Section 692 of the *Municipal Government Act*.

NOW THEREFORE the Council of the Town of Okotoks enacts as follows:

1. This Bylaw may be cited as the "Wind Walk Area Structure Plan" or "WWASP".
2. The Wind Walk Area Structure Plan attached hereto is hereby adopted as the Area Structure Plan for the subject lands.
3. Pursuant to Section 135(1)(d) of the *Municipal Government Act*, Bylaw 25/2010 of the Municipal District of Foothills No. 31 is hereby repealed.
4. This Bylaw shall come into full force and effect upon third and final reading.

READ A FIRST TIME this 12th day of June, 2017.

READ A SECOND TIME this 26th day of June, 2017.

READ A THIRD TIME AND PASSED this 26th day of June, 2017.

This is Exhibit "A" referred to
in the Affidavit of

Colin Gaiser

Sworn before me this _____

Day of September, A.D. 2021

A Notary Public, A Commissioner for Oaths
in and for the Province of Alberta

- Original Signed -

Mayor

- Original Signed -

Chief Administrative Officer

PATRICIA A. HUBER

My Commission Expires
August 12, 2024



Wind Walk

Area Structure Plan

May 2017





Wind Walk Area Structure Plan

May 2017

Submitted to:
Town of Okotoks

Submitted by:
Alberta Foothills Properties Ltd.

Prepared by:
B&A Planning Group

In Association with:

Jubilee Engineering Consultants Ltd.
LIM & Associates Inc.
Bunt & Associates Engineering (Alberta) Ltd.
Westhoff Engineering Resources Inc.





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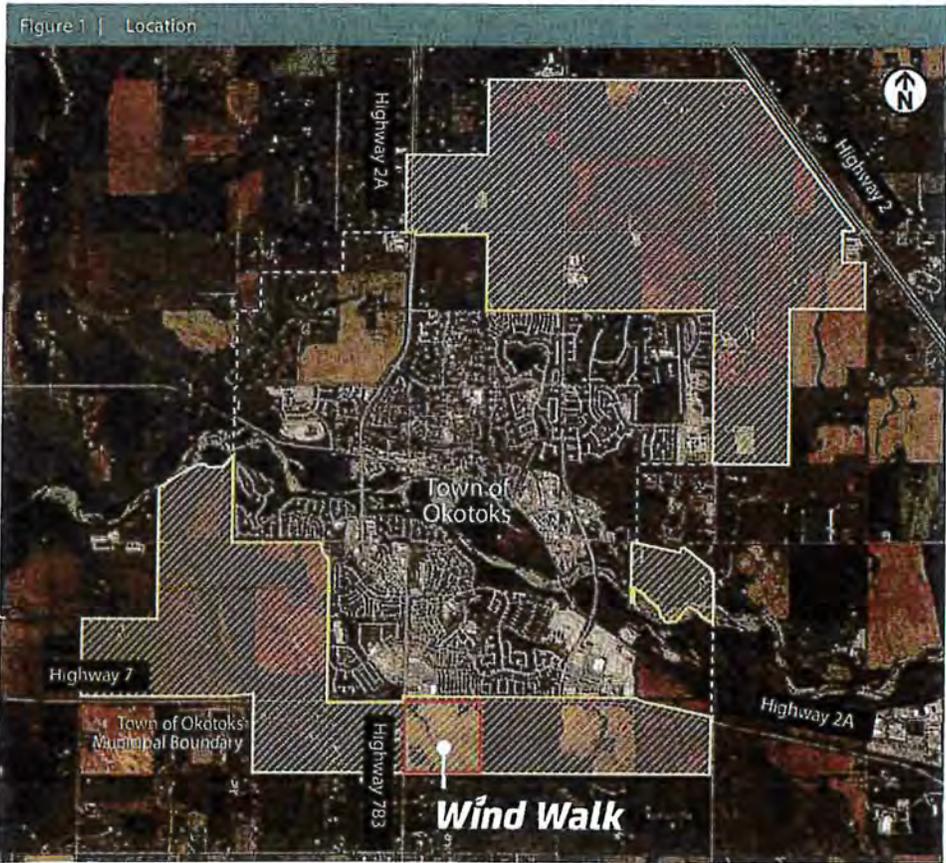
1.0 Introduction

1.1 Purpose and Objectives

The Wind Walk Area Structure Plan (WWASP) provides a land use and servicing framework and set of policies to guide future development for the subject lands within the Town of Okotoks as shown in Figure 1. As a result of the annexation of the Plan Area to the Town of Okotoks, the WWASP is an amendment to the existing approved Area Structure Plan within the Municipal District of Foothills No. 31.

The WWASP has been undertaken in accordance with the Municipal Government Act (MGA), and the Town of Okotoks' policies for the preparation of a statutory plan as a prerequisite to development. This long-term policy document provides direction for more detailed planning stages. To ensure it remains a living document that accounts for policy changes adopted by Town Council, it should be reviewed and updated as necessary following its adoption and until the Approving Authority considers the Plan Area fully built-out.







1.2 Interpretation

In this Plan and any amendments made hereto, unless the context otherwise requires, the interpretation set out below shall be used. The following interpretations shall be used when interpreting policies provided for in the Plan:

1. Where an Introductory statement accompanies a policy, it is provided only to illustrate the purpose of and enhance the understanding of a policy. Should an inconsistency arise between the statement and the policy, the policy will take precedence.
2. Most policies are written in the active tense, as deliberate statements or plans indicative of the direction that the Town is proposing for future development or desired outcomes. In certain ASP policies, the word 'should' is explicitly used to clarify the directional nature of the statement. ASP policies that use the active tense or "should" will be applied to all situations, unless it can be clearly identified to the satisfaction of the Approving Authority that the policy is not reasonable, practical or feasible in a given situation. Proposed alternatives must be to the satisfaction of the Approving Authority.
3. In some cases, ASP policies are written to apply to all situations, without exception, usually in relation to a statement of action, legislative direction or situations where a desired result is required. The words 'require', 'must', 'will' or 'shall' are used within these policy statements and will be applied to all situations.
4. Where 'may' is used in an ASP policy, it indicates that a choice can be made, and can be used in decision making.

1.3 Map Interpretation

The following guidelines shall be used when interpreting maps provided in the plan:

1. Unless otherwise specified in this ASP, the boundaries or locations of any symbols or areas shown on a map or figure are approximate only, not absolute, and will be interpreted as such. They are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries such as property lines or road or utility rights-of-way. The precise location of these boundaries, for the purpose of evaluating development proposals, will be determined by the Town at the time of application.
2. No measurements of distances or areas shall be taken from the maps or figures in this ASP.
3. All proposed Land Use Areas, neighbourhood boundaries, intersections and road alignments may be subject to further study and will be further delineated at the Outline Plan/Land Use Amendment stage. No amendment to this ASP will be required as long as the intent of the applicable policies is maintained.



1.4 Policy Framework

This Area Structure Plan is to be read in conjunction with:

- South Saskatchewan Regional Plan (2014):
- Calgary Metropolitan Plan (2014)
- Okotoks Municipal Development Plan (Consolidated 2016)
- Town of Okotoks & MD of Foothills Intermunicipal Development Plan (2016)
- Okotoks Growth Study and 2016 Annexation Application
- Okotoks Active Transportation Strategy (2015):
- Okotoks Recreation, Parks, and Leisure Master Plan (2017)
- Okotoks Social Wellness Framework (2010)
- Okotoks Community Visioning 2014
- Okotoks Community Sustainability Plan (CSP)



2.0 Plan Area

2.1 Location and Regional Context

The Plan Area is located in the southern portion of the Town of Okotoks, at the southeast corner of the intersection of Highway 7 and Secondary Highway 783.

Wind Walk comprises an area of ± 58.54 HA / ± 144.66 AC, legally described as the Northwest quarter of Section 16 Township 20 Range 29 West of the 4th Meridian (N.W. 1/4 Sec.16-20-29-4) and is planned to accommodate a mixture of single and multi-unit residential, commercial, public and institutional land use types.

As shown in Figure 2, the Plan Area is bounded:

- to the north by Highway 7, the existing residential communities of Cimarron and Westmount Estates, and existing large-format commercial retail development to the north, northwest and northeast;
- to the east by a privately owned agricultural quarter section that is expected to be for future residential and commercial development; these lands are not part of this Area Structure Plan and thus any shadow planning for these lands shown within this document is conceptual only;
- to the south by country residential and agricultural land uses, and;
- to the west by the two-lane Highway 783 and the Gold Medal highway commercial development, including an existing garden centre and additional facilities under development. There are also a number of existing country residential properties.

2.2 Existing Uses

As illustrated in Figure 3 Existing Site Characteristics, the Plan Area is largely cultivated agricultural land with relatively flat topography, drainage features and small wetlands. The land within the Plan Area is currently devoid of any structures.

An existing 69 kV overhead traverses the site from northwest to southeast within a 15m right-of-way which is owned and operated by AltaLink. This overhead line is proposed to be rebuilt and relocated in order to allow full development of the Plan Area. There are no operating or abandoned oil & gas facilities within proximity to the Plan Area that would impact development of the site.

The Plan Area is bounded by two provincial highways - Highway 7 to the north and Provincial Road 783 (783) to the west. Based on Alberta Transportation's Road Management Map these highways are classified as follows:

- Highway 7 is a multi-lane highway east of 783 and a major two-lane highway west of 783;
- 783 south of Highway 7 is classified as a major two lane highway.



Figure 2 | Site Context



- Subject Lands ($\pm 58.54\text{HA} / \pm 144.66\text{AC}$)
- Okotoks Town Boundary



2.3 Topography

The elevations within the Plan Area range from 1,093.5m at the high point of the site in the SE corner to 1,067.0m at the low point in the NW corner of the site. The natural slope of the land is gradual, sloping from the SE towards the NW following a 2% grade. Two main natural drainage features transect the site. Outflow of overland drainage occurs in the northwest corner of the site at the intersection of Highways 7 and 783.

2.4 Water

The Town is pursuing the development of a water source to support a continued growth model and accommodate the Town's long term growth needs. Given the current water licenses and production capacity of the Town, any implementation of this plan would require interim water supply servicing strategies until a long term solution is implemented.

2.5 Historical Resources

A Historical Resources Overview of the Plan Area was undertaken by Bison Historical Services Ltd. to identify any archaeological and/or historical sites of significance. The Overview did not identify any sites of significance.

2.6 Biophysical Overview

A Biophysical Inventory of the Plan Area has been completed and recommendations relating to environmentally sensitive features have been incorporated. In addition, a Biophysical Impact Assessment Update was completed in 2016 by Westhoff Engineering Resources, Inc. that assesses existing biophysical conditions on the site and provides recommendations to reduce negative impacts of development on the site.

As indicated in Figure 3, natural landscape features that exist on-site include:

- a drainage feature with associated tree stands running southeast to northwest and extending across the northwest quadrant of the site;
- a wetland area at the northern extent of this drainage;
- a drainage feature supporting some tree cover along the northeast boundary of the site; and,
- a small stand of trees in the southwest quadrant of the site

2.7 Geotechnical Analysis

A Geotechnical Analysis of the site was undertaken by Stantec AXYS Limited in 2009, including a 6 month water table monitoring program. Based on the information obtained during the geotechnical investigation, the site soil and groundwater conditions are considered suitable for the proposed development, provided that the recommendations outlined in the Geotechnical Report are adhered to. The key geotechnical concerns are:

- Low lying areas and coulees associated with high groundwater table
- Relatively shallow bedrock
- The moisture condition of the clay till

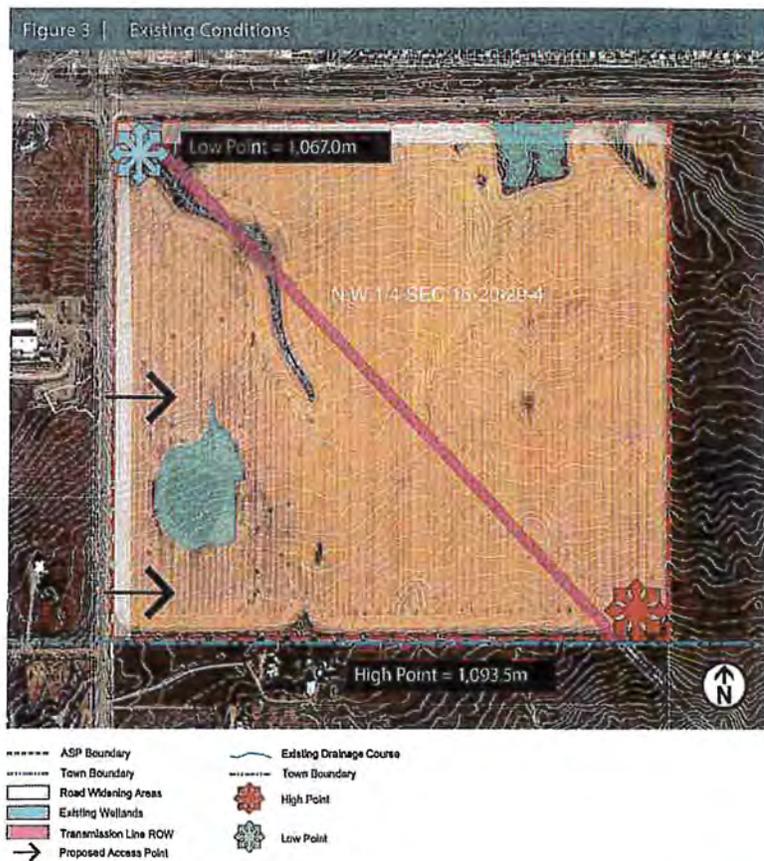
2.8 Phase 1 Environmental Site Assessment (ESA)

A Phase 1 Environmental Site Assessment (ESA) was prepared for the Plan Area in April 2015 by Next Environmental Inc. The report provided an overview of historical on-site environmental considerations. Based on the findings of the report, a Phase 2 Environmental Site Assessment was not recommended.

2.9 Stormwater Management

Jubilee Engineering Consultants Ltd has prepared a Stormwater Master Drainage Plan for the Wind Walk Development. The stormwater management system for Wind Walk Incorporates the following features:

- Controlled discharges to the existing ditch located northwest of the development, at rates not to exceed the pre-development flow rate of 2.53 L/s/haas per the Westmount and Cimarron East Developments by Kellam Berg Engineering (2003) and Sunbow Consulting (1999).
- A detention storage facility (Wet Pond) to contain flows in excess of the permitted discharges from Wind Walk. Pond designed for the 1:100 year event storm.
- Improvement of stormwater quality by sediment removal in the detention storage facility by use of a mechanical oil and grit separator .
- Storm sewers will be sized to accommodate runoff for up to the 1:5 year event storm, based on a unit rate of 70 L/s/ha.
- Offsite flow will be conveyed along the south boundary of the site to the Highway 783 ditch which will by-pass the storm pond and discharge into the 600 and 900 diameter culverts.



3.0 Vision & Guiding Principles

3.1 Vision

Wind Walk will be a complete community that provides a mix of land uses, allowing residents to live, work and play within their community. Residents will have access to a variety of high-quality open spaces including a joint use education and community site with play fields and pathway connections, allowing residents to walk and cycle conveniently and safely through their community. Wind Walk will be a unique community with a distinct sense of place reinforced by a well-connected urban design and community focal points.

3.1 VISION POLICIES

1. The Plan Area should be designed to meet the goals of a 'complete community' where residents can live, work and play.
2. To further facilitate the development of Wind Walk as a complete community, the community design must address connectivity to the surrounding areas. The Plan Area is located in close proximity to existing and proposed regional commercial uses. Wind Walk shall facilitate strong connections to these nearby uses by providing pedestrian and/or vehicle connections where logical within or directly adjacent to the Plan Area.
3. Opportunities for local employment such as mixed use housing and the local commercial centre will help Wind Walk become a truly complete community.
4. The Plan Area shall be designed to encourage accessibility and connectivity for residents, both within the Plan Area and to adjacent communities.
5. The Plan Area shall provide a diverse range of parks and open spaces in keeping with the Town of Okotoks Municipal Development Plan targets.
6. The Plan Area shall be designed with a series of focal points and key community destinations to support community activity.
7. A high quality of architecture and urban design is encouraged to create an attractive public realm and distinct streetscapes unique to Okotoks.
8. Outline Plans within the Plan Area shall demonstrate alignment with the goals and objectives of the Okotoks Community Sustainability Plan, as well as other applicable policy documents as indicated in Section 1.4 of this Area Structure Plan.



3.2 Wind Walk ASP Guiding Principles



COMPLETE COMMUNITY

A complete community will be achieved through an appropriate mix of land uses including a diversity of housing options, village commercial, mixed use, and a Joint Use Education and Community Site.



UNIQUE AND INCLUSIVE

Community focal points located in each quadrant of the neighbourhood support social interaction and a community sense of place. A range of housing types and densities are linked to community focal points by safe and convenient routes to create an inclusive neighbourhood area.



ACTIVE LIFESTYLES

Park spaces and play fields are distributed highly visible locations throughout the neighbourhood, connected by a network of regional and local pathways to promote an active lifestyle for residents.



CONNECTED AND SAFE

A grid-based (or main) road network and comprehensive on-street sidewalk and pathway network with enhanced street crossings provides easy and safe access to destinations. Routes that connect to neighbourhood focal points are direct and highly visible. Pathways provide off-street connections and connect residents to open space.



4.0 Land Use Concept

The Land Use Concept is shown in Figure 4 and illustrates the general location of proposed land uses, streets and open space in the Plan Area. This land use pattern is general in nature and will be refined at the Outline Plan and Land Use Amendment stage. The Plan Area is predominantly residential and supporting uses such as municipal reserve, public utility lot, and a local commercial site located on the south side of the primary entrance road. The lands to the east of the Area Structure Plan boundary are shadow planned to highlight how the Wind Walk ASP could integrate with the future development, including a shared Joint Use Education and Community Site central to the two quarter sections.

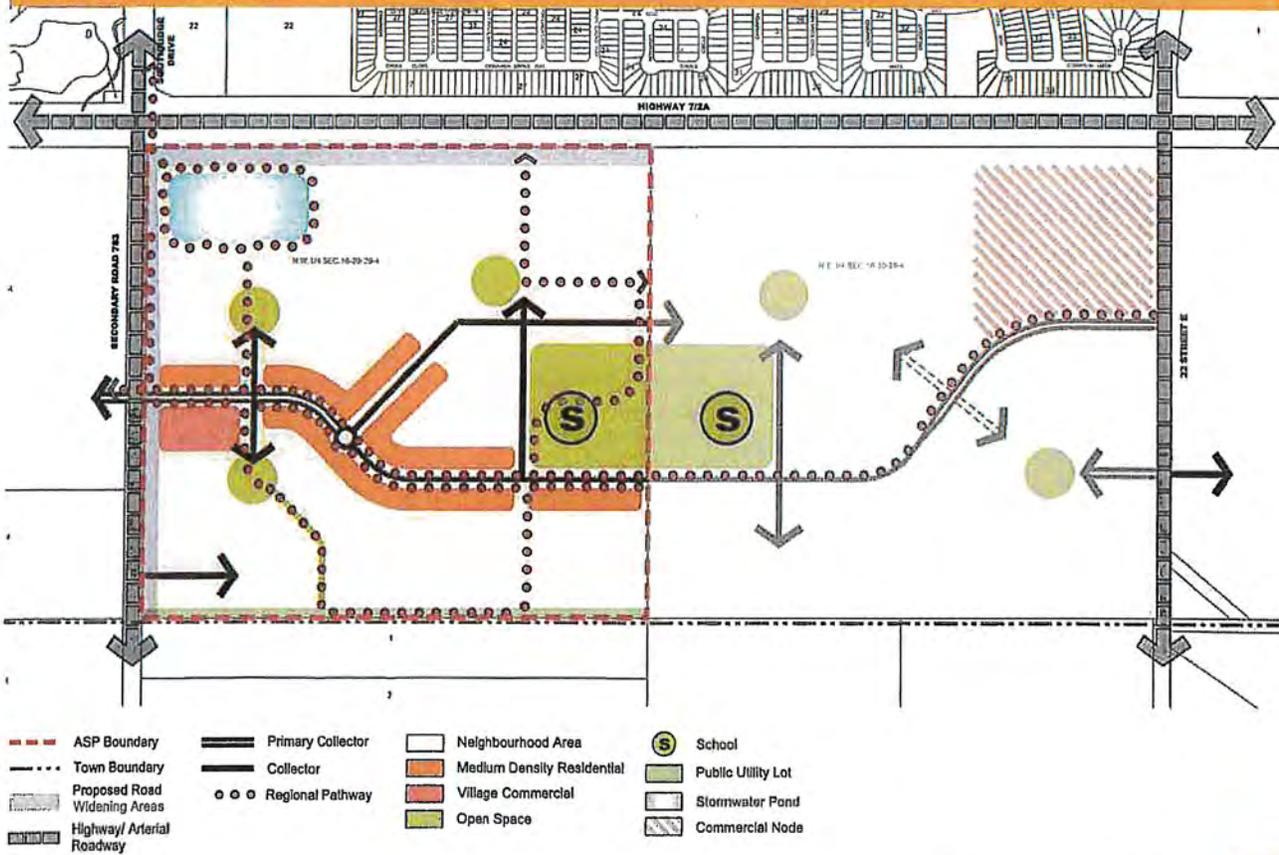


The following policies will provide direction for neighbourhood-level design features, encourage a high standard of development, and promote development in alignment with the Wind Walk Guiding Principles.

- 1 The Plan Area shall achieve a minimum density of 8 units per gross developable acre (± 20 units per gross developable hectare) upon full build-out.
- 2 The Plan Area shall provide a mix of land uses that allow residents to live, work, and play within the community.
- 3 Opportunities for mixed-use development shall be offered within the Plan Area.
- 4 The conceptual layout and potential mix of land uses within the Plan Area shall be determined through the Outline Plan/Land Use Amendment stage.
- 5 Connectivity and mobility throughout the Plan Area shall be facilitated through the development of a permeable grid-based street network and active transportation network, with consideration given to alternative modes of transportation.
- 6 The layout and design of the Plan Area should provide view corridors and sightlines to key destinations, amenity features and visible landmarks within the neighbourhood to promote community identity.
- 7 Design of street networks, public open spaces, and regional and local pathways should implement Crime Prevention through Environmental Design (CPTED) principles to support a safe urban design.
- 8 All residential and commercial development shall provide appropriate setback from the rebuilt and relocated 69kVa power transmission line in coordination with the Approving Authority and utility owners.



Figure 4 | Land Use Concept



Wind Walk



4.1 Residential Area

The community of Wind Walk will be primarily residential, consisting of a mix of residential housing types supported by an interconnected open space system and transportation network. A variety of residential housing options will be provided throughout the community, with higher-density uses strategically located centrally to the neighbourhood and in close proximity to transportation options, open space and community amenities. Wind Walk will provide a mix of single-detached and multi-unit housing types that will meet density targets and provide non-traditional housing options (housing that is not single detached) while maintaining a sense of small-town community. Street-oriented laned housing product is utilized along the main collector road to create a more attractive streetscape and avoid front-drive traffic conflicts.



4.1 RESIDENTIAL AREA POLICIES

1. The Residential Area shall accommodate a diversity of housing types to meet the needs of residents of a range of ages, income levels and lifestyles throughout the Plan Area.
2. A target of 30% non-traditional housing units, as described in the Municipal Development Plan, shall be achieved.
3. Multi-unit housing within the Plan Area should be:
 - a) located adjacent to or in proximity to major roadways and the active transportation network;
 - b) located adjacent to or close to open space and public amenities such as institutional or commercial uses.
 - c) integrated with appropriate transitions to ensure compatible interfaces with surrounding neighbourhoods.
4. Vehicular access to residential dwellings shall be discouraged from Collector roads, and should not be permitted from Primary Collector roads with the exception of multi-unit sites which may have a single access point.
5. Public buildings should be located in prominent locations within the neighbourhood to create landmarks.
6. A variety of single detached housing designs shall be encouraged within residential areas.
7. Where appropriate, buildings along streets should have smaller setbacks, street orientation, and active frontages to create a pedestrian-friendly built environment and promote a human scale and enhanced public realm.
8. Where appropriate, buildings should be located and oriented so that they define and reinforce public spaces and other community destinations, including, but not limited to, parks, educational and community facilities, commercial nodes, and future transit stops.
9. Architectural Controls for the Residential Area shall be prepared by the Applicant at the Tentative Plan stage to ensure a unified and attractive sense of place and interfaces between the streetscapes and built form.



4.2 Village Commercial

The Wind Walk Area Structure Plan will provide 'village' commercial development at the entrance to the community. The village commercial area is intended to accommodate some of the retail needs of Wind Walk residents and provide opportunities for employment.

The proposed commercial area is located at the primary entrance to the community to take advantage of access points along Secondary Highway 783 and visibility from Highway 7, and as a prominent entry feature to the community. The site will be located in close proximity to higher-density residential, public open space, and the active transportation network. The village commercial site is intended to be walkable and will provide attractive, pedestrian-oriented facades to the street.



4.2 VILLAGE COMMERCIAL POLICIES

1. The village commercial site shall be located generally as shown on Figure 4; Land Use Concept. The exact boundary and location of this district may be refined further at the Outline Plan/Land Use Amendment stage.
2. The village commercial site will comprise a minimum of 1.0 net hectares (2.5 net acres).
3. The village commercial site shall plan for and achieve a minimum of 2,500 m² of gross commercial floor space over time, based on an FAR of 0.24 at full build-out.
4. Predominant land uses within the village commercial site should consist of employment generating uses, including, but not limited to retail and service commercial, office, cultural, or institutional uses compatible with adjacent and nearby residential uses.
5. The village commercial site shall be located at the junction of two major streets or collector roads as required by the MDP.
6. Village commercial shall be located in close proximity to medium and high-density residential uses in order to promote walkability.
7. Village commercial shall provide a high level of connectivity and permeability with the surrounding pathways and open space system.
8. The conceptual layout and potential mix of land uses within the village commercial site shall be determined during the Outline Plan/ Land Use Amendment stage.
9. Buildings within the village commercial area should be oriented to public streets in order to create a pedestrian-friendly environment and frame public space.
10. Parking, loading, storage facilities and delivery areas for commercial buildings should be located away from public streets and should be visibly screened with natural landscape buffers where possible.



5.0 Open Space

The Wind Walk ASP will provide a variety of multi-functional open spaces that are located and configured to meet the educational and recreational needs of residents. The open space system will include interconnected neighbourhood parks and pathways, a joint use education and community site with playfields, and a stormwater retention pond. These open spaces are arranged to provide connectivity through the community and ensure residents have access to both active and passive recreation opportunities. Figure 5: Open Space Concept illustrates the proposed open space system.



5.0 OPEN SPACE POLICIES

1. An open space system shall be provided in accordance with Figure 5. The location, size and function of individual park spaces shall be determined at the Outline Plan and Land Use Amendment stage.
2. The open space system shall provide a variety of multi-functional open space that allow for both passive and active recreation in both manicured and naturalized settings.
3. All public spaces and pathways within the Plan Area should be designed to encourage a diversity of activities and active modes of transportation during all seasons.
4. Open space design and landscaping should incorporate sustainable landscape initiatives, water wise design and water conservation practices in accordance with the Town of Okotoks Water Conservation, Efficiency, and Productivity Plan.
5. Pathways, parks and other recreational uses may be permitted within the rebuilt and relocated 69 kVa transmission line right-of-way at the discretion of the Approving Authority and utility owners.
6. Design considerations, including planning for four season use, and accounting for dark skies principles in outdoor lighting for the parks and pathway network should be considered to create distinct spaces that provide additional variation and interest.

Figure 5 | Open Space Concept





5.1 Parks and Pathways

A well-connected open space system is integral to the design of the Wind Walk community. Parks and pathways should accommodate multi-modal transportation, active and passive recreation, and natural amenities. As shown in Figure 5: Open Space Concept, the pathway system should be designed to connect residents to community focal points throughout the plan area. The integration of a pathway network within and between these open spaces will encourage opportunities for active lifestyles and community well-being.



5.1 PARKS & PATHWAYS POLICIES

1. The parks and pathway system shall provide multi-modal connections to key destinations within the neighbourhood as well as regional connections to amenities outside the Plan Area.
2. Park spaces should be located at focal points within the Plan Area that are highly visible and highly accessible, and should be dispersed equitably throughout the Plan Area so that all residents have access to open space.
3. The Plan Area should provide a clear hierarchy and diversity of parks and pathways with differing roles and functions to cater to the recreation needs of different demographics and age groups
4. A diversity of public gathering spaces should be considered in the design and planning of neighbourhoods at the Outline Plan/Land Use Amendment stage in order to ensure a diversity of focal points and community destinations or places that can be identified by residents.
5. Pathways should provide varied, interesting design and landscaping to contribute to sense of place.
6. The recreation needs of the Town as identified in the Town of Okotoks Recreation, Parks and Leisure Master Plan (2017) should be considered in designing of the parks and open space systems.
7. The parks and pathway system should address the Open Space Principles and Development Checklist included in the Okotoks Recreation, Parks and Leisure Master Plan (2017).
8. Native species and natural landscaping should be encouraged throughout the parks and pathway system.



5.2 Joint Use Education and Community Site

The general locations of schools within the Plan Area and adjacent lands are illustrated in Figure 5: Open Space Concept. This proposed combined Joint Use Education and Community Site provides for one school building site and a playfield within the proposed Wind Walk development, with an additional school building site and two playfields proposed on the adjacent quarter that will serve Wind Walk and future development to the east. This site will act as both a physical and social cornerstone of the community.



5.2 JOINT USE EDUCATION AND COMMUNITY SITE POLICIES

1. The Joint Use Education and Community Site shall be located generally as shown on Figure 5: Open Space Concept. The exact location and size of the site may be refined further at the Outline Plan/Land Use Amendment stage.
2. Joint Use Education and Community Site lands identified within the shadow planned area are primarily meant for illustration purposes and will be subject to further refinement depending on the future direction and timing of development on the adjacent lands.
3. School sites shall be identified at the Outline Plan/Land Use Amendment stage and dedicated at the subdivision stage. The size of school sites should be in accordance with any agreement between the Town of Okotoks and the applicable school divisions.
4. The Joint Use Education and Community Site should be designed and encouraged to integrate a variety of uses that benefit the community and reinforce the role of the school as the social, educational and activity centre for surrounding residents.
5. School sites shall be located with frontage adjacent to two collector streets and should be integrated into the active transportation network with connections to safe routes as identified in the Okotoks Active Transportation Plan.
6. School sites are encouraged to implement multi-storey buildings in order to reduce the amount of land required for the school site and allow for Municipal Reserve lands to be equitably distributed across the Plan Area.



6.0 Mobility

6.1 Active Modes Network

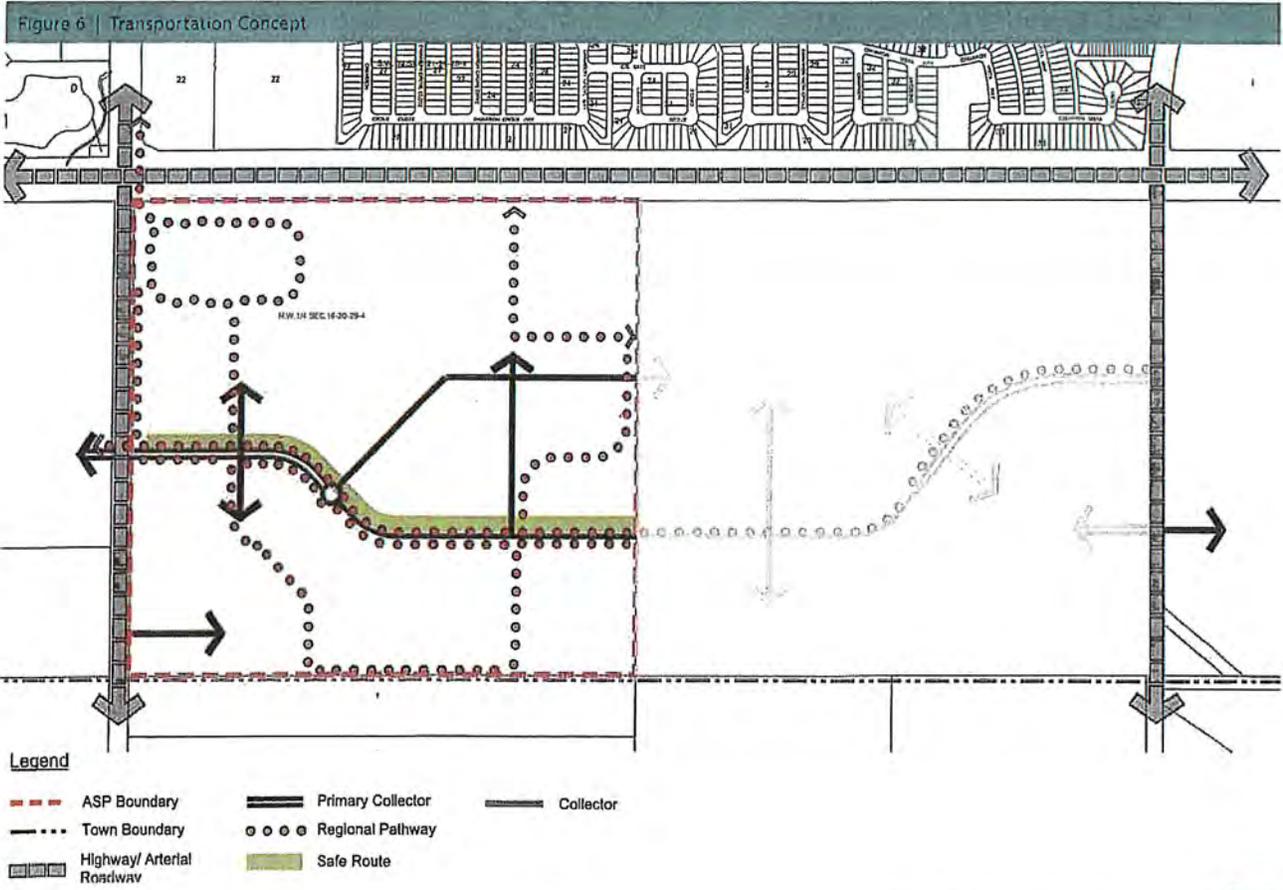
A strong active modes network is integral to the physical and social well-being of residents, and should provide a variety of convenient, comfortable and safe routes for pedestrians and cyclists. Wind Walk will provide an integrated active modes transportation network that emphasizes strong connectivity, high quality spaces, and safety of routes.

The active modes network should also support connectivity to destinations outside the Plan Area, including connection to the existing Okotoks regional pathway system to the north. Due to the current nature of Highways 7 and 783 as high-speed highways, connection is recommended only at signalized intersections. A safe pedestrian link will be provided across Highway 7 at the intersection of Highway 7/ Highway 783 to existing sidewalk systems on the east side of Southridge Drive.

The active modes network is strongly encouraged to provide connections up to the edge of the road widening areas so that future connections may be made that are consistent with the ultimate design of these highway areas.

6.1 ACTIVE MODES NETWORK POLICIES

1. The active modes network shall connect people to the surrounding environment and neighbourhoods, and community destinations, as shown conceptually in Figure 6: Transportation. Alignment of the pathway system may be refined at the Outline Plan/Land Use Amendment stage
2. The active modes network shall be mapped at the Outline Plan/Land Use Amendment stage.
3. Strong active modes connections should be provided to the future development lands to the east in order to support connections to anticipated future uses and destinations.
4. The active modes network should aim to integrate the Plan Area to the existing regional pathway system in Okotoks where feasible and safe routes are available. A major connection to the system should be considered at the signalized intersection of Highway 7 and Highway 783. Future connections should also be considered based on the ultimate design of Highway 7 and Highway 783.
5. A pathway shall be provided around the stormpond site in order to provide both maintenance and recreational access to these naturalized amenities.
6. Sidewalks shall be required on both sides of the road throughout the plan area.
7. Dedicated cycling facilities should be considered within the Plan Area, such as bike storage facilities at community destinations.
8. The parks and pathway network shall have consistent and innovative wayfinding signage to draw attention and users to different focal points and public spaces along and adjacent to the network, subject to the regulations for signage located under Section 10 of the Town of Okotoks LUB.





6.2 Safe Routes

As noted in the Okotoks 2015 Active Transportation Strategy, a Safe Route is an established, defined route that is designed to allow children to safely use active transportation to get to major facilities and to get to and from school daily. Figure 6 illustrates the proposed location of a Safe Route along the main east-west collector roadway through the community and adjacent to the proposed Joint Use Education and Community Site. At the Outline Plan/ Land Use further Identification and Implementation of Safe Routes should be considered throughout the neighbourhood, especially between key destinations.

6.3 Transit

Communities should be designed to accommodate the future potential for transit. Although Okotoks does not currently have a dedicated transit service, "On-IT" provides a future regional transit plan within Okotoks and to the Calgary region, with routes presently providing service in proximity to the Plan Area. The active modes network should be designed with transit in mind, preparing the Plan Area for future transit service by considering the pre-design of roads to accommodate future transit routes and potential stops with the Town.



6.2 SAFE ROUTE POLICIES

1. Within residential areas, Safe Routes should be prioritized and identified at the Outline Plan/Land Use Amendment stage conceptually in order to encourage children to walk or bike to school safely and reduce traffic congestion in and around schools.
2. Pedestrian and cyclist routes should be as direct as possible between key destinations and schools.
3. The number of street crossings should be minimized along designated Safe Routes and on collector roadways. Where crossings are required on collectors they should be marked and ensure high visibility and sightlines of the crossing.
4. Commercial and multi-unit residential sites should be designed to limit the number of access points that cross designated Safe Routes and the regional pathway.

6.3 TRANSIT POLICIES

1. The collector road network within the Plan Area should be designed to accommodate future transit routes and stops.



6.4 Regional Road Network

The Plan Area is bounded by Highway 7 to the north and by Highway 783 to the west. Highway 7 is planned to be twinned in the future. The twinning is proposed on the south side of the existing Highway 7 lanes. No vehicular access is allowed from the Plan Area to Highway 7. The Highway 7/ Highway 783 intersection is currently signalized. Future planned upgrades to the intersection will require land from the northwest corner of the Plan Area to aid right turning movements, which has been included in the road widening area indicated in Figure 4.

Highway 783 links High River to the south with Okotoks to the north via Southridge Drive. The 2009 Highway 783 Functional Study indicates a future twinning of Highway 783 adjacent to the Plan Area with a signalized intersection close to the mid-point of the western boundary of the Plan Area. Primary access into the community will be from this intersection on the west side of the Plan Area.

Highway 7 and Highway 783 are currently owned by Alberta Transportation. Alberta Transportation has made right-of-way requests to accommodate the noted road widenings as indicated on Figure 4. As the subject lands were recently annexed by the Town of Okotoks, these road widening areas may in future be revised if the Town of Okotoks takes ownership of those roads.

6.4 REGIONAL ROAD NETWORK POLICIES

1. The number and general location of intersections and accesses should be as illustrated in Figure 4. The nature and specific location of these intersections is subject to further refinement and study through a supporting Transportation Impact Assessment (TIA) at the Outline Plan/Land Use Amendment stage.
2. Access to the Plan Area should not be permitted from Highway 7. Should access from Highway 7 become feasible in the future as a result of potential future urbanization of Highway 7, access should be considered within the shadow planned quarter section to the east through the development of an Area Structure Plan for those lands.
3. Lands required for the future widening of the Highway 7 and Highway 783 rights-of-way and intersection improvements shall be dedicated in a manner acceptable to the Town of Okotoks and Alberta Transportation.
4. The exact area and location of lands required for future widening of the Highway 7 and Highway 783 rights-of-way and intersection improvements, as well as the design and landscaping of the roadways and any pathway infrastructure, will be further defined through discussion with Alberta Transportation, the MD of Foothills and the Town of Okotoks.
5. Proposed non-residential land uses adjacent to a highway should present an attractive façade to the highway.
6. Proposed land uses adjacent to a highway should address the mitigation of sound and visual impacts from the roadway.



6.5 Internal Road Network

The internal road network within Wind Walk provides direct and convenient access east-west through the Plan Area and to the shadow planned lands to the east. The proposed internal road network is shown in Figure 6: Transportation. The collector roads as shown will outline the structure of the local road network, which should be grid-like in nature while incorporating some curvilinear road aspects. The internal road network should balance the need to convey vehicular traffic directly and efficiently with the desire to create a walkable and safe community that is attractive to pedestrians and cyclists.



6.5 INTERNAL ROAD NETWORK POLICIES

1. A collector street network shall be generally provided as shown on Figure 6: Transportation, with additional suggested internal street networks labeled Potential Future Connections. The exact layout of the street network and the remaining local streets not shown on Figure 6 shall be determined at the Outline Plan/ Land Use Redesignation stage.
2. The internal road system should provide direct connections, multiple route choices, and connectivity between all parts of the community.
3. Internal streetscapes should integrate and accommodate alternative modes of transportation along major routes through the community.
4. The integration of traffic calming measures is encouraged at the Outline Plan/Land Use Amendment stage to manage vehicular speeds and ensure an environment that is safe, secure and comfortable for active modes. Measures may include, but are not limited to, consideration of roundabouts, raised crosswalks, raised medians, traffic buttons, diagonal diverters, chicanes and narrow streets.
5. Streetscapes should be enhanced through complementary design elements including, but not limited to innovative lighting, wayfinding, paving, street furniture and street trees along entry roads, collectors and other major streets.
6. Collector roads should be designed and located to emphasize sightlines and wayfinding, with clear view corridors to key destinations, landmarks or open spaces. Where a collector road terminates within the Plan Area it should open onto a park or key neighbourhood use such as a school site or commercial area.
7. The internal road system for Wind Walk shall be designed with consideration of complete street design principles that support the Town of Okotoks' Active Transportation Strategy and the 2014 Community Vision. Alternatives to the recommended roadway standards may be approved by the Town based on recommendations contained in a Traffic Impact Analysis prepared by a qualified professional transportation engineer if they align to the complete street vision.



7.0 Servicing and Utilities

Servicing and utilities within Wind Walk will be provided effectively and efficiently, and at a standard acceptable to the Town.

7.1 Shallow Utilities

Wind Walk should aim to implement sustainable and innovative practices in the installation and design of its shallow utilities. In an effort to reduce the amount of light discharged into the night sky and to encourage greater energy efficiency, external lighting shall be designed to illuminate to all applicable design standards and in accordance with dark sky principles.

7.0 SERVICING AND UTILITIES POLICIES

1. The location of proposed utility rights-of-way shall be identified at the Outline Plan/Land Use Amendment stage.

7.1 SHALLOW UTILITIES POLICIES

1. The location of proposed utility rights-of-way shall be identified at the Outline Plan/Land Use Amendment stage.
2. Dark sky principles should be implemented in the overall planning of street lighting in the Plan Area. Lighting shall be designed to illuminate to all applicable design standards and in accordance with dark sky principles.



Wind Walk



7.2 Water Servicing

Figure 7: Water Servicing shows the conceptual water servicing plan for the Wind Walk development. Water will be supplied from Zone 25. Dual water mains will be extended to the development from the tie-in point to the existing water distribution system, crossing Highway 7 and Highway 783. This will ensure fire protection and water looping to this development.

Ultimately distribution pressure and reservoir storage for Wind Walk will be provided from a new South reservoir. Prior to the construction of this reservoir the Westmount booster station located in the northwest corner of the intersection of Southridge Drive and Cimarron Boulevard will provide pressure distribution to Wind Walk. As this booster was not designed to service Wind Walk the pumping capacity of the booster station will have to be investigated and any necessary upgrades completed.

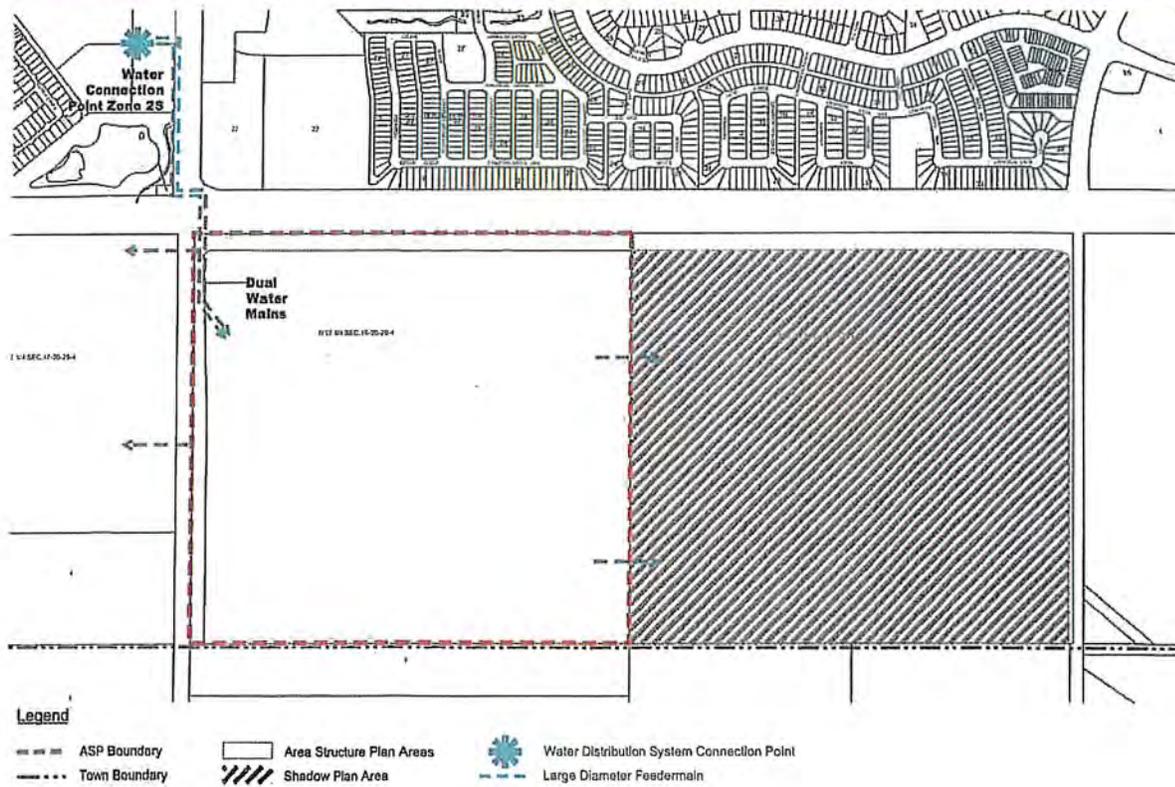


7.2 WATER SERVICING POLICIES

1. Wind Walk shall provide adequate water distribution network sizing for the maximum potential demand of Wind Walk with a water system that has been designed to adequately and efficiently serve the ultimate development of Zone 25.
2. The location, size and general standards of the water system shall conform to the Town's Guidelines and Standards unless otherwise approved or required by the Town Engineer.
3. Wind Walk shall provide adequate water distribution rights of-way, easements, or public utility lots as required to accommodate development or extension of necessary municipal utilities.
4. To ensure fire protection and looping water requirements for the Plan Area, two distribution mains will be required to be extended from existing tie-ins to service the Plan Area.
5. The capacity of the Westmount booster station will be evaluated at the detailed engineering stage. Any required upgrades will be completed as part of the phase triggering the upgrades prior to lot registration.
6. Provision for water main looping shall be provided to the lands east and west of Wind Walk.



Figure 7 | Water Servicing





7.3 Sanitary Servicing

The conceptual sanitary sewer servicing plan for the Wind Walk development is shown on Figure 8: Sanitary Servicing. The sanitary sewer flow from Wind Walk may be tied to the existing manhole located in the utility right-of-way in the existing Cimarron commercial development. The sanitary sewer will be extended south across Highway 7 into the Wind Walk Development. The Sanitary Servicing Master Plan Update - ISL Engineering and Land Services - July 2016 indicates that there is adequate capacity in the existing sewer main at the tie in location

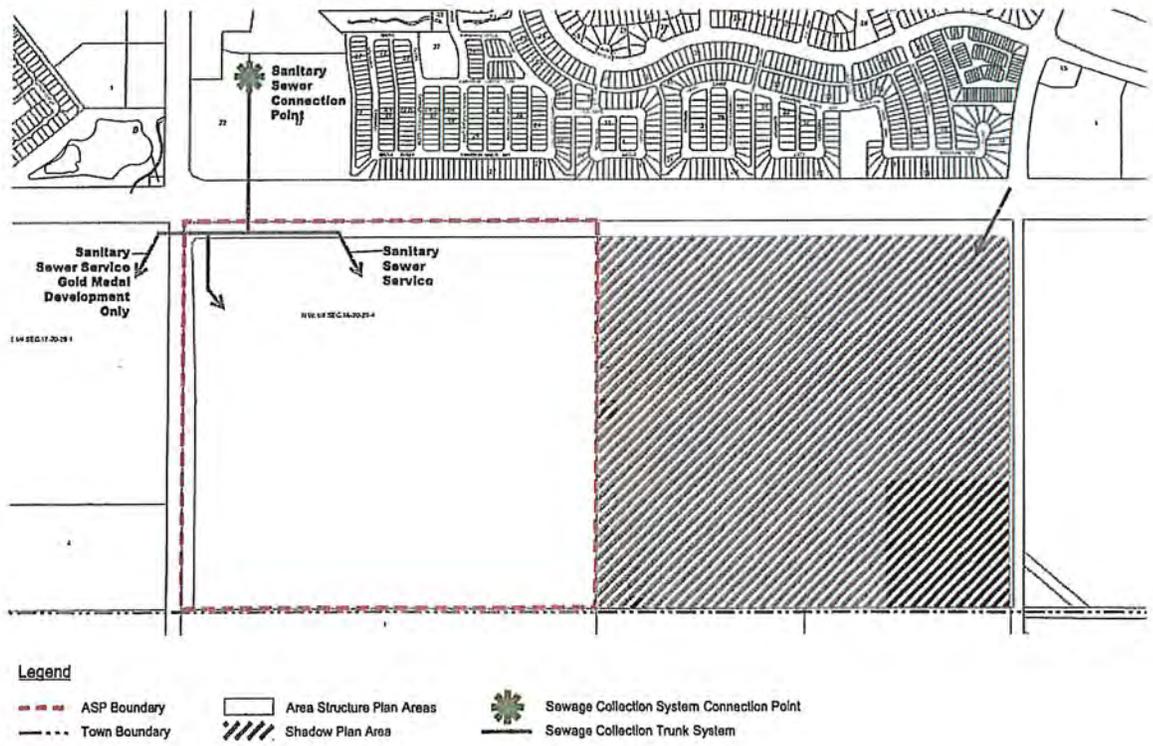


7.3 SANITARY SERVICING POLICIES

1. Wind Walk shall provide adequate sanitary sewer service distribution service for the maximum potential demand of Wind Walk with a sanitary system that has been designed to adequately and efficiently serve the ultimate development of the area.
2. The location, size, and general standards of the sanitary sewer system shall conform to the Town's Guidelines and Standards unless otherwise approved or required by the Town Engineer.
3. Wind Walk shall provide adequate sanitary sewer distribution rights-of-way, easements, or public utility lots as required to accommodate development or extension of necessary municipal utilities.
4. The Sanitary Servicing Master Plan Update has indicated that there is adequate existing capacity to service the Plan Area, however, the tie-in connection manhole and sanitary pipe is privately owned. In the event that a sanitary connection cannot be negotiated at the desired location, further refinement of the sanitary servicing strategy may be required during the Outline Plan/Land Use Amendment stage. Refinement of this strategy would not require an Area Structure Plan Amendment.
5. Provision for a sanitary tie in for the Gold Medal subdivision will be provided.



Figure 8 | Sanitary Servicing





7.4 Stormwater Management

Figure 9: Stormwater Servicing shows the proposed location of the stormwater management facility. The stormwater drainage strategy to service the Plan Area should be designed in accordance with Alberta Environment and Parks as well as Town of Okotoks Standards.

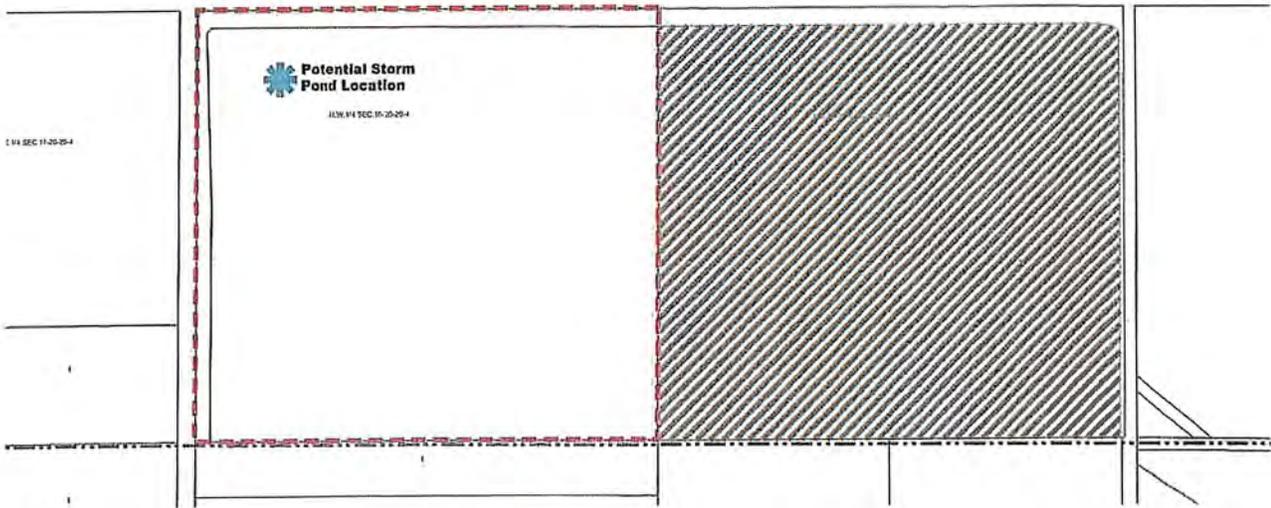


7.4 STORMWATER MANAGEMENT POLICIES

1. A stormwater management pond shall be provided as indicated by Figure 9: Stormwater Services. The exact sizing and location of this pond shall be refined at the Outline Plan/Land Use Redesignation stage.
2. The location, size, and general standards of the stormwater management system shall conform to the Town's Guidelines and Standards unless otherwise approved by the Town Engineer.
3. The stormwater management system shall incorporate Best Management Practices as outlined in the Alberta Environment Guidelines for Storm Water Management for the Province of Alberta
4. The general location of the stormwater management facility shall be as identified in Figure 9: Stormwater Servicing.
5. The stormwater management concept shall:
 - a. maintain pre-development hydrology
 - b. manage and protect water quality
 - c. accommodate upstream flow through the site
6. A Master Drainage Plan for the Wind Walk Development shall be submitted with the Outline Plan/Land Use Amendment, and must be approved prior to the approval of Outline Plan/Land Use Amendment for the Plan Area.
7. The Master Drainage Plan shall adhere to the recommendations of the Stormwater Management Master Plan and Flood Mitigation Plan undertaken by ISL (2014) and previous Master Drainage Studies undertaken for the Westmount and Cimarron East Developments by Kellam Berg Engineering & Surveying (2003) and Sunbow Consulting (1999), respectively.
8. A detailed Stormwater Management Plan shall be prepared at the subdivision stage to the satisfaction of the Town of Okotoks, Alberta Environment and Alberta Transportation.
9. The developer shall ensure that the intent of the approved Stormwater Management Plan is achieved through supervision of construction of the on-site stormwater storage facilities.



Figure 9 | Stormwater Servicing



- Legend**
- ASP Boundary
 - Town Boundary
 - Area Structure Plan Areas
 - Shadow Plan Area
 - ★ Stormwater Management Facilities

8.0 Implementation

8.1 Plan Adoption

Upon adoption in accordance with Part 7 of the Municipal Government Act, the Wind Walk Area Structure Plan shall become a statutory planning document of the Town of Okotoks.

8.1 PLAN ADOPTION POLICIES

1. An Outline Plan and Land Use Amendment application shall be approved for a specific land area prior to subdivision and development of the land.
2. All subdivision and development shall conform to the Town of Okotoks MDP, LUB, and approved Outline Plan(s).

8.2 Phasing

Phasing within the Plan Area should proceed generally in a west-to-east direction, proceeding in a logical and efficient manner based on demand and servicing efficiency as shown in Figure 10: Phasing.

8.2 PHASING POLICIES

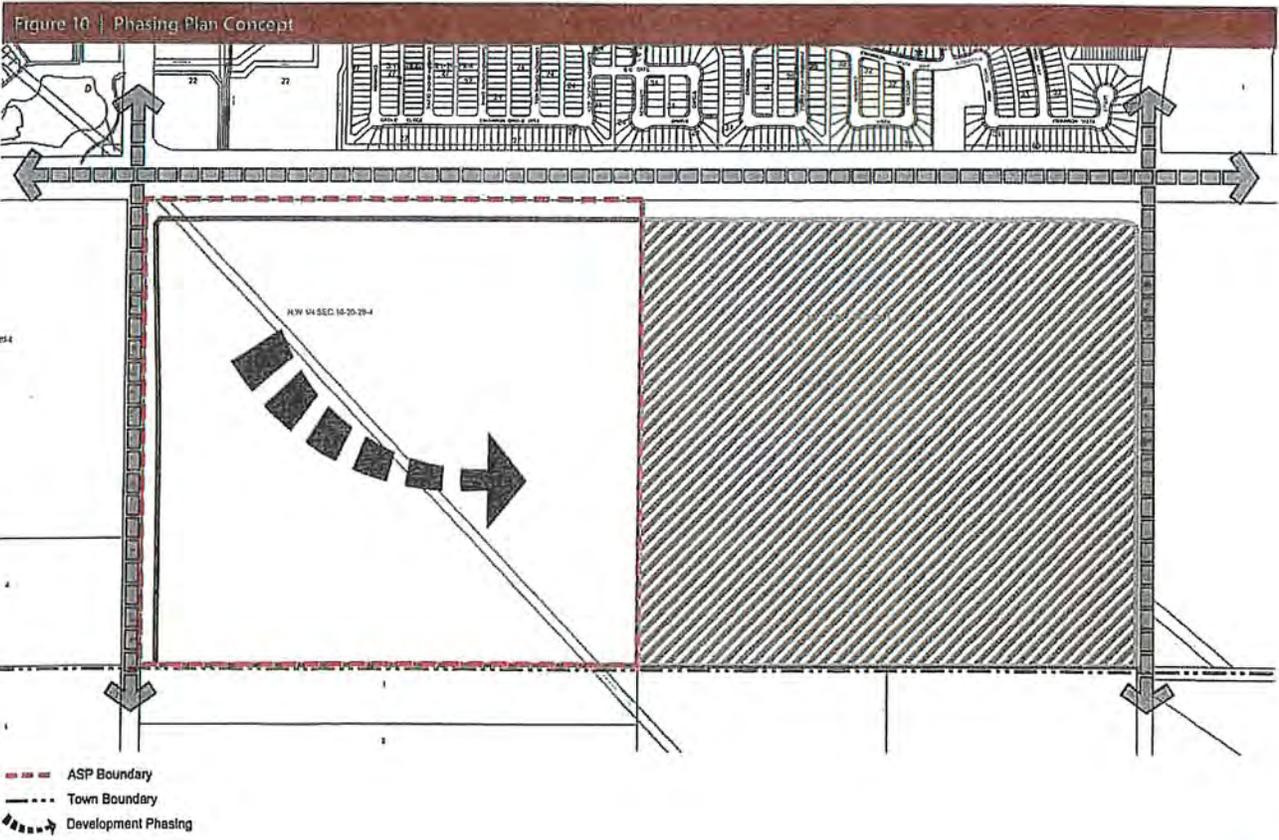
1. Phasing of residential development within the Plan Area should be implemented in an efficient and logical manner to ensure a contiguous urban form and servicing efficiencies.
2. Architectural Controls for the Plan Area shall be prepared at the Tentative Plan stage.
3. Modifications to the anticipated general direction of development staging or location as illustrated in Figure 9: Phasing at the Outline Plan / Land Use stage would not constitute an amendment to the Wind Walk ASP.

8.3 Intermunicipal Coordination

Due to the Plan Area's location on the boundary of the Town of Okotoks and M.D. of Foothills, collaboration between the two municipalities should be ensured as per the Town of Okotoks / M.D. of Foothills Intermunicipal Development Plan (IDP).

8.3 INTERMUNICIPAL COORDINATION POLICIES

1. All proposed amendment applications to this ASP and Outline Plan / Land Use Amendment applications within the Plan Area shall be circulated to the M.D. of Foothills in accordance with the Town of Okotoks / M.D. of Foothills IDP.





Appendix - Definitions of Terms & Abbreviations

Definitions

The following definitions apply for terms used in this ASP. Definitions for other terms can be found in the Town of Okotoks Municipal Development Plan (MDP). In any case where a definition differs with the Okotoks Land Use Bylaw (LUB) (Bylaw 40-98; consolidated version July 2015), the LUB shall prevail.

"Active Transportation" means any form of human-powered transportation, including but not limited to walking and cycling.

"Biophysical Overview" means a report outlining the biophysical features and resources present within the Study Area, including terrain, soils, vegetation, water features and wildlife.

"Architectural Controls" are a written and graphic guideline which provide direction regarding built form and aesthetic theming.

"Community Destination" means a focal point of community activity and interest within the Plan Area.

"Community Sustainability Plan" is an plan developed in consultation with community members to help realize sustainability objectives.

"Council" means the Council of the Town of Okotoks.

"Environmental Site Assessment (ESA)" is a report prepared for a specific site that identifies potential or existing environmental liabilities taking into consideration both the land as well as physical improvements to the land.

"Inter-Municipal Development Plan" is a plan developed between two municipalities which concerns lands lying within the boundaries of the two municipalities.

"Joint Use Education and Community Site" refers to a site which shares uses, typically a school site that also provides public facilities or uses such as playfields.

"Land Use Amendment" means the amendment of the Okotoks Land Use Bylaw, as amended, to support urban development by redesignation or textual amendment.

"Land Use Redesignation" is a planning application to change the land use district for a particular development. It is also known as a land use amendment.

"Low Impact Development" means an approach to land development that uses various innovative land planning and design practices to conserve and protect natural resource systems while reducing infrastructure costs.

"Municipal Government Act" is the legislative framework within which all municipalities and municipalities in Alberta operate.



“Municipal Government Board” provides adjudication in all areas of assessment matters, planning, subdivision appeals, inter-municipal disputes and annexation recommendations that are consistent with the authority of the Municipal Government Act.

“Outline Plan” means an intermediate plan between an Area Structure Plan and a Tentative Plan. Outline Plans should provide information regarding the allocation of Reserves and the mix of land uses proposed throughout the Outline Plan Area. An Outline Plan should also show the entire road system proposed within the Plan Area including sidewalks and pathways, information regarding servicing, proposed Land Use Bylaw Districts and all proposed Reserve parcels. Outline Plans are referred to the Okotoks MPC for consideration.

“Safe Route” is an established, defined route that is designed to allow children to safely use active transportation to get to major facilities and to get to and from school daily.

“The Town” means the Town of Okotoks.

Abbreviations

| | |
|-------|---|
| ASP | Area Structure Plan |
| BO | Biophysical Overview |
| CPTED | Crime Prevention through Environmental Design |
| CSP | Community Sustainability Plan |
| ESA | Environmental Site Assessment |
| IDP | Intermunicipal Development Plan |
| JUS | Joint Use Education and Community Site |
| LID | Low Impact Development |
| LUB | Land Use Bylaw |
| MDP | Municipal Development Plan |
| MGA | Municipal Government Act |
| MR | Municipal Reserve |
| TIA | Transportation Impact Assessment |

2. This Bylaw shall come into full force and effect upon third and final reading, and Bylaw 40-98 and any amendments thereto are hereby amended upon this Bylaw coming into effect.

READ A FIRST TIME this 26th day of June, 2017.

READ A SECOND TIME this 17th day of July, 2017.

READ A THIRD TIME AND PASSED this 21st day of August, 2017.

- Original Signed -

Mayor

- Original Signed -

Chief Administrative Officer

BYLAW 34-17

A BYLAW OF THE TOWN OF OKOTOKS
IN THE PROVINCE OF ALBERTA
TO AMEND LAND USE BYLAW 40-98

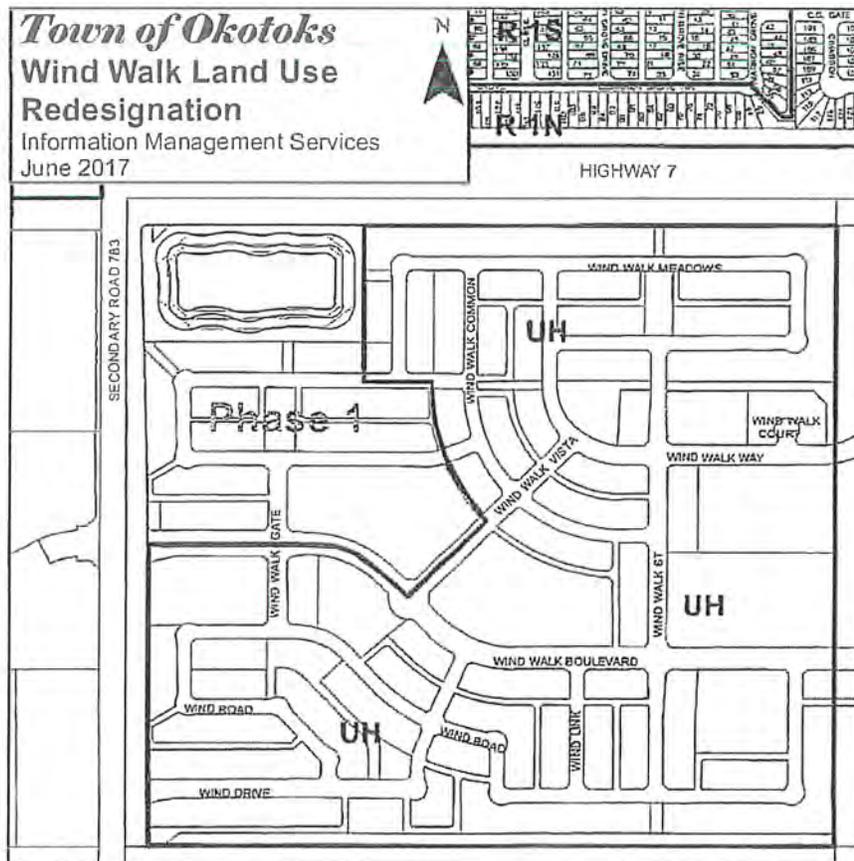
WHEREAS pursuant to the provisions of Part 17, Division 5 of the *Municipal Government Act*, Revised Statutes of Alberta 2000, and amendments thereto, the Council of the Town of Okotoks (hereinafter called Council) has adopted the Land Use Bylaw; and

WHEREAS Council deems it desirable to amend the Land Use Bylaw; and

WHEREAS notice of the intention of Council to pass a bylaw has been given in accordance with Section 606 of the *Municipal Government Act*.

NOW THEREFORE Council enacts that the Land Use Bylaw is amended as follows:

1. Appendix 1 [Land Use Map] is amended by redesignating approximately 50.66 hectares (125.13 acres) of the NW ¼ of Section 16, Township 20, Range 29, West of the 4th Meridian from Direct Control District 28 (in the MD of Foothills No. 31 Land Use Bylaw) to Urban Holding (UH) District.



PATRICIA A. HUBER
My Commission Expires
August 12, 2024

This is Exhibit "C" referred to
in the Affidavit of
Sean Gaudet
Sworn before me this
Day of September A.D. 2021
A Notary Public, A Commissioner for Oaths
in and for the Province of Alberta

2. This Bylaw shall come into full force and effect upon third and final reading, and Bylaw 40-98 and any amendments thereto are hereby amended upon this Bylaw coming into effect.

READ A FIRST TIME this 17th day of July, 2017.

READ A SECOND TIME this 21st day of August, 2017.

READ A THIRD TIME AND PASSED this 21st day of August, 2017.

- Original Signed -

Mayor

- Original Signed -

Chief Administrative Officer

This is Exhibit " D " referred to in the Affidavit of

Craig Gauder

Sworn before me this

Day of September, A.D. 2021

A Notary Public, A Commissioner for Oaths in and for the Province of Alberta

PATRICIA A. HUBER
My Commission Expires
August 12, 2024



3.4 AGRICULTURAL & LAND HOLDINGS DISTRICT (ALH)

A. Overview

General Description: The Primary intent is to continue to support rural agricultural activities prior to transitioning to urban style Development.

Mix of Uses: Activities will include a variety of rural agricultural, country residential and supporting Uses.

Site and Building Form: Development shall be rural in nature with clusters of Buildings in a homestead / outbuilding or country residential configuration. Subdivision may be considered subject to the provisions of the Municipal Development Plan.

PART 1:
PURPOSE & AUTHORITY

PART 2:
MAPS & OVERLAYS

PART 3:
LAND USE DISTRICTS

PART 4:
SIGNS

PART 5:
ADMINISTRATION

PART 6:
DEFINITIONS



Figure 3.2: Bird's eye view of existing Buildings and Development in the Agricultural & Land Holdings District



PART 1:
PURPOSE & AUTHORITY

PART 2:
MAPS & OVERLAYS

PART 3:
LAND USE DISTRICTS

PART 4:
SIGNS

PART 5:
ADMINISTRATION

PART 6:
DEFINITIONS

B. Examples



Building and other structures support agricultural and related business Uses



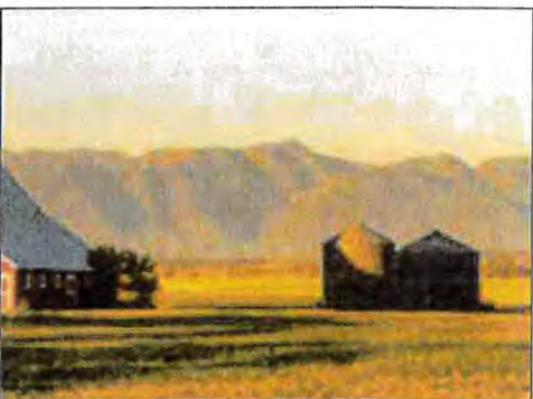
Extensive agricultural production is the Primary pursuit



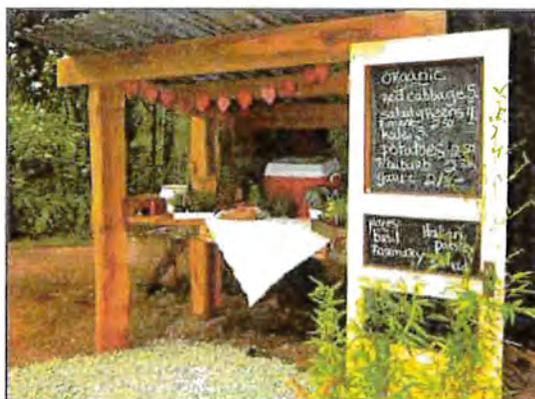
Agricultural facilities may be used for hosting events and community gatherings



Agritourism can support local agriculture and economic development



Building placement is flexible in this less formal District, relating primarily to distances from highways



Farmers markets, farm gate sales and other farm-based businesses are considered part of this District



C. Uses

The following Uses are identified either as Permitted Uses, Discretionary Uses or Prohibited Uses within each Use category. Definitions for each Use are found in Part 6: Definitions.

KEY

| | |
|-------------------|---|
| Permitted Use | P |
| Discretionary Use | D |
| Prohibited Use | |

RESIDENTIAL

| | |
|----------------------------|---|
| Dwelling Unit(s) | P |
| Temporary Dwelling Unit(s) | D |

LODGING

| | |
|------------------------------|---|
| Short Term Lodging - General | P |
| Campground | |
| Short Term Lodging - Large | |

BUSINESS

| | |
|-------------------------|---|
| Arts & Crafts | |
| Home Occupation - Major | P |
| Home Occupation - Minor | P |
| Office | |

COMMERCIAL

| | |
|-----------------------------|---|
| Entertainment Establishment | |
| Golf Course | |
| Animal Boarding & Breeding | D |
| Restaurant / Café | |
| Cannabis Retail | |
| Retail & Service - General | |
| Retail & Service - Large | |
| Service Station | |
| Show Home | |

INDUSTRIAL

| | |
|---------------------|---|
| Aerodrome | |
| Industrial - Medium | |
| Industrial - Light | |
| Outdoor Storage | D |
| Wash Station | |

INSTITUTIONAL

| | |
|---------------------------|---|
| Death Care | |
| Culture | |
| Education | D |
| Government | |
| Human Services | |
| Recreation - Active | |
| Recreation - Passive | P |
| Parking Lot - Independent | |
| Special Events | P |

AGRICULTURE

| | |
|-------------------------|---|
| Agriculture - General | P |
| Agriculture - Intensive | D |
| Agriculture - Urban | P |
| Equestrian Facility | D |

OTHER

| | |
|---------------------------------|---|
| Accessory Building or Structure | P |
| Public Utility | P |
| Excavation, Stripping & Grading | P |
| Private Utility | P |



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D. Use Standards

The following standards are required for the identified Uses:

1. Temporary Dwelling Unit(s) must be greater than 10 square metres.
2. Short Term Lodging - General must:
 - A. Be contained within a Dwelling Unit(s);
 - B. Not change the external appearance or character of the Building and not include Structural Alterations except Minor Structural Alterations which are required for the Use;
 - C. Minimize nuisances such as parking, noise or traffic generation, to the satisfaction of the Development Authority; and
 - D. Have no more than 1 non-illuminated Sign up to 2.5 square metres.
3. Home Occupation - Major must:
 - A. Not exceed 2 businesses per Dwelling Unit;
 - B. Have no more than 2 non-resident employees;
 - C. Have no more than 1 non-illuminated Sign up to 1.0 square metres; and
 - D. Have a maximum of 10 client visits per day or 8 students per class in which event, have a maximum of 2 classes per day.
4. Home Occupation - Minor must:
 - A. Be located wholly in the Primary Building;
 - B. Be operated by a resident of the Dwelling Unit;
 - C. Have no more than 1 non-illuminated Sign up to 0.2 square metres;
 - D. Have a maximum of 3 client visits per day; and
 - E. Not include any non-resident employees.
5. Animal Boarding & Breeding may be restricted on the number of animals, the size or number

of Buildings or Structures, the number of non-residential trips per day, manure management requirements, noise or other nuisance abatement measures, or any other matter the Development Authority deems necessary. (27-21)

6. Outdoor Storage must:
 - A. For property lines to the side or rear of the Primary Building, additional landscaping, fencing and / or Setbacks may be required where not screened by a Building or Structure, to the satisfaction of the Development Authority;
 - B. Not include occupation of any recreational vehicle; and
 - C. Not include the storage of salvage or derelict vehicles or equipment, freight vehicles, used products or similar discarded or recyclable materials where the storage of recreational vehicles is the Primary Use.
7. Education is limited to child care facilities.
8. Agriculture - General must:
 - A. Not exceed the keeping of Livestock at densities greater than 1 animal unit per 1.21 hectares;
 - B. Confine Livestock within the boundaries of that Site;
 - C. Maintain pastures to ensure no overgrazing occurs;
 - D. Manage manure to ensure no contamination or runoff onto adjacent lands, riparian areas, or to a watercourse; and
 - E. Manage manure to limit odours.
9. Agriculture - Intensive must demonstrate water usage and conservation methods to the satisfaction of the Development Authority.



10. Equestrian Facility must:

- A. Locate Accessory Buildings or Structures at least 2.4 metres from the Primary Building;
- B. Limit Livestock on Site to 9 Animal Units except for Animal Units brought on Site temporarily (not kept on Site overnight) which Livestock must instead comply with the provisions of an approved Development Permit for Animal Units allowed on Site at any one time;
- C. Have a maximum arena size of 1,500 square metres; and
- D. Comply with additional conditions regarding the number of events held per year, the number of Buildings or Structures, or any other condition deemed necessary by the Development Authority.

11. Excavation, Stripping & Grading must have approved engineered drawings that meet all technical requirements of the Municipality.

E. Water Usage & Subdivision Limitations

In addition to the general requirement to demonstrate sufficient water pursuant to the Bylaw, the following requirements apply in this District:

1. **Subdivision:** No Subdivision is permitted without an approved Neighbourhood Area Structure Plan, except where the Subdivision is for a single Parcel from a previously unsubdivided quarter section up to a maximum of 10 acres.
2. **Land Use Bylaw Amendments:** In considering an amendment to the Land Use Bylaw that re-Districts a Site from Agricultural Holdings to any other District, Council must consider whether there is a concurrent planning application or active Development of the subject lands to justify an increase of allocation of water capacity to a Site.



F. Building and Placement Standards

All Buildings must be wholly located on a Site and designed in accordance with the following standards:

| | <i>Sites 0.81 - 8.49 hectares</i> | <i>Sites greater than or equal to 8.49 hectares</i> |
|-----------------------------------|---|---|
| a. Building Setbacks | | |
| <i>From Right-of-Way Boundary</i> | | |
| From a provincial highway | Minimum 40.0 metres | |
| From a municipal road | Minimum 35.0 metres | |
| From an internal or service road | Minimum 15.0 metres | Minimum 20.0 metres |
| All other roads | Minimum 7.5 metres | Minimum 15.0 metres |
| b. Miscellaneous | | |
| Site Coverage | Maximum 40 per cent | |
| Natural Assets | Variances to Building placement and design standards may be considered to preserve existing mature trees or Natural Assets at the discretion of the Development Authority | |

| | <i>Sites 0.81 - 8.49 hectares</i> | <i>Sites greater than or equal to 8.49 hectares</i> |
|-------------------------------------|--|--|
| c. Residential Density | | |
| Number of Dwelling Units per Parcel | Maximum 2, or if Site consists of more than 1 Parcel, maximum 2 per Site | Maximum 4, or if Site consists of more than 1 Parcel, maximum 4 per Site |
| d. Building Height | | |
| Primary Building | Maximum 2.5 Storeys | Maximum 2.5 Storeys |
| Accessory Buildings | Maximum 2 Storeys | Maximum 2 Storeys |



G. Vehicular Circulation Standards

Each Site shall be designed according to the following standards:

1. Vehicular Circulation

a. General

Vehicular circulation should maximize safety with shared Accesses where possible.

b. Site Access

| | |
|--------|---|
| Number | Minimum of 1, unless alternative emergency access is required |
|--------|---|

| | |
|---------------|---|
| Shared Access | Encouraged between 2 or more adjacent Sites |
|---------------|---|

c. Private Roads

| | |
|-------------------|------------------|
| Carriageway width | 7.0 - 9.0 metres |
|-------------------|------------------|

| | |
|------------------|---|
| Design Standards | Surfaces must be paved and constructed to acceptable engineering standards and designed to accommodate emergency vehicles with adequate signage or design features to ensure roads are not blocked or impeded |
|------------------|---|

2. Vehicular Parking

a. General

Vehicle parking shall be designed for safety by reducing the number of stalls located together and separating parking stalls with landscaping.

b. Size

| | |
|---|-------------|
| Maximum total area of Site to be used for Parking | 20 per cent |
| Lot accessory to the Primary Use | |

H. Servicing Standards

a. General

All Parcels are required to have adequate wastewater servicing. The following provisions apply for Parcels that are not connected to the Municipality's piped wastewater system.

b. Availability of Wastewater Servicing

| | |
|--|---|
| When piped service is not available within 50.0 metres of the Parcel | Septic, biological or other sewage treatment and disposal tanks may be permitted where no public sewerage system is available |
|--|---|

c. Private Wastewater Servicing

| | |
|----------|--|
| Location | Septic tanks or sewage holding tanks shall not be located within 1.0 metres of any Property Line, 10.0 metres of any water source, or 1.0 metres of any Building |
|----------|--|

| | |
|-------------|--|
| Maintenance | The owner shall maintain and service the systems and maintain a log of such work for purposes of inspection by the Development Authority |
|-------------|--|



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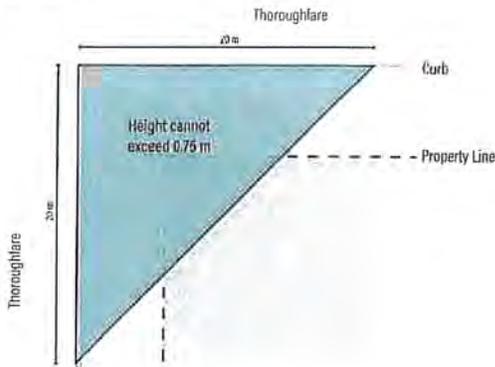
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1. Additional Standards

The following standards apply to all Development in the Agricultural & Land Holdings District unless otherwise specified.

1. **Vehicular Access:** Shared Access may be considered between 2 or more adjacent Sites.
2. **Corner Sight Triangle:** No Building, Structure, Fence, or landscaping will obstruct vision above 0.75 metres in height and shall be located within a 20.0 metre corner cut area as measured from the curb.



3. **Outdoor Lighting:** All permanently installed lighting shall be Dark Sky Compliant.
4. **Prohibited Objects:** Razor wire is prohibited in this District except when approved in association with Agriculture-Intensive Uses.



3.5 RECREATION & OPEN SPACE DISTRICT (ROS)

A. Overview

General Description: The Primary intent is to support a variety of public and private recreational activities for both local and regional patrons.

Mix of Uses: Activities will include a variety of active and passive recreation with supporting Uses or Buildings related to the Primary intent of the District.

Site and Building Form: Development shall be open space for outdoor activities or small to large institutional Buildings for indoor activities or a combination thereof. Lot sizes, shapes and spaces dedicated to specific activities are based on the topography and landscape appropriate for the activity, as well as the impact to the value and function of existing Natural Assets.



Figure 3.3: Bird's eye view of existing Buildings and Development in the Recreation & Open Space District

B. Examples



Passive recreation such as pathways and informal opportunities for recreation should be located throughout the Municipality



Active recreation opportunities, whether indoor or outdoor, support healthy communities



Activities for all ages have physical and mental health benefits



Community events often locate in open spaces



Winter design should continue to enable four season recreation and activities



Recreation Buildings should be identifiable and Accessible for multiple modes of transportation



C. Uses

The following Uses are identified either as Permitted Uses, Discretionary Uses or Prohibited Uses within each Use category. Definitions for each Use are found in Part 6: Definitions.

KEY

| | |
|-------------------|---|
| Permitted Use | P |
| Discretionary Use | D |
| Prohibited Use | |

RESIDENTIAL

| | |
|----------------------------|---|
| Dwelling Unit(s) | |
| Temporary Dwelling Unit(s) | D |

LODGING

| | |
|------------------------------|---|
| Short Term Lodging - General | |
| Campground | D |
| Short Term Lodging - Large | D |

BUSINESS

| | |
|-------------------------|---|
| Arts & Crafts | |
| Home Occupation - Major | |
| Home Occupation - Minor | |
| Office | P |

COMMERCIAL

| | |
|-----------------------------|---|
| Entertainment Establishment | D |
| Golf Course | D |
| Animal Boarding & Breeding | |
| Restaurant / Café | P |
| Cannabis Retail | D |
| Retail & Service - General | P |
| Retail & Service - Large | D |
| Service Station | |
| Show Home | |

INDUSTRIAL

| | |
|---------------------|---|
| Aerodrome | |
| Industrial - Medium | |
| Industrial - Light | |
| Outdoor Storage | D |
| Wash Station | |

INSTITUTIONAL

| | |
|---------------------------|---|
| Death Care | D |
| Culture | P |
| Education | D |
| Government | P |
| Human Services | D |
| Recreation - Active | P |
| Recreation - Passive | P |
| Parking Lot - Independent | P |
| Special Events | P |

AGRICULTURE

| | |
|-------------------------|---|
| Agriculture - General | P |
| Agriculture - Intensive | D |
| Agriculture - Urban | P |
| Equestrian Facility | |

OTHER

| | |
|---------------------------------|---|
| Accessory Building or Structure | P |
| Public Utility | P |
| Excavation, Stripping & Grading | P |
| Private Utility | P |



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D. Use Standards

The following standards are required for the identified Uses:

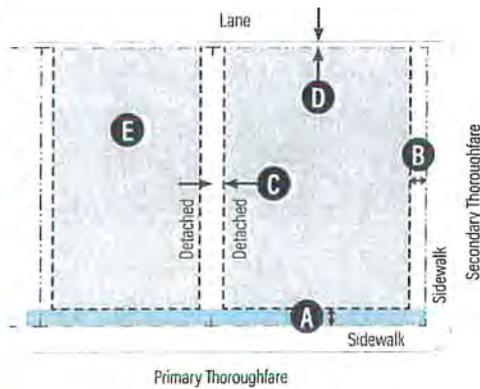
1. **Temporary Dwelling Unit(s)** must be greater than 10 square metres.
2. **Campground(s)** must:
 - A. Operate for a maximum of 184 consecutive days per year;
 - B. Not include recreation vehicle storage;
 - C. Be Accessed by roads that meet or exceed standards acceptable to the Municipality; and
 - D. Locate camping Sites more than 15 metres from a Property Line.
3. **Cannabis Retail** must address all Alberta Gaming, Liquor and Cannabis requirements for operations and locations.
4. **Outdoor Storage** must:
 - A. For property lines to the side or rear of the Primary Building, additional landscaping, fencing and / or Setbacks may be required where not screened by a Building or Structure, to the satisfaction of the Development Authority;
 - B. Not include occupation of any recreational vehicle; and
 - C. Not include the storage of salvage or derelict vehicles or equipment, freight vehicles, used products or similar discarded or recyclable materials where the storage of recreational vehicles is the Primary Use.
5. **Human Services:**
 - A. Must be located on a Primary Thoroughfare;
 - B. Must have Access to parks or open space through a direct pedestrian connection; and
 - C. May require additional Setbacks or Buffering from adjacent Uses.

6. **Agriculture - General** must not include the keeping of Livestock.
7. **Agriculture - Intensive** must demonstrate water usage and conservation methods to the satisfaction of the Development Authority, and must not include the keeping of livestock.
8. **Excavation, Stripping & Grading** must have approved engineered drawings that meet all technical requirements of the Municipality.



E. Building and Placement Standards

All Buildings must be located on a Site and designed in accordance with the following standards:



Key

- Building Area
- Primary Frontage
- Secondary Frontage
- Property Line
- Setback Line

a. Building Setbacks

Primary Frontage **A** Minimum 2 metres

Secondary Frontage **B** Minimum 2 metres

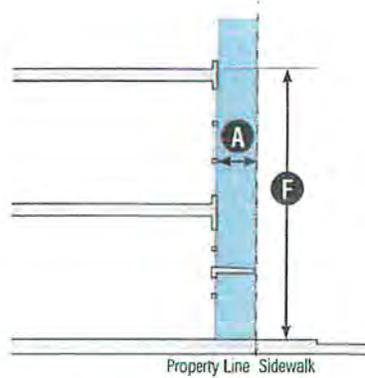
Interior Side Yard **C** Minimum 1.2 metres

Rear Yard **D** Minimum 1.2 metres

b. Miscellaneous

Site Coverage **E** Maximum 40 per cent

Natural Assets Variances to Building placement and design standards may be considered to preserve existing mature trees or Natural Assets at the discretion of the Development Authority



Key

- Building
- Primary Frontage
- Property Line
- Setback Line

c. Building Height

Primary Buildings **F** Maximum 3 Storeys

Grade to Eave

Accessory Buildings Maximum 1 Storey

Grade to Eave

d. Building Design

Allowable Projections Eaves, cantilevers, chimney / fireplace, Accessibility Features into Setbacks

Architecture Buildings shall have consistent architectural features, Building materials and colours on all sides

Utilities & Mechanical Equipment Must be Buffered or incorporated into the Building design, where appropriate



F. Landscaping & Buffering Standards

Permeable surfaces and a healthy tree canopy are important for the Municipality. Hardy urban adapted plants should be used and placed in groups where possible. The following standards apply to all Sites, but may be varied for institutional Uses or Sites designated as reserve land, at the discretion of the Development Authority:

1. Site Coverage

Any portion of a Site not occupied by a Structure, Parking Lot, patio, walkway, or storage area shall be Landscaped.

2. Trees

Minimum number on Sites greater than 2,500 square metres 1 tree per 35.0 square metres based on either a minimum of 10 per cent of the Site or overall Landscaped Area, whichever is greater, where 40 per cent of those trees are coniferous. Public school sites may be reduced to 1 tree per 70 square metres

Minimum number on Sites less than 2,500 square metres 3 trees

Location The Primary and / or Secondary Frontages

Minimum size at time of planting Half of the coniferous trees must be at least 2.0 metres in height with the other half being at least 3.0 metres in height
Half of the deciduous trees must have a Caliper of at least 50 millimetres with the other half a minimum of 70 millimetres

3. Shrubs

Minimum number on Sites greater than 2,500 square metres 1 shrub per 35.0 square metres based on either a minimum of 10 per cent of the Site or overall Landscaped Area, whichever is greater

Minimum number on Sites less than 2,500 square metres 5 shrubs

Minimum size at time of planting 600 millimetres height or spread

4. Miscellaneous

Minimum Soil Requirements 30 centimetres of High Quality Soil and growing material is required for all Landscaped Areas

Fencing & Buffering Maximum 1.0 metres high in a Primary Frontage
Maximum 2.0 metres high in any other portion of a Site
Maximum 2.0 metres for Outside Storage and Retail and Service - Large
Additional Buffering may be required for non-residential Sites adjacent to residential Sites

Deer Deterrent Fencing Shall be constructed of wire mesh to a maximum of 2.0 metres high and can be combined with Fencing & Buffering height to a maximum of 2.0 metres high



G. Active Transportation & Vehicular Circulation Standards

Each Site shall be effectively connected to the Municipality's vehicle and Active Transportation Networks. This connectivity should be carried through a Site to further the effectiveness of these networks and to provide multiple ways of moving throughout a space regardless of the mode of transportation.

1. Active Transportation Networks

a. General

Active Transportation Networks should enhance the Municipality's existing Active Transportation Network and consider various modes of transportation including walking, cycling, rolling, and transit Accessibility throughout all areas of the Municipality, including Parking Lots.

b. Miscellaneous

| | |
|---------|---|
| Width | Minimum 1.5 metres Minimum 3.0 metres for regional pathways |
| Surface | Hard landscaped, but may be permeable |
| Grade | Minimal or no Grade changes at Primary Entrances integrated with Accessibility Features |

2. Vehicular Circulation

a. General

Vehicular circulation should maximize pedestrian safety with minimal curb cuts and shared Accesses.

b. Site Access

| | |
|----------|---|
| Number | Minimum 2, unless additional emergency Access is required |
| Location | From a Secondary Thoroughfare. Where this is not possible, Access from the Primary Thoroughfare may be considered |

c. Private Roads

| | |
|-------------------|---|
| Carriageway width | 7.0 - 9.0 metres |
| Design Standards | Surfaces must be paved and constructed to acceptable engineering standards and designed to accommodate emergency vehicles with adequate signage or design features to ensure roads are not blocked or impeded |



H. Bicycle & Vehicle Parking Standards

Both bicycle and vehicle parking are important Site design characteristics and support multiple modes of connection with the broader community. Bicycle Parking standards and Vehicle Parking standards are identified for different sizes of Buildings or Sites. Design and Access standards also inform where each can be located on a Site and inform connectivity to the Thoroughfares.

1. Bicycle Parking

| | |
|---|---|
| a. General | |
| Bicycle Parking Structures must be highly visible and include a permanent rack or hook-up system. | |
| b. Minimum Number of Stalls | |
| For Buildings less than 4,600 square metres | 6 stalls per Building |
| For Buildings more than 4,600 square metres | 6 stalls per public Entrance |
| c. Miscellaneous | |
| Location | Within 10.0 metres of a public entrance, but must not impede pedestrian circulation or Access to a Building |
| Access | Bicycle Parking must be physically connected to an Active Transportation Network |
| Bicycle requirements for stairs | Where stairs or curbs are located in the Bicycle Parking network, ramps or similar Structures must be used to Access all Bicycle Parking Structures |

2. Parking Lots

| | |
|---|--|
| a. General | |
| Vehicle Parking shall be designed for pedestrian safety by reducing the number of stalls located together and separating parking stalls with landscaping. | |
| b. Size | |
| Maximum total coverage of Site | 50 per cent |
| Parking stall size | Minimum 2.6 metres by 6.0 metres |
| c. Parking Lot Design | |
| Major drive aisles | Combine circulation routes requiring wider widths (i.e. fire Lanes, services areas) |
| Parking aisles | Orient perpendicular to Primary Entrances |
| Parking Rows | Maximum 20 continuous spaces divided into parking courts by pedestrian or vehicular circulation or landscaping |
| Pedestrian Walkway Location | Parallel to parking rows: maximum of every 4 rows Perpendicular to parking rows: maximum of every 20 stalls |



| | |
|----------------------------------|---|
| Pedestrian Walkway Design | Minimum width 1.5 metres and raised in accordance with the Town of Okotoks General Design and Construction Specifications Clear delineation with contrasting colour, pavement pattern or Grade where path crosses a vehicular Lane |
| Buffer from Primary Thoroughfare | All parking stalls adjacent to the Primary Thoroughfare will be Buffered with landscaping |
| Landscaping | Located a minimum of every 4 rows Minimum 3 metres wide with shade trees and opportunities for bio-retention |
| d. Miscellaneous | |
| Location | To the side or rear of the Primary Building |

I. Loading Standards

Non-residential Uses require dedicated space for the loading and / or unloading of goods to support the business or commercial activities. These Sites will be subject to the following standards to integrate this space with the other Site design considerations.

a. General

All non-residential Uses shall provide sufficient space and Access for loading vehicles to the satisfaction of the Development Authority.

b. Size

| | |
|-----------------------|--------------------------|
| Minimum Loading Space | 3.1 metres by 9.2 metres |
|-----------------------|--------------------------|

| | |
|-------------------------------|--------------------|
| Vertical clearance from Grade | Minimum 4.3 metres |
|-------------------------------|--------------------|

c. Miscellaneous

| | |
|----------|---|
| Location | To the side or rear of the Primary Building |
|----------|---|

| | |
|----------------------|--|
| Access & circulation | From a public road, a Lane, or a clearly defined traffic aisle, and shall not obstruct patron or emergency vehicle circulation |
|----------------------|--|

| | |
|-----------|--|
| Buffering | Loading areas shall be Buffered as per (F) Landscaping & Buffering Standards |
|-----------|--|



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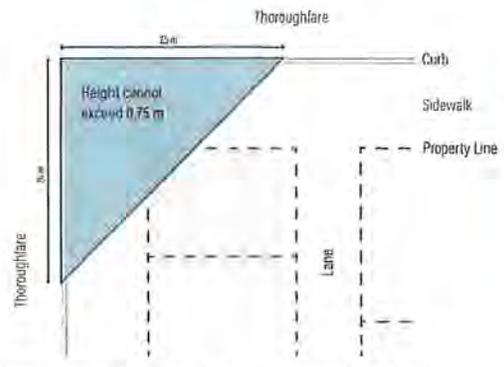
J. Servicing Standards

| | |
|---|---|
| a. General | |
| All Parcels are required to have adequate wastewater servicing. The following provisions apply for Parcels that cannot connect to the Municipality's piped wastewater system. | |
| b. Availability of Wastewater Servicing | |
| When piped service is not available within 50.0 metres of the Parcel | Septic, biological or other sewage treatment and disposal tanks may be permitted where no public sewerage system is available |
| c. Private Wastewater Servicing | |
| Location | Septic tanks or sewage holding tanks must be in conformance with relevant provincial legislation |

K. Additional Standards

The following standards apply to all Development in the Recreation & Open Space District unless otherwise specified.

- 1. Corner Sight Triangle:** No Building, Structure, Fence, or landscaping will obstruct vision above 0.75 metres in height within a 7.5 metre corner cut area as measured from the curb.



- 2. Outdoor Lighting:** All permanently installed lighting shall be Dark Sky Compliant.
- 3. Prohibited Objects:** Commercial Vehicles are prohibited from parking in a Frontage. Razor wire is prohibited in this District.
- 4. Waste & Recycling:** All Uses must provide a solid waste storage area suitable for 3- or 4-stream waste diversion for the intended Use and designed to the satisfaction of the Development Authority. All waste and recycling areas must be:
 - Located at the side or rear of a Site and Buffered from view;
 - Accessed from a private roadway or Lane ; and
 - Placed in a location easily Accessible for users and pickups.
- 5. Sidewalk Patios & Outdoor Eating Areas:** May be considered where they do not impede pedestrian



- movement, at the discretion of the Development Authority.
6. **Pop-ups** are only permitted for Restaurant / Café, Retail & Service - General, or Culture Uses. Frontage standards do not apply. The Location and structure for the Use are at the discretion of the Development Authority.



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B. Examples



Neighbourhoods and streets should have a variety of housing types and styles



Where garages are Accessed from the street, Building entrances should be more visible than the garage



Alternative energy and urban agriculture can add to a sustainable community



Neighbourhoods should be designed for additional dwelling units to increase affordable housing options



Houses can be arranged around a central courtyard as an alternative to private yards



Street trees in boulevards have environmental benefits as well as health benefits



C. Uses

The following Uses are identified either as Permitted Uses, Discretionary Uses or Prohibited Uses within each Use category. Definitions for each Use are found in Part 6: Definitions.

KEY

| | |
|-------------------|---|
| Permitted Use | P |
| Discretionary Use | D |
| Prohibited Use | |

RESIDENTIAL

| | |
|----------------------------|---|
| Dwelling Unit(s) | P |
| Temporary Dwelling Unit(s) | D |

LODGING

| | |
|------------------------------|---|
| Short Term Lodging - General | D |
| Campground | |
| Short Term Lodging - Large | |

BUSINESS

| | |
|-------------------------|---|
| Arts & Crafts | D |
| Home Occupation - Major | P |
| Home Occupation - Minor | P |
| Office | D |

COMMERCIAL

| | |
|-----------------------------|---|
| Entertainment Establishment | D |
| Golf Course | |
| Animal Boarding & Breeding | |
| Restaurant / Café | D |
| Cannabis Retail | |
| Retail & Service - General | D |
| Retail & Service - Large | |
| Service Station | |
| Show Home | P |

INDUSTRIAL

| | |
|---------------------|--|
| Aerodrome | |
| Industrial - Medium | |
| Industrial - Light | |
| Outdoor Storage | |
| Wash Station | |

INSTITUTIONAL

| | |
|---------------------------|---|
| Death Care | D |
| Culture | P |
| Education | D |
| Government | P |
| Human Services | D |
| Recreation - Active | P |
| Recreation - Passive | P |
| Parking Lot - Independent | |
| Special Events | P |

AGRICULTURE

| | |
|-------------------------|---|
| Agriculture - General | |
| Agriculture - Intensive | |
| Agriculture - Urban | P |
| Equestrian Facility | |

OTHER

| | |
|---------------------------------|---|
| Accessory Building or Structure | P |
| Public Utility | P |
| Excavation, Stripping & Grading | P |
| Private Utility | P |

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D. Use Standards

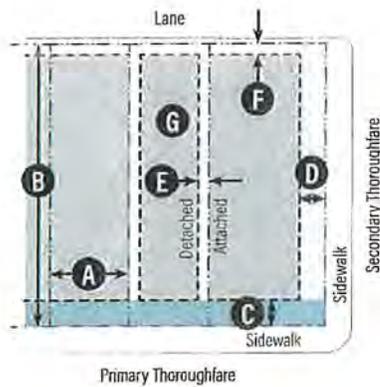
The following standards are required for the identified Uses:

1. Dwelling Unit(s) where located above a garage must place windows, doors, and landscaping to reduce direct views of an adjacent Site.
2. Temporary Dwelling Unit(s) must be greater than 10 square metres.
3. Short Term Lodging - General must:
 - A. Be contained within a Dwelling Unit(s);
 - B. Not change the external appearance or character of the Building and not include Structural Alterations except Minor Structural Alterations which are required for the Use;
 - C. Minimize nuisances such as parking, noise or traffic generation, to the satisfaction of the Development Authority; and
 - D. Have no more than 1 non-illuminated Sign up to 0.2 square metres.
4. Home Occupation - Major must:
 - A. Have no more than 1 non-resident employee;
 - B. Have no more than 1 non-illuminated Sign up to 0.2 square metres;
 - C. Not cause nuisances by way of noise, vibration, smoke, dust, fumes, odours, heat, light, electrical or radio disturbance detectable beyond the boundary of the Site;
 - D. Have a maximum of 10 client visits per day; and
 - E. Not include Outdoor Storage, or vehicle and equipment repairs or servicing.
5. Home Occupation - Minor must:
 - A. Be located wholly in the Primary Building;
 - B. Be operated by a resident of the Dwelling Unit;
6. Retail & Service - General must:
 - A. Be located on a Corner Site with Access from a Secondary Thoroughfare;
 - B. Maintain a residential Building form; and
 - C. Not have a Building footprint larger than 275.0 square metres.
7. Human Services:
 - A. Must be located on a Primary Thoroughfare;
 - B. Must be located on a corner Site or have Access to a Lane;
 - C. Must have Access to parks or open space through a direct pedestrian connection; and
 - D. May require additional Setbacks or Buffering from adjacent Uses.
8. Excavation, Stripping & Grading must have approved engineered drawings that meet all technical requirements of the Municipality.
- C. Have no more than 1 non-illuminated Sign up to 0.2 square metres;
- D. Have a maximum of 3 client visits per day; and
- E. Not include any non-resident employees.



E. Building and Placement Standards

All Buildings must be located on a Site and designed in accordance with the following standards:



Key

- Building Area
- Primary Frontage
- Secondary Frontage
- Property Line
- Setback Line

| | | <i>Rear Lane Access</i> | | <i>No Lane Access</i> | |
|-------------------------------------|---|---|---------------------------|---------------------------|---------------------------|
| | | <i>Detached Buildings</i> | <i>Attached Buildings</i> | <i>Detached Buildings</i> | <i>Attached Buildings</i> |
| a. Lot Size | | | | | |
| Width | Ⓐ | Minimum 8.5 metres | Minimum 6.7 metres | Minimum 10.4 metres | Minimum 9.0 metres |
| Depth | Ⓑ | Minimum 28.0 metres | | | |
| b. Building Setbacks (27-21) | | | | | |
| Primary Frontage | Ⓒ | Minimum 3.0 metres | Minimum 3.0 metres | Minimum 6.0 metres | Minimum 6.0 metres |
| Secondary Frontage | Ⓓ | Minimum 3.0 metres or 6.0 metres for a vehicle Access | | | |
| Interior Side Yard | Ⓔ | Minimum 1.2 metres | Minimum 0.0 metres | Minimum 1.2 metres | Minimum 0.0 metres |
| Interior Side Yard - Zero Lot Line | | 0.0 metres on attached side and 1.5 metres on unattached side with appropriate maintenance and encroachment Easements registered on both Parcels adjacent to the zero Setback | | | |
| Rear Yard | Ⓕ | Minimum 1.2 metres | | | |
| c. Miscellaneous (27-21) | | | | | |
| Site Coverage | Ⓖ | Maximum 50 per cent | Maximum 60 per cent | Maximum 50 per cent | Maximum 60 per cent |
| Optional Courtyard | | Where applied, the minimum width is 5.0 metres with 2 Accesses | | | |
| Natural Assets | | Variances to Building placement and design standards may be considered to preserve existing mature trees or Natural Assets at the discretion of the Development Authority | | | |



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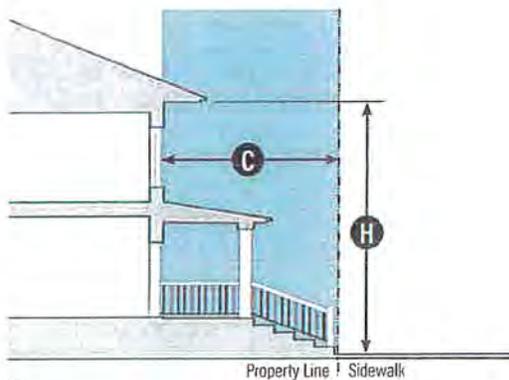
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Key
 Building
 Primary Frontage
 Property Line
 Setback Line

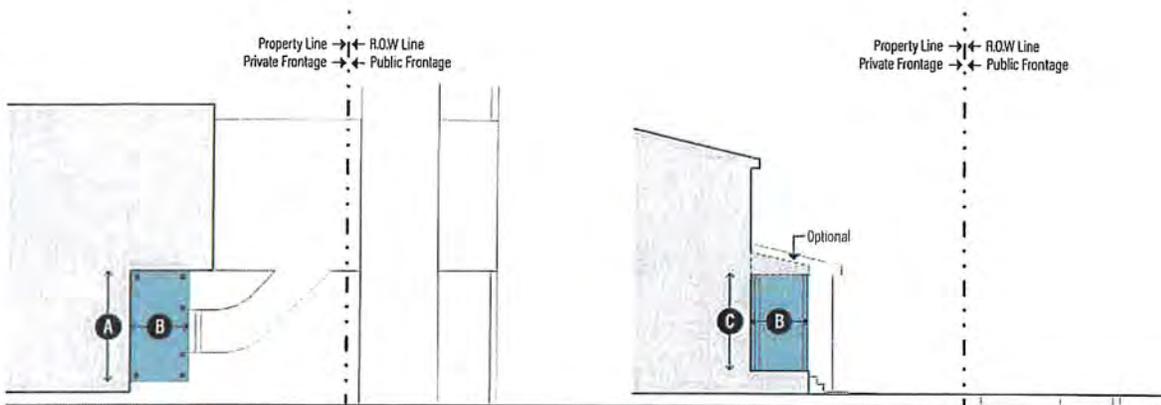
| | <i>Rear Lane Access</i> | | <i>No Lane Access</i> | |
|---|---|---------------------------|---------------------------|---------------------------|
| | <i>Detached Buildings</i> | <i>Attached Buildings</i> | <i>Detached Buildings</i> | <i>Attached Buildings</i> |
| d. Residential Density (27-21) | | | | |
| Number of Dwelling Units per Parcel | Maximum 4 | Maximum 4 | Maximum 2 | Maximum 2 |
| e. Height | | | | |
| Primary Buildings | H Maximum 2 Storeys | | | |
| Accessory Building | No higher than the Primary Building | | | |
| f. Design Standards | | | | |
| Allowable Projections into Setbacks (27-21) | Eaves, cantilevers, chimney / fireplace, porch, Stoop, stairs and landings, Accessibility Features Accessory Buildings or Structures that are 10.0 square metres or less in area and no higher than 3.0 metres Accessory Buildings or Structures larger than 10.0 square metres or higher than 3.0 metres may project into the Detached Building Side Yard, provided there is a minimum 0.6 metre Setback; and the Rear Yard, provided there is a minimum 1.0 metre Setback | | | |
| Private Utilities & Mechanical Equipment | Private Utilities and Mechanical Equipment shall be Buffered or incorporated into the Building design, where appropriate | | | |



F. Frontage Standards

To ensure Buildings are scaled and oriented to enhance pedestrian Access and visibility of entrances, all Buildings must include one of the following Frontage Types for the Primary Entrance of all Primary Buildings:

1. Front Attached Garage



a. Description

A Frontage wherein a driveway and attached garage are located. Where possible, the width of the driveway and curb cut shall be minimized.



b. Entrance Size

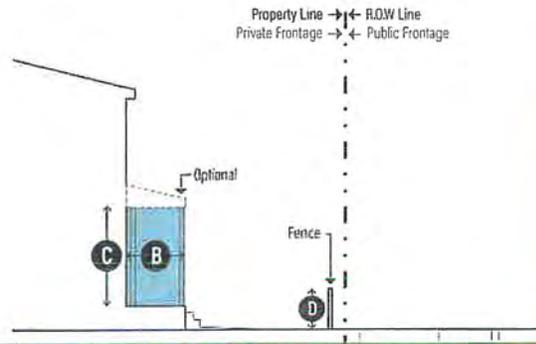
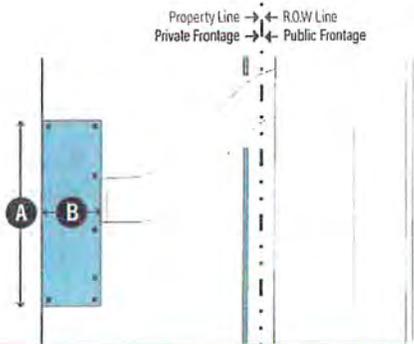
| | | |
|--------|--------------------|----------|
| Width | Minimum 1.2 metres | A |
| Depth | Minimum 1.2 metres | B |
| Height | Minimum 2.4 metres | C |



c. Miscellaneous

| | |
|--------------|---|
| Garage Width | Maximum 70 per cent of Site Width |
| Safety | Entrance must be wholly visible from the Primary Thoroughfare |

2. Common Yard with Optional Fence



a. Description

A planted Frontage where the Façade is set back from the Frontage Line with an attached porch permitted to Encroach into a Setback, but cannot extend beyond the Property Line. A Fence at the Frontage Line maintains street spatial definition. Front Fences are optional. Porches shall be no less than 1.8 metres deep and may be covered where appropriate.

b. Entrance Size

| | | |
|--------|--------------------|----------|
| Width | Minimum 1.2 metres | A |
| Depth | Minimum 1.8 metres | B |
| Height | Minimum 2.4 metres | C |

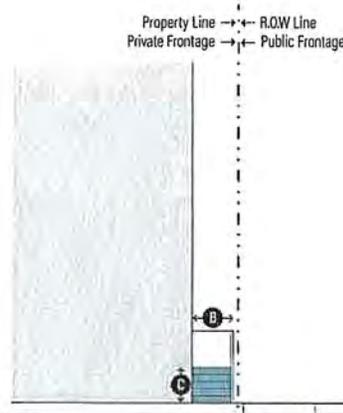
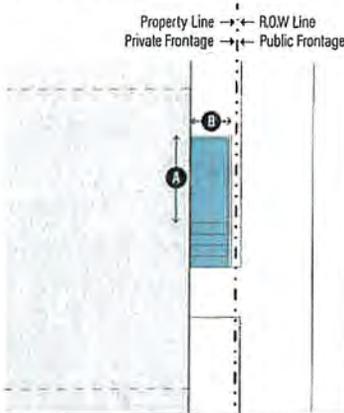
c. Miscellaneous

| | | |
|--------------|--|----------|
| Fence Height | Maximum 1.0 metre | D |
| Corner Site | Extend porch and Fence to Secondary Frontage | |





3. Stoop



a. Description

A Frontage where the Façade may be aligned close to the property line with the first Storey elevated from Grade sufficiently to ensure privacy for the windows. The Entrance is usually an exterior stair and landing that incorporates the appropriate Accessibility Features.

b. Entrance Size

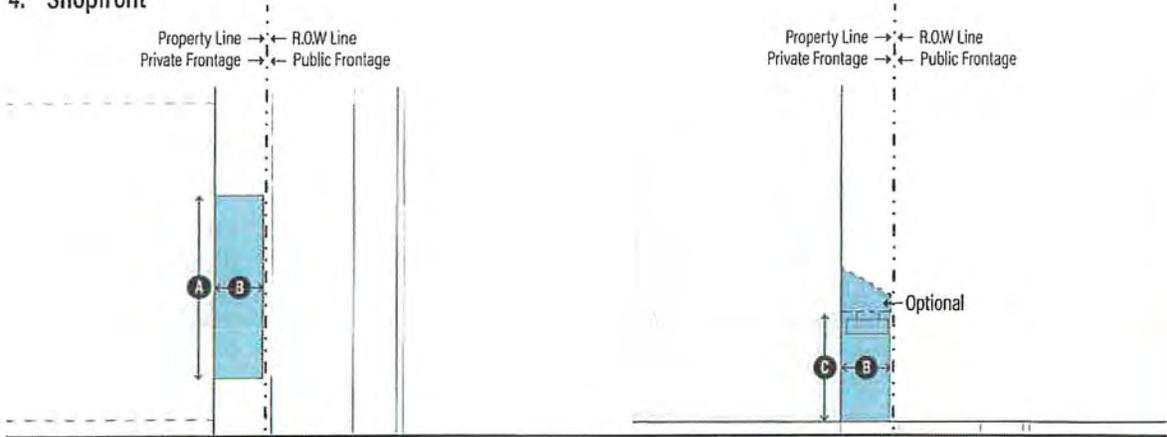
| | | |
|--------|---|----------|
| Width | Minimum 1.8 metres not including stairs or Accessibility Features | A |
| Depth | Maximum 1.5 metres | B |
| Height | Aligned with floor height | C |

c. Miscellaneous

| | |
|---|--|
| Landscaping | Hard landscaping should be limited to the Entrance, stairs, Accessibility Features, and / or walkway(s) to and from the Entrance |
| Optional Projections over Entrance (i.e. awnings) | Maximum 4.0 metres from floor height |



4. Shopfront



a. Description

A Frontage where the Entrance is at sidewalk Grade and where the Façade has several windows on the ground floor with an awning or similar Structure projecting over the Entrance. Only permitted on Corner Sites.

b. Entrance Size

| | | |
|--------|----------------------------|----------|
| Width | Minimum 50 per cent of Lot | A |
| Depth | Minimum 3.0 metres | B |
| Height | Maximum 3.05 metres | C |

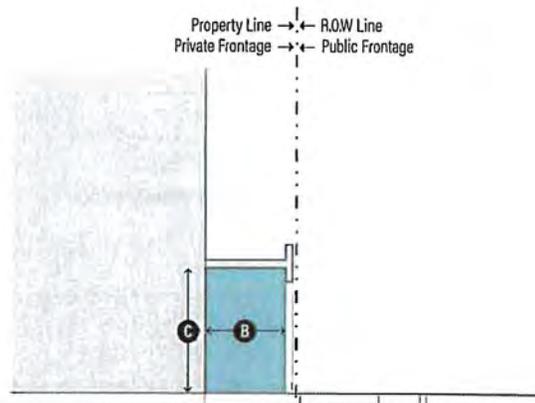
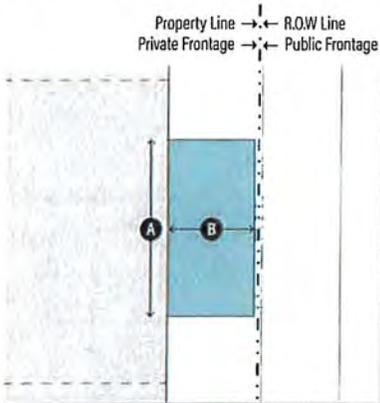
c. Miscellaneous

| | |
|--------------|--|
| Corner Sites | Entrance may be located close to the corner and extended to the Secondary Frontage |
| Signs | Should include a Projection Sign integrated with the Entrance |





5. Gallery / Veranda



a. Description

A Frontage where the Entrance is an attached cantilevered Eave or lightweight colonnade overhanging the Entrance.

b. Entrance Size

| | | |
|--------|-----------------------------|----------|
| Width | Minimum 30 per cent of Site | A |
| Depth | Minimum 3.0 metres | B |
| Height | Minimum 3.05 metres | C |

c. Miscellaneous

| | |
|-------------------------------------|--|
| Integration with Adjacent Buildings | The width of the Entrance should be seamlessly continued to adjacent Buildings |
|-------------------------------------|--|





G. Landscaping & Buffering Standards

Permeable surfaces and a healthy tree canopy are important for the Municipality. Hardy urban adapted plants should be used and placed in groups where possible. The following standards apply to all Sites, but may be varied for institutional Uses or Sites designated as Reserve Land, at the discretion of the Development Authority.

| | |
|---|--|
| 1. Site Coverage | |
| Any portion of a Site not occupied by a Structure, parking area, patio, walkway, or storage area shall be landscaped. | |
| 2. Trees | |
| Minimum number on Sites greater than 2,500 square metres | 1 tree per 35.0 square metres based on either a minimum of 10 per cent of the Site or overall Landscaped Area, whichever is greater, where 40 per cent of those trees are coniferous |
| Minimum number on Sites less than 2,500 square metres | 3 trees |
| Location | The Primary and / or Secondary Frontages |
| Minimum size at time of planting | Half of the coniferous trees must be at least 2.0 metres in height with the other half being at least 3.0 metres in height Half of the deciduous trees must have a Caliper of at least 50 millimetres with the other half a minimum of 70 millimetres |
| 3. Shrubs | |
| Minimum number on Sites greater than 2,500 square metres | 1 shrub per 35.0 square metres based on either a minimum of 10 per cent of the Site or overall Landscaped Area, whichever is greater |

| | |
|--|---|
| Minimum number on Sites less than 2,500 square metres | 5 shrubs |
| Minimum size at time of planting | 600 millimetres height or spread |
| 4. Miscellaneous | |
| Minimum Soil Requirements | 30 centimetres of High Quality Soil and growing material is required for all Landscaped Areas |
| Fencing & Buffering | Maximum 1.0 metres high in a Primary Frontage Maximum 2.0 metres high on any other portion of a Site Additional Buffering may be required for non-residential Sites adjacent to residential Sites |
| Deer Deterrent Fencing | Shall be constructed of wire mesh to a maximum of 2.0 metres high and can be combined with Fencing & Buffering height to a maximum of 2.0 metres high |

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H. Active Transportation & Vehicular Circulation Standards

Each Site should be effectively connected to the Municipality's vehicle and Active Transportation Networks. This connectivity should be carried through a Site to further the effectiveness of these networks and to provide multiple ways of moving throughout a space regardless of the mode of transportation.

1. Active Transportation Networks

a. General

Active Transportation Networks should enhance the Municipality's existing Active Transportation Network and consider various modes of transportation including walking, cycling, rolling, and transit accessibility throughout all areas of the Municipality, including Parking Lots.

b. Miscellaneous

| | |
|---------|---|
| Width | Minimum 1.5 metres Minimum 3.0 metres for regional pathways |
| Surface | Hard landscaped, but may be permeable |
| Grade | Minimal or no Grade Changes at Primary Entrances integrated with Accessibility Features |

2. Vehicular Circulation

a. General

Vehicular circulation should maximize pedestrian safety with minimal curb cuts and shared Accesses.

b. Site Access

| | |
|---------------|---|
| Number | 1 per Dwelling Unit to a maximum of 2 per Parcel for Parcels with multiple Dwelling Units or non-residential Uses |
| Location | From a Lane first then a Secondary Thoroughfare. Where this is not possible, Access from the Primary Thoroughfare may be considered |
| Shared Access | Encouraged between 2 or more adjacent Sites |

c. Private Roads & Driveways

| | |
|-------------------|---|
| Carriageway width | 7.0 - 9.0 metres |
| Design Standards | Surfaces must be paved and constructed to acceptable engineering standards and designed to accommodate emergency vehicles with adequate signage or design features to ensure roads are not blocked or impeded |



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I. Bicycle & Vehicle Parking Standards

Both bicycle and vehicle parking are important Site design characteristics and support multiple modes of connection with the broader community. Minimum Bicycle Parking standards and Vehicle Parking standards are identified for different sizes of Buildings or Sites. Design and Access standards also inform where each can be located on a Site and inform connectivity to the Thoroughfares.

1. Bicycle Parking

| | |
|---|---|
| a. General | |
| Bicycle Parking Structures must be highly visible and include a permanent rack or hook-up system. | |
| b. Minimum Number of Stalls | |
| For Buildings less than 4,600 square metres with non-residential Uses or more than 4 Dwelling Units | 6 stalls per Building |
| For Buildings more than 4,600 square metres | 6 stalls per public Entrance |
| c. Miscellaneous | |
| Location | Within 10.0 metres of a public entrance, but must not impede pedestrian circulation or Access to a Building |
| Access | Bicycle Parking must be physically connected to an Active Transportation Network |
| Bicycle requirements for stairs | Where stairs or curbs are located in the Bicycle Parking network, ramps or similar Structures must be used to Access all Bicycle Parking Structures |

2. Vehicle Parking

| | |
|--|---|
| a. General | |
| Vehicle parking is to be designed for pedestrian safety by reducing the number of stalls located together and breaking them up with landscaping. | |
| b. Size | |
| Maximum total coverage of Site | 50 per cent |
| Parking stall size | Minimum 2.6 metres by 6.0 metres |
| c. Parking Lot Design | |
| Major drive aisles | Combine circulation routes requiring wider widths (i.e. fire Lanes, services areas) |
| Parking aisles | Orient perpendicular to Primary Entrances |
| Parking Rows | Maximum 20 continuous spaces divided into parking courts by pedestrian or vehicular circulation or landscaping |
| Pedestrian Walkway Location | Parallel to parking rows: maximum of every 4 rows Perpendicular to parking rows: maximum of every 20 stalls |
| Pedestrian Walkway Design | Minimum width 1.5 metres and raised in accordance with the Town of Okotoks General Design and Construction Specifications Clear delineation with contrasting colour, pavement pattern or Grade where path crosses a vehicular Lane |



| | |
|----------------------------------|---|
| Buffer from Primary Thoroughfare | All parking stalls adjacent to the Primary Thoroughfare will be Buffered with landscaping |
| Landscaping | Located a minimum of every 4 rows Minimum 3 metres wide with shade trees and opportunities for bio-retention |
| d. Miscellaneous | |
| Location | To the side or rear of the Primary Building |

J. Loading Standards

Non-residential Uses require dedicated space for the loading and / or unloading of goods to support the business or commercial activities. These Sites will be subject to the following standards to integrate this space with the other Site design considerations.

a. General

All non-residential Uses shall provide sufficient space and Access for loading vehicles to the satisfaction of the Development Authority.

b. Size

Minimum Loading Space 3.1 metres by 9.2 metres

Vertical clearance from Grade Minimum 4.3 metres

c. Miscellaneous

Location To the side or rear of the Primary Building

Access & Circulation From a public road, a Lane, or a clearly defined traffic aisle, and shall not obstruct patron or emergency vehicle circulation

Buffering Loading areas shall be Buffered as per (G) Landscaping & Buffering Standards



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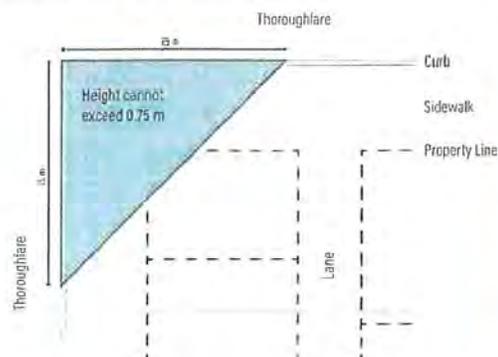
K. Servicing Standards

| | |
|---|---|
| a. General | |
| All Parcels are required to have adequate wastewater servicing. The following provisions apply for Parcels that cannot connect to the Municipality's piped wastewater system. | |
| b. Availability of Wastewater Servicing | |
| When piped service is not available within 50.0 metres of the Parcel | Septic, biological or other sewage treatment and disposal tanks may be permitted where no public sewerage system is available |
| c. Private Wastewater Servicing | |
| Location | Septic tanks or sewage holding tanks must be in conformance with relevant provincial legislation |

L. Additional Standards

The following standards apply to all Development in the Traditional Neighbourhood District unless otherwise specified.

- Corner Sight Triangle:** No Building, Structure, Fence, or landscaping will obstruct vision above 0.75 metres in height within a 7.5 metre corner cut area as measured from the curb.



- Outdoor Lighting:** All permanently installed lighting shall be Dark Sky Compliant.
- Prohibited Objects:** Commercial Vehicles are prohibited from parking in a Frontage. Razor wire is prohibited in this District.
- Waste & Recycling:** All Uses must provide a solid waste storage area suitable for 3- or 4-stream waste diversion for the intended Use and designed to the satisfaction of the Development Authority. All waste and recycling areas must be:
 - Located at the side or rear of a Site and Buffered from view;
 - Accessed from a public roadway or Lane ; and
 - Placed in a location easily Accessible for users and pickups.
- Sidewalk Patios & Outdoor Eating Areas:** May be considered where they do not impede pedestrian movement, at the discretion of the Development Authority.



6. Drive-thru Facilities are not permitted.
7. Pop-ups are only permitted for Restaurant / Café, Retail & Service – General, or Culture Uses. Frontage standards do not apply. The Location and structure for the Use are at the discretion of the Development Authority.



3.7 NEIGHBOURHOOD CORE DISTRICT (NC)

A. Overview

General Description: The Primary intent is to provide a variety of housing options, and may include a central neighbourhood hub, where dwellings are primarily attached or multi-unit with street-oriented entrances and mixed with non-commercial activities.

Mix of Uses: Activities are primarily residential integrated with a variety of neighbourhood-scale commercial, business or community activities.

Site and Building Form: Buildings shall be primarily attached or with multiple units, and are cohesively oriented either to the external street network, such as for several smaller Parcels, or to an internal street network, such as for a larger Site with multiple Buildings or units. Buildings entrances may be singular or shared. Parking should be located either to the side or rear of the Building depending on the relationship between the Buildings, as well as the external and / or internal connectivity conditions. Mixed Use Buildings are preferred Development types.

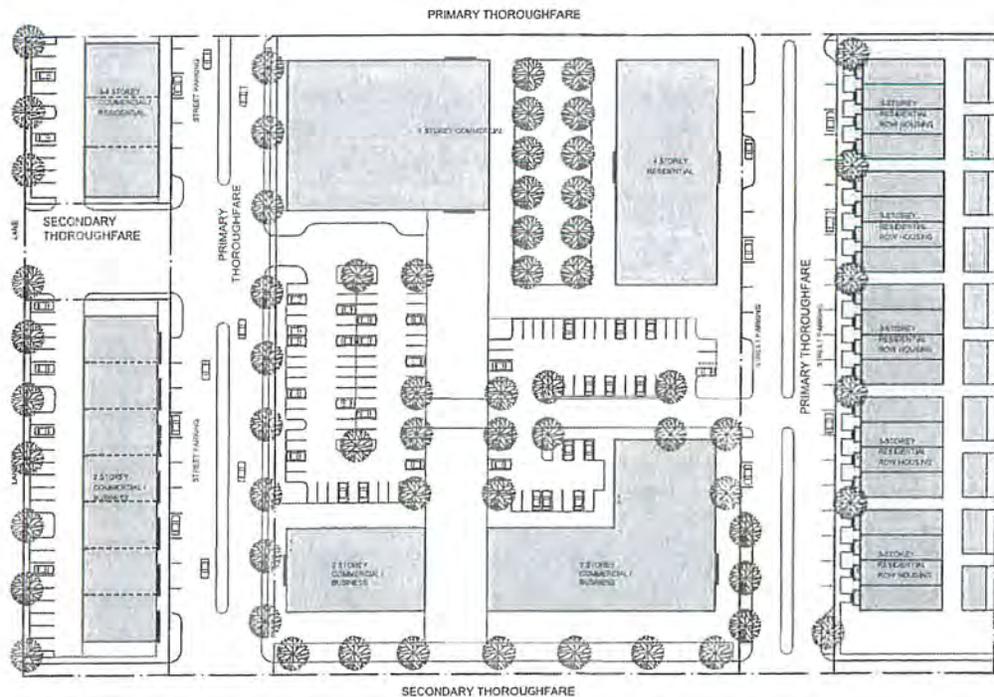


Figure 3.5: Illustrative example of Buildings and Site arrangement in the Neighbourhood Core District

B. Examples



Row housing should have low front walls for privacy and Stepbacks can help reduce the perception of size



Row houses should have vehicle Access from the rear to increase pedestrian safety and provide a nicer public realm



Apartment Buildings should be limited in size and include balconies



Retail, commercial, and business Uses should be integrated with residential for a Main Street feel



Sustainable Building options should be integrated into the design of new communities



Commercial Buildings should have a consistent size and scale and add to the neighbourhood character



C. Uses

The following Uses are identified either as Permitted Uses, Discretionary Uses or Prohibited Uses within each Use category. Definitions for each Use are found in Part 6: Definitions.

KEY

| | |
|-------------------|---|
| Permitted Use | P |
| Discretionary Use | D |
| Prohibited Use | |

RESIDENTIAL

| | |
|----------------------------|---|
| Dwelling Unit(s) | P |
| Temporary Dwelling Unit(s) | D |

LODGING

| | |
|------------------------------|---|
| Short Term Lodging - General | D |
| Campground | |
| Short Term Lodging - Large | |

BUSINESS

| | |
|-------------------------|---|
| Arts & Crafts | P |
| Home Occupation - Major | D |
| Home Occupation - Minor | P |
| Office | P |

COMMERCIAL

| | |
|-----------------------------|---|
| Entertainment Establishment | D |
| Golf Course | |
| Animal Boarding & Breeding | |
| Restaurant / Café | P |
| Cannabis Retail | D |
| Retail & Service - General | P |
| Retail & Service - Large | |
| Service Station | |
| Show Home | P |

INDUSTRIAL

| | |
|---------------------|--|
| Aerodrome | |
| Industrial - Medium | |
| Industrial - Light | |
| Outdoor Storage | |
| Wash Station | |

INSTITUTIONAL

| | |
|---------------------------|---|
| Death Care | D |
| Culture | P |
| Education | P |
| Government | P |
| Human Services | D |
| Recreation - Active | P |
| Recreation - Passive | P |
| Parking Lot - Independent | |
| Special Events | P |

AGRICULTURE

| | |
|-------------------------|---|
| Agriculture - General | |
| Agriculture - Intensive | |
| Agriculture - Urban | P |
| Equestrian Facility | |

OTHER

| | |
|---------------------------------|---|
| Accessory Building or Structure | P |
| Public Utility | P |
| Excavation, Stripping & Grading | P |
| Private Utility | P |



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D. Use Standards

The following standards are required for the identified Uses:

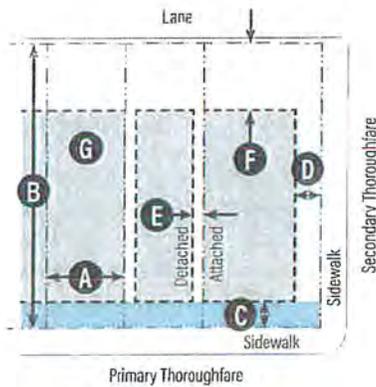
- 1. **Dwelling Unit(s)** where located above a garage must place windows, doors, and landscaping to reduce direct views of an adjacent Site.
- 2. **Temporary Dwelling Unit(s)** must be greater than 10 square metres.
- 3. **Short Term Lodging - General** must:
 - A. Be contained within a Dwelling Unit(s);
 - B. Not change the external appearance or character of the Building and must not include Structural Alterations except Minor Structural Alterations which are required for the Use;
 - C. Minimize nuisances such as parking, noise or traffic generation, to the satisfaction of the Development Authority; and
 - D. Have no more than 1 non-illuminated Sign up to 0.2 square metres.
- 4. **Home Occupation - Major** must:
 - A. Have no more than 1 non-resident employee;
 - B. Have no more than 1 non-illuminated Sign up to 0.2 square metres;
 - C. Not cause nuisances by way of noise, vibration, smoke, dust, fumes, odours, heat, light, electrical or radio disturbance detectable beyond the boundary of the Site;
 - D. Have a maximum of 10 client visits per day; and
 - E. Not include Outdoor Storage, or vehicle and equipment repairs or servicing.

- 5. **Home Occupation - Minor** must:
 - A. Be located wholly in the Primary Building;
 - B. Be operated by a resident of the Dwelling Unit;
 - C. Have no more than 1 non-illuminated Sign up to 0.2 square metres;
 - D. Have a maximum of 3 client visits per day; and
 - E. Not include any non-resident employees.
- 6. **Human Services:**
 - A. Must be located on a Primary Thoroughfare;
 - B. Must be located on a Corner Site or have Access to a Lane;
 - C. Must have Access to parks or open space through a direct pedestrian connection; and
 - D. May require additional Setbacks or Buffering from adjacent Uses.
- 7. **Cannabis Retail** must comply with all Alberta Gaming, Liquor and Cannabis requirements for operations and locations.
- 8. **Excavation, Stripping & Grading** must have approved engineered drawings that meet all technical requirements of the Municipality.



E. Building and Placement Standards

All Buildings must be located on a Site and designed in accordance with the following standards:



Key
 Building Area
 Primary Frontage
 Secondary Frontage
 Property Line
 Setback Line

| | <i>Residential Only</i> | | <i>With Non-Residential Uses</i> | |
|-----------------------------|---|----------------------|----------------------------------|----------------------|
| | <i>Row Units</i> | <i>Stacked Units</i> | <i>Row Units</i> | <i>Stacked Units</i> |
| a. Lot Size | | | | |
| Width | A Minimum 5.5 metres | 15.0 - 32.0 metres | Minimum 7.5 metres | |
| Depth | B Minimum 32.0 metres | | | |
| b. Building Setbacks | | | | |
| Primary Frontage | C 3.0 - 6.0 metres | 4.5 - 7.5 metres | 2.0 - 6.0 metres | |
| Secondary Frontage | D 3.0 - 6.0 metres | 4.5 - 7.5 metres | 2.0 - 6.0 metres | |
| Detached Interior Side Yard | E Minimum 1.2 metres | | | |
| Attached Interior Side Yard | Minimum 0.0 metres | | | |
| Rear Yard (27-21) | F Minimum 1.2 metres | | | |
| c. Miscellaneous | | | | |
| Site Coverage (27-21) | G Maximum 70 per cent | | 20 - 70 per cent | |
| Optional Courtyard | Where applied, the minimum width is 5.0 metres with 2 Accesses | | | |
| Natural Assets | Variances to Building placement and design standards may be considered to preserve existing mature trees or Natural Assets at the discretion of the Development Authority | | | |



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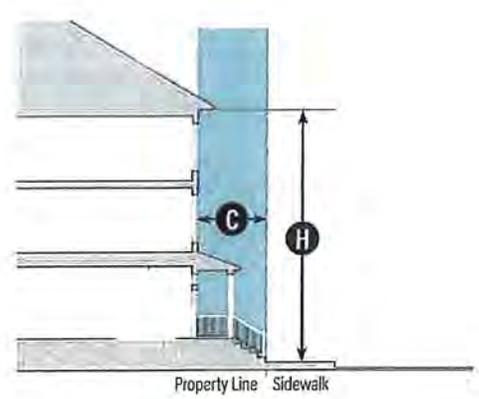
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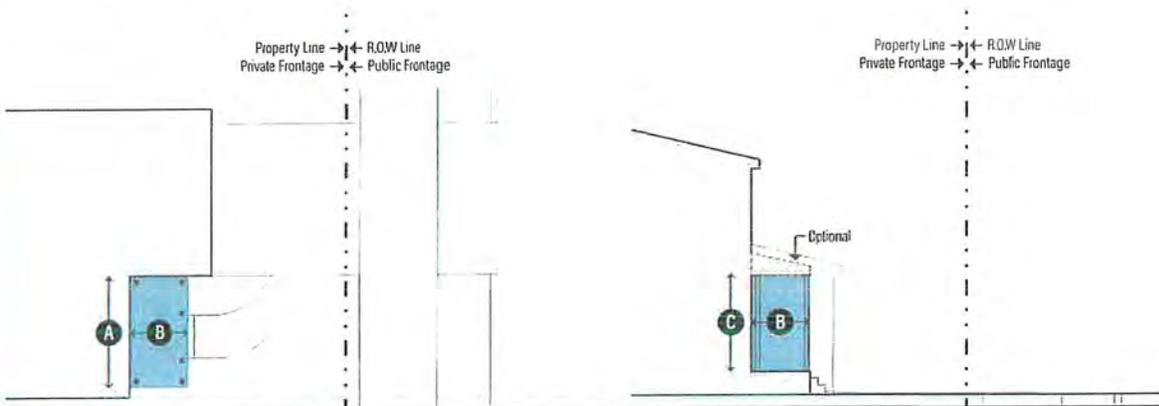
| | <i>Residential Only</i> | | <i>With Non-Residential Uses</i> | |
|---|---|----------------------|--|--|
| | <i>Row Units</i> | <i>Stacked Units</i> | <i>Row Units</i> | <i>Stacked Units</i> |
| d. Residential Density | | | | |
| Number of Dwelling Unit(s) per Parcel | Minimum 3, or if Site consists of more than 1 Parcel, minimum 3 per Site | Minimum 4 | Minimum 3 if Dwelling Units are included | Minimum 2 if Dwelling Units are included |
| e. Height | | | | |
| Primary Buildings | H 2 - 4 Storeys | 2 - 6 Storeys | 2 - 4 Storeys | |
| Accessory Building <i>Grade to Eave</i> | Maximum 2 Storeys and never higher than the Primary Building(s) | | | |
| f. Design Standards | | | | |
| Allowable Projections into Setbacks <i>(27-21)</i> | Eaves, cantilevers, chimney / fireplace, porch, Stoop, stairs and landings, Accessibility Features, Accessory Buildings or Structures that are 10.0 square metres or less in area and no higher than 3.0 metres. Accessory Buildings or Structures larger than 10.0 square metres or higher than 3.0 metres may project into the Rear Yard, provided there is a minimum 1.0 metre Setback | | | |
| Private Utilities & Mechanical Equipment | Private Utilities and Mechanical Equipment shall be Buffered or incorporated into the Building design, where appropriate | | | |



F. Frontage Standards

To ensure Buildings are scaled and oriented to enhance pedestrian Access and the visibility of entrances, all Buildings must include one of the following Frontage Types for the Primary Entrance of all Primary Buildings:

1. Front Attached Garage



a. Description

A Frontage wherein a driveway and attached garage are located. Where possible, the width of the driveway and curb cut shall be minimized.

b. Entrance Size

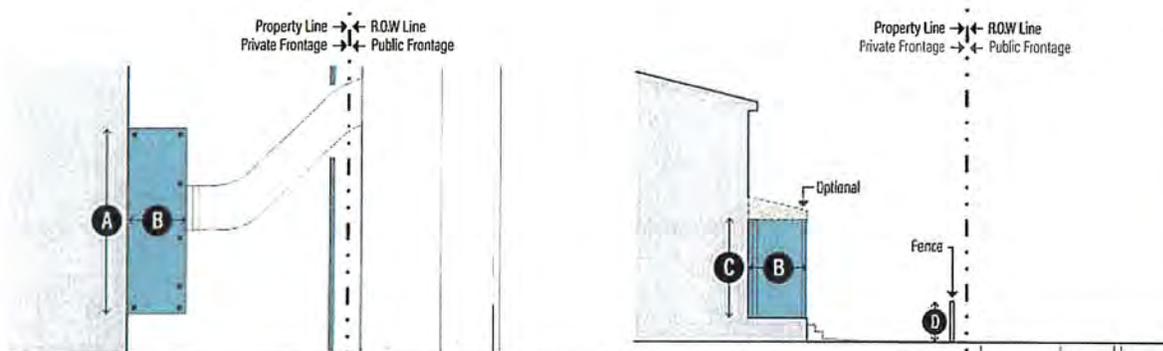
| | | |
|--------|--------------------|----------|
| Width | Minimum 1.2 metres | A |
| Depth | Minimum 1.2 metres | B |
| Height | Minimum 2.4 metres | C |

c. Miscellaneous

| | |
|--------------|---|
| Garage Width | Maximum 80 per cent of Site Width |
| Safety | Entrance must be wholly visible from the Primary Thoroughfare |



2. Common Yard with Optional Fence



a. Description

A planted Frontage where the Façade is set back from the Frontage Line with an attached porch permitted to Encroach into a Setback, but cannot extend beyond the Property Line. A Fence at the Frontage Line maintains street spatial definition. Front Fences are optional. Porches shall be no less than 1.8 metres deep and may be covered where appropriate.

b. Entrance Size

| | | |
|--------|--------------------|----------|
| Width | Minimum 1.2 metres | A |
| Depth | Minimum 1.8 metres | B |
| Height | Minimum 2.4 metres | C |

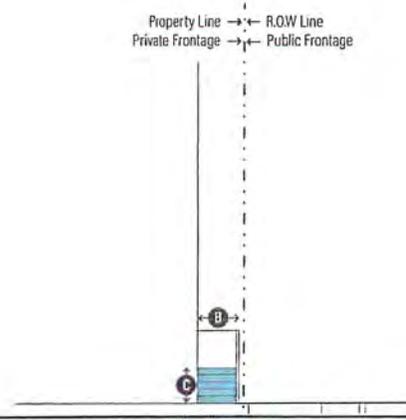
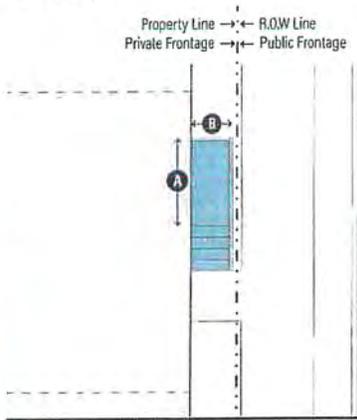
c. Miscellaneous

| | | |
|--------------|--|----------|
| Fence Height | Maximum 1.0 metre | D |
| Corner Site | Extend porch and Fence to Secondary Frontage | |





3. Stoop



a. Description

A Frontage where the Façade may be aligned close to the property line with the first Storey elevated from Grade sufficiently to ensure privacy for the windows. The Entrance is usually an exterior stair and landing that incorporates the appropriate Accessibility Features.

b. Entrance Size

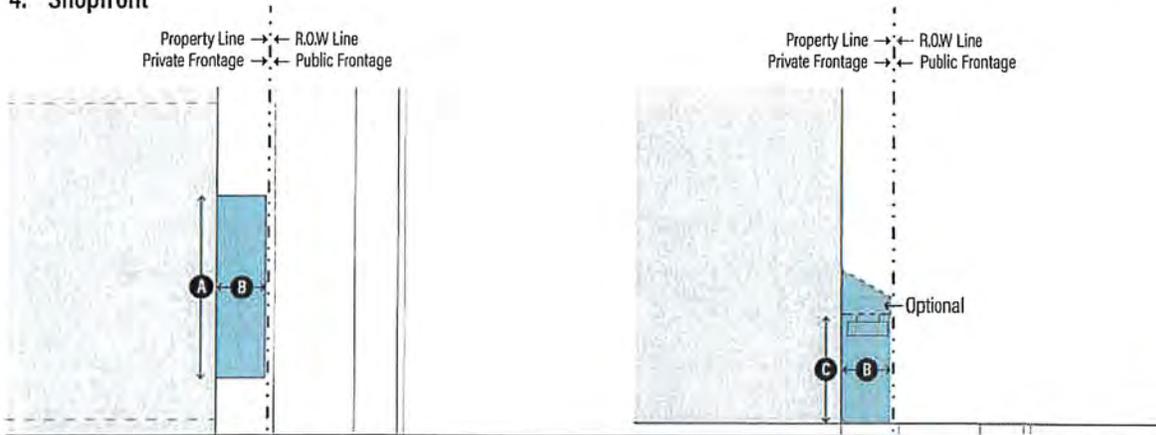
| | | |
|--------|---|----------|
| Width | Minimum 1.8 metres not including stairs or Accessibility Features | A |
| Depth | Maximum 1.5 metres | B |
| Height | Aligned with floor height | C |

c. Miscellaneous

| | |
|---|--|
| Landscaping | Hard landscaping should be limited to the Entrance, stairs, Accessibility Features, and / or walkway(s) to and from the Entrance |
| Optional Projections over Entrance (i.e. awnings) | Maximum 4.0 metres from floor height |



4. Shopfront



a. Description

A Frontage where the Entrance is at sidewalk Grade and where the Façade has several windows on the ground floor with an awning or similar Structure projecting over the Entrance.

b. Entrance Size

| | | |
|--------|----------------------------|----------|
| Width | Minimum 75 per cent of Lot | A |
| Depth | Minimum 1.5 metres | B |
| Height | Maximum 3.05 metres | C |

c. Miscellaneous

| | |
|---------------------------|---|
| Landscaping | Minimum 2.0 metres of hard landscaping from the Building Façade seamlessly integrated with Public Realm |
| Ground Floor Uses | Non-residential |
| Ground Floor Transparency | Minimum 70 per cent |
| Corner Sites | Entrance should be extended to the Secondary Frontage |
| Signs | Must include a Projection Sign integrated with the Entrance |





PART 1:
PURPOSE & AUTHORITY

PART 2:
MAPS & OVERLAYS

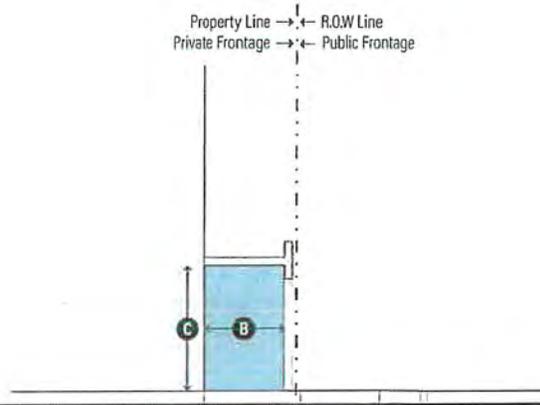
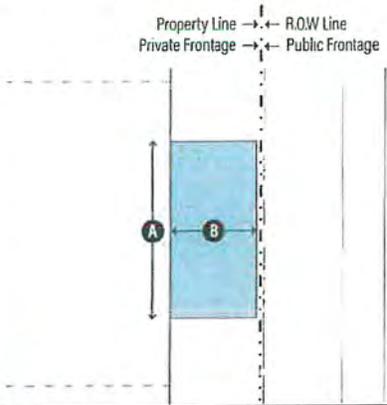
PART 3:
LAND USE DISTRICTS

PART 4:
SIGNS

PART 5:
ADMINISTRATION

PART 6:
DEFINITIONS

5. Gallery / Veranda



a. Description

A Frontage where the Entrance is an attached cantilevered Eave or lightweight colonnade overhanging the Entrance.

b. Entrance Size

| | | |
|--------|----------------------------|----------|
| Width | Minimum 50 per cent of Lot | A |
| Depth | Minimum 3.0 metres | B |
| Height | Minimum 3.05 metres | C |

c. Miscellaneous

| | |
|-------------|--|
| Landscaping | <p>For commercial areas: Hard landscaping must be contiguous and seamlessly integrated with the public sidewalk with no Grade adjustments</p> <p>For all other areas: Hard landscaping must be limited to sidewalks and existing driveways</p> |
|-------------|--|

| | |
|--------|---|
| Design | Must be integrated with the residential character for residential Buildings |
|--------|---|

| | |
|-------------------------------------|--|
| Integration with Adjacent Buildings | The width of the Entrance should be seamlessly continued to adjacent Buildings |
|-------------------------------------|--|





PART 1:
PURPOSE & AUTHORITY

PART 2:
MAPS & OVERLAYS

PART 3:
LAND USE DISTRICTS

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SIGNS

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G. Landscaping & Buffering Standards

Permeable surfaces and a healthy tree canopy are important for the Municipality, Hardy urban adapted plants should be used and placed in groups where possible. The following standards apply to all Sites, but may be varied for institutional Uses or Sites designated as Reserve Land, at the discretion of the Development Authority:

| | |
|--|--|
| 1. Site Coverage | |
| Any portion of a Site not occupied by a Structure, Parking Lot, patio, walkway, or storage area shall be landscaped. | |
| 2. Trees | |
| Minimum number on Sites greater than 2,500 square metres | 1 tree per 35.0 square metres based on either a minimum of 10 per cent of the Site or overall Landscaped Area, whichever is greater, where 40 per cent of those trees are coniferous |
| Minimum number on Sites less than 2,500 square metres | 3 trees |
| Location | The Primary and / or Secondary Frontages |
| Minimum size at time of planting | Half of the coniferous trees must be at least 2.0 metres in height with the other half being at least 3.0 metres in height Half of the deciduous trees must have a Caliper of at least 50 millimetres with the other half a minimum of 70 millimetres |
| 3. Shrubs | |
| Minimum number on Sites greater than 2,500 square metres | 1 shrub per 35.0 square metres based on either a minimum of 10 per cent of the Site or overall Landscaped Area, whichever is greater |

| | |
|---|---|
| Minimum number on Sites less than 2,500 square metres | 5 shrubs |
| Minimum size at time of planting | 600 millimetres height or spread |
| 4. Miscellaneous | |
| Minimum Soil Requirements | 30 centimetres of High Quality Soil and growing material is required for all Landscaped Areas |
| Fencing & Buffering | Maximum 1.0 metres high in a Primary Frontage Maximum 2.0 metres high in any other portion of a Site All fencing measured from Grade and includes retaining walls or similar Structures Additional Buffering may be required for non-residential Sites adjacent to residential Sites |
| Deer Deterrent Fencing | Shall be constructed of wire mesh to a maximum of 2.0 metres high and can be combined with Fencing & Buffering height to a maximum of 2.0 metres high |



H. Active Transportation & Vehicular Circulation Standards

Each Site should be effectively connected to the Municipality's vehicle and Active Transportation Networks. This connectivity should be carried through a Site to further the effectiveness of these networks and provide multiple ways of moving throughout a space regardless of the mode of transportation.

1. Active Transportation Networks

a. General

Active Transportation Networks should enhance the Municipality's existing Active Transportation Network and consider various modes of transportation including walking, cycling, rolling, and transit accessibility throughout all areas of the Municipality, including Parking Lots.

b. Miscellaneous

| | |
|---------|---|
| Width | Minimum 1.5 metres |
| | Minimum 3.0 metres for regional pathways |
| Surface | Hard landscaped, but may be permeable |
| Grade | Minimal or no Grade changes at Primary Entrances integrated with Accessibility Features |

2. Vehicular Circulation

a. General

Vehicular circulation should maximize pedestrian safety with minimal curb cuts and shared Accesses.

b. Site Access

| | |
|---------------|---|
| Number | 1 per Dwelling Unit to a maximum of 2 per Parcel for Parcels with multiple Dwelling Units or Parcels with non-residential Uses |
| Location | From a Lane first then a Secondary Thoroughfare. Where this is not possible, Access from the Primary Thoroughfare may be considered |
| Shared Access | Encouraged between 2 or more adjacent Sites |

c. Private Roads & Driveways

| | |
|-------------------|---|
| Carriageway width | 7.0 - 9.0 metres |
| Design Standards | Surfaces must be paved and constructed to acceptable engineering standards and designed to accommodate emergency vehicles with adequate signage or design features to ensure roads are not blocked or impeded |



PART 1:
PURPOSE & AUTHORITY

PART 2:
MAPS & OVERLAYS

PART 3:
LAND USE DISTRICTS

PART 4:
SIGNS

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ADMINISTRATION

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DEFINITIONS

1. Bicycle & Vehicle Parking Standards

Both bicycle and vehicle parking are important Site design characteristics and support multiple modes of connection with the broader community. Minimum Bicycle Parking standards and maximum vehicle parking standards are identified for different sizes of Buildings or Sites. Design and Access standards also inform where each can be located on a Site and inform connectivity to the Thoroughfares.

1. Bicycle Parking

a. General

Bicycle Parking Structures must be highly visible and include a permanent rack or hook-up system.

b. Minimum Number of Stalls

For Buildings less than 4,600 square metres with non-residential Uses or more than 4 Dwelling Units 6 stalls per Building

For Buildings more than 4,600 square metres 6 stalls per public Entrance

c. Miscellaneous

Location Within 10.0 metres of a public entrance, but must not impede pedestrian circulation or Access to a Building

Access Bicycle Parking must be physically connected to an Active Transportation Network

Bicycle requirements for stairs Where stairs or curbs are located in the Bicycle Parking network, ramps or similar Structures must be used to Access all Bicycle Parking Structures

2. Vehicle Parking

a. General

Vehicle parking is to be designed for pedestrian safety by reducing the number of stalls located together and ensuring they are broken up with landscaping.

b. Size

Maximum total coverage of Site 50 per cent

Parking stall size Minimum 2.6 metres by 6.0 metres

c. Parking Lot Design

Major drive aisles Combine circulation routes requiring wider widths (i.e. fire Lanes, services areas)

Parking aisles Orient perpendicular to Primary Entrances

Parking Rows Maximum 20 continuous spaces divided into parking courts by pedestrian or vehicular circulation or landscaping

Pedestrian Walkway Location Parallel to parking rows: maximum of every 4 rows
Perpendicular to parking rows: maximum of every 20 stalls



| | |
|----------------------------------|---|
| Pedestrian Walkway Design | Minimum width 1.5 metres and raised in accordance with the Town of Okotoks General Design and Construction Specifications Clear delineation with contrasting colour, pavement pattern or Grade where path crosses a vehicular Lane |
| Buffer from Primary Thoroughfare | All parking stalls adjacent to the Primary Thoroughfare will be Buffered with landscaping |
| Landscaping | Located a minimum of every 4 rows Minimum 3 metres wide with shade trees and opportunities for bio-retention |
| d. Miscellaneous | |
| Location | To the side or rear of the Primary Building where possible |

J. Loading Standards

Non-residential Uses require dedicated space for the loading and / or unloading of goods to support the business or commercial activities. These Sites will consider the following standards to integrate this space with the other Site design considerations.

a. General

All non-residential Uses shall provide sufficient space and Access for loading vehicles to the satisfaction of the Development Authority.

b. Size

Minimum Loading Space 3.1 metres by 9.2 metres

Vertical clearance from Grade Minimum 4.3 metres

c. Miscellaneous

| | |
|----------------------|--|
| Location | To the side or rear of the Primary Building |
| Access & circulation | From a public road, a Lane, or a clearly defined traffic aisle, and shall not obstruct patron or emergency vehicle circulation |
| Buffering | Loading areas will be Buffered as per (G) Landscaping & Buffering Standards |



K. Servicing

a. General

All Parcels are required to have adequate wastewater servicing. The following provisions apply for Parcels that cannot connect to the Municipality's piped wastewater system.

b. Availability of Wastewater Servicing

| | |
|--|---|
| When piped service is not available within 50.0 metres of the Parcel | Septic, biological or other sewage treatment and disposal tanks may be permitted where no public sewerage system is available |
|--|---|

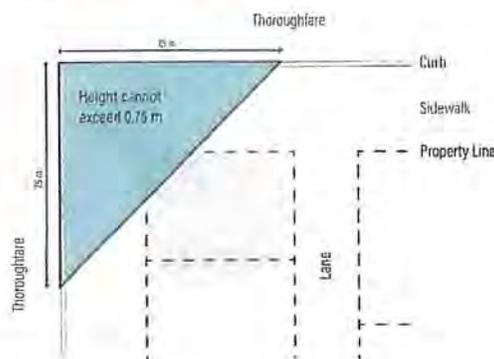
c. Private Wastewater Servicing

| | |
|----------|--|
| Location | Septic tanks or sewage holding tanks must be in conformance with relevant provincial legislation |
|----------|--|

L. Additional Standards

The following standards apply to all Development in the Neighbourhood Core District unless otherwise specified.

1. **Corner Sight Triangle:** No Building, Structure, Fence, or landscaping will obstruct vision above 0.75 metres in height within a 7.5 metre corner cut area as measured from the curb.



2. **Outdoor Lighting:** All permanently installed lighting shall be Dark Sky Compliant.
3. **Prohibited Objects:** Commercial Vehicles are prohibited from parking in a Frontage. Razor wire is prohibited in this District.
4. **Waste & Recycling:** All Uses must provide a solid waste storage area suitable for 3- or 4-stream waste diversion for the intended Use and designed to the satisfaction of the Development Authority. All waste and recycling areas must be:
 - A. Located at the side or rear of a Site and Buffered from view;
 - B. Accessed from a public roadway or Lane ; and
 - C. Placed in a location easily Accessible for users and pickups.



5. Sidewalk Patios & Outdoor Eating Areas: May be considered where they do not impede pedestrian movement, at the discretion of the Development Authority.
6. Drive-thru Facilities are not permitted.
7. Pop-ups are only permitted for Restaurant / Café, Retail & Service – General, or Culture Uses. Frontage standards do not apply. The Location and structure for the Use are at the discretion of the Development Authority.

This is Exhibit " E " referred to
in the Affidavit of

Colin Granger

Sworn before me this

Day of September A.D. 2021

[Signature]
A Notary Public, A Commissioner for Oaths
in and for the Province of Alberta

PATRICIA A. HUBER

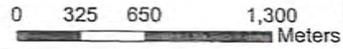
My Commission Expires

August 12, 2024

Town of Okotoks LAND USE MAP

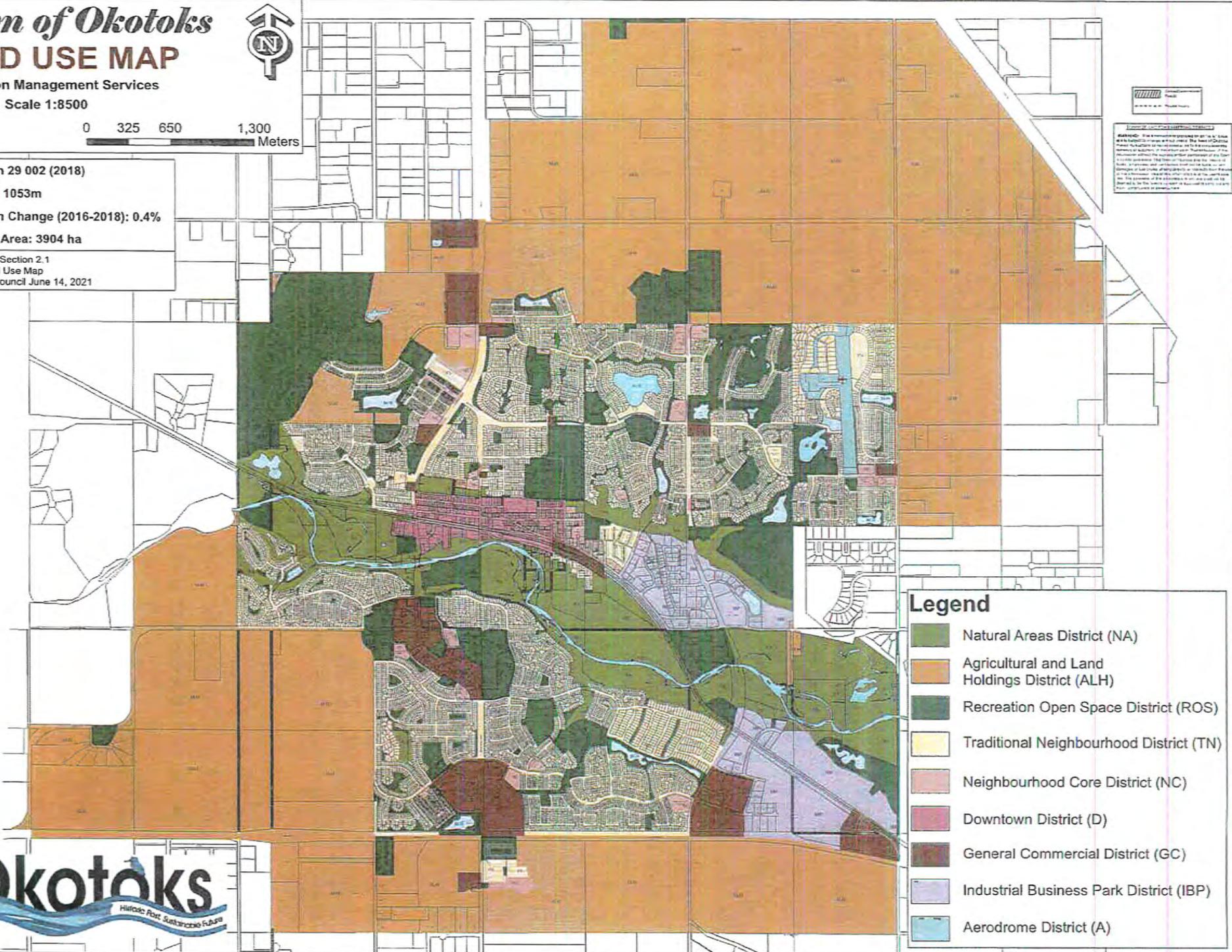


Information Management Services
June 2021 Scale 1:8500



Population 29 002 (2018)
Elevation: 1053m
Population Change (2016-2018): 0.4%
Municipal Area: 3904 ha
Bylaw 17-21, Section 2.1
Map 2.1 Land Use Map
Adopted by Council June 14, 2021

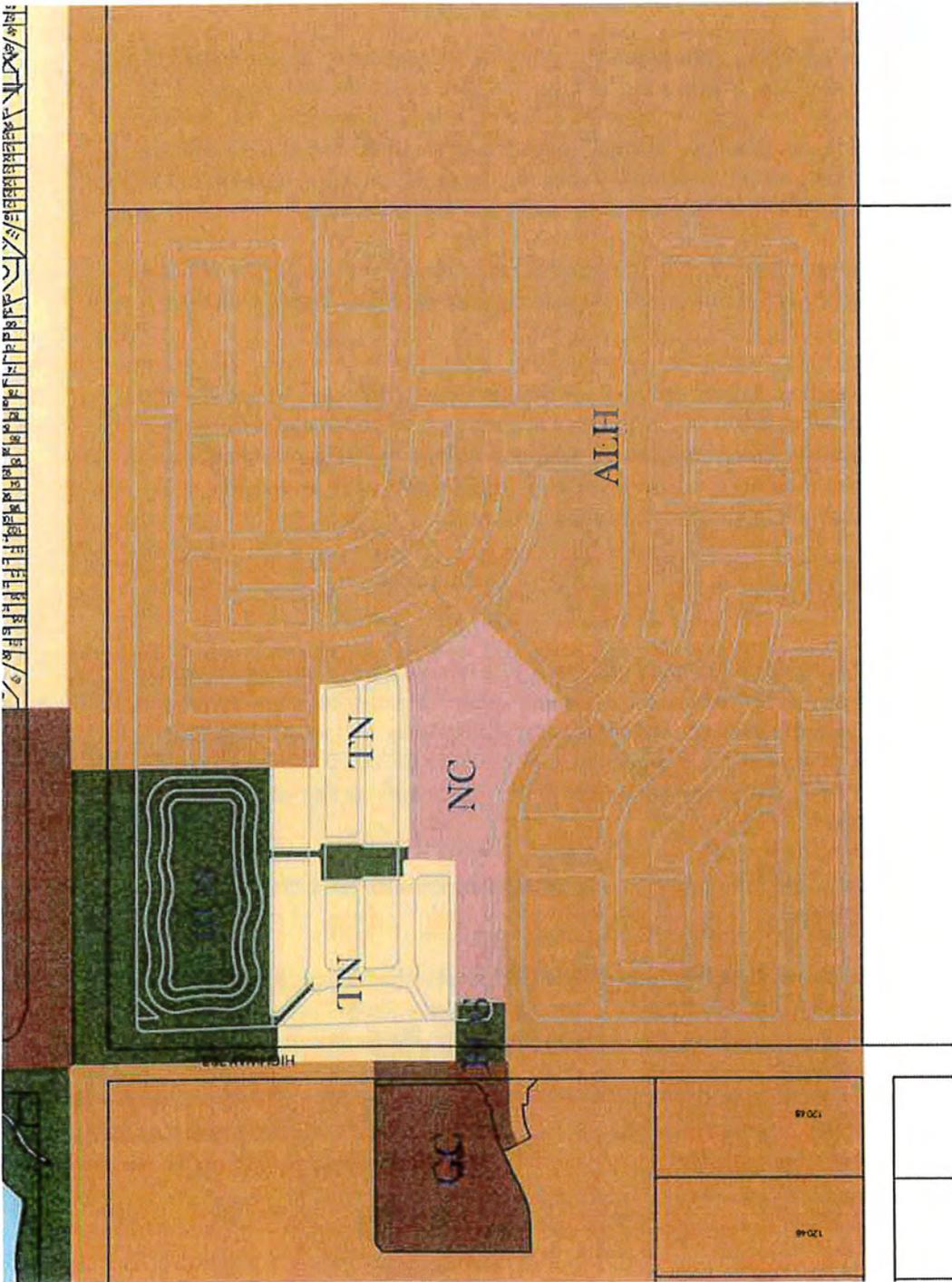
Disclaimer: This is a conceptual planning tool. It is not a guarantee of any future development or investment. The Town of Okotoks reserves the right to amend this map at any time without notice. The Town of Okotoks does not warrant the accuracy or completeness of the information contained herein. The Town of Okotoks is not responsible for any errors or omissions in this map. The Town of Okotoks is not liable for any damages, including consequential damages, arising from the use of this map. The Town of Okotoks is not responsible for any actions taken by any person based on the information contained herein.



Legend

- Natural Areas District (NA)
- Agricultural and Land Holdings District (ALH)
- Recreation Open Space District (ROS)
- Traditional Neighbourhood District (TN)
- Neighbourhood Core District (NC)
- Downtown District (D)
- General Commercial District (GC)
- Industrial Business Park District (IBP)
- Aerodrome District (A)





August 8, 2018

Alberta Foothills Properties Ltd.,
c/o 650, 340 12th Avenue SW
Calgary, AB T2R 1L5

This is Exhibit "F" referred to
in the Affidavit of

Colin Gainer

Sworn before me this _____

Day of September A.D. 2021

A Notary Public, A Commissioner for Oaths
in and for the Province of Alberta

"WITH PREJUDICE"

PATRICIA A. HUBER

My Commission Expires

August 12, 2024

Attention: Allan Mar, CEO

Re: **13L Windwalk - Line Relocation – Letter Agreement (the "Letter Agreement")**

Alberta Foothills Properties Ltd. ("AFPL") has requested that AltaLink Management Ltd., on behalf of AltaLink, L.P. (AltaLink) relocate the 13L transmission line on the NW 16-20-2W4M property (the "Developer Requested Relocation"). In its application to the Alberta Utilities Commission (No. 23556-A001) (the "Application"), AltaLink indicated that it would not recommend that the Alberta Utilities Commission (the "Commission") approve the Developer Requested Relocation without a commitment from AFPL to pay the incremental costs of the relocation.

The route for the Developer Requested Relocation is more particularly described at paragraphs 163-167 of the Application (Ex. 23556-X0002, PDF 41-43), and is shown on Strip Map 5 in Appendix A of the Application (Ex. 23556-X0003, PDF 8).

AltaLink has undertaken further work on its cost estimate for the Developer Requested Relocation and estimates the incremental cost to be \$300,000 (+/-30%). At AFPL's request, this estimate assumes that self-supporting structures be placed at point designations A15 and A17 of the Developer Requested Route. The estimate also assumes that AFPL will grant AltaLink a sufficient right of way easement satisfactory to AltaLink for the Developer Requested Relocation at no cost.

AFPL agrees to pay and to be wholly responsible for the incremental costs associated with the Developer Requested Relocation.

As soon as is reasonably practical following execution of this Letter Agreement, and, in any event within ten (10) business days, AFPL will pay to AltaLink \$40,000 as a non-refundable up-front contribution for the incremental costs associated with the Developer Requested Relocation (the "Initial Contribution"). AltaLink confirms that the Initial Contribution is a genuine pre-estimate of the demobilization and remobilization costs that it would incur, should the remainder of the incremental costs (estimated to be \$300,000), not be provided by AFPL.

For clarity, the Initial Contribution would form part of, and not be in addition to, the incremental costs of the Developer Requested Relocation.

AFPL agrees to pay AltaLink an additional \$260,000 within thirty (30) days of the Commission's approval of the Developer Requested Relocation. If this funding is not received, the Parties acknowledge and agree that AltaLink may apply to the Commission for an amendment to the Permit and Licence for approval of the Existing Alignment Route.

AFPL acknowledges and agrees that AltaLink will not commence any construction work related to the Developer Requested Relocation until after the additional \$260,000 has been provided to AltaLink.

The Parties acknowledge and agree that \$300,000 is a cost estimate. The Parties further acknowledge and agree that Terms and Conditions set out at **Schedule "A"** below also form part of this Letter Agreement.

The Parties acknowledge that, as a regulated utility, AltaLink cannot undertake construction of the Developer Requested Relocation without Commission approval.

Subject to receipt of the Initial Contribution, AltaLink agrees, within two (2) business days, to file a letter with the Commission, notifying the Commission and other interested parties, including the Town of Okotoks, of this Letter Agreement, updating the Commission of the cost estimate for the Developer Requested Relocation, and recommending that the Commission approve the Developer Requested Relocation.

The Parties agree that if any third party files an objection to the Developer Requested Relocation, AltaLink has no obligation to support and is not responsible for incurring any additional proceeding related costs (e.g., hearing and hearing preparation costs) to support the Developer Requested Relocation.

If the Developer Requested Route is approved, AltaLink acknowledges that it will work with applicable authorities, including Alberta Environment and Parks, regarding the salvage and decommissioning of the existing line and easement across the NW 16-20-2W4M property.

If the Commission issues a permit and licence for a route other than the Developer Requested Relocation, and work does not commence on the Developer Requested Relocation, the Initial Contribution will be promptly returned to AFPL.

If the terms of this Letter Agreement are acceptable to AFPL, please sign below to agree to and accept this Letter Agreement on or prior to 5 PM (MST) on August 10, 2018, failing which this Letter Agreement will be null and void. By signing below, the individual represents and confirms that he or she has the legal authority to bind AFPL and enter into this Letter Agreement.

If you have any questions or concerns, please do not hesitate to contact Cayla Saby at (403) 267-4216 or by email at Cayla.Saby@altalink.ca.

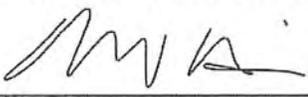
Sincerely,



Cayla Saby
Director, Customer Service

SIGNED AND AGREED THIS 1 DAY OF Aug 2018.

ALBERTA FOOTHILLS PROPERTIES LTD.

PER: 

Title: Director

Schedule "A"

Terms and Conditions for Transmission Facility Work

In these terms and conditions; "AFPL" means the Party requesting the Work as named in the attached Letter Agreement; "AltaLink" means AltaLink, L.P., the owner and operator of the Transmission Facilities affected; "Transmission Facility" means the transmission facility (as such term is defined in the *Electric Utilities Act* (Alberta)) described in the attached Letter Agreement; and "Work" means the construction of the Developer Requested Relocation described in the attached Letter Agreement.

Term

- 1) These terms and conditions and the attached Letter Agreement (collectively, the "Agreement") shall take effect upon acceptance by AFPL and shall remain in effect until the Work is either completed and energized, or is cancelled, and all amounts owing to AltaLink hereunder have been paid in full.

Work Costs

- 2) The total cost for the Work shall be for the account of AFPL and paid in advance of the performance of the Work by AltaLink.
- 3) The initial estimate of the Work costs is set out in the attached Letter Agreement. Notwithstanding the foregoing and any cost estimates provided, AFPL shall in all events remain liable to AltaLink for all costs and expenses incurred by AltaLink in performing the Work. If AltaLink incurs any additional costs and expenses related to the Work which were not included in the Work cost estimates, then AltaLink will, as soon as reasonably practical, invoice AFPL for such additional amounts and AFPL shall pay such invoices upon receipt. AltaLink may, but is not required to perform any portion of the Work while any Work cost amounts remain payable by AFPL. AFPL will in all events be liable for and pay AltaLink for the actual Work costs even if in excess of the estimated Work cost (plus GST) as set out in the attached Letter Agreement. In this regard, AltaLink will endeavor to provide AFPL with advance notice should AltaLink determine that the Work costs have exceeded (or there is a significant possibility that the Work costs may exceed) the upper band of the cost estimate. Failure to provide notice will not, however, affect AFPL's obligation to pay.
- 4) Within a reasonable period following completion of the Work, not to exceed six months, AltaLink will prepare a final calculation of all Work costs and the Parties will calculate and settle between them any final adjustments which may be required such that the amounts paid by AFPL hereunder equal the final Work costs. Any amounts paid in advance by AFPL in excess of the amounts ultimately found owing hereunder to AltaLink shall be refunded to AFPL. If applicable, AltaLink will allocate interest earned on unused contribution, in which case the accumulated interest will be added to the refund owed to AFPL. Notwithstanding the foregoing, should AltaLink otherwise for any reason following the final adjustments determine that there were in fact additional costs applicable to the Work, AltaLink will, as soon as reasonably practical, invoice AFPL for such additional amounts and AFPL shall pay such invoices immediately upon receipt.

Accounting Records

- 5) AltaLink shall maintain complete and accurate accounting records in respect of Work costs using generally accepted accounting principles to substantiate AltaLink's costs and expenses, and shall keep those records for a minimum of one year following the end of the Work. Subject to paragraph 20), AFPL shall, at its own cost and expense and upon reasonable prior notice to AltaLink, have access, during normal business hours, to AltaLink's accounting records for purposes of reviewing

such records during such one year period. This provision shall survive the termination of this Agreement.

Ownership of Facilities

- 6) AltaLink will own the Transmission Facilities. If the Work results in the addition of any new Transmission Facilities, AltaLink shall own such new Transmission Facilities.

Access and Land Use Rights

- 7) AFPL will grant an easement satisfactory to AltaLink and without cost to AltaLink, for that portion of the required right-of-way which traverses property owned by AFPL. Access and liability relating to on site construction services will be determined in accordance with the terms of such easement. AFPL shall be responsible, at its cost, for arranging any additional site access required by and acceptable to AltaLink to complete the Work.

AFPL's Obligations

- 8) AFPL shall:
 - a) designate in writing a representative who shall be fully acquainted with the Work and shall have the authority to act on AFPL's behalf in relation to all duties and responsibilities of AFPL under this Agreement, except as AFPL may otherwise advise AltaLink in writing;
 - b) at all times promptly respond, including making AFPL's representative and other appropriate representatives available with decision-making authority, to any reasonable requests by AltaLink for meetings, for review and comments regarding the relevant documents provided to them for review and comment;
 - c) promptly pay AltaLink's costs and expenses incurred in the performance of the Work in accordance with the terms of this Agreement;
 - d) promptly complete any associated Work activities designated in writing by AltaLink as AFPL's responsibilities;
 - e) cooperate with AltaLink and provide any other assistance reasonably necessary to enable AltaLink to perform the Work as required hereunder;
 - f) at all times, use commercially reasonable efforts to proceed in a manner that supports the schedule for the Work; and
 - g) not unreasonably withhold their support from other actions reasonably requested by AltaLink to promote the timely completion of the Work within the estimated Work cost.

Cancellation of Work

- 9) The Work shall be deemed to be cancelled upon the occurrence of any of the following events (each, a "Cancellation Event"):
 - a) AFPL fails to make any of the payments required to be made pursuant to this Agreement at the time that such payments are due;
 - b) AFPL terminates the Work, gives notice to AltaLink that AFPL is not proceeding with the Work, or otherwise takes such actions or omits to take such actions to cause AltaLink, acting reasonably, to believe that AFPL is not proceeding with the Work;
 - c) any authorized authority rejects or fails to issue any authorization required for the Work;
 - d) AFPL breaches any term, condition, provision, agreement or covenant under this Agreement and fails to remedy such breach within fourteen (14) days of receipt of written notice from AltaLink of such breach;

- e) AFPL or any guarantor of AFPL breaches any term, condition, agreement or covenant under this Agreement to provide any financial security (if applicable) and fails to remedy such breach within five (5) business days of receipt of written notice of such breach by AltaLink to AFPL; or
 - f) AFPL is found to be insolvent or bankrupt by a court of competent jurisdiction or makes an authorized assignment of its assets or a compromise or arrangement for the benefit of its creditors, makes a proposal to its creditors under any bankruptcy, insolvency or analogous law, files a petition or proposal to take advantage of any act of insolvency, consents to or acquiesces in the appointment of a trustee, receiver, receiver and manager, interim receiver, custodian or other person with similar powers over all or any substantial portion of its assets, files a petition or otherwise commences any proceeding seeking any reorganization, arrangement, composition or readjustment under any applicable bankruptcy, insolvency, moratorium, reorganization or other similar law affecting creditor's rights or consents to, or acquiesces in, the filing of such a petition; or if a petition in bankruptcy is filed or presented against AFPL.
- 10) Upon the occurrence of a Cancellation Event, the Work shall be immediately deemed to have been cancelled and AltaLink may:
- a) refuse to continue to perform any services or work in respect of the Work;
 - b) demand immediate payment of the aggregate amount of costs and expenses, as well as any losses, damages, penalties or other claims it may incur or be subject to howsoever arising from the Work, or reasonably required to be incurred by AltaLink after cancellation of the Work and which are incurred by AltaLink or its contractors relating to, without limitation, facilities planning and design, preparation of the facility application and any required amendments thereto, the competitive procurement process (if any), material and right-of-way procurements and construction of the Work (including without limitation all third-party cancellation penalties or costs for material salvage); and reclamation of the construction site, and collection of amounts owing hereunder to AltaLink or other enforcement of AltaLink's right against AFPL (collectively, the "Cancellation Costs");
 - c) exercise its rights under any financial security provided by or on behalf of AFPL; and
 - d) commence such legal actions or proceedings against AFPL as it determines may be appropriate.
- 11) AFPL shall forthwith, upon demand having been made therefor by AltaLink, pay the Cancellation Costs, less any amounts previously paid, to AltaLink. If AFPL fails to pay to AltaLink the Cancellation Costs upon demand, AltaLink shall be entitled to charge AFPL interest of 1.5% per month interest (equivalent to an annual rate of 19.56% per annum) on all amounts due from the date of demand to the date of payment to AltaLink.
- 12) In the event that AFPL terminates its Project prior to its completion, AltaLink shall use, and shall cause its contractors to use reasonable commercial efforts to minimize the amount of the Cancellation Costs to the extent such is within their control. Any amounts pre-paid by AFPL in excess of the amounts owing hereunder to AltaLink shall be refunded to AFPL. If applicable, AltaLink will allocate interest earned on unused contribution, in which case the accumulated interest will be added to the refund owed to AFPL.

Indemnity

13) AFPL will:

- a) be liable to AltaLink for AltaLink's Losses and Liabilities; and, in addition
- b) indemnify and hold harmless AltaLink and all its affiliates, and all their respective officers, directors, employees, joint owners, agents, contractors, subcontractors and licensees and

representatives ("Personnel") from and against all Losses and Liabilities claimed, claimable or assessable against AltaLink and its Personnel;

to the extent that such Losses and Liabilities result from or arise out of this Agreement in any manner whatsoever. AFPL's indemnity shall apply regardless of any actions or omissions on the part of AltaLink, whether constituting negligence, gross negligence, wilful misconduct or other fault or breach of duty or any other basis of liability or joint or contributory liability. Accordingly, AFPL releases AltaLink and its Personnel from, and waives its rights in respect of, all Losses and Liabilities of AFPL and AFPL's Personnel and indemnifies and holds harmless AltaLink in respect of all such released Losses and Liabilities.

- 14) Nothing contained within this Agreement is intended to abrogate, alter or diminish the statutory liability protection granted to AltaLink under the *Electric Utilities Act* (Alberta) and the *Liability Protection Regulation* (Alberta). AltaLink shall not be liable to AFPL in respect of any loss of profits, loss of revenue, loss of production, loss of earnings, loss of contract or any other indirect, special or consequential loss or damage whatsoever arising out of or in any way connected with this Agreement.
- 15) For the purposes of this Agreement: "Claim" means any claim, demand, judgement, lawsuit, proceeding, arbitration or governmental investigation, in each case, whether asserted, threatened, pending or existing; and "Losses and Liabilities" means any and all: (i) losses, costs, damages and expenses that AltaLink or any of its Personnel suffers, sustains, pays or incurs directly by injury or death to individuals or loss, damage or destruction to the property of AltaLink or its Personnel; and (ii) liabilities and obligations of AltaLink or its Personnel to third parties, AFPL or AFPL's Personnel, by virtue of Claims by such parties or otherwise (whether: under common law, in equity, under applicable law or otherwise; tortious, contractual, vicarious, statutory or otherwise; absolute or contingent; or based on fault, strict liability or otherwise), for injury or death to individuals or loss, damage or destruction to property suffered, sustained, paid or incurred by such parties as a result of such matter or in connection therewith.
- 16) Paragraphs 13) through 15) shall survive the termination of this Agreement.

General

- 17) AFPL will pay for AltaLink's legal fees (on a solicitor and his own client basis) and other costs, charges and expenses in respect of the collection of amounts payable under this Agreement by AFPL.
- 18) Any demand, notice or other communication ("Notice") required or permitted to be given under this Agreement will be in writing and will be considered to have been duly given if delivered by hand or courier, transmitted by facsimile transmission address or facsimile transmission number, or delivered by e-mail, of each Party at the address set out in the attached Letter Agreement or to such other address, individual, facsimile number or email address as may be designated by Notice given by either Party to the other. Notice will be considered to have been received if delivered by hand or courier during business hours on a business day, upon receipt by a responsible representative of the receiver, and if not delivered during business hours, upon the commencement of business on the next business day, and if sent by facsimile transmission or e-mail during business hours on a business day, upon the sender receiving confirmation of the transmission or e-mail delivery, and if not transmitted during business hours, upon the commencement of business on the next business day.
- 19) No failure or delay on AltaLink's part in exercising any power or right hereunder will operate as a waiver thereof.

- 20) AltaLink reserves the right to require AFPL at any time to execute a confidentiality agreement in form and substance satisfactory to AltaLink to protect information of a proprietary or sensitive nature, whether financial, technical or otherwise of a sensitive nature, including without limitation restrictions on information and access thereto that is required by any current or future law or regulation.
- 21) AltaLink's rights and remedies hereunder are cumulative and not exclusive of any rights or remedies at law or in equity.
- 22) Time is of the essence of this Agreement and all documents or instruments delivered hereunder.
- 23) Neither Party shall by virtue of this Agreement in any way or for any purpose be or be deemed to become a partner or agent of the other Party in the conduct of any business or otherwise be or be deemed to become a member of a joint venture or joint enterprise with the other Party. Nothing in this Agreement confers on a Party any agency or attorney status to act on behalf of or bind the other party to this Agreement. Neither Party shall by virtue of this Agreement in any way or for any purpose incur fiduciary or similar obligations to the other Party.
- 24) This Agreement may not be assigned by AFPL without the prior written consent of AltaLink.
- 25) If at any time any one or more of the provisions hereof is or becomes invalid, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions hereof will not in any way be affected or impaired thereby to the fullest extent possible by law.
- 26) This Agreement will be governed by and interpreted in accordance with the laws of the Province of Alberta and the laws of Canada applicable therein. AFPL and AltaLink submit to the non-exclusive jurisdiction of the Courts of the Province of Alberta and agree to be bound by any suit, action or proceeding commenced in such Courts and by any order or judgment resulting from such suit, action or proceeding, but the foregoing will in no way limit the right of AltaLink to commence suits, actions or proceedings based on these terms and conditions in any jurisdiction it may deem appropriate.
- 27) This Agreement: (i) constitutes the entire agreement between the Parties with respect to its subject matter, superseding all previous oral and/or written correspondence between them with respect to the same; and (ii) may not be amended in any manner except pursuant to an agreement in writing signed by both Parties.



Planning Services
planning@okotoks.ca
Phone: (403) 938-8903
Fax: (403) 938-7387

February 22, 2019

Tronnes Geomatics
6135 – 10 Street SE
Calgary AB T2H 2Z9

Attention: Stephen Tronnes

NOTICE OF DECISION: Wind Walk Phase 1

PROPOSED SITE PORTION OF NW¼ 16-20-29 W4M

Our File No.: D11-WI2

This is Exhibit " E1 " referred to
in the Affidavit of

Colin Granger

Sworn before me this _____

Day of September A.D. 2021

A Notary Public, A Commissioner for Oaths
in and for the Province of Alberta

PATRICIA A. HUBER

My Commission Expires
August 12, 2024

The Municipal Planning Commission on February 21, 2019 approved the subdivision application for Wind Walk Phase 1 (D11-WI2) subject to the following conditions:

1. The Plan of Subdivision shall be in the form approved by the Subdivision Authority on February 21, 2019.
2. The registered owner of the land being subdivided shall enter into a Subdivision Servicing Agreement pursuant to Section 655 of the *Municipal Government Act* to address, among other things, the construction of all services to the satisfaction of the Town of Okotoks; the payment of all applicable off-site levies; and the submission of performance securities in the amount and form required by the Town of Okotoks.
3. Prior to entering into a Subdivision Servicing Agreement, the registered owner of the land being subdivided must:
 - a. submit engineering design drawings acceptable to the Municipal Engineer and consistent with the Town of Okotoks General Design and Construction Specifications;
 - b. submit updated transportation analysis detailing the traffic control measures required by this phase and timing of intersection improvements;
 - c. submit a noise analysis for the impact of Highway 783 on the lots within this phase and recommended noise mitigation measures acceptable to the Municipal Engineer; and
 - d. submit a uniform fencing design for the interface of this phase and Highway 783 and Highway 7 acceptable to the Town.
4. Prior to endorsement of the Plan of Subdivision, the registered owner of the land being subdivided must:
 - a. submit landscaping design plans acceptable to Town, which will include details on landscaping within public roads and municipal reserve parcels;
 - b. enter into an Optional Amenity Agreement with the Town for the management of any community entrance features on public lands;

- c. submission of architectural controls; and
 - d. pay any outstanding property taxes levied against the subdivision lands.
5. Concurrent with the registration of the Plan of Subdivision, the registered owner of the land being subdivided must:
- a. grant and register all such plans and agreements as are required to effectively grant to Okotoks all necessary utility rights of way, temporary access and/or easements including but not limited to those required for water, sewerage, transportation, interim road connections, irrigation, drainage including overland drainage, fuel, electric power, heat, telecommunications and waste management works and undertakings;
 - b. register a Restrictive Covenant against Lots 21, 24 to 41, Block 1 and Lots 16 and 18, Block 2 prohibiting the removal and/or alteration to any chain-link fencing – including among other alterations a change in the style or height of the fence – but allowing for gate access;
 - c. register a Restrictive Covenant against Lots 13 to 21, Block 1 prohibiting the removal or alteration of any Developer installed fencing, including among other alterations a change in the style or height of the fence(s) and the placement of gates;
 - d. register a Restrictive Covenant against Lots 13 to 21, Block 1 prohibiting direct access to Highway 783;
 - e. register a deferred reserve caveat against the balance of the parent parcel that is not subject of this subdivision plan; and
 - f. register, by caveat against the lots created by registration of the plan of subdivision, the Subdivision Servicing Agreement pursuant to Section 655 of the *Act*.

REASONS FOR DECISION

1. Wind Walk Phase 1 [D11-WI2] complies with the Okotoks Municipal Development Plan, the Wind Walk Area Structure Plan, and the Wind Walk Outline Plan approved by the Municipal Planning Commission on June 15, 2017;
2. Wind Walk Phase 1 [D11-WI2] complies with all the uses listed with the districts that are the subject of this phase within the Okotoks Land Use Bylaw 40-98; and
3. Subdivision conditions included in this approval ensure compliance of Wind Walk Phase 1 [D11-WI2] with Town of Okotoks subdivision development policies, standards and practices.

The applicant is expected to ensure that his client is fully advised as to the effect of this notification.

In accordance with the *Municipal Government Act*, an appeal from this decision or conditions attached thereto may be commenced by:

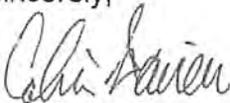
- (a) the applicant,
- (b) a government department who was to receive a referral of the application under the subdivision and development regulation, or
- (c) the School Authority with respect to reserve,

by filing written notice of the appeal with the Municipal Government Board within fourteen (14) days of receipt of this memorandum.

The date of receipt of this memorandum is deemed to be seven (7) days from the date of this Notice of Decision.

General direction with regard to the next steps and the approved tentative plan are enclosed for review. If you would like to inspect the report or minutes, have any questions on the decision or require additional information, please call 403-938-8903.

Sincerely,



Colin Gainer,
Subdivision Officer

cc School Authorities
Christ the Redeemer Catholic Separate Regional
School Division No. 3
Foothills School Division No. 38
Conseil scolaire du Sud de l'Alberta

Public Utilities
TELUS Communications
ATCO Gas
ATCO Pipelines
Fortis Alberta Inc.
Altalink
Shaw Cablesystems
Epcor Water Services

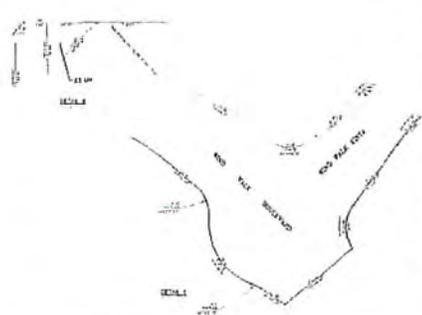
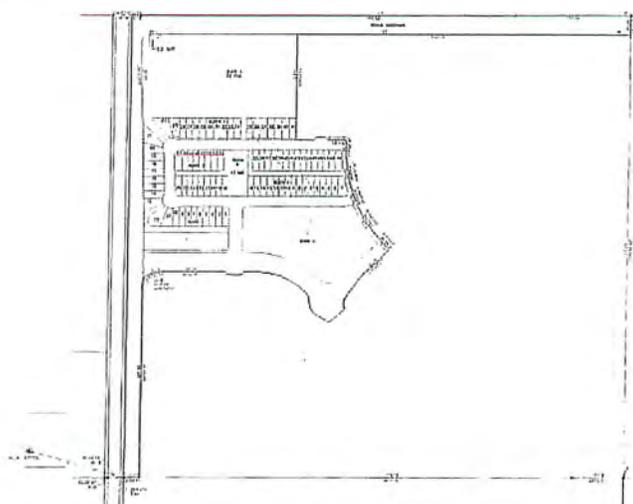
Provincial Government
Alberta Transportation, Southern
District

Other Referrals
Alberta Health Services
Canada Post Corporation
Canadian Pacific Railway
Foothills County

NEXT STEPS

- The Developer submits Engineering drawings for the review and acceptance by Engineering Services and any other documentation required under the conditions of approval to complete the Subdivision Servicing Agreement;
- Once the Engineering is accepted the Subdivision Servicing Agreement is prepared and sent to the Developer for execution;
- The Developer executes the agreement and returns it to the Town for execution with the payment of Off-Site Levies due at execution, Letter of Credit and an Insurance Certificate as required under the agreement;
- Upon execution of the Agreement by the Town of Okotoks construction of the subdivision in accordance with the approval may commence;
- Prior to registration the local improvements must be completed to the satisfaction of the Municipal Engineer (Construction Completion Certificates issued or soon to be issued). Building permits for a maximum of 5 (contiguous) lots may be released at this time if the installation of shallow utilities are imminent;
- Preparation of the registration documents will commence by the Town upon submission of the registration package but will not be released until the servicing is completed as stated above and all prior to registration conditions of approval have been met;
- If the conditions of this approval are not met within one year of the date of the decision, it is void unless an extension to the approval is granted, pursuant to Section 657 of the *Municipal Government Act*. Furthermore, pursuant to the Water Allocation Policy and Administrative Guidelines, in the event that registered owner of the land being subdivided has not entered into a Subdivision Servicing Agreement pursuant to Section 655 of the *Municipal Condition* within the one year of date of decision, the assigned Development Capacity will be removed from the subdivision approval and made available for re-assignment by the Town;
- In accordance with Section 657 of the *Municipal Government Act*, if the plan of subdivision is not registered in the land titles office within one year after the date on which it is endorsed or within an extended period granted, the subdivision approval of the plan and the endorsement are void and the plan may not be accepted by a Registrar for registration.

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TENTATIVE
TOWN OF OKOTOKS, ALBERTA

PLAN SHOWING SURVEY OF
 SUBDIVISION
 IN A PART OF
 N.W. 1/4 Sec. 16, Twp. 20, Rge. 29 W. 4 M.
 AND
 N.W. 1/4 Sec. 16, Twp. 20, Rge. 29, W. 4 M.

FILE NO. 011-1412
 DIVISIONAL OFFICER: *[Signature]*

TOWN OF OKOTOKS APPROVED
 BY THE MUNICIPAL PLANNING COMMISSION ON
FEBRUARY 21, 2019
 Subject to the conditions contained in the Notice of Decision

June 21, 2019

Jubilee Engineering Consultants Ltd.
3702 Edmonton Trail NE
Calgary, AB T2E 3P4

Attention: David Vatcher, P. Eng.

**RE: Wind Walk Phase 1
Engineering Review 1**

This is Exhibit "H" referred to
in the Affidavit of

Colin Gainer

Sworn before me this

Day of September A.D. 2019

[Signature]

A Notary Public, A Commissioner for Oaths

PATRICIA A. ANDERSON in and for the Province of Alberta

My Commission Expires

August 22, 2024

The Town of Okotoks has reviewed the design submission dated May 9, 2019, and has the following comments:

1. There were an abnormally large number of comments noted for this set of plans. Many of these comments could have been caught through a thorough plan check process. Okotoks is respectfully requesting that the revised set be checked in detail prior to re-submission. Due to the number of review comments, another review letter with additional comments should be expected.
2. Sound study is required for the lots adjacent Highway 783, and for the lots that face Highway 7. The study shall compensate for sound travelling over the pond surface and ensure that proposed barrier(s) are high enough to have the desired effect.
3. AEP approval is required for loss of wetland(s) associated with this phase. Copy of the approval is to be provided to Okotoks prior design acceptance to start of any land disturbance.
4. Submit a phase specific TIA
5. Submit a pond report. The SWMR has been submitted, however Okotoks requires a pond report as well. Include pond liner details and geotechnical information as well
6. Provide a pavement design
7. Provide plan showing signage and line painting
8. Show proposed Canada Post mail box location(s)
9. If road name abbreviations are used, ensure that the abbreviated versions comply with Okotoks' naming policy. Otherwise use full road name.
10. Update Title Block with each drawing iteration

Title Page

11. Ensure google images are not protected by copyright and can be used on these plans.
12. Numerous titles do not match titles on the cover sheets and profiles. For example A-1, A-2, C-4, D-1, etc. Please review and confirm that all descriptions match information shown on the cover sheets and profiles.

Tentative



13. The plan provided does not match the approved tentative plan. Please update.

Outline Plan

14. The plan provided does not match the approved tentative plan. Please update.

A-1

15. Include Wind Walk BLVD / Highway 783 interim intersection improvements in the construction boundary. Clearly distinguish proposed interim improvements to be completed with Wind Walk Phase 1.
16. Confirm that proposed improvements have considered future Highway 783 design, such as: Wind Walk BLVD / Hwy 783 tie in grades / slopes, storm drainage / catchments, etc. Show additional information on coversheets and profiles related to proposed / future design.
17. Show Power Transmission Poles on all associated plans.
18. Provide three cross-sections through the west boundary of Wind Walk to the future west boundary of Highway 783. Include existing and proposed / ultimate surface details.
19. Revise the label for the 10m lane north of Lot 1 Block 1
20. If sound fence is required for this phase, include details on the plan. As a reminder, materials are to have a minimum predicted maintenance free lifespan of 20 years.
21. Please distinguish between proposed asphalt walks and concrete walks.
22. Revise monowalk label adjacent to Lot 17MR to be '0.25 S C&G'
23. Remove crosswalk lines crossing Wind Walk Green
24. Show ODRW on east boundary of Lot 41 Block 1
25. Show future swale east of Lot 41 Block 1
26. Revise Wind Walk BLVD design to remove super elevation; super elevation is not encouraged, in accordance with Okotoks specifications.
27. Revise intersection of Wind Walk BLVD / Gate to include curb extensions for the north, south, and east approaches. Locate interceptor CB's upstream of WCR's. Provide corner details to ensure minimum slopes are achieved.
28. Further to the comment above, ensure that appropriate signage / bollards / etc. are shown on the Signage and Line Painting plan, as well as a Rectangular Rapid Flashing Beacon system that is required at this location.
29. Relocate proposed bus apron near the southeast corner of Wind Walk BLVD / Gate to accommodate the curb extension at this location.
30. Remove proposed curb extension approximately 40m east of the Wind Walk BLVD / Gate intersection

A-2

31. Ensure cross sections show and label C&G, label services, show sanitary in crown of the road, and are updated to reflect the revision regarding super elevation.

B-1

32. Sanitary shall be located in the middle of the road. Details regarding servicing locations / tie-ins were under negotiations during the Outline Plan process and were not finalized at time of approval. Okotoks' specifications are for the sanitary to be towards the centre of the roadway
33. Label legal line work along Highway 783 and along Highway 7.

34. General comment regarding pipe slopes: there is a concern with designing many of the pipe sections to minimum acceptable slope. This could be challenging from a constructability point of view. Okotoks will require deep utility as-built plans be provided prior to CCC application.
35. Our records show existence of shallow utilities on the north side of the Cimarron lane. Please confirm the location of the shallows and ensure the line assignment for the sanitary matches existing standards (3m offset from south property line)
36. The rim elevation for existing sanitary MH 30A is shown lower than the as-built plans show. Review and revise.
37. Plan refers to profile 2002 for information on Cimarron Grove Close; it appears as if it should be 2202. Review and revise.
38. Include label for Profile 125
39. Confirm rim elevation for MH S-A(2)
40. Show the extents of the proposed encasement.
41. Okotoks is concerned that future repairs to the main between S-A(2) and S-A(1) will be challenging due to the proximity of the retaining wall to MH S-A(2). Consideration should be given to extending the encasement pipe north beyond the retaining wall.
42. Provide details on how the nearby ASCM will be protected.
43. Okotoks is concerned that the proposed slope changes at MH S-A(2) and at MH S-C will result in additional maintenance (cleaning / flushing). Please review and revise.
44. Confirm that Alberta Transportation does not require the encasement pipe to extend to the south boundary of the ultimate Highway right of way. If they don't, Okotoks is requesting that the encasement pipe be extended beyond the future High 7 travel lanes; this would also shift MH S-A(1) south.
45. The Highway 7 crossing approval from Alberta Transportation is required prior to design acceptance.
46. Provide information as to why there is 0.19m elevation difference between MH S-B and S-C
47. The agreement related to the sanitary crossing the commercial property is required prior to design acceptance.
48. Show proposed location of the mechanical plug. As a reminder, this is installed near the low end of the system to limit potential for sediment entering the sanitary system during construction.
49. There has been no provision for the Gold Medal lands west of Highway 783. Include a tie-in point for Gold Medal; ensure discussions with the owners of these lands have taken place to ensure the proposed tie-in will work.
50. It appears that the pipe between MH 'S-N' and 'S-J' does not have enough contributing flows to warrant a 250mm. Please provide rationale for using this size of pipe and the predicted flows / flushing velocities. As you know, upsizing pipe is typically only permitted to accommodate flows.
51. Add 'PA' to the legend
52. The proposed sanitary, storm, and water line assignments for the 10m rear lane do not match applicable specs, however Okotoks finds them acceptable in this case.

53. The depth of the SAN in the 10m lane will make future maintenance of this line challenging. Review the design to see how the depths can be adjusted.

C-1

54. Storm line assignment – sanitary shall down the middle of the road

55. Considering the size and depth of the storm line near the OGS, Okotoks is requesting additional separation be provided. A minimum offset of 4.5m between pipe centre and property line is required.

56. There is insufficient separation between the OGS and the Lot 34 and Lot 35 Block 1 property lines. Relocate OGS north towards the pond. This may require relocation of the pond inlet.

57. The proposed storm line between ST-10 and ST-6 is deeper than permitted in a 10m lane. Please review and revise.

58. Clarify sheet number for OGS detail.

59. It appears that the proposed storm line north of ST-13 will take flows, yet the size and label indicate otherwise. Review and revise.

60. MH ST-11 rim elevation appears to be incorrect. Please revise.

61. Storm shall be extended west on Wind Walk Boulevard to pick up surface drainage prior to reaching Highway 783.

C-2

62. Revise title.

63. Add plan profile labels associated with the pond outlet pipe.

64. If there is an opportunity to do so, Okotoks requests that the shape of the pond be softened to make it more naturalistic.

65. Provide two cross-sections through the west pond boundary to the west side of Highway 783. Include existing and proposed ultimate surface details.

66. Provide two cross-sections through the north pond boundary and to the existing Highway 7 road centreline. Include existing and proposed ultimate surface details.

67. Include pond warning signage. This signage is expected to be installed at each access / entrance to the pond as a minimum.

68. Okotoks is concerned about not including the east pond inlet as part of the pond construction. Future installation of the inlet will create challenges with the liner; include the east inlet (to the first upstream manhole) with construction of the pond.

69. East invert of the existing 600 culvert crossing Highway 783 needs revision.

70. Provide confirmation that the pond outlet pipe to the control structure has been sized to accommodate anticipated flows.

71. Considering the location of the pathway around the pond and the future pathway along Highway 783, Okotoks is requesting that the emergency escape route for the pond be located on the north side of the pond.

72. Ensure the escape route is protected from erosion to the bottom of the adjacent ditch.

73. Show maintenance access road(s) to the control structure, MH ST-1, and the OGS; include turn around(s) if required. Since these access roads will be used as pathways as well, ensure that pathway maximum slopes are adhered to.

74. Show connection to future pedestrian network on Highway 783 from the pond pathway.
75. Include detail regarding maintenance access road structure.
76. The proposed type 'C' CB next to Lot 24 Block 1 may interfere with maintenance vehicle access. Review and revise as necessary

C-3

77. Revise title
78. Revise depth of topsoil shown on the Emergency Overflow detail to 300mm
79. Please add all relevant dimensions / elevations to the control structure detail.
80. Finished grade of valve access lid shall match finished grade of manhole lids
81. Valve access lid shall be typical water valve top box
82. Control structure lids shall be flush with adjacent hard surface.

C-4

83. Include liner details / information
84. Show Electrical poles / lines on Section A-A
85. Extend cross sections to the centre line of the existing roadway.
86. Section A-A – elevations on west side appear not to accommodate maintenance access road / pathway. Revisions required.
87. Section B-B – there is a low point at the rear lot (32) line. Confirm that the design intent for lots backing onto the pond is to sheet towards the pond.
88. Remove items in the legend that do not apply

D-1

89. The proposed alignment of the water main 3m east of the wind walk boundary may require adjustment. This will be confirmed during subsequent plan reviews
90. Please locate valves such that they are not within crosswalks, if possible (potential tripping hazards). The expectation is that they still line up with property corners.
91. Pipe offset in Wind Walk Boulevard is shown as 11.01. Revise as necessary.
92. Dimension extents of insulation. Update related profiles as well.
93. Provide clarification how existence of valves within the insulated area may increase risk of water mains freezing.
94. Add valve to 200 PVC behind Lot 1 Block 1
95. Add flushing assembly to west end of 200 PVC behind Lot 1 Block 1
96. Add flushing device (flushing assembly or hydrant) to each proposed stub
97. Pipe insulation detail indicates 'S 1200 PVC'. Please revise.
98. Relocate the proposed hydrant from the traffic circle to one of the approaches. This may result in additional hydrants to meet coverage requirements.
99. It appears that the 300PVC does not extend to the future phases to the north and east via Wind Walk Vista. Please revise.

D-2

100. Include match line for Highway 783 portion of plan.
101. Revise drawing note for 400 HDPE – these are not existing.
102. Include key plan to show where Cimarron Grove Close is in relation to Wind Walk. Please highlight the area of work and refer to a detail
103. Provide rationale for insulating 200 PVC in Cimarron Grove Close. It appears that the pipe will meet cover requirements.

104. Please confirm that the proposed bends on Cimarron Grove Close will be 11 ¼ degree. Also include details regarding restraints / anchor thrust blocks that will be used.
105. Temporary services and traffic accommodation plan will be required for construction within Cimarron Grove Close. Add note to the plan.
106. Correct note referring to profile 2002, to '2202'
- E-1
107. Numerous proposed walk out lots are proposed as having a 3-4m grade difference between the front split and the rear. Excessive grade differences make rear yards less usable. Is the developer planning to install retaining walls in the rear yards?
108. Ensure proposed rear property elevation for parcels along Highway 783 have considered anticipated adjacent ultimate grading within the highway right of way.
109. Lot grading adjacent to the two connections to the pond appear to be steeper than permitted for pathways. Revise as necessary.
110. Trap low spill between Lot 21 and 24 Block 1 shall spill to the pond. Provide additional grading information on plans as necessary.
111. Reconsider proposed grading on east side of Lot 41 Block 1. The future lot(s) will have rear yard cross falls of approximately 16%.
112. Provide profile along the back of Lots 24-41 inclusive.
113. Provide further information with respect to the inconsistent lot corner elevations proposed along the rear of Lots 26-41 Block 1. This could lead to interface grading challenges.
- E-3
114. Okotoks will require additional information with respect to grading of the interim and ultimate interface areas with Highway 783 and with Highway 7.
- F-1
115. Includes slopes in lanes
116. Provide corner details for bulbs and curb extensions to ensure minimum slopes requirements are met.
117. Please relocate CB south of 17MR to the east of the WCR. This would reduce the amount of surface drainage crossing the safe route.
118. The slope of the curb line south west of the traffic circle does not meet minimum requirements. Please revise.
119. Additional information is required at the Wind Walk Boulevard / Highway 783 intersection prior to Okotoks accepting proposed trap lows spilling in this direction.
120. Confirm information for Trap Low #7. The depth appears to be incorrect.
121. Update storm drainage calculations for the portion of Wind Walk Boulevard draining towards Highway 783
- G-1
122. Boundary for rear of lot 35-41 Block 1 requires revision.
123. Boundary behind Lot 21 Block 2 does not match what is shown on profile
115
124. Catchment 14 shall not free flow to Highway 783

125. The length of the lanes behind Lots 1-16 Block 2 and behind Lots 2-12 Block 1 appear excessive. Provide flow depths in these lanes to confirm that anticipated flows are contained within the lane. Catch basins may be required.
126. Catchment 16 is designed to flow to the rear lane. Considering the type of housing product, this is likely difficult to achieve. Please review and provide comment.
127. It appears that it will be challenging to take catchment 10 to ST-9. Please review and comment.
128. Catchment 15 is proposed to go to ST-18, which is within the traffic circle. Provide an alternative to avoid excavating within the traffic circle in the future.

G-2

129. In the analysis table, confirm that catchments 8 & 9 go to ST-15 – ST-14
130. The 675 PVC between ST-18 – ST-17 is near capacity, consider upsizing
131. Flows between ST-7 and ST-6 exceed allowable velocity. Please review and revise.

ESC1-05

132. ESC Report required. Ensure adequate controls are used through different phases of construction, and that they are supported by calculations. Report shall be completed by a P.Eng. or CPESC certified professional.
133. Depth of sediment trap for Catchment 2 is excessive and needs revision.

Profile 101

134. Include Highway 783 interim and ultimate information and tie to Wind Walk BLVD
135. Appears to be less than minimal separation between WAT and SAN. Please review and revise

Profile 102

136. Appears to be a conflict between WAT and ST near the traffic circle.

Profile 103

137. Appears to be a conflict between WAT and ST

Profile 104

138. Appears to be less than minimal separation between WAT and SAN at two locations on Wind Walk BLVD
139. Ensure invert elevations at MH S-J match what is shown on the SAN coversheet

Profile 105

140. Correct spelling of 'Insulate'. This was found on many profiles; please check them all.
141. Consider revising design to increase pipe cover and reduce use of insulation.
142. Appears to be a conflict between WAT and SAN in the bulb

Profile 106

143. Confirm ST offset is correct
144. Some instances of overlapping text and remnant arrows without information. Please review and revise.

Profile 107

145. Some text is illegible. Please review and revise.

146. Conflict in south bulb
- Profile 108**
147. Include note for lane crossings on Wind Walk Green
148. Some text is illegible. Please review and revise.
149. Appears to be less than minimal separation between ST and SAN at Wind Walk Meadows
150. Sidewalk note west of Lot 27 does not match coversheet. Review and revise.
- Profile 109**
151. A reducer is shown on the Wind Walk Green profile, where there appears to be no reducer proposed. Review and revise.
152. Remove 'Block 1' note shown on future phase
153. Include note for lane crossings on Wind Walk Green
154. Paved / Gravelled lane notes are confusing. Review and revise.
155. '15.11' dimension for 200 PVC WTD does not match storm coversheet.
- Profile 112**
156. WAT size for Wind Walk Vista needs revision.
- Profile 113**
157. Some text is illegible. Please review and revise.
158. Add dimension for WAT flushing plug
159. Storm velocity note needs revision
160. Wind Walk Gate profile number needs revision
161. Include note for lane crossings on Wind Walk Gate
162. 'Wind Walk Gate' shall not be abbreviated.
- Profile 114**
163. Remove hand written notes from hard copies
164. **Information / text missing**
165. Show WAT on the profile
- Profile 115**
166. Vertical curve not provided behind lot 20. Please review and provide comment.
- Profile 119**
167. Elevation for PUL fronting to Wind Walk Green will permit trap low to spill. Review and revise.
168. Proposed ground will make installation of a maintenance access road and / or pathway challenging. Please review and revise.
169. Slope to PUL is excessive and does not meet pathway slope requirements. Please review and revise.
170. Rip rap is required from inlets to pond bottom.
171. PWL elevation does not match other plans. Review and revise.
- Profile 120**
172. Highway 7 centreline and original ground information does not appear to line up. Please review and revise
173. Highway 7 label is wrong

195. Sanitary pipe slope and length information appears to be same for both profiles. Review and revise
196. Proposed cover appears insufficient. Please review and revise
197. Vertical separation between WAT and SAN appears to be insufficient. Please review and revise.
198. Bedding type does not match profile 120. Review and revise.
199. **Ensure that each plan notes the design shall meet Town of Okotoks Specifications unless alternative are expressly approved by the Municipal Engineer.**

Ensure the following general conditions are noted:

200. Hydrants shall be flow tested during the Construction Completion Certificate inspection and results presented with the CCC submission package.
201. With your resubmission, include a letter detailing how each point of the Town of Okotoks' review (this letter) has been addressed.
202. Landscaping improvements must be approved by the Okotoks Parks department.
203. Issuance of an approval does not excuse violation of any specification, regulation, bylaw, or act which may affect the proposed project unless specifically indicated otherwise.
204. Erosion and Sediment shall be controlled during construction at all times. Any sediment that is washed or tracked onto the street and/or storm sewer shall be cleaned immediately by the Developer. If the Developer does not comply with this condition, the Town of Okotoks will take the necessary emergency corrective action at the Developer's expense.
205. The Developer is responsible for all rehabilitation required as a result of this development (road, curb & gutter, sidewalk, boulevard landscaping, etc.) to the satisfaction of the Town of Okotoks.
206. The Developer will be responsible for any damages that may occur during construction to curb and gutter, paved roads, landscaping, adjacent properties, etc.
207. All existing invert elevations / main locations shall be confirmed in the field prior to construction.
208. As-built plans for developments shall include on-site and off-site information to the satisfaction of the Municipal Engineer

Submit 1 full-sized paper copy and digital copies (pdf and CAD) for further review.

Sincerely,



Dan Kutzner, CET
Engineering Technologist

CC: Amanda Brinda, Senior Planner (via email)
Brian Lund, AFPL (via email)

November 15, 2019

Jubilee Engineering Consultants Ltd.
3702 Edmonton Trail NE
Calgary, AB T2E 3P4

Attention: David Vatcher, P. Eng.

**RE: Wind Walk Phase 1
Engineering Review 2**

This is Exhibit " I " referred to
in the Affidavit of

Colin Gaudet

Sworn before me this _____

Day of September, A.D. 20 21

[Signature]
A Notary Public, A Commissioner for Oaths
in and for the Province of Alberta

PATRICIA A. HUBER
My Commission Expires
August 12, 2024

The Town of Okotoks has reviewed the design submission dated September 4 2019,
and has the following comments:

1. Many comments / errors were noted during review of this revised submission. The quality of the submissions has become a concern to Okotoks' administration; the Wind Walk design will not be accepted until all current and future review comments have been resolved to Okotoks' satisfaction. Due to the number of review comments provided for the revised submission, an additional review letter with additional comments should be expected.
2. ESC Report comments will be sent under separate cover. Some initial comments have been provided below:
 - It appears that the approach for internal lots is to shed overland flows to adjacent roads and lanes without any impediment. Please confirm and provide comment.
 - The report refers to silt fence being used at each stage of construction, however there does not appear to be any proposed on the plans provided.
 - The report refers to MulchMax shown on plans ESC 4 and 5, but it doesn't appear as if the product is shown.
 - City reviewer and inspector shall be revised to 'Mitchell Kowalski, Town of Okotoks'
 - Items shown in red throughout the document appear to be missing.
 - Is it possible to delete the rows that state 'Delete Row' and 'Add Row'?
3. Lane profiles – compare the lip of gutter elevations with the lane centre line elevations (at property line) for each affected profile. Many profiles, if not all, show these two points as having the same elevation.
4. It seems there has been little discussion between Wind Walk and Gold Medal regarding the sanitary system. Gold Medal's development relies on the sanitary sewer that is proposed to be installed with Wind Walk phase 1. Coordination between Wind Walk and Gold Medal is essential to designing a system that considers each developer as well as the Town of Okotoks.

Cover page

5. Include ESC drawings in the set

6. Ensure title for E-1, E-2, E-3, 108, 119 match title on the sheet
7. Ensure title for 109 describes the location accurately. West of what?

Tentative Plan

8. This plan does not match the approved tentative. Provide explanation as to why it has been changed and confirm what needs to be completed through Planning Services to have the revised version approved.

A-1

9. Relocate the pond warning sign currently proposed behind Lot 24 Block 1 closer to the convergence of the 783 pathway and the pathway to Wind Walk Green.
10. Label the mono sidewalk crossing between Lot 21 and 24 Block 1
11. The proposed location of the type C CB adjacent to Lot 21 Block 1 looks like it will be very close to the future driveway.
12. Label all lane crossings.
13. Show separate sidewalk crossings as flared.
14. Remove rolled curb notation at the lane crossing between Lot 26 and 27 Block 2
15. Remove standard curb notation at the lane crossing between Lot 1 and 2 Block 1
16. Indicate whether or not the chain link fence for lots backing to the pond will have gates
17. Consider including the swale east of Lot 41 Block 1 with this phase. It may be difficult to construct with the future phase, given its proximity to the property line. If it does not get included with Phase 1, provide details on the interim grading for this area to ensure surface flows do not cross onto private property
18. Interim barriers will be required for the east and south boundaries of the phase to restrict access.
19. Revise parking lane labels on Wind Walk Vista. These are boulevards, not parking lanes. Confirm width of parking lanes.
20. The 3m pedestrian links on Wind Walk Boulevard are shown as concrete, however they should be asphalt. Please revise. Please note that WCR's from the asphalt pathways shall still be concrete poured mono with the curb and gutter.
21. Reminder that Okotoks' specification for pinch point width is 7m, measured face of curb to face of curb.
22. Ensure the pedestrian crossings at the roundabout provide for adequate slope so surface drainage does not pond in the middle of road. These median breaks shall be concrete.
23. Provide detail for mountable portion of the roundabout. Okotoks prefers brick to stamped concrete for maintenance reasons. Okotoks may require a longer maintenance period for this portion of the roadway.
24. Confirm that the NBLT movement at the Wind Walk BLVD / Gate has adequate sightlines considering road geometry, property lines, etc.
25. The pinch point on the east approach of the Wind Walk BLVD / Gate intersection appears to have driving lane widths of 5m. This will do little to slow drivers down and does not do much to shorten the crossing distance for pedestrians along this safe route. Please revise this approach to improve the crossing.
26. Ensure the design vehicle can negotiate the Wind Walk BLVD / Gate intersection.

27. Provide rip rap treatment details for all culvert ends
28. Pathway west of Lot 1 Block 1 shall 'y' at tie to Wind Walk BLVD.
29. Please use Alberta Transportation's (AT) guidelines to determine if, and what level lighting is required for the Highway 783 / Wind Walk BLVD.
30. Provide confirmation that the Hwy 783 / Wind Walk BLVD intersection design conforms to applicable geometric requirements considering design vehicle / speed limit / sightlines / grades / etc.
31. At the Highway 783 / Wind Walk BLVD intersection – extend curb and gutter to end of curve and taper the curb down at the termination point. Include detail. Warning signage (hazard board) is needed at the ends of curb.
32. Show ultimate Highway 783 shadowed on this plan. It does not appear that the design of Wind Walk BLVD (storm water management, surface design, etc.) considered the ultimate cross section of Highway 783. The catch basins as proposed will end up in turn lanes to / from Highway 783, and the trap low will encroach on both north bound lane(s) as well as across all Wind Walk BLVD lanes. Okotoks would be amenable to shortening the Wind Walk BLVD median provided a pin-on median would be installed to the proposed extents. Surface redesign of the intersection is required. Okotoks understands that there is not a final design at this point in time, however, the functional can be used as a rough base. Please assume that the ultimate elevation of Highway 783 southbound / northbound is similar to the existing Highway 783 lanes.

A-2

33. Show ultimate Highway 783 shadowed on this plan.
34. Confirm proposed pond turnaround meets minimum turning requirements.
35. The overland escape route for the pond is proposed to be a 'v' cross section. Please revise cross section to propose something more conducive to active transportation.
36. Provide rip rap treatment details for all culvert ends
37. Show existing traffic signal poles
38. The design proposes to extend existing culverts across Highway 783 to a length exceeding 45m. Provide comment related to maintenance / operation of a culvert of such length. Add manhole(s), if needed, at locations that consider the ultimate design.
39. Confirm that the ultimate 783 and 7 designs were considered during pond outfall design and that the outfall ultimate alignment has been contemplated. Provide comment.
40. A pedestrian connection from the south side of the Hwy 7, north to the existing pedestrian network is required a part of this phase. The design is only proposing a connection to Highway 7 currently; additional survey/details/etc. are required showing how this connection will be accomplished. Include WCR's, road markings, signage (potential RRFB system), signal infrastructure (pedestrian heads, buttons, etc.) and timing improvements, pathway details north of Hwy 7, etc. Coordination with and permission from AT is required for improvements within the highway right of way.

A-3

41. Provide consistent labelling between cross-sections. Sections A, B, E show sidewalk label below road elevation, while Sections C, D show these labels above the road elevation. Also, update to indicate 3m pathway, not separate walk.
42. Section A shows a 1.61 mono on the left side of the street and 1.5 mono on the east side, yet both are labelled as standard curb face. Please revise.

A-4

43. Provide rationale for the proposed elevation of ultimate Highway 783 in cross section J and K. Include information on how the lands on the west side of Hwy 783 will be affected and whether the owner(s) have been included on the assumed design. Barring significant issues, Okotoks would strongly prefer to keep the ultimate elevation of Hwy 783 close to existing to control future construction costs and interface issues. This preferred approach also appears to work better with the TransAlta pole locations / elevations. Please revise the sections to reflect these comments. Interface grading adjustments shall be accommodated outside of the Highway 783 right of way.

A-5

44. Elevations are cut-off on detail 1 and 2.

A-7

45. Road markings shall be painted at CCC and durable markings installed (collector roads and higher) at FAC. Add note(s) to the plan.
46. Include hazard board(s) at end of curb where Wind Walk BLVD intersects with Highway 783
47. Two stop signs are required at Hwy 783 / Wind Walk BLVD intersection
48. Remove hazard boards from median ends. Keep Right signs are sufficient for these situations.
49. Speed limit (40 km/h) signs are required at entrance to Wind Walk. Please locate them approximately 45-50m from the (Hwy 783) east edge of pavement.
50. Include speed reduction signage on Hwy 783 to establish the 50km/h zone south of Wind Walk BLVD. Ensure there is adequate space between the advanced warning signage and speed limit signage and that the speed limit transition is installed sufficient distance in advance of the intersection. This is required as part of Phase 1 and details shall be included on the plans.
51. Street name signs at Hwy 783 / Wind Walk BLVD intersection shall be oversized (150mm lettering).
52. Bollards shall be shown at every pinch point. Refer to Okotoks specifications for information.
53. All marked crosswalks shall be signed to TAC guidelines as a minimum.
54. Remove EB Stop and Street Name signage at Wind Walk BLVD / Gate intersection. A three way stop at a four legged intersection is atypical.
55. The temporary merge left for EB at the BLVD / Gate intersection shall have jersey barriers or temporary concrete improvement c/w warning signage. Ensure adequate taper during installation.
56. Considering south approach of BLVD / Gate is not being constructed with this phase, change the Stop and Street Name sign to 'Future'.

- 57. Show sign post at Gate / Green intersection. Replace Stop with Yield or provide documentation as to why a Stop is required at this location.
- 58. Add crosswalk marking to the legend. Reminder that the crosswalks are to be zebra style.
- 59. Roundabout markings and signage is deficient. TAC guidelines shall be used as a minimum. Signage shall include, but not be limited to: Roundabout Ahead; Roundabout directional; Yield; Crosswalk; Keep Right; Hazard. Add signage and notes to the plan.
- 60. Add No Parking signage c/w arrow at the end of the parking lanes approaching the roundabout.
- 61. Ensure roundabout Yield markings meet TAC guidelines; include details on the plan.
- 62. Provide interim jersey barriers c/w signage for the east exit from the roundabout. Add note to plan.

B-1

- 63. Label legal line work along Highway 7
- 64. Revise encasement detail to indicate that the carrier pipe is sanitary, not storm.
- 65. Encasement detail - Confirm that pipe retainers are necessary for a gravity pipe system.
- 66. The 2m separation provide between manhole and encasement pipe is insufficient. Provide 5m minimum.
- 67. The proposed 0.5m projection beyond property line for the encasement pipe is insufficient. Provide 1m.
- 68. Crossing requirements for the current and future Highway 783 right of way shall meet AT requirements.
- 69. Crossing agreement for AT required prior to start of construction. Add note to plan.
- 70. The mechanical plug is proposed to be in S-A(3). This location may be ok at the start of construction, but you may want to use a manhole on Wind Walk property as the longer term location.
- 71. Provide insulation detail. Show extents (width, length, thickness) of insulation.
- 72. MH S-A(1) is proposed to be in the future highway right of way. Once registered, Okotoks will not have legal access to the manhole. The developer shall either obtain documentation from AT confirming that Okotoks will have access to the manhole in perpetuity, or relocate the manhole on (ultimate) Wind Walk property.
- 73. Proposing MH S-A(1) as the tie-in for the Gold Medal sanitary is concerning considering that additional infrastructure will be forced into the ultimate Highway right of way. Wind Walk shall work to finalize a tie-in location with Gold Medal that ensures ongoing access to the infrastructure and that considers the future highway cross-section. The shadow design of Gold Medal's sanitary design shall be shown on Wind Walk's plans, and consideration could be given to installing a portion of Gold Medal's sanitary with Phase 1.

C-1

- 74. Revise stormwater infrastructure west of ST-06 to ensure no conflict with ultimate Hwy 783 improvements.

C-2

75. All type C catch basins are to be two piece. Add note to plans.
76. Include grate for pond outlet. Add note to plans
77. Provide elevations and profile for the 600 CMP west of the pond outlet
78. Revise F and G cross-section note. Currently they reference sheet C-5 but they should reference C-4
79. Additional '10.00 No gravel bedding clay plug' required for outlet.
80. Provide detail for extension of culvert under Hwy 783. The note refers to 'offsite CD for details' but there does not appear to be details in the drawing package.
81. Include detail of Maintenance Access Road structure and label.
82. Show power poles.
83. Ensure proposed pond elevations (PWL, HWL, etc.) are consistent throughout the set and the accompanying reports (SWMR, Pond, Geotechnical, etc.).
84. Provide maintenance access road to inlet control structure(s). Connect to the maintenance access road for the outlet control structure.

C-4

85. Provide rationale for the proposed elevation of ultimate Highway 783 in cross section F. Include information on how the lands on the west side of Hwy 783 will be affected and whether the owner(s) have been involved on the assumed design. The elevations shown in this cross-section will make it challenging to complete the west side of the highway.
86. Cross sections shall show entire Hwy 783 ROW
87. Correct spelling of 'Ultimate' on cross-sections
88. Label pond slopes
89. Show pole alignment on Section F
90. Section G - Proximity of water main to TransAlta poles is concerning, however other sheets in this set show a different property line offset for the pole alignment. Review and revise. Provide comment on the separation between water main and power pole(s).
91. Water mains proposed to be in the ultimate Hwy 783 road right of way shall be seamless.
92. Section G – Water main appears to be shallow. Review and revise.

C-5

93. Label pond slopes
94. Label existing / ultimate ditch slopes

D-1

95. Show power poles
96. Add valve south of Lot 24 Block 1 to main within walkway.
97. Separation valve is needed between the two hydrants west of the roundabout
98. Relocate hydrant on southeast corner of BLVD / Gate east, beyond the pinch point.

D-2

99. Show power poles

E-1

100. It appears that Lots 13, 19, 26 and 34 Block 1 should have RMG
101. Previous review letter contained comment regarding the proposed grading of Lot 41 Block 1 and the cross-slope it creates for future lots east. Response

letter from Jubilee indicated that it was revised, but it doesn't appear to be.
Provide comment.

102. Lot 21 and 24 Block 1 – ensure lot grades adjacent walkway match information on profile 121
103. Lot 27 Block 1 – It appears that proposed storm and sanitary service elevations will conflict with the proposed water main. Please review.
104. Lot 12 and 13 Block 1 – Compare proposed lane boundary grades with proposed lane slope shown on Profile 114 and ensure they are consistent. Also, the front property line grades are lower than the lane centreline. Revise as necessary.

F-1

105. Boundaries of trap lows 7, 8 and 10 cross all travel lanes of the collector roadways. This is not in accordance with stormwater management design guidelines. Please revise design so that one lane is not inundated with overland flow, two lanes for the divided portion of Wind Walk Blvd.
106. Proposed trap low 10 does not appear to consider ultimate intersection.

G-1

107. Response comments from Jubilee noted that catchments 8 & 9 go to ST-15 – ST-14, however it appears that catchment 8 will go to ST-11. Please review and provide comment.

G-2

108. The tables on this plan list catchment numbers and areas, however, the reviewer needs to flip back to G-1 to see this information. Label the catchment numbers and areas on G-2 or include the tables on G-1.
109. Catchment 6 –Area shown as 0.596 in two locations, but appears as if it should be 0.620
110. Confirm incremental flow - ST16 to 15
111. Confirm incremental area – C15 to ST15
112. Confirm area label and incremental area – ST12 to 2
113. Confirm incremental area – ST9 to 6
114. Confirm incremental area – ST6 to 5
115. For the five comments above, please update calculations if errors are found. Also, please review the entire table in detail and update associated report(s).
116. Typically if pipe design velocities exceed 3m/s, the design is to include provision(s) to protect against structural and durability concerns. It appears that there are multiple locations where the flows exceed 3m/s. Please provide improvements to address the concerns, or comments supporting the rationale for no improvements.
117. There is little spare capacity for ST-7 to ST 6. Please provide comment.

Profile 101

118. Include ultimate Hwy 783 design shadowed on the plan
119. Label SAN pipe north of S-J
120. Label ST pipe north of ST-6
121. There appears to be insufficient vertical separation between the WAT and SAN south side of BLVD / Gate intersection.

Profile 102

- 122. WAT label west of roundabout needs revision

Profile 103

- 123. Remove 1074 elevation shown on profile

Profile 104

- 124. There appears to be insufficient vertical separation between the WAT, SAN, ST west of Gate / Green intersection
- 125. There appears to be insufficient vertical separation between the WAT and SAN at the Gate / lane intersection
- 126. There appears to be insufficient vertical separation between the WAT, SAN and ST at BLVD / Gate intersection

Profile 105

- 127. There appears to be insufficient vertical separation between the WAT and SAN at Gate / Green intersection
- 128. ST pipe ellipse is different size than ST pipe on Gate
- 129. There appears to be insufficient vertical separation between the WAT and SAN near MH S-G
- 130. Lane profile number shown on plan is incorrect

Profile 106

- 131. There are two Lot 2's. Revise.
- 132. ST pipe ellipse is different size than ST pipe on Gate
- 133. There appears to be insufficient vertical separation between the WAT and SAN at Gate / Green intersection

Profile 107

- 134. There are four Lot 2's. Revise
- 135. There appears to be insufficient vertical separation between the WAT and ST near MH ST-3. Please provide comment.

Profile 108

- 136. It appears that the proposed WAT elevation will conflict with SAN service for Lot 27

Profile 109

- 137. 200 SAN on Green is labelled as WTD. Revise.

Profile 110

- 138. Appears that WAT main is missing on the profile, north of the Tee

Profile 112

- 139. Revise profile number shown for the south leg of Green

Profile 119

- 140. PWL elevation shown on profile does not match plan information, nor what is shown on C-2. Ensure consistency throughout plan set.
- 141. With the revised PWL, the inlet pipe will not have the required 0.8m depth under PWL. Please revise.
- 142. 1:100 year elevation does not match information shown on C-2. Ensure consistency throughout plan set.
- 143. It appears that the design provides only 3m from the rear property line to the top of pond slope. A reminder that pathways are to have a minimum of 1m bench on either side.

144. PUL exceeds the 8% maximum slope for pathways. Ensure pathway will not exceed this maximum.

145. There appears to be enough of an elevation difference between the OGS rim and the property lines to the east and west to potentially cause grading issues in the PUL. Please ensure that conceptual grading / drainage of the walkway has been considered with this design. A reminder that the pathway shall not be used to carry drainage.

Profile 120

146. Address previous comments regarding concerns with: proposed location S-A(1); extents of encasement pipe; horizontal clearance of encasement pipe and manholes.

Profile 121

147. Elevation shown as 'Lot' don't appear to match information shown on the BGP. Please provide comment.

Profile 122

148. Provide consistent terminology. 'Asphalt Service Access Road' and 'Asphalt Regional Pathway' shown on the plan, 'W/W' shown on the profile. Revise.

149. Show Regional Pathway on the profile to Highway 7. Include 600 CMP.

150. Revise elevations shown on profile.

Profile 123

151. Provide consistent terminology.

Profile 124

152. Add 'galvanized metal grate' label to pond outlet

153. Previous comment regarding the proposed grading for Lot 41 Block 1 and the cross-slope it creates for future lots east. Response letter from Jubilee indicated that it was revised, but it wasn't. Provide comment.

Profile 3004

154. Address previous comments regarding concerns with extents of encasement pipe

155. Revise notes calling out proposed manholes as 'existing' manholes

Ensure the following general conditions are noted:

156. Hydrants shall be flow tested during the Construction Completion Certificate inspection and results presented with the CCC submission package.

157. With your resubmission, include a letter detailing how each point of the Town of Okotoks' review (this letter) has been addressed.

158. Landscaping improvements must be approved by the Okotoks Parks department.

159. Issuance of an approval does not excuse violation of any specification, regulation, bylaw, or act which may affect the proposed project unless specifically indicated otherwise.

160. Erosion and Sediment shall be controlled during construction at all times. Any sediment that is washed or tracked onto the street and/or storm sewer shall be cleaned immediately by the Developer. If the Developer does not comply with

this condition, the Town of Okotoks will take the necessary emergency corrective action at the Developer's expense.

161. The Developer is responsible for all rehabilitation required as a result of this development (road, curb & gutter, sidewalk, boulevard landscaping, etc.) to the satisfaction of the Town of Okotoks.
162. The Developer will be responsible for any damages that may occur during construction to curb and gutter, paved roads, landscaping, adjacent properties, etc.
163. All existing invert elevations / main locations shall be confirmed in the field prior to construction.
164. As-built plans for developments shall include on-site and off-site information to the satisfaction of the Municipal Engineer

Submit 1 full-sized paper copy and digital copies (pdf and CAD) for further review.

Sincerely,



Dan Kutzner, CET
Engineering Technologist

CC: Amanda Brinda, Senior Planner (via email)
Brian Lund, AFPL (via email)



Planning Services

Ph: (403) 995-2760

Fax: (403) 938-7387

Email: planning@okotoks.ca

December 12, 2019

Brian Lund
Alberta Foothills Properties, Ltd.
Via email: brian@financial-logic.com

File No: D18-MW1
This is Exhibit 5 referred to
in the Affidavit of

Colin Gainer

Sworn before me this _____

Day of September A.D. 2021

[Signature]

A Notary Public A Commissioner for Oaths
in and for the Province of Alberta

PATRICIA A. HUBER

My Commission Expires

August 12, 2024

Dear Brian Lund,

**RE: Notice of Pending Expiry of Subdivision Approval
Wind Walk Phase 1**

The Municipal Planning Commission approved Wind Walk Phase 1 on February 21, 2019, subject to conditions. As such, the subdivision approval will expire on **February 21, 2020** unless the applicant addresses the conditions of endorsement of the subdivision by that date or the Town agrees to extend the endorsement period in accordance with Section 657 of the *Municipal Government Act*.

This application is subject to the terms of the Water Allocation System for Planning Approvals Policy. This letter serves as notice that the Developer must enter into a subdivision servicing agreement (SSA) with the Town by **February 21, 2020** in order to retain the development capacity assigned to this subdivision phase. If a SSA is not executed during this one-year endorsement period, the portion of development capacity assigned to this phase will be removed on the expiry date and is available for re-assignment by the Town.

Should the developer not enter into a SSA with the Town by **February 21, 2020**, the applicant may still apply for a time extension, but will be subject to the availability of water capacity at the time of application and the discretion of the Subdivision Authority.

Preparation of the SSA can be requested at any time but the SSA cannot be finalized until all pre-SSA conditions of approval have been met, including acceptance of Engineering Design Drawings by the Town. Please also note that the following items must be provided at execution of the SSA:

- payment of the portion of offsite levies and developer contributions due at execution;
- a letter of credit for in the amount required for performance securities; and
- proof of insurance with the terms as set out in the SSA.

Please note that at the time of execution of the SSA, the developer will enter into a Developer Contribution Agreement for other agreed upon costs for new development, including water licensing and public facilities.

D18-WW1

December 12, 2019

Page 2 of 2

The application form for an extension to the subdivision endorsement period is enclosed.
The application is subject to an administrative fee of \$200.

Sincerely,



Amanda J. Brinda, MEDES, MCIP, RPP
Senior Planner
Planning Services
Town of Okotoks

Encl. Application for extension to the subdivision endorsement period

CC: Jamie Dugdale, Planning Services Manager
Rob Dickinson, Engineering Services Manager

March 25, 2020

Jubilee Engineering Consultants Ltd.
3702 Edmonton Trail NE
Calgary, AB T2E 3P4

Attention: David Vatcher, P. Eng.

**RE: Wind Walk Phase 1
Engineering Review 3**

This is exhibit "K" referred to
in the Affidavit of

Colin Griner

Sworn before me this _____

Day of September A.D. 2021

[Signature]
A Notary Public, A Commissioner for Oaths
in and for the Province of Alberta

PATRICIA A. HUBER
My Commission Expires
August 12, 2024

The Town of Okotoks has reviewed the design submission received January 2, 2020, and has the following comments:

General

1. There is a potential that Gold Medal will proceed in advance of Wind Walk. If this happens, Wind Walk shall grant a utility right of way through Wind Walk property to facilitate servicing of the Gold Medal lands. Please confirm.

A-1

2. Repeat comment - Confirm that the NBLT movement at the Wind Walk BLVD / Gate has adequate sightlines considering road geometry, property lines, etc.
 - Stopping Sight Distance was considered, but it does not appear that Intersection Sight Distance was. The ultimate traffic volumes along this corridor are anticipated to make the access challenging during peak times. Please provide detailed comments supporting the proposed geometry and the rationale for not considering Intersection Sight Distance at this location.
3. Repeat comment - Provide rip rap treatment details for all culvert ends
 - Ensure geotextile is shown under rip rap throughout the drawing set.
4. Repeat comment - Please use Alberta Transportation's (AT) guidelines to determine if, and what level lighting is required for the Highway 783 / Wind Walk BLVD.
 - The Developer will be obligated to provide additional information and interim lighting on 783. This shall be included with the subdivision lighting design.
5. Repeat comment - Provide confirmation that the Hwy 783 / Wind Walk BLVD intersection design conforms to applicable geometric requirements considering design vehicle / speed limit / sightlines / grades / etc.
 - Confirmation is required that applicable geometric design requirements as noted in the original comment have been met.

A-2

6. With ultimate Hwy 783 and the TransAlta poles now included on the plan, it is apparent that the northernmost TransAlta pole on the east side of Highway 783 is close to the ultimate curb. Due to the pole size, please update the plans to show



the entire base. If the base is within 3m of the ultimate lip of gutter, Okotoks may require that the subdivision developer relocate the pole.

A-4

7. Repeat Comment - Provide rationale for the proposed elevation of ultimate Highway 783 in cross section J and K. Include information on how the lands on the west side of Hwy 783 will be affected and whether the owner(s) have been included on the assumed design. Barring significant issues, Okotoks would strongly prefer to keep the ultimate elevation of Hwy 783 close to existing to control future construction costs and interface issues. This preferred approach also appears to work better with the TransAlta pole locations / elevations. Please revise the sections to reflect these comments. Interface grading adjustments shall be accommodated outside of the Highway 783 right of way.
 - Revise Highway 783 boulevard grading. Okotoks' preference is that a 2% slope be carried from ultimate back of curb to property line (ditch excluded). Okotoks is open to a 2% slope between ultimate back of curb to back of path, and then up to a 4:1 slope to property line. The 4:1 slope is a maximum, at no point behind the pathway shall the slope be steeper than 4:1. Any additional grade adjustments needed to accommodate the elevated rear yards must be done completely within private property, not within the public road right of way.
 - Elevations shown on these cross-sections for watermain & original ground do not appear to match information shown of Profile 123. Please ensure consistency throughout the plan set.
 - This cross-section was to show ultimate 783 cross-section, however the interim cross-section is shown. Please revise.

A-7

8. Repeat Comment - Speed limit (40 km/h) signs are required at entrance to Wind Walk. Please locate them approximately 45-50m from the (Hwy 783) east edge of pavement.
 - Provide an additional sign in the median.
9. Repeat Comment - Include speed reduction signage on Hwy 783 to establish the 50km/h zone south of Wind Walk BLVD. Ensure there is adequate space between the advanced warning signage and speed limit signage and that the speed limit transition is installed sufficient distance in advance of the intersection. This is required as part of Phase 1 and details shall be included on the plans.
 - Confirm whether a speed limit sign across Hwy 783 is required. Typically when there is a speed reduction in one direction, there is an increase across the road.
 - Show existing speed signs that may need relocation c/w notes.
 - Include these improvements within the Phase 1 boundary or ensure note is updated to clarify timing / responsibility.
10. Repeat Comment - Street name signs at Hwy 783 / Wind Walk BLVD intersection shall be oversized (150mm lettering).
 - Install street name sign(s) on top of stop sign on north side of Wind Walk Blvd
11. Repeat Comment - Bollards shall be shown at every pinch point. Refer to Okotoks specifications for information.

- Bollard number / placement is not shown correctly. Revise to match Okotoks specifications.
 - Bollards are missing at a number of locations where roadways narrow.
12. Repeat Comment - All marked crosswalks shall be signed to TAC guidelines as a minimum.
- Crosswalks do not appear to be signed to TAC guidelines (Pedestrian Crossing Control Guide). Signs are only on one side of crosswalk and there is no directional designation ('R' or 'L'). Revise and provide confirmation in your response that the most recent TAC guidelines have been met.
13. Repeat Comment - Show sign post at Gate / Green intersection. Replace Stop with Yield or provide documentation as to why a Stop is required at this location.
- 'YIELD' is misspelled.
14. Repeat Comment - Roundabout markings and signage is deficient. TAC guidelines shall be used as a minimum. Signage shall include, but not be limited to: Roundabout Ahead; Roundabout directional; Yield; Crosswalk; Keep Right; Hazard. Add signage and notes to the plan.
- Signage and markings do not appear to meet TAC guidelines. For example: Roundabout Ahead sign advance spacing incorrect – perhaps SSD could be used as a minimum as measured from sign to Yield line; Roundabout Directional sign location – shall be mounted in centre island; remove One Way sign from centre island – this is an optional sign that can be placed in addition to the Roundabout Directional sign, it does not replace it; Crosswalk signage insufficient; centre and edge pavement markings are optional, however the design shows them as white when centre markings should be yellow. Review all signage & markings and revise. Provide confirmation in your response that TAC guidelines have been met. Please ensure the most recent guidelines are being used.
 - Street name sign appears to be in an odd location at the roundabout. Suggest placement on the Yield signs.
15. Repeat comment - Add No Parking signage c/w arrow at the end of the parking lanes approaching the roundabout.
- Relocate No Parking signs at the east approach to the Blvd / Gate intersection. These should be at the start / end of the curb extension.
16. Repeat comment - Ensure roundabout Yield markings meet TAC guidelines; include details on the plan.
- YIELD line size / spacing appears to be incorrect. Please confirm and revise if necessary.

C-4 & C-5

17. Elevation and station information has been removed from these plans. Ensure this information is included in the revised set.

G-2

18. It appears that the tables on this page still contain errors. Most of the errors that we noticed related to area labels and incremental areas. Please review all of the information on this plan again, and provide corrected information on the revised set and in the SWMP.

19. The total of the areas in the Minor System Analysis table does not match the total of the catchment areas (less the south ditch and FF back of lots). It is our understanding that these should match. Please provide information or revise as necessary.

20. Plan scale appears to be incorrect.

Profile 102

21. The hydrant tee west of the roundabout appears to be shown at the incorrect location on the profile.

22. Label bends on the profile. Please ensure consistency throughout the plan set.

Profile 107

23. Repeat comment - There are four Lot 2's. Revise.

- These were revised and still appear to be incorrect.

Profile 110

24. Reducer is not shown or labelled on the profile. Please ensure consistency throughout the plan set.

Profile 122

25. Stations missing on this profile.

Profile 123

26. Information shown on this plan (watermain / original ground elevations) do not appear to match information shown A-4. Please ensure consistency throughout the plan set.

27. Stations missing on this profile.

Submit 1 full-sized paper copy and digital copies (pdf and CAD) for further review.

Sincerely,



Dan Kutzner, CET
Engineering Technologist

CC: Amanda Brinda, Senior Planner (via email)
Brian Lund, AFPL (via email)

This is Exhibit "L" referred to
in the Affidavit of

Colin Gainer

Sworn before me this _____

Day of September A.D. 2021

[Signature]

A Notary Public, A Commissioner for Oaths
in and for the Province of Alberta

PATRICIA A. HUBER
My Commission Expires
August 12, 2024





This is Exhibit "10" referred to in the Affidavit of

Colin Gunder

Sworn before me this _____

Day of September A.D. 2021

[Signature]
A Notary Public, A Commissioner for Oaths
in and for the Province of Alberta

5.15 DEVELOPMENT PERMITS NOT REQUIRED

PATRICIA A. HUBER

My Commission Expires

August 12, 2024

- A. Except as otherwise noted in the Bylaw, a Development Permit is not required for the following Developments provided that they otherwise comply with the provisions of the Bylaw in all respects and do not form part of a Development which requires a Development Permit. Proponents of any Development not requiring a Development Permit should consult with the Development Officer to ensure compliance with the Bylaw:
1. Works of maintenance, repair or Alteration, on a Structure, both internal and external, or on a Site if, in the opinion of the Development Authority, such work:
 - a. Does not include major Structural Alterations;
 - b. Does not change the Use or intensity of the Use of the Structure or the Site; and
 - c. Is performed in accordance with obligatory legislation or other government regulations.
 2. The erection, construction, or the maintenance of gates, Fences, walls, or any other means of enclosure under the identified height limitations in any District;
 3. The construction and maintenance of a public road, Public Utility, or public park within a public road, public Easement or Right-Of-Way, or publicly owned Parcel;
 4. Residential Buildings containing up to 2 Dwelling Units in Land Use Districts where Dwelling Units are Listed as a Permitted Use;
 5. The use of a Building or part thereof as a temporary polling station for a Federal, Provincial, or Municipal election, referendum or plebiscite;
 6. The construction, maintenance, and repair of walkways, pathways and driveways at Grade;
7. Excavations, importing, removal or stockpiling of soil associated with an approved Development Permit, executed Subdivision Servicing Agreement, or for agricultural purposes in Districts where Agriculture - General is a Permitted Use;
 8. The construction of an Accessory Building in the Traditional Neighbourhood District, excepting a swimming pool, hot tub, dugout or water feature located within 30 metres of an Escarpment;
 9. A change in Use on a Site where:
 - a. The Building in which the Use is to be located has been approved; and
 - b. The proposed Use is a Permitted Use in the Land Use District.
 10. Home Occupation - Minor;
 11. Landscaping where the existing Grade and natural surface drainage pattern is not materially altered;
 12. The Temporary Development of a portion of a Building or Structure for which a Development Permit has been granted for the marketing of the Building or Structure;
 13. A Day Home in a Traditional Neighbourhood District, Neighbourhood Core District or Downtown District;
 14. Placement of a shipping container on any Site for use during construction of a Development for which a Development Permit has been released, notwithstanding that shipping containers may not be a listed Use in the Land Use District, provided the placement is satisfactory to the Development Authority and the shipping container is removed from the Site prior to Occupancy of the Development or upon 30 days written notice by the Development Authority, whichever is sooner;
 15. A deck, balcony or retaining wall;

PART 1:
PURPOSE & AUTHORITY

PART 2:
MAPS & OVERLAYS

PART 3:
LAND USE DISTRICTS

PART 4:
SIGNS

PART 5:
ADMINISTRATION

PART 6:
DEFINITIONS

**5.16 DEVELOPMENT PERMIT
APPLICATION REQUIREMENTS**

- A. A Development Permit application shall include all of the following items:
1. A complete application form, signed by the registered owner of the subject property and the applicant, or their authorized agent(s) (with proof of such authorizations);
 2. Acceptable form of payment of applicable fee;
 3. A current copy (within the last 30 days) of the title and all relevant land related encumbrances (Easements, Restrictive Covenants, Caveats etc.) as at a Land Titles Office;
 4. A vicinity map indicating the location of the proposed Development in relation to nearby streets and other significant physical features which may have implication on the proposed Development;
 5. A statement of intended Uses of the proposed Development;
 6. Where applicable, the location of existing and proposed wells, septic tanks, disposal fields, culverts and crossings;
 7. Where a Building is proposed to be moved, the applicant shall provide photographs of the existing Building and a Building Inspection Report;
 8. Where a Development is proposed within the flood risk area, the applicant shall provide a comprehensive Flood Risk Area Planning and Hydrological Engineering Report;
 9. Where a Development is proposed within 30 metres of an Escarpment, the applicant shall provide a comprehensive Slope Stability Geotechnical Report;
 10. A Site plan at a 1:200 scale or other standard metric scale satisfactory to the Development Authority showing the following:
 - a. Scale of the plan;

PART 1:
PURPOSE & AUTHORITY

PART 2:
MAPS & OVERLAYS

PART 3:
LAND USE DISTRICTS

PART 4:
SIGNS

PART 5:
ADMINISTRATION

PART 6:
DEFINITIONS

16. Development within the Aerodrome District directly related to aviation and regulated by the *Aeronautics Act*, RSC 1985 c.A-2;
17. The use of a Building or Site by or on behalf of the Municipality or another government authority for a maximum of 1 year resulting from (and directly related to) the declaration of a state of emergency;
18. Agricultural - General Uses in the Agricultural & Land Holdings District, subject to the following restrictions:
 - a. A maximum of 3 Animal Units may be kept;
 - b. More than 3 Animal Units may be kept temporarily on Parcels 8.5 hectares or larger for branding, sorting, herd health management, calving or foaling, or market delivery, for not more than 60 consecutive days per year and provided that the animals are confined on Site for calving and foaling; and
 - c. A dugout may be located on Parcels larger than 8.5 hectares.
19. Private Utilities;
20. Public Utilities;
21. The erection, construction or use of temporary facilities reasonably and directly required in connection with construction, Alteration, or maintenance of a Building for which a Development Permit or Building Permit has been issued if removed within 30 days of approval of Occupancy. This includes construction trailers, portable sheds, portable toilets, and electric generators;
22. Temporary storage of up to 5 Recreation Vehicles on Parcels within the Agricultural & Land Holdings District; and
23. Special Events which hold all other approvals for such events required by the Municipality.

This is Exhibit "N" referred to
in the Affidavit of

Craig Gains

Sworn before me this _____

Day of September A.D. 2021

[Signature]
A Notary Public, A Commissioner for Oaths
in and for the Province of Alberta

PATRICIA A. HUBER
My Commission Expires
August 12, 2024

Fireworks, from page 6

He said the bylaw follows both the Alberta Fire Code and the practices that have been in place in Foothills County. Essentially nothing has changed in how fireworks are handled except there is a bylaw to further protect people and property, he said.

The bylaw was first brought before council on April 14, and after four weeks of public consultation that had 312 residents complete the online survey and provide input, it was reviewed before coming back to the council table in June.

Darlene Roblin, County emergency services manager, said having a bylaw in place helps educate residents on the fire code regulations for fireworks and provides clarity and direction for those interested in selling, purchasing or setting them off.

One of the questions heard most during public consultation was whether people would be shut down if a complaint is received about their fireworks display or event.

"Are we automatically going to shut that down? The answer is no," said Roblin.

She said handling nuisance complaints about fireworks activity will be no different than calls about breaches of the community standards bylaw. An investigation or evaluation will be conducted by peace officers, fire services or safety codes personnel to determine whether there is an unreasonable interference with someone's enjoyment of their own property.

"It isn't a matter of a singular complaint shuts down the ability for people to responsibly use fireworks according to the bylaw," said Roblin.

It's more about promoting public education and safety, and compiling the Alberta Fire Code rules into a municipal bylaw to ensure responsible use, she said.

While the bylaw doesn't change how the County regulates fireworks, Saulnier said one notable difference is the fire permit process moving online.

"We're trying to improve the service to make it easier for residents in the area to get those permits," said Saulnier.

The permitting process will take users through the regulations and require information on where the fireworks will be set off, so they can be notified if the site is too close to a neighbouring property or if the duration is long enough to be considered unreasonable or a nuisance for neighbours.

Foothills Fire personnel will be able to place conditions on the permit to follow the Alberta Fire Code and bylaw rules, and Roblin said as long as those conditions are followed there shouldn't be an issue.

"Even if somebody complained about it later, it would not constitute a nuisance because as long as they're following the approval they've been given, they're authorized to enjoy the fireworks display and put it off as approved," she said.

Permits with conditions will also be required for the use of exploding targets within Foothills County. Firecrackers remain banned, as per the Alberta Fire Code.

Entrepreneurs, from page 6

"We wanted something that's mobile, but we're also HGTV Junkies.

"Then the hunt was on for a good sea-can."

The unique model of their location created hurdles.

"When we went to the County, they said, 'Oh, we don't have any rules for this yet,'" Layton said.

While a challenge, she added they worked positively with the County administration which helped them navigate the matter.

While moving a sea-can requires much more heavy lifting, it can be done and is self-contained, Smith added.

Another challenge, Smith added, was working within the confines of the corrugated steel space.

Much of the planning and construction was constructed by the pair and their respective spouses.

"It's long and narrow, so there were so many different drafts we made," Smith said. "There was so much measuring like 'Okay this isn't going to work anymore, so we have to shift this, change this, pivot that.' and it's tricky to work in such a long narrow space that has no flexibility."

Located off Highway 2A on the northern outskirts of Okotoks, the shop officially opened June 18.



PLANNING NOTICES

Notice is given pursuant to the Municipal Government Act, R.S.A. 2000, Chapter M-26.1

DEVELOPMENT PERMITS & CERTIFICATES OF COMPLIANCE

Development permit approvals and advertised variance applications for Certificates of Compliance are posted on the Town's website at www.okotoks.ca/your-services/building-services/development-notices. See the website for detailed information about each permit and variance, and for instructions and deadlines for appeal to the Okotoks Subdivision and Development Appeal Board (SDAB).

PUBLIC HEARINGS

Take notice that Council of the Town of Okotoks intends to consider the following bylaws. The date, time and place at which Council will hear representation regarding the proposed bylaw is indicated below. Current Alberta Health Services guidelines regarding social distancing and isolation, along with Municipal Affairs Meeting Procedures (COVID-19 Suppression) Regulation, permit the Town of Okotoks to restrict in person appearances at the Municipal Centre during a public hearing due to the COVID-19 pandemic.

Any person or group of persons, or person acting on behalf of anyone who claims to be affected by the proposed Bylaw(s) and wishing to provide a written submission prior to the public hearing must provide comments through the following means:

- email Community Growth and Investment (planning@okotoks.ca); or
- email Legislative Services (legislativeservices@okotoks.ca); or
- drop-off in the drop box at the Municipal Centre;

no later than Wednesday, July 14 at 12:00 noon in order for the submission to be included in Council's agenda package. Written submissions received after Wednesday, July 14 noon up until 7:00 p.m. on Monday, July 19 will be summarized by Administration, noted during the public hearing, and provided to Council in full.

Any person or group of persons, or person acting on behalf of anyone who claims to be affected by the proposed Bylaw(s) and wishing to provide an oral presentation via remote access during the public hearing must contact Legislative Services (legislativeservices@okotoks.ca) prior to 12:00 noon on Monday, July 19. Access and instructions will be given to those persons to join the meeting remotely. Oral presentations during the public hearing are subject to a 5-minute time limit per person. An opportunity for members of the public to respond via email to any new information that has arisen from Administration's report during the public hearing will be provided.

Date: Monday, July 19, 2021

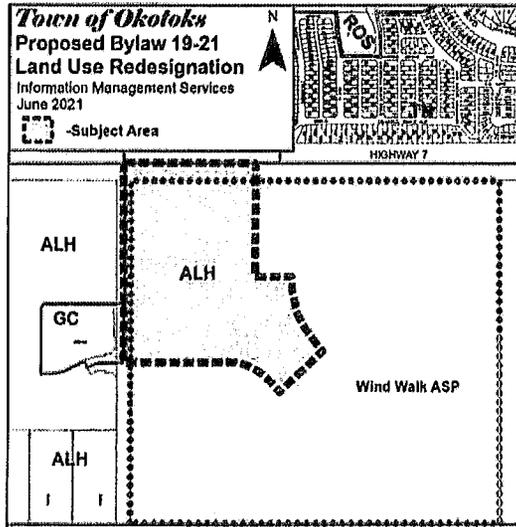
Time: 7:00 p.m. or shortly thereafter as Council may decide

Place: Council Chamber - 5 Elizabeth Street

► Bylaw 19-21 - The Purpose of Bylaw 19-21 is to amend the Land Use Bylaw 17-21 by revising Land Use Maps 2.1, 2.16, and 2.18 to redesignate approximately 7.88 hectares (27.34 acres) of the Northwest quarter of Section 16 Township 20 Range 29 West of the 4th Meridian from Recreation & Open Space District (ROS), Traditional Neighbourhood District (TN) and Neighbourhood Core District (NC) to Agriculture and Land Holdings District (ALH).

► Bylaw 20-21 - The Purpose of Bylaw 20-21 is to rescind Bylaw 18-17, the Wind Walk Area Structure Plan.

The subject area of the redesignation under Bylaw 19-21 and the extent of the Wind Walk Area Structure Plan are shown in the sketch map below.



This concludes the summary of Bylaws 19-21 and 20-21.

The personal information on submissions made, regarding the above applications, are collected under the authority of the Alberta Freedom of Information and Protection of Privacy Act, Section 33(c) and subsequent versions of the act. The submissions may be included in the public meeting agendas of the Municipal Planning Commission, the Subdivision and Development Appeal Board, and the Okotoks Town Council and as such, the personal information included in the submission will be publicly available, in accordance with Section 40(1) of the FOIP Act. If you have any questions, regarding the collection of this information, please contact the Town's FOIP Coordinator at foip@okotoks.ca.

Copies of any of the above are available for inspection by the public at the Town of Okotoks Community Growth & Investment during regular office hours. Please feel free to call 403-995-2760 for further information. Appeals and correspondence related to the above must cite the relevant file and be forwarded to:

Community Growth & Investment, PO Box 20 (5 Elizabeth Street), Okotoks, AB, T1S 1K1

Publication Date: June 30, 2021



PLANNING NOTICES

Notice is given pursuant to the
Municipal Government Act,
R.S.A. 2000, Chapter M-26.1

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PUBLIC HEARINGS

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- email Legislative Services (legislativeservices@okotoks.ca); or
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no later than Wednesday, July 14 at 12:00 noon in order for the submission to be included in Council's agenda package. Written submissions received after Wednesday, July 14 noon up until 7:00 p.m. on Monday, July 19 will be summarized by Administration, noted during the public hearing, and provided to Council in full.

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Date: Monday, July 19, 2021

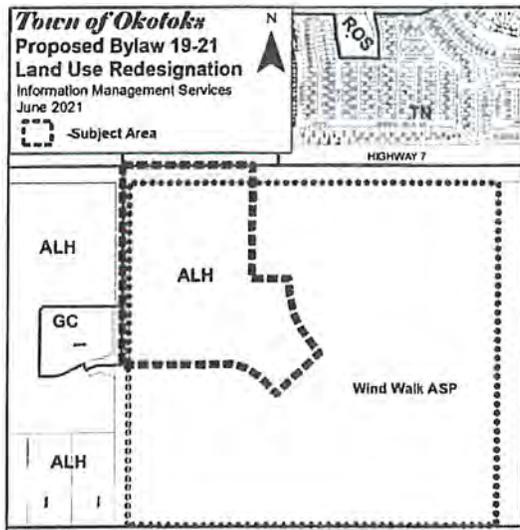
Time: 7:00 p.m. or shortly thereafter as Council may decide

Place: Council Chamber – 5 Elizabeth Street

► **Bylaw 19-21** - The Purpose of Bylaw 19-21 is to amend the Land Use Bylaw 17-21 by revising Land Use Maps 2.1, 2.16, and 2.18 to redesignate approximately 7.88 hectares (27.34 acres) of the Northwest quarter of Section 16 Township 20 Range 29 West of the 4th Meridian from Recreation & Open Space District (ROS), Traditional Neighbourhood District (TN) and Neighbourhood Core District (NC) to Agriculture and Land Holdings District (ALH).

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This concludes the summary of Bylaws 19-21 and 20-21.

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Community Growth & Investment, PO Box 20 (5 Elizabeth Street), Okotoks, AB, T1S 1K1

Publication Date: July 7, 2021

Councillor not seeking re-election

By Krista Conrad

Staff Reporter

A fourth member of Okotoks council will not be seeking re-election.

Coun. Florence Christophers announced on June 28 she will not be running in the 2021 municipal election, as her husband has secured work in Red Deer and she will be moving at the end of this term.

Despite the past four years being a "tough term," Christophers said there were some positive moments and she would have run again in a heartbeat if she was staying in the community.

"I really enjoyed teamwork. I really enjoyed my council," she said.

Christophers is no stranger to politics – she was vice-president and president of her high school council, elected twice to public office at the University of Alberta and again while in graduate studies in Ireland, and holds an undergraduate degree in political science.

She participated in speech and debate clubs through high school and university, and loved the back-and-forth of debate, and the way new ideas could come to light on either side of an issue.

Speech and debate competitions require preparing both sides of an argument, as a coin flip determines which team will be for or against an issue when the debate begins. Christophers said it ignited her desire to look at issues from both sides, and she brought that to the council table.

"It fundamentally shaped my brain," she said. "I want to hear both points, I want to hear the extreme ends, because I know that together they're both going to have really good points."

"I'm fascinated by debate. I love having someone challenge my point of view. I can feel it in my brain when something switches on and goes, 'Oh my gosh, I hadn't thought about it that way.'"

When she first moved to Okotoks and was trying to find her place in the community, a municipal election called to her and she served as a councillor from 2010 to

2013, took a hiatus and won the 2017 election to serve a second term.

With her background in debate and keen interest in politics, she decided to run.

"I thought, what a great way of getting involved and doing something I love," said Christophers. "It seemed like an obvious fit for me."

There were two issues she hoped to move forward in Okotoks, but was disappointed not to see traction over two terms: passive housing (building green, eco-friendly homes) and becoming a blue zone (where people live longer by practicing healthy habits).

As an entrepreneur, she was also interested in economic development and having Okotoks become pro-business, which she said council has achieved to some extent in the past four years.

"Passive housing, not in two terms have I been able to budge my council or my administration and I have not been able to make any budget around putting more of a leadership role around blue zones and healthy communities," said Christophers.

She said it would have been ideal to have Okotoks commit to something like a sugar tax to improve eating habits and health of residents.

"I'm just way ahead of my time still, I think. Those ideas are coming, but slowly," said Christophers.

The 2017-2021 term has been difficult, she said. There were a lot of heavy bureaucratic projects taken on, such as rewriting the land-use bylaw and the Municipal Development Plan, and changing the financial structure to a four-year budget cycle and 10-year capital plan.

It was also hard in terms of controversy, she said.

The tiny homes project was probably the most controversial issue over the term, said Christophers, who had brought forward a motion for the Town to move into a request for proposals on the project when the proposal was being fought and questioned by residents.

See Councillor on page 16

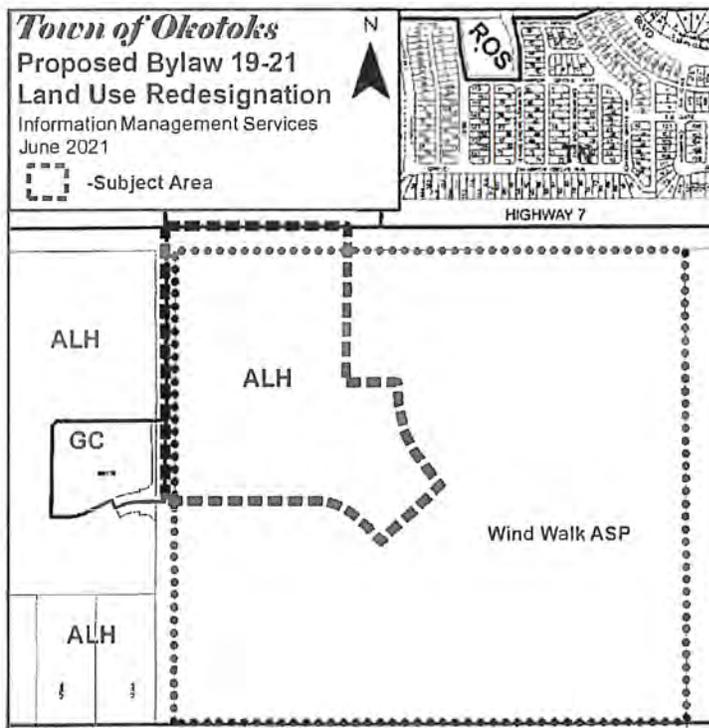


Community Growth & Investment
 Ph: (403) 995-2760
 Fax: (403) 938-7387
 Email: planning@okotoks.ca

June 30, 2021

**RE: Public Hearing for Proposed Bylaws 19-21 and 20-21
 Wind Walk Land Use Redesignation
 Rescinding of Wind Walk Area Structure Plan
 NW ¼ 16-20-29-W4M**

The purpose of Bylaw 19-21 is to amend the Land Use Bylaw by redesignating approximately 7.88 hectares (27.34 acres) of the Northwest quarter of Section 16 Township 20 Range 29 West of the 4th Meridian from Recreation & Open Space District (ROS), Traditional Neighbourhood District (TN) and Neighbourhood Core District (NC) to Agriculture and Land Holdings District (ALH) as shown on the sketch map below.



This is Exhibit "O" referred to
 in the Affidavit of

Celine Granger

Sworn before me this

Day of *September* A.D. 20*21*

A Notary Public, A Commissioner for Oaths
 in and for the Province of Alberta

PATRICIA A. HUBER

My Commission Expires
 August 12, 20*24*

The purpose of Bylaw 20-21 is to rescind the Wind Walk Area Structure Plan. The intent of these bylaws is to allow for the preparation of a new Area Structure Plan and a new Neighbourhood Structure Plan for the area in the future.

The full text of proposed Bylaw 19-21 and Bylaw 20-21 are available for viewing on the Town website at <https://www.okotoks.ca/your-government/your-council/public-hearings->

Bylaw 19-21 Public Hearing Notice

June 30, 2021

Page 2 of 2

[bylaw-consultation](#). The full text of the current Land Use Bylaw is available for viewing on the Town website (www.okotoks.ca).

In accordance with the *Municipal Government Act* [Section 692(4)], the Town is required to notify you of the proposed land use redesignation as you are an adjacent landowner. The proposed bylaw will be considered by Council through a public hearing, which is scheduled for the date and time below.

Date: Monday, July 19, 2021
Time: 7:00 p.m. or shortly thereafter as Council may decide
Place: via livestream on the Town website at www.okotoks.ca

Current Municipal Affairs Meeting Procedures (COVID-19 Suppression) Regulation, permit the Town of Okotoks to restrict in person appearances at the Municipal Centre during a public hearing due to the COVID-19 pandemic.

Any person or group of persons, or person acting on behalf of anyone who claims to be affected by the proposed Bylaw(s) and wishing to provide a written submission prior to the public hearing must provide comments through the following means:

- email Community Growth and Investment (planning@okotoks.ca);
- email Legislative Services (legislativeservices@okotoks.ca); or
- drop-off in the drop box at the Municipal Centre;

no later than Wednesday, July 14, 2021 at 12:00 noon in order for the submission to be included in Council's agenda package. Written submissions received after July 14 at noon up until 7:00 p.m. on July 19 will be summarized by Administration, noted during the public hearing, and provided to Council in full.

Any person or group of persons, or person acting on behalf of anyone who claims to be affected by the proposed Bylaw(s) and wishing to provide an oral presentation via remote access during the public hearing must contact Legislative Services at the above email address prior to 12:00 noon on Monday, July 19, 2021. Access and instructions will be given to those persons to join the meeting remotely. Oral presentations during the public hearing are subject to a 5-minute time limit per person. An opportunity for members of the public to respond via email to any new information that has arisen from Administration's report during the public hearing will be provided.

Please note that any information provided, including letters, emails, or in person appearances, become part of the public record.

If you have any comments or questions regarding the above bylaws, please contact:

Colin Gainer, Senior Planner

Town of Okotoks

Phone: (403) 995-2759 | Email: cgainer@okotoks.ca

| Lot | Block | Plan | Full Legal | Owners |
|-----|-------|---------|--|-------------------------|
| | | | PLAN 256LK | |
| | | | BLOCK 1 | DONALD MICHAEL DELAWSKI |
| | | | CONTAINING 7.43 HECTARES (18.37 ACRES) MORE OR | EVELYN CINDY DELAWSKI |
| | | | LESS | BOX 25, SITE 6, RR#1 |
| | | | EXCEPTING THE ROAD WIDENING ON PLAN 8210839 | OKOTOKS , AB T1S 1A1 |
| | 1 | 256LK | CONTAINING 0.046 HECTARE (0.110 ACRE) MORE OR | |
| | | | PLAN 7710817 | BRUCE MEYER (FARMER) |
| | | | BLOCK 1 | OF R.R. 1 |
| | 1 | 7710817 | EXCEPTING THEREOUT ALL MINES AND MINERALS | OKOTOKS, ALBERTA |

| | <p>MERIDIAN 4 RANGE 29 TOWNSHIP 20 SECTION 16 QUARTER NORTH EAST CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS EXCEPTING THE ROADWAY ON PLAN 63931 CONTAINING 2 ACRES MORE OR LESS ALSO EXCEPTING THEREOUT</p> <table border="1"> <thead> <tr> <th>PLAN</th> <th>NUMBER</th> <th>HECTARES</th> <th>(ACRES)</th> </tr> </thead> <tbody> <tr> <td>ROAD</td> <td>8711147</td> <td>4.72</td> <td>(11.65)</td> </tr> </tbody> </table> <p>NE 16-20-29- EXCEPTING THEREOUT ALL MINES AND MINERALS</p> | PLAN | NUMBER | HECTARES | (ACRES) | ROAD | 8711147 | 4.72 | (11.65) | <p>OF 11 MEADOW PLACE MANOR EAST BROOKS, AB T1R 0W9 AND TINA HAMLIN OF 827 PINTAIL PLACE VICTORIA, BC V9B 6W3 AND KIRK MEYER OF 4035 614,33 HERITAGE MEADOWS WAY SE CALGARY, AB T2H 3B8 ALL AS TO AN UNDIVIDED 1/4 INTEREST</p> <p>BEVERLY GRAHAM OF BOX 398 BLACK DIAMOND, AB TOL 0H0 AS TO AN UNDIVIDED 1/4 INTEREST</p> <p>BRUCE MEYER OF RR 1 OKOTOKS, AB T1S 1A1 AS TO AN UNDIVIDED 1/4 INTEREST</p> <p>DONALD MEYER OF BOX 51 BLACK DIAMOND, AB TOL 0H0</p> | <p>Split out into 6 rows below to faciliate mail merge to all persons listed on title</p> |
|------|---|----------|---------|----------|---------|------|---------|------|---------|---|---|
| PLAN | NUMBER | HECTARES | (ACRES) | | | | | | | | |
| ROAD | 8711147 | 4.72 | (11.65) | | | | | | | | |

NE 16-20-29-4

NE 16-20-29-4

DEBORAH CALPAS
OF 11 MEADOW PLACE MANOR EAST
BROOKS, AB T1R 0W9
TINA HAMLIN
OF 827 PINTAIL PLACE
VICTORIA, BC V9B 6W3

| | | | |
|---|---------------|---|---|
| | NE 16-20-29-4 | | KIRK MEYER OF 4035 614,33 HERITAGE MEADOWS WAY SE BEVERLY GRAHAM OF BOX 398 |
| | NE 16-20-29-4 | | BLACK DIAMOND, AB TOL OH0 BRUCE MEYER OF RR 1 |
| | NE 16-20-29-4 | | OKOTOKS, AB T1S 1A1 DONALD MEYER OF BOX 51 BLACK DIAMOND, AB TOL OH0 |
| | NE 16-20-29-4 | | |
| | | PLAN 0011134 BLOCK 1 LOT 1 EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 1.62 HECTARES (4 ACRES) MORE OR LESS | KALMAN PAUL HERBATH OF SITE 13, BOX 8, R.R.1 OKOTOKS ALBERTA TOL 1T0 |
| 1 | 1 | 0011134 | |
| | | PLAN 0111470 BLOCK 4 LOT 1 CONTAINING 1.88 HECTARES(4.65 ACRES) MORE OR LESS | BERNADINE KANWAL OF 12048-394 AVENUE EAST OKOTOKS ALBERTA T1S 1A1 |
| 1 | 4 | 0111470 | |

MERIDIAN 4 RANGE 29 TOWNSHIP 20
SECTION 17
QUARTER NORTH EAST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR
LESS

EXCEPTING THEREOUT:

| | PLAN | NUMBER | HECTARES | (ACRES) | MORE OR LESS | |
|--------------|---|---------|----------|---------|---|--------------------------------------|
| | ROAD | 8210839 | 0.399 | 0.99 | | |
| | ROAD | 8911953 | 5.657 | 13.98 | | GOLD MEDAL DEVELOPMENTS 2007 INC. |
| | DESCRIPTIVE | 9210391 | 4.047 | 10.00 | | OF PO BOX 27 |
| | SUBDIVISION | 9412152 | 3.316 | 8.194 | | OKOTOKS |
| | SUBDIVISION | 9510943 | 17.282 | 42.7 | | ALBERTA T1S 1A4 |
| NE 17-20-29- | SUBDIVISION | 9911049 | 8.64 | 21.35 | | |
| | PLAN 1210064 | | | | | |
| | BLOCK 7 | | | | | SEITZCO LTD. |
| | LOT 1 | | | | | OF 517 CRYSTAL GREEN MEWS |
| | EXCEPTING THEREOUT ALL MINES AND MINERALS | | | | | OKOTOKS |
| 1 | 7 | 1210064 | | | AREA: 2.044 HECTARES (5.05 ACRES) MORE OR LESS | ALBERTA T1S 2K6 |
| | PLAN 0311918 | | | | | |
| | BLOCK 22 | | | | | PRAIRIE FIRE (OKOTOKS) GP LTD. |
| | LOT 7 | | | | | OF 12420-102 AVE NW |
| | EXCEPTING THEREOUT ALL MINES AND MINERALS | | | | | EDMONTON |
| 7 | 22 | 0311918 | | | AREA: 2.469 HECTARES (6.1 ACRES) MORE OR LESS | ALBERTA T5N 0M1 |
| | PLAN 0213879 | | | | | WAL-MART CANADA CORP./LA |
| | BLOCK 22 | | | | | COMPAGNIE WAL-MART DU CANADA. |
| | LOT 4 | | | | | OF 1940 ARGENTIA ROAD |
| | EXCEPTING THEREOUT ALL MINES AND MINERALS | | | | | MISSISSAUGA |
| 4 | 22 | 0213879 | | | AREA: 4.724 HECTARES (11.67 ACRES) MORE OR LESS | ONTARIO L5N 1P9 |
| | PLAN 0111470 | | | | | |
| | BLOCK 4 | | | | | BERNADINE KANWAL |
| | LOT 1 | | | | | OF 12048-394 AVENUE EAST |
| | CONTAINING 1.88 HECTARES(4.65 ACRES) MORE OR | | | | | OKOTOKS |
| 1 | 4 | 0111470 | | | LESS | ALBERTA T1S 1A1 |

| | | | |
|---|-----------|---|--|
| 1 | 1 0011134 | PLAN 0011134 BLOCK 1 LOT 1 EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 1.62 HECTARES (4 ACRES) MORE OR LESS | KALMAN PAUL HERBATH OF SITE 13, BOX 8, R.R.1 OKOTOKS ALBERTA T0L 1T0 ALBERTA FOOTHILLS PROPERTIES 205 - 736 1ST AVE NE CALGARY AB T2E 0B8 |
| | | Windwalk 1/4 section | |

