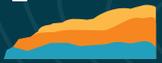


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# Phase 2 Public Engagement Summary

DECEMBER 2022

**TRILOGY  
PLAINS**   
AREA STRUCTURE PLAN



## Contents

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SECTION 1

# Project Background

Lamont Land is pursuing an Area Structure Plan (ASP) to guide the future development of approximately 320 acres of land in north Okotoks, located directly north of Crystal Ridge Golf Club and Air Ranch Airport.

An Area Structure Plan (ASP) is a statutory plan that, upon approval by the Town of Okotoks Council, will provide a policy framework to guide the development of the land, including direction for the future, more detailed Neighbourhood Area Structure Plans (NASPs), land use designations, and subdivision applications. An initial ASP was completed for Trilogy Plains in December 2021, and the key information was presented at a virtual public information session on December 7, 2021. The Town of Okotoks Administration provided feedback on the ASP in April 2022, and the project team revised and submitted the updated ASP in July 2022. The Town of Okotoks has reviewed the ASP a second time and provided feedback to the project team. An open house was held in Okotoks on Wednesday October 12, 2022, to collect the public's feedback prior to revising and resubmitting the ASP. The team plans to submit a revised ASP for final review in December 2022.

**The ASP identifies the following:**

- Opportunities & constraints within the site
- Future land use concept with:
  - Neighbourhood Areas
  - Commercial & Employment Areas
  - Open Spaces & Pathway Network
  - Major Road Network
  - Interface Areas
- Future neighbourhood boundaries
- Water, sanitary, & stormwater servicing strategy
- Comprehensive policy to supplement the land use & servicing strategy
- Phasing & implementation strategy
- Guide to lower tiered planning efforts (i.e. Neighbourhood Area Structure Plans, land use & subdivision matters)

PROJECT TIMELINE



SECTION 2

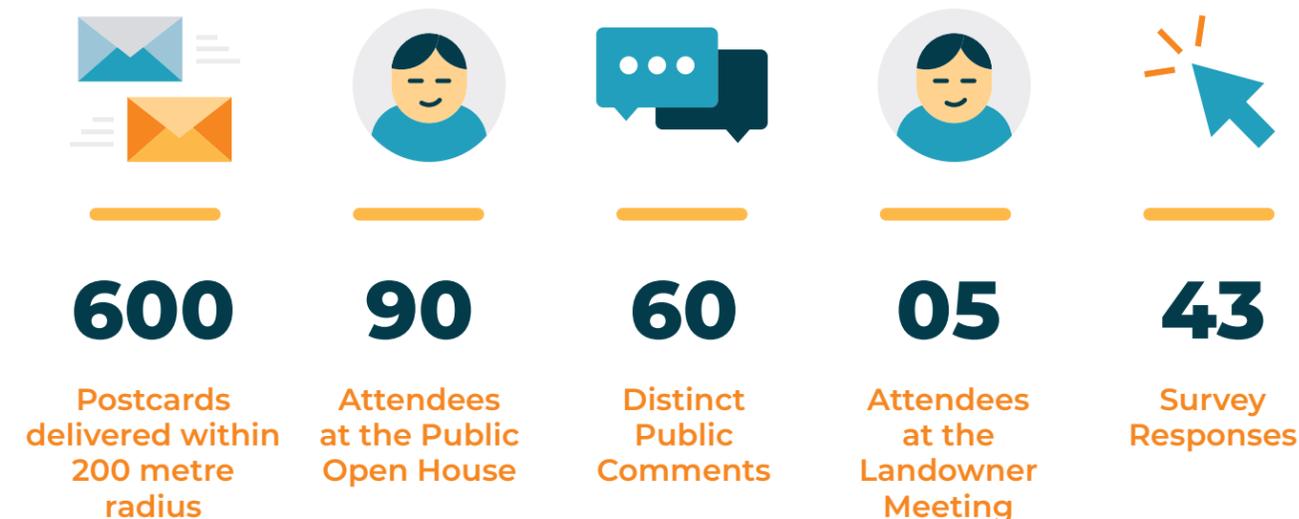
# Engagement Summary

The first round of public engagement included a virtual public information session held on December 7, 2021. This session was attended by 53 people. The project team received 19 questions during the engagement and 29 survey responses from members of the public who shared their feedback on the ASP before submission. For more information on the previous engagement, click the Resources tab at: [www.trilogypainsasp.com](http://www.trilogypainsasp.com)

Following the first round of engagement, the ASP was updated based on the public engagement feedback and was submitted to the Town of Okotoks on December 23, 2021. After the circulation process, comments were received in April 2022, and an updated ASP was submitted in July 2022. Before the second submission, letters were sent to landowners located within the project area and an update was emailed to stakeholders and posted to the project website in June 2022. A public open house to update stakeholders on the ASP was held in October 2022.

The purpose of the second round of public engagement was to update the community about the revisions made to the ASP following the first round of engagement and feedback received from the Town of Okotoks. In addition, the purpose was to respond to questions about the project and collect feedback to inform any final revisions to the ASP prior to the final ASP submission to the Town of Okotoks.

## ENGAGEMENT BY THE NUMBERS



SECTION 3

# Engagement Opportunities

## EMAIL NEWSLETTER & LANDOWNER LETTERS

An invitation to the public open house was emailed on Wednesday, September 28, 2022 to 60 recipients that registered to receive information about the Trilogy Plains ASP project. A reminder was sent on Tuesday, October 11, 2022 to remind recipients of the event. In addition, on Thursday, June 30, 2022, a letter was emailed to 60 recipients informing community members that the Town of Okotoks Administration had completed their initial review of the Trilogy Plains ASP, which was submitted to the Town in December 2021, and that an engagement event would be held in the fall.

## PROJECT WEBSITE

A dedicated project website ([trilogypainsasp.com](http://trilogypainsasp.com)) was launched in March 2021 to share details about the project and provide updates to the public.

## POST CARD & CONDO BOARD EMAILS

On September 28, 2022, households within a 200m radius of the project area received a hand-delivered postcard (see Appendix B) inviting them to attend the public open house. The postcard provided a description of the Trilogy Plains ASP, and shared the project website and engagement representative contact information. An email including the same information was shared with adjacent condo boards on September 23, 2022, with the expectation that this information was shared with tenants.

## FEEDBACK SURVEY

Feedback forms were available at the public open house and several signs with a QR code linked to the online survey were posted at the event. Participants were asked to complete the survey by Tuesday October 26, 2022. A link to the online survey was sent to all email subscribers and was also posted to the website following the event. In total, 43 people completed the survey. The results are summarized in Appendix A.

## LANDOWNER MEETING

Prior to the open house, the project team invited all landowners located within the ASP plan area to a virtual meeting on Wednesday, October 5, 2022. The purpose of the virtual meeting was to provide an update prior to the open house. Four landowners / landowner representatives attended the meeting and asked questions of the project team.



You are invited to a Public Information Session on **Wednesday, October 12, 2022, for an update on the Trilogy Plains Area Structure Plan.**



Lamont Land is leading the development of the Trilogy Plains Area Structure Plan (ASP). The Trilogy Plains ASP is a statutory plan that, upon approval by the Town of Okotoks Council, will provide a policy framework to guide the development of about 320 acres of land located directly north of Crystal Ridge Golf Club and Air Ranch Airport.

The ASP has been updated following review and input from stakeholders. Before resubmitting the ASP to the Town of Okotoks, Lamont Land will provide a project update, share the revised land use concept, and outcomes from the transportation and servicing reports. This event is open to the public. For more information, visit [www.TrilogyPlainsASP.com](http://www.TrilogyPlainsASP.com)



- Wednesday, October 12
- 5:00 to 7:30 pm (drop-in basis)
- St. James Parish, 338060 32 St E, Okotoks, AB

If you are unable to attend, the project website will be updated following the event with all materials and links to the online feedback form. For more information visit: [www.TrilogyPlainsASP.com](http://www.TrilogyPlainsASP.com)

▲ Trilogy Plains ASP Postcard



**OPEN HOUSE**

The project team hosted a public open house on Wednesday, October 12, 2022 at the St. James Parish in Okotoks to provide an update to the public on the changes made to the ASP since the virtual open house in December 2021, and provide the public an opportunity to ask questions and provide feedback on the updated ASP. The open house was facilitated by B&A with support from WATT Consulting Group and CIMA+ to share details about the ASP. Lamont Land, the developer, was also in attendance, as well as representatives from the Town of Okotoks. The event was on a drop-in basis. Attendees were able to review the 22 project information boards summarizing the updates and we were able to ask questions directly to the project team. The information boards are included in Appendix C and available at [www.trilogypainsasp.com](http://www.trilogypainsasp.com)

**THE PUBLIC OPEN HOUSE WAS ADVERTISED THROUGH:**



**Landowner Email**  
September 21, 2022



**Resident Postcard Delivery**  
September 28, 2022



**Project Website**  
September 22, 2022



**Newspaper Ads**  
September 28 & October 5, 2022



**Condo board emails**  
September 23, 2022



**Newsletter Email**  
September 28 & October 11, 2022



**Onsite Signage**  
September 27, 2022



**Social Media Posts**  
October 6, 2022

**90**  
Attendees at Public Open House

**43**  
Survey Responses

**01**  
Media article written following event

SECTION 4

# Engagement Snapshot

During the open house, participants shared their questions and comments on the updated ASP and land use concept through a survey. These comments were reflected in the survey responses of which 39 respondents provided a total of 60 comments.

The main theme within the 60 comments received was transportation, with specific interest in the road network totalling thirty-five percent of the comments. Twenty-seven percent of comments discussed land use with a specific interest on environmental impact, amenities and housing. Twelve percent of comments discussed the employment area, with much of the feedback discussing noise pollution and the impact on property value. Ten percent of comments provided feedback on the engagement, eight percent discussed stormwater management and eight percent of comments discussed growth in Okotoks.



## LAND USE CONCEPT FEEDBACK THEMES

The project team has documented all questions and comments received during the survey outreach and the verbatim comments are available in Appendix A. We have summarized the main themes from comments and responses from the project team in the following pages.



**35%**

Transportation & Road Network  
21 Comments



**27%**

Land Use  
16 Comments



**8%**

Growth, Tax & Property Value  
5 Comments



**12%**

Employment Industrial Area  
7 Comments



**8%**

Stormwater Management & Water Use  
5 Comments



**10%**

Engagement  
6 Comments

**TRANSPORTATION AND ROAD NETWORK**

Transportation and the Road Network was the most common theme discussed and 21 comments were received. Topics included traffic volumes, the proposed road network, road modifications and the internal road network. Below is a summary of key comments stakeholders discussed:

FREQUENCY	TOPIC	COMMENT
8	Traffic – Current traffic volumes	Concerns related to the traffic impacts of the new development. Traffic volumes are already high on 32nd Street for current residents and commuters and during peak school hours.
3	Possible Mobility Service Connection	I am opposed to the "possible mobility service connection" road as it could lead to short cuts for industrial traffic through the residential area.
2	Modifications to Existing Roads	There are too many intersections on 338 Ave E as a major traffic artery to the town and Highway 2. The road needs to maintain a free flow of traffic and be large farm equipment navigable.
2	Modifications to Existing Roads	Disagree with the proposed road between 32nd Street to 48th Street at Crystal Green Lane.
2	Internal Network/ Pathways	Would be nice to have well-connected pathways extending into surrounding areas to increase walkability/cycling options.
2	Internal Network/ Pathways	Provide pathways with wide setbacks.
1	Pedestrian Safety	The "potential possible mobility" near the Air Ranch area does not have sidewalks. People who do not use this Ranch Rd often do not realize this so added access through Air Rach that brings an added safety concern for pedestrians.
1	Traffic	Please ensure the "possible mobility/service corridor" gets left like that and does not become a street. If it becomes a street, the traffic on Crystal Green Lane (I live on this street) will become unbearable.
1	Internal Network/ Pathways	Request - move the foot path to be next to the industrial section not next to the houses.
1	Modifications to Existing Roads	Is the street between the church and the school needed?

**LAND USE**

Land use was the second most common theme discussed in the survey, with a total of 16 comments received. Topics included reducing the environmental impact and ensuring amenity capacity and housing availability. Below is a summary of the key comments participants discussed:

FREQUENCY	TOPIC	COMMENT
4	Environment	Please preserve/maintain trees and green spaces within the community.
3	Community Amenities	Please plan for more commercial spaces such as grocery stores, restaurants, gas, and recreational facilities.
2	Housing	In need of more low-income housing and senior housing.
2	Disapproval/Delay of Development	We do not need this community/the community should be postponed.
1	Fencing/Privacy	Allow/provide privacy fencing around all homes to deter from demolishing vegetable/flower gardens.
1	Streetlights	Install better streetlights to reduce light pollution.
1	Land Ownership	My understanding was the Trilogy Plains Area Structure Plan applies only to the yellow-shaded area on the map and does not include the purple-shaded areas to the right. Isn't it a misrepresentation to say the Trilogy Plains Area Structure Plan is bound by 48th Street?
1	Land Ownership	Lamont should consider buying Crystal Ridge Golf Course next door after exploring benefits with the city and enhancements to the new community and the golf course and the company.

**EMPLOYMENT/INDUSTRIAL AREA**

Nine survey comments discussed Employment/Industrial Area. Topics included disapproval of the development in proximity to their property, noise pollution, and the amount of industrial use. Below is a summary of key comments stakeholders discussed:

FREQUENCY	TOPIC	COMMENT
4	Compensation/Property Value Concerns	Please confirm how the existing homeowners will be compensated for the loss in home value due to industrial complexes to be built adjacent to our land.
2	Noise Pollution	Concern for the impact the facility will have on noise in the area.
1	Disapproval Of Employment Area	No to the proposed Employment Flex Area/Employment Area (Industrial/Commercial).
1	Increase Employment Area	Industrial use at 50% is too low. To have a brighter future for residents they should have the opportunity to be employed. A 60% industrial to 40% residential should be considered.
1	Business Inquiry	Do you yet have criteria on what businesses will be allowed to operate in the employment area? How will certain businesses be banned from operating there?

**GROWTH AND PROPERTY VALUE**

Five comments related to growth and one comment related to property values were received. Below is a summary of the key comments shared:

FREQUENCY	TOPIC	COMMENT
5	Growth Cap in the Town of Okotoks	The development is not necessary. There is concern that the population is increasing too rapidly in the Town of Okotoks.
1	Property Value & Tax	The development decreases my property value and increases taxes.

**SERVICING – STORMWATER MANAGEMENT AND WATER USE**

Five comments discussing stormwater management and water usage were shared. Below is a summary of the key comments stakeholders discussed:

FREQUENCY	TOPIC	COMMENT
3	Stormwater Management/Water Use	Encourage smart water consumption and ensure water usage will not be limited. Consider installing rain barrels, water miser toilets etc.
1	Stormwater Management	I am bordering the stormwater facility and I am concerned about possible flood risk.
1	Stormwater Pond Location	It would make sense to shift the pond as far east as possible to provide a buffer between the Air Ranch and future industrial development.

**ENGAGEMENT**

Engagement was noted in six survey comments. Below is a summary of the key comments stakeholders discussed:

FREQUENCY	TOPIC	COMMENT
2	Engagement Feedback	Good concepts and designs
2	Engagement Feedback	Please spell out acronyms as some needed explaining.
1	Engagement Feedback	Very thorough and informative open house.
1	Engagement Feedback	Increase signage at the event.

SECTION 5

## Next Steps and Contacts

We appreciate and thank the community for their participation and feedback to date and will continue to provide project updates throughout the application process.

Following the second round of public engagement in October 2022, the project team expects to submit the updated ASP for final review by the Town of Okotoks Administration in December 2022.

### WHAT'S NEXT?



Submit PROPOSED ASP, Town internal review/ circulation process



Revisions to PROPOSED ASP as necessary



Expected Q1/Q2 2023 Approval Process- MPC, Council, CMRB

Phase 3 Approval Process (in progress) - Final approval expected February / March 2023

### CONTACT US

We want to thank the community for their engagement to date and we will continue to provide project updates throughout the application process. A dedicated engagement specialist is available to respond to questions and comments from stakeholders.



#### Martha McClary

Strategic Lead, Communications & Engagement

mmclary@bastudios.ca  
403.692.5230



APPENDIX A

## Survey Results

# Appendix

# A

FEEDBACK THEMES	QUESTIONS & COMMENTS
Transportation	14
Traffic	12
Industrial & Employment Area	10
Connectivity & Mobility: Internal Network	7
Land Use	6
Environment & Open Space	5
Noise	5
Property Value & Taxes	4
Growth Cap	4
Disapproval of Development	4
Servicing – Stormwater Management & Water Usage	3
Engagement	3
Support/Positive	3

**QUESTION #1**

Do you have any feedback or final comments to enhance the Trilogy Plains Area Structure Plan Land Use Concept before we proceed to Council? 60 comments received from 39 stakeholders

OPEN/ENDED RESPONSE	
#	MAIN THEME: TRANSPORTATION & ROAD NETWORK (21)
1	The connector road should not be there. This is a residential area going to the purple area which is industrial.
2	No proposed through road between 32nd street (at Crystal Green Lane) and 48th Street.
3	No through road from 32 street to 48 street at crystal green lane. The proposed road at Crystal Green Lane should not continue east over the proposed storm pond because this road would encourage industrial traffic in a residential area where two schools are located, and another school is proposed.
4	I have concerns related to the traffic impacts of the new development. The entry/exit road at HTA and the church at 32nd St in particular is already a congested area at certain times of the day due to the volume of vehicles. The vehicles also entering/exiting Meadow Ridge school at a similar time increases traffic volumes, along with other motorists using 32nd St to travel to the southern parts of Okotoks. Additional traffic light intersections on the northern part of 32nd St will be frustrating for motorists. 32nd St is a regularly used route for emergency vehicles and more congestion could impact response times. The changes that are also being considered for 338 Ave and Highway 2 intersection will have a major impact of the movement of traffic wanting to travel north from Okotoks to Calgary. There needs to be consideration given to another recreation facility by the council before even more houses are built. The recreation centre/rinks and especially the pool are already over capacity in my opinion.
5	Not only are we losing home values, but we will also be facing traffic, loud noisy customers, and music lights all over the whole night! Totally displaced & stupid planning. Thank you for this...!
6	Trilogy Plains will require significant investments in road upgrades and will be very disruptive to nearby residents. We should hold off until these other developments are completed.
7	Please avoid a vehicular connection to Ranch Rd. A pedestrian/emergency connection would be fine. Meadow Ridge School access to 32 street should be included in the evaluation/analysis . Use roundabout intersections instead of signalized intersections
8	The plan looks fine except for the proposed mobility connector road near the pond is a poor idea. If this does not become a road it will lead to shortcuts for industrial traffic through the area which is residential, and it will become a speedway and greatly affect the quality of life in the area.

9	Air Ranch resident. I realize the purple is many years in the future however I would like to comment on the "potential possible mobility" area I circled. The original portion of the Air Ranch area does not have sidewalks. People who do not use this Ranch Rd often do not realize this so added access through Air Rach that brings an added safety concern for pedestrians.
10	338 Ave E. has too many intersections proposed. This is a MAJOR traffic artery connecting 2A, the town and Hwy 2. It NEEDS to be large farm equipment navigable. This is a farming area!!!
11	The twinning of 32 St E needs to happen ASAP (as soon as the pipe is laid to accommodate water requirements). The traffic on this road with two schools in operation is heavy and at some times of the day, it is like a City of Calgary stop-and-go plug-up. If you plug up this access, it will encourage those of us North of 338 Ave to support Calgary businesses rather than Okotoks ones.
12	Crystal Green Lane - intersection with 32nd: Currently needs either lights or a traffic circle. It's impossible to exit during rush hour. 32nd is already very busy with school commuters and trucking traffic - that needs upgrading first. The intersection with 32-338 Ave-Hwy stop - what are the "immediate" plans?
13	Please work hard to maintain the free flow of traffic on 338 Avenue and 32 Street including at the intersection thereof (which is already a big problem at certain times of the day). Some of your collector roads showed be right in/right out to maintain this flow.
14	Please ensure the "possible mobility/service corridor" gets left like that and does not become a street. If it becomes a street, the traffic on Crystal Green Lane (I live on this street) will become unbearable.
15	Assure me that the sewers in my neighbourhood will not be overburdened with the additional load from Trilogy Plains. Provide rain barrels - installed to each new home to encourage wise water use. Provide pathways with wide setbacks.
16	Would be nice to have pathways extend into the air ranch and crystal ridge for more connected pathways
17	Ensure pedestrian safety in all areas and focus on walkability and cycling options and traffic calming
18	Traffic on 32nd is a terrible problem already, and this plan appears to fix existing problems as well as permit expansion. Excellent!!
19	Is the street between the church and the school needed?
20	I am strongly opposed to the "possible mobility service connection" road because I don't want traffic going to the light industrial commercial area using Crystal Green Lane.
21	Request - move the footpath to be next to the industrial section not next to the houses.

**OPEN/ENDED RESPONSE**

#	MAIN THEME: LAND USE (16)
22	There needs to be consideration given to another recreation facility by council before even more houses are built. The recreation centre/rinks and especially the pool is already over capacity in my opinion.
23	My understanding was the Trilogy Plains Area Structure Plan applies only to the yellow-shaded area on the map and does not include the purple-shaded areas to the right. Isn't it a misrepresentation to say the Trilogy Plains Area Structure Plan is bound by 48th Street?
24	Lamont should consider buying Crystal Ridge Golf Course next door after exploring benefits with the city and enhancements to the new community and the golf course and the company.
25	Please plan for more commercial spaces - we need a grocery store, fast food establishments and restaurants (also, drug store would be nice).
26	Please make the berm bigger for houses bordering the development
27	Commit to green space, parklands and pathways with wide setbacks and keep to the plan. Plant a diverse range of native trees and shrubs. Give children a place to run and play.
28	We live at Pencross Condos. Our concern is that they keep the trees on the north side of Crystal Green Lane and any other greenspace around. This area is used by deer and other wildlife. Thank you
29	Please preserve the trees along Crystal Green Lane.
30	I'm sad to see productive farmland destroyed. What about the wildlife that currently makes this area their home? Guess human growth is inevitable.
31	Allow/provide privacy fencing around all homes to deter from demolishing vegetable/flower gardens
32	Disappointed to not know what you intend to build. Need grocery store, amenities - gas, swimming pool, etc.
33	Install better street lights to reduce light pollution - the lights in Crystal Creen are overkill.
34	I hope that the future plans would incorporate some sort of low cost housing for fixed income seniors.
35	Need low income, senior living
36	We do not need this community.
37	I disapprove the development.

**OPEN/ENDED RESPONSE**

#	MAIN THEME: EMPLOYMENT/INDUSTRIAL AREA (7)
38	Industrial use at 50% is too low. To have a brighter future for residents they should have the opportunity to be employed. A 60% industrial to 40% residential should be considered.
39	Living at Ranchers Green cul-de-sac, most directly located homes to Commercial land use, I am just in shock and disgusted by your plans. Our homes are purchased in the high \$600' up range and now we will look instead on to quiet farmland to busy, noisy commercial businesses. We purchased our homes because of the location and paid big time \$, plus pay more for anything due to Bareland community (PROPERTY MANAGEMENT FEES and higher Property taxes) and now we lose on house value tremendously if commercial is built near!
40	This plan suggests you are going to permit light industrial complexes to be built adjacent to my garden border? Please confirm how the existing homeowners will be compensated? We already have an additional x2 developments in Okotoks (Darcy and Wedderburn) and we are now planning a third. Would it not be appropriate to ensure there is sufficient demand before embarking on future development.
41	No to the proposed Employment Flex Area/Employment Area (Industrial/Commercial).
42	Compensate owners near the industrial section. House prices will drop if I have industrial buildings bordering me.
43	I have a home bordering the employment area. How will you compensate residents for the increase in noise pollution and loss of privacy.
44	Do you yet have a criteria on what businesses will be allowed to operate in the employment area? How will certain businesses be banned from operating there?
#	MAIN THEME: ENGAGEMENT (6)
45	The concepts/design are good.
46	Very thorough and informative. People explaining were very helpful.
47	Great open house! Thanks for the invite.
48	Diagrams were very helpful for the most part and easily understandable - some acronyms needed explaining.
49	Spell out acronyms please that are listed on the boards
50	No signage to get to here, place looked closed.

**OPEN/ENDED RESPONSE**

#	MAIN THEME: SERVICING – STORMWATER MANAGEMENT & WATER USE (5)
51	I am bordering the stormwater facility and employment area and I am concerned about possible flood risk.
52	Until the new developments in Okotoks are complete and the Town understands the impact the new developments have on water usage, there should be no approvals granted for other developments.
53	Encourage smart water consumption by installing rain barrels, water miser toilets etc. Take advantage of passive solar wherever possible in-home construction. Install new solar systems, heat pumps to minimize energy consumption.
54	Assure me that the sewers in my neighbourhood will not be overburdened with the additional load from Trilogy Plains. Provide rain barrels - installed to each new home to encourage wise water use.
55	It would make sense to shift the pond as far east as possible to provide a buffer between the Air Ranch and future industrial development

#	MAIN THEME: SERVICING – GROWTH & PROPERTY VALUE
56	Town of Okotoks: please do not get greedy and increase the density to 10-12 units/acre. Eight is much more reasonable. Keep the beauty of Okotoks town life rather than the more stressful city atmosphere. Increasing this density in proximity to the golf course and Air Ranch would be a tragedy and unnecessary.
57	We don't need any more developments. When I moved here there was a population cap that has since been removed without input from residents.
58	I think this development should be postponed. There are currently two major developments already underway on either side of Highway 2a plus a huge development (Tillotson) on the west side of Highway 7. Until these are completed and the town has a good understanding of their impact on traffic and power.
59	We have a home in the Air Ranch, which will border the proposed development. What consideration has the town council taken into the impact on the existing residences in Air Ranch that pay taxes? There has been much change in Okotoks since I arrived in 2004. The character of the town has changed considerably. What concerns have been given to the impact environmentally and socially on the existing residents? Also sad we lost aviation at Air Ranch to allow this development to go forward.
60	I am curious about the Town's plan long-term plan for growth. I wonder if the Town of Okotoks had the opportunity for deciding the long-term plan for the population and if they might choose a cap of some sort. Perhaps a fulsome decision is warranted before more subdivisions are approved. A call with the town manager would be helpful.

**QUESTION #2**

How did you hear about the virtual information session? Please select all that apply:

FEEDBACK	FREQUENCY
Email from condo board	11
Newspaper advertisement	10
Postcard	9
TrilogyPlainsASP.com	7
Outdoor sign	6
Social media	5
Word of mouth	5
Email from the project team	2

**QUESTION #3**

Please tell us about yourself. I am a(n):

FEEDBACK	FREQUENCY
Adjacent neighbour to the ASP area	18
Resident of Okotoks	15
Other	7
Area landowner	6

**QUESTION #4**

The information provided was clear & helps me understand the Trilogy Plains Area Structure Plan.

FEEDBACK	FREQUENCY
Strongly agree	15
Agree	19
Disagree	6
Strongly disagree	1

**QUESTION #5**

The project team was able to answer my questions and provide relevant information.

FEEDBACK	FREQUENCY
Strongly agree	15
Agree	18
Disagree	7
Strongly disagree	2

**QUESTION #6**

I have a strong understanding of the project process and next steps.

FEEDBACK	FREQUENCY
Strongly agree	15
Agree	18
Disagree	7
Strongly disagree	2

APPENDIX B

## Promotional Efforts

# Appendix

# B

You are invited to a  
Public Information Session



Lamont Land has prepared an Area Structure Plan for land located north of Crystal Ridge Golf Club and the Air Ranch Airport. Please join us to learn more about the project, ask questions and provide your feedback.

**Wednesday, October 12, 2022 from 5:00 to 7:30pm**  
**(drop-in basis) St. James Parish, 338060 32 St E, Okotoks, AB**



▲ TrilogY Plains ASP Newspaper Advertisement



APPENDIX C

## Project Information Boards



Welcome, we are here today to:



### Present

the updated DRAFT Trilogy Plains Area Structure Plan (ASP)



### Share How

stakeholder feedback, technical studies & Town recommendations have been incorporated



### Listen & Respond

to your questions & comments about the draft Area Structure Plan

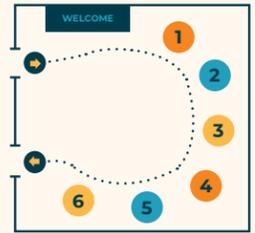
# Appendix

# C

**Welcome** **TRILOGY PLAINS AREA STRUCTURE PLAN**



Information shared today is organized by subject area.



**Trilogy Plains ASP**

We invite you to visit each station to learn more about the Trilogy Plains Area Structure Plan and process. Station areas are grouped by key ASP themes.

**Questions**

Team members are available to answer questions, listen to your input and gather your feedback.

**What We Heard**

The project team has appreciated the feedback provided by stakeholders to date. Please fill in a feedback form and let us know what you think.

**SECTION 1 Project Location** **TRILOGY PLAINS AREA STRUCTURE PLAN**



- North of Crystal Ridge Golf Course & Air Ranch Neighbourhood and Airport
- Bounded by 32nd Street, 33rd Avenue, and 48th Street
- ASP Area includes Holy Trinity Academy, St. James Church, StorageMart, existing agricultural land and private residences.

The Trilogy Plains ASP will be a statutory plan that, upon review and adoption by Okotoks Town Council, will provide a policy framework to guide the development of approximately 320 acres (approximately 130 hectares) of land located directly north of the Crystal Ridge Golf Club and Air Ranch Airport.

**SECTION 1 Project Team** **TRILOGY PLAINS AREA STRUCTURE PLAN**



Lamont Land LP is a land developer with a well-earned reputation for doing things differently. Since 1991, Lamont has been committed to innovative planning solutions, responsible land development and creating the best new communities for homebuyers of varying lifestyles and budgets. **Lamont Land is sponsoring and leading the development of the Area Structure Plan (ASP).**



B&A is a professional planning design and engagement firm, with over thirty-five years of success in providing professional consulting services to a diverse range of public and private sector clients, including individual landowners, developers, and municipalities. **B&A is the project manager and planning consultant for the ASP.**



Watt Consulting Group is an employee owned and operated multidisciplinary transportation, engineering, and geomatics firm within Western Canada. Watt's transportation division provides transportation planning, design, and engineering to both private and public sectors. **WATT is the transportation engineer for the ASP.**



CIMA+ is a multidisciplinary firm that specializes in engineering, project management, urban planning, and the environment. Founded in 1990 through the integration of firms, CIMA+ is one of the largest private consulting services in Canada. **CIMA+ is the servicing engineer for the ASP.**

**SECTION 1 What is an Area Structure Plan?** **TRILOGY PLAINS AREA STRUCTURE PLAN**

The Municipal Government Act (MGA) provides the authority to municipalities for the preparation and adoption of Area Structure Plans (ASPs). An ASP is a statutory plan that requires Council approval. An ASP provides information at the conceptual level for:

- Community vision and guiding principles
- Proposed land uses and distribution
- Expected population densities
- General location of major transportation routes
- General location of water, sanitary, and stormwater utilities
- Phasing of development in the plan area
- Any other matters that Administration and/or Council consider necessary.

**Planning and Development Hierarchy**



## SECTION 1 Project Timeline

**TRILOGY PLAINS AREA STRUCTURE PLAN**

The Trilogy Plains ASP will guide the development of a new community in northeast Okotoks upon further review by Town of Okotoks Administration and Town Council's potential adoption of the ASP.

**Phase 1 - Draft Land Use Concept (January to December 2021)**

- Initiation of background studies
- Feedback from Town and key stakeholders on preliminary land use concept
- Refine land use concept
- Open House #1 - to provide project overview, present results of baseline studies and draft land use concept

**Phase 2 - ASP Preparation (September to December 2022)**

- Based on preferred land use concept, initiate supporting technical reports (TIA, Servicing Reports)
- Pre-application meeting with Town to review results of technical studies and ASP application contents
- Compile ASP document and submit application to Town

**Phase 3 - Approval Process (January 2022 - February 2023)**

- Town internal circulation process
- Receive Town circulation comments
- Revise ASP application based on circulation comments
- Open House #2- provide project update, revised land use concept, outcomes of transportation and servicing reports
- Revisions to ASP as necessary
- Approval Process- MPC, Council, CMRB process

## SECTION 2 Vision and Guiding Principles

**TRILOGY PLAINS AREA STRUCTURE PLAN**

The Trilogy Plains ASP will help set the stage for a unique neighbourhood that consists of a mix of housing options and a range of employment opportunities. Integration of employment promotes a diverse and vibrant neighbourhood.

**NEIGHBOURHOOD**  
An appropriate mix of land uses, housing forms and densities will be integrated throughout the plan area.

**CONNECTED TRANSPORTATION NETWORKS**  
An integrated and connected multi-modal transportation system within Trilogy Plains will support safe and active movement.

**ECONOMIC OPPORTUNITIES**  
Business opportunities within the plan area will provide services and employment opportunities to Trilogy Plains residents and surrounding neighbourhoods.

**INTEGRATION WITH EXISTING USES & NEIGHBOURHOODS**  
Trilogy Plains will respect existing development within the plan area and provide appropriate interfaces with surrounding neighbourhoods.

## SECTION 1 Plan Area Conditions

**TRILOGY PLAINS AREA STRUCTURE PLAN**

A series of baseline studies were completed to understand plan area conditions within the Trilogy Plains ASP. These studies have informed the proposed land use concept.

**Studies Completed:**

- Biophysical Overview
- Geotechnical Investigation
- Historical Resource Overview
- Phase 1 Environmental Site Assessment
- Servicing Investigation
- Stormwater Management Plan
- Traffic Impact Assessment

**Legend:**

- High Point
- Low Point
- Watercourse (Three Associates)
- Watercourse (Provincial)
- Watercourse (Municipal)
- Watercourse (Other)
- Vegetation Class: Cultivated, Agricultural waterbody, Hayland, Homestead Site
- Non-native grassland
- Other
- Field
- Temporary marsh
- Parcel
- New Structure Plan Boundary

## SECTION 2 Land Use Concept

**TRILOGY PLAINS AREA STRUCTURE PLAN**

**Land Uses**

- Neighbourhood Area (single and semi-detached dwellings)
- Mixed Use Area (commercial services, higher density residential uses)
- Employment Flex Area (light industrial uses, office, commercial uses)
- Employment Area (regional commercial uses, prestige or light industrial uses)

**Parks and Open Spaces**

- Environmental Reserve (natural area around existing coulee)
- Municipal Reserve (golf course and Airway Heights buffer with pathway system)

**Utilities and Servicing**

- Stormwater Pond (open water pond for retention of stormwater)

**Pathways**

- 3.0m Regional On-Street Pathway (located on all collector roadways)
- 3.0m Regional Off-Street Pathway (connecting the environmental features of the plan)

**Legend:**

- Neighbourhood Area
- Mixed Use Area
- Employment Flex Area
- Employment Area
- Environmental Reserve
- Municipal Reserve
- Stormwater Pond
- On-Street Pathway
- Off-Street Pathway

**SECTION 3**

## Open Space

**TRIOLOGY PLAINS AREA STRUCTURE PLAN**

- The open space system within the Trilogy Plains ASP will consist of a combination of:
  - parks and pathways
  - programmed open space
  - high school site
- Neighbourhood parks, linear open spaces, and local pathways are not illustrated in the Trilogy Plains ASP, but will be integrated throughout the Plan Area and defined at the time of a Neighbourhood Area Structure Plan.

**Legend:**

- Area Structure Plan Boundary
- Arterial System
- Collector System
- Possible Mobility / Service Connection (Subject to further Town discussions)
- Proposed Intersection
- Proposed Pathway System
- Existing Pathway System
- Institutional (Church)
- Existing High School Site
- Potential Environmental Reserve
- Existing Open Space
- Community Hub
- Proposed Stormwater Facility and Associated Open Space (exact size and shape to be determined at detailed design stage)

**SECTION 3**

## Interface Between Employment Area and Existing Residential

**TRIOLOGY PLAINS AREA STRUCTURE PLAN**

- The Interface Area identified between future employment lands and the existing Air Ranch neighbourhood will be designed to ensure an appropriate and aesthetically-appealing treatment is provided.
- This Interface Area is planned to include landscaped areas in the form of a linear park space that consists of high-quality landscaping, berms/fencing, and a multi-use pathway.
- Enhanced development setbacks and the limitation of rear yard storage uses on proposed employment uses shall also be considered and defined at the Neighbourhood Area Structure Plan stage.

**Legend:**

- Area Structure Plan Boundary
- Arterial System
- Collector System
- Possible Mobility / Service Connection (Subject to further Town discussions)
- Proposed Intersection

**SECTION 3**

## Interface Areas

**TRIOLOGY PLAINS AREA STRUCTURE PLAN**

- Interface Areas are intended to provide an appropriate and appealing transition between differing land uses between new and existing existing development.
- Interface Areas may include treatments such as open space, landscaping elements, and fencing/berming to support transition between adjacent land uses.
- The **Golf Course Interface Area** is situated directly adjacent to the Crystal Ridge Golf Course on the southwest boundary of the plan area, illustrated as Area "C".
- The **Employment- Residential Interface Area** within the Trilogy Plains ASP consists of employment lands situated directly adjacent to existing residential uses within the Air Ranch community, and future employment lands, illustrated as Area "B".
- The treatment of identified Interface Areas will be further defined at the Neighbourhood Area Structure Plan stage.

**Legend:**

- Area Structure Plan Boundary
- Arterial Road Interface Area
- Employment- Residential Interface Area
- Golf Course Interface Area
- Section Reference

**SECTION 4**

## Road Network

**TRIOLOGY PLAINS AREA STRUCTURE PLAN**

- A series of proposed intersections have been defined to connect the plan area to the adjacent arterial road network. These may be subject to refinement pending further discussions with the Town of Okotoks.
- The collector road network provides the framework for community circulation patterns and provides the main access and egress to the community.
- Local roads will be defined at the Neighbourhood Area Structure Plan stage and will be designed to connect and complement the collector road system.

**Legend:**

- Area Structure Plan Boundary
- Arterial System
- Collector System
- Possible Mobility / Service Connection (Subject to further Town discussions)
- Proposed Intersection

**SECTION 4**

## Modification to Existing Roads

**TRILOGY PLAINS AREA STRUCTURE PLAN**

Existing roads within the Plan Area that require upgrades to a collector road standard to support the ASP development include:

- An existing private road currently servicing the School and Church site, which is shared between the two properties, and
- An existing local road located on the southwest boundary of the Plan Area, identified as Crystal Green Lane.

**SECTION 5**

## Water Servicing

**TRILOGY PLAINS AREA STRUCTURE PLAN**

- Water servicing within the Trilogy Plains ASP lands will adhere to the Town of Okotoks Water Allocation Policy to ensure there is availability of water capacity to support development within the Plan Area.
- Water service for the initial development will be achieved by connecting to the existing line from the west on 32nd Street creating a looped system.
- To support the full build-out of the ASP area, future connections to Wedderburn to the west, and to Ranch Road to the south may be required.

**SECTION 4**

## Road Widening Areas

**TRILOGY PLAINS AREA STRUCTURE PLAN**

- The Town of Okotoks currently has plans to upgrade 32nd Street and 338 Avenue to 4-lane urban arterial roads with supporting pathways.
- To accommodate the proposed future upgrades, road widening area within the Trilogy Plains ASP will be required along 32nd Street and 338 Avenue.

**SECTION 5**

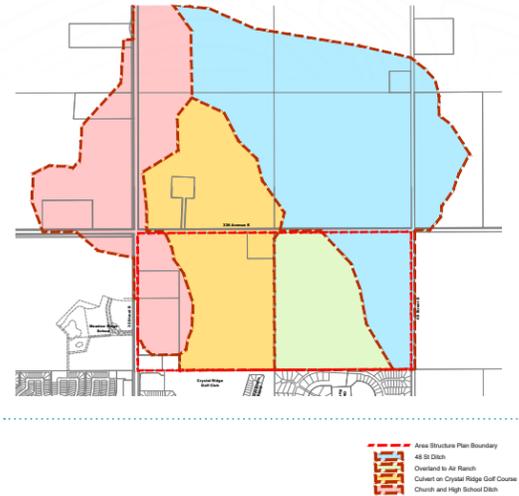
## Sanitary Servicing

**TRILOGY PLAINS AREA STRUCTURE PLAN**

- The Lamont lands (west quarter section) and approximately 26 hectares of the east quarter section can be serviced by gravity to 32nd Street with the connection point at Crystal Green Lane.
- Ultimately, a lift station will be required to service most of the east quarter section within the plan area.
- Flows from the lift station will discharge into the 32nd Street sewer system via the gravity collection system located at the southwest corner of the ASP area.

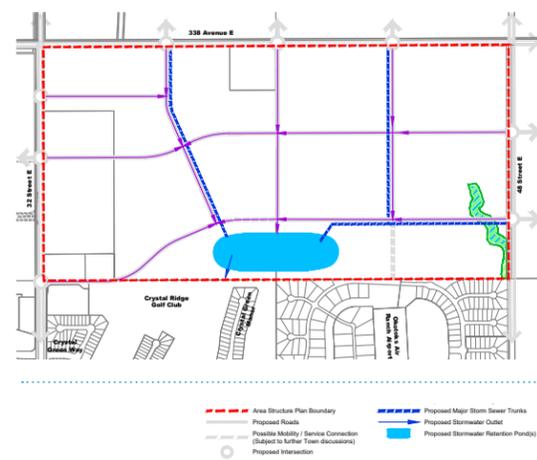
SECTION 5 **Stormwater Management** **TRILOGY PLAINS AREA STRUCTURE PLAN**

- Existing drainage catchment areas include lands to the north of the Trilogy Plains ASP.
- Generally, there are 4 drainage catchments for the ASP area.
- Existing conditions have been considered within the Trilogy Plains Master Drainage Plan.
- Development of Trilogy Plains will not impede the existing drainage of lands upstream of the ASP.



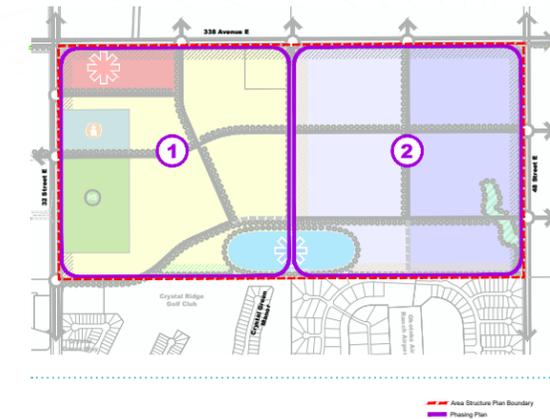
SECTION 6 **Stormwater Management** **TRILOGY PLAINS AREA STRUCTURE PLAN**

- As part of the Master Drainage Study for Trilogy Plains, two options were examined - one stormwater pond or two stormwater ponds to manage stormwater from the ASP area.
- All scenarios adhere to the required release rate while allowing for stormwater from the upstream lands (from the north) to flow through.
- Discharge from the ponds will enter either Crystal Ridge Golf Course or the natural coulee to the east of 48 Street.
- Capacities of downstream receiving waterbodies will need to be investigated further to determine the actual pond sizing in the ASP area.
- Options are being considered for stormwater use.



SECTION 6 **Phasing** **TRILOGY PLAINS AREA STRUCTURE PLAN**

- Following potential adoption by Council, the Trilogy Plains ASP shall become a statutory planning document of the Town of Okotoks.
- To advance development on the land, a Neighbourhood Area Structure Plan (NASP) and Land Use Amendment must be prepared in accordance with the Trilogy Plains ASP.
- Phasing boundaries delineate the anticipated sequence of growth and are based on efficient servicing, logical planning considerations, and developer readiness.



SECTION 6 **Next Steps** **TRILOGY PLAINS AREA STRUCTURE PLAN**



**WE ARE HERE**  
Open House #2 - Purpose is to provide a project update, revised land use concept, outcomes of transportation and servicing reports

Submit **PROPOSED** ASP, Town internal review/ circulation process

Revisions to **PROPOSED** ASP as necessary

Expected Q1/Q2 2023 - ASP Approval Process- MPC, Council, CMRB consideration

# Thank you!



On behalf of the project team, **THANK YOU** for attending this public information session.



**We appreciate your comments & feedback.**  
Please fill in a feedback survey.



**Let's stay in touch.**  
If you have questions, please contact us.



**Keep informed on the project.**  
Information will be consistently updated online.



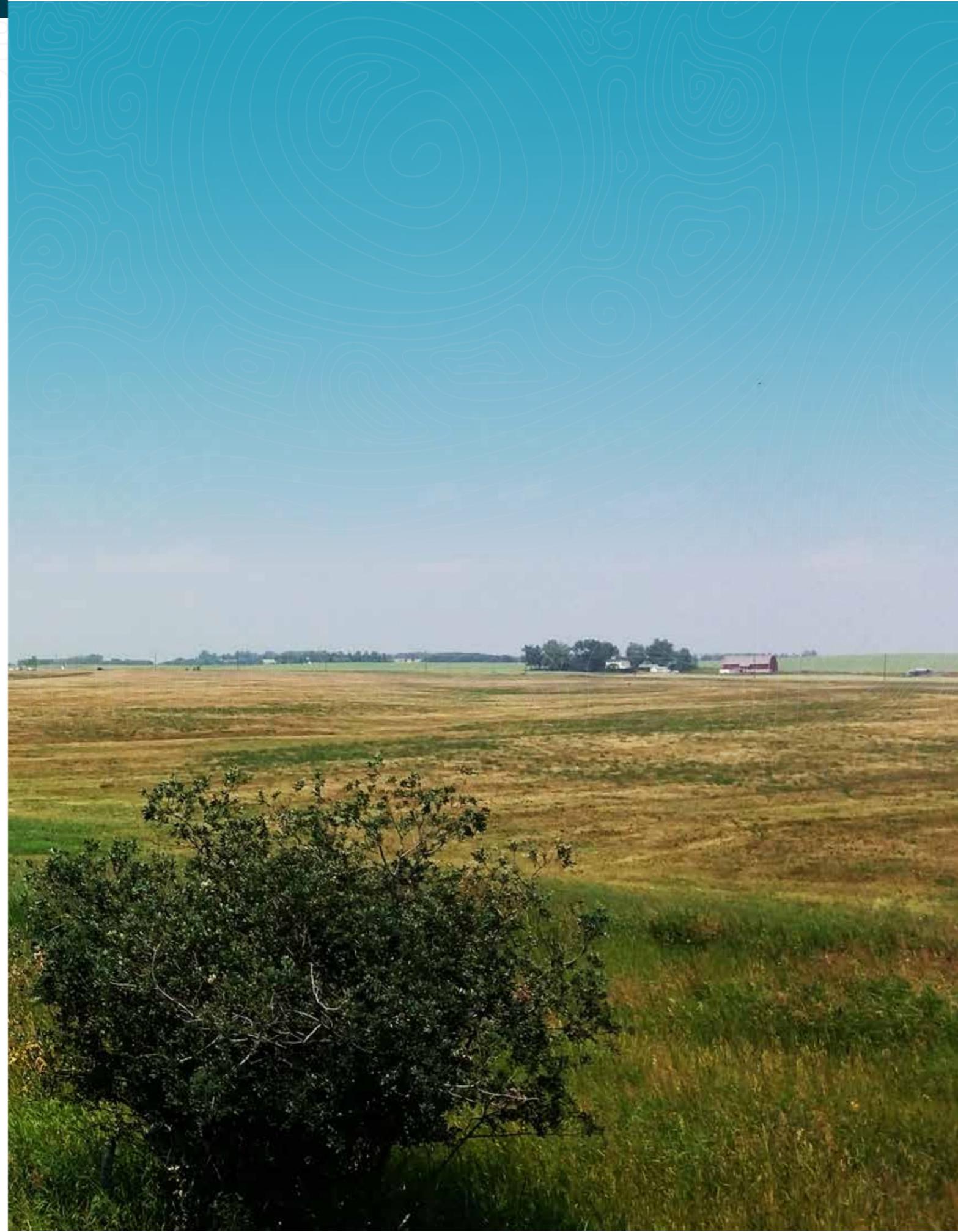
**Martha McClary**  
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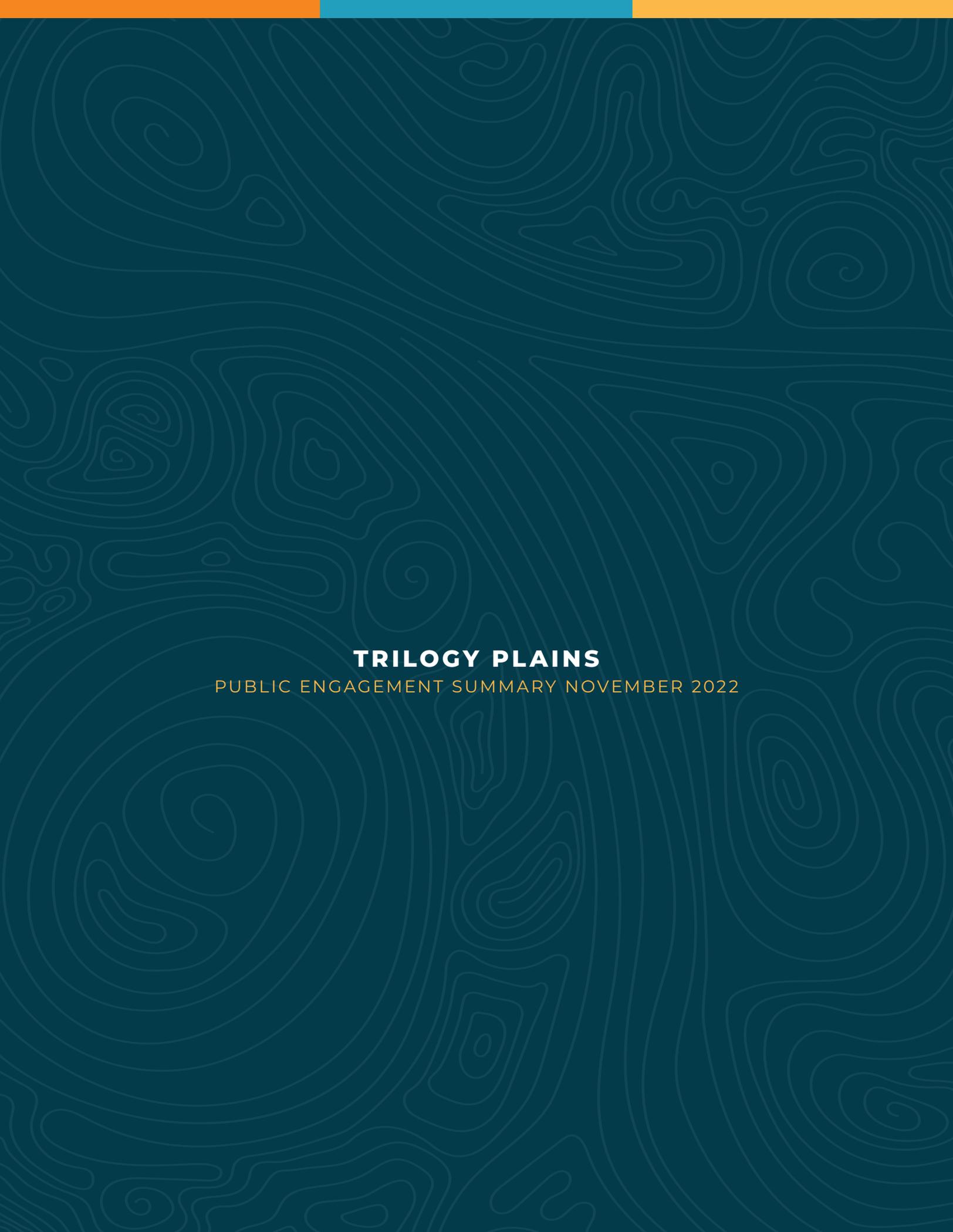


**Take The Survey**



**TrilogyPlainsASP.com**





**TRILOGY PLAINS**

PUBLIC ENGAGEMENT SUMMARY NOVEMBER 2022