

HOPEWELL
OKOTOKS



SOUTHWEST OKOTOKS

Neighbourhood Area Structure Plan
Virtual Information Session

APRIL 30
2026



Welcome and thank you for joining us.

The project team is pleased to share information about the newest neighbourhood coming to southwest Okotoks

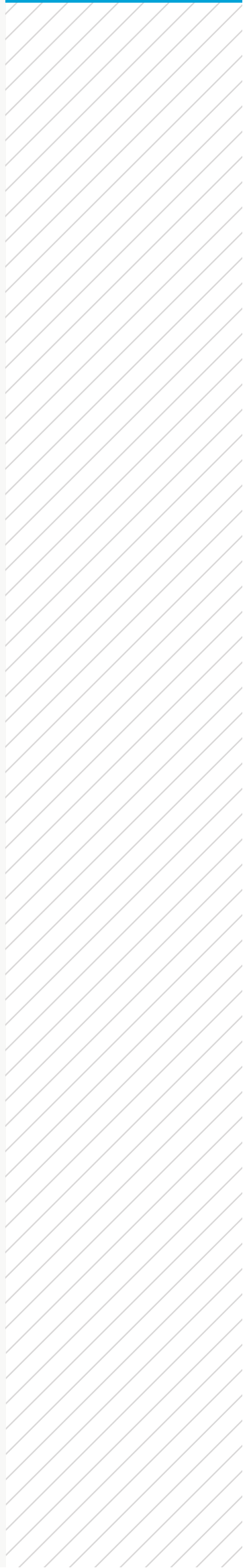


PROJECT TEAM:



Agenda

- 1.0 Project Overview & Policy Context
- 2.0 Community Vision
- 3.0 Background & Technical Studies
- 4.0 Conclusion & Next Steps
- 5.0 Questions



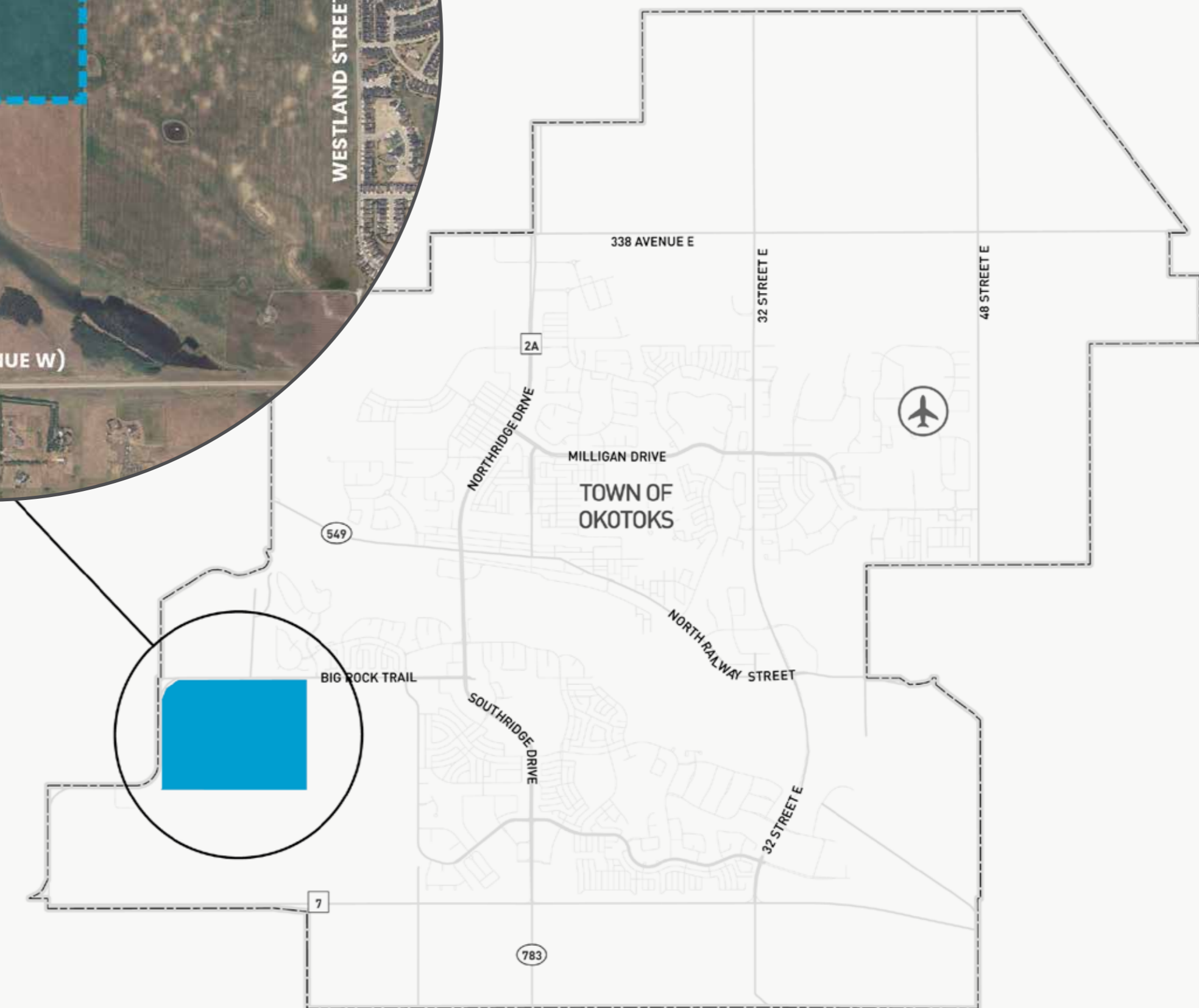
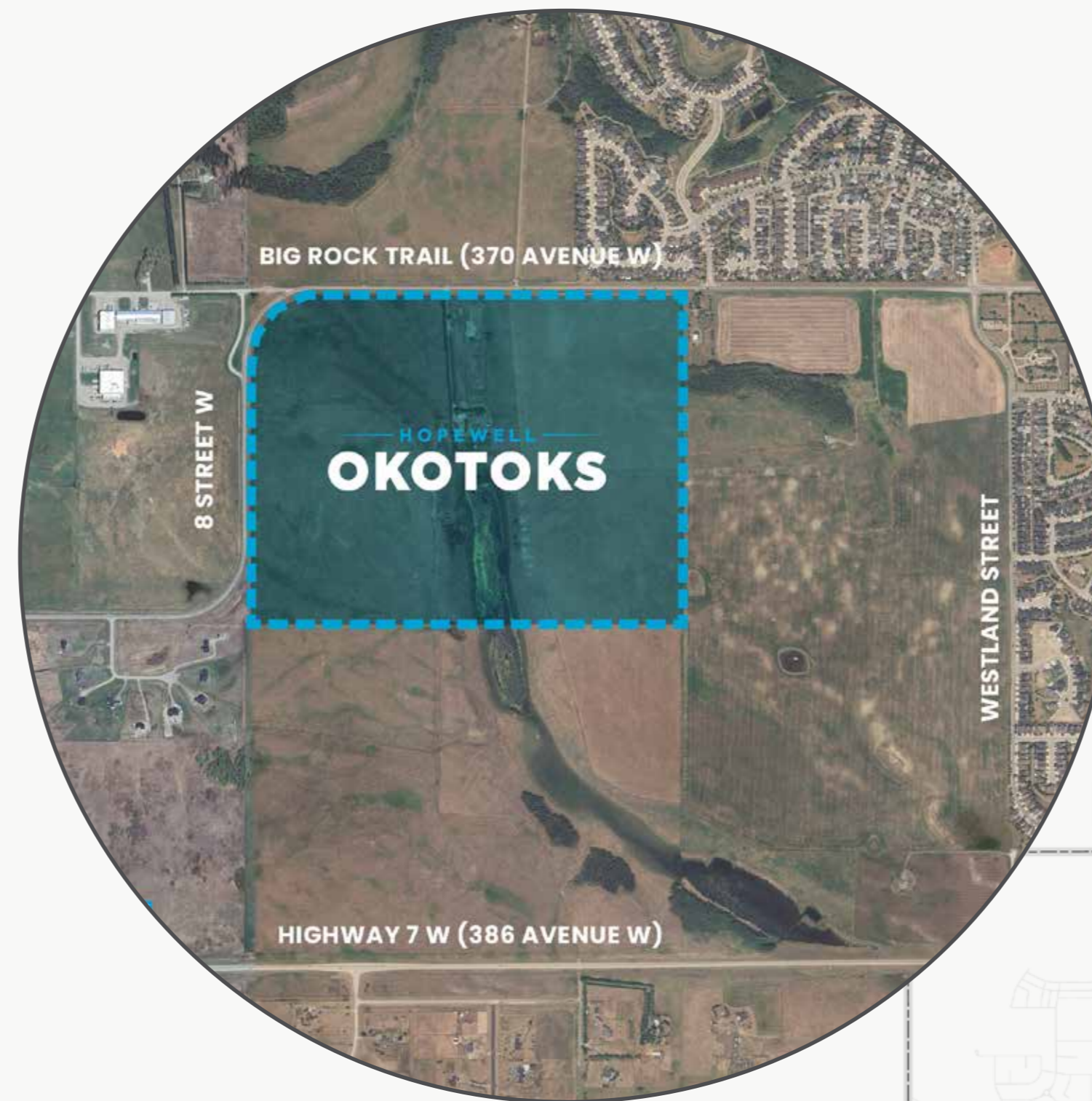
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Project Overview + Policy Context



Project Location

- South of Big Rock Trail
- Southwest of the Sheep River Neighbourhoods
- The plan area will include approximately 89 ha / 220 ac
- The south plan area boundary may vary slightly from what's shown depending on grading and servicing.
- The lands to the south, extending to Highway 7 will be the subject of a future NASP.
- A name for this new community is in the process of being identified. It will align with the Town's naming policy and be subject to Town approval.



Project Timeline

1.0



*Future dates may be subject to change.

Policy Context

The Municipal Government Act (MGA), established by the Government of Alberta, sets the framework for planning in Alberta.

Planning follows a hierarchy, with increasing detail at each level. Lower-order plans must align with higher-order direction.

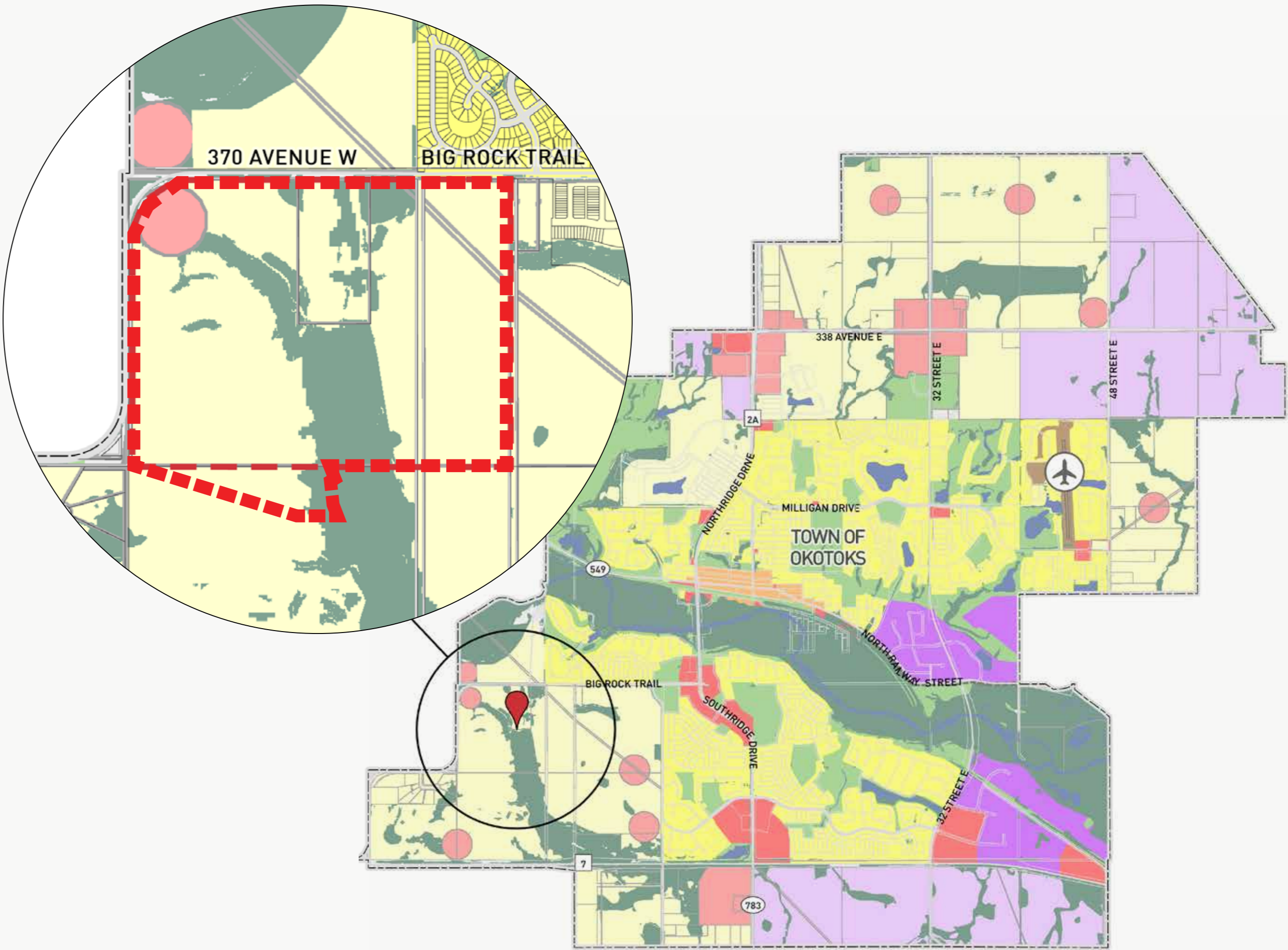
A Neighbourhood Area Structure Plan (NASP) is a required statutory plan for large undeveloped areas. It sets the land use concept and requires Council approval before development.



Municipal Development Plan Okotoks

The site is identified in the west Okotoks MDP Land Use Concept as:

- Future Residential
- Future Commercial / Mixed Use
- Defensive Areas (“requires further study prior to development. These areas may require mitigation in order for development to occur and in some cases may not be developable.”)

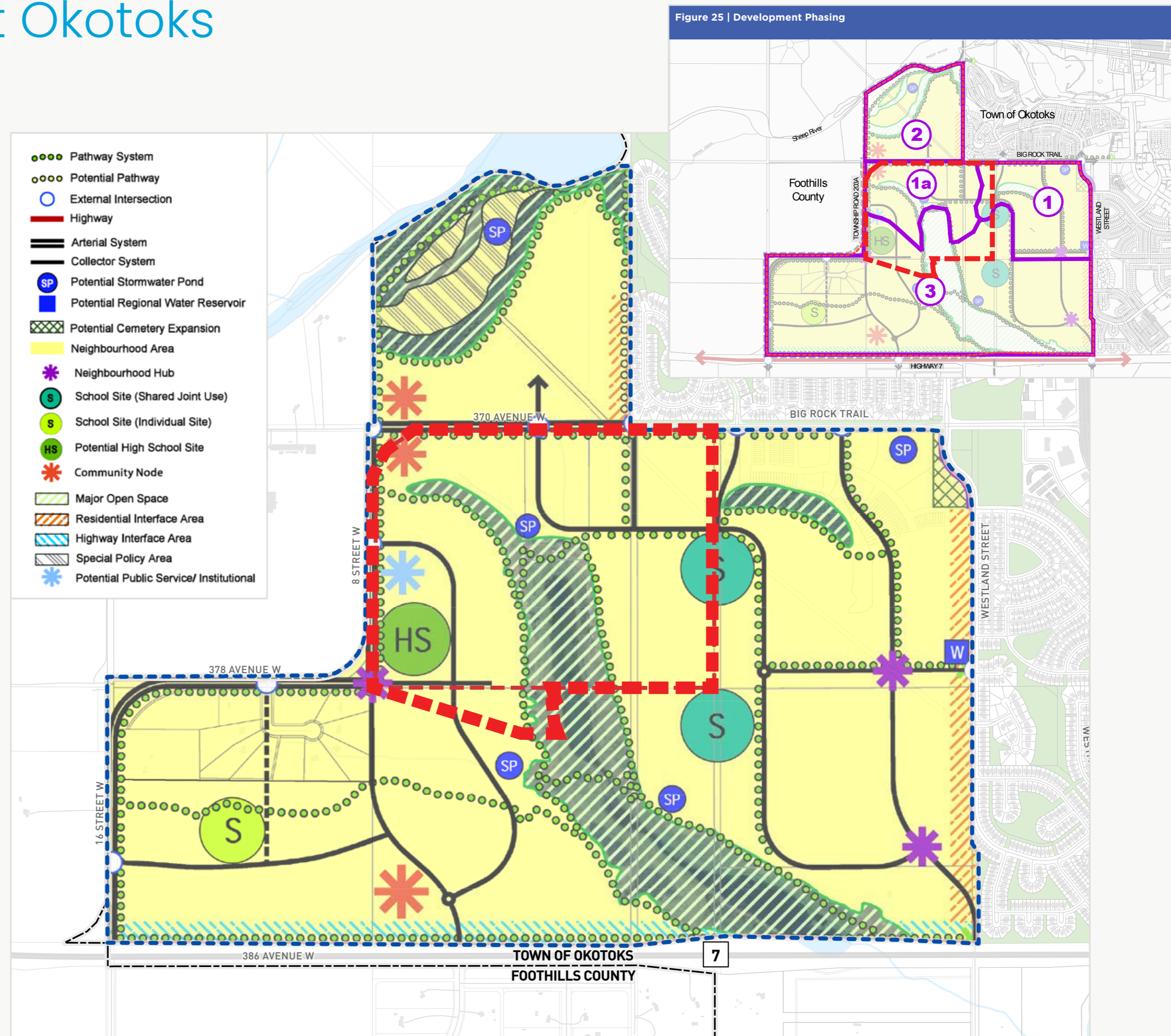


Area Structure Plan West Okotoks

The Subject Lands are contained within the West Okotoks Area Structure Plan (WOASP), approved as Bylaw 06-20 on April 28, 2020.

The WOASP Land Use Concept identified the study area to contain the following:

- Neighbourhood Area
- Community Node
- Potential Public Service /Institutional
- High School
- Elementary School
- Major Open Space
- Regional Pathway
- Stormwater Pond



ASP Amendments West Okotoks

Policy 8.3(e) in the ASP specifies that an ASP Amendment is required to bring the plan into alignment with the Towns updated MDP, which was approved after the ASP.

In tandem with the NASP an amendment to the West Okotoks ASP will also be submitted.

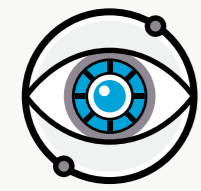
Proposed amendments will include:

- Some figure, text and policy updates.
- Alignment with the updated Municipal Development Plan (ex. terminology, density).
- Updated setback information for the Mountain View Poultry Operation.
- Switch in elementary and high school site locations.

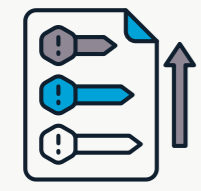


What is included in an NASP?

A Neighbourhood Area Structure Plan (NASP) is a required land use concept plan that must be prepared prior to the development of any large undeveloped parcel of land; it is a statutory plan requiring Council approval. An NASP includes:



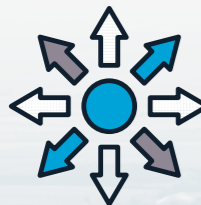
Community vision and guiding principles;



Policy and regulatory framework;



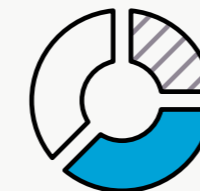
Plan area conditions, opportunities and constraints;



Surrounding area conditions, opportunities and constraints;



Residential land uses, density and projected population;



Non-residential land uses, employment density & projected jobs;



Open space network and conceptual programming;



Pedestrian and vehicular circulation;



Water, Sanitary and Stormwater utility servicing systems; and,

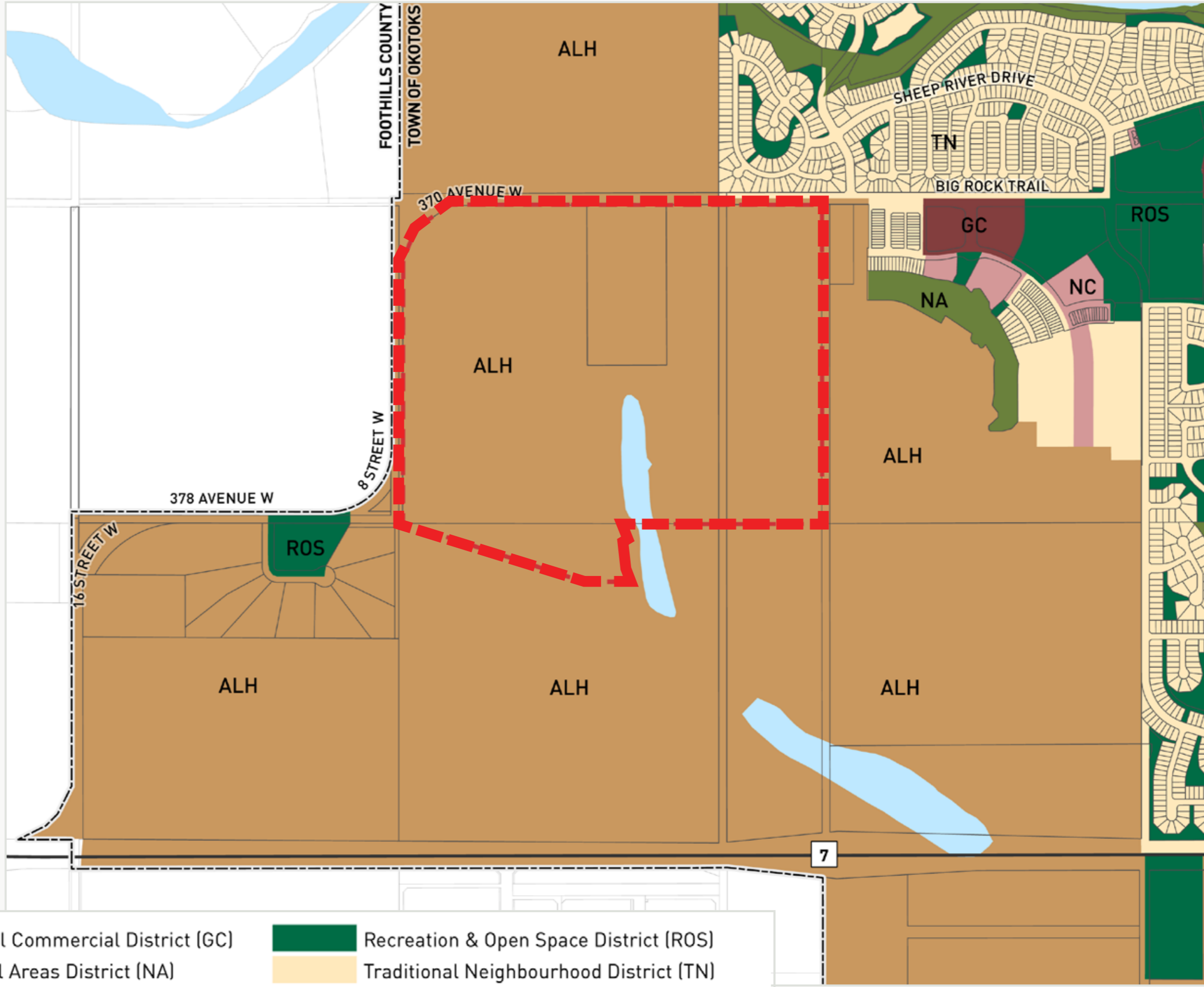


Phasing of development within plan area.

Land Use bylaw Okotoks

The current land use of the plan area is Agricultural and Land Holdings District (ALH).

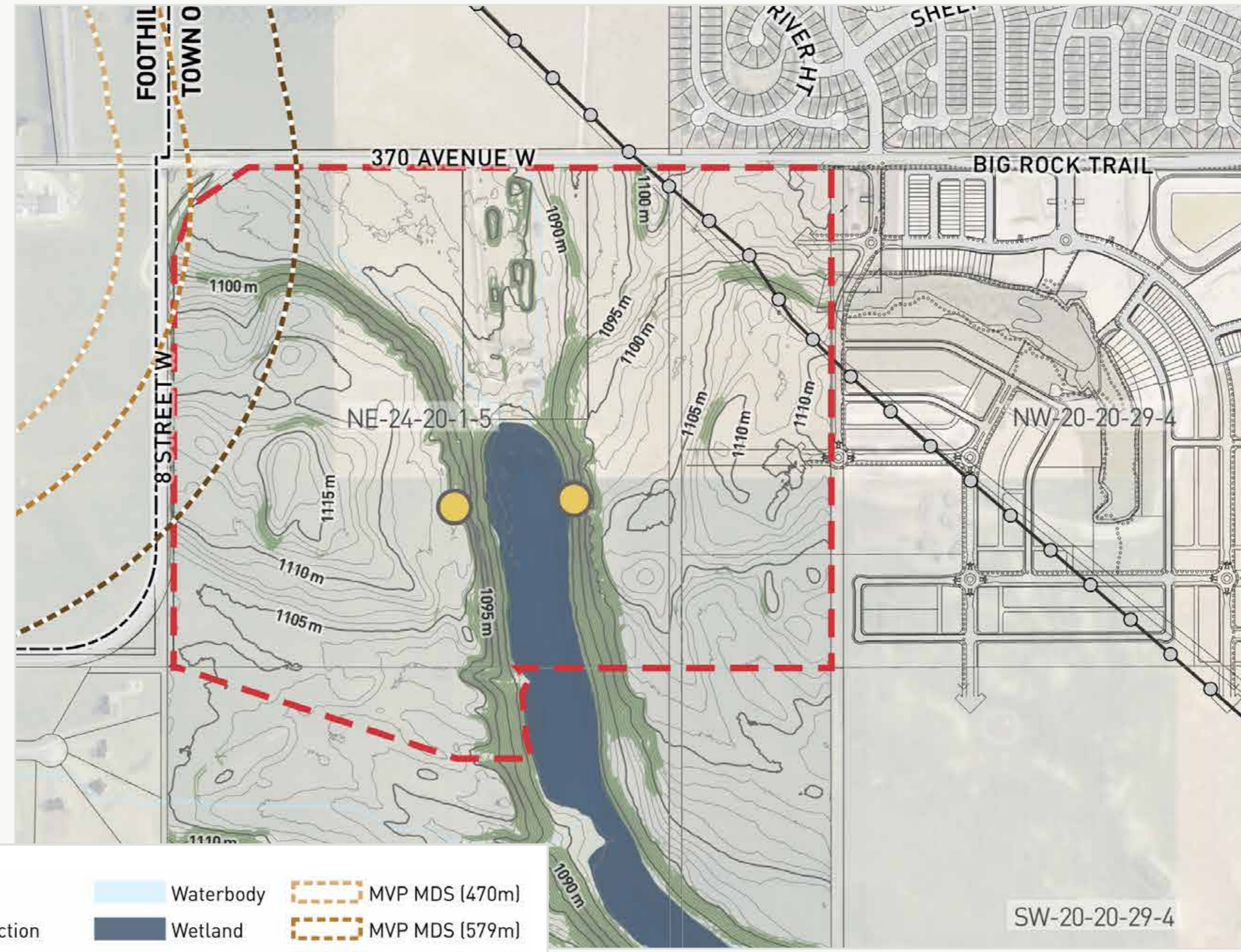
Phased land use amendments applications will be made concurrently or following the approval of the NASP.



Existing Land Use		
 Agricultural and Land Holdings District (ALH)	 General Commercial District (GC)	 Recreation & Open Space District (ROS)
 Downtown District (D)	 Neighbourhood Core District (NC)	 Traditional Neighbourhood District (TN)

Existing Conditions Community Context

- Central Crown Claimed Wetland
- Slopes on either side of the wetland
- Historical resources
- Planned development to the east (Tillotson)
- Foothills County to the west
- Mountain View Poultry to the west
- Uses and road network identified in the ASP



2.0





Neighbourhood Vision

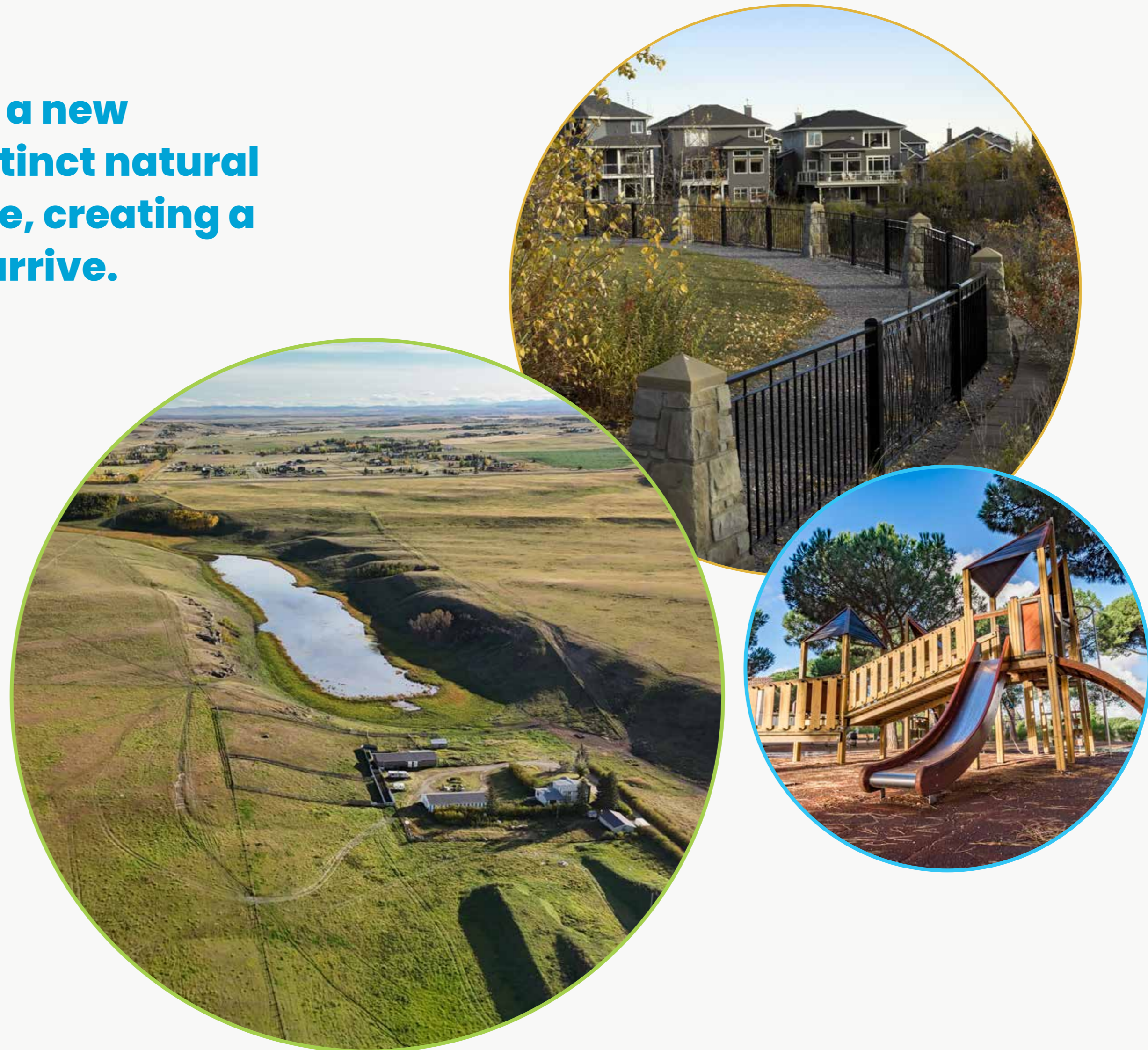


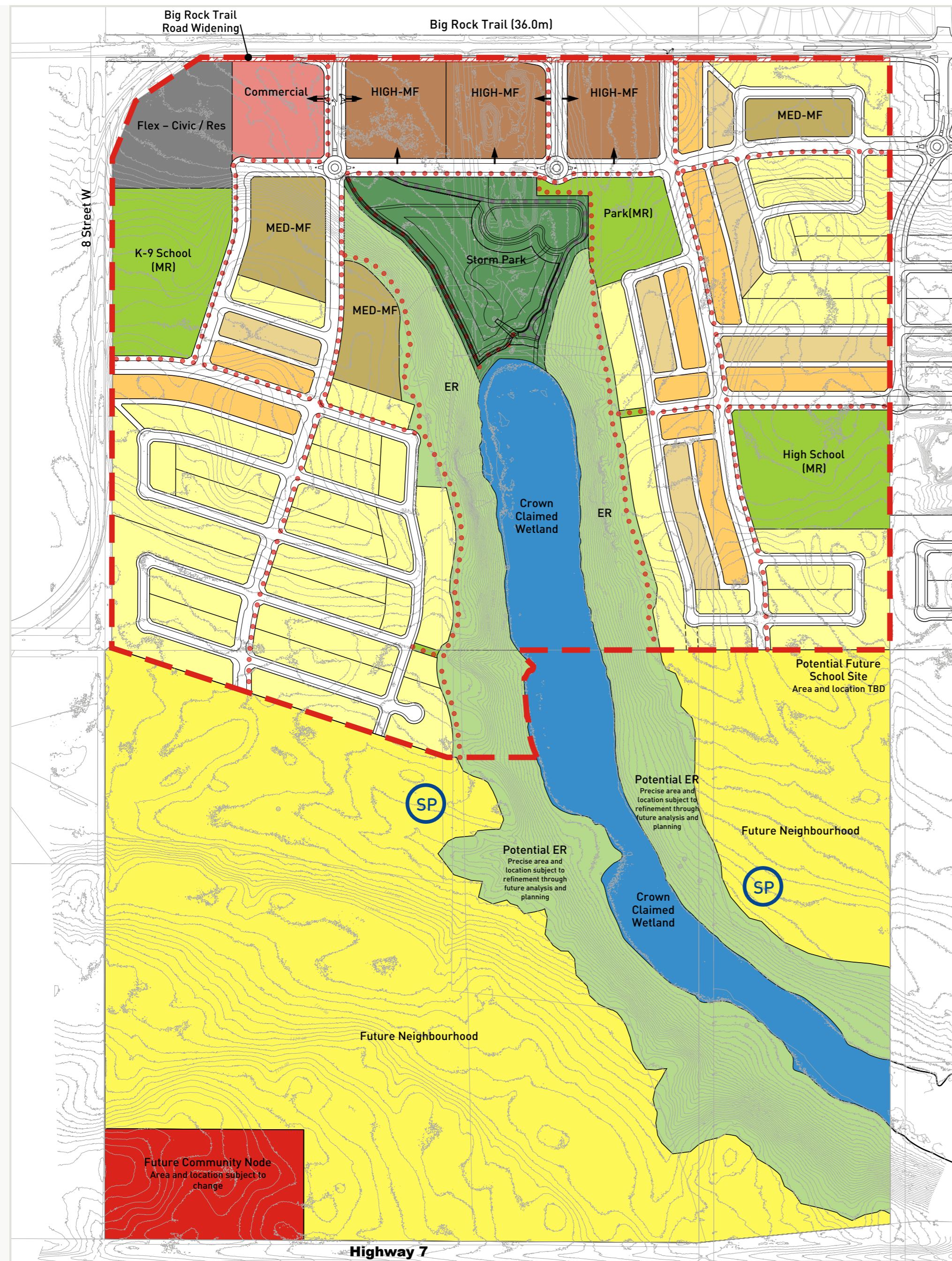
Vision + Guiding Principles

At the southwest gateway into Okotoks, a new neighbourhood takes shape – where distinct natural features meet a close-knit sense of place, creating a memorable first impression for all who arrive.

The guiding principles for neighbourhood are in alignment with those of the West Okotoks ASP:

-  Connection to Nature
-  Places to Shop & Socialize
-  Diverse Housing Options
-  Active Transportation
-  Community Integration



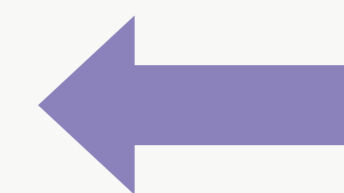


Land Use Concept

- Low Density Residential (TN)
- Medium Density Residential (TN/NC)
- High Density Residential (NC)
- Commercial (GC)
- Elementary School & High School (ROS/MR)
- Central Park (ROS/MR)
- Central Wetland & Slopes (NA)
- Regional Pathways

Walkable Community Node & Destination Park

- Forming the heart of the community will be a walkable concentration of housing, services, and recreational amenities.
- There will be a focus on walkability, clear connections, and distinct viewsheds.
- This visible consolidation of uses will create a gathering place for both residents and visitors.
- This park will be a celebration of one of the largest natural assets in the Town of Okotoks



Views to the central wetland and park space.

Residential

The neighbourhood will include a mix of low, medium and high-density housing types including:

- Single Detached and/or Semi-Detached Laneless
- Single Detached and/or Semi-Detached Laned
- Semi-Detached and/or Rowhouse
- Comprehensive Rowhouse
- Multi-Family (Rowhouse and/or multi-story)

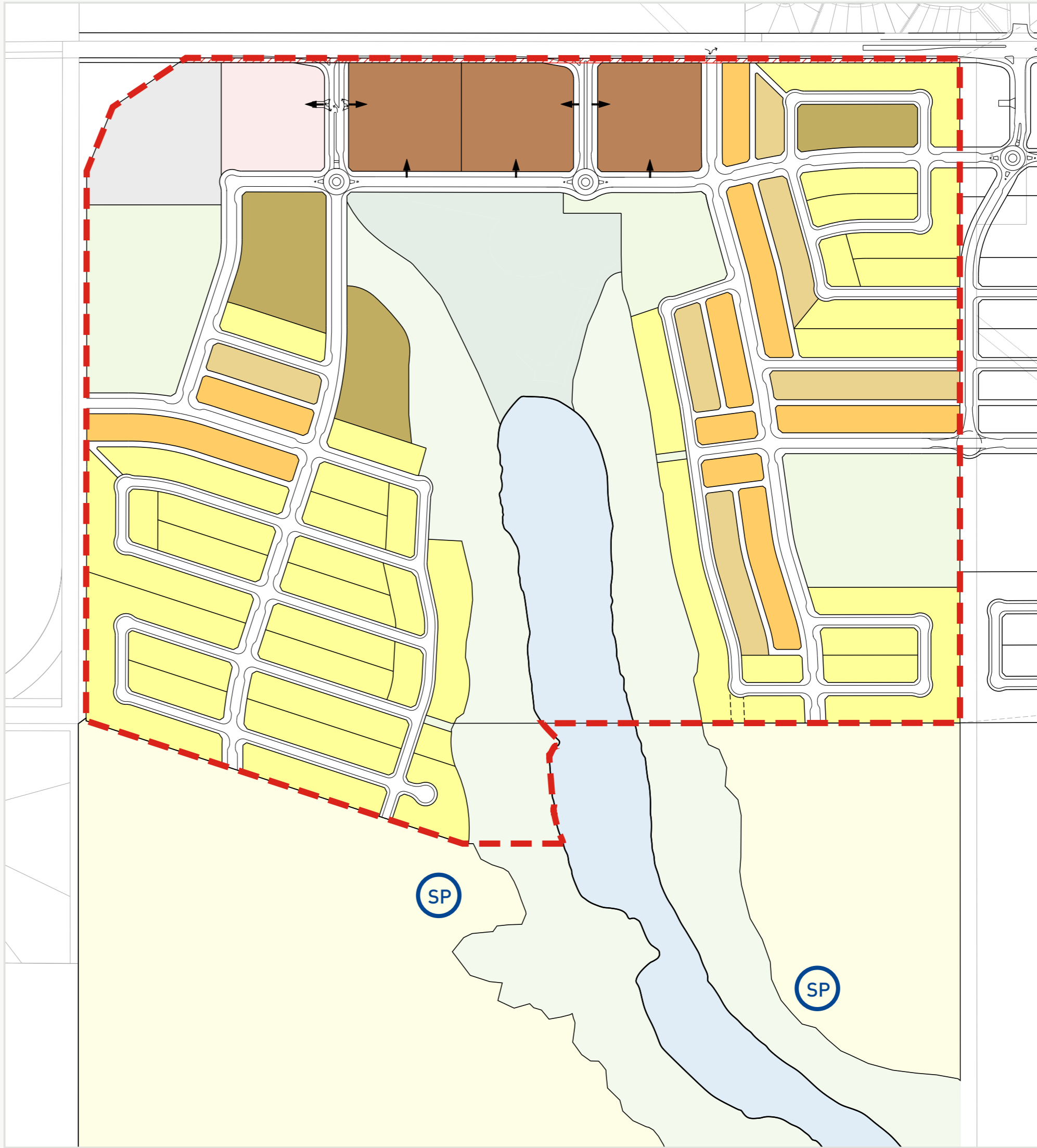


Estimated **1,900 to 2,400 units** at full build-out



Estimated population of **5,700 to 7,200 people** at full build-out

*Assuming 2.9 people / unit



Open Space

The open space network is designed as a system of parks and pathways, offering a range of natural and programmed amenities and strengthening connection to nature.

Municipal Reserve includes two school sites (K-9 and high school) and a central park with a storm park and wetland—creating a 20 ha (50 ac) open space (22.5% of the plan area).

Most homes are within 200 m of this central space, and all are within 400 m, supporting walkable access.

Approximately **19 ha / 46 ac** of environmental reserve & storm park

Approximately **1.5 ha / 4 ac** of parks

Approximately **6.5 ha / 16 ac** of schools



- Subject Lands
- 3.0m Regional Pathway
- Schools, Parks and Open Spaces
- 200m Buffers around Park Space
- 200m Buffers around Park Space


 Approximately **26.5 ha / 66 ac** of all parks & open space

Parks Programming

Preliminary parks programming under consideration include:

- Extensive pathway network
- Public plaza for events
- Playground
- Splash park
- Sport Courts (Pickle Ball, Basketball Court)
- Bicycle Pump Track
- Skating Rink
- Native Plants



Schools

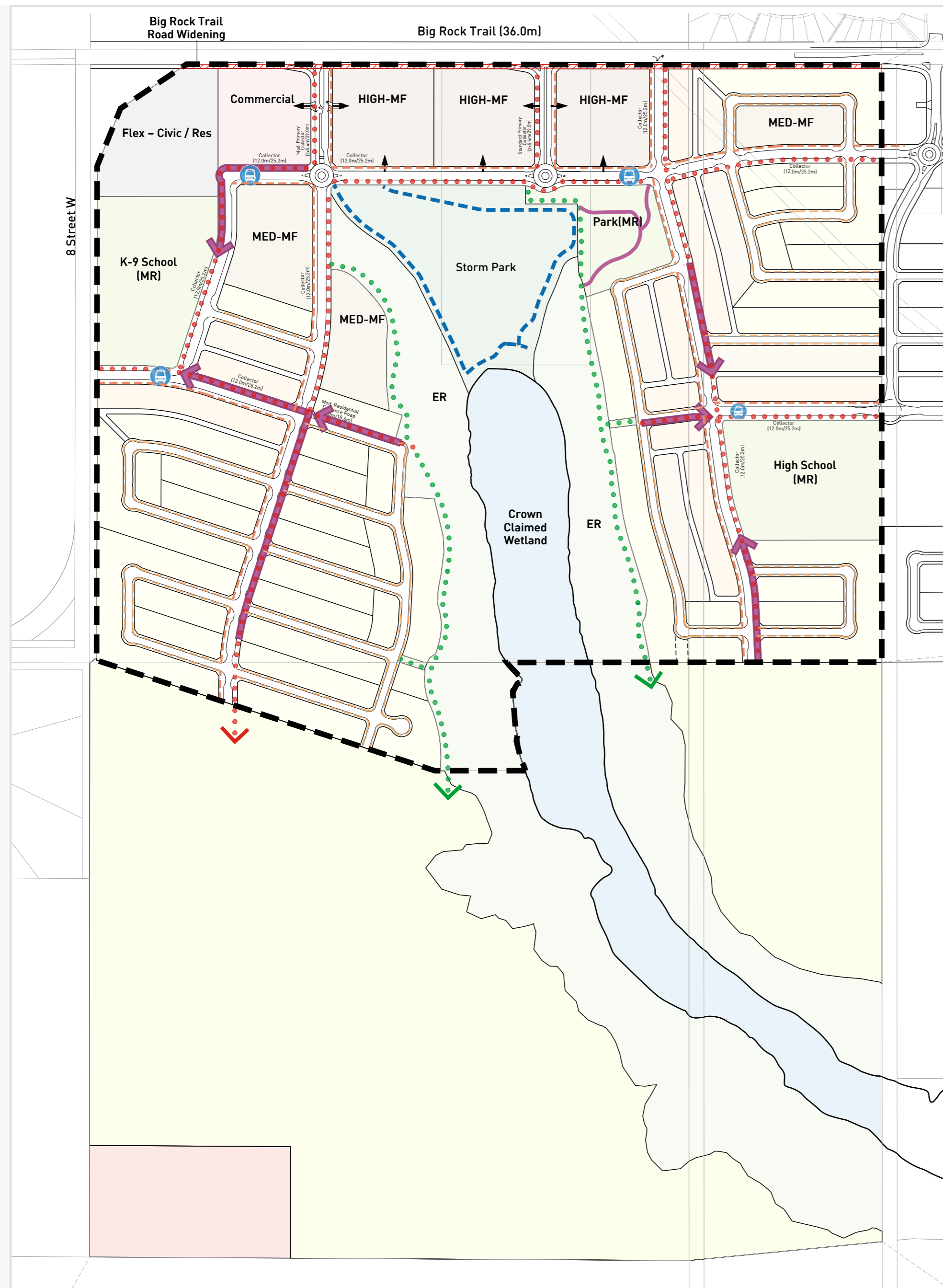
The neighbourhood will support:

- A **new high school** in the southeast, spanning between this plan area and the neighbourhood to the east (Tillotson).
- A **new K-9 School** in the NW area of the neighbourhood.

The location of these two school sites were switched from the locations outlined in the ASP.

The reason for this is the more near term need for an additional High School in the Town.



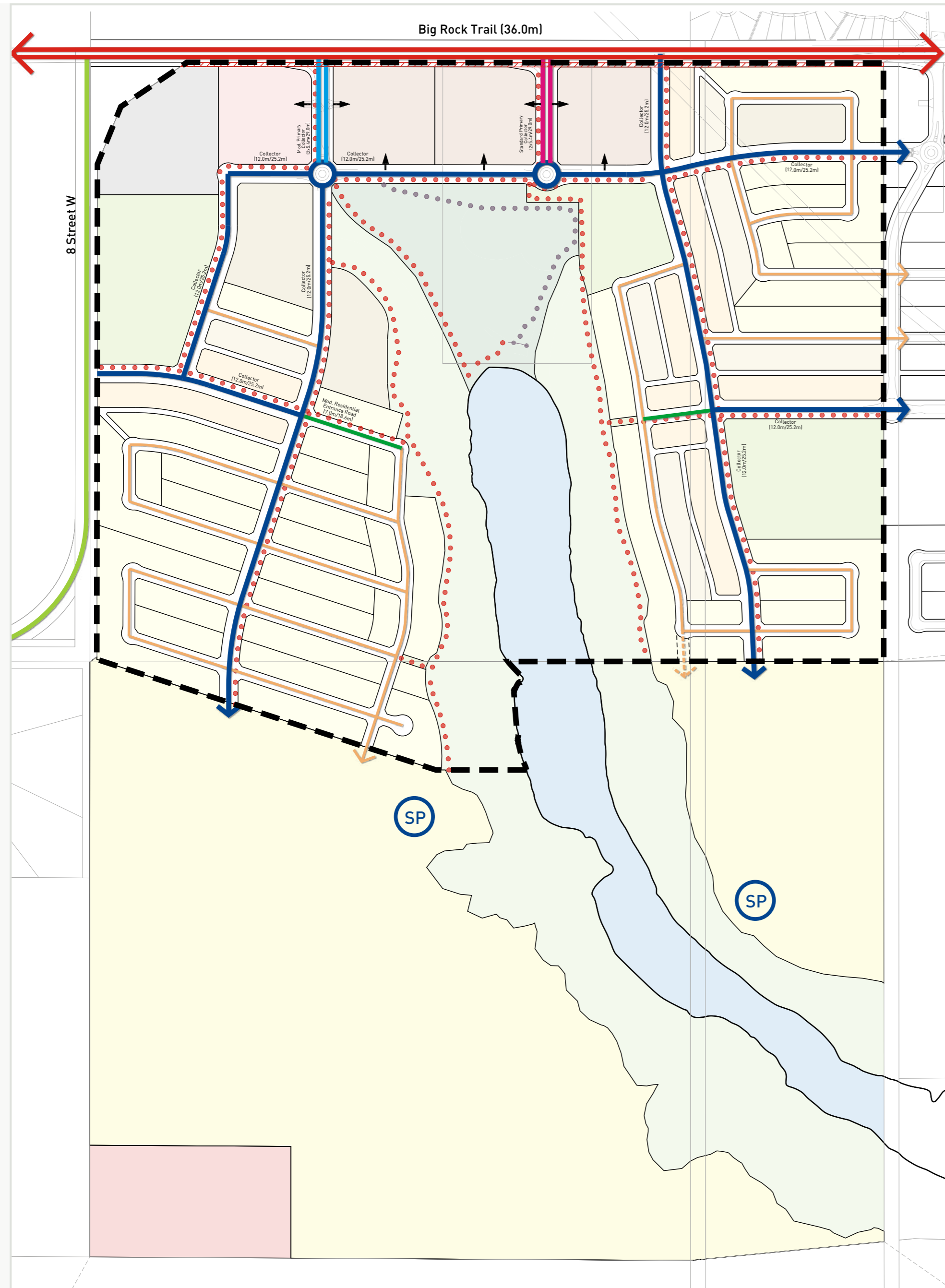


Pathway Network

An on and off street pathway network will provide ample opportunities for active transportation by a variety of modes.

Pathways have been provided to allow maximum access and visibility of the central wetland valley.





Road Network

The proposed road network is efficient and walkable, with many connections. There is a mix of laned and laneless homes.

Roads will integrate with the developing neighbourhood to the east, and proposed future connections to the south.

- ■ ■ Subject Lands
- ▨ Big Rock Trail Road Widening (5.7m) (0.53ha/1.30 ac)
- ● ● 3.0m Regional Pathway
- ● ● 4.0m Maintenance Road & Pathway
- ▬ Big Rock Trail Arterial Road - 36.0m
- ▬ 8 Street W/ Township Road 203A
- ▬ Standard Residential Road - 16.0m
- ▬ Modified Residential Road - 18.6m
- ▬ Standard Collector Road - 25.2m
- ▬ Standard Primary Collector Road - 29.0m
- ▬ Modified Primary Collector Road - 29.0m
- Roundabout

An aerial photograph of a rural landscape. A two-lane road runs vertically through the center. To the left, there are several houses and barns, some with yellow autumn trees. To the right, there are large open fields and a cluster of trees with yellow and green foliage. The sky is clear and blue.

3.0

Background + Technical Studies

Background + Technical Studies

Background studies informing the NASP include:

- Site Surveys
- Geotechnical Assessment
- Biophysical Impact Assessment
- Historical Resource Overview
- Market Assessment

Technical studies completed as part of the NASP include:

- Transportation Impact Assessment
- Water & Sanitary Servicing Reports
- Staged Master Drainage Plan

Servicing

The neighbourhood will be fully serviced with municipal utilities such as potable water, sanitary and storm services. In addition, each home and commercial development will also be serviced with private utilities such as electrical, natural gas, and telecommunications.



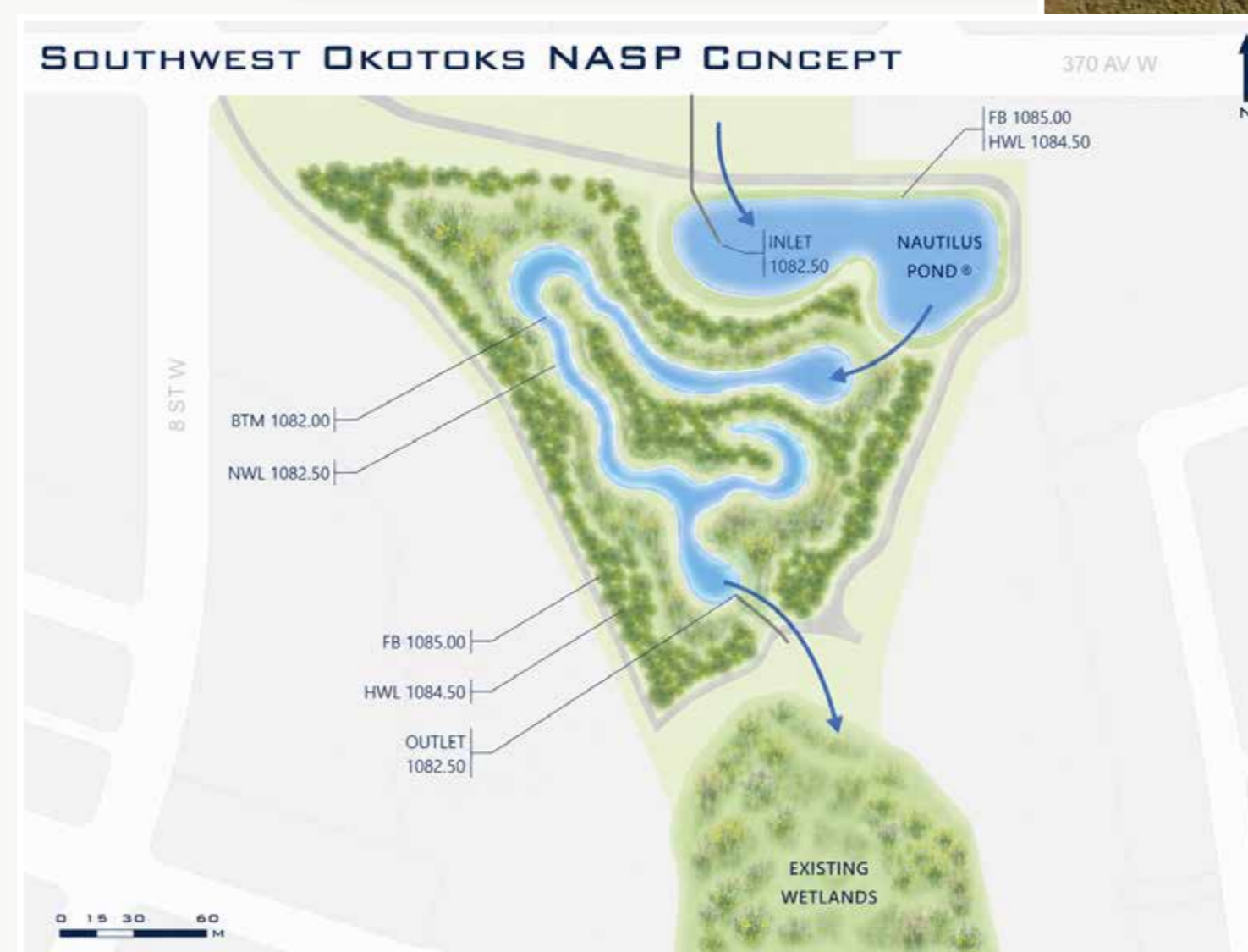
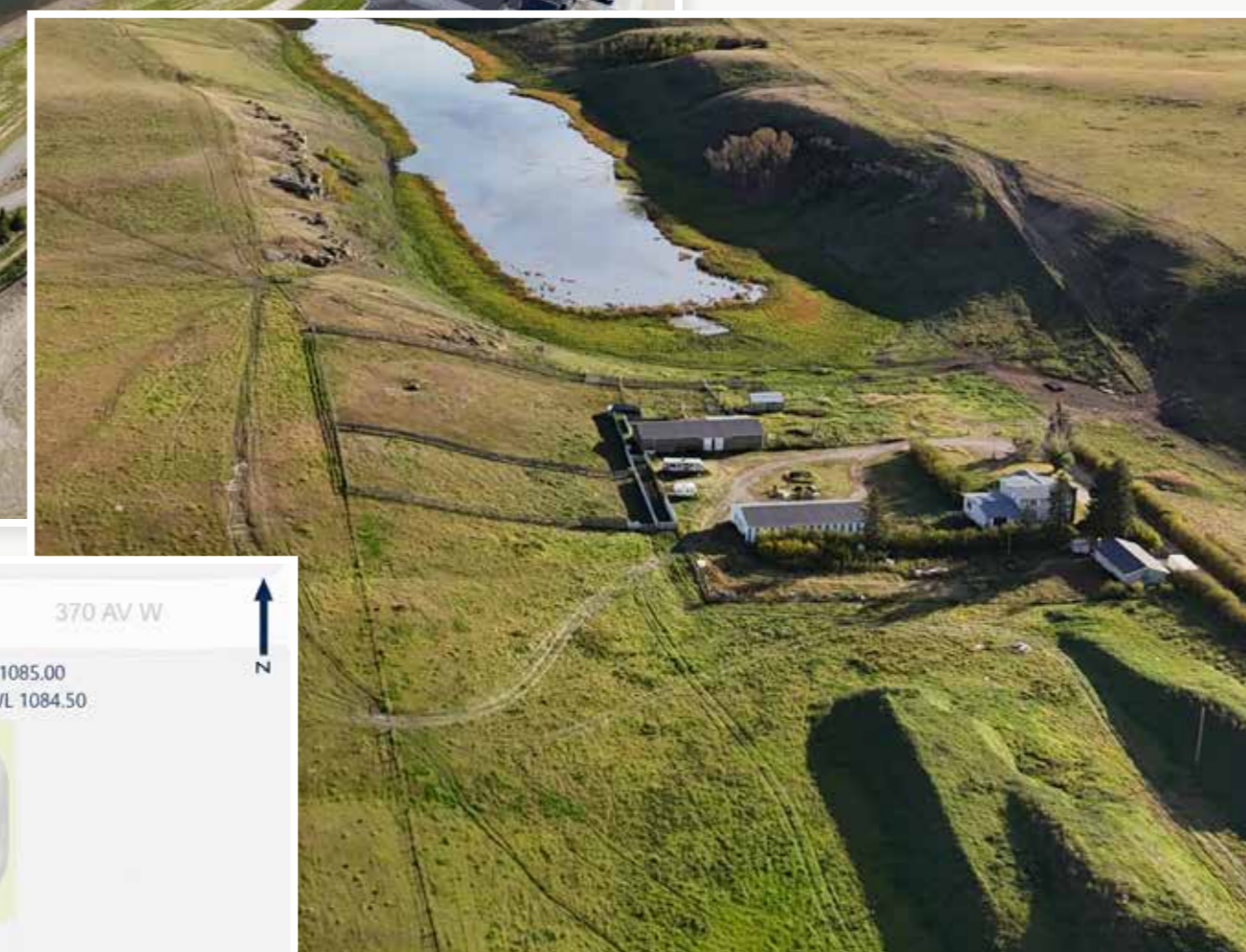
Stormwater Management

Stormwater runoff will be managed by a major and minor system generally draining towards an innovative “Storm Park” in the centre of the neighbourhood.

The storm park allows for a smaller nautilus pond™ area and larger main pond body, designed with a naturalized wetland appearance. It will visually integrate with the natural wetland while complying with Provincial crown wetland requirements.

The multi-stage design allows for improved water quality for non-potable reuse. Water will discharge into the wetland to support long term viability of the wetland.

The storm park will be circled by a pathway and trail to allow for active and passive recreation.



Conclusion + Next Steps



Neighbourhood Benefits



Amenities:

Preserve and celebrate a one-of-a-kind natural area and provide of a unique recreational amenity hub.



Employment:

Include a new commercial community hub providing additional services, amenities, and places of employment to residents.



Housing Demand, Diversity & Affordability:

Support the provision of an adequate land supply to meet housing demand within the town. Improve housing diversity, affordability, and rental options.



Distributed Growth:

Provide greater housing choice in South Okotoks, with the majority of developing areas currently located in the north.



Policy Alignment:

Facilitate contiguous development in line with policy direction. The West Okotoks ASP identified the study area as the next phase of development.



Servicing Solutions:

Facilitate additional analysis and extension of servicing in southwest Okotoks, distributing the cost and benefits of already planned infrastructure improvements.

Tell us what you think?

On behalf of the project team, thank you for attending this virtual information session.



These presentation slides and a feedback survey will be posted on the project website. We appreciate your feedback. **Please fill in the online survey.**



Keep informed on the project. Information will be consistently updated online at HopewellOkotoks.ca and on the [Town of Okotoks Website](#).



Let's stay in touch.

If you have questions, please contact us.
Martha McClary at mmclary@bastudios.ca



Please use this QR code to access the survey.



Thank You + Questions?

Please post any questions you have to the project team through the chat button.

