

**COMPARISON OF OVERLAY IMPLEMENTATION IN AREA STRUCTURE PLANS**

ASP GROUPING	TIME FRAME	OUTLINE PLAN SUBMISSION PRACTICE	STRATEGIC GROWTH NOTES
<p><b>Pre-2012, No Growth Management Overlay</b> (e.g., West Macleod)</p>	<p>Approved Pre 2012</p>	<ul style="list-style-type: none"> <li>• No Overlay, so no submission process relative to Overlay status.</li> <li>• OP/LU submission generally received after ASP was approved by Council.</li> </ul>	<ul style="list-style-type: none"> <li>• ASPs initiated and funded by The City, as a reflection of available land supply, planning resource to prepare ASPs and capital/operating resources to fund ASPs.</li> <li>• Fewer ASPs and less information known about greenfield lands, but fewer growth management hurdles once ASP is approved.</li> </ul>
<p><b>Pre-Developer Funded, with Growth Management Overlay</b> (Keystone Hills, Belvedere, South Shepard)</p>	<p>Approved 2012-2013</p>	<ul style="list-style-type: none"> <li>• Overlay introduced to reflect unfunded infrastructure and/or servicing.</li> <li>• Growth Management Analysis required to remove Overlay.</li> <li>• Removal required prior to land use approval.</li> <li>• OP/LU submission generally permitted after ASP was approved by Council.</li> <li>• Overlay policy resides in each ASP.</li> </ul>	<ul style="list-style-type: none"> <li>• ASPs initiated and funded by The City, as a reflection of available land supply, planning resource to write ASPs and capital/operating resource to fund ASPs.</li> <li>• Overlay introduced at a time when City budgets were challenged to maintain pace with approved ASPs.</li> <li>• Applicants are cautioned about unfunded infrastructure and/or servicing and strategic growth prior to submission.</li> </ul>
<p><b>Developer Funded, with Growth Management Overlay</b> (Cornerstone, Rangeview, Haskayne, Providence, Nose Creek, Glacier Ridge)</p>	<p>Approved 2014-2015</p>	<ul style="list-style-type: none"> <li>• Continued use of Overlay to reflect unfunded infrastructure and/or servicing.</li> <li>• Growth Management Analysis required to remove Overlay.</li> <li>• OP/LU submission permitted after Overlay removed by Council through ASP amendment.</li> <li>• Overlay policy resides in MDP (New Community Guidebook)</li> </ul>	<ul style="list-style-type: none"> <li>• ASPs are funded by developers.</li> <li>• Greater number of ASPs and greater information known about greenfield lands.</li> <li>• Overlay is applied to reflect unfunded infrastructure and/or servicing.</li> <li>• Applicants address Overlay prior to submission.</li> </ul>

### Comparison Analysis of Growth Management Overlays

<p style="text-align: center;"><b>East Stoney</b> (Overlay direction guided by Notice of Motion)</p>	<p style="text-align: center;">Approved 2017</p>	<ul style="list-style-type: none"> <li>• Council Notice of Motion NM2016-09 directed Administration to concurrently prepare a developer funded ASP and review an OP/LU submission.</li> <li>• Overlay policy written into ASP to allow OP/LU application, with Growth Management Analysis required to remove Overlay prior to land use approval.</li> </ul>	<ul style="list-style-type: none"> <li>• While not part of the initial six developer funded ASPs, the ASP was funded by developers.</li> </ul>
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