

COMPARISON OF OVERLAY IMPLEMENTATION IN AREA STRUCTURE PLANS

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

Comparison Analysis of Growth Management Overlays

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