



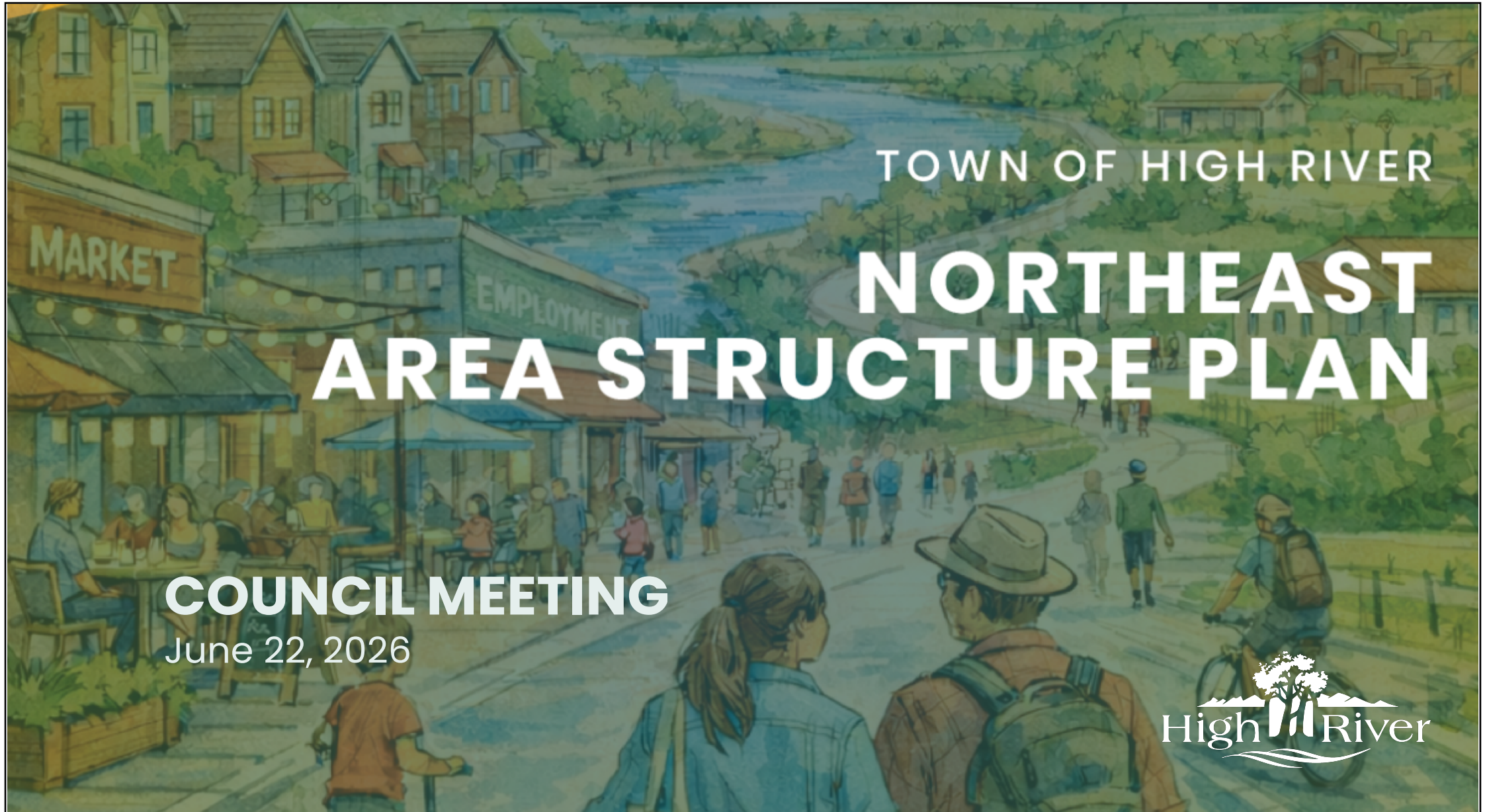
AGENDA

Special Committee of the Whole Meeting

10:30 AM - Monday, June 22, 2026

L04 - Lower Town Hall

	Page
1. CALL TO ORDER	
2. ADOPTION OF AGENDA	
3. BUSINESS	
3.1. Council Information Session - Northeast Area Structure Plan High River NE ASP Council Presentation R3 June 2026 R3 Public Engagement Boards	2 - 56
4. QUESTION & ANSWER For Council to ask questions of Administration.	
5. ADJOURNMENT	



TOWN OF HIGH RIVER

NORTHEAST AREA STRUCTURE PLAN

COUNCIL MEETING

June 22, 2026



Presentation Overview

INTRO – 5 mins

- Welcome
- Project Update

TECHNICAL STUDY OVERVIEW – 10 mins

DRAFT ASP OVERVIEW – 20 mins

NEXT STEPS and CLOSE – 5 mins



PROJECT STEPS AND TIMELINE



1 | TECHNICAL STUDIES AND BACKGROUND RESEARCH
MAY – JUL 2025



2 | ROUND 1 PUBLIC ENGAGEMENT
JUL 2025



3 | CONCEPT PLAN DEVELOPMENT
JUL 2025 – FEB 2026



4 | SUPPORTING TECHNICAL REPORTS
MAR – APR 2025



5 | ROUND 2 PUBLIC ENGAGEMENT
FEB 2026



6 | ASP REFINEMENT
MAR – MAY 2026



7 | ROUND 3 PUBLIC ENGAGEMENT
JUNE 2026

we are here!



8 | APPROVALS PROCESS
FALL 2026

1.0 ROUND 3 ENGAGEMENT ACTIVITIES – JUNE 2026

Communications Methods

- Social media posts
- Project website
- Email outreach
- Communication log

Engagement Activities

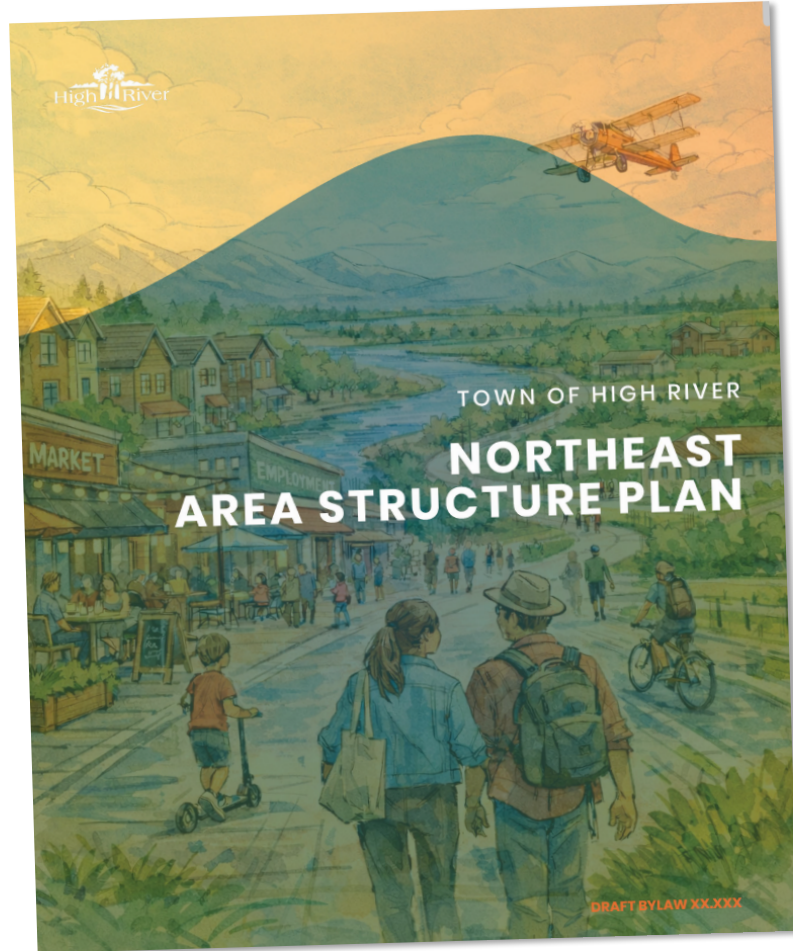
- Public survey
- Open house (June 23)
- Landowner meeting (June 23)
- Council Information Session (June 22)

Reporting Back

- What we Heard Reports Round 1 and 2 on the project website



DRAFT NORTHEAST AREA STRUCTURE PLAN



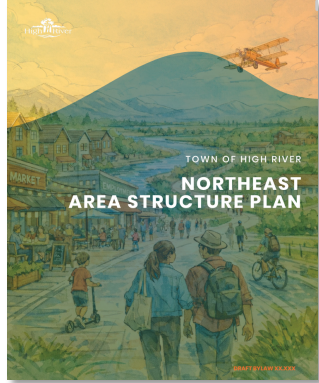
**Full Draft ASP
available for review!**



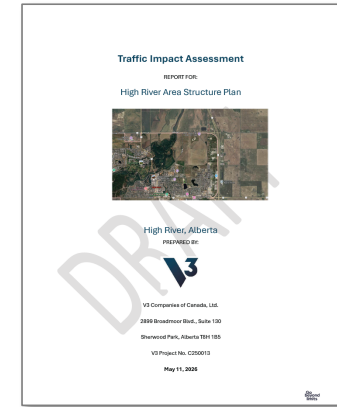
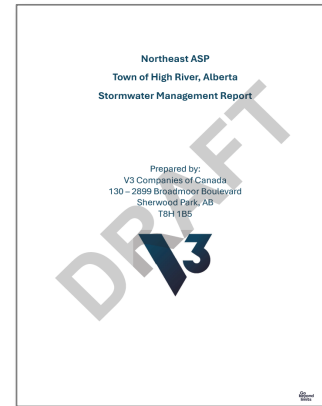
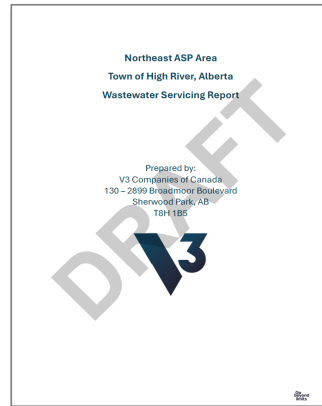
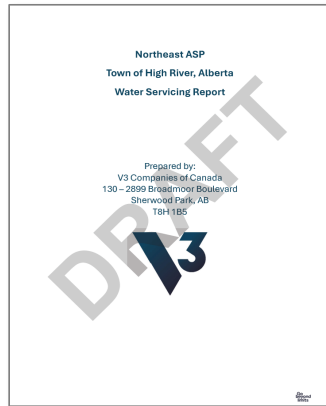
*Golly...this Draft ASP
sure is exciting!*

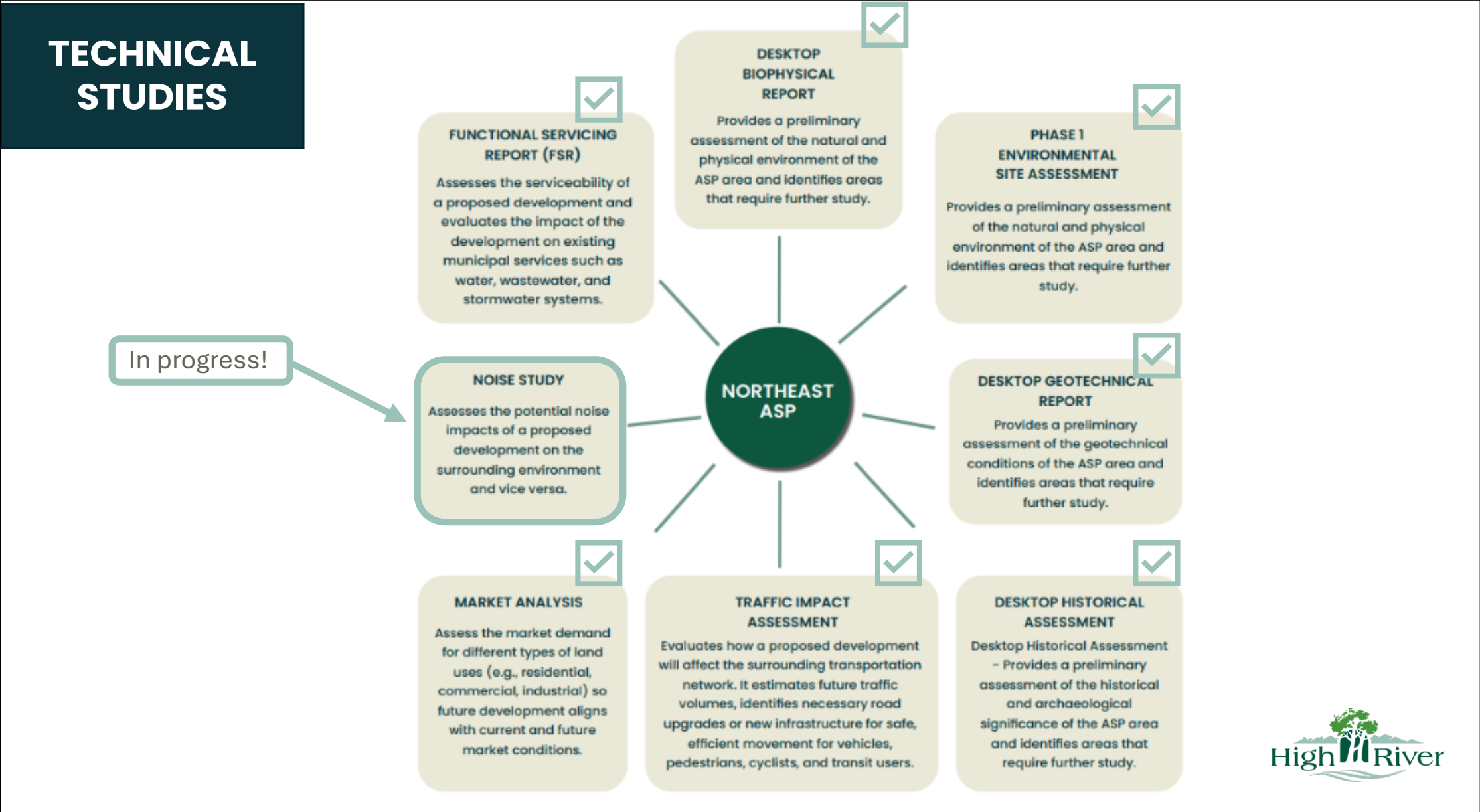


DRAFT NORTHEAST AREA STRUCTURE PLAN

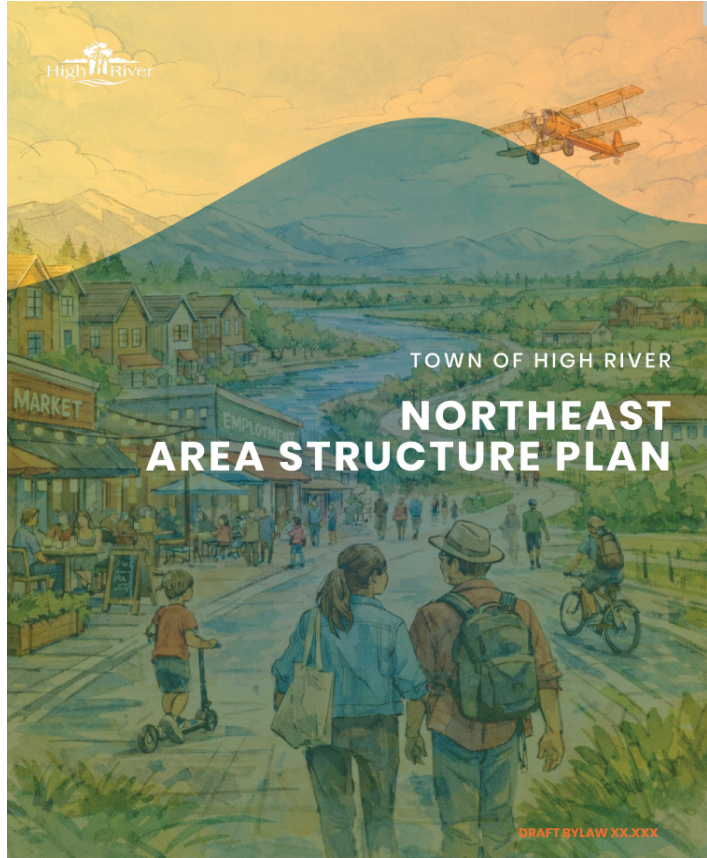


Four technical reports completed to support the ASP





DRAFT NORTHEAST AREA STRUCTURE PLAN



What's inside the Draft ASP and what's been changed since Round 2?



2.0 KEY REMINDER

What the ASP **DOES** do:



Statutory policy framework adopted by bylaw



Sets land use, mobility, and servicing direction

What the ASP **DOES NOT** do:



Does not approve of development or funding



Does not force immediate development

3.0 CORE PRINCIPLES



Integrated Land Use



Enhanced Natural Areas, Parks and Open Spaces



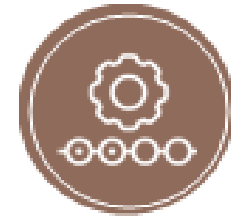
Housing For All



Prosperous Economy



Connected and Multi-Modal Mobility



Phased, Flexible, and Adaptive Growth



Vibrant Public Realm

3.1 THE BIG PICTURE – A SNAPSHOT

8,000

Estimated future population
at total build out.



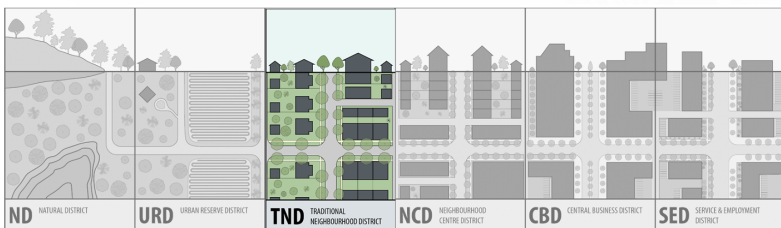
3.1 THE BIG PICTURE – A SNAPSHOT

50%

Traditional Neighbourhood

Of the Plan area is designated for Traditional Neighbourhood (in alignment with the Town's Land Use Bylaw)

- Allows a variety of housing types and neighbourhood-style businesses and institutional land uses.



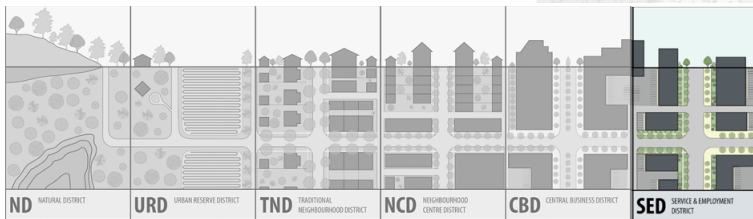
3.1 THE BIG PICTURE – A SNAPSHOT

26%

Service & Employment

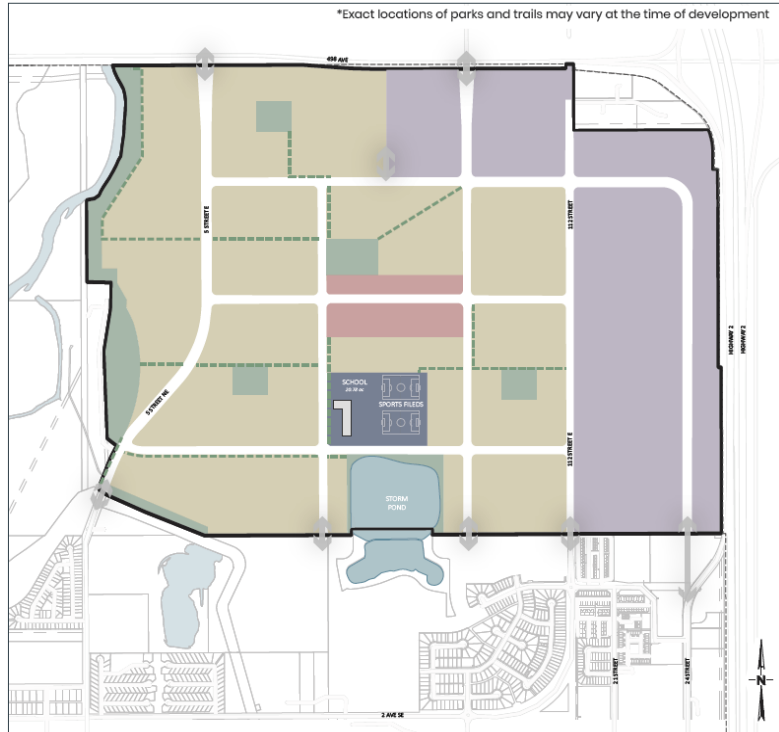
Of the Plan area is designated for Service & Employment to support economic activity (in alignment with the Town's Land Use Bylaw)

- Allows a variety of businesses and related commercial and moderate industrial land uses.

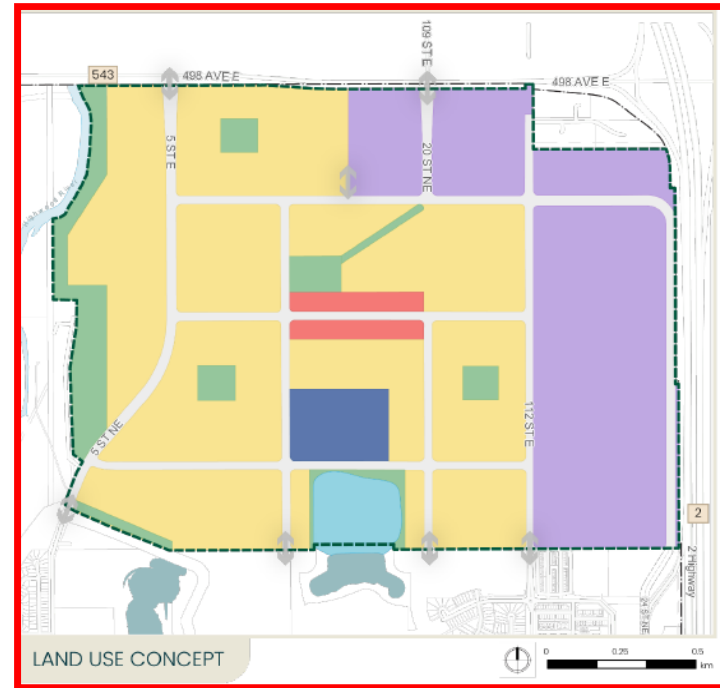


DRAFT NORTHEAST AREA STRUCTURE PLAN – CONCEPT PLAN

Revised Concept Plan



Round 2



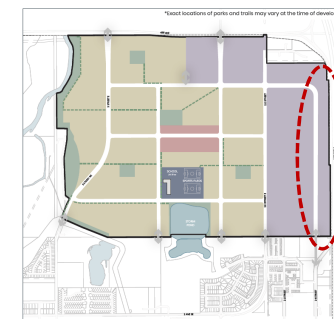
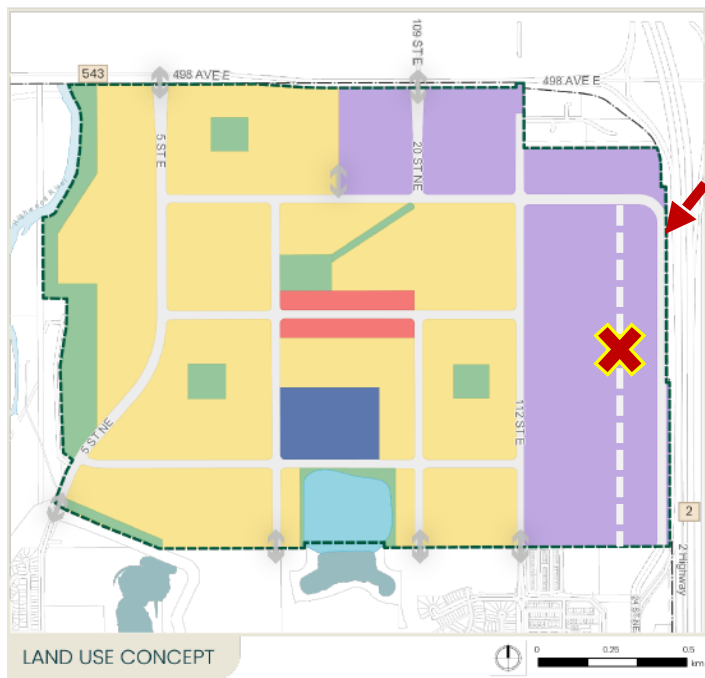
Round 3 (new)



DRAFT NORTHEAST AREA STRUCTURE PLAN

What's changed? Revised Concept Plan

1. Road moved to the east (still investigating a pipeline easement regarding the exact location of the road)



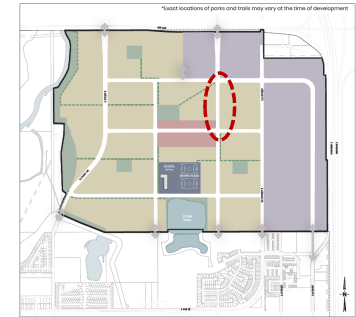
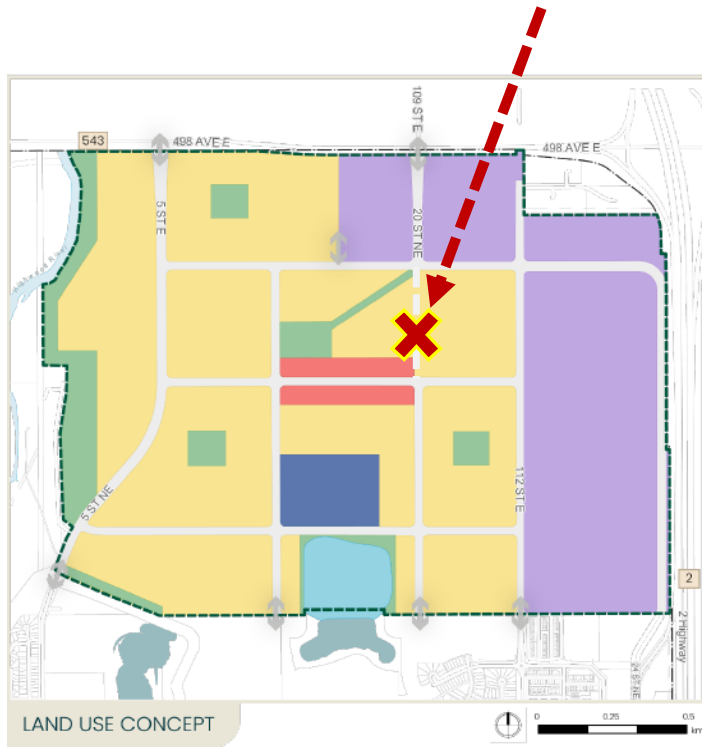
Round 2 Concept Plan



DRAFT NORTHEAST AREA STRUCTURE PLAN

What's changed? Revised Concept Plan

- 2. Removal of road from earlier concept (due to concerns)



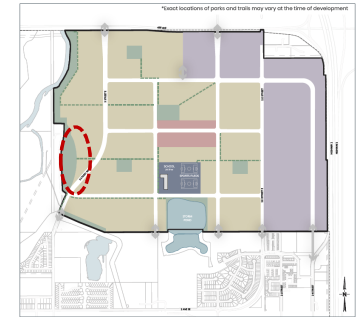
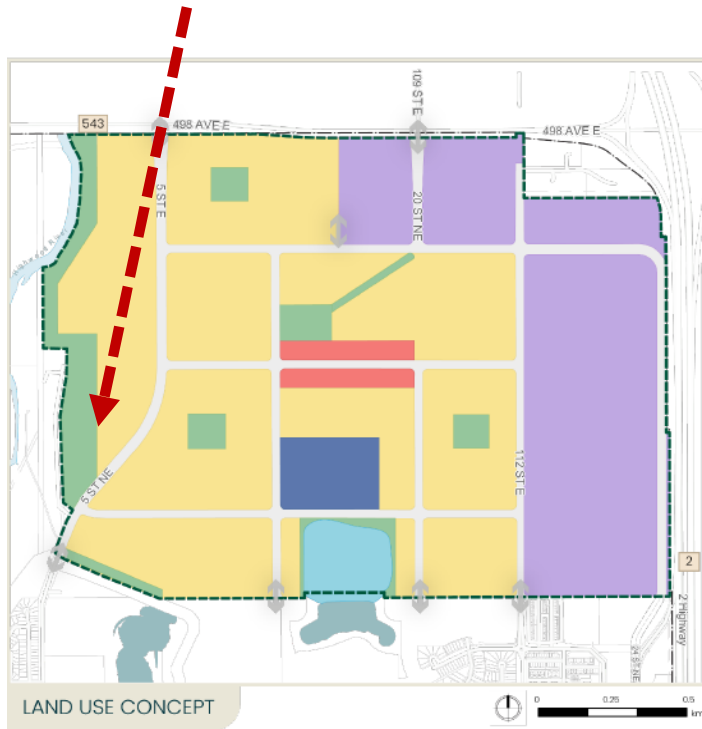
Round 2 Concept Plan



DRAFT NORTHEAST AREA STRUCTURE PLAN

What's changed? Revised Concept Plan

- 3. Slight adjustment to green space on west side



Round 2 Concept Plan



DRAFT NORTHEAST AREA STRUCTURE PLAN

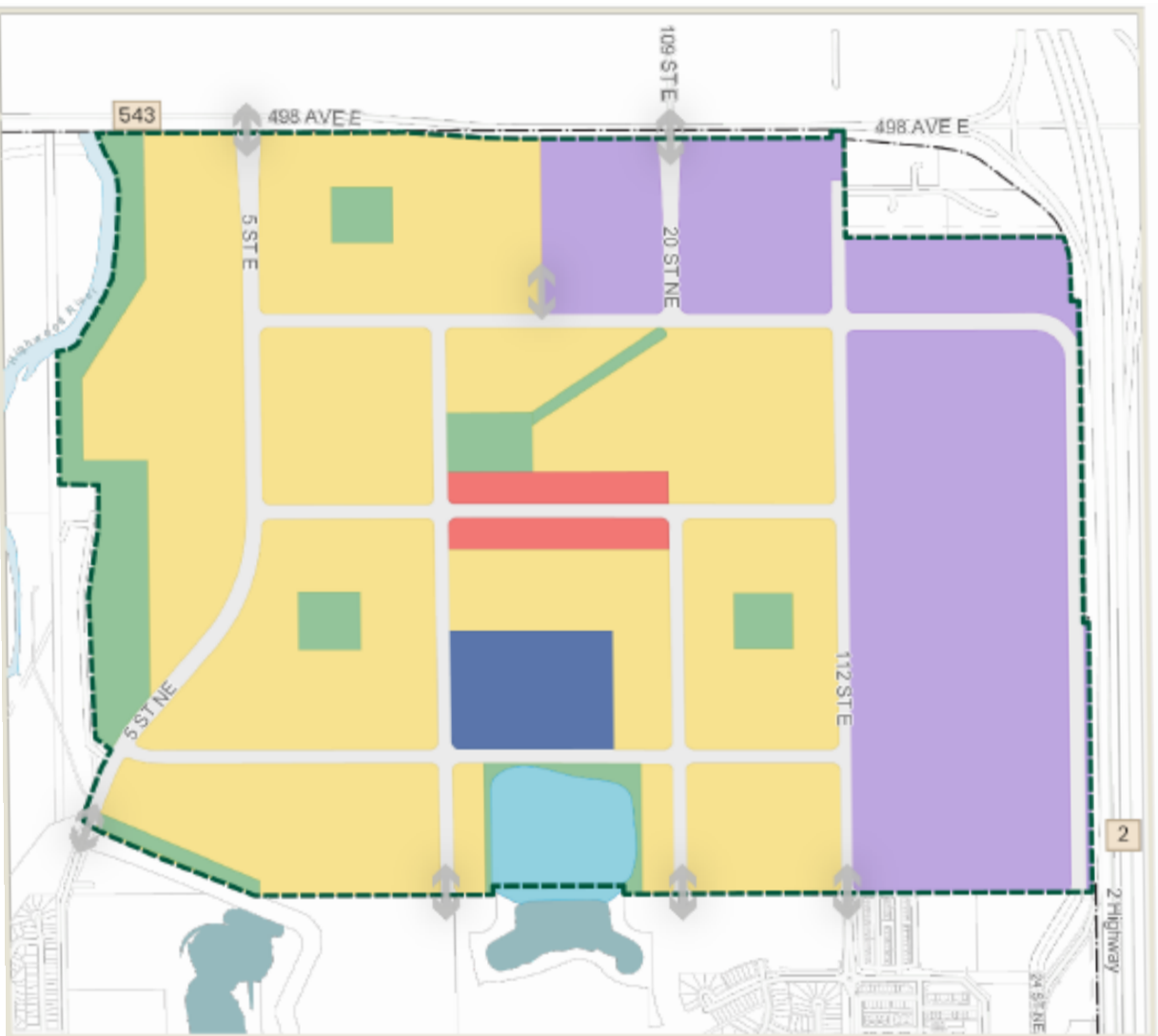
What's changed? Revised Concept Plan

- 4. Slight adjustment to Neighbourhood Centre size.



Round 2 Concept Plan





6.0 POLICY HIGHLIGHTS

Key policy sections:

- 4.1 Traditional Neighbourhoods
- 4.2 Neighbourhood Centre “High Street”
- 4.3 Service and Employment Areas
- 4.4 Parks and Open Spaces
- 4.5 Community Gateways
- 4.6 Environmental Protection

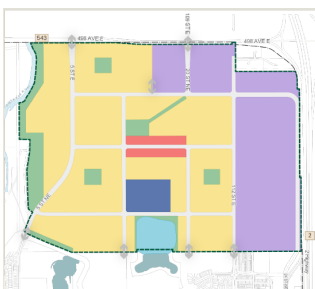
Also see...

Section 5 Municipal Services & Infrastructure

**6.0 POLICY
HIGHLIGHTS**

6.1 TRADITIONAL NEIGHBOURHOOD POLICY HIGHLIGHTS

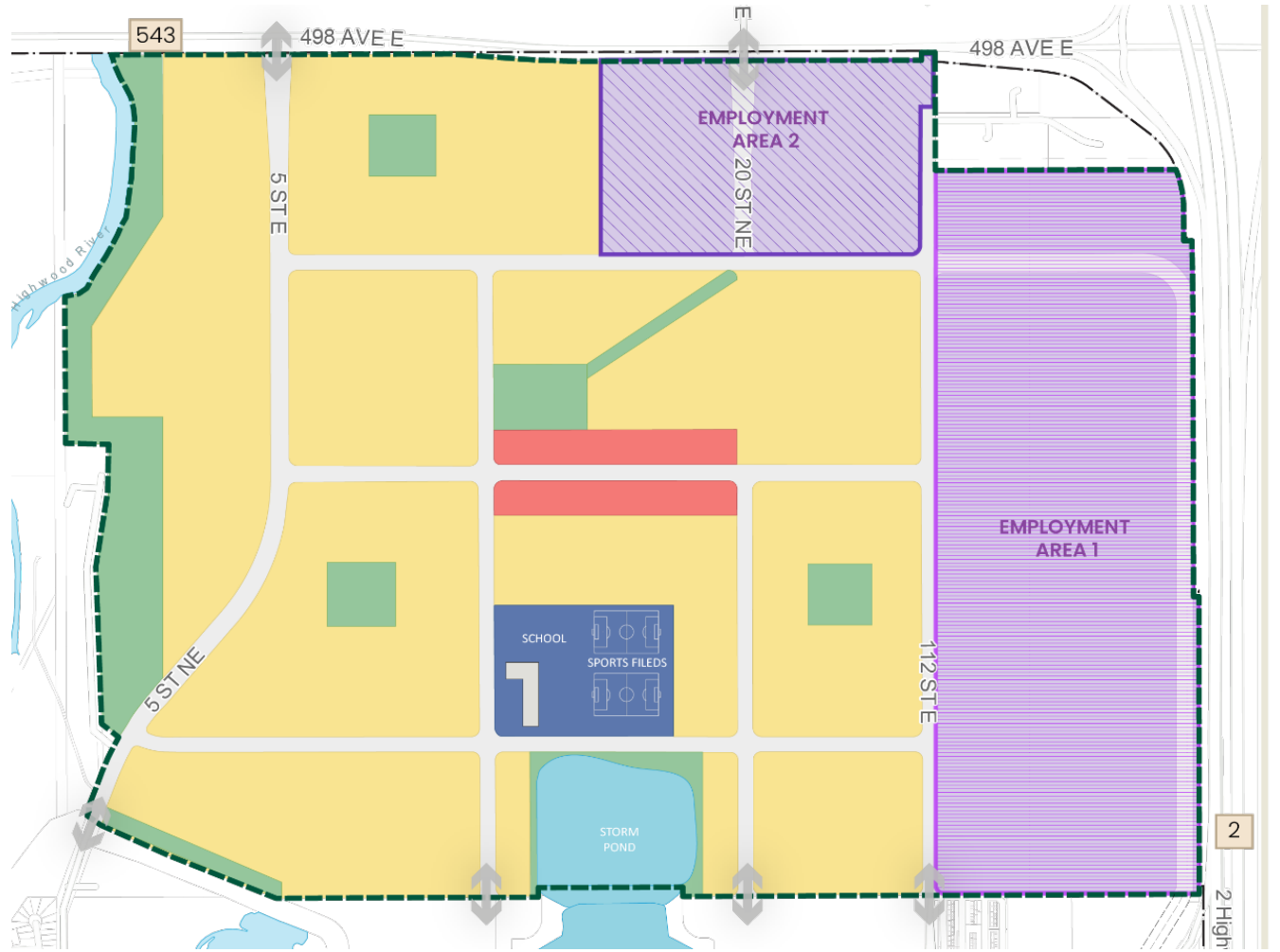
Traditional Neighbourhood



- Mix of residential, home occupations, institutional uses, and neighbourhood-scale retail, consistent with the Town’s Land Use Bylaw.
- Minimum density of 20 dwelling units per hectare (8 dwelling units per acre) to support complete communities, in accordance with the Town Plan.
- Neighbourhoods will incorporate unique design elements, such as parks, public spaces, and cultural features, to create a strong sense of place and reflect local identity.
- See Draft ASP Section 4.1 Traditional Neighbourhoods

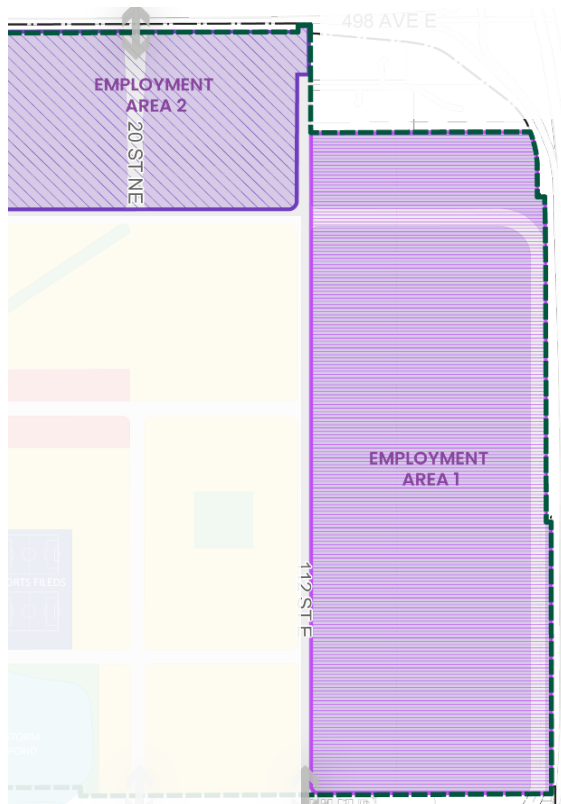
6.4 EMPLOYMENT AREAS POLICY HIGHLIGHTS

Employment Areas



6.4 EMPLOYMENT AREAS POLICY HIGHLIGHTS

Employment Areas



EMPLOYMENT AREA 1:

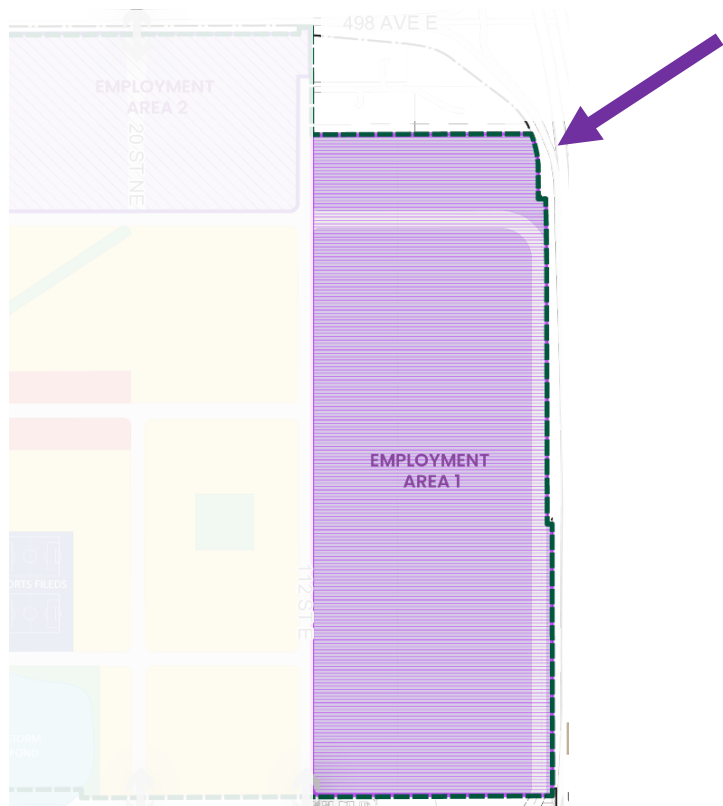
- Intended to transition over time from existing country residential and ad hoc commercial uses to an organized business park.
- While some country residential parcels may remain for the foreseeable future, the Plan encourages future development to align with the ASP vision.

EMPLOYMENT AREA 2:

- Mostly vacant land to be developed as a comprehensive, fully serviced employment area.

6.4 EMPLOYMENT AREAS POLICY HIGHLIGHTS

Employment Areas

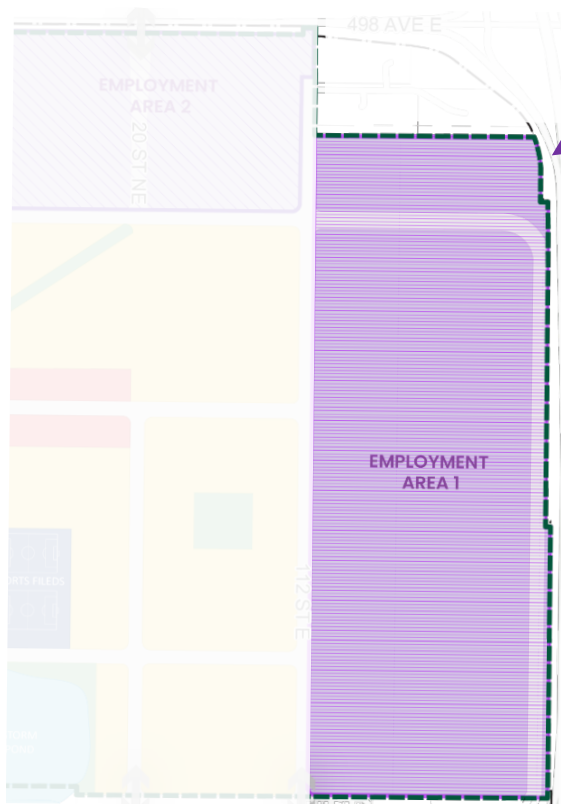


EMPLOYMENT AREA 1 POLICIES:

- Existing country residential homes and businesses may remain until the property is redeveloped.
- When redevelopment occurs, any new development must comply with the policies and requirements of this ASP.
- When a property is subdivided or a development permit is issued, landowners will be required to dedicate any public road rights-of-way identified in this ASP.

6.4 EMPLOYMENT AREAS POLICY HIGHLIGHTS

Employment Areas

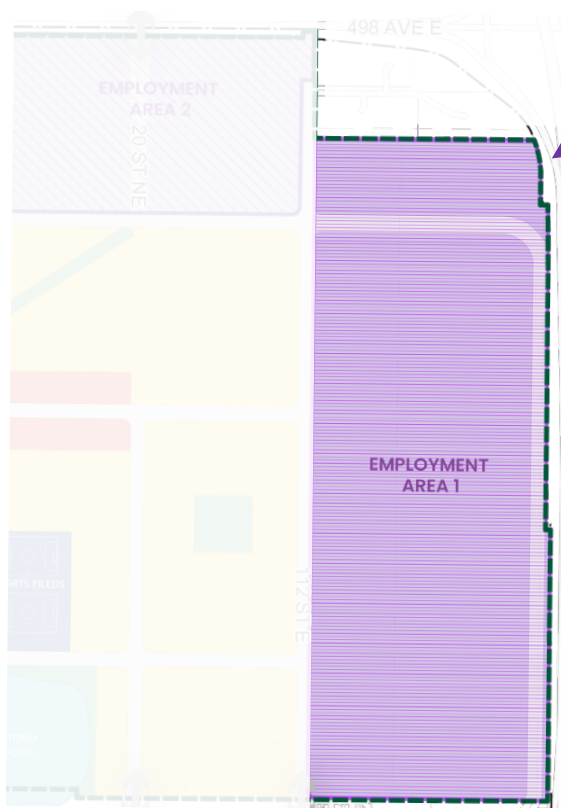


EMPLOYMENT AREA 1 POLICIES:

- New subdivisions shall not be approved prior to full servicing.
- New residential homes shall not be approved prior to full servicing.
- New individual on-site septic systems or water wells shall not be installed unless it can be proven to the Town that replacement of an existing system is required.
- All interim or temporary developments must comply with the ultimate design for the lands subject to this Area Structure Plan, including future roads, rights-of-way, parks, and servicing.

6.4 EMPLOYMENT AREAS POLICY HIGHLIGHTS

Employment Areas

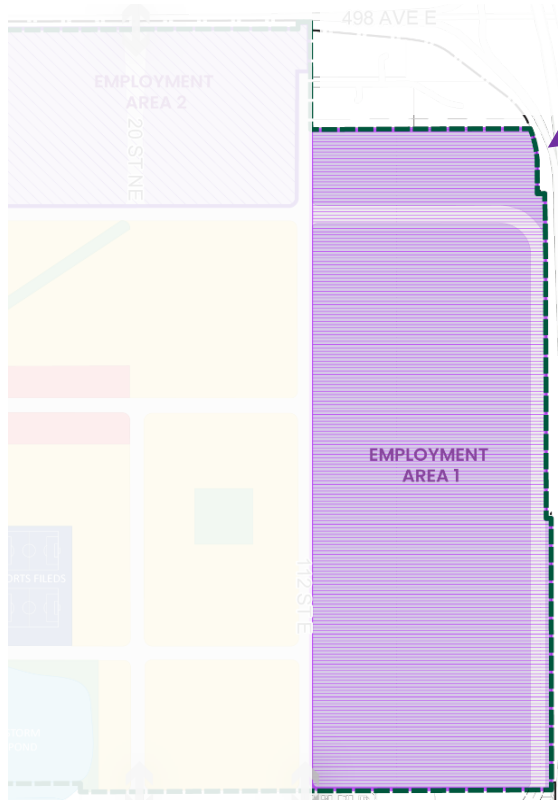


EMPLOYMENT AREA 1 POLICIES:

- The following interim or temporary developments may be permitted at the discretion of the Town’s Development Authority:
 - Construction of temporary non-residential buildings with limited water/wastewater requirements;
 - Construction of unserviced non-residential buildings;
 - Additions to existing residential buildings; and
 - Home-based businesses.

6.4 EMPLOYMENT AREAS POLICY HIGHLIGHTS

Employment Areas



EMPLOYMENT AREA 1 POLICIES:

- At the time of subdivision or development, landowners must provide the Town with a **concept plan** or **master plan** for the subject site and show how the site and proposed development will connect any adjacent sites and future roads or developments.

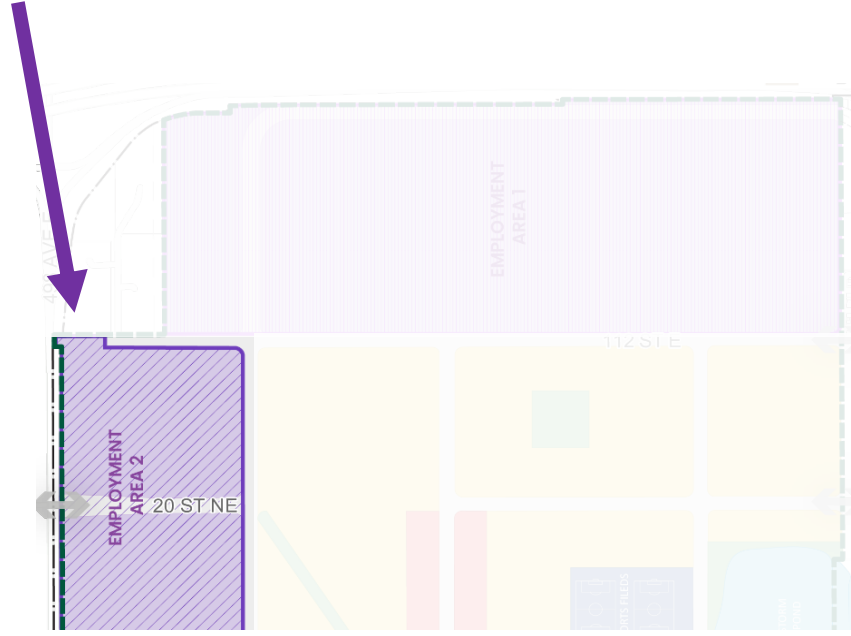


6.4 EMPLOYMENT AREAS POLICY HIGHLIGHTS

Employment Areas

EMPLOYMENT AREAS

- All areas within Employment Areas must be consistent with municipal zoning.
- Interim servicing of Employment Areas must be provided.
- There must be an **Employment Plan** before subdivision.



6.1 NEIGHBOURHOOD CENTRE “HIGH STREET” POLICIES

Neighbourhood Centre



- The High Street area shall be designed with wide sidewalks, street trees, seating, lighting, and weather protection to support year-round activity and contribute to a pedestrian-oriented environment.
- The High Street should be planned and developed as a mixed-use corridor, incorporating retail, service or similar uses in a compact, pedestrian-oriented format.
- Mixed-use buildings along the High Street shall provide active ground-floor frontages
- Corner lots with key frontage locations shall include ground-level commercial or service-oriented retail uses
- See Draft ASP Section 4.2 Neighbourhood Centre “High Street”

4.0 TECHNICAL REPORTS

Transportation Impact Assessment

V3 prepared a Transportation Impact Assessment (TIA).

Study Area & Horizon: Northeast High River ASP Area (~316 ha), full build-out to 2050



Full ASP build-out will create congestion at key Highway 543 intersections without upgrades

Required Improvements:

- Signalize 543 & 5 Street NE and 543 & 20 Street NE
- Widen 5 Street NE & 20 Street NE to four lanes south of Hwy 543
- Retiming at 543 & Highway 2A and revised truck routing

Conclusion: With recommended upgrades, the road network can safely and efficiently support full ASP build-out to 2050, with improvements phased alongside development

4.1 TECHNICAL REPORTS



Functional Servicing Studies

Technical servicing studies confirm that the Northeast Area Structure Plan can be serviced, but that **significant off-site and regional infrastructure upgrades** are required to support full build-out.

4.2 TECHNICAL REPORTS

Potable Water Servicing

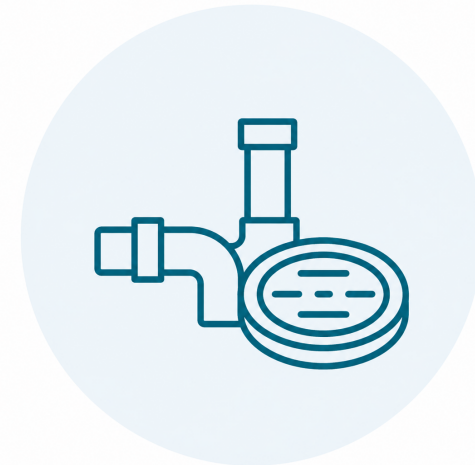
- The ASP can be supplied through a new on-site 300mm water main network connecting to existing infrastructure along Hampshire Way and Hampton Hills.
- System pressures are generally accepted; however, fire flow requirements for the school site, mixed use and service & employment areas cannot be met without sprinkler systems, even with off-site upgrades.
- Long-term water system performance can be improved through future looping identified in the Utility Master Plan but these upgrades do not remove the need for sprinkler in higher-demand land uses.
- Estimated water servicing cost: ~\$7.0 million.



4.3 TECHNICAL REPORTS

Sanitary Servicing

- Sanitary servicing is proposed via gravity sewers (250mm–750mm) draining south to the Hampton Hills Lift Station.
- At full build-out, flows from the ASP exceed existing lift station capacity, requiring an upgrade to a Regional Hampton Hills Lift Station, as identified in the Utility Master Plan.
- Lift station and force main upgrades are required prior to full build-out, with detailed design to confirm final sizing.
- Estimated wastewater servicing cost: ~\$13.0 million.



4.4 TECHNICAL REPORTS

Stormwater Servicing

- Stormwater from the entire ASP will be managed through a central wet stormwater management facility, designed to contain the 1-in-100-year rainfall event while releasing flows at pre-development rates.
- Stormwater pond storage requirements are approximately 133,000 m³, with discharge to the Little Bow Canal via a lift station.
- Servicing may be achieved through expansion of the existing Hampton Hills pond and lift station, or through construction of a new pond and lift station, subject to detailed design and approvals.
- Estimated stormwater servicing cost : ~\$39.3 million.



3.3 MUNICIPAL SERVICING OVERVIEW



The area is currently not serviced by the Town



Extension of water, wastewater, stormwater infrastructure is required



Infrastructure extensions and upgrades are triggered by development, not speculative expansion



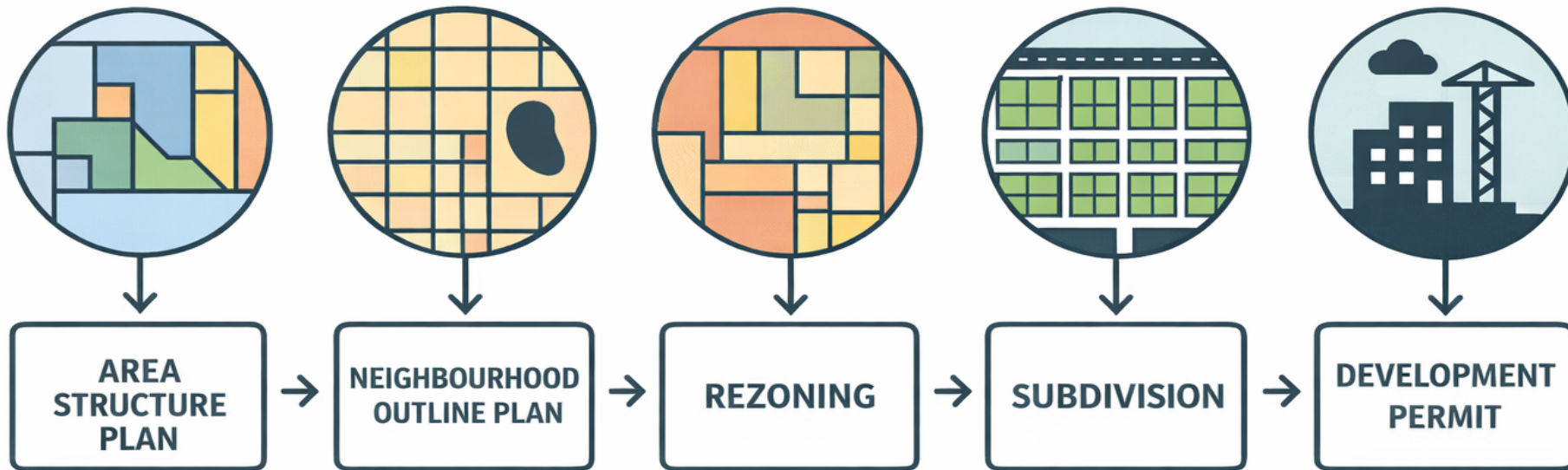
Developers are responsible for funding required servicing extensions and system improvements



The Town is responsible for coordinating long-term infrastructure planning and system integration

3.4 DEVELOPMENT PATHWAY

What Happens Before You Can Develop...



PROJECT STEPS AND TIMELINE



1 | TECHNICAL STUDIES AND BACKGROUND RESEARCH
MAY – JUL 2025



2 | ROUND 1 PUBLIC ENGAGEMENT
JUL 2025



3 | CONCEPT PLAN DEVELOPMENT
JUL 2025 – FEB 2026



4 | SUPPORTING TECHNICAL REPORTS
MAR – APR 2025



5 | ROUND 2 PUBLIC ENGAGEMENT
FEB 2026



6 | ASP REFINEMENT
MAR – MAY 2026



7 | ROUND 3 PUBLIC ENGAGEMENT
JUNE 2026

we are here!



8 | APPROVALS PROCESS
FALL 2026

Thank You.
Questions?

WELCOME TO THE HIGH RIVER

NORTHEAST AREA STRUCTURE PLAN OPEN HOUSE

The Town of High River is developing a new Area Structure Plan (ASP) for approximately 778 acres of land within the northeast portion of the town.

This plan will guide future land use, transportation, and infrastructure decisions for the area, creating a comprehensive plan to support and enable future growth and development.



Scan to access
the project
webpage!



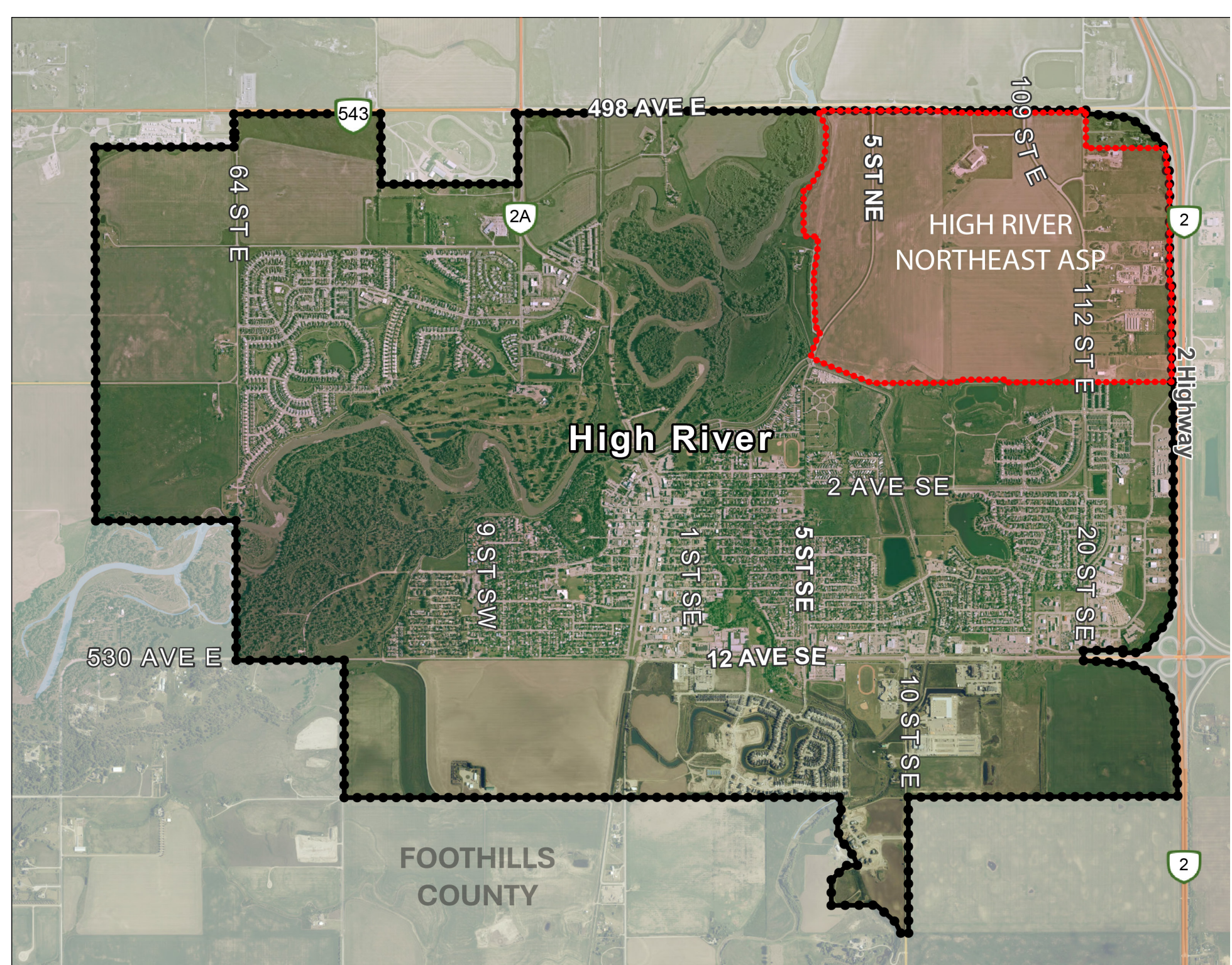
WHAT IS AN AREA STRUCTURE PLAN (ASP)?

An Area Structure Plan (ASP) is a statutory plan used by municipalities in Alberta to guide the future subdivision, development and servicing of a specific area.

ELEMENTS OF AN AREA STRUCTURE PLAN

- **Land use concept:** Outlines where land uses will go within the plan area, including residential, commercial, parks, industrial areas, etc.
- **Transportation network:** Plans for roads, pathways, and other transportation infrastructure.
- **Servicing plans:** Provides details on water, wastewater, and stormwater management.
- **Policies:** Directs future zoning and subdivision decisions.
- **Phasing:** Shows the development sequence proposed for the area, divided into phases.

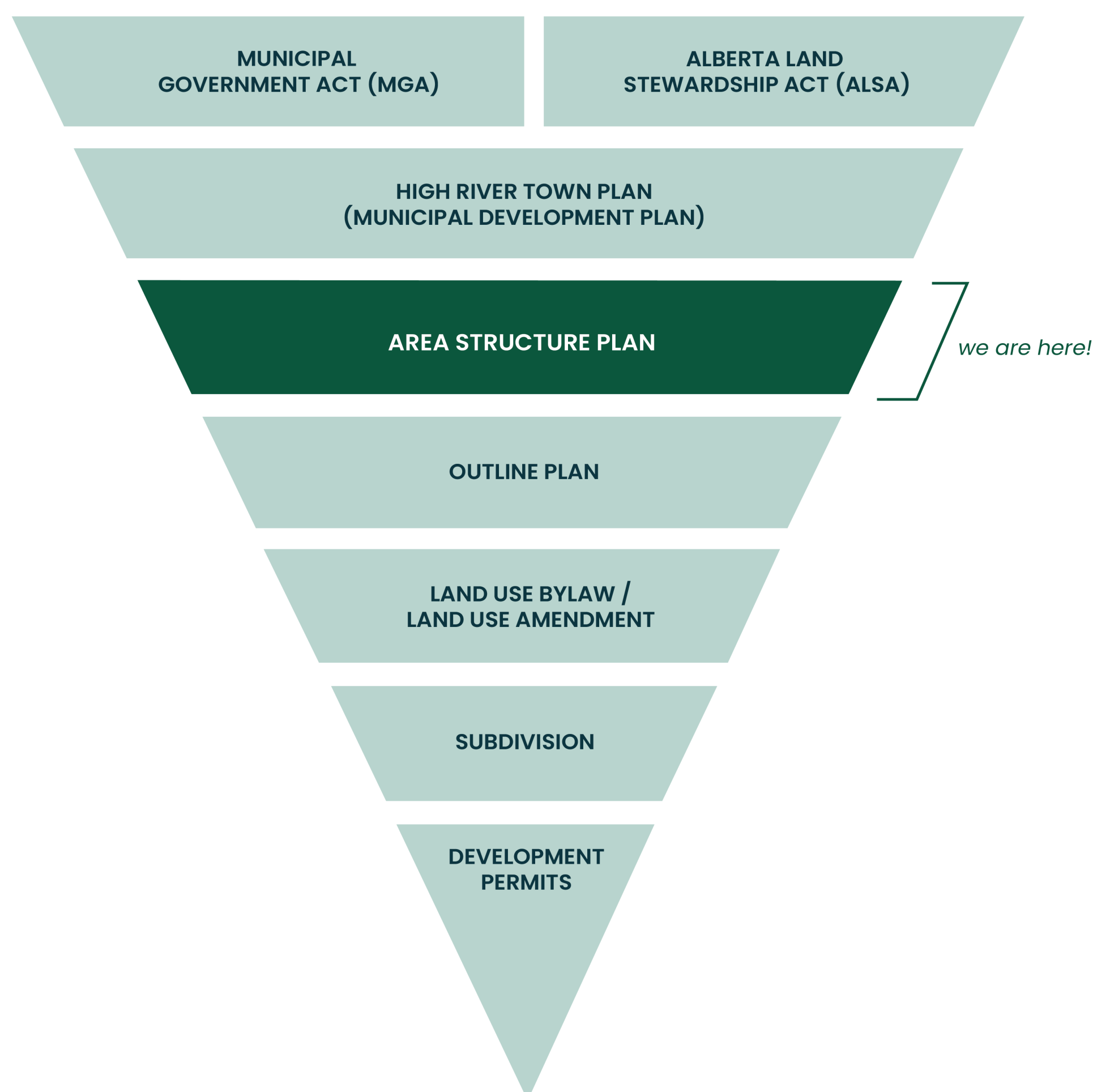
Northeast Area Structure Plan Area



DID YOU KNOW?

A statutory plan must meet specific requirements in the Municipal Government Act (MGA). Area Structure Plans are designed to guide future subdivision and land use within a municipality.

PLANNING HIERARCHY



AREA STRUCTURE PLAN VISION



The Northeast ASP communities are vibrant and inclusive, with walkable, mixed-use neighbourhoods where people live, work, and connect. Employment areas support the local economy, while diverse housing, active streets, and welcoming public spaces foster belonging and honour the area's history.



The ASP is intended to create neighbourhoods where people want to live. **Vibrant, safe, connected, and functional.**

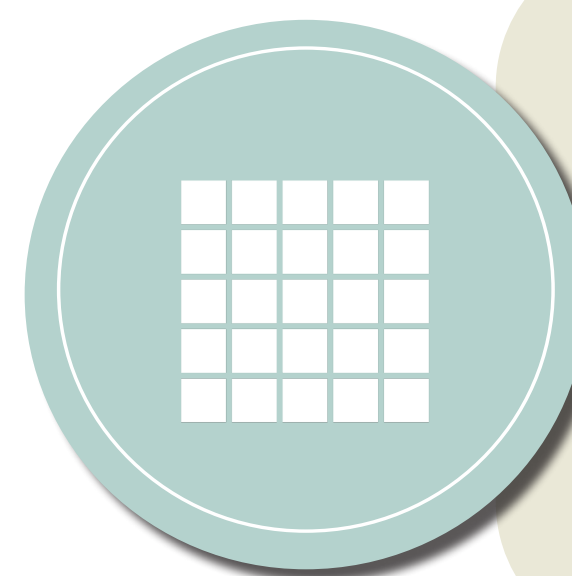


This is achieved through the implementation of **7 CORE PRINCIPLES.**



Integrated Land Use

A blend of residential, commercial, community, recreation, and employment areas supports daily needs and the local economy. A balanced residential-to-non-residential land-use ratio creates a stable property tax base.



Connected and Multi-Modal Mobility

A connected grid pattern street network and pedestrian-scale block sizes create vehicle permeability and a safe walkable environment for pedestrians throughout the site.



Vibrant Public Realm

The design of public spaces and streetscapes, along with references to local history, fosters a distinct sense of community identity and creates physical spaces that drive social interaction and civic pride.



Enhanced Natural Areas, Parks and Open Spaces

The connections to and between natural features, parks, and open spaces enhances the Town's network of natural and recreation amenities for public enjoyment, while maintaining natural integrity.



Prosperous Economy

The dedication of employment lands encourages local labour retention and employment opportunities in close proximity to home. Neighbourhood commercial areas are dispersed within walking distance of residences.



Phased, Flexible and Adaptive Growth

The plan is phased based on available infrastructure, and the land-use concept aligns with the Town's Land Use Bylaw, which is flexible and adaptable to future growth needs.



Housing for All

A range of housing types and tenures accommodates different household sizes, incomes, and stages of life, promoting population attraction, retention and aging in place.





WE LISTENED, THIS IS WHAT WE HEARD IN ROUND 2 ENGAGEMENT

Thank you for sharing your thoughts in Round 2 Engagement. They helped refine the Land Use Concept and create the future ASP policy.



What We Heard...

CONCEPT PLAN

- **Requests for land use changes**, including more commercial space and relocating the park to better protect and incorporate the historic airport hangar.
- **Traffic concerns**, including impacts on existing neighbourhoods, road and crosswalk upgrades, traffic calming measures, a potential roundabout, and the need for a traffic study.
- **Support for the new Highway 2 connector road** to direct non-residential traffic away from residential areas.
- **Active transportation and safety improvements**, including better pathway connections, pedestrian lighting, and marked school crossings.
- **Infrastructure and environmental concerns**, including flooding, canal maintenance, land stability, and preserving neighbourhood character.



Policy Approach

- Creation of a mobility network that creates a safe, efficient network for pedestrians, cyclists, and vehicles to move in and around the Plan area.
- Expand and connect the Town's active transportation network into the Plan Area, including links to Happy Trails.
- Identify, protect, and appropriately manage environmental features and hazards through required studies, setbacks, and mitigation.



What We Heard...

PARKS & OPEN SPACES

- **Support for parks, greenways, environmental reserves, and trail connections**, including the Environmental Reserve along the Highwood River and the Happy Trails connection.
- **Strong interest in larger parks, event spaces, and recreation-oriented green spaces** that serve a wide range of ages and abilities.
- **Desire to preserve wetlands, wildlife areas, and natural features**, and to ensure environmental policies are clearly reflected in the ASP.



Policy Approach

- Deliver a connected, accessible parks and open space network that supports recreation, health, ecological function, and community identity.
- Provide a diversity of park types and amenities (including off-leash dog space) that serve a range of ages and abilities.



What We Heard...

HOUSING

- **Strong support for a wider range of housing options**, especially smaller, more affordable, and accessible homes.
- **Concerns about the lack of housing suited for seniors**, with a preference for bungalows and homes that support aging in place.
- **Concerns that larger or more expensive homes may not meet the needs** of seniors or residents on fixed incomes.



Policy Approach

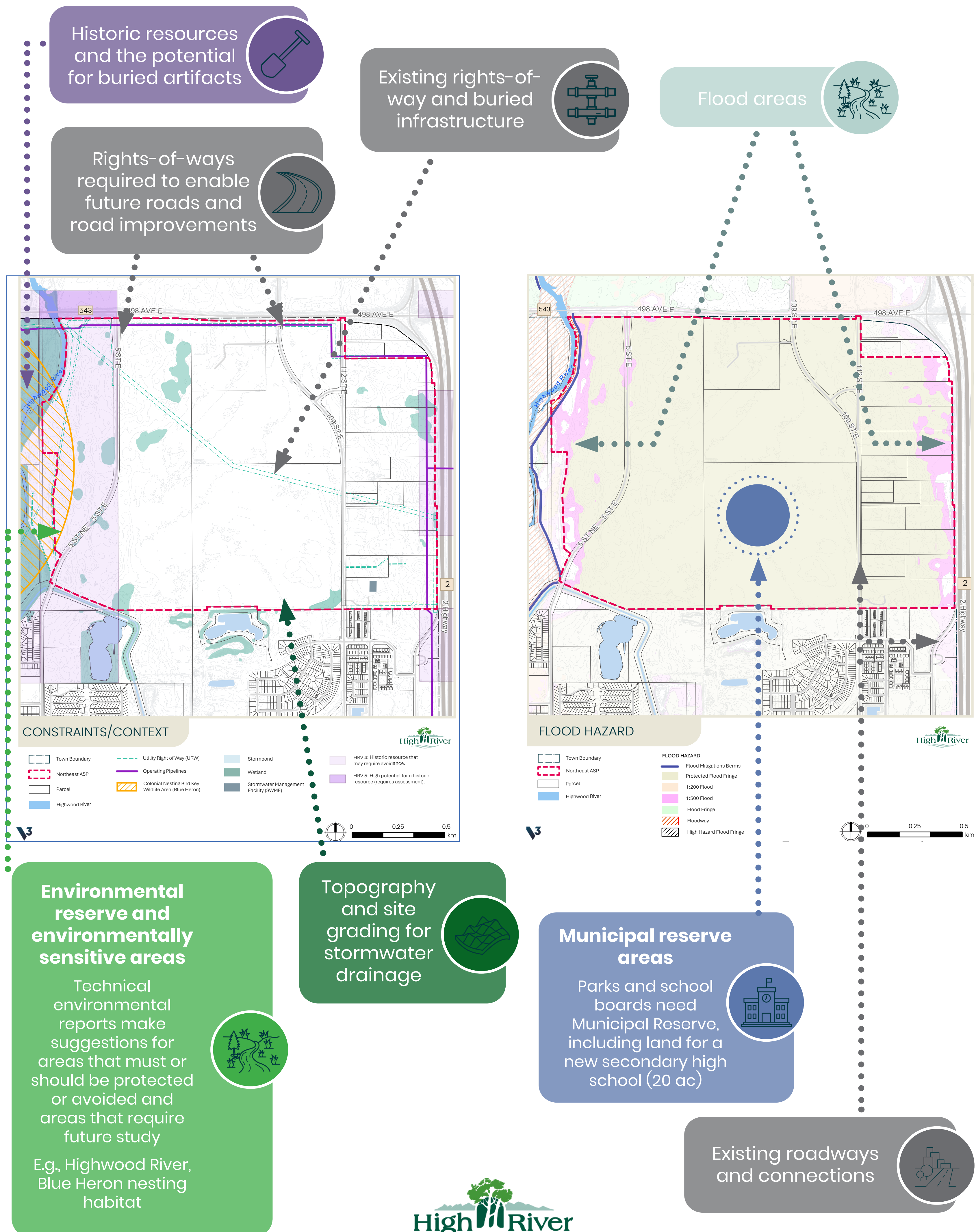
- A range of housing types, sizes, tenures, and price points that accommodate households of different ages, incomes, and lifestyles.





CONSTRAINTS & CONSIDERATIONS

Many things must be considered when preparing the Northeast ASP Land Use Concept Plan. These are often called constraints or considerations. Some are described below.



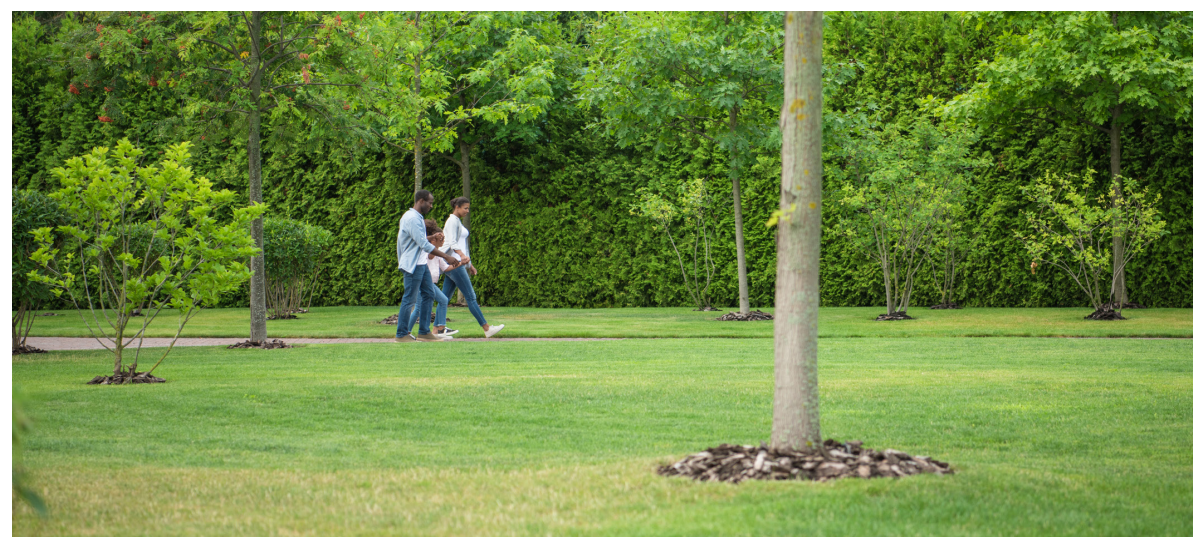


NORTHEAST ASP LAND USE CONCEPT PLAN

The neighbourhoods of the Northeast Area Structure Plan will be developed as **complete communities**, with a mix of housing choices and sizes that promote efficient use of land, integrated greenspace, and park spaces that support active lifestyles, recreation choices, and retail services.

Development in the Northeast ASP will also follow the Smart Growth Principles outlined in the Town Plan:

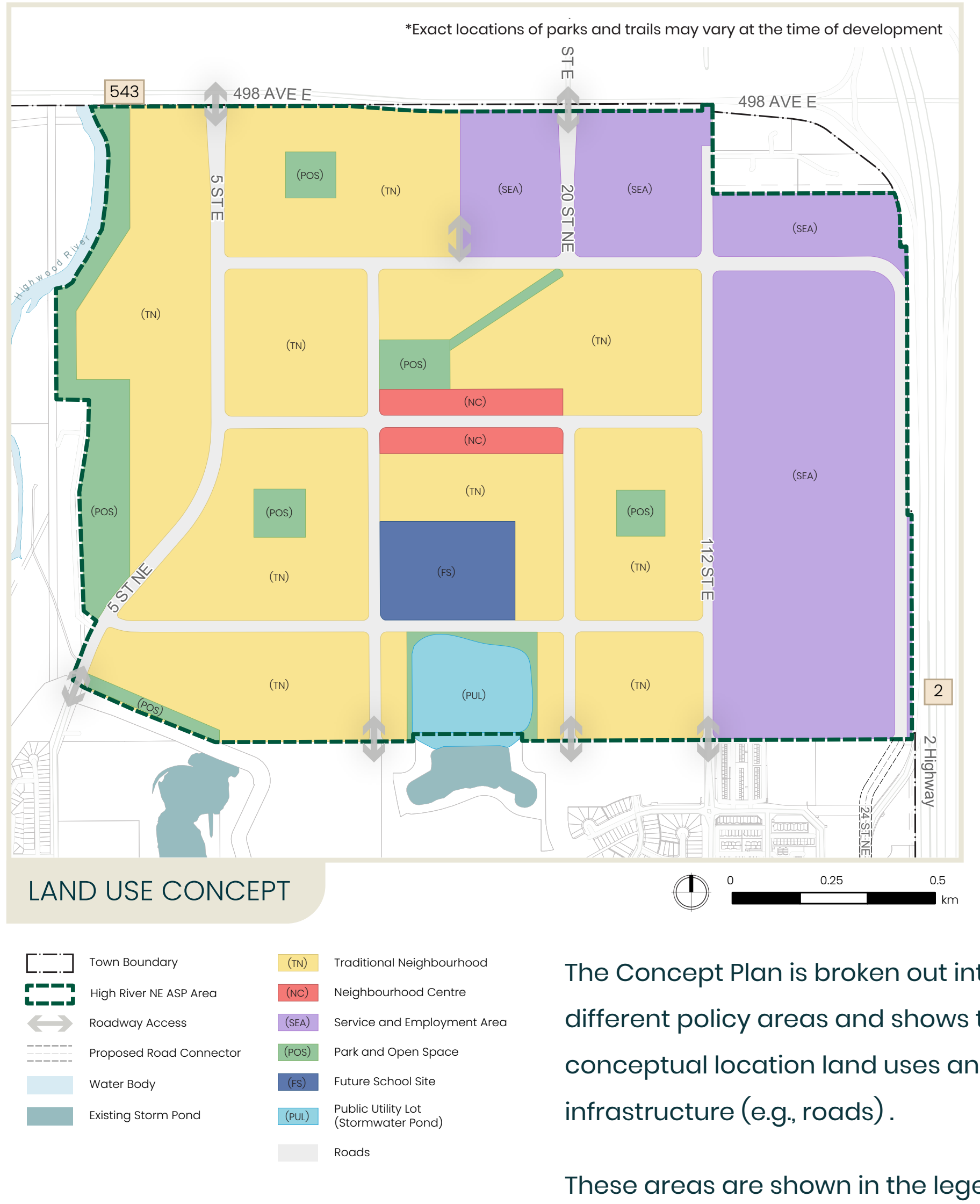
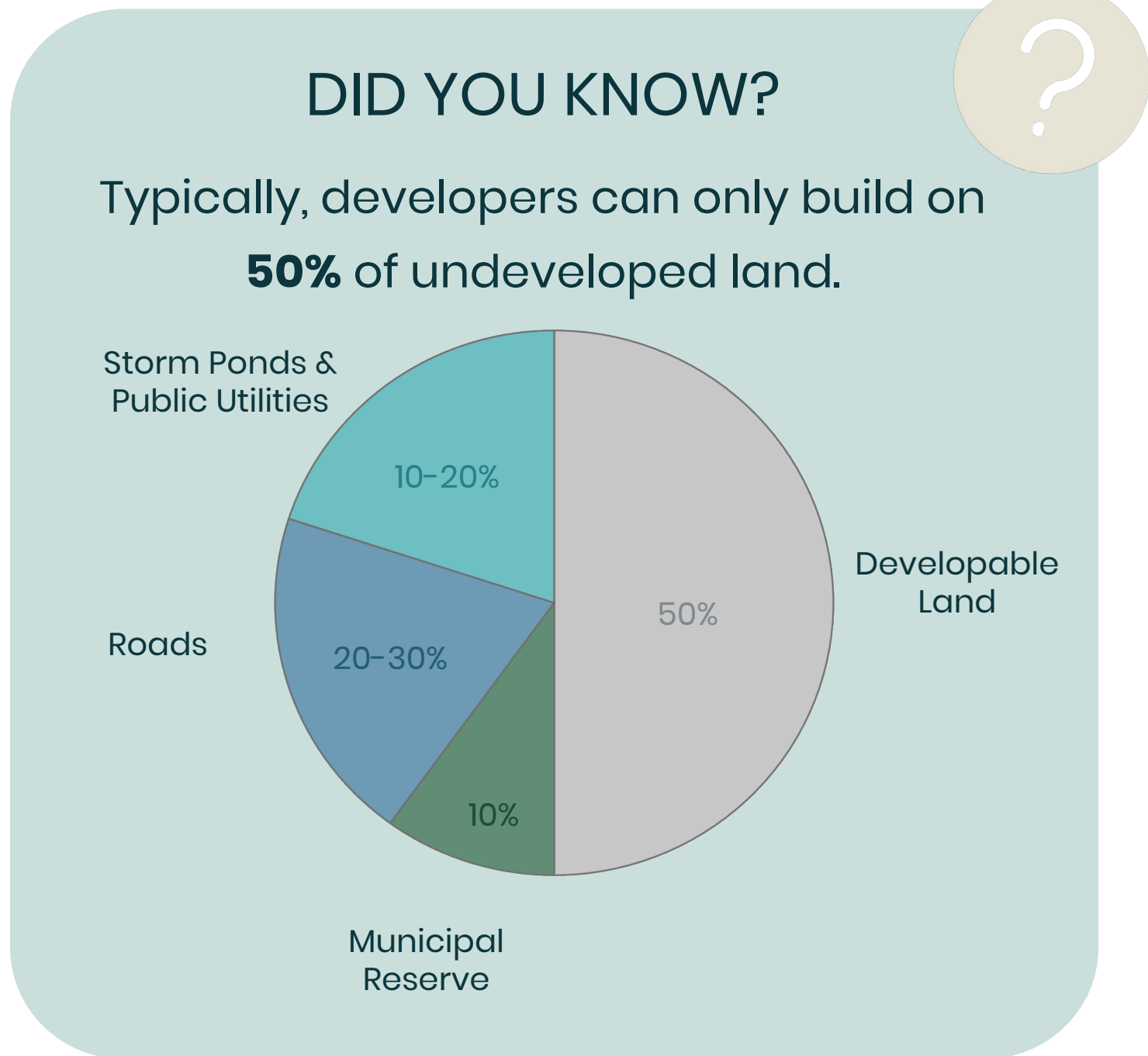
- Create a variety of housing opportunities and choices for all residents;
- Create Active Transportation friendly communities where healthy options to walk or cycle are convenient and attractive to residents;
- Create compact and complete communities by mixing land uses and using land more efficiently;
- Provide transportation services in a safe, effective, affordable, and efficient manner;
- Preserve open space, agricultural land, natural beauty, and critical environmental areas;
- Foster distinctive, attractive, communities with a strong sense of place;
- Engage community members to ensure that growth responds to local needs and makes the community a better place; and
- Make development decisions predictable, fair, and cost-effective.



NORTHEAST ASP LAND USE CONCEPT PLAN

What is a Concept Plan?

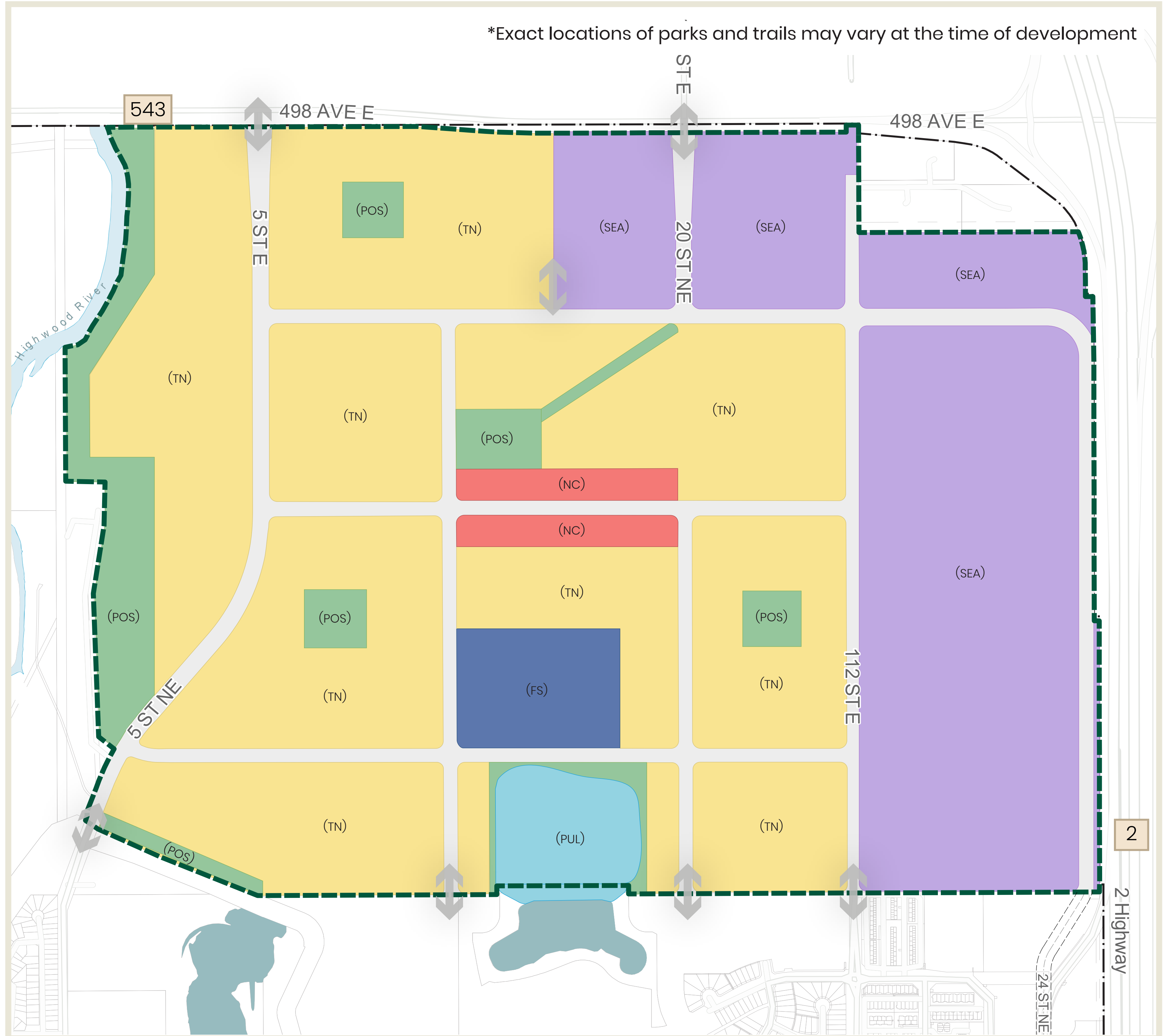
A big-picture map that shows how raw land will eventually develop into a well-planned community. The ASP proposes a mix of residential, commercial, employment/industrial, and green spaces to support a balanced community while preserving key natural features.





NORTHEAST ASP LAND USE CONCEPT PLAN

*Exact locations of parks and trails may vary at the time of development



LAND USE CONCEPT

- | | | | |
|--|-------------------------|--|--|
| | Town Boundary | | (TN) Traditional Neighbourhood |
| | High River NE ASP Area | | (NC) Neighbourhood Centre |
| | Roadway Access | | (SEA) Service and Employment Area |
| | Proposed Road Connector | | (POS) Park and Open Space |
| | Water Body | | (FS) Future School Site |
| | Existing Storm Pond | | (PUL) Public Utility Lot (Stormwater Pond) |
| | | | Roads |

The Concept Plan is broken out into different policy areas and shows the conceptual location land uses and infrastructure (e.g., roads).
These areas are shown in the legend.





NORTHEAST ASP LAND USE CONCEPT PLAN (CONCEPT PLAN)

Where we live, play, and recreate in **Traditional Neighbourhood Areas.**

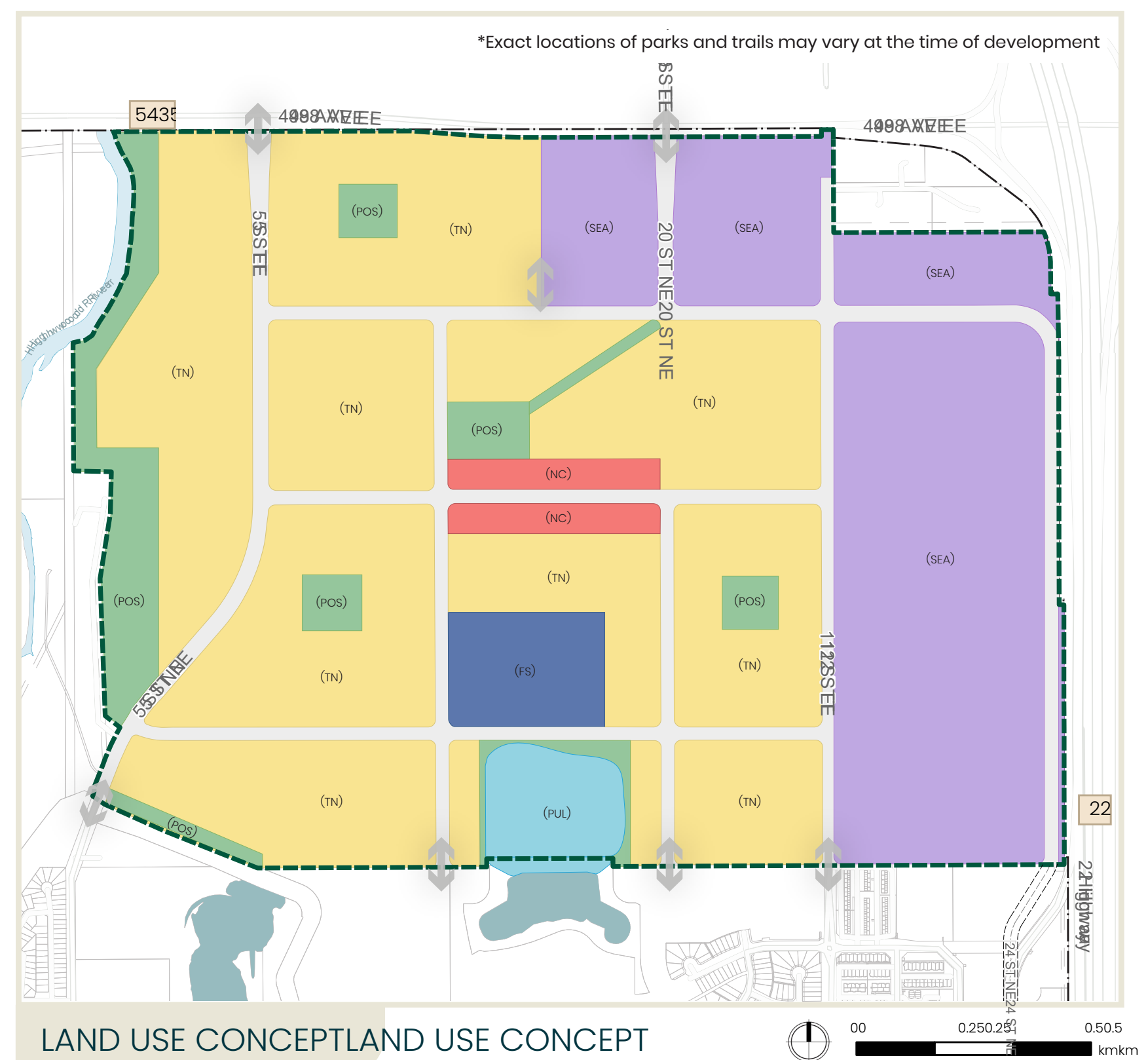
The ASP policies support diverse housing options, including single-unit, multi-unit, and affordable housing to meet varied community needs.

Traditional Neighbourhood Areas will include:

- Housing
- Parks (large and pocket parks)
- Pathway connections
- A secondary high school
- Neighbourhood commercial nodes

Key Policy Highlights:

- A mix of compatible land uses is supported, including residential, home occupations, institutional uses, and neighbourhood-scale retail, in alignment with the Town's Land Use Bylaw (Policy 4.1.1).
- Development is planned to be compact and efficient, with a minimum density of 20 dwelling units per hectare (8 dwelling units per acre) to support complete communities, in accordance with the Town Plan (Policy 4.1.2).
- Each neighbourhood is shaped with unique design elements, such as parks, public spaces, and cultural features that create a strong sense of place and reflect local identity (Policy 4.1.3).
- Residents are within comfortable walking or cycling distance of small-scale shops and services, helping to reduce reliance on vehicles and support neighbourhood livability (Policy 4.1.4).
- Commercial uses are concentrated at key intersections and designed in compact, mixed-use forms to create active, vibrant centres within each neighbourhood (Policy 4.1.4).
- Streets and public spaces are designed to prioritize walkability, with integrated sidewalks, pathways, and connections to parks and open spaces throughout the community (Policy 4.1.4).



	Town Boundary		Traditional Neighbourhood
	High River NE ASP Area		Neighbourhood Centre
	Roadway Access		Service and Employment Area
	Proposed Road Connector		Park and Open Space
	Water Body		Future School Site
	Existing Storm Pond		Public Utility Lot (Stormwater Pond)
	Roads		



Photo courtesy of Alan Lam Photography

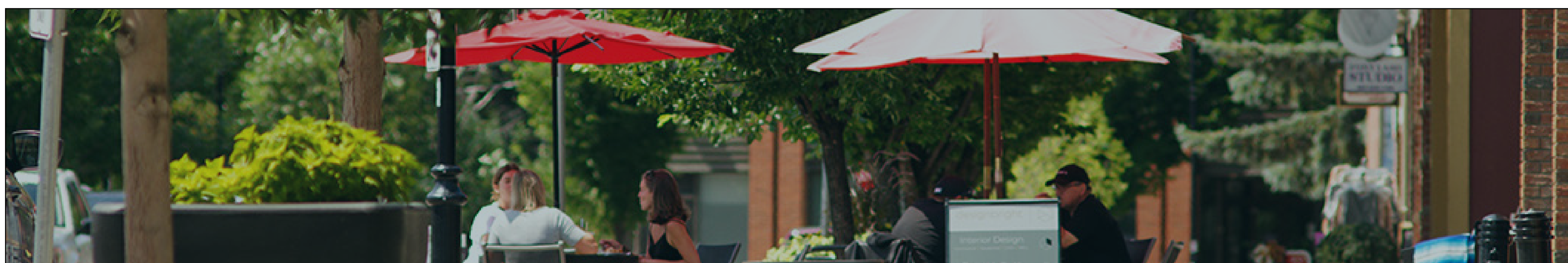


Photo courtesy of Alan Lam Photography



Photo courtesy of Alan Lam Photography





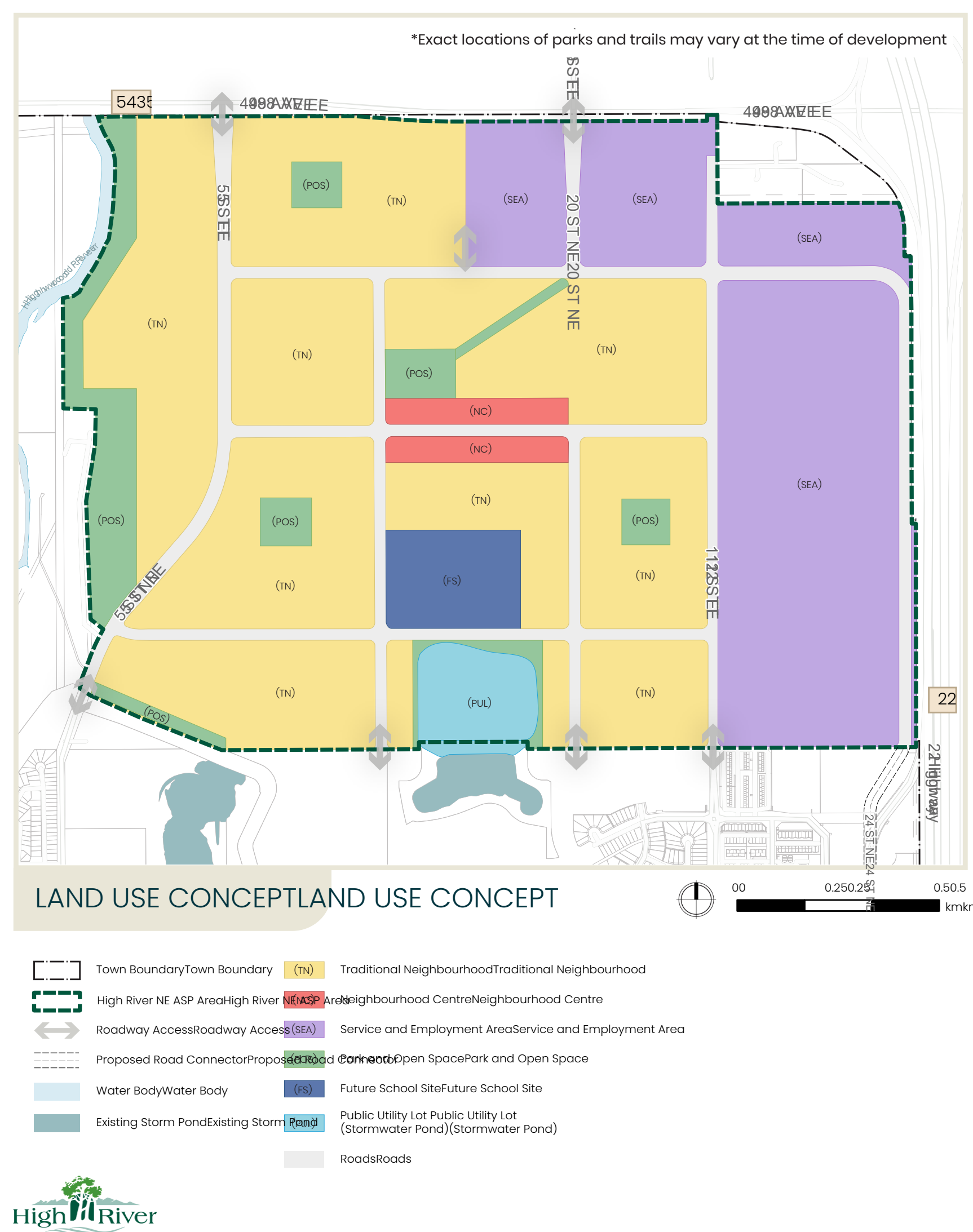
NORTHEAST ASP LAND USE CONCEPT PLAN (CONCEPT PLAN)

Where we shop and socialize in the **Neighbourhood Centre District.**

The Neighbourhood Centre District proposed to include a High Street. The High Street will be the main commercial hub in the Northeast ASP and include retail, services, and public amenities.

The High Street allows:

- **Retail and Services:** Shops, cafes, restaurants, banks, and other pedestrian oriented businesses are located on the ground floor.
- **Mixed-Use Development:** Upper floors may include offices or residential units, promoting vibrancy and efficient land use.
- **Public Spaces:** Plazas, seating areas, and pedestrian-friendly areas to social interaction.
- **Active Frontages:** Storefronts and transparent facades create visual interest and safety.
- **Walkability:** Wide sidewalks, safe crossings, slow traffic, for safe pedestrian access.
- **Community Connections:** Located close to the new high school site for walkable access for students.



Key Policy Highlights

- The High Street brings together shops, services, and housing in a compact format that creates a central gathering place for residents (Policies 4.2.1, 4.2.2).
- Ground-floor uses such as retail, cafés, and restaurants help create a lively streetscape with regular activity throughout the day (Policies 4.2.3, 4.2.5).
- Development prioritizes a high-quality pedestrian experience, with features such as transparent storefronts, frequent entrances, and minimal blank walls (Policy 4.2.5).
- The area is designed to be highly walkable and well-connected, with direct links to surrounding neighbourhoods, parks, and open spaces (Policy 4.2.4).
- Streets and public spaces support year-round use, incorporating wide sidewalks, street trees, seating, lighting, and weather protection (Policy 4.2.6).
- Active transportation is prioritized, with wide sidewalks (minimum 2.0 m), and cycling infrastructure (Policies 4.2.8, 4.2.9).
- The High Street reflects local identity and character, incorporating public art, signage, and design elements that celebrate the area's history (Policy 4.2.7)



Example: Mackenzie Towne, Calgary AB



Example: Britannia, Calgary AB





NORTHEAST ASP LAND USE CONCEPT PLAN (CONCEPT PLAN)

Where we work in the **Service and Employment Area.**

The ASP policies designates land for local business growth and employment opportunities.

Service and Employment Areas will:

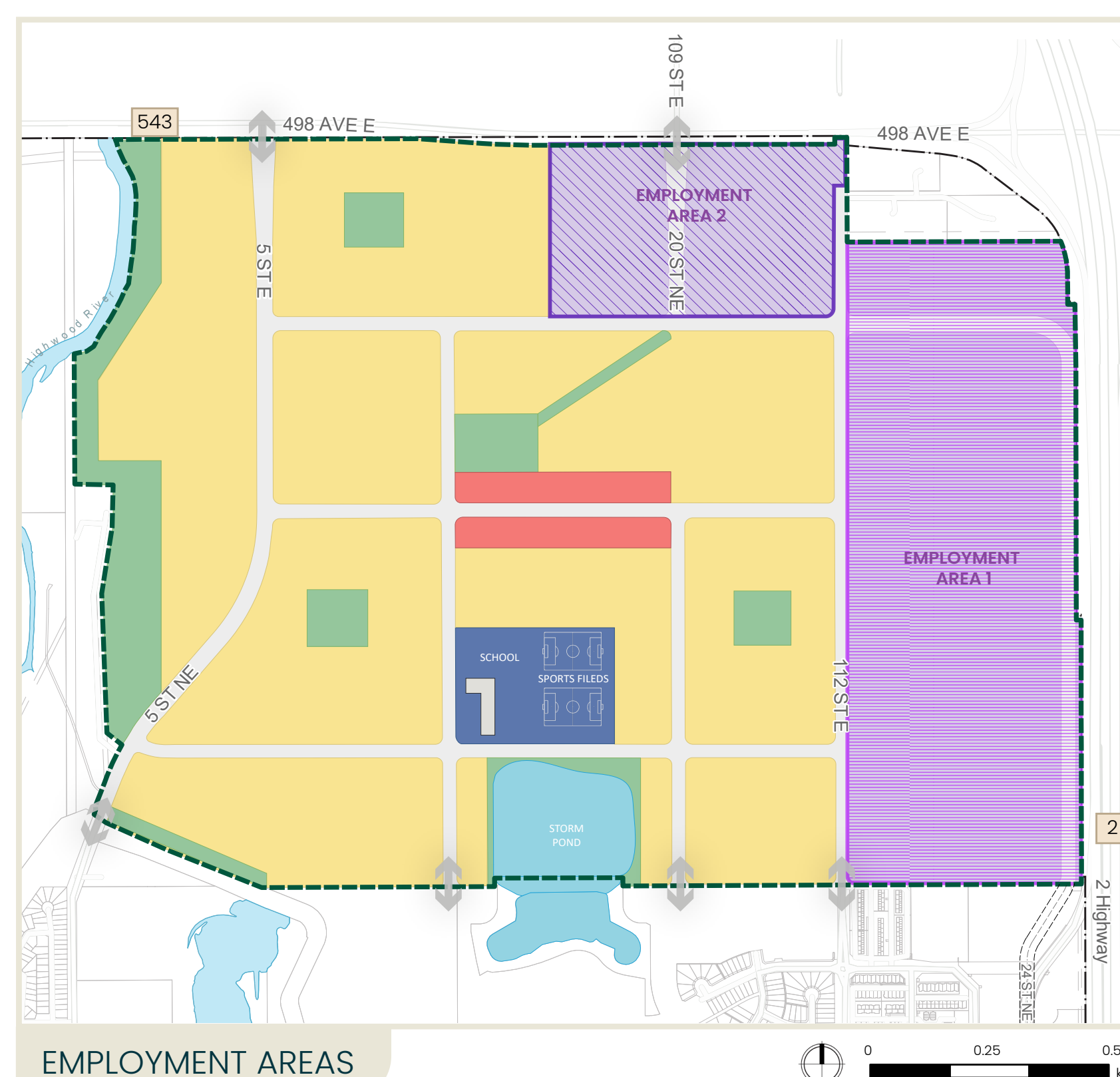
- Provide land for new employment opportunities;
- Support and the continuance of existing homes and businesses;
- Provide land for development that would benefit from highway visibility;
- Create a route for non-residential traffic from Highway 2 to non-residential land; and
- Help balance the Town's property tax base.

Key Policy Highlights (Areas 1 & 2):

- These lands are planned to support a range of employment uses, including industrial, commercial, office, and recreation opportunities in alignment with the Service and Employment District (SED) in the Land Use Bylaw (Policies 4.4.1, 4.4.2).
- Development is designed to be compatible with nearby residential areas by carefully managing potential impacts such as noise, traffic, and visual character (Policy 4.4.4).
- Features such as setbacks, berms, fencing, and landscaping help create a clear and attractive transition between employment areas and adjacent communities (Policy 4.4.5).



Photo courtesy of Warner Business Park (Calgary)



- | | | | |
|--|-------------------------|--|--------------------------------------|
| | Town Boundary | | Traditional Neighbourhood |
| | High River NE ASP Area | | Neighbourhood Centre |
| | Roadway Access | | Service and Employment Area |
| | Proposed Road Connector | | Park and Open Space |
| | Employment Area 1 | | Future School Site |
| | Employment Area 2 | | Public Utility Lot (Stormwater Pond) |
| | | | Roads |



Key Policy Highlights (Employment Area 1 – East of 112 St E):

- Current homes and businesses may remain until redevelopment occurs, allowing for a gradual transition over time (Policy 4.4.6).
- Most new development requires full municipal servicing, so that infrastructure is available to support long-term growth (Policies 4.4.8, 4.4.9).
- Interim or temporary development may be allowed in specific cases, where servicing capacity is proven and future plans for the area are maintained (Policies 4.4.11, 4.4.12).

Key Policy Highlights (Employment Area 2 – North of 112 St E):

- All development requires complete water, sewer, and stormwater infrastructure, supporting a fully serviced and coordinated build-out (Policy 4.4.14).
- A Neighbourhood Outline Plan is required before subdivision or development, to guide how the area will grow in a coordinated and well-organized manner (Policy 4.4.15).





NORTHEAST ASP LAND USE CONCEPT PLAN (CONCEPT PLAN)

Where we gather, connect, and enjoy the outdoors in **Parks and Open Spaces**.

Key Policy Highlights:

- Open spaces are planned with accessibility in mind and support year-round use, creating places for people to gather, play, and connect (Policies 4.4.1, 4.4.2, 4.4.9).
- Parks, pathways, and natural areas are linked together, connecting key destinations like the High Street, school site, central park, Highwood River, and regional trails (Policies 4.4.4, 4.4.12).
- Parks and open spaces must align with Town standards and plans, including the Parks, Trails, and Open Space Master Plan, and be confirmed through subdivision and Neighbourhood Outline Plans (Policies 4.4.3, 4.4.5, 4.4.6, 4.4.7).
- Neighbourhoods are designed so residents are within a short walk (about 5 minutes) of a park, open space, or pathway (Policies 4.4.10, 4.4.11).
- Additional recreation amenities are provided, including a dedicated off-leash dog park with appropriate size and supporting features (Policies 4.4.13, 4.4.14).

How we protect and preserve our natural environment with the **Environmental Protection**.

Key Policy Highlights :

- Development must follow environmental assessments, including recommendations from Phase 1 Environmental Site Assessment (ESA) and any site-specific studies accepted by the Town (Policies 4.6.1, 4.6.2).
- Natural and cultural features must be protected, and historical resources are evaluated as part of the planning process to inform how land can be used and developed (Policies 4.6.7, 4.6.8, 4.6.9).
- Development is designed to respect natural systems, including maintaining appropriate setbacks from the Highwood River and avoiding impacts to waterbodies where possible (Policies 4.6.10, 4.6.11).



NORTHEAST ASP LAND USE CONCEPT PLAN (CONCEPT PLAN)

Where communities grow through shared spaces and amenities in **Municipal Reserve Areas**.

Key Policy Highlights:

- Municipal reserve is required to support parks and open space, and where less than 10% is provided, the Town will require additional land, cash-in-lieu, or a combination of both to meet requirements (Policy 4.7.1).

Where we learn, grow, and build our future in **School Site Areas**.

Key Policy Highlights :

- The school site is centrally integrated with parks and neighbourhoods, with pathways, sidewalks, and co-location with open space to support shared use and recreation (Policies 4.8.2, 4.8.3).
- Safe, connected access is required and the site is protected for future use, including pedestrian, cycling, and vehicle access, with limited interim uses permitted (Policies 4.8.4, 4.8.5, 4.8.6, 4.8.7).





**WHAT ARE YOUR THOUGHTS ON THE DRAFT ASP?
WRITE YOUR THOUGHTS ON A STICKY NOTE AND PLACE ON THE BOARD!**








NORTHEAST ASP TRANSPORTATION NETWORK


The Northeast ASP transportation network is developed based on a traditional grid pattern.

Benefits of a traditional grid road pattern include:

- 

• **High Connectivity:** Spreading traffic across streets and intersections improves accessibility and reduces congestion.
- 

• **Active Transportation:** Frequent intersections support safe and efficient use of active transportation.
- 

• **Efficient Land Use:** Uniform blocks support compact, mixed-use development.
- 

• **Future Public Transit:** Straight routes make future transit planning more efficient.

There are many things the ASP transportation network must consider!

- Grid network where possible
- Cul-de-sacs and panhandle lots not permitted or severely limited
- Two connections to 498 Avenue E
- Logical connections to lands to the south
- Creation of a pedestrian-friendly High Street

ROAD CLASSIFICATIONS

Road networks are made up of different road classifications.

Highway

Fast regional movement for vehicles with few access points.

Arterial

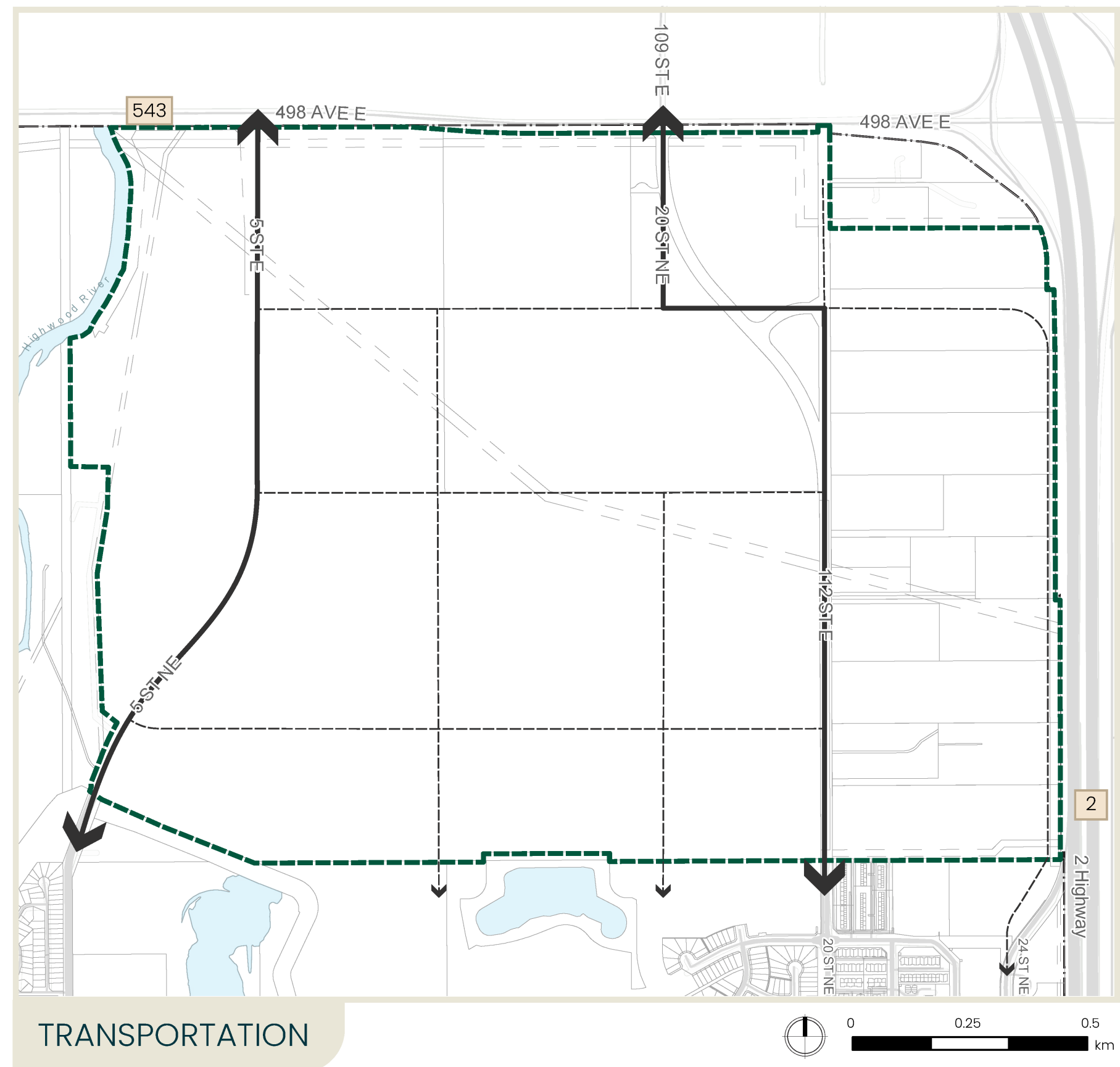
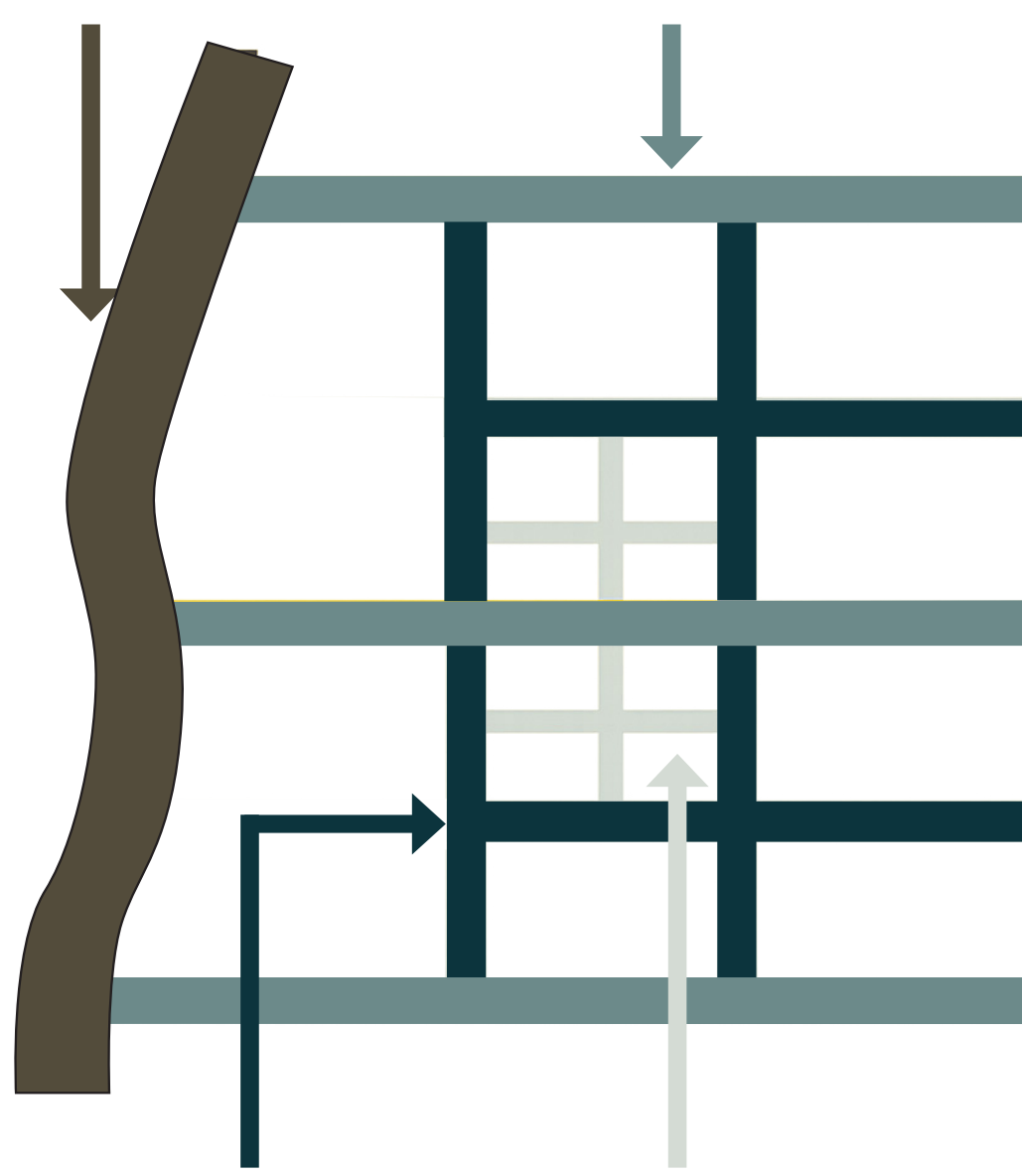
Connects highways to urban areas with limited access points.






Collector

Connects arterial roads to local roads.

Local

High connectivity between blocks and lower traffic speeds.



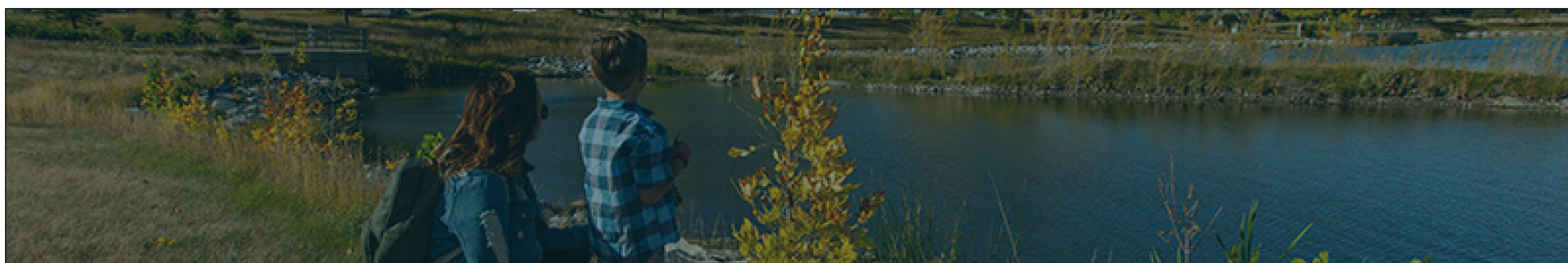
 Town Boundary
 High River NE ASP Area
 Existing Parcels
 Arterial Road
 Proposed Collector Road



DID YOU KNOW?

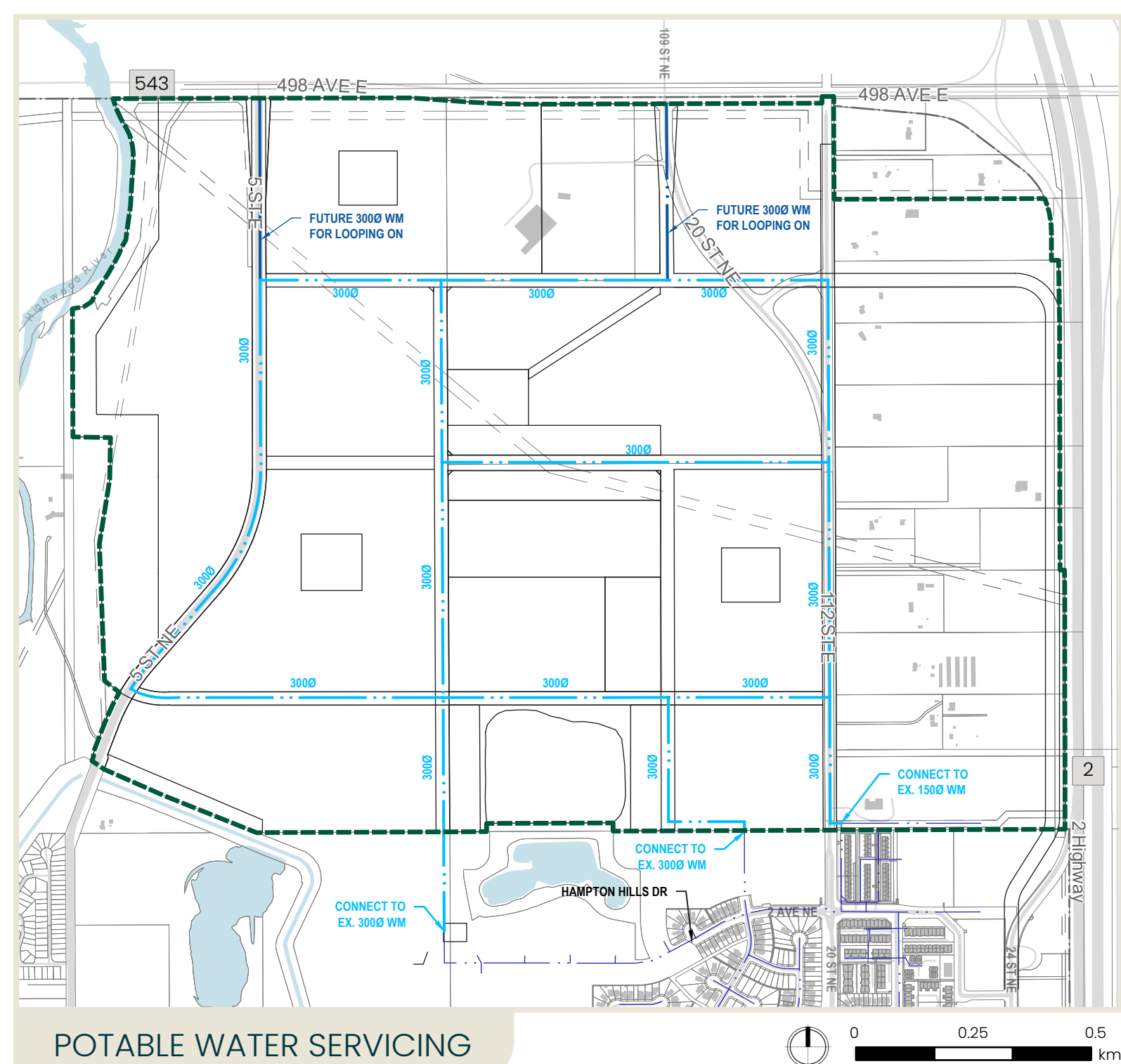
The ASP Concept Plan only shows the conceptual layout of arterial and collector roads. The location of local roads is determined through more detailed planning after ASP approval.





NORTHEAST ASP INFRASTRUCTURE

Potable Water



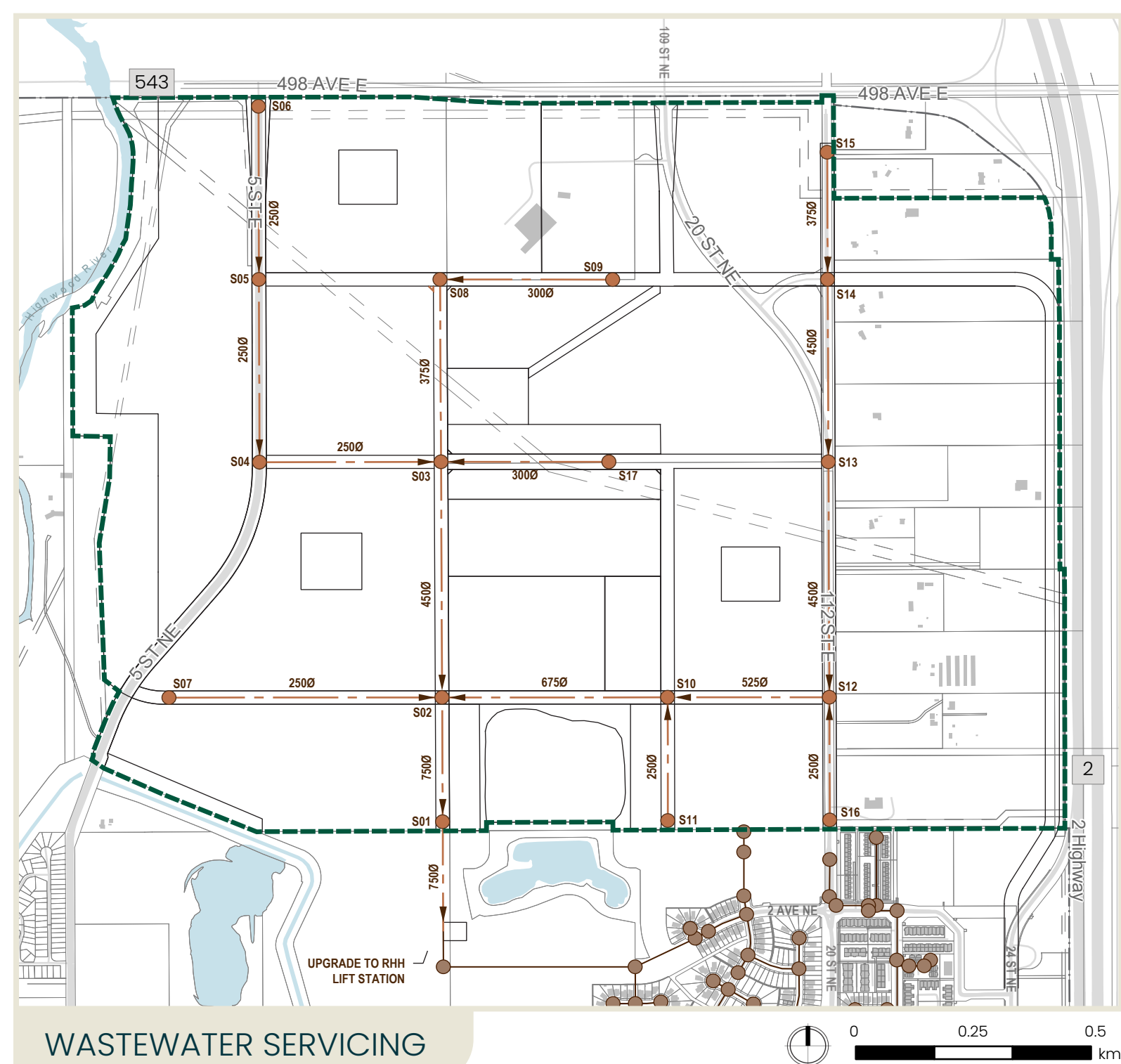
POTABLE WATER SERVICING

- | | |
|---------------|------------------------|
| TOWN BOUNDARY | EXISTING PROPERTY LINE |
| NORTHEAST ASP | PROPOSED PROPERTY LINE |
| WATER BODY | EXISTING R/W LINE |
| BUILDINGS | PROPOSED R/W LINE |
| ROAD | EXISTING WATER LINE |
| | PROPOSED WATER LINE |
| | FUTURE WATER LINE |



- The ASP can be supplied through a new on-site 300mm water main network connecting to existing infrastructure along Hampshire Way and Hampton Hills.

Wastewater



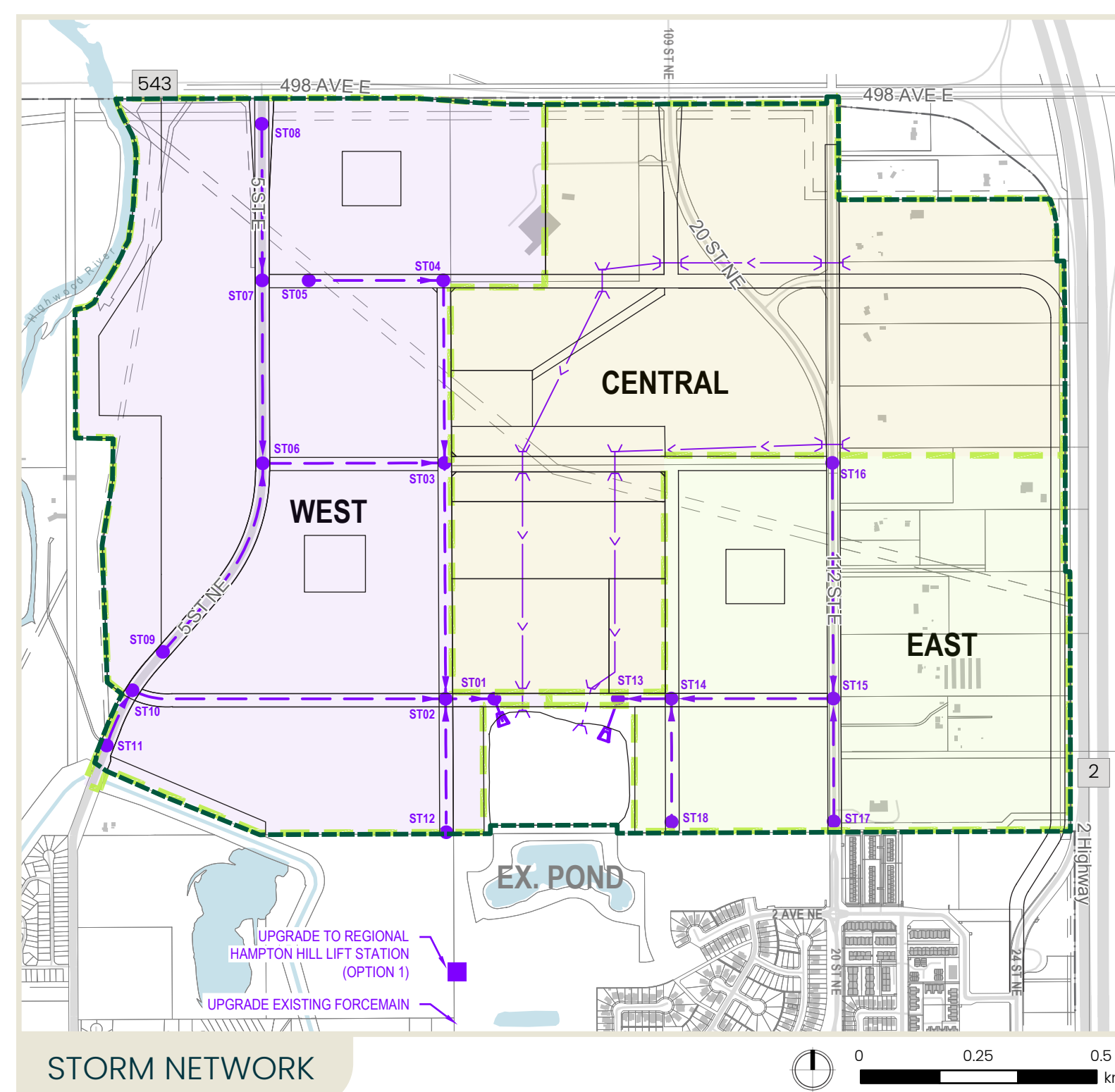
WASTEWATER SERVICING

- | | |
|---------------|--|
| TOWN BOUNDARY | EXISTING PROPERTY LINE |
| NORTHEAST ASP | PROPOSED PROPERTY LINE |
| WATER BODY | EXISTING R/W LINE |
| BUILDINGS | EXISTING SANITARY SEWER |
| ROAD | PROPOSED SANITARY SEWER |
| | EXISTING SANITARY MANHOLE & FLOW ARROW |
| | PROPOSED SANITARY MANHOLE & FLOW ARROW |

NOTES:
 1. Proposed manholes are shown at major intersections and at the end of runs only.
 2. Manholes are to have a maximum spacing of 185m as per the engineering standards and guidelines.
 Additional manholes may be required along sections of curved sanitary sewer main.
 3. Existing sanitary infrastructure information was taken from the 2017 Utility Master Plan prepared by ISL.



Stormwater



STORM NETWORK

- | | | |
|---------------|---------------------------|-------------------------------------|
| TOWN BOUNDARY | EXISTING PROPERTY LINE | PROPOSED DITCH |
| NORTHEAST ASP | PROPOSED PROPERTY LINE | PROPOSED STORM MANHOLE & FLOW ARROW |
| WATER BODY | EXISTING R/W LINE | PROPOSED CATCHBASIN MANHOLE |
| BUILDINGS | PROPOSED R/W LINE | PROPOSED STORM INLET/OUTLET |
| ROAD | PROPOSED STORM BASIN AREA | PROPOSED CULVERT |
| | | PROPOSED STORM FORCEMAIN (OPTION 1) |



- Stormwater from the entire ASP will be managed through a central wet stormwater management facility, designed to contain the 1-in-100-year rainfall event while releasing flows at pre-development rates.
- Stormwater pond storage requirements are approximately 133,000 m³, with discharge to the Little Bow Canal via a lift station.

DID YOU KNOW?

Developers (landowners) need to share the costs of building infrastructure that will eventually expand across the ASP area (roads, stormwater ponds, pipes for water and sewer) through cost-sharing agreements. This means that the timing of development is reliant on when landowners are ready to collectively invest in the next steps.

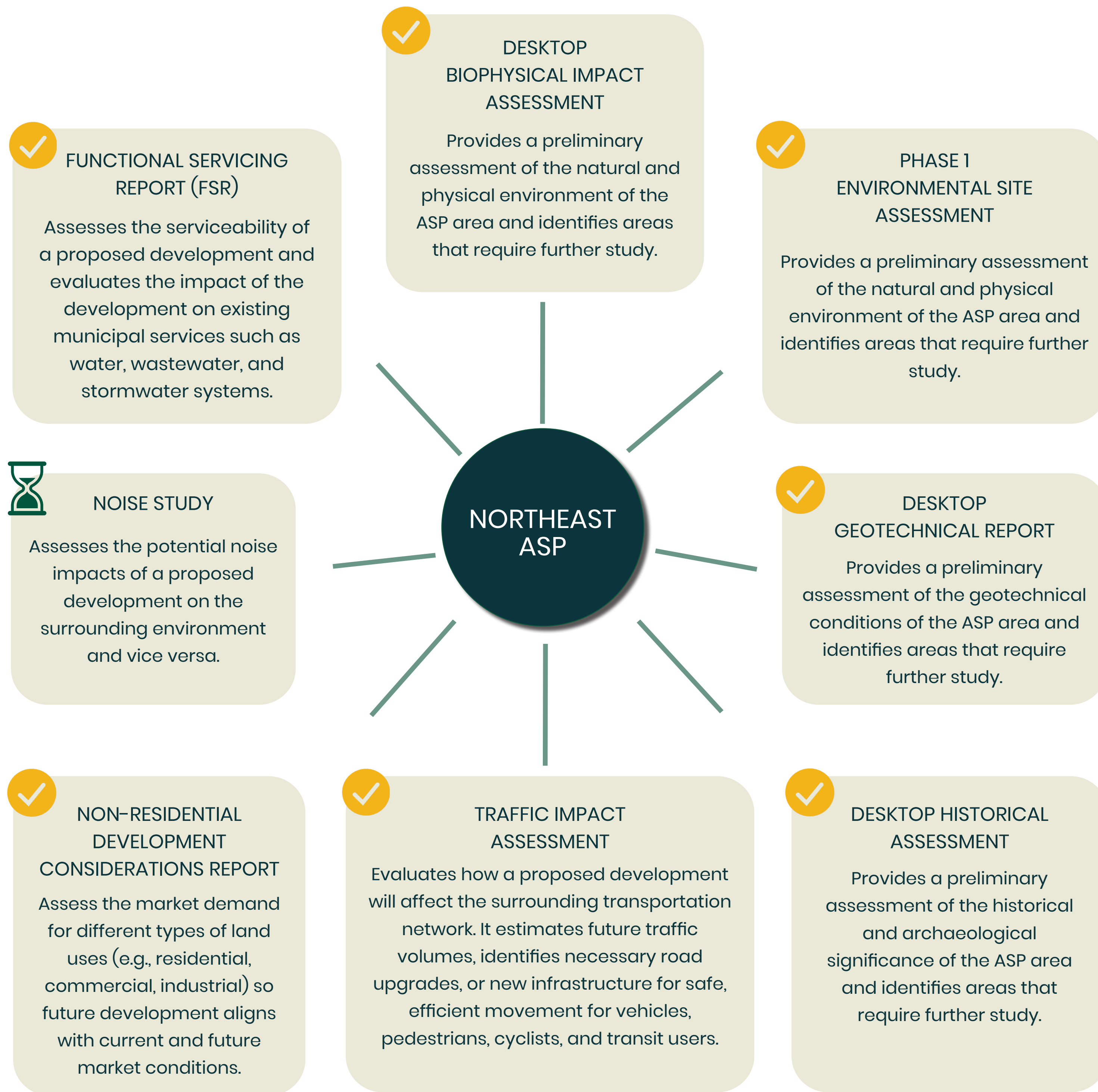
- Sanitary servicing is proposed via gravity sewers (250mm – 750mm) draining south to the Hampton Hills Lift Station.
- At full build-out, flows from the ASP exceed existing lift station capacity, requiring an upgrade to a Regional Hampton Hills Lift Station, as identified in the Utility Master Plan.





NORTHEAST ASP TECHNICAL STUDIES

The ASP Land Use Concept and policies are heavily influenced from the findings of several technical reports, including:

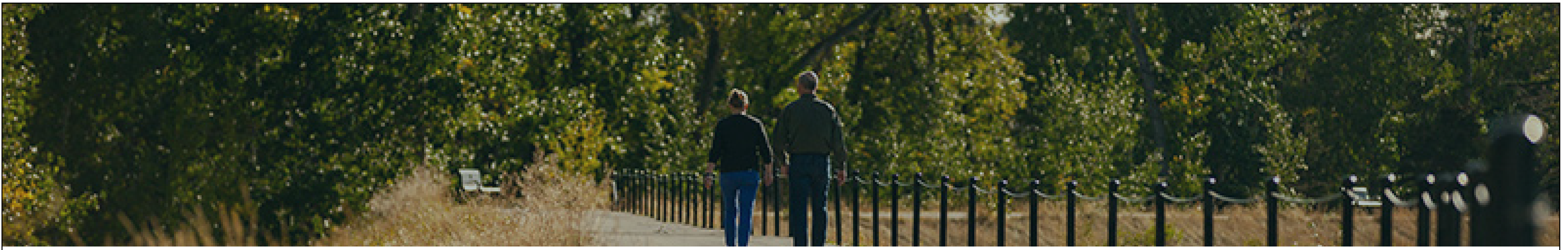


Complete
 In Progress

DID YOU KNOW?

Some technical reports must be completed to inform the ASP Land Use Concept Plan, while other technical reports require the Land Use Concept to be finalized before they can be completed.





FUTURE PLANNING: WHAT HAPPENS AFTER THE ASP IS COMPLETED?

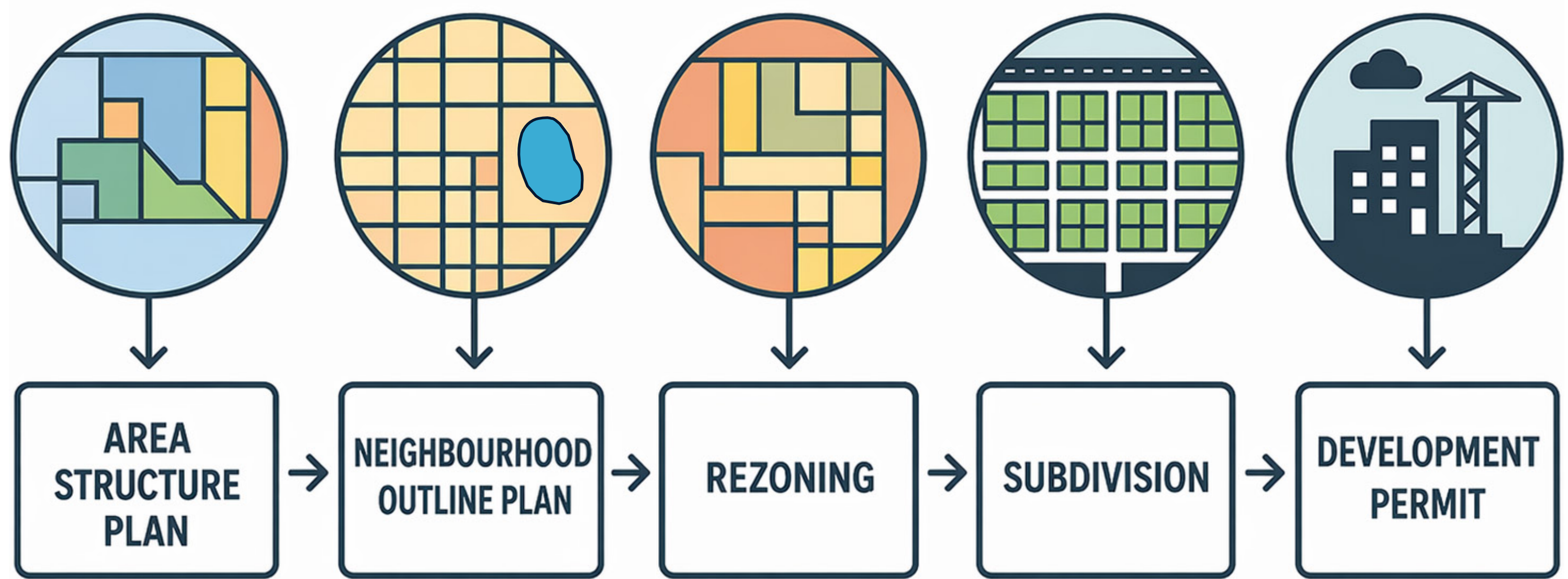
The ASP is a 20–30 year plan, and development does not happen automatically after the completion of the ASP process. **What happens next?**

- 1 Neighbourhood Outline Plans (NOP)**
- Some areas may require a Neighbourhood Outline Plan (NOP). An NOP is a more detailed plan for a specific part of Area Structure Plan (ASP).
- NOPs:**
- Turn broad ASP policies into detailed layouts for streets, parks, and land uses;
 - Guide zoning changes and subdivision of land; and
 - Make sure new development fits with the Town Plan and other municipal goals.

- 2 Rezoning Applications**
- Rezoning changes the land use rules for a property to match what is planned for the area (for example, changing farmland to allow for new homes).
- Rezoning must follow the Town Plan, Area Structure Plan (ASP), and Neighbourhood Outline Plan (NOP). It is needed before a landowner can subdivide or develop land if the current zoning doesn't fit the proposed use.

- 3 Subdivision Applications**
- Subdivision is the process of dividing land into separate lots for new homes or businesses. Subdivisions must follow the Town Plan, Area Structure Plan (ASP), and Neighbourhood Outline Plan (NOP).

- 4 Development Permit & Building Permit Applications**
- A development permit and building permit are official approvals from the Town needed to start building, as long as your project meets the Land Use Bylaw and other planning rules.



THANK YOU FOR JOINING THE NORTHEAST AREA STRUCTURE PLAN OPEN HOUSE

This is the third and final round of public engagement. We will take your feedback into consideration as we prepare the final Area Structure Plan for Council approval.

You will have a final opportunity to provide additional feedback on the ASP during the Public Hearing that will be scheduled in early fall 2026.

PROJECT TIMELINE



1 | TECHNICAL STUDIES AND BACKGROUND RESEARCH
MAY - JUL 2025



2 | ROUND 1 PUBLIC ENGAGEMENT
JUL 2025



3 | CONCEPT PLAN DEVELOPMENT
JUL 2025 - FEB 2026



4 | SUPPORTING TECHNICAL REPORTS
MAR - APR 2025



5 | ROUND 2 PUBLIC ENGAGEMENT
FEB 2026



6 | ASP REFINEMENT
MAR - MAY 2026



7 | ROUND 3 PUBLIC ENGAGEMENT
JUNE 2026

we are here!



8 | APPROVALS PROCESS
FALL 2026

Scan here to access the project webpage and take the survey!

