

Summary of Evolution Area Structure Plan

The Evolution Area Structure Plan (ASP) is a document that outlines the vision and policies for future development of approximately 54 hectares of land in south Claresholm. The ASP area was annexed by the Town in 2007 to accommodate future growth and provide a diverse range of residential, commercial, and service industrial opportunities.

The ASP is guided by the following principles:

- **Sustainability:** The ASP promotes efficient and effective use of infrastructure and services, energy efficiency, innovative housing design, and alternative servicing options.
- **Housing Diversity:** The ASP provides for a variety of housing types and densities to meet the needs of different income groups and lifestyles, including seniors' housing, multi-family and various sized lots to provide affordable options to the marketplace.
- **Economic Development:** The ASP supports the development of highway commercial uses along the Highway 2 frontage, which will provide services to travelers and residents, generate employment opportunities, and increase the tax base of the Town.
- **Community Vitality:** The ASP features a network of parks and open spaces that provide active and passive recreational opportunities for residents and visitors. The ASP also supports local and regional scale commercial and service industrial development along the Highway 2 corridor.
- **Connectivity:** The ASP enhances connectivity and walkability within and beyond the plan area by providing trails and pathways that link to the Bridges at Claresholm Golf Course, Kin Trail, Frog Creek Wetland, and other amenities.
- **Flexibility:** The ASP allows for minor revisions to the development concept and the road network to respond to market demand and the Town's evolving needs.

The ASP is divided into four main sections:

- **Planning Context:** This section outlines the policy context of the plan, including the Municipal Government Act, the South Saskatchewan Regional Plan, the Municipal Development Plan, and the Land Use Bylaw. It also describes the plan interpretation, monitoring, review, and amendment processes.
- **Plan Area:** This section highlights the existing conditions of the plan area, including the location, current land use, topography, and land ownership.
- **Development Concept:** This section provides the overall development concept for the plan area, showing the general location of land uses, community amenities, and the road network. It also describes the vision and guiding principles for the plan area.
- **Development Framework:** This section details the policies designed to actualize the development potential of the plan area, including general development policy, residential, commercial, service industrial, open space, transportation, servicing, and implementation.

The ASP is a statutory plan that provides a comprehensive framework for future development of the Evolution Lands. It is intended to be a long-term policy document that promotes a vision for development and provides guiding principles and policies that work towards achieving that vision over time. The ASP will be reviewed and updated every 10 years or as needed to reflect changes in the overall policy direction or specific planning applications.