

West Okotoks Area Structure Plan (WOASP)

IREF Evaluation Criteria Alignment Summary Report

Interim Growth Plan Policies 3.2 Region-wide Policies	West Okotoks ASP Alignment
<p>3.2.1 Principles, Objectives, and Policies</p>	<p>Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure The WOASP proposes new development that is contiguous to the existing building up portion of the Town and optimizes existing transportation and utility servicing infrastructure. The plan proposes densities of 8-10 units per acre in Phase 1, and 10 units per acre in all other phases which is higher than the densities of surrounding neighbourhoods. The WOASP is bounded by Highway 7 to the south and includes provisions for the upgrading of this highway, in consultation with Alberta Transportation and Foothills County, to support build out of the ASP. An Altalink Transmission Line ROW passes through the plan area. The interface and buffering of adjacent development to this corridor is addressed through the plan policies.</p> <p>The WOASP contemplates the impacts of a potential Sheep River Crossing on the roadway network within the plan area. The plan includes policy provisions to limit detailed planning for lands affected by this corridor until a determination is made on the finalized Sheep River Crossing location and corresponding road alignments, in consultation with Foothills County, Alberta Transportation, and other regional partners in the CMRB.</p> <p>Principle 2: Protect Water Quality and Promote Water Conservation To support planning for the WOASP, a Flood Hazard Study was undertaken for lands adjacent to the Sheep River to understand the extent of a future 1:100 year flood event. Based on this study the WOASP prohibits development of plan area lands that are within the identified floodway. In addition, a special policy area defers determination of the developability of flood fringe lands until updated municipal policies and provincial requirements affecting the lands are in place. Should the lands be deemed developable, this special policy area also includes provisions for requiring additional analysis and technical study to be undertaken prior to any development occurring on flood fringe lands to ensure appropriate development forms are identified and impacts to the Sheep River are avoided and/or mitigated.</p>

	<p>A Biophysical Overview was undertaken to support the WOASP which identifies lands with ecological significance that could be taken as environmental reserve or conservation reserve as the lands develop.</p> <p>The WOASP includes policies that limit more detailed planning of the lands based on available water capacity to service the lands based on the Town’s Water Allocation System for Planning Approvals Policy. The Town of Okotoks is a leader in sustainable water management and through its Water Conservation, Efficiency and Productivity Plan, water conservation measures will be implemented through more detailed planning of the WOASP lands.</p> <p>Principle 3: Encourage Efficient Growth and Strong Sustainable Communities</p> <p>The WOASP proposes densities that are higher than existing development in Town and is planned as a complete community that includes opportunity for a range of commercial, residential and institutional uses. Development will also be designed to support transit and active transportation opportunities. The plan includes provision for a future community facility to co-locate next to the proposed high school site should this need be identified in the future.</p>
<p>3.2.2 Demonstrate collaboration to coordinate with other member municipalities</p>	<p>In March of 2017, prior to submitting a formal application to the Town, the applicant commenced preliminary discussion with Foothills County administration to inform plan development. The plan was formally submitted for approval to the Town in August of 2017 and was circulated to Foothills County for comment on June 21, 2018. Foothills County administration provided comments on the draft plan regarding transportation considerations, related to the regional road network, and impacts and access considerations for County residents. Town administration provided a follow-up response to Foothills County regarding their comments.</p> <p>The current draft of the WOASP was recirculated to Foothills County for comments on October 29, 2019 with a summary of all changes since the June 2018 version of the plan was circulated. Foothills County administration provided comments on the draft plan which highlighted remaining concerns related to policy provisions respecting access of Foothills County properties from Big Rock Trail, the impact to the County from regional transportation routes and upgrades, and coordination with the County on the Sheep River Crossing. Administration met with the County administration to address these concerns and made adjustments to the related policies in the Plan. These policy adjustments were provided to County administration and a follow up letter was received on December 10, 2019 from County administration indicating that the proposed policy revisions addressed their concerns.</p>

	<p>On January 28, 2020 Administration provided an overview of the WOASP to members of the Okotoks and Foothills County Inter-municipal Committee.</p>
<p>3.2.3 Water, wetlands and stormwater</p>	<p>A Biophysical Overview was completed to support the WOASP, which identified wetlands (including a Crown-claimed waterbody), ephemeral waterbodies, temporary marshes and Environmentally Significant Area's based on provincial criteria. See Figure 6 of the WOASP. The WOASP also includes policy provisions to take lands deemed environmentally significant as Conservation Reserve if they do not meet the criteria for Environmental Reserve under the <i>Municipal Government Act</i>.</p> <p>To support the WOASP, a Stormwater Management Concept was prepared which identified three stormwater options, including the preferred option of providing treated stormwater into the central wetland to ensure a continuous flow of water to the wetlands as development occurs. As this is not permitted under current Alberta Environment & Parks regulations, two alternative stormwater management options are contemplated in the plan, with a final option to be determined through the approval of a Master Drainage Plan at the Outline Plan stage.</p>

<p>3.3 Flood Prone Areas</p>	
<p>3.3.1 Development in the floodways</p>	<p>As existing Provincial Flood Hazard Mapping for the Town does not extend into the plan area, the consultant commissioned a Flood Hazard Assessment for the subject stretch of the Sheep River to provide an understanding of the potential flood-related hazards within the plan associated with a 1:100 year event. See Figure 7 of the WOASP.</p> <p>A portion of the plan area is located within the floodway. Policies in Section 2.3.4 stipulate that these lands are undevelopable and must be dedicated as Environmental Reserve (ER) at the time of subdivision.</p>

<p>3.3.2 Flood protection in flood fringe areas</p>	<p>A portion of the plan area is located within the flood fringe. See Figure 7 of the WOASP. Policies in Section 2.3.4 and Section 4.4 address the flood fringe area within the plan. Specifically, Section 4.4 establishes a special policy area overlay which applies to the flood fringe lands and directs that further technical analysis and evaluation be undertaken prior to development in order to determine suitable development forms and establish any flood mitigation measures.</p>
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<p>3.4 Development Types</p>	
<p>3.4.1 Intensification and Infill Development</p>	
<p>3.4.1.1 Intensification and Infill in existing settlement areas in cities, towns, and villages</p>	<p>N/A</p>
<p>3.4.1.2 Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities</p>	<p>N/A</p>
<p>3.4.2 Expansion of Settlement Areas</p>	
<p>3.4.2.1 Expansion of settlement areas in a contiguous pattern</p>	<p>The plan area is located directly south and east of existing urban residential development and is designed to achieve an efficient use of land. Section 4 of the WOASP outlines how the area will be designed as a complete community with five distinct neighbourhoods that incorporate</p>

	<p>opportunities for a range of housing, commercial, recreational, institutional land use and public spaces to meet the daily needs of residents in the area.</p> <p>Section 7.1 and 7.2 outlines how conceptual servicing for water and sanitary is based on master plans previously undertaken by the Town which will be further refined at the neighbourhood level plans and subdivision application stages to determine full servicing needs. Water servicing of the plan area is also subject to the Town's Water Allocation System for Planning Approvals Policy to limit approvals based on availability of licensed capacity to service new development.</p> <p>Section 7.3 of the plan identifies three different options for managing stormwater, with the preferred option being to provide treated stormwater to the central wetland to ensure a continuous flow of water remains to the permanent wetland once development occurs. As this option is not currently permitted by Alberta Environment & Parks, the plan provides for all three options, with the final option to be determined as development is proposed or if regulations change.</p> <p>The plan identifies a potential municipal facility next to the proposed high school site to support the potential for a shared facility with the high school such as a library, recreation centre or arts facility.</p> <p>Section 8.3 outlines the provisions for how the lands will be phased to ensure development is implemented in an efficient and logical manner to achieve contiguous urban form and servicing efficiencies.</p>
<p>3.4.2.2 Expansion of settlement areas with 500 or greater new dwelling units</p>	<p>Outlined in Section 4, the plan provides for three neighbourhood hubs and three community nodes that includes provisions for a mix of commercial and mixed-use development, including higher density residential development. The plan accommodates the future provision of fixed route transit service and is interspersed with on-street and off-street pathways that connect to the Towns' regional pathway system. As MDP policy relating to housing mix is currently under development, policy 4.3(f) requires that neighbourhood areas in the plan comply with the minimum MDP targets at the time of Outline Plan approval. At this time, draft MDP policy proposes a housing mix target of 50% non single-detached in new residential areas.</p>
<p>3.4.2.3</p>	<p>N/A</p>

Rationale for expansion of settlement areas that do not meet all components of Policy 3.4.2.1 and 3.4.2.2	
3.4.3 New Freestanding Settlement Areas	
3.4.3.1 New freestanding settlement areas	N/A
3.4.3.2 New freestanding settlement areas with 500 or greater new dwelling units	N/A
3.4.3.3 Rationale for new freestanding settlement areas with 500 or greater new dwelling units that do not meet all components of Policy 3.4.3.2	N/A
3.4.4 Country Residential Development	
3.4.4 Country Residential Development	N/A
3.4.5 Employment Areas	

<p>3.4.5.1 New employment areas</p>	<p>Interspersed throughout the plan area are three Community Nodes which are intended to provide for comprehensively planned commercial and mixed use development sites with provision for recreational, institutional, or cultural uses. Additionally, the plan proposes three Neighbourhood Hubs that are expected to include smaller scale commercial businesses, open space amenities and higher density residential development.</p>
<p>3.4.5.2 Connections to transit stations and corridors</p>	<p>Neighbourhoods within the WOASP have been designed to accommodate future fixed route transit serviced and provisions for such are included in policies 6.3(a) to (c) of the plan.</p>

<p>3.5 Regional Corridors</p>	
<p>3.5.1.1 Mobility Corridors</p>	<p>Regional mobility corridors are identified in the Interim Growth Plan are shown on Figure 2 of the WOASP. The plan is bounded by Highway 7 to the south. A TIA was undertaken for the WOASP which identified 14 different work connections to arrive at the preferred roadway alignments and connections. Three connections to Highway 7 are proposed and have been deemed acceptable to Alberta Transportation. Policies in Section 6.5 require further collaboration with Alberta Transportation and Foothills County in determining intersection design and improvements.</p> <p>Schedule 4 of the Interim Growth Plan identifies existing Park and Ride locations within 1.6 km of the plan boundary. Figure 2 of the WOASP does not identify these park and ride locations as they do not exist. The park and ride locations were anticipated to be needed as part of long term fixed route transit planning for the Town and were utilized as part of the CRP 'On-it' regional transportation pilot that took place from October 2016 to February 2018. With the cancellation of this pilot program, all signage for these pilot park and rides were removed and they are no longer in use. Southland Transportation now operates under the On-it brand as a private commuter service with multiple stops throughout Okotoks, rather than dedicated park and ride locations. The Town's new On-Demand Local Transit Service does not utilize park and ride facilities.</p>

3.5.2.1

Transmission Corridors

Regional transmission corridors identified in the Interim Growth Plan are shown on Figure 2 of the WOASP. Along the south boundary of the plan is an Altalink Transmission Line ROW and an abandoned ATCO pipeline. Section 2.3.8 and 2.3.9 includes policy provisions for future development that may impact these corridors.