

Interim Regional Evaluation Framework (IREF) CMRB Administration Recommendation	
Member Municipality	Town of Okotoks
Application Name	Town of Okotoks Municipal Development Plan
IREF Application Number	2020-10
Type of Application	Municipal Development Plan
Municipality Bylaw #	Bylaw# 23-20
Date of Complete Application	October 8, 2020
Date Application Circulated	October 9, 2020
Date of CMRB Administration Recommendation	November 9, 2020
CMRB Recommendation	
That the Board APPROVE IREF Application 2020-10, the Town of Okotoks Municipal Development Plan, with an advisement.	
<ul style="list-style-type: none"> • IREF Application 2020-10 is the proposed Town of Okotoks Municipal Development Plan (“MDP”). • The MDP has a 60-year outlook. Over this time, it is anticipated that Okotoks will add an additional 45,000 people, growing to a population of approximately 75,000 people. • As presented in the Planning Context Report submitted by the Town in its IREF application (page 3-4), the MDP includes five core strategies: <ul style="list-style-type: none"> ○ Provide a mix of land uses with jobs, shopping, education, recreation, leisure, and other conveniences to meet daily needs within a 10-minute walking distance of a variety of homes in a neighbourhood; ○ Offer a variety of housing forms to meet different types of needs and income levels in new communities; ○ Encourage renewable energy in existing and new developments; ○ Expand the flood hazard area to a one in two hundred flood scenario; and ○ Require all developments to account for the social, environmental and economic costs, also called triple bottom line fiscal accounting. • The third-party consultant review, completed by Situated, found the application to be consistent with the Interim Growth Plan (“IGP”) and the IREF. • CMRB Administration finds IREF Application 2020-10 to be consistent with the principles and policies of the IGP and Section 6.0 of the IREF and recommends the application for approval. 	
Attachment	
<ul style="list-style-type: none"> • Third-Party Consultant Review, Situated 	

1.0 Background

The Town of Okotoks (“the Town”) has submitted Interim Regional Evaluation Framework (“IREF”) Application 2020-10, the Town of Okotoks Municipal Development Plan (“MDP”), proposed Bylaw #23-20. The application was determined to be complete on October 8, 2020.

The proposed MDP was submitted to the CMRB through IREF under Section 4.1 (c) which requires that municipalities refer “all amendments to MDPs, IDPs, ARPs and ASPs proposing employment areas and/or 50 or more new dwelling units” to the Board. The MDP is a comprehensive, long-range plan for growth within the Town. It contemplates a future population of approximately 75,000 people (Town of Okotoks MDP, page ix).

Administration notified CMRB members of IREF Application 2020-10 on October 9, 2020.

2.0 Third Party Evaluation

CMRB Administration obtained the assistance of Situated to evaluate the application with respect to the IREF requirements. The Situated evaluation (attached) reviewed the proposed MDP in relation to the objectives of the Interim Growth Plan (“IGP”) and the evaluation criteria of the IREF. Situated found IREF Application 2020-10 to be generally consistent with the objectives of the IGP and IREF.

3.0 CMRB Administration Comments

3.1 Consistency with the IGP and IREF

As outlined in the Town’s submission and the third-party review, and in consideration of its own review of IREF 2020-10 application materials, CMRB Administration finds IREF Application 2020-10 to be generally consistent with the objectives of the IGP and IREF.

CMRB Administration recommends the approval of the Town of Okotoks MDP, with an advisement.

4.0 Recommendation

That the Board **APPROVE** IREF Application 2020-10, the Okotoks Municipal Development Plan with the following advisement:

1. MDPs must align with the Growth Plan as per Section 708.14(1) of the Municipal Government Act which states: “The Council of a participating municipality must amend every statutory plan and bylaw as necessary to conform with a growth plan no later than the date specified by the growth management board.” This IREF approval recommendation does not remove or supersede the requirement for the Town of Okotoks MDP to align with the Growth Plan within the time set out by the Board.

October 27, 2020

Attention: Jordon Copping, Chief Officer

Calgary Metropolitan Region Board

305, 602 11 Ave SW

Calgary, Alberta T2R 1J8

Dear Mr. Copping:

Reference: IREF#2020-10 for the Okotoks Municipal Development Plan in the Town of Okotoks

Please find attached the third-party evaluation for Okotoks Municipal Development Plan.

It is our opinion that the proposed plan is generally consistent with the objectives of the Calgary Metropolitan Region Interim Growth Plan being schedule A to Ministerial Order MSL 091/18.

Ashley Woo, M.E.Des

Planner, Situated Consulting

SITUATED 

INTERIM REGIONAL EVALUATION FRAMEWORK (IREF) THIRD-PARTY REVIEW

Member Municipality	Town of Okotoks
Application Name	Okotoks Municipal Development Plan
IREF Number	2020-10
Type of Application	Municipal Development Plan
Municipality Bylaw #	23-20
Date of Application	October 02, 2020
Date of Third-Party Review Report	October 27, 2020

Findings

That the Okotoks Municipal Development Plan (IREF 2020-10) is consistent with the Interim Regional Evaluation Framework MSL: 091/18.

Summary of Review

An application for a Municipal Development Plan, was submitted by the Town of Okotoks to the Calgary Metropolitan Region Board ("CMRB"), for an Interim Regional Evaluation Framework ("IREF") review and evaluation.

- The Okotoks Municipal Development Plan provides long term statutory planning to guide the town as it grows over the next 60 years. The long-term growth forecast for the Town is to accommodate a population of approximately 75,000 people. The current population of the Town of Okotoks is approximately 30,000.
- The application is for all land within the Town's boundaries.
- The goals for the MDP were adapted from the "One Planet Living Framework", which is based on living sustainably, using only the necessary share of the earth's resources. The policies within this plan have a strong emphasis on growing Okotoks in a sustainable and efficient manner.
- The Okotoks Municipal Development Plan promotes a contiguous, compact urban form, which includes employment, business industrial, commercial, mixed-use nodes, neighbourhood residential uses and intensification of existing developed areas.
- The Municipal Development Plan contains a managed growth model of development for the Town. Policies emphasize the logical extension of services and maximizing the use of existing infrastructure and promoting water conservation.
- The application contains land within the Floodway and Flood fringe of the Sheep River. The MDP recognizes and exceeds the CMRB requirements through policies that restrict or manage development within the 1:200 flood fringe and floodway.
- Transit is identified as Tier 3 in the Transportation Hierarchy in the MDP, above single

occupant vehicles and behind pedestrians and cyclists. As Okotoks recently adopted their first Transit Plan in 2019 and have only recently instituted on demand transit, policies within the MDP promote future transit use and regional collaboration.

- The plan area contains the following the following regionally significant corridors:
 - Level 1 Highway
 - Level 2 Highway
 - Rail line
 - CANAMAX Trade Corridor
 - Pipelines
 - Power Transmission Lines
- The employment land use proposed within the MDP recognizes its proximity to these regional corridors. There are policies for Transmission Corridors to provide guidance for future development.

The review found that the Okotoks Municipal Development Plan is generally consistent with the IREF MSL: 091/18.

3.2 Region-wide Policies

3.2.1

Principles, Objectives,
and Policies

Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure:

Principle 1 is addressed through the following in the Okotoks MDP:

- Provides policies to promote collaboration for future regional public transit to address Okotoks to Calgary commuters (3.2.3).
- Map D6 identifies Hwy 338 as a future transportation project which will be connected via an interchange to Highway 2, the plan indicates that this Highway will be twinned and that future urbanization will take place along this route, utilizing its proximity to this regional transportation infrastructure.
- Growth Management Policies (1.2.3) require that growth is supported through provision of hard and soft infrastructure .
- Provides policies (1.10.3, 1.10.8) for development requirements in proximity to highway/arterial roads and pipelines.
- Policies within the MDP promote higher intensity development with long-term growth targets of 12 upa and initial targets of 8 upa. (1.1.2).
- Contains policies for mixed use nodes within new development (2.1.1b).

Principle 2: Protect Water Quality and Promote Water Conservation

Principle 2 is addressed through the following in the Okotoks MDP:

- The MDP contains several policies to protect water quality and floodways that are above the standard regional policies. Examples include 1.4.1 – which prohibits/manages development within the 1:200 floodway.
- Policies in Section 4.2 address Water Conservation. Examples include: increasing water conservation strategies and requirements, requirements for new development to complete water management plans, and policies for regional coordination for watershed

	<p>protection and water management.</p> <ul style="list-style-type: none"> ○ Policy 7.1.4 which requires the Town to partner on watershed and regional scale conservation and biodiversity initiatives that enhance the environment. Partners include other municipalities and organizations within the Sheep River Watershed and the greater Bow River basin. ○ Policy 7.2.5 address risks to water quality via establishment of setbacks as per provincial legislation. ○ Section 1.3 identifies priorities for water allocation to maintain Okotoks vision for desired development. <p>Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities</p> <p>Principle 3 is addressed throughout the Okotoks MDP as the policies are direct result of the goals and principles outlined in Part A of the MDP. The following are a few examples of policy within the Okotoks Municipal Development Plan:</p> <ul style="list-style-type: none"> ○ Land Use plan (Map D 9) and associated policies intensifies undeveloped land through a range of residential and non-residential development. ○ Provides policies for mixed-use hubs and centres (2.4). This section includes policies such as requiring that development be within a 10 minute walk/800m radius of a neighbourhood hub. ○ Supports intensification of existing development through infill policies (1.1.3, 2.5). ○ Supports diversity of housing types through policies requiring 40% of new residential development to be non-single family (5.1.1b). ○ Provides community amenities by way of Policy 2.5.3, which promotes the co-sharing/integration of amenities and schools. ○ Policies in 7.5 also address community amenities by way of planning for parks, pathways, Municipal Reserve and planning/location of large recreational facilities
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<p>3.2.2</p> <p>Demonstrate collaboration to coordinate with other member municipalities</p>	<ul style="list-style-type: none"> ○ Engagement has been outlined in the report to Council ○ In this report it identifies that the neighbouring member municipality of Foothills County was circulated twice during the process. ○ A letter from the County has been included in the application. It appears that in the draft MDP provided as part of this application, that the County’s key concern of Okotoks holding 50 years of growth within their boundary, has been removed from Section 1.2. The policy for growth (1.2c) states <i>“Maintain a planned land inventory of a minimum of 25 years of planned (approved ASP in place) land supply that accommodates a diverse mix of land use types.”</i> ○ The MDP also contains policies that support future coordination with regional partners for transportation, open space, watershed protection and pathways. Examples include Policy 7.5.7 <i>The Town will work with regional partners to promote the long range development of pathways that extend beyond town boundaries to link to a regional open space and pathway system.</i>
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<p>3.2.3 Water, wetlands and stormwater</p>	<ul style="list-style-type: none"> ○ Policies 7.2.5 address risks to water quality via establishment of setbacks as per provincial legislation. ○ Policy 4.2.4 also addresses water quality through promoting managing the impact of land uses that known to cause groundwater contamination, increased education and creating a water reuse strategy ○ The MDP contains several policies on water conservation in section 4.2.1 such as: <ul style="list-style-type: none"> - <i>Increase water conservation strategies, requirements and incentives.</i> - <i>Continue to strengthen water conservation standards and embed these into design guidelines, zoning, and bylaws for new developments.</i> ○ Policies in Section 4.2.3 addresses regional stormwater management issues, examples include: <ul style="list-style-type: none"> - Collaborate regionally on source water enhancement, watershed protection and water conservation, - Encourage and promote the creation of regional storm pond solutions to improve land use efficiency, - Look for opportunities to work with developers, other levels of government and educational institutions to develop and test stormwater management practices. ○ Policies in Section 4.2.4 addresses stormwater, examples include: <ul style="list-style-type: none"> - <i>Look for opportunities to apply green infrastructure (approaches that utilize or mimic natural systems such as constructed wetlands, bioswales and rain gardens, etc.).</i> - <i>Require new development to meet or exceed requirements in current environmental legislation and design specifications and to effectively manage surface runoff during construction,</i> - <i>Require developments at the Area Structure Plan stage to prepare and implement an Integrated Water Management Plan that examines all aspects of water use including aquatic habitat resources, water conservation, water re-use, water quality management and stormwater management.</i>
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3.3 Flood Prone Areas	
3.3.1 Development in the floodways	<ul style="list-style-type: none"> ○ The Okotoks MDP is within the Sheep River floodway. ○ An entirety of Section 1.4 is dedicated to policies for development within the Sheep River floodway. These policies prohibit new development within the flood hazard area as per the Province’s Flood Hazard Map. ○ The MDP applies flood way standards to the 1:200 floodway, which exceeds the requirements in the MGA and in the IGP, 1:100 requirements. ○ The floodway is also addressed through policies in Section 1.10.10 <ul style="list-style-type: none"> - <i>Continue implementing flood- proofing standards in the Land Use Bylaw for developments in the 1:200-year flood hazard area.</i>
3.3.2 Flood protection in flood fringe areas	<ul style="list-style-type: none"> ○ The Okotoks MDP is within the Sheep River flood fringe. ○ The MDP applies flood fringe standards to the 1:200 flood fringe, which exceeds the requirements in the MGA and in the IGP, 1:100 requirements. ○ Policies in Section 1.4 restrict any subdivision within the 1:200 flood fringe. An example is: <ul style="list-style-type: none"> - <i>Policy 1.4.1g (ii) Prohibit subdivision of all previously undeveloped areas unless an applicant is able to demonstrate by analysis that a proposed development is safe or that provincial requirements enables development to take place. Exceptions include uses such as natural parks and pathways and essential utilities and infrastructure (as determined by administration). In no case will subdivision be allowed to occur within the 1:100 flood fringe.</i>

3.4 Development Types	
3.4.1 Intensification and Infill Development	
<p>3.4.1.1 Intensification and Infill in existing settlement areas in cities, towns, and villages</p>	<ul style="list-style-type: none"> ○ Okotoks MDP Section 2.5 provides policies that support infill development. These policies include: <ul style="list-style-type: none"> - <i>Update the Land Use Bylaw to allow subdivision of existing wide lots (15 metres or wider).</i> ○ Policy 6.2.2b promotes high density and mixed use redevelopment of existing commercial areas. ○ Other policies such as 6.2.3 further support infill/redevelopment of mixed-use centres (from large scale commercial). ○ Section 8.2 provides policies for downtown Okotoks, within which there are policies in place that promote commercial and business development (8.2.1). ○ Appendix D.2 indicates that a target of 10% out of the total residential units developed will be infill units.
<p>3.4.1.2 Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities</p>	<ul style="list-style-type: none"> ○ Not applicable, Okotoks MDP is applicable to land within the Town.

3.4.2 Expansion of Settlement Areas

3.4.2 Expansion of Settlement Areas

3.4.2.1

Expansion of settlement areas in a contiguous pattern

- The Okotoks MDP provides policies to guide new development through ASPs.
- The ASPs will be prioritized as per map Map D.10 Area Structure Plan Sequence. These ASPs are prioritized as a mix of residential and non-residential development in a contiguous manner within the Town’s boundaries.
- Map D.9 Future Land Use Concept, provides for mixed use/commercial nodes within future residential areas
- The MDP provides for a diversity of development through policies for in Section 2: Neighbourhood Planning and Design, 5:Housing, Section 6, Employment Lands, and Section 8:Downtown. Examples from each of these sections are:
 - *2.4.1a All new neighbourhoods must include a neighbourhood hub that allows most residents to access many of their daily needs within walking distance. Neighbourhood hubs must include a mix of uses, which may, at the Town’s discretion, include residential, commercial, institutional, recreational, and other amenities.*
 - *4.1c Integrate housing diversity and ensure it is dispersed throughout an entire ASP Plan area.*
 - *6.2.2a Encourage attractive mixed-use centres that integrate residential, institutional, artisanal-industrial and cultural uses with commercial uses, recreational and natural/naturalized areas. Support and require developers to create complete neighbourhoods that integrate residential uses with small to medium scale commercial uses for daily needs including local employment, education, services and local-serving retail.*
 - *6.2.3a Encourage redevelopment, over time, of existing large-scale commercial centres and commercial strips into vibrant, mixed-use, transit-supportive and walkable urban areas.*
 - *8.2.1c Encourage new private commercial and office development to consider downtown as a preferred location.*
- In addition to mixed-use development, policies within the MDP also support infill of existing developed areas (Policies in Section 2 and 5) and a requirement for intensification of new areas to achieve a minimum of 8

	<ul style="list-style-type: none"> upa initially and 12 upa over time (Policy 1.1.2). ○ Water servicing policy 1.3.1 states that development approvals area to be aligned with the Town’s water license capacity. ○ Community services and facilities are addressed through policies in Section 2. Examples of policies providing for access to community services include: <ul style="list-style-type: none"> - 2.3.5 Create a variety of public spaces within each neighbourhood and across the town, - 2.5.2 Develop schools as the heart of complete neighbourhoods, - 2.5.3 Co-locate community facilities with school sites and ensure their shared use.
<p>3.4.2.2 Expansion of settlement areas with 500 or greater new dwelling units</p>	<ul style="list-style-type: none"> ○ As indicated in 3.4.2.1, the MDP provides policies that support employment uses, community services and facilities. ○ Employment uses are identified as a priority for Area Structure Plan sequencing and servicing within the Town to encourage business to locate within Okotoks. ○ Section 3 of the MDP addresses transportation. Several policies support transit/future transit use. Within the MDP mobility hierarchy, transit is identified as the third tier (above single occupant use, but below cycling and pedestrians). ○ Policies in Section 3 promote future regional and local transit use. An example is 3.2: <i>Improve access to regional and local transit to provide efficient transportation alternatives</i>, supports transit and future connections
<p>3.4.2.3 Rationale for expansion of settlement areas that do not meet all components of Policy 3.4.2.1 and 3.4.2.2</p>	<ul style="list-style-type: none"> ○ The MDP complies with components of Policies 3.4.2.1 and 3.4.2.2.

3.4.3 New Freestanding Settlement Areas	
3.4.3.1 New freestanding settlement areas	<ul style="list-style-type: none"> ○ The MDP does not propose any new freestanding settlement, as all development is within the Town boundaries. Section 3.4.3.1 does not apply to this application.
3.4.3.2 New freestanding settlement areas with 500 or greater new dwelling units	<ul style="list-style-type: none"> ○ The MDP does not propose any new freestanding settlement, as all development is within the Town boundaries. Section 3.4.3.2 does not apply to this application.
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	<ul style="list-style-type: none"> ○ The MDP does not propose any new freestanding settlement. Section 3.4.3.3 does not apply to this application.

3.4.4 Country Residential Development	
3.4.4 Country Residential Development	<ul style="list-style-type: none"> ○ The MDP does not propose any Country Residential Development. Section 3.4.4 does not apply to this application. ○ 1.4.2 of the MDP states that <i>Development of new country residential subdivisions is prohibited.</i>
3.4.5 Employment Areas	
3.4.5.1 New employment areas	<ul style="list-style-type: none"> ○ Map D.9 Future Land Use Concept identifies two new employment areas located on the northeast and southeast boundaries of the town. ○ The northeast employment area is adjacent to Highway 2. A future interchange at 338th Avenue and Highway 2 is identified within the MDP. ○ The southeast employment area is adjacent to Highway 7 (identified as an arterial road within the MDP). ○ Employment areas have been prioritized for growth through policies such as Policy 6.1.1b and 6.2.1b which states: <i>Work with landowners to maintain an approximate 5-year supply of serviced, industrially-focused and commercially focused lands to create a competitive land market and encourage businesses to relocate to and expand in Okotoks.</i> ○ Policy 6.11 d <i>Heavy Industrial uses are not permitted in the Town's boundaries</i>
3.4.5.2 Connections to transit stations and corridors	<ul style="list-style-type: none"> ○ As Okotoks just recently adopted a transit plan in 2019, the current available transit within the Town is an On Demand System and there are no specific transit stations currently in place. ○ Within the MDP there are policies that support prioritizing transit, developing transit ready communities and pursuing regional collaboration. ○ Policy 3.1.5 requires that particular attention should be paid to establishing connection to possible future locations of fixed route public transit.

3.5 Regional Corridors	
<p>3.5.1.1 Mobility Corridors</p>	<ul style="list-style-type: none"> ○ Map D.3 Regional Corridors identifies all regional transportation corridors within and 1.6 km of the Town. The legend on this map, however, needs to be adjusted so that it is legible for the Transportation and Transit Corridors. ○ Within and adjacent to the plan area of the MDP, there are several regional corridors. These include Highway 2 (Level 1 Highway), and two level two highways (Highway 7 and Highway 2A). ○ Future employment areas and a commercial/mixed use node are located adjacent to a the Level 1 and Level 2 highways optimizing land use in proximity to these corridors.
<p>3.5.2.1 Transmission Corridors</p>	<ul style="list-style-type: none"> ○ Map D.3 Regional Corridors identifies regional transmission corridors within and 1.6 km of the Town ○ Within and adjacent to the plan area of the MDP, there are Power Transmission lines and high-pressure pipelines. ○ Section 1.10 Manage Constraints includes policy to address development within proximity to these corridors.