

# Town of Okotoks Municipal Development Plan (MDP) IREF Evaluation Criteria Alignment Summary Report

Interim Growth Plan Policies 3.2 Region-wide Policies	Town of Okotoks MDP Alignment
<p><b>3.2.1</b> Principles, Objectives, and Policies</p>	<p><b>Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure</b> The MDP proposes a managed growth model of development for the Town of Okotoks. Policies emphasize the logical extension of services and maximizing the use of existing infrastructure.</p> <p>The MDP proposes that development densities in the Town will gradually increase over time to 12 units per acre (30 units per hectare). By moving towards a more compact form of development, the Town will more efficiently utilize infrastructure and land.</p> <p><b>Principle 2: Protect Water Quality and Promote Water Conservation</b> The limits of the Town’s water supply has been an important issue in the development of the Town and is identified as one of the key challenges influencing the MDP. Sustainable water is one of the 10 goal areas in the MDP.</p> <p>Specific policies related to preserving water quality can be found in Section 4.2.2, Section 4.2.3, Section 7.2.5 d) and e), and Section 7.2.6 a) i.</p> <p>Specific policies related to water conservation can be found in Section 1.3 Allocate water to support Okotoks’ vision, and Section 4.2 Enhance innovative water management measures.</p> <p><b>Principle 3: Encourage Efficient Growth and Strong Sustainable Communities</b></p> <p>Discussion about and policies related to efficient growth and community sustainability and resiliency are found throughout the MDP.</p> <p>One of the four principles on which the MDP was based is that “Okotoks is a sustainable, green and resilient community”.</p>

	<p>The goals for the MDP were adapted from the “One Planet Living Framework”, which is based on living in a way which uses only our fair share of the earth’s resources. Although all 10 of the goals for the MDP are related to one or both of these area, Managing Growth, Land and Nature, Sustainable Water, Local and Sustainable Food, Zero Waste and Net Zero Carbon Energy are particularly linked to efficient growth and community sustainability.</p> <p>All of the policy chapters contained in the MDP are related in one way or another to efficient growth or sustainability. The policy chapters on Managing Growth, Neighbourhood Planning and Design, Integrated Transportation, Housing and Employment Lands are particularly relevant to efficient growth. The policy chapters on Integrated Transportation, Climate Change, Community Resiliency and Environment, and Parks, Recreation and Natural Areas are particularly relevant to sustainable communities.</p>
<p><b>3.2.2</b> Demonstrate collaboration to coordinate with other member municipalities</p>	<p>The first draft of the MDP was sent to Foothills County on June 6, 2019. Town Administration met with Foothills County on June 27<sup>th</sup>, 2019 to discuss this initial draft.</p> <p>The substantially completed draft of the MDP was recirculated to Foothills County for comments on February 12, 2020 and a follow up email was sent with a list of changes that had been made on March 5, 2020. Foothills County administration provided comments on the draft plan which highlighted remaining concerns related to a paragraph in the introduction to the Local + Sustainable Food section and a policy in the Growth Management section which spoke to maintaining a 50 year land supply for growth. In response to these concerns, administration removed both the paragraph in the Local and Sustainable Food introduction and the policy regarding maintaining a 50 year land supply in the Growth Management section of the document. The County had also mentioned an issue with the Regional Context and Regional Corridor Maps. As these were taken from the IGP, these were not changed.</p> <p>On April 21, 2020 Administration provided an overview of the MDP and the process to members of the Okotoks and Foothills County Inter-municipal Committee.</p>
<p><b>3.2.3</b> Water, wetlands and stormwater</p>	<p>Map D.9: Future Land Use Concept Map identifies riparian areas and the flood hazard area as part of the “defensive area”. Although this is a high level policy document and therefore there is not a lot of detail as to why each parcel is identified as part of the defensive area, the lands identified require additional study prior to development. Pending the outcomes of these studies, these areas may not be developable or may require mitigation prior to development. These studies will be required as part of an Area Structure Plan (ASP) or a Neighbourhood Area Structure Plan (NASP) process and further details as to how these lands will be preserved or</p>

	the impacts of development on these lands mitigated will be included in the relevant ASP or NASP.
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3.3 Flood Prone Areas	
<p><b>3.3.1</b> Development in the floodways</p>	<p>The boundaries of the Town of Okotoks contain a portion of the Sheep River valley as well as other water courses and water bodies that may impact development. The MDP proposes to apply floodway standards to the 1:200 floodway, which exceeds the requirements in the MGA and in the IGP.</p> <p>Section 1.4.1 (h) in the MDP addresses development in the floodway. These policies prohibit all new subdivision, development and redevelopment within the 1:200 floodway, unless an applicant is able to demonstrate by analysis that a proposed development is safe or that provincial requirements enable the development to take place. Development will not be allowed to occur within the 1:100 year floodway. Exceptions include uses such as natural parks, pathways that do not materially impede the natural function of the floodway, and essential infrastructure and utilities.</p> <p>Additionally, the policy states that over time, the Town will work to convert existing development within the 1:200 floodway to naturalized municipal or provincial lands.</p>
<p><b>3.3.2</b> Flood protection in flood fringe areas</p>	<p>Similarly the MDP proposes policies for the flood fringe which apply to the 1:200 flood fringe, exceeding the requirements in legislation and the IGP.</p> <p>The policies related to the flood fringe are found in Section 1.4.1 (g) and are as follows:</p> <p>Within the 1:200 flood fringe:</p> <ul style="list-style-type: none"> <li>• Approved lots/parcels within the flood fringe may be developed according to the pertinent designated Land Use Bylaw district, provided they are floodproofed according to provincial and municipal requirements.</li> <li>• 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</li> </ul>

	<p>administration). In no case will subdivision be allowed to occur within the 1:100 flood fringe.</p> <ul style="list-style-type: none"> <li>• Notwithstanding policy 1.4.1 g) any residential development, and industrial or commercial uses involving the storage and handling of hazardous products shall not be permitted within the flood fringe.</li> </ul> <p>In addition to these policies, the following apply to the entire flood hazard area.</p> <ul style="list-style-type: none"> <li>• Limit permanent development of previously undeveloped sites in the entire flood hazard area including the floodway and flood-fringe of the Sheep River as defined by the Province’s current Flood Hazard Mapping.</li> <li>• No new subdivisions, for nonpublic land use, will be permitted in the flood hazard area other than to consolidate two or more parcels or alter the boundaries of existing lots. Single parcel subdivisions may be considered on lands north of the rail right of way, which are protected by a berm.</li> <li>• No alteration of land levels will be permitted within undisturbed parcels of the flood hazard areas of the Sheep River.</li> </ul>
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<b>3.4 Development Types</b>	
<b>3.4.1 Intensification and Infill Development</b>	
<p><b>3.4.1.1</b> Intensification and Infill in existing settlement areas in cities, towns, and villages</p>	<p>Policies in the MDP encourage intensification and infill in existing developed areas in order to more efficiently utilize infrastructure and land through several policies.</p> <p>1.1.3 Encourage infill and redevelopment</p> <p>a) Encourage urban infill and redevelopment to create more complete, walkable communities by:</p> <ul style="list-style-type: none"> <li>• Identifying areas suitable for infill development and redevelopment in the downtown core, older neighbourhoods and low density areas where redevelopment at higher densities may be appropriate, feasible and beneficial to achieving the goals of this Plan;</li> <li>• Supporting infill and redevelopment applications to increase population and employment density in areas identified as suitable. The goal is to optimize existing infrastructure and services, and contribute to the creation of strong sustainable communities;</li> </ul>

- Considering the use of incentives (such as reduced fees, expedited approvals and offsite levies) in alignment with Council's economic development priorities to encourage
- infill and redevelopment that can tap into existing infrastructure capacity and further support the goals of this Plan;
- Working with development proponents to address any infrastructure capacity constraints; and
- Amending the Land Use Bylaw, either proactively or in response to proposals, to allow additional density in identified infill areas.

b) Be flexible on front, side, and rear yard requirements and parking requirements for infill development around mature trees being retained and encourage this type of development where possible.

In 1.6.2 a) consider varying off-site levies to incentivize infill and redevelopment of existing areas.

2.5.1 b) Update the Land Use Bylaw to allow subdivision of existing wide lots (15 metres or wider).

5.1.3 a) Support sensitive infill and increase the proportion of multi-residential housing stock within existing neighbourhoods.

5.2.5 c) Consider opportunities for infill of non-market housing in existing neighbourhoods with consideration of the proximity of other non-market housing developments, services and amenities in the community

6.2.2 b) Incentivize and facilitate private sector redevelopment and revitalization of existing commercial shopping areas with supportive, high-density residential infill and other complementary uses.

8.1.4 a) Conserve the unique heritage qualities of Elma Street within the downtown area while allowing for sensitive residential infill as a discretionary use.

8.2.3 a) Amend the Land Use Bylaw to include single-detached to multi-residential housing forms as a discretionary use in the heritage part of Elma Street, east of Northridge Drive and west of Veterans Way to ensure homes and secondary uses in buildings fit the unique character and charm of the area.

	<p>b) In downtown residential areas east of Veterans Way, encourage increased density residential development that can provide diverse forms of housing that put residents in close proximity to daily needs and support downtown businesses.</p> <p>c) Encourage redevelopment in the form of mixed-use buildings (with residential, office and institutional uses above ground-level commercial uses) along the downtown’s main shopping streets.</p> <p>d) Encourage infill and redevelopment to retain mature trees, where practical.</p> <p>e) Encourage redevelopment to incorporate rooftop patios and other urban elements as a way of providing future residents and businesses with livable spaces on their property.</p> <p>There is a target of 10% of development to be infill in the Town going forward.</p>
<p><b>3.4.1.2</b> Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities</p>	<p>N/A</p>
<p><b>3.4.2 Expansion of Settlement Areas</b></p>	
<p><b>3.4.2.1</b> Expansion of settlement areas in a contiguous pattern</p>	<p>Policies related to the expansion of the Town in a contiguous pattern can be found in Section 1.2 Plan for and sequence growth to meet the Town’s goals. Details as to the expected order of Area Structure Plans can be found on Map D.10: Area Structure Plan Sequence.</p>
<p><b>3.4.2.2</b> Expansion of settlement areas with 500 or greater new dwelling units</p>	<p>The MDP plans for an eventual population of 75,000 (from a current population of approximately 30,000). This will involve the creation of more than 500 new dwelling units. Policies in the MDP require 40% of these dwelling units to be attached forms of housing and for new ASPs to demonstrate how the neighbourhood will move towards 12 units per acre over time. There are also policies intended to encourage infill development (see above) within existing built-up areas of the Town. These policies together are intended to accommodate this growth in a more efficient and sustainable manner.</p>

<p><b>3.4.2.3</b> Rationale for expansion of settlement areas that do not meet all components of Policy 3.4.2.1 and 3.4.2.2</p>	<p>N/A</p>
<p><b>3.4.3 New Freestanding Settlement Areas</b></p>	
<p><b>3.4.3.1</b> New freestanding settlement areas</p>	<p>N/A</p>
<p><b>3.4.3.2</b> New freestanding settlement areas with 500 or greater new dwelling units</p>	<p>N/A</p>
<p><b>3.4.3.3</b> 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</p>	<p>N/A</p>
<p><b>3.4.4 Country Residential Development</b></p>	
<p><b>3.4.4</b> Country Residential Development</p>	<p>N/A</p>

3.4.5 Employment Areas	
<b>3.4.5.1</b> New employment areas	<p>Policies related to the development of new significant employment areas can be found in Chapter 6 Employment Lands of Part C of the MDP. The proposed physical location of these employment lands can be found on Map D.9: Future Land Use Concept Map.</p> <p>There is additional policy related to neighbourhood hubs (which will also contain employment uses) in Chapter 2 Neighbourhood Design and Planning, although these employment uses are not expected to be at a regionally significant scale.</p>
<b>3.4.5.2</b> Connections to transit stations and corridors	<p>Although the Town of Okotoks does not currently have a regional transit station or corridor, the MDP makes reference to future regional transit connections, as well to a future fixed route transit system and our current on-demand transit system. There are policies regarding planning and designing new neighbourhoods to facilitate transit (transit supportive design, densities and uses) in the Neighbourhood Design and Planning policy chapter. Transit specific policies can be found in Section 3.2 Improve access to regional and local transit to provide efficient transportation alternatives.</p>

3.5 Regional Corridors	
<b>3.5.1.1</b> Mobility Corridors	<p>Regional mobility corridors are identified in the Interim Growth Plan are shown on Map D.3: Regional Corridors in the MDP.</p> <p>Schedule 4 of the Interim Growth Plan identifies existing Park and Ride locations within 1.6 km of the plan boundary. Map D3 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 also shown on Map D.3: Regional Corridors in the MDP. Section 1.10 Manage Constraints includes policy provisions for future development that may impact these corridors.