

| <b>Interim Regional Evaluation Framework (IREF)<br/>CMRB Administration Recommendation</b>   |   |
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| <b>Member Municipality</b>   | <b>Town of Okotoks</b>                  |
| <b>Application Name</b>  | <b>West Okotoks Area Structure Plan</b> |
| <b>IREF Application Number</b>   | <b>2020-04</b>                          |
| <b>Type of Application</b>   | <b>Area Structure Plan</b>              |
| <b>Municipality Bylaw #</b>  | <b>Bylaw# 06-20</b>                     |
| <b>Date of Complete Application</b>  | <b>February 20, 2020</b>                |
| <b>Date Application Circulated</b>   | <b>February 26, 2019</b>                |
| <b>Date of CMRB Administration Recommendation</b>  | <b>March 24, 2020</b>                   |
| <b>CMRB Recommendation</b>   |   |
| That the Board <b>APPROVE</b> IREF Application 2020-04, the Town of Okotoks West Okotoks Area Structure Plan.  |   |
| <ul style="list-style-type: none"> <li>• IREF Application 2020-04 is the proposed new West Okotoks Area Structure Plan (“WOASP”) which contemplates future residential, commercial, recreational and institutional uses. The plan area includes approximately 428.6 hectares (1059.0 acres) of land. The projected minimum future population to be located within the plan area is 24,293 people with 2,286 jobs.</li> <li>• The subject lands were annexed to the Town from Foothills County in 2017.</li> <li>• The WOASP is planned as a complete community with a range of housing choices, local and regional services and employment, mobility options and transit service. These are provided through increased densities, complete streets and an integrated and connected open space and pathway system.</li> <li>• The third-party consultant review, completed by ISL Engineering and Land Services (“ISL”), found the application to be consistent with the Interim Growth Plan (“IGP”) and the IREF.</li> <li>• CMRB Administration finds IREF Application 2020-04 to be consistent with the principles and policies of the IGP and Section 6.0 of the IREF and recommends the application for approval.</li> </ul> |   |
| <b>Attachment</b>  |   |
| <ul style="list-style-type: none"> <li>• Third-Party Consultant Review, ISL Engineering and Land Services</li> </ul>   |   |

## **1.0 Background**

On February 20, 2020, Town of Okotoks submitted Interim Regional Evaluation Framework (“IREF”) Application 2020-04, the West Okotoks Area Structure Plan (“WOASP”), proposed Bylaw# 06-20.

The ASP was submitted to the CMRB through IREF under Section 4.1(b) which requires municipalities to refer “all new Area Redevelopment Plans (“ARPs”) and Area Structure Plans (“ASPs”) proposing employment areas and/or 50 or more new dwelling units” to the Board. The WOASP provides a framework for the future development of approximately 428.6 hectares (1059.0 acres) of land. WOASP plans for a minimum population of 24,293 people and 2,286 jobs.

CMRB Administration notified CMRB members of IREF Application 2020-04 on February 26, 2020.

## **2.0 Third Party Evaluation**

CMRB Administration obtained the assistance of ISL Engineering and Land Services (“ISL”) to evaluate the application with respect to the IREF requirements. The ISL evaluation (attached) reviewed the proposed ASP in relation to the objectives of the Interim Growth Plan (“IGP”) and the evaluation criteria of the IREF. ISL found IREF Application 2020-04 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 2020-04 application materials, CMRB Administration finds IREF Application 2020-04 to be generally consistent with the objectives of the IGP and IREF.

### ***3.2 Demonstration of Collaboration to Coordinate (IGP Policy 3.2.2)***

Section 3.2.2 of the IGP requires, at a minimum, that municipalities “demonstrate collaboration to coordinate” on new Area Structure Plans or amendments to existing Area Structure Plans within 1.6 km of a neighbouring municipal boundary or an agreed upon notification area between member municipalities.” IREF Application 2020-04 is consistent with the requirement of Section 3.2.2 of the IGP.

- The proposed plan was formally circulated to Foothills County, and the County provided comments around transportation considerations.
- An updated version of the plan was circulated to Foothills County. Foothills County identified remaining concerns.
- Policy adjustments were made to address the County’s concerns.
- A follow up letter, dated December 10, 2019, was received from County administration indicating that the proposed policy revisions addressed their concerns. The County’s letter is available in the Town of Okotoks Council report submitted as part of the IREF application.

### **3.3 Flood Prone Areas (IGP Section 3.3)**

Lands within the north portion of the plan area are flood prone areas. Their location is shown in WOASP *Figure 7: Floodway and Flood Fringe Delineation* and discussed in WOASP Section 2.3.4 *Sheep River Floodway and Flood Fringe Delineation*. WOASP policies for flood prone areas are consistent with IGP Section 3.3 *Flood Prone Areas*.

WOASP contains specific direction around potential development in flood prone areas:

- As noted in the Town's IREF application submission, "as the 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."
- As noted in Section 4.4 *Special Policy Area*, "Once complete, the Government of Alberta study and accompanying mapping will override the Matrix Solutions (2017) study and support an update to flood way and flood fringe boundaries contained within the West Okotoks Area Structure Plan."
- *Figure 12: Land Use Concept* identifies the "Lower Escarpment Special Policy Area."
- Policy 4.4(b) requires that "lands situated within the Lower Escarpment Special Policy Area will require further technical evaluation and assessment at the time of an Outline Plan and Land Use Amendment application in consideration of access constraints, flood mitigation, servicing infrastructure needs, property risk, environmental considerations, and other identified considerations to the satisfaction of the Town."
- Policy 2.3.4 (a) notes that, "the lands located within the Sheep River floodway are considered undevelopable and must be dedicated at the time of subdivision as Environmental Reserve (ER) in accordance with the provisions of the *Municipal Government Act* (MGA)." Policy 5.1(d) also allows for the further dedication of ER to protect certain natural features that present a risk of injury or property damage, to prevent pollution and to ensure public access.
- WOASP policy for flood prone areas allows for the dedication of Conservation Reserve.

In addition to the above, the Town is currently reviewing policies related to development within flood fringe areas as part of the Municipal Development Plan review currently underway, which may lead to updates to the Town of Okotoks Flood Plain Policy and the Land Use Bylaw as necessary. As noted in WOASP Policy 4.4 (a), updates to these documents may necessitate future updates to WOASP.

### **4.4 Recommendation**

That the Board **APPROVE** IREF Application 2020-04, the West Okotoks Area Structure Plan.

March 13, 2020

Attention: Jordon Copping, Chief Officer

Calgary Metropolitan Region Board

305, 602 – 11<sup>th</sup> Ave SW

Calgary, Alberta T2R 1J8

Dear Mr. Copping:

**Reference: IREF# 2020-04 for the proposed West Okotoks Area Structure Plan in the Town of Okotoks**

Please find attached the third-party Interim Regional Evaluation Framework (IREF) review of the proposed West Okotoks Area Structure Plan (WOASP), referred to herein as "Application 2020-04."

It is our opinion that Application 2020-04 is generally consistent with the objectives of the Calgary Metropolitan Region Board (CMRB) Interim Growth Plan (IGP), being schedule A to Ministerial Order MSL:091/18.



Sue Paton, RPP, MCIP  
Senior Planner  
ISL Engineering and Land Services Ltd.

**INTERIM REGIONAL EVALUATION FRAMEWORK (IREF)  
THIRD-PARTY REVIEW**

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| <b>Member Municipality</b>               | <b>Town of Okotoks</b>                          |
| <b>Application Name</b>                  | <b>West Okotoks Area Structure Plan (WOASP)</b> |
| <b>IREF Number</b>                       | <b>2020-04</b>                                  |
| <b>Type of Application</b>               | <b>Proposed Statutory Plan</b>                  |
| <b>Municipality Bylaw #</b>              | <b>06-20</b>                                    |
| <b>Date of Application</b>               | <b>February 26, 2020</b>                        |
| <b>Date of Third-Party Review Report</b> | <b>March 13, 2020</b>                           |

**Findings**

That the proposed West Okotoks Area Structure Plan is consistent with the Interim Regional Evaluation Framework MSL:091/18

**Summary of Review**

- Application 2020-04 for the WOASP was submitted by the Town of Okotoks to the CMRB for an IREF review and evaluation.
- Application 2020-04 was submitted to the CMRB per IREF Submission Criteria 'B' "All new Area Redevelopment Plans (ARPs) and Area Structure Plans (ASPs) proposing employment areas and/or 50 or more new dwelling units."
- Application 2020-04's purpose is to propose future residential, commercial, recreational and institutional uses and related policies for lands recently annexed (2017) to the Town from Foothills County and replace an existing ASP that covers a portion of the lands.
- As the Town's MDP does not currently provide policy and land use direction for the Plan area, the WOASP provides a framework for future urban development of these lands.
- The WOASP is ±428.6 hectares in size and is located north of Highway 7, on the west side of Okotoks and shares boundaries with Foothills County.
- The intent of the WOASP is to develop a complete community with five distinct neighbourhoods.
- The WOASP provides for a mix of low to high-density residential uses, institutional uses including schools, three community nodes and three neighbourhood hubs that consider a mix of retail, commercial and offices uses, accommodates future transit network and active mode connections, and recognizes the environmental constraints of the Plan area.
- The WOASP is within 1.6 km of Highway 7, which is a Level 2 Highway and includes a transmission corridor along Highway 7.

**Review Prepared by**

Courtney Laurence, MPlan, M.A., RPP, MCIP  
Community Planner  
ISL Engineering and Land Services Ltd.



### 3.2 Region-wide Policies

#### 3.2.1

Principles, Objectives,  
and Policies

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

- The WOASP proposes development for recently annexed lands (2017) that is contiguous to built-up areas of the Town.
- As the Town’s MDP does not currently provide policy and land use direction for the Plan area lands, the WOASP provides a framework for future urban development on the west side of Okotoks.
- Plan policies encourage a mix of low-, medium- and high-density residential uses that are supported by three community nodes planned as mixed-use activity centres and three neighbourhood hubs which consist of commercial uses, office uses and mixed-use development.
- The WOASP is supportive of transit connectivity through the accommodation of future transit routes and stops as part of future Outline Plans and Land Use Amendment applications.
- Access to the Plan area is provided through local roads that connect to Highway 7 and Big Rock Trail.
- Highway 7 is identified as a Level 2 Highway in the IGP.
- The Town commissioned the Sheep River Crossing Functional Planning Study to provide an alternate north/south crossing to alleviate traffic pressures on Northridge Drive.
- The WOASP recognizes the Sheep River Crossing Functional Planning Study that could potentially impact the planning of lands in the north portion of the Plan area depending on location and detailed design, yet to be determined.

#### **Principle 2: Protect Water Quality and Promote Water Conservation**

- Development in the Plan area must be supported by full municipal servicing (water, wastewater, stormwater) and conform to all municipal, provincial and federal legislation.
- All development in the Plan area needs to meet the requirements of the Town’s Water Allocation System for Planning Approvals Policy 11-02, as amended.
- A Stormwater Management Concept (MPE 2018) was prepared in support of the WOASP.
- All development is required to limit post-development runoff to the predevelopment rates through the use of stormwater management facilities.
- Stormwater must be treated prior to discharging into an existing wetland, watercourse or water body.
- A Flood Hazard Assessment for Plan area was completed in 2017. Floodway and Flood Fringe areas were identified in the

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|  | <p>northwest portion of the WOASP. The Floodway has been identified as Environmental Reserve and cannot be developed.</p> <ul style="list-style-type: none"> <li>• A Special Policy Area has been identified for the Flood Fringe lands. Should these lands be considered for development in the future, additional studies and flood mitigation measures will be required as per the Special Policy Area policies.</li> </ul> <p><b>Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities</b></p> <ul style="list-style-type: none"> <li>• The guiding principles of the Town’s Community Visioning and Community Sustainability Plan were used to inform the development of the WOASP policies and land use concept.</li> <li>• The WOASP encourages a mix of low-, medium- and high-density residential uses that are supported by three community nodes planned as mixed-use activity centres and three neighbourhood hubs, which consist of commercial uses, office uses and mixed-use development.</li> </ul> |
| <p><b>3.2.2</b><br/>Demonstrate collaboration to coordinate with other member municipalities</p> | <ul style="list-style-type: none"> <li>• The WOASP shares boundaries with Foothills County on the north, west and south.</li> <li>• The proposed WOASP draft and subsequent revised draft were circulated to Foothills County for comment. Communication from the County following the circulation of the revised draft indicated they were satisfied and had no further comments.</li> </ul>  |
| <p><b>3.2.3</b><br/>Water, wetlands and stormwater</p>   | <ul style="list-style-type: none"> <li>• A Biophysical Overview was completed in 2017 and a Phase 1 Environmental Site Assessment (ESA) was completed in 2015 for the Plan area.</li> <li>• Environmentally Significant Areas (ESAs) have been defined based on provincial criteria.</li> <li>• The Town may require additional analysis of ESAs as a condition of approval for future Outline Plans.</li> <li>• Intrusive Geotechnical Evaluations are required to be submitted concurrently with Outline Plan applications.</li> <li>• A Stormwater Management Concept was prepared in 2018 in support of the WOASP.</li> <li>• One permanent wetland, located in the central section of the Plan area, has been Crown-claimed.</li> <li>• The WOASP includes policies with respect to stormwater management.</li> <li>• Transmission corridors and mobility corridors that are located within or adjacent to the Plan area have been identified and accommodated within the WOASP policies and land use concept.</li> </ul>               |





| 3.3 Flood Prone Areas                                  |  |
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| <b>3.3.1</b><br>Development in the floodways           | <ul style="list-style-type: none"> <li>• A Flood Hazard Assessment for Plan area was completed in 2017.</li> <li>• Floodway areas exist in the northwest area of the WOASP. Floodway lands are considered to be undevelopable and must be dedicated as Environmental Reserve at the time of subdivision due to flood risk.</li> <li>• Once the Provincial Flood Hazard mapping has been updated, it will take precedence over the mapping in the WOASP.</li> </ul>   |
| <b>3.3.2</b><br>Flood protection in flood fringe areas | <ul style="list-style-type: none"> <li>• A Flood Hazard Assessment for Plan area was completed in 2017.</li> <li>• Flood Fringe areas exist in the northwest area of the WOASP. A Special Policy Area has been identified for the Flood Fringe lands. Should these lands be considered for development in the future, additional studies and flood mitigation measures will be required as per the Special Policy Area policies.</li> <li>• Once the Provincial Flood Hazard mapping has been updated, it will take precedence over the mapping in the WOASP.</li> </ul> |

| 3.4 Development Types   |   |
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| 3.4.1 Intensification and Infill Development  |   |
| <b>3.4.1.1</b><br>Intensification and Infill in existing settlement areas in cities, towns, and villages  | <ul style="list-style-type: none"> <li>• Application 2020-04 is a proposed statutory plan for an expansion of a settlement area within the Town.</li> <li>• Section 3.4.1.1 does not apply to Application 2020-04.</li> </ul> |
| <b>3.4.1.2</b><br>Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities | <ul style="list-style-type: none"> <li>• Same as above.</li> </ul>  |





| 3.4.2 Expansion of Settlement Areas   |  |
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| <p><b>3.4.2.1</b></p> <p>Expansion of settlement areas in a contiguous pattern</p>                | <ul style="list-style-type: none"> <li>• The WOASP sets out a framework for the future development of Town lands recently annexed from the County in 2017, which are adjacent to existing built-up areas in Okotoks.</li> <li>• Residential Interface Areas have been identified for lands that border existing built-up areas of the Town to ensure development is contiguous and complementary to existing residential development.</li> <li>• Three community nodes have been provided to meet the local needs of the community. They must achieve a minimum of 100 people and jobs per developable hectare and should be designed so that uses can be intensified over time.</li> <li>• Three neighbourhood hubs have also been identified to support local commercial and mixed-use development in the Plan area.</li> <li>• Full municipal servicing is required for the development of the Plan area to provide additional capacity and will tie into existing Town networks.</li> <li>• Complementary community amenities and facilities have been identified to support future Plan area residents, employees and the region while recognizing existing community facilities and amenities.</li> <li>• A phasing plan is included in the WOASP to support development occurring in a logical and efficient manner.</li> </ul> |
| <p><b>3.4.2.2</b></p> <p>Expansion of settlement areas with 500 or greater new dwelling units</p> | <ul style="list-style-type: none"> <li>• Development of the Plan area based on the WOASP land use concept will achieve a minimum of 8 (Phase 1) to 10 (Phases 1a, 2 and 3) dwelling units per acre. Full build out will result in approximately a minimum of 8,377 dwelling units and an anticipated job projection of 2,286.</li> <li>• The three community nodes are proposed to be located adjacent to major roads and support a mix of community services, including retail, commercial and office uses and need to be located near the future transit network.</li> <li>• A comprehensive pathway network, supporting active transportation, has been proposed throughout the WOASP connecting neighbourhoods, amenities and community nodes, as well as providing connections to existing neighbourhoods adjacent to the Plan area.</li> <li>• The WOASP accommodates a mix of low to high density residential uses and must comply with the Town's MDP minimum targets for non single-detached housing development.</li> </ul>  |
| <p><b>3.4.2.3</b></p>   | <ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>  |



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| <p>Rationale for expansion of settlement areas that do not meet all components of Policy 3.4.2.1 and 3.4.2.2</p>   |   |
| <b>3.4.3 New Freestanding Settlement Areas</b>   |   |
| <p><b>3.4.3.1</b><br/>New freestanding settlement areas</p>  | <ul style="list-style-type: none"> <li>• Section 3.4.3.1 does not apply to Application 2020-04.</li> </ul>  |
| <p><b>3.4.3.2</b><br/>New freestanding settlement areas with 500 or greater new dwelling units</p>   | <ul style="list-style-type: none"> <li>• Same as above.</li> </ul>  |
| <p><b>3.4.3.3</b><br/>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> | <ul style="list-style-type: none"> <li>• Same as above.</li> </ul>  |
| <b>3.4.4 Country Residential Development</b>   |   |
| <p><b>3.4.4</b><br/>Country Residential Development</p>  | <ul style="list-style-type: none"> <li>• Section 3.4.4 does not apply to Application 2020-04.</li> </ul>  |
| <b>3.4.5 Employment Areas</b>  |   |
| <p><b>3.4.5.1</b><br/>New employment areas</p>   | <ul style="list-style-type: none"> <li>• The three community nodes identified in the WOASP are meant to achieve a minimum of 100 people and jobs per developable hectare with the ability to intensify uses to accommodate additional future employment opportunities.</li> </ul> |



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|   | <ul style="list-style-type: none"> <li>• Full municipal servicing is required to support development and provide additional capacity to the Town’s network.</li> </ul>   |
| <b>3.4.5.2</b><br>Connections to transit stations and corridors | <ul style="list-style-type: none"> <li>• There is currently no municipal transit service operating in Okotoks and the Town is working towards implementing a local service.</li> <li>• The WOASP indicates that community nodes must be located near future transit routes to provide transit connectivity.</li> </ul> |

| 3.5 Regional Corridors                   |  |
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| <b>3.5.1.1</b><br>Mobility Corridors     | <ul style="list-style-type: none"> <li>• The WOASP is within 1.6 km of Highway 7 which is a Level 2 Highway in the IGP.</li> <li>• Highway 7 is currently a two-lane highway with future plans to upgrade into a four-lane divided highway.</li> <li>• Three intersections with all direction access have been identified to provide access to the WOASP area from Highway 7.</li> <li>• The WOASP requires TIAs to further define the specific location and timing of the Highway 7 intersections at the Outline Plan/Land Use Amendment stage, and future collaboration between Alberta Transportation, Foothills County and the Town.</li> <li>• Schedule 4 of the IGP identifies two park and ride locations that are located within 1.6 km of the Plan area boundary. At the time of the development of the IGP, the park and ride locations serviced regional transit that no longer uses the park and ride locations. The park and rides have since been removed and are not in operation.</li> </ul> |
| <b>3.5.2.1</b><br>Transmission Corridors | <ul style="list-style-type: none"> <li>• A power transmission line runs along Highway 7, adjacent to the southern Plan area boundary.</li> <li>• A second transmission line, not identified as regionally significant in the IGP, runs diagonally in the northwest section of the plan area and continues south of Big Rock Trail towards Highway 7, through the central area of WOASP.</li> <li>• An abandoned ATCO pipeline is located in the Highway 7 right-of-way.</li> <li>• The WOASP identifies a Highway Interface Area which encompasses Plan area lands along Highway 7. The Highway Interface Area includes policies related to landscaping, aesthetics, noise attenuation and accommodation of the transmission corridor rights-of-way.</li> </ul>  |

