

Interim Regional Evaluation Framework (IREF) CMRB Administration Recommendation

Member Municipality	Foothills County
Application Name	Heritage Pointe Area Structure Plan (Amendment)
IREF Application Number	2021-09
Type of Application	Area Structure Plan Amendment
Municipality Bylaw #	19/2021
Date of Complete Application	May 27, 2021
Date Application Circulated	June 3, 2021
Date of CMRB Administration Recommendation	July 7, 2021

CMRB Recommendation

That the Board **APPROVE** IREF Application 2021-09, the Foothills County Heritage Pointe Area Structure Plan amendment, with an advisement.

- IREF Application 2021-09 is for a proposed amendment to the Heritage Pointe Area Structure Plan. The amendment provides the framework for the development of an underutilized portion of the Heritage Pointe Hamlet. The amendment area includes a 9.87 ha (24.39 acre) parcel of land.
- The subject parcel of land, which is currently one country residential parcel, will accommodate 45 to 58 hamlet residential parcels and 20 residential multi-family villas.
- The proposed development is integrated within the existing Heritage Pointe Hamlet area, leveraging the existing commercial area, servicing, facilities and amenities of Heritage Pointe as well as the existing fire hall.
- The proposed amendment promotes the efficient use of infrastructure by allocating excess capacity in existing hamlet systems to the proposed development. Existing hamlet piped water and wastewater utility services will be extended to the proposed development.
- The ASP amendment contemplates the dedication of an existing man-made stormwater/irrigation pond as Environmental Reserve (ER) to maintain the natural characteristics of the amenity. The area to be dedicated as ER encompasses the pond itself as well as associated riparian areas.
- The third-party consultant review, completed by O2 Planning and Design, found the application to be consistent with the Interim Growth Plan (IGP) and the IREF.
- CMRB Administration finds IREF Application 2021-09 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

- Third-Party Consultant Review, O2 Planning and Design

1.0 Background

Foothills County has submitted an Interim Regional Evaluation Framework (IREF) application for an amendment to the Heritage Pointe Area Structure Plan. The proposed Amendment is Foothills County Bylaw 19/2021.

The Heritage Pointe ASP Amendment was submitted to the CMRB through IREF under Section 4.1(c) which requires municipalities to refer “All amendments to MDPs, IDPs, ARPs and ASPs proposing employment areas and/or 50 or more new dwelling units” to the Board.

The Heritage Pointe ASP Amendment provides a framework for the development of an underutilized portion of the Heritage Pointe Hamlet that consists of a 9.87 ha (24.39 acre) parcel. The proposed development will accommodate 45 to 58 hamlet residential parcels and 20 residential multi-family villas.

CMRB Administration notified CMRB members of IREF Application 2021-09 on June 3, 2021.

2.0 Third Party Evaluation

CMRB Administration retained O2 Planning and Design to evaluate the application with respect to the IREF requirements. The O2 Planning and Design evaluation (attached) reviewed the proposed Heritage Pointe ASP Amendment in relation to the objectives of the IGP and the evaluation criteria of the IREF. O2 Planning and Design, found IREF Application 2021-09 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 Foothills County’s submission and the third-party review, and in consideration of its own review of IREF 2021-09 application materials, CMRB Administration finds IREF Application 2021-09 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. The ASP amendment area boundary is located within the plan area of the Foothills County/City of Calgary Intermunicipal Development Plan.

IREF Application 2021-09 is consistent with the requirements of Policy 3.2.2. As noted in the cover letter provided by Foothills County, "The subject lands are located in the Foothills County and City of Calgary Intermunicipal Development Plan area, at the time the application was brought to the attention of County staff, they reached out to City of Calgary administration to see if there was a need to undertake a consultation process over and above the referral process outlined in the IDP. City of Calgary administration indicated that they felt the normal referral process would be sufficient. The County circulated the formal application submission for the proposed ASP amendment and the concurrent land use application to the City for review and comment. The City provided a response stating that they had no comments or objections regarding the proposed ASP amendment and redesignation" (see page 2 of the Foothills County IREF cover letter).

4.0 Recommendation

That the Board **APPROVE** IREF Application 2021-09, the Foothills County Heritage Pointe Area Structure Plan Amendment, with the following advisement:

1. As stated in policy 3.1.12.1 of the Board-approved Growth Plan, "Area Structure Plans and Area Redevelopment Plans and amendments to Area Structure Plans and Area Redevelopment Plans submitted to the CMRB after approval of the Growth Plan by the Board and before the Growth Plan is approved by the Minister shall be brought into alignment with the Growth Plan within one year of approval of the Growth Plan by the Board."
2. As stated in Policy 3.1.12.2 of the Board-approved Growth Plan, "If a member municipality determines that a Regionally Significant amendment is required to bring an Existing Area Structure Plan or an Existing Area Redevelopment Plan into alignment with the Growth Plan, the amendment shall be referred to the Board for approval through Regional Evaluation Framework."

This IREF approval recommendation for 2021-09 does not remove or supersede the requirement for the Foothills County Heritage Pointe Area Structure Plan Amendment to comply with policies 3.1.12.1 and 3.1.12.2 of the Growth Plan by May 21, 2022.

June 21, 2021

Attention: Jordon Copping, Chief Officer

Calgary Metropolitan Region Board

305, 602 11 Ave SW

Calgary, Alberta T2R 1J8

Reference: IREF 2021-09 for the Heritage Pointe Area Structure Plan (Amendment) in Foothills County

Dear Mr. Copping,

Please find attached our third-party evaluation of the Foothills County Heritage Pointe Area Structure Plan (Amendment).

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.



Andrew Palmiere

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INTERIM REGIONAL EVALUATION FRAMEWORK (IREF) THIRD-PARTY REVIEW	
Member Municipality	Foothills County
Application Name	Heritage Pointe Area Structure Plan (Amendment)
IREF Number	2021-09
Type of Application	Area Structure Plan Amendment
Municipality Bylaw #	19/2021
Date of Application	June 3, 2021
Date of Third-Party Review Report	June 21, 2021
Findings That the Heritage Pointe ASP amendment is generally consistent with the Interim Growth Plan as per the Interim Regional Evaluation Framework MSL: 091/18.	
Summary of Review The Heritage Pointe Area Structure Plan (ASP) amendment was developed to expand residential uses within an existing private development parcel in the original ASP. The change involves subdividing one large lot Country Residential parcel to encompass 45-58 Hamlet Residential Parcels and 20 Multi-family Villas (3.19 – 3.8 units per hectare). The ASP enables residences within the Hamlet Residential Parcels to be developed as single-family dwellings or semi-detached housing. The development leverages existing infrastructure and services, including water and wastewater servicing, stormwater infrastructure, nearby commercial development, and recreational amenities. The Heritage Pointe ASP amendment is generally consistent with the Interim Growth Framework. The plan provides for infill development within an existing Hamlet in Foothills County and makes efficient use of regional infrastructure to provide new housing.	
Review Prepared by: O2 Planning + Design Andrew Palmiere MCIP, RPP, PPS Principal, Urban + Regional Planning Sarah Lumley, MCIP, RPP, MPL Planner	

3.2 Region-Wide Policies	
<p>3.2.1 Principles, Objectives, and Policies</p> <p>Did the proposed statutory plan or existing statutory plan amendment address the Principles, Objectives, and Policies of the IGP?</p>	<p>Yes, the ASP amendment addresses the Principles, Objectives, and Policies of the IGP.</p> <p>Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure The ASP amendment provides for efficient use of serviced lands within the overall ASP area and Hamlet of Heritage Pointe. It connects to the existing private water and wastewater systems and will make use of existing stormwater infrastructure (constructed pond).</p> <p>The ASP amendment area is accessed from Dunbow Road which connects to two regionally significant transportation corridors: Highway 2 and Highway 2A. Increased development here aligns with the municipality’s plans to widen Dunbow Road from two to four lanes and work that is currently underway with Alberta Transportation to create an interchange with Highway 2A. There is an existing interchange between Dunbow Road and Highway 2. Increased development in this area makes efficient use of the access to these regional mobility corridors.</p> <p>Principle 2: Protect Water Quality and Promote Water Conservation The ASP amendment protects water quality by connecting to existing water, wastewater treatment, and stormwater facilities. The ASP amendment also ensures that a Stormwater Management Plan will be created for the area prior to development to ensure stormwater is managed in accordance with Pine Creek runoff rates and volumes. Policies within the ASP amendment direct the implementation of water conservation measures and Low Impact Development.</p> <p>Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities The ASP amendment encourages efficient growth by increasing the intensity of development on a country residential site within the existing Heritage Pointe ASP and Hamlet.</p>

<p>3.2.2</p> <p>Demonstrate collaboration to coordinate with other member municipalities</p> <p>Did the applicant municipality collaborate to coordinate planning for land use, infrastructure, and service provision with other member municipalities:</p> <ul style="list-style-type: none"> • where appropriate; • within 1.6 km of the boundaries of the new area structure plan or the existing area structure plan amendment area or an agreed upon notification area between the member municipalities; and • Is the coordination demonstrated through processes, and/or instruments that comply with all components of Policy 3.2.2 of the IGP, if applicable? 	<p>Yes, the ASP amendment demonstrates collaboration with other municipalities as per 3.2.2 of the IREF.</p> <p>The ASP amendment area is located within the notification area of the City of Calgary and Foothills County Intermunicipal Development Plan (IDP). As per the IDP, Foothills County provided the City of Calgary the opportunity to review the original ASP amendment and the revised ASP amendment. It is indicated that the City of Calgary had no objections to either of the ASP amendments and did not request any further consultation given the amendment provides for development within an existing Hamlet.</p>
<p>3.2.3</p> <p>Water, wetlands and stormwater</p> <p>Does the proposed statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> • Protect source water quality and quantity in accordance with federal and provincial legislation and regulation, promote water conservation, and incorporate effective stormwater management; • Adhere to the provincially identified wetland classification system, and incorporate measures to minimize and mitigate adverse impacts on wetlands; • Address Regional Corridors Policies 3.5.1.1, and 3.5.2.1 of the IGP, if applicable; and • Provide mitigation measures and policies to address identified adverse impacts on existing or planned regional infrastructure, regionally significant corridors, and community services and facilities? 	<p>Yes, the ASP complies with 3.2.3 of the IREF.</p> <p>The ASP amendment directs the creation of a Stormwater Management Plan prior to development to ensure alignment with established Pine Creek runoff rates and volumes and minimize stormwater impacts on surrounding development. Stormwater on the site will be directed towards an existing constructed stormwater pond which has the capacity to accommodate the additional volume. An oil-grit separator will be constructed at the outflow point to the pond to improve water quality. The ASP amendment also directs the use of Low Impact Development and Best Management Practices for stormwater.</p> <p>The ASP amendment additionally contains policy on water conservation, including the requirement that <i>“Future developments within the Plan Area must implement water conservation measures, such as low flow fixtures and water meters, to the satisfaction of Foothills County.”</i> (policy 0.6.3.4).</p> <p>There are no identified natural wetlands within the plan amendment area. The ASP amendment contains direction to dedicate some of the naturalized riparian area of the constructed stormwater pond as environmental reserve.</p> <p>Both regional corridors policies (3.5.1.1 and 3.5.2.1) are addressed and no adverse impacts are anticipated.</p>

3.3 Flood Prone Areas	
3.3.1 Development in the floodways	N/A – There are no provincially designated floodways within/adjacent to the ASP.
3.3.2 Flood protection in flood fringe areas	N/A - There are no designated flood fringe areas within/adjacent to the ASP.
3.4 Development Types	
3.4.1 Intensification and Infill Development	
3.4.1.1 Intensification and Infill in existing settlement areas in cities, towns, and villages	N/A
3.4.1.2 Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities. If so, does the statutory plan or existing statutory plan amendment: <ul style="list-style-type: none"> • Achieve an efficient use of land; • Achieve higher density development in central core areas; • Accommodate residential and/or mixed-use development at a higher density than currently exists; • Provide for a mix of uses including community services and facilities, where appropriate; and • Make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers. 	<p>Yes, the ASP complies with 3.4.1.2 of the IREF.</p> <p>The ASP amendment provides for additional residential development within the existing Heritage Pointe Hamlet and ARP in Foothills County. In general, this makes efficient use of land and existing services and amenities in the area, intensifying use of formerly country residential acreage.</p> <p>The amendment provides for three forms of residential development: single family, single and/or semi-detached, and multi-family villas. The proposed density for the area is 3.19-3.8 units per hectare at the discretion of the County.</p> <p>The ASP amendment does not include any mixed use development but is within close proximity to an existing local commercial node. The proposed development includes community sports courts as a recreational amenity for residents.</p>
3.4.2 Expansion of Settlement Areas	
3.4.2.1 Expansion of settlement areas in a contiguous pattern	N/A

<p>3.4.2.2 Expansion of settlement areas with 500 or greater new dwelling units.</p>	<p>N/A</p>
<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>	<p>N/A</p>
<p>3.4.3 New Freestanding Settlement Areas</p>	
<p>3.4.3.1 New freestanding settlement areas</p>	<p>N/A</p>
<p>3.4.3.2 New freestanding settlement areas with 500 or greater new dwelling units</p>	<p>N/A</p>
<p>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</p>	<p>N/A</p>
<p>3.4.4 Country Residential Development</p>	
<p>3.4.4 Country Residential Development</p>	<p>N/A</p>
<p>3.4.5 Employment Areas</p>	
<p>3.4.5.1 New employment areas</p> <p>Does the proposed statutory plan or existing statutory plan amendment apply to lands that will result in development of a new employment area? If so, does the proposed statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> • Make efficient and cost-effective use of existing and planned infrastructure and services? 	<p>N/A</p>

<p>3.4.5.2</p> <p>Connections to transit stations and corridors</p> <p>Does the proposed statutory plan or existing statutory plan amendment for development that will result in a new employment area:</p> <ul style="list-style-type: none"> Plan for connections to existing and/or planned transit where appropriate? 	<p>N/A</p>
<p>3.5 Regional Corridors</p>	
<p>3.5.1.1</p> <p>Mobility Corridors</p> <p>Is the proposed statutory plan or existing statutory plan amendment for lands within 1.6 kilometres of a regionally significant mobility corridor identified on Schedule 3 and/or 4 of the IGP? If so, does the proposed statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> Identify the mobility corridor on maps; Demonstrate that the proposed land-use, built form and density optimizes the proximity and adjacency to regionally significant mobility corridors; and Provide mitigation measures and policies to address identified/potential adverse impacts on regionally significant mobility corridors? 	<p>Yes, the ASP amendment complies with 3.5.1.1 of the IREF.</p> <p>Figure 1 – Site Context in the ASP Amendment shows the regional mobility corridors. The plan area is within 1.6 km of two regionally significant mobility corridors: Highway 2 (level 1 highway and trade corridor) and Highway 2A (level 2 highway).</p> <p>Given its location and intensification of an existing Hamlet, the ASP amendment optimizes existing access to these mobility corridors. Future measures to improve access to highway 2A are suggested, but outside of the scope of the plan amendment.</p>
<p>3.5.2.1</p> <p>Transmission Corridors</p> <p>Does the proposed statutory plan or statutory plan amendment area include transmission corridor right-of-ways and/or related infrastructure identified on Schedule 5 and/or 6 of the IGP within the statutory plan area boundary? If so, does the proposed statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> Identify the transmission corridor rights-of-way or related infrastructure on maps; Provide a rationale, servicing agreements, and supporting policies for crossing, accessing and/or connecting to regionally significant transmission corridor rights-of-way or related infrastructure; and Provide mitigation measures and policies to address identified/potential adverse impacts on regionally significant transmission corridor rights-of-way or related infrastructure 	<p>There are no transmission corridors within the ASP amendment area. There is an identified pipeline within 1.6 km of the ASP amendment area and this has been identified on Figure 1 – Site Context. The proposed development in the ASP amendment will not impact this corridor.</p>