

Regional Evaluation Framework (REF) CMRB Administration Recommendation	
Member Municipality	Foothills County
Application Name	Foothills Crossing Area Structure Plan
REF Application Number	2022-08
Type of Application	Area Structure Plan
Municipal Bylaw #	14/2022
Date Application Circulated	August 23, 2022
Date of CMRB Administration Recommendation	September 21, 2022
CMRB Recommendation	
That the Board APPROVE REF Application 2022-08, the Foothills County Foothills Crossing Area Structure Plan.	
<ul style="list-style-type: none"> • REF 2022-08 application is for the Foothills County Foothills Crossing Area Structure Plan (ASP) which proposes the development of approximately 305 ha (753 acres) of Employment Area. It is located immediately east of the Town of High River along the Highway 2 corridor. • The Growth Plan directs that the Employment Area Placetype should be located within a Preferred Growth Area. The ASP plan area is located fully within Joint Planning Area 4 (JPA 4), a Preferred Growth Area. • Other policies support employment growth along provincial infrastructure, near population centres, and where there is good access to transportation and other types of servicing. • The ASP proposes to connect the development to piped water and/or wastewater services from the future Aldersyde water and wastewater system. The Town of High River has declined to provide servicing to the ASP area; however, the policies of the Foothills Crossing ASP include opportunity for future collaboration around servicing and cost-revenue sharing agreements should there be opportunities to revisit the current approach to servicing through the development of the JPA 4 Context Study or another process. • The Context Study for JPA 4 has not yet been approved and therefore does not inform this REF review. • The third party consultant review, completed by Invistec Consulting, found the application to be generally consistent with the Growth Plan and the REF. • CMRB Administration finds REF Application 2022-08 to be generally consistent with the principles and policies of the GP and the REF and recommends the application for approval. 	
Attachment	
<ul style="list-style-type: none"> • Third-Party Consultant Review, Invistec Consulting 	

1.0 Background

The Foothills County has submitted a Regional Evaluation Framework (REF) application for a new Area Structure Plan, the Foothills Crossing Area Structure Plan (Foothills Crossing ASP), Bylaw 14/2022. The Foothills Crossing ASP was submitted to the CMRB through REF submission criteria 4.1 (c) which requires municipalities to refer all new Area Structure Plans or Area Redevelopment Plans to the Board. The Foothills Crossing Area Structure Plan (ASP) proposes to develop 305 ha (753 acres) of Employment Area within a Preferred Growth Area.

CMRB Administration notified CMRB members of REF Application 2022-08 on August 23, 2022.

2.0 Consistency with the Growth Plan

2.1 *Third Party Review*

CMRB Administration retained Invistec Consulting to evaluate the application with respect to the REF requirements. The Invistec Consulting evaluation (attached) reviewed the proposed Foothills Crossing ASP in relation to the goals, objectives, and policies of the Growth Plan. Invistec Consulting found REF Application 2022-08 to be generally consistent with the Growth Plan.

2.2 *CMRB Administration Review*

As outlined in Foothills County submission and the third-party review, and in consideration of its own review of REF 2022-08 application materials, CMRB Administration finds REF Application 2022-08 to be generally consistent with the goals, objectives, and policies of the Growth Plan.

3.0 REF 2022-08 Application Overview

The following provides an overview of the consistency of REF 2022-08 application for key areas of the Growth Plan applicable to this REF application. See the attached third party review report for an overview of consistency with all Growth Plan policies.

3.1 *Region-wide Policies and Municipal Collaboration*

Growth Plan Section *3.1.1 Region-wide Policies* includes policies 3.1.1.1, 3.1.1.2, 3.1.1.4 and 3.1.1.6 which focus on the need for municipal collaboration around:

- planning for land use, infrastructure, and service provision, where appropriate;
- the planning and development of statutory plans, where appropriate;
- providing access to local institutional and recreational services and/or enabling use of existing regional facilities in other municipalities where agreements are in place; and
- maintaining appropriate inventories of serviced land.

The process of developing the Foothills Crossing ASP has included municipal collaboration around these considerations. In its submission, Foothills County has

provided a summary report of engagement with the Town of High River on the proposed Foothills Crossing ASP. As stated in the report, engagement with the Town of High River was completed prior to project initiation, as part of Intermunicipal Committee discussions beginning in 2014, and via project-specific engagement.

No Context Study has been developed for Joint Planning Area 4 (JPA 4) at this time; however, intermunicipal discussions around land use, infrastructure, and servicing occurred during the development of the existing Foothills County/Town of High River Intermunicipal Development Plan (IDP) and the proposed Foothills Crossing ASP. The IDP includes provisions around joint servicing and cost-revenue sharing for the ASP area that are also included in the Foothills Crossing ASP. Although no residential development is proposed as part of the Foothills Crossing ASP, REF Application 2022-08 notes that “there is an existing servicing agreement in place between the Town and the County and should it be found that the development is impacting services in the Town, the agreement may be adjusted accordingly” (REF 2022-08 Growth Plan Alignment Statement, page 1-2).

Growth Plan Policy 3.1.1.5 identifies that municipalities should strive to promote opportunities for economic development that leverage and integrate provincial and federal infrastructure. The Foothills Crossing ASP land use plan includes access to the development from both the north and south via an intersection at Highway 2 and 498 Ave and an interchange at Highway 2 and Highway 23 respectively.

3.2 Placetype and Location

Growth Plan Policy 3.1.3.3 requires that Employment Areas should be directed to Preferred Growth Areas where infrastructure servicing and transportation are available. The Foothills Crossing ASP plan area is included within the boundary of JPA 4.

The development proposed within the Foothills Crossing ASP is consistent with the definition of the “Employment Area” Placetype provided in the Growth Plan (see Growth Plan Glossary). The proposed development plans to provide employment lands with the potential for piped water and wastewater servicing, good transportation access for goods movement, and a location near an existing population centre to provide opportunities for short commutes and efficient goods movement. The Foothills Crossing ASP is located immediately east of the Town of High River along Highway 2 and provides consideration for future transit and a pathway system to establish multimodal connections between the proposed development and High River.

3.3 Efficient and Cost-Effective Servicing

JPAs are intended to be locations where context studies and sub-regional collaboration create potential for more efficient and shared service delivery. Growth Plan Policy 3.1.3.1 requires that “new development in Preferred Growth Areas shall make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers and connect to municipally owned services, or piped water and wastewater services provided by others.”

Foothills County has completed a servicing report that confirms the proposed development can receive piped water and wastewater servicing from the County's future Aldersyde water and wastewater treatment plant. Foothills Crossing ASP Section 6.1 *Piped Services (Water and Wastewater)* states that the "Plan Area can be serviced by connecting to the future systems that will service the Highway 2A Industrial Corridor from new water and wastewater treatment plants to be constructed at Aldersyde." As per ASP Section 6.1.1. *Piped Services Policies*, the ASP proposes that Phase 1 of the development may proceed with onsite water and wastewater servicing as an interim measure, with Phase 2 requiring piped water and/or wastewater to be provided through the future treatment plants to be constructed at Aldersyde. As per Foothills Crossing ASP policy 6.1.1.5, a deferred servicing agreement will require that Phase 1 development connect to future piped servicing for water and/or wastewater when it becomes available.

There is no Context Study currently approved for JPA 4 to provide guidance on water and wastewater servicing for the entire JPA area. REF 2022-08 application notes that the Town of High River has declined to provide piped water and wastewater servicing to the proposed Foothills Crossing development at the time of the REF 2022-08 application. As stated in the Growth Plan, the Context Study should include, among other things, an overall vision for the JPA area, a general land use plan, the sequencing of development, and strategies to equitably share the costs and benefits associated with the development of the Joint Planning Area and its services such as fire, police, recreation, transportation and utilities (see Growth Plan Policy 3.1.9.7). The Foothills Crossing ASP includes flexibility to enable future collaboration with Town of High River around cost-revenue sharing and water and wastewater servicing to the Foothills Crossing ASP should the overall strategy for development of JPA 4 require amendments to the Foothills Crossing ASP:

- Foothills Crossing ASP Section 8.4.3 *Joint Planning Projects in the Foothills/High River IDP* speaks to the County's willingness to undertake further negotiations regarding a cost and revenue sharing agreement in the ASP plan area, which is also discussed in the Foothills County/Town of High River IDP.
- Foothills Crossing ASP Section 6.1 *Piped Services (Water and Wastewater)* notes that "should a more efficient means of servicing the area become available prior to Phase 2 of development proceeding, plans will be adjusted accordingly, and these changes captured in the ASP amendments that are required prior to Phase 2 proceeding."

4.0 Recommendation

That the Board **APPROVE** REF Application 2022-08, the Foothills County Foothills Crossing Area Structure Plan.



Invistec Consulting Ltd.
Suite 1700, 10130 103 Street NW
Edmonton, AB T5J 3N9
Internal Project No. 2021-100A

September 09, 2022

Attention: Jordon Copping, Chief Officer
Calgary Metropolitan Region Board
305, 602 11 Ave SW
Calgary, Alberta T2R 1J8

Dear Mr. Copping:

Reference: REF# 2022-08 for the Foothills Crossing Area Structure Plan in Foothills County.

Please find attached the third-party evaluation of the Foothills Crossing Area Structure Plan.

It is our opinion that the proposed plan is **generally consistent** with the goals, objectives and policies of the Calgary Metropolitan Region Growth Plan, being Schedule A to Ministerial Order MSD:064/22.

Fabio Coppola, MPlan, RPP
Senior Planner
Invistec Consulting Ltd.



REGIONAL EVALUATION FRAMEWORK (REF) THIRD-PARTY REVIEW

Member Municipality	Foothills County
Application Name	Foothills Crossing Area Structure Plan
REF Number	2022-08
Type of Application	Area Structure Plan
Municipality Bylaw #	14/2022
Date of Third-Party Review Report	September 09, 2022

Findings

That the Foothills Crossing Area Structure Plan is generally consistent with the goals, objectives and policies of the Growth Plan, Schedule A to Ministerial Order MSD:064/22.

Summary of Review

- Foothills County has submitted application 2022-08 Foothills Crossing Area Structure Plan (ASP) for a Regional Evaluation Framework (REF) review and evaluation.
- Application 2022-08 was submitted to the CMRB in accordance with Section 4.1 (c) and Section 5 of the REF.
- The Foothills Crossing ASP is located within Joint Planning Area 4 and Foothills County Town of High River Intermunicipal Development Plan area.
- The Foothills Crossing ASP provides a framework to guide a future Employment Area in the form of highway commercial and industrial uses with good access to and visibility from Highway 2.
- The review found that the Foothills Crossing ASP is generally consistent with the goals, objectives, and policies of the Growth Plan.

Review Prepared by

Fabio Coppola, MPlan, RPP
Senior Planner
Invistec Consulting Ltd.



Part A: REF Review

The purpose of the REF review process is to confirm the alignment of statutory plans or statutory plan amendments with the goals, objectives, and policies of the Growth Plan. The following tables provide a summary of the third party review findings. Growth Plan policy areas that are “not applicable” to this REF application have been marked as such.

3.1 Blueprint for Growth	
3.1.1 Region-Wide Policies	<ul style="list-style-type: none">• Section 1.5 of the ASP demonstrates consultations occurred with the Town of High River throughout the ASP project process;• It has been noted that the Town of High River is not currently interested in providing piped servicing to the ASP area. As this ASP is within a Joint Planning Area a Context Study will be required to be completed between Foothills County and the Town of High River, which may provide opportunities for further discussions around coordinated planning for service provisions; and• Sections 4.2 and 4.3.1 of the ASP demonstrate both integrative and mitigative measures for agricultural land; therefore<ul style="list-style-type: none">◦ <i>The ASP is generally consistent with policies and their intent contained within section 3.1.1 Region-Wide Policies</i>
3.1.2 Preferred Placetypes	<ul style="list-style-type: none">• <i>Policies contained within section 3.1.2 Preferred Placetypes are not applicable as no residential development is contemplated.</i>
3.1.3 Preferred Growth Areas	<ul style="list-style-type: none">• Section 6 of the ASP describes the ASP Servicing Strategy, which proposes to occur through a phased combination approach of interim on-site solutions in support of Phase 1 development, and piped servicing in support of Phase 2;• A deferred servicing agreement will also be put in place for Phase 1 once piped servicing becomes available;• Piped servicing in lieu of the Town of High River extending servicing will be established through the development of a newly constructed Aldersyde water and wastewater treatment plant;• Despite the Town of High River choosing to not extend piped water and wastewater infrastructure to the ASP, intermunicipal servicing should continue to be explored and discussed as it is perceivably a more efficient use of infrastructure;• In turn, the ASP has endeavoured to make efficient use of existing infrastructure, such as roadway (highways) infrastructure and future infrastructure (water, wastewater) via water and wastewater treatment plants in Aldersyde; therefore<ul style="list-style-type: none">◦ <i>The ASP is generally consistent with policies and their intent contained within section 3.1.3</i>



3.1.4 Placetype Targets for Population Growth	<ul style="list-style-type: none"> • <i>Policies contained within section 3.1.4 Placetype Targets for Population Growth are not applicable as the ASP does not include any residential development</i>
3.1.5 Rural and Country Cluster Placetype	<ul style="list-style-type: none"> • <i>Policies contained within section 3.1.5 Rural and Country Cluster Placetype are not applicable as the ASP does not include any residential development</i>
3.1.6 Rural Employment Area	<ul style="list-style-type: none"> • <i>Policies contained within section 3.1.6 Rural Employment Area are not applicable as the ASP is located within a Preferred Growth Area of Joint Planning Area 4, and in turn, is providing a future Employment Area.</i>
3.1.7 Location Criteria for Placetypes	<ul style="list-style-type: none"> • The ASP meets the definition of an Employment Area by being located within a Preferred Growth Area that will provide a variety of commercial and industrial land uses as described within section 4.1 of the ASP; therefore <ul style="list-style-type: none"> ◦ <i>The ASP is generally consistent with policies and their intent contained within section 3.1.7 Location Criteria for Placetypes</i>
3.1.8 Hamlet Growth Areas	<ul style="list-style-type: none"> • <i>Policies contained within section 3.1.8 Hamlet Growth Areas are not applicable as the ASP is not located / designated within a Hamlet Growth Area</i>
3.1.9 Joint Planning Areas	<ul style="list-style-type: none"> • The ASP is located within a Joint Planning Area 4; and • Section 8.4.2 of the ASP states that a Context Study will be completed within the designated timeframe outlined in the Growth Plan; therefore <ul style="list-style-type: none"> ◦ <i>The ASP is generally consistent with the policies and their intent within section 3.1.9 Joint Planning Areas</i>
3.1.10 Existing Area Structure Plans and Area Redevelopment Plans	<ul style="list-style-type: none"> • <i>Policies contained within section 3.1.10 Existing Area Structure Plans and Area Redevelopment Plans are not applicable as the Foothills Crossing ASP is a new ASP</i>
3.1.11 Municipal Development Plan Updates	<ul style="list-style-type: none"> • <i>Policies contained within section 3.1.11 Municipal Development Plan Updates are not applicable as Foothills Crossing ASP is a new ASP application</i>



3.1.12 Exceptions to the Policy	<ul style="list-style-type: none"> • <i>Not applicable</i>
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3.2 Economic Wellbeing	
3.2.1 Municipal Development Plans	<ul style="list-style-type: none"> • <i>Policies contained within section 3.2.1 Municipal Development Plans are not applicable as application the Foothills Crossing ASP is a new ASP application</i>
3.2.2 Regional Transportation Planning Support for Economic Wellbeing	<ul style="list-style-type: none"> • <i>Not applicable to individual statutory plans for the purposes of REF</i>
3.2.3 Agricultural Economy	<ul style="list-style-type: none"> • <i>Not applicable</i>

3.3 Protect and Enjoy the Environment	
3.3.1 Flood Prone Areas	<ul style="list-style-type: none"> • <i>Policies within section 3.3.1 Flood Prone Areas are not applicable as there are no identified flood hazards within the ASP area</i>
3.3.2 Environmentally Sensitive Areas	<ul style="list-style-type: none"> • Section 2.3 of the ASP describes Environmentally Sensitive Areas (ESAs) within the planning area. The Stormwater Engineering Report (desktop environmental screening) which was prepared in support of the ASP identifies ESAs (wetlands and sensitive species) that will be required to be further examined prior to development (redistricting); • Section 7.1.1 and 7.3.1 of the ASP provides Environmental Studies Policies and Wetland Policies, which describe further requirements for future applications that are non-agricultural in nature; therefore <ul style="list-style-type: none"> ◦ <i>The ASP is generally consistent with the policies and their intent contained within section 3.3.2 Environmentally Sensitive Areas</i>
3.3.3 Climate Change	<ul style="list-style-type: none"> • <i>Policies contained within 3.3.3 Climate Change are not applicable as the Foothills Crossing ASP is a new ASP application not an MDP application</i>



3.4 Water Stewardship	
3.4.1 Watershed Protection	<ul style="list-style-type: none">• <i>Not applicable to individual statutory plans for the purposes of REF</i>
3.4.2 Stormwater Management	<ul style="list-style-type: none">• <i>Not applicable to individual statutory plans for the purposes of REF</i>
3.4.3 Water Efficiency	<ul style="list-style-type: none">• <i>Not applicable to individual statutory plans for the purposes of REF</i>
3.4.4 Collaboration and Governance	<ul style="list-style-type: none">• <i>Not applicable to individual statutory plans for the purposes of REF</i>

3.5 Shared Services Optimization	
3.5.1 Transportation & Transit Corridors	<ul style="list-style-type: none">• Section 5 of the ASP discusses Transportation Strategy for the planning area. Identification of necessary improvements of the Highway 23 interchange are also identified. Access to the planning area will be from intersections contemplated at Highway 23 and 498th Avenue;• The ASP also includes Transportation Concept Policies (5.1.1), Transportation Off-Site Improvement Policies (5.2.5), Access Strategy Policies (5.3.5), Internal Road Network Policies (5.4.1), Multimodal Transportation Policies (5.5.3), and Phasing of Transportation Policies (5.6.1); therefore<ul style="list-style-type: none">◦ <i>The ASP is generally consistent with the policies and their intent contained within section 3.5.1 Transportation & Transit Corridors</i>
3.5.2 Energy and Utility Corridors	<ul style="list-style-type: none">• Section 2.6 of the ASP identifies Utility Right of Ways (URWs) and Figure 8 maps various URWs and these URWs have also been incorporated into the development concept;• It has been noted, however, that the ASP has not described how impacts on the respective URWs will be mitigated or incorporated into the planning scheme via policy. Mitigation of utility infrastructure should be further explored at time of future non-agricultural development (subdivision); therefore<ul style="list-style-type: none">◦ <i>The ASP is generally consistent with the policies and their intent contained within section 3.5.2 Energy and Utility Corridors</i>



3.5.3 Planning and Protection for Regional Corridors	<ul style="list-style-type: none">Section 8.4.2 of the ASP describes how the ASP falls within Joint Planning Area 4 and acknowledges that a future Context Study will be completed; therefore<ul style="list-style-type: none"><i>The ASP is generally consistent with the policies and their intent contained within section 3.5.3 Planning and Protection for Regional Corridors</i>
3.5.4 Recreation	<ul style="list-style-type: none"><i>Not applicable to individual statutory plans for the purposes of REF</i>

Part B: Consistency with applicable Context Study

As per Growth Plan policy 4.1.1.3, "prior to the incorporation of outcomes of Context Studies within amendments to the Growth Plan, the Board must consider approved context Studies in its decision-making."

1. Is any portion of the plan area of the statutory plan or plan amendment within a Joint Planning Area?
Yes No
2. If yes, has a Context Study been approved by the Board for this Joint Planning Area?
Yes No
3. If yes, please complete the appropriate Context Study review template and attach to this third party review.