

Growth Plan Alignment Statement

Trilogy Plains Area Structure Plan (ASP)

Growth Plan Policies: Blueprint for Growth	Town of Okotoks Rationale
<p>3.1.1 Region-Wide Policies</p>	<p>The Trilogy Plains ASP aligns with Section 3.1.1 of the Growth Plan as outlined below:</p> <p>Growth Plan Policy 3.1.1.1 – The proposed ASP is in alignment with the proposed land use direction and overall transportation network outlined in the MDP for the Town. The MDP was circulated to the adjacent municipality, Foothills County for feedback and involved them as a stakeholder in its creation. The proposed ASP will connect into the overall area transportation network and includes policies that ensure cohesion with the overall area.</p> <p>Growth Plan Policy 3.1.1.2 – It was determined that this plan falls outside of the Intermunicipal Referral Area identified in the current Intermunicipal Development Plan (IDP) between Foothills County and the Town of Okotoks. As the plan is not directly adjacent to Foothills County, opportunities for collaboration were limited for this plan. As noted in the above point however, the proposed ASP plan aligns with the MDP for the Town of Okotoks, of which the County was a stakeholder.</p> <p>Growth Plan Policy 3.1.1.3 – Although the proposed ASP will impact existing agricultural land, the development proposed will be developed at a minimum density of 12 UPA, exceeding the minimum growth plan requirements, which will ensure that the transition in land uses will maximize opportunities with the transition. This is also within a preferred growth area which validates the transition to more urban uses. Further to this, the proposed plan will incorporated a modified grid and be well-connected to adjacent Okotoks neighborhoods to ensure a well-planned community that supports Okotoks and minimizes future impacts on agricultural land as it supports a high-density community within a more defined and contained area.</p>

The ASP and future NASP will provide for phased development of the community to ensure that agricultural lands are not converted prematurely. Adjacent agricultural lands will be minimally impacted due to the fact that the plan area is bordered by major roadways on the sides with existing agriculture (north and east of the plan area).

Growth Plan Policy 3.1.1.4 – As a portion of this plan will incorporate residential, citizens will be able to utilize existing facilities in Okotoks as well as utilize regional facilities that benefit from partnerships between the Town of Okotoks and Foothills County. The proposed plan incorporates an existing High School which services residents from the surrounding region. The proposed plan will further provide opportunities for these facilities to flourish and benefit the surrounding region.

Growth Plan Policy 3.1.1.5 – The proposed plan area will incorporate significant employment lands in the eastern quarter section of the plan area (Section 4.4 of the Draft ASP). These employment lands will take advantage of a future provincial interchange off of Highway 2 onto 338th Avenue which will benefit economic development for the region as a whole. Further to this, the proposed plan area will incorporate commercial development that will further benefit from potential future provincial investment in this interchange.

Planning funding has been provided for a potential future High School in close proximity to the plan area. In addition to this, there is an existing high school and adjacent K-9 school which were provincial investments that will further benefit from increased residential development in close proximity.

Growth Plan Policy 3.1.1.6 – The draft ASP will incorporate approximately 160 acres of employment lands (Section 4.4 of the Draft ASP) and 160 acres of residential/commercial lands (Section 4.2 & 4.3) in a fast-growing area of the Growth Plan. Further to this, the plan will incorporate approximately 11.0 acres of commercial land. These serviced land areas will further the inventory over the short to medium term (10-15 years) in a comprehensive well-planned, contiguous, higher-density development.

3.1.2

Preferred Place-types

Growth Plan Policy 3.1.2.1 – This proposed ASP aligns with this policy as it proposes a complete community as follows:

- a. Compact, contiguous development that makes efficient use of infrastructure and services.

The proposed ASP outlines a servicing strategy that connects with adjacent communities and road infrastructure that integrates into the overall Town network (Section 6.0 & 7.0 of the Draft ASP). The proposed minimum density of 12UPA (Policy 3.4.2A) ensures compact development.

- b. A diverse mix of housing types.

The proposed ASP has a policy (4.2(d)) which requires that a minimum of 40% of housing within the ASP area shall be a housing type other than single-detached housing. Policy 4.2(e) speaks to multi-residential development being well integrated throughout the plan area, within the Neighbourhood Hub and in proximity to open spaces and other amenity areas.

- c. Density in accordance with the associated Placetype definitions.

The minimum density of the proposed plan is 29 units per hectare / 12 units per acre (Policy 3.4.2A) and calculated in accordance with the Growth Plan. This exceeds the minimum requirements significant and is thus in alignment with the Growth Plan.

- d. Interconnected street network and urban form to support active transportation and transit.

The proposed plan (as outlined in Figure 11 – Land Use Concept) will support an interconnected grid. The proposed street network will connect into adjacent arterials where possible to support an interconnected active transportation system. Policies on the urban form are designed to create an attractive urban street presence along major roadways.

- e. Access to local services, neighbourhood amenities, and commercial uses.

The policies and land use concept of the Trilogy Plains ASP incorporate a mix of open spaces, a commercial neighbourhood center and employment lands in addition to residential that will provide a range of local services and amenities to residents (See Sections 4.3 & 4.4).

- f. access to local institutional and recreational services and/or enabling use of existing regional facilities in other municipalities where municipal agreements are in place.

As Per Figure 11 – Future Land Use Concept, the proposed ASP incorporates an existing High School into its plan area. Neighbourhood scale recreational opportunities such as tot parks, toboggan hills, community gardens and similar uses will be woven throughout the Open Space network with a focus on 4-season activities (as per policies in Section 5.0 of the ASP). The ASP is contiguous to the rest of Okotoks and major transportation routes which means that regional parks, the Okotoks Recreation Center, a Regional Fieldhouse and a vast array of other amenities are within a few km of the plan area.

- g. High quality, parks, trails and open spaces that connect to regional trails where appropriate.

As per the Open Space policies in Section 5.0 of the ASP, the proposed plan area will incorporate regional pathways that provide interconnected options throughout the plan area and to adjacent neighbourhoods. 10% Municipal Reserve as land will also be incorporated throughout the plan area to accommodate local parks and recreational opportunities. The existing High School site has large fields that will add to the overall Open Space network for the community as well. The Open Space Network (Figure 15) outlines how these will not only run through the plan area, but connect effectively to existing adjacent communities and set the stage for connections to future communities in proximity to the plan area.

Growth Plan Policy 3.1.2.2 states that the minimum average residential density for Masterplan Communities shall be as follows:

- (b) Other Urban Municipalities and Joint Planning Areas: 20 dwelling units/hectare (8 dwelling units/acre).

	<p>This proposed ASP will have a minimum density of 29 units per gross developable hectare (12 dwelling units per acre) which exceeds the minimum requirements for other urban municipalities.</p>
<p>3.1.3 Preferred Growth Areas</p>	<p>Growth Plan Policy 3.1.3.1 – This development will connect to existing and planned municipal infrastructure within the Town of Okotoks. It is contiguous to existing services and developments so connection will be efficient and cost-effective and contained within the urban boundaries of the Town of Okotoks. The development will be adjacent to existing institutional uses and in close proximity to all municipal infrastructure options.</p> <p>Growth Plan Policy 3.1.3.2 – This development will have access and be in close proximity to a full range of community services and facilities offered by the Town of Okotoks. It will be connected to these via multi-modal connections.</p> <p>Growth Plan Policy 3.1.3.3 – This ASP will propose 160 acres of land for future employment within the urban boundaries of the Town of Okotoks. The employment lands will be adjacent to residential neighbourhoods to allow for short commutes and multi-modal transportation connections.</p> <p>Growth Plan Policy 3.1.3.4 – N/A</p> <p>Growth Plan Policy 3.1.3.5 – N/A</p> <p>Growth Plan Policy 3.1.3.6 – N/A</p>
<p>3.1.4 Placetype Targets for Population Growth</p>	<p>Growth Plan Policy 3.1.4.1 – The Town of Okotoks main tool for residential growth is through the adoption of Area Structure Plans (ASPs) and subsequent Neighbourhood Area Structure Plans (NASPs). With the adoption of this ASP and the Masterplanned Community placetype, the Town will continue to exceed the minimum requirement of 75% of new dwelling units in a preferred placetype.</p>

	<p>Growth Plan Policy 3.1.4.2 – The preferred placetype is integrated within the Town and adopted in accordance with the future land use planning in the Town’s Municipal Development Plan.</p> <p>Growth Plan Policy 3.1.4.3 – N/A – this development falls within a preferred placetype</p> <p>Growth Plan Policy 3.1.4.4 – N/A – this development is a masterplanned community</p>
<p>3.1.5</p> <p>Rural and Country Cluster Placetype</p>	<p>These policies are not applicable as this ASP does not propose this placetype.</p>
<p>3.1.6</p> <p>Rural Employment Area</p>	<p>These policies are not applicable as this ASP does not propose this placetype.</p>
<p>3.1.7</p> <p>Locational Criteria for Placetypes</p>	<p>Growth Plan Policy 3.1.7.1 – This ASP aligns with this policy as the employment area is proposed within a Preferred Growth Area.</p> <p>Growth Plan Policy 3.1.7.2 – N/A – Rural and Country Cluster Placetype is not proposed in this ASP</p> <p>Growth Plan Policy 3.1.7.3 – N/A – The proposed Placetype is Masterplanned Community and not Residential Community</p> <p>Growth Plan Policy 3.1.7.4 – The Rural Employment Area Placetype is not proposed in this ASP.</p>
<p>3.1.8</p> <p>Hamlet Growth Areas</p>	<p>These policies are not applicable as this ASP is not within a Hamlet Growth Area.</p>

<p>3.1.9</p> <p>Joint Planning Areas</p>	<p>These policies are not applicable as this ASP is not within a Joint Planning Area.</p>
<p>3.1.10</p> <p>Existing Area Structure Plans and Area Redevelopment Plans</p>	<p>These policies are not applicable as this ASP is not an amendment or proposed where existing ASPs or ARPs are in place.</p>
<p>3.1.11</p> <p>Municipal Development Plan Updates</p>	<p>These policies are not applicable as this proposal does not propose any changes to the Municipal Development Plan.</p>

<p>Growth Plan Policies: Economic Wellbeing</p>	<p>Town of Okotoks Rationale</p>
<p>3.2.1</p> <p>Municipal Development Plan</p>	<p>Growth Plan Policy 3.2.1.1 N/A - The policies of Section 3.2.1 are not applicable as this proposal is for an ASP and not an MDP amendment.</p> <p>Growth Plan Policy 3.2.1.2 – The proposed plan, as illustrated by Figures 15 & 16 as well as the policies in Section 5.0 and 6.0 provide multi-modal access to adjacent employment lands and the broader Town network so that residents of Trilogy Plains can access employment by walking, cycling and/or transit. The proposed street network in the plan area is a modified grid which will further provide opportunities for future transit. Currently, the Town utilizes an on-demand type system which will be able to access these residents with efficient routes.</p> <p>Growth Plan Policy 3.2.1.3 – The proposed employment lands will provide the opportunity for a variety of complementary land uses in a comprehensive well-planned manner in close proximity to a variety of residential housing forms that can work at the future job opportunities in the area. The ASP has policies that will work to mitigate potential conflicts with less complementary land uses through open space buffers, additional restrictions on certain types</p>

	<p>of development and other policies outlined in the “interface areas” section of the ASP (Section 4.7).</p>
<p>3.2.2 Regional Transportation Planning Support for Economic Well-being</p>	<p>Growth Plan Policy 3.2.2.1 – The proposed ASP is a high-density, contiguous, well-connected development that will be well-served by any future regional transit systems and minimize congestion through multiple connections, access points and a multi-modal network.</p>
<p>3.2.3 Agricultural Economy</p>	<p>Growth Plan Policy 3.2.3.1 – N/A as this is not an MDP amendment Growth Plan Policy 3.2.3.2 – N/A as this is a broader policy objective and not specific to this plan.</p>

Growth Plan Policies Protect and Enjoy the Environment	Town of Okotoks Rationale
3.3.1 Flood-prone Areas	<p>Growth Plan Policy 3.3.1.1 – N/A - The proposed ASP does not include any lands within the provincially identified floodway.</p> <p>Growth Plan Policy 3.3.1.2 – N/A - The proposed ASP does not include any lands within the provincially identified flood-fringe.</p> <p>Growth Plan Policy 3.3.1.3 – N/A - The proposed ASP does not include any lands within the flood hazard area</p> <p>Growth Plan Policy 3.3.1.4 – N/A – This is a broader objective once provincial mapping is finalized</p>

3.3.2

Environmentally Sensitive Areas

Growth Plan Policy 3.3.2.1

Brief Overview of Statutory Plan:

The proposed Trilogy Plains ASP Plan Area is a long-range plan that will guide future growth and development of a masterplanned community and employment lands within the NW 34-20-29-W4M and NE-34-20-29-W4M. The Plan area is 129.5 ha (320.0 ac) and corresponds to the identified future ASP plan area identified as a logical bounded area within Map D.10. The plan area is roughly bounded by 32nd Street to the West, 338th Ave to the North, 48th Street to the East and the existing built-out communities of Crystal Green and Okotoks Air Ranch / Rancher's Rise to the south.

A biophysical overview was completed by Trace Associates in July 2021 for the plan area. The biophysical overview noted that the Trilogy ASP area does not contain any significant landforms such as steep slopes, ravines or escarpments and there is no presence of undisturbed, native plant communities. Figure 8 of the draft ASP notes that the Plan Area contains several temporary marshes and ephemeral water bodies that are associated with low-lying depressions within the surrounding terrain – most of which have been impacted by agricultural activities and have been tilled and cropped in multiple years. One temporary marsh is associated with water course features and is present along the entire portion of Watercourse D.

There are three provincially mapped, unnamed indefinite water courses and two provincially unmapped watercourses within the Plan Area. The water courses all appear to be low-vegetated draws without any channel development and no surface water present.

There is one water course (Watercourse D) that is associated with a temporary marsh and ephemeral watercourse. The Overview suggests that a portion of Watercourse D should be investigated further at future planning stages to determine if it has the potential to be integrated into the proposed future development. Policies in the ASP speak to considering this area as ER and retained as natural open space dependent on further analysis at the NASP planning stage and completion of a BIA.

The environmental study provides mapping and overview of mitigation measures in alignment with the Growth Plan and provincial regulations. As it did not identify any regionally significant environmentally sensitive areas, municipal and provincial tools will be utilized for the preservation of identified environmental features.

Brief overview of Assessment Methods:

- Natural Asset Inventory & Ecosystem Service Assessment for the Town of Okotoks (Fiera Biological Consulting & Nichols Applied Management) (Link: <https://www.okotoks.ca/sites/default/files/2020-12/Okotoks%20Natural%20Asset%20Inventory%20Report.pdf>)
- Biophysical Overview (Trace Associates – July 2021) for Trilogy Plains ASP Plan Area

3. Map of Findings

There were no regionally significant ESA's within the Plan Area or within 100m. A map of all identified Natural Assets has been included for reference from the Town's Natural Asset Inventory.

4. Summary of Findings – Does the plan area or within 100m of the plan area include any of the following?

- a. Areas maintaining the provision of water quality and quantity and providing protection against droughts and flooding events

Yes No

The proposed plan area has one potential wetland that may require to be preserved, however this is subject to further review when a Neighbourhood Area Structure Plan (NASP) is completed for the subject lands. Wetlands play an important role in the overall protection of areas against flooding events in rainfall events and should be incorporated into overall plans when deemed necessary by supporting studies. That said, there are no areas of regional significance within the plan area and 100m radius.

- b. Area providing habitat for identified local species of interest, designated species of conservation concerns (SCC), or identified local species group.

Yes No

The proposed plan area noted the presence of the northern leopard frog which is an at risk species. Natural habitat for the species was not present within the Site. The burrowing owl, another at risk species was identified within the plan area. The site is located outside of the

current range of the burrowing owl in Alberta. There no habitat of regional significance within the plan area and 100m radius.

c. Area providing rare, unique or biologically diverse ecosystems or unique landforms

Yes No

The proposed plan area has one water course (Watercourse D) that is associated with a temporary marsh and ephemeral watercourse. The Overview suggests that a portion of Watercourse D should be investigated further at future planning stages to determine if it has the potential to be integrated into the proposed future development. Policies in the ASP speak to considering this area as ER and retained as natural open space dependent on further analysis at the NASP planning stage and completion of a BIA. There were no areas of regional significance in terms of biologically diverse ecosystems or unique landforms within the plan area.

d. Areas contributing to other important ecosystem functions or services at a regional or local scales

Yes No

Preservation of Watercourse D contributes to overall ecosystem functions at the local scale and may be required to be preserved. This will be further determined when a BIA is completed for the quarter section so this matter will be handled through municipal and provincial legislation. There were no areas of regional significant contributing to ecosystem functions or services.

5. Recommendation

a. Is an Environmental Study required for this Area Structure Plan or Area Redevelopment Plan?

Yes No

b. Provide a brief rationale for the recommendation

As per the submitted Biophysical Overview and review of the Natural Asset Inventory, there was no Regionally Environmentally Significant areas within the plan area or within 100m. All of

	<p>the identified environmental areas can be managed through municipal and provincial legislation with nothing of regional significance.</p> <p>Ecosystem service values were derived from the land cover and asset inventory, socioeconomic data, and other local or regional valuation studies. If local or regional data was not available, economic values were transferred from other relevant studies and adjusted to be applicable to the local context.</p> <p>In accordance with the Municipal Development Plan, the Growth Plan, the Environmental Master Plan and Natural Asset inventory, lands have been preliminary explored within 100m of the plan area and further detailed analysis in the form of biophysical overviews (ASP stage) and biophysical impact assessments (NASP stage), will be completed as development on surrounding lands moves forward.</p>
<p>3.3.3 Climate Change</p>	<p>Growth Plan Policy 3.3.3.1 – N/A – This is not a proposed MDP amendment.</p>

Growth Plan Policies Water Stewardship	Town of Okotoks Rationale <p>Although overall, the specific policies are not applicable to the Trilogy Plains ASP as outlined below, the ASP does work to efficiently be a steward of water for Okotoks and the region. A Master Drainage Plan (MDP) was completed for the plan area and the Town utilizes a number of programs to minimize unnecessary water usage and maximize efficiency. The proposed densities of this plan and supporting studies will further ensure alignment with the higher-level objectives of this section of the Growth Plan</p>
3.4.1 Watershed Protection	<p>Growth Plan Policy 3.4.1.1 – N/A – This policy is not applicable to an ASP-level plan.</p> <p>Growth Plan Policy 3.4.1.2 – N/A – This policy is not applicable to an ASP-level plan.</p> <p>Growth Plan Policy 3.4.1.3 – N/A – This policy is not applicable to an ASP-level plan.</p>
3.4.2 Stormwater Management	<p>Growth Plan Policy 3.4.2.1 – N/A – This policy is not applicable to an ASP-level plan.</p> <p>Growth Plan Policy 3.4.2.2 – N/A – This policy is not applicable to an ASP-level plan.</p>

3.4.3 Water Efficiency	Growth Plan Policy 3.4.3.1 – N/A – This policy is not applicable to an ASP-level plan. Growth Plan Policy 3.4.3.2 – N/A – This policy is not applicable to an ASP-level plan.
3.4.4 Collaboration and Governance	Growth Plan Policy 3.4.4.1 – This policy is not applicable to an ASP-level plan.

Growth Plan Policies Shared Services Optimization	Town of Okotoks Rationale
3.5.1 Transportation & Transit Corridors	<p>Growth Plan Policy 3.5.1.1 – This plan is within 1.6km of a provincial highway. This has been shown in mapping within the draft ASP.</p> <p>Growth Plan Policy 3.5.1.2 – Currently, the Town of Okotoks only operates a “curb-to-curb” ride-sharing bus shuttle. Once Trilogy Plains is under development, the Town will be able to extend this existing transit service for all households within the plan area.</p> <p>The design of the internal road network proposed for Trilogy Plains include collector streets with consideration for future transit use. Policy in the draft ASP notes that future transit routes and stops should be conceptually identified at the NASP stage.</p> <p>Growth Plan Policy 3.5.1.3 – The proposed ASP will connect with adjacent transportation and recreational corridors throughout Okotoks. This will align with the policy in terms of maximizing the use of local transportation, mobility, transit and recreation corridors.</p>
3.5.2 Energy & Utility Corridors	<p>Growth Plan Policy 3.5.2.1 – There are no regional utility corridors that run through this proposed ASP Plan Area. Although Schedule 5 of the CMRB mapping identifies regional utility corridors that run through the plan area, these are outdated and require updating to align with the correct alignment of the regional waterline. There is no regional wastewater line currently contemplated within the ASP Plan Area or for the Town of Okotoks.</p>

<p>3.5.3 Planning and Protection for Regional Corridors</p>	<p>Growth Plan Policy 3.5.3.1 – This policy is not applicable to an ASP-level plan in this context.</p> <p>Growth Plan Policy 3.5.3.2 – The regional corridors for a waterline in the CMRB Mapping – Schedule 5 for the Town of Okotoks has changed and is not within the proposed plan area. The regional waterline will follow a different path and there are no plans currently for a regional waste corridor. Therefore, these are not required to be identified in the Trilogy Plains ASP mapping and through policy.</p> <p>Growth Plan Policy 3.5.3.3 – N/A - This policy is not applicable for this ASP.</p>
<p>3.5.4 Recreation</p>	<p>Growth Plan Policy 3.5.4.1 – This ASP will further opportunities for recreational amenities for the Town of Okotoks which aligns with the policy of delivering high quality recreational amenities to CMRB municipalities.</p> <p>Growth Plan Policy 3.5.4.2 – N/A – This policy is not specific to an ASP-level plan.</p> <p>Growth Plan Policy 3.5.4.3 – N/A – This policy is not specific to an ASP-level plan.</p> <p>Growth Plan Policy 3.5.4.4 – N/A – This policy is not specific to an ASP-level plan.</p> <p>Growth Plan Policy 3.5.4.5 – N/A – This policy is not specific to an ASP-level plan.</p>

Growth Plan Policies Truth and Reconciliation	Town of Okotoks Rationale
3.7.1 Truth & Reconciliation	Growth Plan Policy 3.7.1.1 – This policy speaks to the broader CMRB organization.

Asset Type

Natural

- Woodland
- Low Vegetation
- Wetland
- Watercourse
- Lake

Semi-Natural

- Pasture
- Hayland
- Managed/Naturalized Low Vegetation
- Managed/Naturalized Waterbody
- Rural Canopy Cover
- Urban Canopy Cover

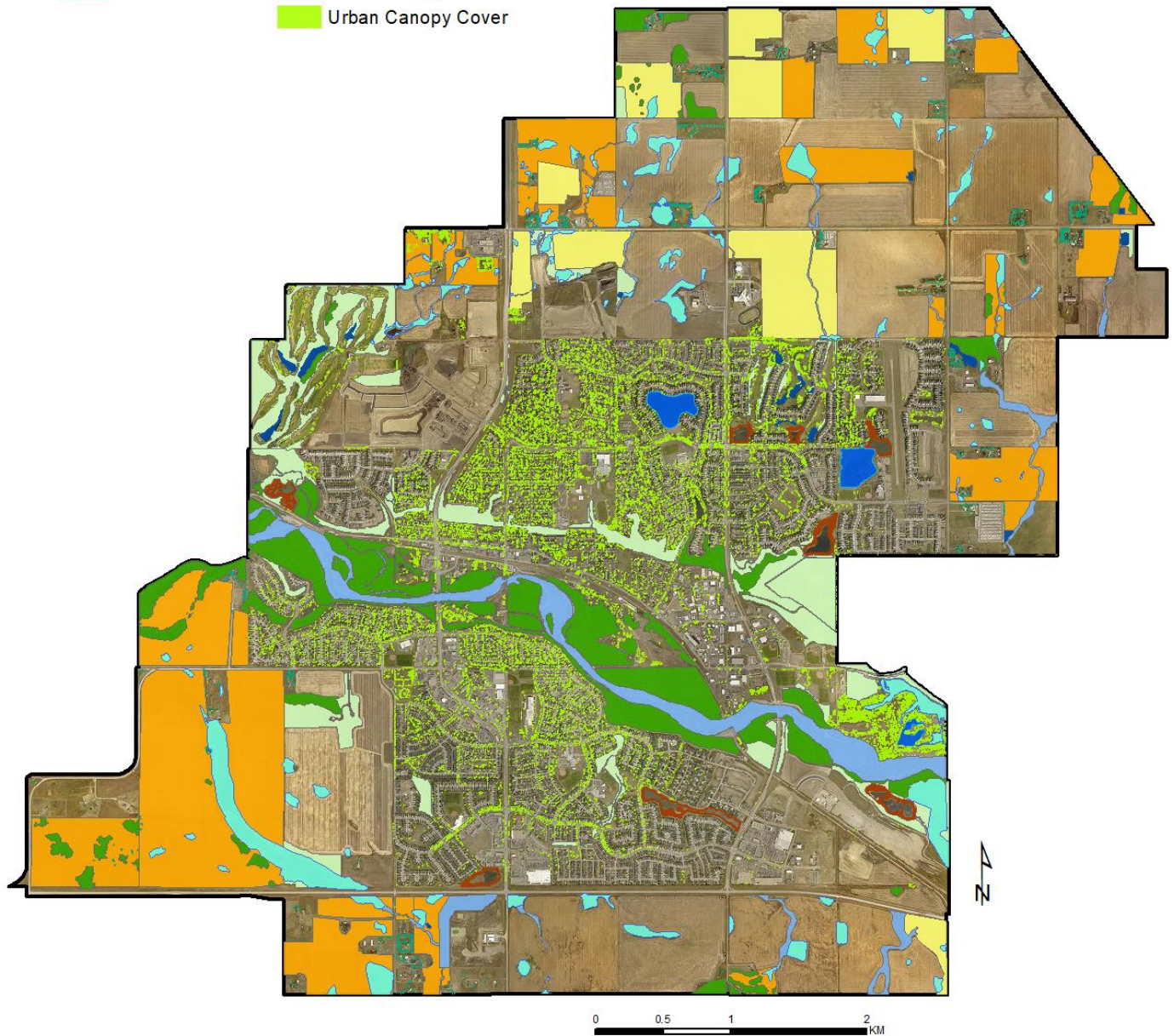


Figure 4. Map of natural and semi-natural assets in the Town of Okotoks.

Land Cover Class

- Grassland
- Marsh
- Open Water
- Shrubby
- Sparsely Vegetated
- Tree

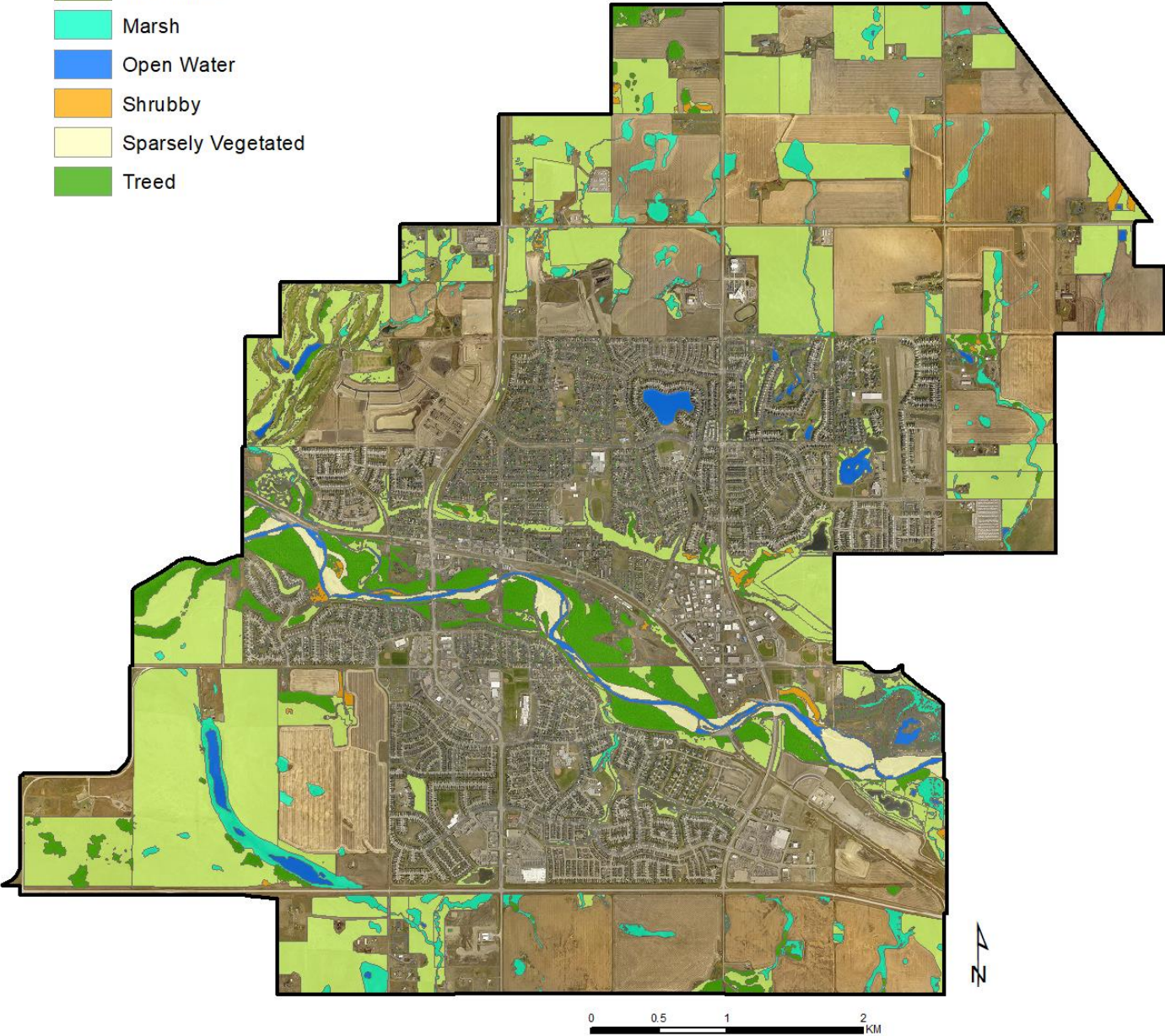


Figure 5. Land cover map of natural and semi-natural cover types in the Town of Okotoks.