

Regional Evaluation Framework (REF) CMRB Administration Recommendation	
Member Municipality	Town of Okotoks
Application Name	North Okotoks Area Structure Plan (Amendment)
REF Application Number	2024-06
Type of Application	Area Structure Plan Amendment
Municipal Bylaw #	Bylaw 14-24
Date Application Circulated	May 29, 2024
Date of CMRB Administration Recommendation	June 26, 2024
CMRB Recommendation	
That the Board APPROVE REF Application 2024-06, the Town of Okotoks North Okotoks Area Structure Plan (Amendment)	
<ul style="list-style-type: none"> REF Application 2024-06 is a proposed amendment to the Town of Okotoks North Okotoks Area Structure Plan (North Okotoks ASP) to add approximately 64 ha (158 ac) of land to the existing ASP plan area. The total plan area as identified in the ASP is approximately 126 hectares (312 acres). The proposed amendment consists of the Masterplan Community Placetype. The Growth Plan requires that the Masterplan Community Placetype be located within a Preferred Growth Area. The Town of Okotoks is a Preferred Growth Area (Urban Municipality). The proposed amendment would facilitate the development of a complete community as required by Growth Plan policies for Preferred Placetypes. In addition to a range of residential types and densities, the proposed land use concept includes a neighbourhood hub and commercial area and a community campus/high school site within the amendment area. There is also a gateway area (commercial and mixed use “village”) within the existing North Okotoks ASP plan area. Sufficient water capacity must be available before development can proceed in accordance with the Town’s Water Allocation Policy. The third-party consultant review, completed by Invistec (Edmonton), found the application to be generally consistent with the Growth Plan. CMRB Administration finds REF Application 2024-06 to be generally consistent with the principles and policies of the Growth Plan and recommends the application for approval. 	
Attachment	
<ul style="list-style-type: none"> Third-Party Consultant Review, Invistec (Edmonton) 	

1.0 Background

The Town of Okotoks has submitted a Regional Evaluation Framework (REF) application for an amendment to the North Okotoks Area Structure Plan (North Okotoks ASP), proposed Bylaw 14-24. The North Okotoks ASP was submitted to the CMRB through REF submission criteria 4.1 (d) which requires municipalities to submit all new amendments to Area Structure Plans and Area Redevelopment Plans. The proposed amendment would add approximately 63.9 ha (157.9 ac) of Masterplan Community Placetype to the existing North Okotoks ASP. The total plan area as identified in the ASP is 126 hectares (312 acres). The North Okotoks ASP is located within a Preferred Growth Area (Urban Municipality).

CMRB Administration notified CMRB members of REF Application 2024-06 on May 29, 2024.

2.0 Consistency with the Growth Plan

2.1 Third Party Review

CMRB Administration retained Invistec (Edmonton) to evaluate the application with respect to the REF requirements. The third-party evaluation (attached) reviewed the proposed North Okotoks ASP in relation to the goals, objectives, and policies of the Growth Plan. Invistec (Edmonton) found REF Application 2024-06 to be generally consistent with the Growth Plan.

2.2 CMRB Administration Review

In consideration of the Town of Okotoks REF submission and the third-party review, and in consideration of its own review of REF Application 2024-06 materials, CMRB Administration finds REF Application 2024-06 to be generally consistent with the goals, objectives, and policies of the Growth Plan.

3.0 REF 2024-06 Application Overview

The following provides an overview of the consistency of REF Application 2024-06 with key areas of the Growth Plan. See the attached third-party review report for an overview of the consistency of REF Application 2024-06 with all Growth Plan policies.

3.1 Placetype and Location

REF Application 2024-06 proposes an amendment to the existing North Okotoks ASP. This proposed amendment area is identified as Masterplan Communities Placetype. The Masterplan Communities Placetype must be located within a Preferred Growth Area. The Town of Okotoks is a Preferred Growth Area (Urban Municipality) making REF Application 2024-06 consistent with Growth Plan *Section 3.1.2 Preferred Placetypes*.

The proposed amendment would facilitate the development of a complete community as required by Growth Plan policy 3.1.2.1 for Preferred Placetypes. The proposed amendment area includes a neighbourhood hub with a commercial area and a future community campus/high school site. The existing North Okotoks ASP plan area includes

a planned gateway area for commercial and mixed use “village” development. The full North Okotoks ASP, including the amendment, proposes to add 2,777 residential units for a projected population of 8,054 people and a minimum of 627 jobs.

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)...” The proposed density for North Okotoks ASP amendment area is 12 units per acre, with an overall North Okotoks ASP plan area density of 10 units per acre, making the proposed North Okotoks ASP consistent with Growth Plan policy 3.1.2.2.

3.2 Preferred Growth Areas and Efficient Use of Infrastructure

The proposed North Okotoks ASP amendment is consistent with the policies of the Growth Plan for Preferred Growth Areas. 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...” The proposed development will connect to existing and planned municipal infrastructure within the Town of Okotoks. REF Application 2024-06 Council Report (page 9) identifies that “development of the lands will be subject to the Water Allocation Policy, which limits the land use redesignation, subdivision and development approval process based on the availability of licenced water supply.” As noted in North Okotoks ASP policy 8.3.2.3, “Staging will be consistent with the current Water Allocation Systems for Planning Approvals Policy with respect to allocation of water service capacity...” In addition to piped water and wastewater servicing, future residents and businesses will have access to a range of community services and facilities in the Town of Okotoks via multi-modal connections, in addition to local community and neighbourhood services, amenities, commercial and mixed-use areas, and parks.

4.0 Recommendation

That the Board **APPROVE** REF Application 2024-06, the Town of Okotoks North Okotoks Area Structure Plan (Amendment).



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

June 17, 2024

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

Dear Mr. Copping:

Reference: REF# 2024-06 for the North Okotoks Area Structure Plan in the Town of Okotoks

Please find attached the third-party evaluation of the North Okotoks 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.

Claudia Rusnak, RPP, MCIP
Senior Planner
Invistec Consulting Ltd.



REGIONAL EVALUATION FRAMEWORK (REF) THIRD-PARTY REVIEW

Member Municipality	Town of Okotoks
Application Name	North Okotoks Area Structure Plan
REF Number	2024-06
Type of Application	Area Structure Plan Amendment
Municipality Bylaw #	14-24
Date of Third-Party Review Report	June 17, 2024

Findings

That the North Okotoks 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

- The Town of Okotoks has submitted application 2024-06 to amend the North Okotoks Area Structure Plan (ASP) for a Regional Evaluation Framework (REF) review and evaluation.
- The amendment adds approximately 64.7 hectares (160.00 acres) of land east of the existing ASP, doubling the original ASP area from 62.43 hectares (154.28 acres) to a total area of 129.4 hectares (320.0 acres) for the North Okotoks ASP.
- The lands being added to the existing North Okotoks ASP are lands that were annexed from Foothills County after the ASP was first adopted. The original ASP also predates the Town of Okotoks current Municipal Development Plan (MDP), and proposed amendments incorporate text amendments and updates to align policies to acknowledge and provide consistency between statutory documents.
- The ASP is located in north Okotoks, bounded by 338 Avenue to the north, 32 Street to the east, Northridge Drive to the west, and the existing residential areas of Tower Hill and Crystal Shores to the south.
- The ASP provides opportunities for a range of diverse housing forms and densities with a projected minimum population of 8,054 residents at full build out.
- The review found that the North Okotoks Area Structure Plan is generally consistent with the goals, objectives, and policies of the Growth Plan.

Review Prepared by

Claudia Rusnak, RPP, MCIP
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">• The Town of Okotoks is designated a preferred growth area, and the North Okotoks Area Structure Plan (ASP) consists of partially developed and undeveloped lands within the City’s boundaries.• The North Okotoks ASP falls within the Intermunicipal Referral Area identified in the Okotoks-Foothills County Intermunicipal Development Plan. Foothills County was circulated, and their response noted that the proposed amendments serve to better align the ASP with the Town of Okotoks MDP with no expressed concerns.• The west portion of the ASP area is in development under an approved Outline Plan, with the additional lands currently being used for agricultural purposes that will transition in time. It should be noted that land use redesignation of the additional lands may not proceed until an ASP and subsequent NASP is in place, and sufficient water capacity is available in accordance with the Town’s Water Allocation Policy.• Sections 2.4 and 2.5 support and encourage opportunities to pursue a regional water system with Foothills County to allow a continued growth model and accommodate future needs of the town; therefore<ul style="list-style-type: none">○ The ASP is generally consistent with policies contained within section 3.1.1 Region-Wide Policies.
3.1.2 Preferred Placetypes	<ul style="list-style-type: none">• The ASP consists of the Masterplan Community Placetype, which is a preferred placetype; therefore<ul style="list-style-type: none">○ The ASP is generally consistent with policies contained with section 3.1.2 Preferred Placetypes.
3.1.3 Preferred Growth Areas	<ul style="list-style-type: none">• The ASP is located within the Town of Okotoks, which is a Preferred Growth Area.• The ASP’s policies aim to support development of a variety of housing types and densities, in proximity to community services and adjacent to exiting institutional uses, connecting to existing utility infrastructure contained within the urban boundaries of the Town; therefore<ul style="list-style-type: none">○ The ASP is generally consistent with policies contained within section 3.1.3 Preferred Growth Areas.



3.1.4 Placetype Targets for Population Growth	<ul style="list-style-type: none"> • The ASP supports new residential development, all located within the Masterplan Community placetype. • With the adoption of this ASP, the Town will continue to exceed the minimum requirement of 75% of new dwelling units in a preferred placetype; therefore <ul style="list-style-type: none"> ○ The ASP is generally consistent with policies contained within section 3.1.4 Placetype Targets for Population Growth.
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 is located with a Preferred Growth Area.</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.</i>
3.1.7 Location Criteria for Placetypes	<ul style="list-style-type: none"> • The ASP is within a Preferred Growth Area; therefore <ul style="list-style-type: none"> ○ The ASP is generally consistent with policies contained within section 3.1.7 Location Criteria for Placetypes.
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 within a Hamlet Growth Area.</i>
3.1.9 Joint Planning Areas	<ul style="list-style-type: none"> • <i>Policies contained within section 3.1.9 Joint Planning Areas are not applicable as the ASP is not located within a Joint Planning Area.</i>
3.1.10 Existing Area Structure Plans and Area Redevelopment Plans	<ul style="list-style-type: none"> • The North Okotoks Area Structure Plan was adopted prior to the date of the Growth Plan; however, the amendment being carried out brings the overall proposed density into compliance with the density targets set for priority growth areas; therefore <ul style="list-style-type: none"> ○ The ASP is generally consistent with policies contained within section 3.1.10 Existing Area Structure Plans and Area Redevelopment Plans
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 there are no MDP updates being carried out as part of this application.</i>
3.1.12 Exceptions to the Policy	<ul style="list-style-type: none"> • <i>Policies contained within section 3.1.12 are not applicable as the proposal complies with the applicable policies of the Growth Plan.</i>



3.2 Economic Wellbeing	
3.2.1 Municipal Development Plans	<ul style="list-style-type: none"> • The proposed additional lands are identified in the Town’s Municipal Development Plan (MDP) as Residential; therefore <ul style="list-style-type: none"> ○ The ASP is generally consistent with policies contained within section 3.2.1 Municipal Development Plans.
3.2.2 Regional Transportation Planning Support for Economic Wellbeing	<ul style="list-style-type: none"> • <i>Policies contained within 3.2.2 are not applicable as the application does not apply to regional transportation planning policies.</i>
3.2.3 Agricultural Economy	<ul style="list-style-type: none"> • <i>Policies contained within 3.2.3 are not applicable as the application does not involve changes to the Municipal Development Plan or agricultural economic development initiatives.</i>

3.3 Protect and Enjoy the Environment	
3.3.1 Flood Prone Areas	<ul style="list-style-type: none"> • <i>Policies contained within 3.3.1 are not applicable as the ASP does not fall within area identified at a regional level for being flood prone.</i>
3.3.2 Environmentally Sensitive Areas	<ul style="list-style-type: none"> • The ASP addresses Environmentally Sensitive Areas by completing several studies to support the ASP. 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 impact assessments (NASP stage), will be completed as development on surrounding lands moves forward; therefore <ul style="list-style-type: none"> ○ The ASP is generally consistent with policies contained within section 3.3.2 Environmentally Sensitive Areas.
3.3.3 Climate Change	<ul style="list-style-type: none"> • <i>Policies contained within 3.3.3 Climate Change are not applicable to individual statutory plans for the purpose of the REF and not a MDP application.</i>

3.4 Water Stewardship	
3.4.1 Watershed Protection	<ul style="list-style-type: none"> • <i>Policies contained in 3.4.1 are not applicable to individual statutory plans for the purposes of REF.</i>



3.4.2 Stormwater Management	<ul style="list-style-type: none"> • <i>Policies contained in 3.4.2 are not applicable to individual statutory plans for the purposes of REF.</i>
3.4.3 Water Efficiency	<ul style="list-style-type: none"> • <i>Policies contained in 3.4.3 are 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>Policies contained in 3.4.4 are 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"> • The ASP boundaries are within 1.6 km of a provincial highway (2A), and the proposed ASP will connect with adjacent transportation and recreational corridors to surrounding areas. This is reflected in Sections 5.0 and 6.0 of the ASP. • Section 6.3 contains policy that will provide direction on the establishment of future convenient and efficient transit service to connect the Plan Area to the rest of Okotoks and the surrounding region; therefore <ul style="list-style-type: none"> ○ The ASP is generally consistent with policies contained within section 3.5.1 Transportation & Transit Corridors.
3.5.2 Energy and Utility Corridors	<ul style="list-style-type: none"> • <i>Policies contained in 3.5.2 are not applicable as the ASP boundary does not include any Regionally Significant corridors within the 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.</i>
3.5.3 Planning and Protection for Regional Corridors	<ul style="list-style-type: none"> • <i>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, policies contained within 3.5.3 are not applicable.</i>
3.5.4 Recreation	<ul style="list-style-type: none"> • This ASP will further opportunities for recreational amenities with the addition of a regional pathway system and open space network for provide high quality recreational amenities to CMRB region; therefore <ul style="list-style-type: none"> ○ The ASP is generally consistent with policies contained within section 3.5.4.



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.