

**BYLAW 14-24 – NORTH OKOTOKS AREA STRUCTURE PLAN****Purpose**

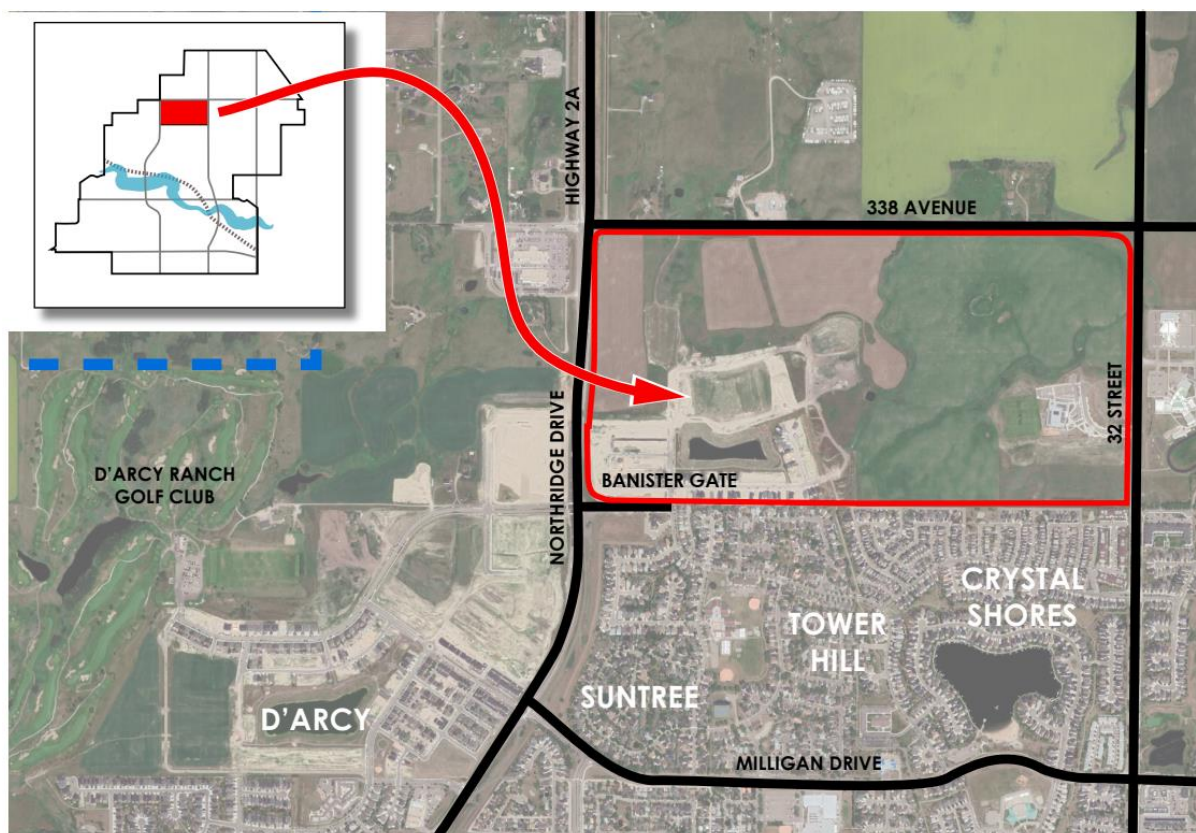
The purpose of Bylaw 14-24 is to adopt the North Okotoks Area Structure Plan which provides a framework for future urban development of approximately  $\pm 129.4$  hectares ( $\pm 320.0$  acres), encompassing the two quarter-sections of NW 33-20-29-W4M and NE-33-20-29-W4M.

**Readings**

This Bylaw is ready for first reading only.

**Report, Analysis and Financial Implications**

This new North Okotoks Area Structure Plan (NOASP) will encompass the existing approved plan area (Bylaw 24-16) of the NW-33-20-29-W4M and add an additional  $\pm 64.7$  hectares (160.00 acres) registered as NE-33-20-29-W4M, as well as make a number of textual amendments and updates to the original NOASP Bylaw 24-16.

**Background**

An Area Structure Plan (ASP) provides a broad-based high-level planning framework to guide new community development on approximately 2-5 quarter sections of greenfield land.

The NOASP predates the Town's current Municipal Development Plan (MDP), and the western quarter section has existing subsequent approvals of an Outline Plan. This has allowed subsequent redesignation, subdivision and development to occur over a number of phases for the initial Wedderburn community. Bylaw 14-24 will add an additional quarter-section to the ASP Plan Area. Given the Town's new planning framework, these lands will be encompassed by a Neighbourhood Area Structure Plan (NASP). For planning purposes, this NASP boundary will be bordered to the west by the high-pressure gas line, 338<sup>th</sup> Ave. to the north, 32<sup>nd</sup> Street to the east and the existing community of Crystal Shores to the south.

The proposed ASP amendments provide further clarity on the direction of the Wedderburn Gateway Area within the western quarter section as well as add new lands for additional residential and commercial uses. The amendments also update aspects of the Plan that have changed since it was initially adopted in 2016, including information on the regional water line, updates on study requirements completed to support the additional quarter-section, as well as policies on the Gateway Area. Overall, the amendments for the existing approved area are not significant in nature and bring the document further into alignment with the newly updated MDP while providing connectivity and cohesion with the additional lands being added to the plan area.

The additional lands were not initially included in the ASP as they were not annexed into the Town until 2017. The draft ASP as submitted by the applicant, incorporates the technical design and study briefs as required by the Town, and facilitated public engagement in accordance the Town's requirements for developer-funded/led ASPs.

#### Application

On September 18, 2023, Ground Cubed, on behalf of Anthem, the landowner, submitted a complete application to amend the NOASP to facilitate amendments to the existing plan as well as the addition of another ±64.7 hectares (±160 ac) of land to the plan area.

Administration worked with the applicant to ensure the proposed ASP implements the MDP direction, master plans, applicable legislation, and stakeholder and public feedback.

#### Location and Site Context

The proposed extent of the NOASP is comprised of ± 129.4 hectares (± 320.0 acres) and encompasses the two quarter-sections of NW 33-20-29-W4M and NE-33-20-29-W4M. Located in northeast Okotoks, the lands are bounded by 338<sup>th</sup> Ave. to the north, 32<sup>nd</sup> Street to the east, Northridge Drive to the west, and the existing residential areas of Tower Hill and Crystal Shores to the south.

The western quarter section of the plan area lands is already under construction as the residential community of Wedderburn. Some limited commercial development has also been approved within this quarter section as per the ASP and the approved Wedderburn Outline Plan. The eastern quarter section is largely cultivated agricultural land designated Agricultural Land Holdings (ALH) District and includes a K-9 School (Meadow Ridge School) as well as municipal lands for future institutional/recreational purposes.

Development or land use redesignation of ALH-zoned lands may not proceed until an ASP and subsequent NASP is in place for the lands, and sufficient water capacity is available in accordance with the Town's Water Allocation Policy.

#### Land Use Concept Overview

The proposed NOASP will encompass a complete community known as "Wedderburn" within its boundaries. This will include a mix of residential lands across the Plan Area that will average 10 units per acre (UPA). This will be based on averaging the existing approved 8 UPA for the western quarter section with the requirement of a minimum of 12 UPA for the eastern quarter section in alignment with the MDP. As the western quarter section has an existing approved outline plan in place, completed prior to the Town's current MDP, it was approved at the lower density. Blending these two densities will ensure the Town is working to increase density while respecting existing approvals and ensuring a cohesive neighbourhood design.

The residential community will have multiple access points to adjacent arterial roadways and a general grid-like configuration. There will be two connection points east-west across the quarter sections to ensure the community is well integrated with both adjacent neighbourhoods as well as internally. On the western side of the community along Northridge Drive, the Gateway Commercial Area is identified to incorporate multi-residential development in cohesion with retail and commercial land uses. On the eastern side of the plan area at the corner of 338<sup>th</sup> and 32<sup>nd</sup> Street, a Neighbourhood Hub will be developed that provides neighbourhood scale retail uses for this community and surrounding areas. As the Trilogy Plains Neighbourhood Hub will be across 32<sup>nd</sup> Street from the subject lands, these areas will both work together to provide a range of amenities and services for North Okotoks.

Future NASP level design requirements are outlined in ASP policies to ensure connectivity to adjacent communities, a strong mix of housing types dispersed throughout the community and integration of the existing K-9 school and future institutional/recreational uses into the overall community concept.

Overall, the land use concept for North Okotoks represents a complete community composition with the neighbourhood hub, gateway commercial area along Northridge Drive as well as a range of residential housing options. Both school divisions were consulted in regards to potential future school needs with none being identified as needed within this particular plan area over the medium-to-long term given existing school sites within the plan area and directly adjacent to it.

#### Regional Considerations and Legislation

The *Municipal Government Act* prescribes minimum requirements for the content of an area structure plan [s. 633] and the process for preparing one [s. 636]. The proposed NOASP fully addresses the content requirements, including development phasing provisions, a detailed land use concept, population density, and the location of transportation routes as well as public utilities.

The Calgary Metropolitan Region Board (CMRB) Growth Plan guides land use, growth and infrastructure planning in the Calgary Region. The NOASP aligns with the policies of the Growth Plan as it will facilitate the development of a complete community that optimizes the use of existing infrastructure, preserves and enhances an important natural feature and well exceeds the minimum density requirement of 20 dwelling units/hectare (8 dwelling units/acre) for master planned communities. As Bylaw 14-24 is major amendment to an ASP, it will be required to go through the CMRB Regional Evaluation Framework (REF). This process can take approximately 8-10 weeks and will be completed following a Council decision to grant second reading to this application following a Public Hearing.

The NOASP falls within the Intermunicipal Referral Area identified in the Okotoks-Foothills County Intermunicipal Development Plan (Bylaw 12-16). Foothills County advised they had no concerns with the proposal at this time.

### Municipal Plans and Policy

#### *Municipal Development Plan (MDP)*

The NOASP has been reviewed to ensure it is in alignment with the Municipal Development Plan. The land use concept, policies and overall land use mix and design are oriented towards achieving the MDP's goals of a vibrant, mixed-use community that is well-connected to the rest of Okotoks with a variety of recreational, social, economic and housing opportunities for residents. The design ensures strong connectivity through a variety of modal transportation options and policies that will require a variety of housing types throughout the plan area.

In addition to this, it builds on the environmental objectives of the MDP by requiring a well-connected, multi-modal community that aims to reduce carbon emissions, and integration of natural features into neighbourhood design.

#### *Water Allocation Policy*

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. The Water Allocation Policy does not impact consideration of new or amended ASPs.

### **Strategic Plan Goals**

<input checked="" type="checkbox"/>	Responsibly Managed Growth	<input type="checkbox"/>	Demonstrated Environmental Leadership
<input checked="" type="checkbox"/>	Strong Local Economy		
<input type="checkbox"/>	Organizational Excellence	<input type="checkbox"/>	Enhanced Culture & Community Health

### **Public Hearing / Participation Strategy**

A public participation process was put in place by the applicant in accordance with the Town's requirements for ASPs and furthermore in consultation with Town Administration. The strategy included information materials mailed out to property owners in proximity to the plan area and two separate public participation events. Formal notification of plan preparation was undertaken as per *Municipal Government Act* [s. 636(1)] when the application was first submitted.

- On March 2, 2022 (pre-submission), 76 people attended a virtual open house. Common themes of interface with the Crystal Shores community, traffic concerns around 32<sup>nd</sup> Street and future commercial uses that will potentially be located in the plan area were raised at this event.
- Following receipt of a complete application in September 2023, Administration commenced formal notification of government agencies, school divisions, utility companies, plan area and adjacent landowners as per the requirements of the *Municipal Government Act* for statutory plan preparation [s. 636(1)]. Formal written responses were received with no major concerns and were provided to the Applicant. All comments were addressed through the ASP review.
- On December 6, 2023, an in-person engagement event was held at the Crystal Shores Beach Club to share a revised draft of the plan, collect feedback and answer questions. Approximately 32 people attended this open house. A full What We Heard Report from this event is attached to this report.

Of the comments received during the public engagement process, one of the main themes was transportation. Densities and proposed housing types, park amenities and future commercial and institutional uses that might be included in the plan area were also noted.

The Public Hearing for Bylaw 14-24 is scheduled for Monday, May 13, 2024 at 7:00 p.m. The Public Hearing will be advertised in the Western Wheel, the Town's webpage, and by direct mail to adjacent landowners in accordance with the requirements of the *Municipal Government Act* [s. 606].

### **Alternatives for Consideration**

n/a

**CAO Comments**

I support first reading of this Bylaw.

**Attachment(s)**

1. Draft Bylaw 14-24
2. Draft Schedule A - NOASP Document
3. NOASP Bylaw 24-16 - Redline Version
4. What We Heard Report (December 2023)

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March 05, 2024