



*Break in Tree Cover (Potential Natural Park Corridor)
Source: David Klippenstein and Associates Ltd. (DKAL)*

CONCEPTUAL SCHEME

SW-16-53-26-W4M

APPROVED CONDITIONALLY BY

Parkland County
Director, Planning & Development Services

M. Denyer
Signature

Dec 13, 2021
Date

**SPRINGBANK PARK ESTATES
AND ROYAL SPRING ESTATES**



ACKNOWLEDGEMENT PAGE

Prepared on behalf of Springbank Park Estates Ltd.

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• GEOTECHNICAL • ENVIRONMENTAL • MATERIALS •



LSL Engineering Consultants Inc.



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Version 2.0

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1. INTRODUCTION

1.2 Purpose

The purpose of this Conceptual Scheme (CS) is to provide a framework to guide the zoning, subdivision, and development of the Springbank Park Estates conservation residential development in the Big Lake area. The CS is governed by the Big Lake Area Structure Plan (ASP), a broad policy-based document establishes the basic framework for subdivision and development of the land within the ASP area.

1.3 Background

This CS has been prepared on behalf of Springbank Park Estates Ltd. (the Proponent). The Proponent is the sole owner of the western portion of the CS area, which comprises approximately 29.0ha (71.6ac). The CS area is illustrated on Map 1 – Location. In accordance with Parkland County requirements that Conceptual Schemes be prepared for areas of approximately one quarter section of land, the existing Royal Spring Estates area is included as well. This provides for planned integration across the residential areas.

Because the CS proposes a conceptual layout of roadways and lots, all parcel and right-of-way boundaries shown on the maps contained within the CS will need to be verified at the time of subdivision application. It is assumed that minor deviations to the land use concept will be permitted. Any major deviations to this CS will require an amendment.

1.4 Location and Plan Boundaries

The CS area is in Parkland County on the north side of Parkland Highway 16A. It is bounded to the north by Meridian Avenue (Township Road 532A) and Walker Lake Estates. To the west, the CS area is bounded by Range Road 264 and Green Briar Estates / Spring Meadow Estates. To the east is undeveloped residential land which is under agricultural cultivation at the time of writing.

Springbank Park Estates is legally described as:

- Lot 1, Plan 9624168, containing approximately 15.3ha (37.9ac); and
- Lot 2, Block 1, Plan 9820548, containing approximately 15.8ha (39.0ac).

The CS area is shown in [Figure 1 – Location & Context Map](#).

<p>Policy 1.4.1</p>	<p><i>Policies contained within the Conceptual Scheme shall apply to all lands within the Conceptual Scheme area as identified in Figure 1 – Location and Context Map.</i></p>
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1.5 Vision

Springbank Park Estates balances natural resource conservation with sustainable development, creating a community of residents connected with nature.

Elements of this vision include preservation of ecological features and working with the existing topography; creating residences with enhanced privacy and amenity, as a unique community within the existing residential context; and integrating with existing neighbourhoods while minimizing infrastructure investment, operations, maintenance, and replacement costs.

1.6 Conceptual Scheme Objectives

The CS has been prepared to support rezoning and development of Springbank Park Estates as a multi-parcel residential subdivision, describing how the proposal relates to:

- existing and future parcels within the CS area;
- existing and future subdivision and development of adjacent areas;
- provision of access and circulation;
- water, sanitary, and stormwater servicing; and
- provision of reserves.

1.7 Public Engagement

Pre-Application Engagement

Pre-Application Public and Stakeholder Engagement was conducted in late-November through early-December 2020, to present information and provide the opportunity to answer questions and obtain input before submitting the Conceptual Scheme, rezoning, and subdivision application to the County.

Due to the limitations of Public Health Orders and the potential public health risks related to the COVID-19 pandemic, in-person public engagement was deemed unfeasible. Instead, a remote engagement was conducted in accordance with the Public Engagement Plan for the project. This remote engagement consisted of a Project Information package and an associated “fillable form” Workbook made available for completion or download online (or by hardcopy upon request). Participants were encouraged to contact Collaborative Futures (C^oF) to discuss the project if desired.

The engagement was advertised through a direct mail-out to landowners in proximity to the Site (as established by Parkland County). In addition, ads were placed for two weeks prior to the engagement period in the Grove Examiner and Stony Plain Reporter. The notification was also provided to “The One” FM to provide the opportunity for a public service announcement. The engagement was posted as an event on the Parkland County “Community Calendar” website, and the notification was emailed directly to a list of stakeholders defined in collaboration with the County.

Responses were received from most Stakeholders contacted, primarily confirming the design assumptions related to existing easements and rights-of-way, resource pipelines, and access to adjacent County Range and Township Roads. No significant changes to the envisioned development concept were warranted based on Stakeholder responses.

Public responses generally:

- supported the envisioned conservation (cluster) design – particularly the inclusion of nature trails, working with the existing topography, and preservation of existing trees and the existing wetland;
- sought clarification and expressed concern related to the proposed, smaller, lot sizing and the lot density;
- sought clarification regarding vehicular access / egress and expressed concern related to traffic and any roadway connection between Springbank Park Estates and Royal Spring Estates;
- expressed concern related to capacity of existing servicing infrastructure to support the development and sought clarification regarding the stormwater management approach.

Considering the key aspects of the envisioned conservation (cluster) design approach for Springbank Park Estates was generally supported; that smaller lot sizes are fundamental to this design approach; and that the envisioned density is in alignment with County and regional policy direction related to efficient use of land and protection of natural and agricultural resources, no significant changes to the envisioned development concept were considered to be warranted based on Public responses received.

Documentation of the Pre-Application Engagement was completed in accordance with County standards and a summary report was submitted separately.

Doors Open (follow up meetings with neighbours and stakeholders)

A “doors open” approach to engagement was maintained throughout the Conceptual Scheme process. Correspondence received from Stakeholders and the Public outside of the “engagement period” were responded too and project information was distributed to assist in obtaining continued input.

Feedback received outside of the engagement period is documented in the summary report and is similar in nature to

that documented above.

Contact Area Councillors

Division 2 Councillor Jackie McCuaig was directly emailed the Notification and invited to discuss the project and/or provide input.

Council Public Hearing

2. POLICY FRAMEWORK

This CS was prepared in alignment with the existing legislation and planning policy framework including local and regional plans for the area.

2.1 Edmonton Metropolitan Region Growth Plan

The EMRGP includes guiding principles which guide more detailed Municipal policy and that are relevant to this CS, including:

- Recognizing and celebrating the diversity of communities and promoting an excellent quality of live across the region. The EMRGP will recognize and respond to differing community contexts and scales and provides for a variety of housing choice.
- Achieving compact growth which optimizes infrastructure investment. The EMRGP promotes efficient use of infrastructure investments, prioritizing growth where infrastructure exists and optimizing use of new and planned infrastructure.
- Protecting natural living systems and environmental assets. The EMRGP promotes environmental stewardship and the health of the regional ecosystem, watersheds, and environmentally sensitive areas.

The CS area is within the “Rural Area” Policy Tier of the EMRGP. The Growth Direction for the Rural Area allows the County to “Permit infill and build out of existing country residential areas in accordance with existing zoning and land use permissions ...” Accordingly, further, and more detailed direction for planning and development of the CS area is provided through the County’s Municipal Development Plan and the Big Lake Area Structure Plan. Furthermore, development in the CS area will be in accordance with Parkland County zoning regulations (existing zoning in the CS area is CR – Country Residential and an application to rezoning the Springbank Park Estates area to CRE – Country Residential Estates has been submitted to the County concurrently with this CS).

<p>Policy 2.1.1</p>	<p><i>Policies contained within this CS align with those of the higher-level planning Bylaws of the County (summarized in the following Sections) which, in turn, align with the principles and direction of the EMRGP.</i></p>
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2.2 Municipal Development Plan

The Municipal Development Plan (MDP) guides long-range planning and land use, building a long-term and sustainable vision for growth in the County. Other statutory plans (such as the Big Lake Area Structure Plan) and related bylaws must be consistent with the MDP. A Development Concept is included in the MDP which illustrates land use policy and priority growth areas and identifies the CS area as Country Residential. Following is a summary of MDP Policies relevant to development in the CS area, including a brief description of how the CS aligns with each policy and references to the relevant CS Section(s) for further details.

<p>Policy 2.2.1</p>	<p><i>Policies contained within this CS will align with those of the Municipal Plan as summarized in the Table below.</i></p>
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MDP POLICY #	HOW THE CONCEPTUAL SCHEME ALIGNS	CS SECTION #
MDP Section 4.0 Agriculture		
Policy 4.1.2 Conservation of High Capability Farm Land	The Conceptual Scheme aligns by supporting rezoning of the CS area to CRE – Country Residential Estates district. This will allow smaller lot sizes and greater density of development, providing housing while minimizing additional conversion of high capability agricultural lands to non-agricultural use.	2.4
MDP Section 5.0 Economic Development & Competitiveness		
Policy 5.0.4 Providing Local Services	The Conceptual Scheme aligns by designating a “flex” lot at the access to Meridian Avenue West (Township Road 532A). This lot presents a potential opportunity for commercial development, at an accessible location, to serve the everyday needs of the surrounding community. With development of Springbank Park Estates, this lot will be entirely within a developed area and its location is compatible with surrounding uses and it is buffered from adjacent residences by road rights-of-way and easement areas. This lot is proposed to be well connected for pedestrian and cycling access by multi-use pathways.	5.1
MDP Section 7.0 Rural Communities & Housing		
Policy 7.1.1 Country Residential Development	The Conceptual Scheme aligns by: <ul style="list-style-type: none"> a. being located within the Country Residential use area shown on MDP Figure 7: Development Concept; b. being located within the approved Big Lake ASP and on lands already districted for Country Residential development; d. providing this Conceptual Scheme to support the development of more than four (4) lots per quarter section; e. proposing a compact (and clustered) residential development for Springbank Park Estates to conserve the natural landscape and reduce the environmental footprint, while maintaining the rural character; f. demonstrating, through this CS, how Springbank Park Estates addresses preservation of natural areas and principles of conservation subdivision design through the development design process; g. providing a detailed rationale explaining the Conservation by Design Subdivision approach for the development; h. being subject to the direction of the Big Lake ASP, Springbank Park Estates is not subject to the 50 lots per quarter section density limit. 	5.1
Policy 7.1.2	The Conceptual Scheme aligns through its innovative conservation design approach which:	5.1

MDP POLICY #	HOW THE CONCEPTUAL SCHEME ALIGNS	CS SECTION #
Innovative Communities	<ul style="list-style-type: none"> • utilizes Municipal Reserve (MR) to minimize grading and preserve existing natural features (mature tree stands and the wetland area) and their ecological services through public land dedication; • contemplates Environmental Reserve Easement (ERE) areas within private lots to further preserve existing treed areas and minimize grading; • introduces a constructed wetland in the existing low area to manage stormwater while augmenting preserved natural features; • orients new public land (MR and Public Utility Lot areas) and preservation of natural features toward the boundaries of the Site to minimize visual impact and enhance privacy for existing and new lots; • reduces average lot sizes to maximize allowable density, optimizing the use of land and infrastructure while also minimizing the need for residential expansion and fragmentation of larger areas of agricultural land in the County. Springbank Park Estates is not located in a “Prime Agricultural Area” as illustrated in MDP Figure 9. 	
Policy 7.1.3 Innovative Housing	The Conceptual Scheme aligns through providing for a variety of lots sizes in Springbank Park Estates. This range of lot sizes, all smaller than those within adjacent developments, provides increased variety of country residential housing options in the County.	5.1
Policy 7.1.4 High Priority Landscapes & Environmentally Significant Areas	<p>The Conceptual Scheme aligns through confirmation that Springbank Park Estates is located within the High Priority Landscapes area identified on MDP Figure 14. A Biophysical Site Assessment (BSA) was prepared for the development which documented the existing natural site features. While no existing natural features qualify for dedication of Environmental Reserve, the findings and recommendations of the BSA informed the conservation (cluster) development vision which emphasizes allocation of public and private open space to retain the existing trees stands and wetland to the extent feasible. Through the design process, the development vision seeks to work with the landscape context to minimize impacts to the existing wetland complexes; biodiversity and landscape connectivity; and surface and groundwater features.</p> <p>The Springbank Park Estates area is not within any Environmentally Sensitive area illustrated on MDP Figure 5.</p>	4.4
Policy 7.1.5 Community Parks, Recreation and Open Space	The Conceptual Scheme aligns through envisioning an interconnected network of open spaces (tree stands, the wetland and the constructed wetland stormwater management facility), supporting passive recreation and physical activity needs of both future and existing residents of the area. Trails will provide safe, convenient, access to the constructed stormwater management facility and between Springbank Park Estates and Royal Spring Estates.	5.1

MDP POLICY #	HOW THE CONCEPTUAL SCHEME ALIGNS	CS SECTION #
Policy 7.1.7 Emergency Services Considerations	The Conceptual Scheme aligns by providing multiple access points to the adjacent Township and Range Roads and an interconnected local roadway network. The cul-de-sac envisioned in the northern area of Springbank Park Estates is within the County's maximum permitted length. Piped water services will support fire protection.	6.1 and 7.1
MDP Section 9.0 Transportation and Utility Infrastructure		
Policy 9.1.3 Recovering Costs	The Conceptual Scheme aligns through: <ol style="list-style-type: none"> a. acknowledging that payment of County levy fees for the development of Springbank Park Estates will be made in accordance with current Bylaws; and b. acknowledging that all front-end costs for on-site and off-site infrastructure required to develop in accordance with this Conceptual Scheme will be borne by the development, with the County endeavoring to assist in recovering of any oversizing and/or infrastructure extension costs to accommodate future development. 	7.0

Policy 9.2.1 Providing Safe and Efficient Services	The Conceptual Scheme aligns by proposing a road network that: proposes new development access with existing and planned intersections to boundary Range and Township Roads, avoiding introducing new access points and promoting safety; maximizes frontage along new development roadways to make the most efficient use of infrastructure; and minimizes creation of new roadway to ensure cost-effective provision of, and maintenance / replacement of, roadway infrastructure.	6.0
Policy 9.2.2 Visibility from Major Corridors	The Conceptual Scheme aligns by proposing visual buffering adjacent to the Yellowhead Highway through retention of the existing trees adjacent to the highway and/or through provision of an extension of the berm and fence provided for Royal Spring Estates. Additionally, retention of existing trees along the west development boundary; and the location of the SWMF will serve to provide visual buffering from the Range and Township roads.	5.1
Policy 9.2.3 Avoiding Sensitive Areas	The Conceptual Scheme aligns through a proposed development roadway network which avoids the existing wetland and allows for residential lots to back onto areas of proposed tree preservation, facilitating the use of ERE to enable additional retention of existing trees.	5.1
Policy 9.2.4 Subdivision and Development Requirements for Sites with Roadways	The Conceptual Scheme aligns by <ul style="list-style-type: none"> b. Providing a development roadway network which provides legal and physical access to all proposed public and private lots. Access will be further confirmed and verified to the satisfaction of the County through the subdivision and development approvals process. c. Acknowledging all development roadways within Springbank Park Estates will be paved to the satisfaction of the County. d. Acknowledging all development roadways within Springbank Park Estates will be developed to meet the County's current Engineering Design Standards. e. ii. Providing for buffering, fencing, or landscaping to enhance public safety and mitigate noise annoyance which may be required by the County. f. Avoiding the use of panhandles to provide legal and physical access. g. Acknowledging that any lands required for widening of municipal roadways will be established in accordance with County policies and dedicated at the time of subdivision. h. Acknowledging that subdivision and development of Springbank Park Estates shall adhere to all relevant federal and provincial acts, standards, and regulations. 	5.0 and 6.0
Policy 9.2.5 Working with Alberta	The Conceptual Scheme aligns by: <ul style="list-style-type: none"> b. Acknowledging development of Springbank Park Estates will comply with Alberta Transportation's standards for 	6.0

Transportation

highway access management at the subdivision and development stage. Alberta Transportation was consulted during the preparation of the Springbank Park Estates Transportation Impact Assessment, engaged as a Stakeholder through the Public and Stakeholder Engagement process, and circulated for review and comment on the Conceptual Scheme and rezoning application.

9.2.6 Multi-Use Roadways	The Conceptual Scheme aligns by acknowledging selected development roadways in Springbank Park Estates may be designed for multi-use, to provide connectivity to the proposed open space network.	6.0
9.6.1 Providing Safe Municipal Water and Wastewater Services	The Conceptual Scheme aligns by planning for development adjacent to the regional wastewater line corridor along the north boundary of Springbank Park Estates in accordance with direction from the Alberta Capital Region Wastewater Commission (ACRWC). The ACRWC was consulted during design development; engaged as a Stakeholder prior to the planning application submission; and provided opportunity to comment during the application circulation.	7.0
9.6.3 Servicing Country Residential Development	The Conceptual Scheme aligns by planning for municipal water and sewage infrastructure, developed to provincial and municipal standards.	7.0
9.6.5 Recovering Costs	The Conceptual Scheme aligns by: <ul style="list-style-type: none"> a. Acknowledging development of Springbank Park Estates be subject to current bylaws for off-site levies and redevelopment levies. b. Acknowledging that all outstanding County levy fees applicable to Springbank Park Estates will be paid as a condition of subdivision and/or development. c. Development will be responsible for front-ending any costs for on-site and off-site infrastructure systems required to accommodate the Springbank Park Estates development. Further, the County will endeavor to assist in cost recovery of oversizing and extension of municipal utility infrastructure that will accommodate future development where applicable. 	7.0
9.6.6 Subdivision and Development Requirements for Municipal Servicing	The Conceptual Scheme aligns by: <ul style="list-style-type: none"> a. Acknowledging development of Springbank Park Estates will be required to connect to municipal water and wastewater systems. c. Acknowledging that cost associated with extension of piped municipal services for Springbank Park Estates shall be borne by the Developer. d. Acknowledging the developer may be required to oversize infrastructure to support future growth and that this infrastructure shall be developed to County standards. e. Acknowledging all utility infrastructure for Springbank Pak Estates must be provided to the satisfaction of the 	7.0

	County and in accordance with all municipal and provincial policies and regulations.	
9.6.9 Stormwater Management Planning	<p>The Conceptual Scheme aligns by:</p> <ol style="list-style-type: none"> Providing a stormwater management plan supporting the design and development approach for Springbank Park Estates. Proposing a constructed wetland storm water management facility (SWMF) which will have a naturalized appearance and has been located to form a key element of the proposed Springbank Park Estates open space network. Incorporating low impact development (LID) techniques including swales and the constructed wetland. For private lot development, LID techniques will be encouraged complimenting the elements of the conservation (cluster) development approach for Springbank Park Estates. 	7.3
9.6.10 Subdivision and Development Requirements for Stormwater Management	<p>The Conceptual Scheme aligns by:</p> <ol style="list-style-type: none"> Incorporating an existing wetland into the open space network proposed for Springbank Park Estates. Surface water will be directed to this wetland through the LID stormwater approach for the development to support its viability in the developed context. <p>Further, the conservation (cluster) development approach utilizes the existing low area within Springbank Park Estates as the location for the constructed wetland SWMF. Working with the existing topography and minimizing grading is a key consideration in the planning and design for Springbank Park Estates.</p> <ol style="list-style-type: none"> Acknowledging that subdivision in Springbank Park Estates will be subject to <i>County Policy C-ES04 – Storm Water Management Facility Naturalization</i> at the subdivision stage. This policy has informed the design for Springbank Park Estates as illustrated in this Conceptual Scheme. For private lot development, alternative water conservation measures, such as rain water collection and reuse, will be encouraged for Springbank Park Estates. Acknowledging that subdivision and development in Springbank Park Estates will be subject to Alberta Environment regulations and standards. 	5.1 and 7.3
9.7.2 Compatible development around Corridors	The Conceptual Scheme aligns by planning for development adjacent to the AltaLink power transmission corridor in Springbank Park Estates in accordance with input obtained through engagement prior to the submission of a planning application, through engagement with AltaLink as a stakeholder, and through circulation of the Conceptual Scheme.	1.7
9.9.1	The Conceptual Scheme aligns through having completed	1.7

Sour Gas Facilities reviews of AER database information to identify any sour gas or other resource facilities within or in proximity to Springbank Park Estates. No sour gas facilities were identified through the AER database review.

Resource facility operators were contacted and no development setbacks from wells or pipelines, outside of avoiding impacts to the existing pipeline right of way were identified by resource operators.

**MDP Section 10.0
Natural Environment**

Policy 10.1.1	The Conceptual Scheme aligns by:	4.0, 2.5, and 5.1
Healthy Ecosystems	<ul style="list-style-type: none"> c. Incorporating the findings of technical assessments which informed the design for Springbank Park Estates including: <ul style="list-style-type: none"> i. a Biophysical Environmental Assessment (BEA); ii. a Geotechnical Investigation; and iv. a Phase I Environmental Site Assessment (ESA). f. Providing north-south open space corridors through the conservation design approach for Springbank Park Estates, which protects and enhances the potential habitat connectivity into and out of the Wagner Natural Area and Surrounding Forest ESA, as identified in the County’s Environmental Conservation Master Plan. 	

Policy 10.1.2 High Priority Landscapes	The Conceptual Scheme aligns by: b. Incorporating the findings of the Biophysical Environmental Assessment prepared for Springbank Park Estates, as a multi-parcel development within a High Priority Landscape.	4.4
Policy 10.1.3 Environmental Reserve and Environmental Reserve Easement	The Conceptual Scheme aligns by: a. Acknowledging of dedication of Environmental Reserve (ER) and Environmental Reserve Easement (ERE) in accordance with County <i>Policy C-PD15 Dedication and Use of MR, ER, and ERE</i> . b. Integrating the findings of the BEA prepared for Springbank Park Estates through the conservation design approach for the development. Retention of trees and the wetland will be through provision of “natural area” Municipal Reserve (MR), as these environmental features do not qualify for ER dedication under the Municipal Government Act. Additional tree protection is anticipated using ERE within residential lots.	4.4 and 5.1
Policy 10.3.1 Species Diversity	The Conceptual Scheme aligns by integrating the findings of the BEA prepared for Springbank Park Estates through the conservation design approach for the development. Retention of trees and the wetland supports protection of habitats in the developed context.	4.4 and 5.1
Policy 10.4.2 Wetlands	The Conceptual Scheme aligns by: a. Acknowledging development of Springbank Park Estates will be subject to the Alberta Wetland Policy and: i. Proposing retention of the existing wetland, which is not eligible for ER dedication, through “natural area” MR dedication. b. Creating a constructed wetland SWMF to realize a net-gain of wetlands in the County. The constructed wetland SWMF has been located at the existing low point within Springbank Park Estates to work with the existing topography and minimize grading. This SWMF replicates pre-development drainage patterns on the site, compliments the retained trees, and creates a note in the proposed “natural area” park, network.	4.4, 5.1, and 7.3

Policy 10.4.3 The Conceptual Scheme aligns by: 4.0, 5.1, and 7.3
 Surface and
 Groundwater Resources

- a. Maintaining the quality and quantity of surface and groundwater resources by:
 - i. Incorporating the findings of the BEA and Geotechnical Investigation in the planning and design for managing stormwater; and
 - ii. Incorporating a conservation design approach and LID approaches to stormwater management for naturalization, retention, and enhancement of drainage patterns.
- b. Developing in accordance with current County Standards related to nutrient discharge.

10.5.2 Sustainable Infrastructure & Development	The Conceptual Scheme aligns by implementing sustainable infrastructure for Springbank Park Estates through application of LID concepts in the stormwater management approach for the development, in accordance with current County Standards.	7.3
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**MDP Section 11.0
 Community
 Infrastructure & Services**

Policy 11.1.3 Municipal Reserve Parcels	The Conceptual Scheme aligns by: <ul style="list-style-type: none"> a. Providing MR dedication and considering the application of ERE in accordance with County Policy C-PD15. c. Planning for provision of MR at the time of subdivision, as a combination of: <ul style="list-style-type: none"> i. land in the form of “natural area” park space for retention of existing features that do not qualify for ER dedication; and iii. cash-in lieu of land to make up any shortfall in the balance of MR dedication required. f. Identifying MR areas in this Conceptual Scheme to be dedicated at the subdivision stage. 	5.0
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Policy 11.1.6 Connected Trail Systems	The Conceptual Scheme aligns by planning for trails within Springbank Park Estates which: <ul style="list-style-type: none"> i. provides access to the SWMF to create a passive recreation opportunity; ii. is designed in accordance with County Standards and provides access for people of varying abilities; and iii. provides connectivity to Royal Spring Estates. 	5.1
Policy 11.1.7 Subdivision and Development Requirements for Parks, Recreation, Schools and Open Spaces	The Conceptual Scheme aligns by providing open spaces and facilities that are safe and accessible for public gathering, with linkages between on- and off-site access points.	5.1
Policy 11.2.4 Fire Protective Services	The Conceptual Scheme aligns by meeting County Standards for emergency fire services.	7.1
Policy 11.2.5 Subdivision and development Considerations for Protective Services	The Conceptual Scheme aligns by providing access to the development area in accordance with County Standards. As an "infill" development, Springbank Park Estates is within a rural residential area where protective services are in place.	7.1
Policy 11.3.1 Providing Social, Institutional and Community Services	The Conceptual Scheme aligns by providing improved access to and diversity of recreation and leisure opportunities through establishing a trail connection for Springbank Park Estates and Royal Spring Estates.	5.1

2.3 Area Structure Plan

The Big Lake Area Structure Plan (ASP) establishes a basic framework for subdivision and development within its Plan area. Adopted in 1991, the ASP has been amended multiple times. The ASP includes a Future Land Use Concept, which designates the CS area as CRA #2. Following is a summary of ASP Policies relevant to development in the CS area, including a brief description of how the CS aligns with each policy and references to the relevant CS Section(s) for further details.

Policy 2.3.1 *Policies contained within this CS will align with those of the Big Lake Area Structure Plan as summarized in the Table below.*

ASP POLICY #	HOW THE CONCEPTUAL SCHEME ALIGNS	CS SECTION #
ASP Section 4.0		
Development Concept		
4.1	The Conceptual Scheme aligns by:	5.0, 6.0, 7.0, and 8.0
Development Objectives	<ul style="list-style-type: none"> • Providing diversification in the rural residential development pattern of the area through introducing a greater diversity of lot sizes, responds to a broader spectrum of the residential market. • The innovative conservation (cluster) design approach for Springbank Park Estates proposes a network of open spaces. • Preserving trees and an existing wetland habitat in the context of residential development. • Providing for trail connectivity to adjacent areas, facilitating a future integrated trail system envisioned for the Big Lake area as a significant regional recreational resource. • Integrating proposed subdivision roadways with existing and planned intersections along the boundary Range and Township Roads, as part of an efficient road network for the area. • Considering adjacent residential land uses and planning for proper interfaces with new development in Springbank Park Estates. • Planning for staged development of Springbank Park Estates, making effective and economical use of existing and proposed services. • Planning for Springbank Park Estates to tie into the regional sanitary trunk sewer line, which is aligned along the north boundary of the Conceptual Scheme area. • Planning for Springbank Park Estates to be provided with piped water service. 	
4.2	The Conceptual Scheme aligns by:	5.0
Land Use Patterns	<ul style="list-style-type: none"> • Respecting the target density of 129 lots per quarter section and minimum lot size of 0.2ha (0.5ac) permitted in the Country Residential Area #2 (CRA #2) designated lands. As Royal Spring Estates contains 47 lots, a 	

ASP POLICY #	HOW THE CONCEPTUAL SCHEME ALIGNS	CS SECTION #
	<p>maximum of 82 lots is permitted in Springbank Park Estates to achieve this density target.</p> <ul style="list-style-type: none"> • Providing MR dedication in Springbank Park Estates, with linkages to adjacent areas to facilitate connectivity to nearby park areas and environmentally sensitive lands. • Planning for noise attenuation adjacent to Highway 16, along the south boundary of Springbank Park Estates. Noise attenuation is proposed as a combination of berm and fence (like that provided in Royal Spring Estates). 	
<p>4.3 Circulation</p>	<p>The Conceptual Scheme aligns by planning subdivision roadway connections at existing and planned intersections with Township Road 532A (Lakeview Terrace Drive) and Range Road 264 (the planned access to Spring Meadows Estates). Existing residential accesses to the Highway 16 frontage road, along the south side of Springbank Park Estates, will be removed with development.</p>	<p>6.0</p>
<p>4.4 Utility Servicing</p>	<p>The Conceptual Scheme aligns by:</p> <ol style="list-style-type: none"> A. Providing for stormwater management for Springbank Park Estates in accordance with current County Standards. B. Planning for provision of piped sanitary services for Springbank Park Estates in accordance with current County Standards through connection to the regional sanitary trunk. C. Planning for provision of piped water services for Springbank Park Estates in accordance with current County Standards through extension of the existing water service network. 	<p>7.0</p>

4.5 General Development Policies	The Conceptual Scheme aligns by:	3.0 and 5.0
	<ol style="list-style-type: none"> 1. Avoiding encroachment into the resource pipeline right-of-way in the southwest corner of Springbank Park Estates, in accordance with direction of the pipeline operator. 3. Having obtained Historical Resources Act approval from Alberta Culture, Multiculturalism and Status of Women for Springbank Park Estates and acknowledging the Provincial requirements should any historic resources during excavation. 4. Planning for minimization of clearing of vegetation through the cluster development approach for Springbank Park Estates to maintain habitat and reduce storm water runoff into the lake. 5. Planning for a trail in Springbank Park Estates which connects to Royal Spring Estates, the proposed stormwater management facility, and, potentially, to the regional recreation trail system around Big Lake. 	

2.4 Land Use Bylaw

The Land Use Bylaw (LUB) designates the entirety of the CS area as CR – Country Residential District. The intended districting for the entirety of Springbank Park Estates area is CRE - Country Residential Estates District. The proposed districting is in conformance with the intent of the Big Lake ASP, as described in the previous Section. No redistricting is proposed or envisioned for the Royal Spring Estates area.

Policy 2.4.1 *Prior to any land development activities occurring in the Springbank Park Estates area, amendments to the Land Use Bylaw. These amendments shall be supported by technical studies to the satisfaction of the County.*

2.5 Environmental Conservation Master Plan

The Environmental Conservation Master Plan (ECMP) maps the relative environmental significance of landscape features in Parkland County. It provides an inventory and description of the most important Environmentally Significant Areas (ESAs) at the Countywide scale.

The ECMP identifies the CS area as within the Central Parkland “Natural Subregion” and the Edmonton Plain Central Parkland “Landscape Unit”. While the CS area is not within any defined ESAs, as identified in the ECMP, it lies between the internationally significant “Big Lake / Lois Hole ESA” and the Provincially significant “Wagner Natural Area and Surrounding Forest ESA”. A “Potential Wildlife Corridor” is conceptually illustrated in the ECMP extending north from the Wagner Natural Area and Surrounding Forest ESA area, crossing Highway 16, and proceeding north-south through Springbank Park Estates.

Policy 2.5.1

Conservation (cluster) development principles, which have guided the Development Concept for the CS area will be carried forward into subdivision planning for Springbank Park Estates. Preserved tree stands in public and private lands (through MR dedication and use of ERE, respectively), the preserved wetland (MR), and the constructed wetland SWMF (PUL) will provide for establishment / retention of the wildlife corridor through the CS area.

3. SITE CONTEXT

3.1 Legal Description and Ownership

As shown in [Figure 2 – Land Ownership](#), the CS area encompasses the developed Royal Spring Estates community, which is approximately 30.8ha (76.1ac), and the proposed Springbank Park Estates area, which is approximately 30.3ha (75.0ac) of mostly undeveloped land. A resource pipeline right-of-way encroaches into the southwest corner of Lot 1 Plan 9624168. Easements for a power transmission corridor and a regional sanitary trunk line lie along the northern boundary of both parcels.

Land within Royal Spring Estates includes 47 privately owned lots and numerous road right-of-way, Public Utility Lot, ER, and MR areas.

As there are no changes proposed to any portion of Royal Springs Estates, a summary of the legal descriptions and ownership of the undeveloped Springbank Park Estates lands is provided as follows:

LEGAL DESCRIPTION	OWNER	AREA (HECTARES)	AREA (ACRES)
Lot 1 Plan 9624168	Springbank Park Estates Ltd.	14.94	36.95
Lot 2 Block 1 Plan 9820548	Springbank Park Estates Ltd.	15.40	38.05

3.2 Adjacent Land Uses

Lands to the west and north of the CS area are currently developed as the country residential neighbourhoods of Greenbriar Estates and Walker Lake Estates. East of CS area is an undeveloped quarter section designated for country residential development. South of the CS area is the Yellowhead Highway 16 and the Acheson Industrial Area.

3.3 Site Conditions

The undeveloped lands within the CS area, outside of existing tree stands, are primarily being used for agricultural activities. There are two existing residences located in the southern portion of the Springbank Park Estates area, one of which may be incorporated into future development, being allocated a lot through future subdivision.

Policy 3.3.1 *Existing residences within Springbank Park Estates, if retained, will be allocated lots in accordance with the regulations of the Land Use Bylaw.*

3.4 Historical Uses of the Site

A Statement of Justification (SoJ) was submitted to the Province indicating no historical resources are anticipated to exist within the site. In their response the Province has provided Historical Resources Act Approval indicating should any historical resources be encountered during construction, Alberta Environment and Parks shall be contacted immediately.

APPROVAL	APPROVAL NO.	ISSUE DATE	LANDS COVERED	APPROVAL HOLDER
Historical Resources Act	4835-19-0071-001	October 21, 2019	LSD 4-5 16-53-26 W4M	Springbank Park Estates Ltd.

Policy 3.4.1 *Should any historical resources be encountered during construction, Alberta Environment and Parks shall be contacted immediately*

4. PHYSICAL SITE FEATURES

4.1 Topography

The undeveloped portion of the CS area can be described as gently rolling and generally sloping from the higher elevation in the south to the lower elevation in the north. The Springbank Park Estates area has not been stripped or pre-graded with exception to the areas surrounding the two residences in the southern portion of the site.

4.2 Hydrology and Geotechnical

A Geotechnical Investigation was undertaken within the Springbank Park Estates area by J.R. Paine and Associates in January 2020. From their analysis it was determined that topsoil and peat covered most of the site ranging in 100mm to 450mm in thickness. A relatively high water table was noted, with recommendations for sewer inverts and common excavation be carefully considered during detailed design.

Policy 4.2.1 *Development in Springbank Park Estates shall reference the recommendations of the Geotechnical Investigation in relation to site preparation and grading; residential unit construction; underground utilities, surface utilities; cement; groundwater and drainage; and the stormwater management pond.*

4.3 Vegetation

The Springbank Park Estates area contains mostly mixed grassland and several heavily treed areas along the west and south sides of the site. A treed "corridor" runs north-south through the middle of the Springbank Park Estates area. Within the developed eastern half of the CS area, Royal Spring Estates, there are significant tree stands throughout the developed site, including in the southwest and northwest corners. It is apparent from the aerial photos that these tree stands were preserved within public and private lots at the time Royal Spring Estates was developed.

4.4 Environmental Considerations

EnviroMak Inc. conducted a Biophysical Environmental Assessment in September of 2019 within the Springbank Park Estates area and identified one wetland (0.10ha) with a classification level D. No watercourses were identified, and no fish or fish habitat features were noted within the development area. No endangered species or species at risk were identified. Due to the proximity to Big Lake and Lois Hole Provincial Park attention to impacts on water quality and bird habitat was recommended, however no sensitive vegetation or Species At Risk were documented on the site.

Findings of a Phase 1 Environmental Site Assessment (ESA) completed by Trace Associates in October 2019, indicated no potential sources of contamination within the Springbank Park Estates area. Potential sources of contamination may exist around the existing homestead, and further environmental monitoring and decommissioning requirements are recommended prior any future redevelopment.

Policy 4.4.1 *The developer shall acquire necessary Water Act clearance or approvals prior to undertaking construction on the site.*

Policy 4.4.2 *Wetland compensation arrangements with the Province shall be established prior to subdivision application.*

4.5 Existing Transportation and Utility Considerations

Along the northern boundary of the CS area there are easements for both the Alberta Capital Region Wastewater Commission (sanitary trunk) and AltaLink (power transmission line). The width of these easements varies across the CS area, and development is restricted within these easement areas.

An approximately 25.5m wide strip of land will be provided along the southern boundary of Springbank Park Estates for future road widening. This land will be provided as an extension to the land provided in Royal Spring Estates. It will be used to support noise attenuation and visual buffering from Highway 16, through a berm and fence. The north side of the berm and the fence will be within residential lots, while the south side of the berm will be within the road widening dedication area.

From correspondence with the County, at the time of writing it is understood that the frontage road on the south side of the CS area will be closed and reallocated to accommodate future widening of Highway 16. In addition, it is understood that Township Road 264 will eventually be closed by the County south of the access to Springbank Park Estates (which aligns with the planned future access to Spring Meadows Estates).

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| Policy 4.5.1 | <i>Developer to dedicate, through the subdivision process, road widening for noise attenuation and visual buffering from Highway 16 in accordance with County requirements and standards.</i> |
| Policy 4.5.2 | <i>County to close the exiting Highway 16 frontage road and dedicate the existing road right-of-way to support future planned upgrades and widening of Highway 16.</i> |
| Policy 4.5.3 | <i>County to close the southern portion of Range Road 264, south of the southern access to Springbank Park Estates.</i> |

4.6 Existing Oil and Gas Infrastructure

There is an existing resource pipeline right-of-way extending into the southwest corner of the Springbank Park Estates area. This pipeline right of way was considered in the design and development and through correspondence with the operator, development will not encroach within the pipeline right-of-way.

5. DEVELOPMENT CONCEPT

5.1 Land Use Concept

The CS area is currently planned and zoned for Country Residential development. The Royal Spring Estates area has been fully developed and includes 47 country residential lots. No changes are proposed to the developed Royal Spring Estates. The conceptual subdivision layout and land use concept in [Figure 3 – Development Concept](#), as well as the description contained within this section of the CS document, focus on Springbank Park Estates – the currently undeveloped western half of the CS area.

For development of Springbank Park Estates, a “conservation (cluster) design” approach is envisioned, balancing development with retention of existing natural features; minimizing grading and retaining or replicating existing grades and drainage patterns; integration with adjacent development and privacy of existing and future residents; minimizing infrastructure investment as well as the long-term municipal operations, maintenance, and replacement costs. To achieve this vision, the design for Springbank Park Estates considered the sites existing natural features, topography, and man-made constraints, based on technical reports prepared for the development. A Low-Impact Development (LID) stormwater drainage approach is proposed, leveraging the natural topography and drainage, and including the construction of a wetland stormwater management facility in the northwest corner – the natural low point of the site. The road and buildings sites layout considered the existing tree stands and wetland and, wherever feasible, these natural features are to be retained through a combination of new public and private lands. These retained natural areas will also provide amenity and privacy for existing and future residents.

Existing regional and municipal planning policy allows up to 129 residential lots per ¼ section in this area. As there are 47 residential lots within Royal Springs Estates, Springbank Park Estates cannot exceed 82 residential lots. The development concept includes a variety of lot sizes to increase the diversity of housing options in the County, make highest and best use of developable land, and provide the land use flexibility to achieve the conservation of existing natural features. The following exhibits illustrate the conservation design approach for Springbank Park Estates.

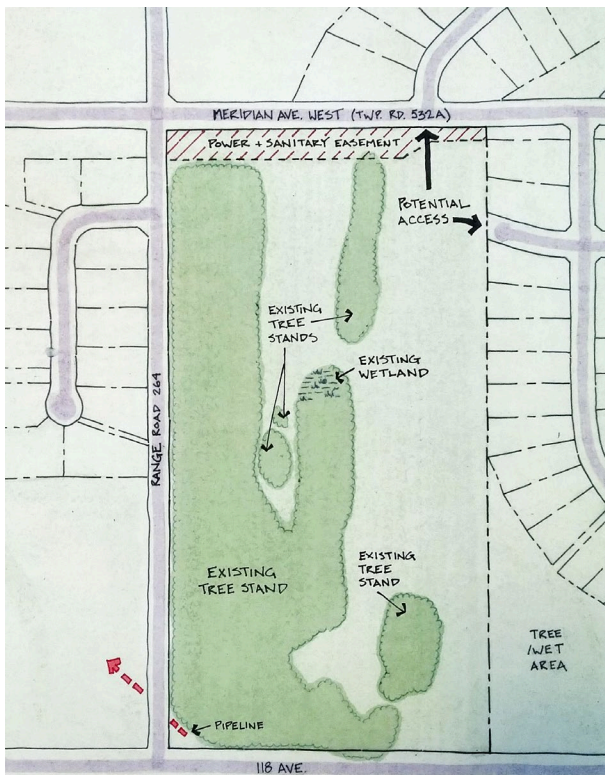


Exhibit 1: Identify Primary Conservation Opportunities and Development Constraints

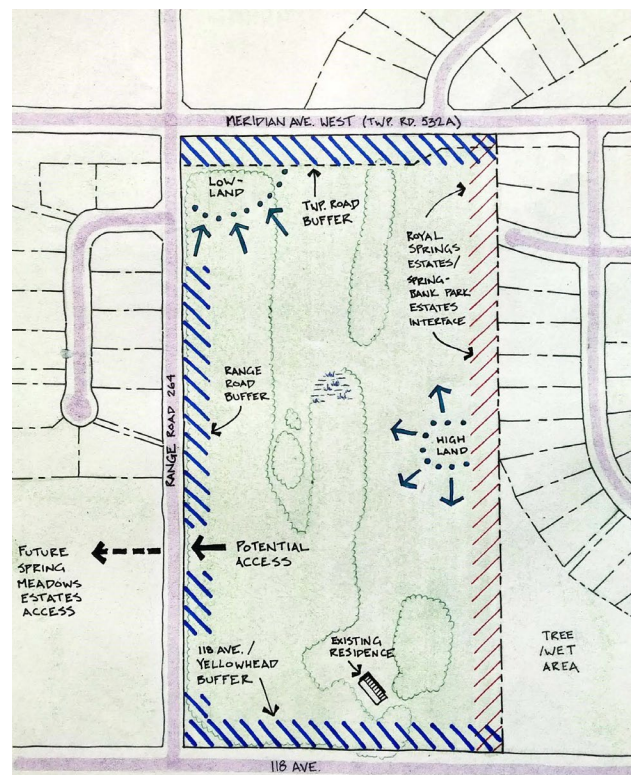


Exhibit 2: Identify Secondary Conservation Opportunities and Development Constraints

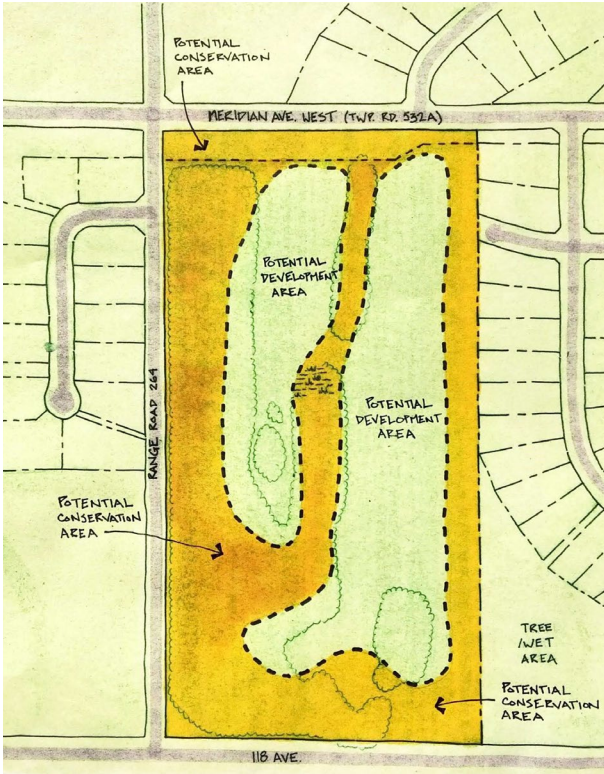


Exhibit 3: Identify Potential Development and Conservation Areas

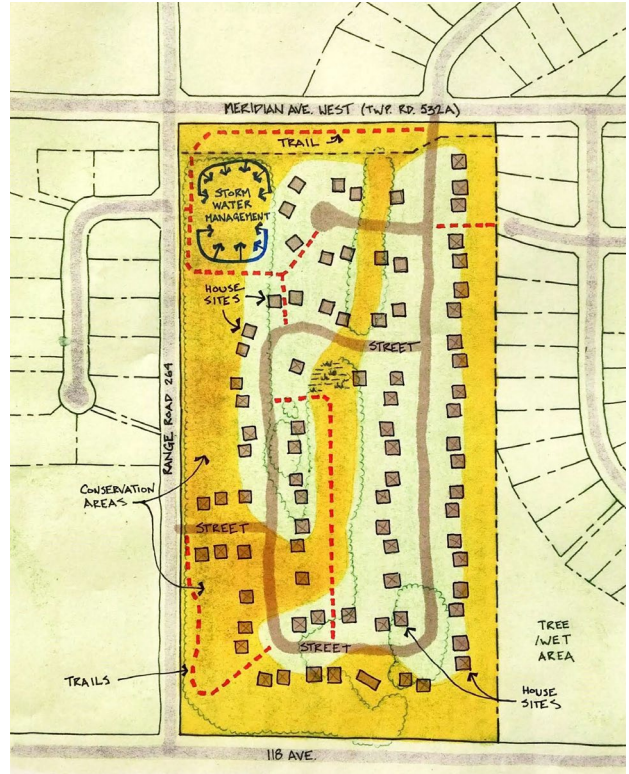


Exhibit 4: Identify Building Sites and Infrastructure



Exhibit 5: Add Lot Lines

As illustrated in [Figure 3 – Development Concept](#), an approximately 0.5ha “flex” lot, at the access to Meridian Avenue West (Township Road 532A), presents a potential opportunity for commercial development, at an accessible location, to serve the everyday needs of the surrounding community. With development of Springbank Park Estates, this lot will be entirely within a developed area and its location is compatible with surrounding uses and it is buffered from adjacent residences by road rights-of-way and easement areas. This location is well connected for active modes access by multi-use pathways. Should commercial use of this lot be pursued, a rezoning application will be required.

Policy 5.1.1

Land uses within the Conceptual Scheme area shall be country residential, consistent with the

policies of the Big Lake Area Structure Plan.

Policy 5.1.2 *The general configuration of the development is illustrated in [Figure 3 – Development Concept](#). Future lot sizes and configurations shall be determined at the time of subdivision.*

Policy 5.1.3 *Development of Springbank Park Estates shall be in accordance with the regulations of the CRE – Country Residential Estates zoning of the Parkland County Land Use Bylaw.*

5.2 Development Statistics

The following table outlines the anticipated land use statistics for the CS area.

LAND USE STATISTICS	AREA (HA)	% of GA	% of GDA
GROSS AREA (GA)	61.1	100	
Royal Springs Estates (developed)	30.8	50.4	
Environmental Reserve (ER)	0	0	
Environmental Reserve Easement (ERE)	4.0*	6.5	
Pipeline R/W + Utility Easements	1.3**	2.1	
Road Widening	1.0	1.6	
NON-DEVELOPABLE AREA (NDA)	33.1	54.2	
GROSS DEVELOPABLE AREA (GDA)	28.0	45.8	
Municipal Reserve (MR)	2.4	3.9	8.6
Street Network	5.3	8.7	18.9
Public Utility Lots	0	0	0
Stormwater Management	2.2	3.6	7.9
Residential Lands	18.1	64.6	29.6

* ERE areas are contained within residential lots for the preservation of existing trees (not included in NDA sum)

** excludes area of new roadway connection to Township Road 532a (Meridian Avenue West)

5.3 Municipal Reserve and Open Spaces

Municipal Reserve (MR) is proposed throughout the plan area, to support tree and wetland preservation as natural area parkland and provide enhanced amenity through development of Springbank Park Estates. In addition, MR space also provides separation and privacy for new and existing resident in the area.

In accordance with Parkland County Policy C-PD15, 10% Municipal Reserves will be provided as either land dedication or Money-in-Place in accordance with County Policy and the Municipal Government Act. MR will be assessed and negotiated at the time of subdivision.

Additional open space, in the forms of the existing utility easements along the north side of the CS area and the pipeline right-of-way and road widening along the south side of the CS area are integrated with the MR areas and augment the amount and connectivity of the MR spaces while also providing attenuation of nuisance impacts associated with Highway 16.

Policy 5.3.1 *With each phase of development of Springbank Park Estates, Municipal Reserves will be provided as land to the County, with a deferred reserve caveat registered on the balance of the site.*

Policy 5.3.2 *In the final phase of development, if there a shortfall of Municipal Reserve land dedication, Money-in-Place of land for Municipal Reserve may be provided. Any Money-in-Place of Municipal Reserves for Springbank Park Estates shall be determined prior to conditional subdivision approval of the final phase of development and shall be payable to the County prior to subdivision endorsement.*

5.4 Environmental Reserves and Wetland Compensation

While this CS plans for retention of the wetland centrally located in the Springbank Park Estates site, this wetland is exempt from legislative protection due to its size and quality. This wetland is also not eligible for Environmental Reserve dedication. To preserve the wetland, it is proposed to be included in a MR parcel, forming part of the proposed "natural

area” park network. Should the County decide not to have the wetland retained within the MR, Water Act Clearance will be obtained, and the wetland removed with compensation provided to the Province.

As per 6.3, above, the natural area MR dedication has been designed to preserve existing trees in the north, south, and central areas of Springbank Park Estates. To enhance tree preservation, Environmental Reserve Easements (EREs) on some future residential lots is proposed.

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| Policy 5.4.1 | <i>Preserved tree stands in public and private lands (through MR dedication and use of ERE, respectively), the preserved wetland (MR), and the constructed wetland SWMF (PUL) will provide for establishment / retention of the wildlife corridor through the CS area.</i> |
| Policy 5.4.2 | <i>The developer shall acquire necessary Water Act clearance or approvals prior to undertaking construction on the site.</i> |
| Policy 5.4.3 | <i>Wetland compensation arrangements with the Province shall be established prior to subdivision application should removal of the wetland in Springbank Park Estates be required.</i> |
| Policy 5.4.4 | <i>Where appropriate, as established in collaboration between the developer and the County, Environmental Reserve Easements may be used on residential lots in Springbank Park Estates to increase retention of existing tree stands.</i> |

6. TRANSPORTATION

6.1 Transportation Concept

A Traffic Impact Assessment Study Report was prepared by LSL Engineering Consultants and Land Services in April 2020 based on the proposed development plan for Springbank Park Estates. The analysis was completed in compliance with the framework and contexts of the Acheson and Big Lake Master Traffic Impact Assessment (TIA) Study as required by Parkland County and Alberta Transportation.

Level-of-service and capacity analysis were executed based on growth over various "Horizon Years" at 4 key intersections identified by Parkland County. Based on the analysis it was determined that the proposed Springbank Park Estates development would have minimal impacts on these key intersections and no offsite improvements would be required.

There are two access points proposed for the Springbank Park Estates development – one to the north at Township Road 532A and one to the west at Range Road 264. The TIA also evaluated the spacing for these access points against Parkland County's minimum spacing requirements and the proposed access points meet the County's minimum spacing requirements.

No changes are proposed to the existing accesses and road network within the Royal Spring Estates development. The existing road right-of-way extending to the west boundary of Royal Spring Estates (an extension of "Regal Gardens") will not be connected through to Springbank Park Estates as a roadway. The decision to eliminate this vehicular connection was made to avoid traffic movements between these two neighbourhoods. Instead, a pedestrian trail will be established at this location to provide connectivity between the two neighbourhoods without impacting traffic.

Internal to the Springbank Park Estates development, roads will be designed and developed to Parkland County's latest Engineering Design Standards for local roadways. At time of writing, residential local roadways have a 7.5m wide asphalt surface contained in a 30.0m right-of-way. As a result, boulevards will be 11.25m wide containing drainage ditches ranging from 0.5m to 1.5m in depth with 3:1 minimum side slope. Private residential accesses are to be 6.0m in width and, wherever possible, will be aligned with accesses to lots across the roadways.

A trail has been planned to access the wetland SWMF, and to connect Springbank Park Estates and Royal Springs Estates. Trails are proposed to be in accordance with County Standards.

The proposed roadway system and trail for the western half of the CS area is illustrated in [Figure 4 – Transportation Network](#). No changes to the existing transportation network within Royal Spring Estate are proposed.

Policy 6.1.1	<i>All internal roadways shall meet the specifications determined in Parkland County's Engineering Design Standards.</i>
Policy 6.1.2	<i>Significant changes to the location of intersections identified in Figure 4 – Transportation Network shall require amendments to this Conceptual Scheme.</i>
Policy 6.1.3	<i>Parkland County's Off-Site Transportation Levy shall be calculated for Springbank Park Estates and applied at the time of subdivision and/or development permit.</i>
Policy 6.1.4	<i>Location and alignment of trails to be confirmed. Design of trails to meet the recommendations and requirements of a landscape architect or engineer and the County.</i>

7. SERVICING SCENARIO

This Conceptual Scheme is supported by an Engineering Servicing Report completed by Whitenect Engineering Inc. (under a separate cover). Servicing designs presented in this report are conceptual, with the final design of the servicing, including details regarding connection points, to be confirmed at time of subdivision approval.

7.1 Potable Water Supply

The proposed water network is illustrated in [Figure 5 – Water Network](#). The proposed water network within the Springbank Park Estates will connect to connection points that exist at the development boundary. This will ultimately provide for better flow rates and water quality by limiting the number of dead ends within the system and will provide greater serviceability in the future.

Fire hydrants will be placed throughout Springbank Park Estates as required by Parkland County Engineering Design Standards. No changes to the water system or hydrant spacing are proposed within Royal Spring Estates.

Policy 7.1.1	<i>The Conceptual Scheme area shall be serviced with potable water by the Parkland County Acheson and Big Lake Area System.</i>
Policy 7.1.2	<i>All potable water infrastructure within Springbank Park Estates shall be constructed by the developer to the satisfaction of Alberta Environment and Parks and Parkland County in accordance with the Acheson and Big Lake Area Water Servicing Study (2015).</i>
Policy 7.1.3	<i>The potable water distribution system shall accommodate minimum design requirements necessary to provide appropriate fire suppression within the Springbank Park Estates area.</i>
Policy 7.1.4	<i>Parkland County's Off-Site Water Levy shall be calculated for Springbank Park Estates and applied at the time of subdivision.</i>

7.2 Wastewater Management

[Figure 6 – Sanitary Network](#) illustrates the sanitary system design and ultimate connection to ACRWC transmission main for Springbank Park Estates. Final approval and detailed design of the sanitary system, and connection to the ACRWC transmission main, will be completed at the subdivision stage.

Policy 7.2.1	<i>The Springbank Park Estates area shall be serviced by the the Alberta Caption Region Wastewater Commission (ACRWC) – Parkland Sewage Transmission System (PSTS). The general configuration of the local waste water infrastructure system, and connection options to the ACRWC transmission line, are illustrated in Figure 6 – Sanitary Network. Final design of the waste water system to be confirmed at the subdivision and development stages.</i>
Policy 7.2.2	<i>All wastewater infrastructure within the Springbank Park Estates area shall be constructed by the developer to the satisfaction of Alberta Environment and Parks and Parkland County in accordance with the Acheson and Big Lake Area Sanitary Sewer Servicing Study (2016).</i>
Policy 7.2.3	<i>Parkland County's Off-Site Sanitary Sewer Levy shall be calculated and applied at the time of subdivision.</i>

7.3 Stormwater Management

The proposed stormwater management for Springbank Park Estates aligns with AECOM's Acheson / Big Lake Area Master Drainage Plan while following Parkland County's Engineering Design Standards. [Figure 7 – Stormwater Management Plan](#) generally illustrates the configuration of proposed stormwater management facilities and drainage patterns for Springbank Park Estates. Stormwater will be collected and convey via roadside ditches and retained in a small, constructed wetland located in the northwest corner. This constructed wetland will provide wildlife habitat, complementing the conservation design approach, as well as overflow and sedimentation control. This stormwater management facility is designed to accommodate the stormwater runoff for Springbank Park Estates and to ensure storm water quality will meet Alberta Environment requirements. The existing stormwater management for Royal Spring Estates will remain unchanged.

Policy 7.3.1	<i>The proposed stormwater management system of Springbank Park Estates is generally illustrated in Figure 7 - Stormwater Management Plan.</i>
Policy 7.3.2	<i>The stormwater management facility shall be constructed within a Public Utility Lot (PUL) to be dedicated to the County at the subdivision stage.</i>
Policy 7.3.3	<i>The stormwater management facility shall be designed and constructed in accordance with Alberta Environment and Parks and Parkland County standards.</i>
Policy 7.3.4	<i>The stormwater management system shall be designed and constructed to meet or exceed Parkland County Engineering Design Standards as well as Alberta Environment and Parks stormwater management and stormwater quality requirements for the Acheson Big Lake Storm Basin.</i>
Policy 7.3.5	<i>Release rates for the proposed stormwater network shall conform to the rates per the Acheson / Big Lake Area Master Drainage Plan (2011).</i>
Policy 7.3.6	<i>Parkland County's Off-Site Stormwater Management Levy shall be calculated and applied at the time of subdivision.</i>

7.4 Community Support Infrastructure

Fire Response

The Conceptual Scheme area is located within a 10-minute response of the Acheson Fire Hall located at the intersection of 114 Ave and 279 Street within Zone 1 of the nearby Acheson Industrial Park.

Police Response

Police service will be provided by the Royal Canadian Mounted Police (Detachments in Spruce Grove and Stony Plain) and supplemented by the County's Peace Officers.

Emergency Service Response

Emergency services will be provided through 911 call and serviced from Stony Plain or City of Edmonton.

Solid Waste Management

Solid Waste Management will be the responsibility of each property owner.

7.5 Shallow Utilities

Shallow utility services including electrical power, natural gas, telephone, cable, and high-speed internet services will be provided by local utility companies. Utilities within the Springbank Park Estates area shall be installed underground wherever feasible and be located within the road rights-of-way and/or private easements to serve all new residential lots. To accommodate anticipated development, existing franchised utility infrastructure surrounding the area may require staged upgrading matched to the anticipated phasing of development.

Policy 7.5.1 *Shallow utilities shall be provided within the Springbank Park Estates area at the sole expense of the developer within appropriate road rights-of-way and within easements on private property established at the subdivision design stage to the satisfaction of the utility providers and Parkland County.*

7.6 Site Grading

No changes to existing grades in the Royal Spring Estates development are contemplated, apart from potential minor works to ensure an appropriate interface between existing and new development.

Proposed road grades and drainage courses in the Springbank Park Estates area will take into consideration the existing topography to minimize grading requirements. This will allow for the preservation of the existing wetland on the site and the preservation of existing tree (within new public and private parcels). Stripping and grading of the site will occur at the subdivision stage.

Policy 7.6.1 *Prior to stripping and grading, a grading plan and an erosion & sediment control plan shall be submitted to and approved by Parkland County. This plan shall depict road and swale grades and public utility lot grades.*

Policy 7.6.2 *Site grading is to take into consideration existing topography to minimize grading requirements over the Springbank Park Estates area.*

Policy 7.6.3 *A striping and grading permit issued by Parkland County shall be in place prior to any soils being removed from the Conceptual Scheme Area.*

8. IMPLEMENTATION

8.1 Development Phasing

Royal Spring Estates was fully developed and independently serviced at the time this CS was written. The Development Phasing for this plan focus on the undeveloped western half of this CS area, Springbank Park Estates.

The undeveloped lands have been separated into three conceptual phases, as generally illustrated in [Figure 8 – Conceptual Phasing Plan](#). With key servicing and roadway infrastructure located in the north, phasing of development for Springbank Park Estates will generally occur from north to south. The ultimate phase boundaries to be established at the time of subdivision application, based on good planning principles, logical extension of infrastructure and market demand. Water looping will be provided with each Phase of development.

Phase 1 will include both the storm water management facility and sanitary connections located in the northern portion of the site. Access onto Township Road 532A will be constructed as part of this phase, as well as the access trail providing pedestrian connectivity to Royal Spring Estates.

Phase 2 will include the second access into the development, off Range Road 264. Development in this phase will take care to preserve the existing natural wetland feature on the site as well as to retain as much of the existing tree stands as feasible through MR dedication and establishment of ERE in private residential lots.

Phase 3 will include the final residential development as well as completion of the internal road circulation and infrastructure looping.

9. SUMMARY OF POLICY STATEMENTS

Policy 1.4.1	<i>Policies contained within the Conceptual Scheme shall apply to all lands within the Conceptual Scheme area as identified in Figure 1 – Location and Context Map.</i>
Policy 2.1.1	<i>Policies contained within this CS align with those of the higher-level planning Bylaws of the County (summarized in the following Sections) which, in turn, align with the principles and direction of the EMRGP.</i>
Policy 2.3.1	<i>Policies contained within this CS will align with those of the Big Lake Area Structure Plan as summarized in the Table below.</i>
Policy 2.4.1	<i>Prior to any land development activities occurring in the Springbank Park Estates area, amendments to the Land Use Bylaw. These amendments shall be supported by technical studies to the satisfaction of the County.</i>
Policy 2.5.1	<i>Conservation (cluster) development principles, which have guided the Development Concept for the CS area will be carried forward into subdivision planning for Springbank Park Estates. Preserved tree stands in public and private lands (through MR dedication and use of ERE, respectively), the preserved wetland (MR), and the constructed wetland SWMF (PUL) will provide for establishment / retention of the wildlife corridor through the CS area.</i>
Policy 3.3.1	<i>Existing residences within Springbank Park Estates, if retained, will be allocated lots in accordance with the regulations of the Land Use Bylaw.</i>
Policy 3.4.1	<i>Should any historical resources be encountered during construction, Alberta Environment and Parks shall be contacted immediately</i>
Policy 4.2.1	<i>Development in Springbank Park Estates shall reference the recommendations of the Geotechnical Investigation in relation to site preparation and grading; residential unit construction; underground utilities, surface utilities; cement; groundwater and drainage; and the stormwater management pond.</i>
Policy 4.4.1	<i>The developer shall acquire necessary Water Act clearance or approvals prior to undertaking construction on the site.</i>
Policy 4.4.2	<i>Wetland compensation arrangements with the Province shall be established prior to subdivision application.</i>
Policy 4.5.1	<i>Developer to dedicate, through the subdivision process, road widening for noise attenuation and visual buffering from Highway 16 in accordance with County requirements and standards.</i>
Policy 4.5.2	<i>County to close the exiting Highway 16 frontage road and dedicate the existing road right-of-way to support future planned upgrades and widening of Highway 16.</i>
Policy 4.5.3	<i>County to close the southern portion of Range Road 264, south of the southern access to Springbank Park Estates.</i>
Policy 5.1.1	<i>Land uses within the Conceptual Scheme area shall be country residential, consistent with the policies of the Big Lake Area Structure Plan.</i>
Policy 5.1.2	<i>The general configuration of the development is illustrated in Figure 3 – Development Concept. Future lot sizes and configurations shall be determined at the time of subdivision.</i>

Policy 5.1.3	<i>Development of Springbank Park Estates shall be in accordance with the regulations of the CRE – Country Residential Estates zoning of the Parkland County Land Use Bylaw.</i>
Policy 5.3.1	<i>With each phase of development of Springbank Park Estates, Municipal Reserves will be provided as land to the County, with a deferred reserve caveat registered on the balance of the site.</i>
Policy 5.3.2	<i>In the final phase of development, if there a shortfall of Municipal Reserve land dedication, Money-in-Place of land for Municipal Reserve may be provided. Any Money-in-Place of Municipal Reserves for Springbank Park Estates shall be determined prior to conditional subdivision approval of the final phase of development and shall be payable to the County prior to subdivision endorsement.</i>
Policy 5.4.1	<i>Preserved tree stands in public and private lands (through MR dedication and use of ERE, respectively), the preserved wetland (MR), and the constructed wetland SWMF (PUL) will provide for establishment / retention of the wildlife corridor through the CS area.</i>
Policy 5.4.2	<i>The developer shall acquire necessary Water Act clearance or approvals prior to undertaking construction on the site.</i>
Policy 5.4.3	<i>Wetland compensation arrangements with the Province shall be established prior to subdivision application should removal of the wetland in Springbank Park Estates be required.</i>
Policy 5.4.4	<i>Where appropriate, as established in collaboration between the developer and the County, Environmental Reserve Easements may be used on residential lots in Springbank Park Estates to increase retention of existing tree stands.</i>
Policy 6.1.1	<i>All internal roadways shall meet the specifications determined in Parkland County's Engineering Design Standards.</i>
Policy 6.1.2	<i>Significant changes to the location of intersections identified in Figure 4 – Transportation Network shall require amendments to this Conceptual Scheme.</i>
Policy 6.1.3	<i>Parkland County's Off-Site Transportation Levy shall be calculated for Springbank Park Estates and applied at the time of subdivision and/or development permit.</i>
Policy 6.1.4	<i>Location and alignment of trails to be confirmed. Design of trails to meet the recommendations and requirements of a landscape architect or engineer and the County.</i>
Policy 7.1.1	<i>The Conceptual Scheme area shall be serviced with potable water by the Parkland County Acheson and Big Lake Area System.</i>
Policy 7.1.2	<i>All potable water infrastructure within Springbank Park Estates shall be constructed by the developer to the satisfaction of Alberta Environment and Parks and Parkland County in accordance with the Acheson and Big Lake Area Water Servicing Study (2015).</i>
Policy 7.1.3	<i>The potable water distribution system shall accommodate minimum design requirements necessary to provide appropriate fire suppression within the Springbank Park Estates area.</i>
Policy 7.1.4	<i>Parkland County's Off-Site Water Levy shall be calculated for Springbank Park Estates and applied at the time of subdivision.</i>
Policy 7.2.1	<i>The Springbank Park Estates area shall be serviced by the the Alberta Caption Region Wastewater Commission (ACRWC) – Parkland Sewage Transmission System (PSTS). The general configuration of the local waste water infrastructure system, and connection options to the ACRWC transmission line, are illustrated in Figure 6 – Sanitary Network. Final design of the waste water system to be confirmed at the subdivision and development stages.</i>

Policy 7.2.2	<i>All wastewater infrastructure within the Springbank Park Estates area shall be constructed by the developer to the satisfaction of Alberta Environment and Parks and Parkland County in accordance with the Acheson and Big Lake Area Sanitary Sewer Servicing Study (2016).</i>
Policy 7.2.3	<i>Parkland County's Off-Site Sanitary Sewer Levy shall be calculated and applied at the time of subdivision.</i>
Policy 7.3.1	<i>The proposed stormwater management system for Springbank Park Estates is generally illustrated in Figure 7 - Stormwater Management Plan.</i>
Policy 7.3.2	<i>The stormwater management facility shall be constructed within a Public Utility Lot (PUL) to be dedicated to the County at the subdivision stage.</i>
Policy 7.3.3	<i>The stormwater management facility shall be designed and constructed in accordance with Alberta Environment and Parks and Parkland County standards.</i>
Policy 7.3.4	<i>The stormwater management system shall be designed and constructed to meet or exceed Parkland County Engineering Design Standards as well as Alberta Environment and Parks stormwater management and stormwater quality requirements for the Acheson Big Lake Storm Basin.</i>
Policy 7.3.5	<i>Release rates for the proposed stormwater network shall conform to the rates per the Acheson / Big Lake Area Master Drainage Plan (2011).</i>
Policy 7.3.6	<i>Parkland County's Off-Site Stormwater Management Levy shall be calculated and applied at the time of subdivision.</i>
Policy 7.5.1	<i>Shallow utilities shall be provided within the Springbank Park Estates area at the sole expense of the developer within appropriate road rights-of-way and within easements on private property established at the subdivision design stage to the satisfaction of the utility providers and Parkland County.</i>
Policy 7.6.1	<i>Prior to stripping and grading, a grading plan and an erosion & sediment control plan shall be submitted to and approved by Parkland County. This plan shall depict road and swale grades and public utility lot grades.</i>
Policy 7.6.2	<i>Site grading is to take into consideration existing topography to minimize grading requirements over the Springbank Park Estates area.</i>
Policy 7.6.3	<i>A striping and grading permit issued by Parkland County shall be in place prior to any soils being removed from the Conceptual Scheme Area.</i>

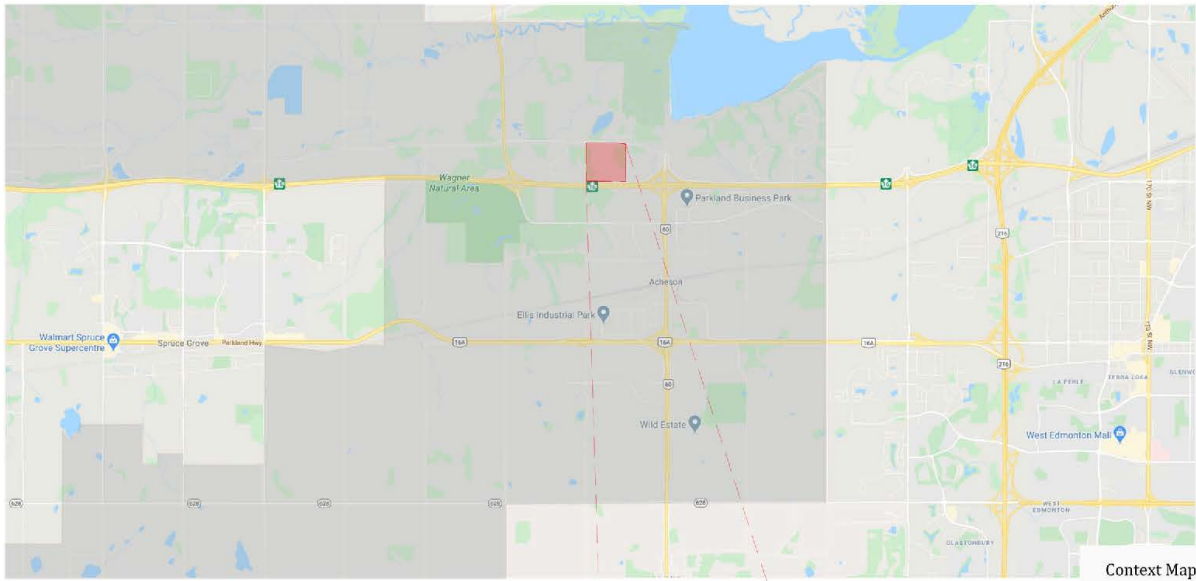
10. FIGURES

Legend

- Plan Boundary
- Developed Lands
- Undeveloped Lands

Futures
Figure 1 - Location & Context
Springbank Park Estates
and Royal Spring Estates
Conceptual Scheme

Scale NTS 



Context Map



Location Map

Legend


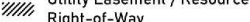
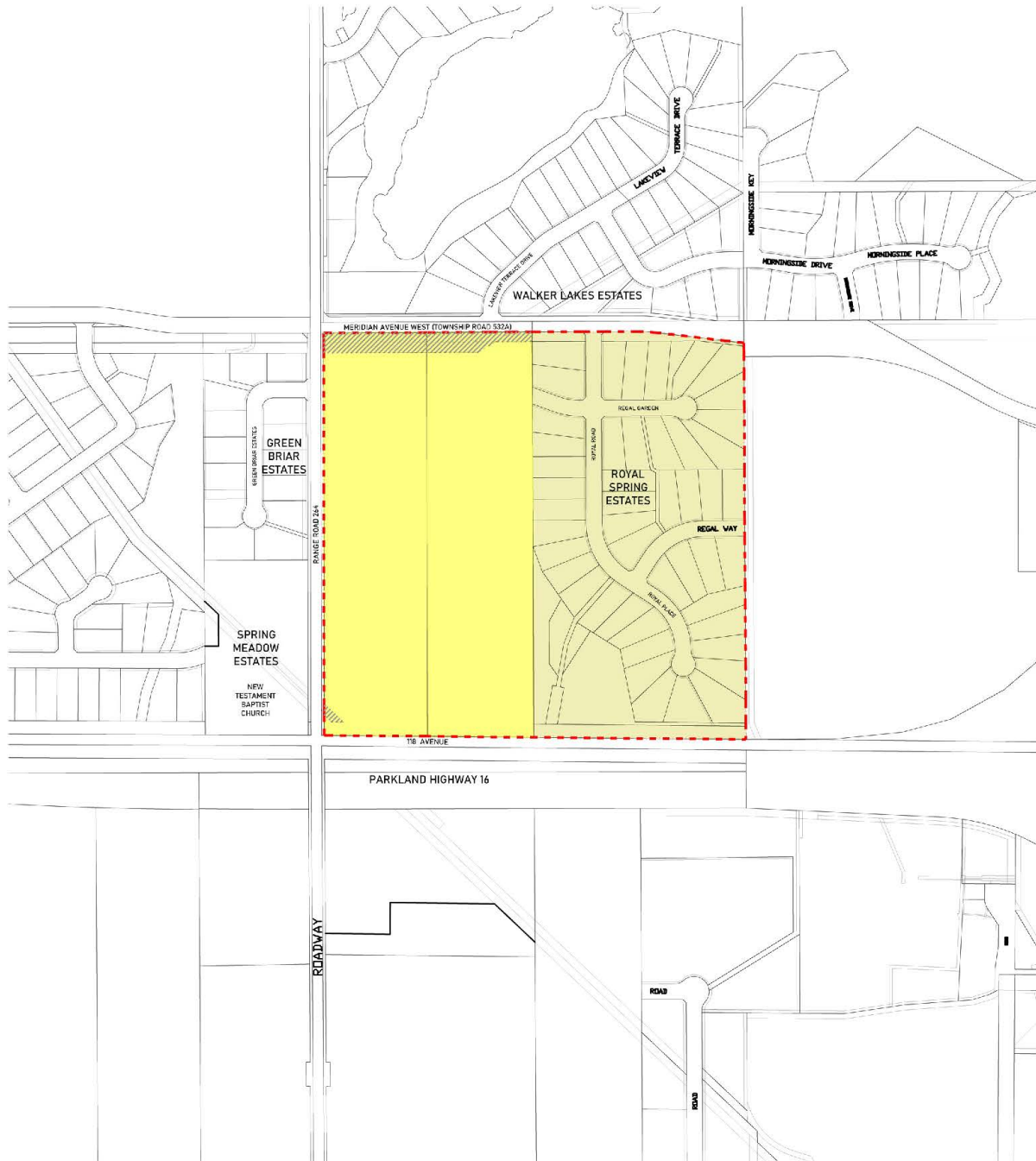
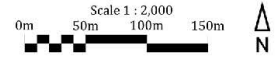
-  Plan Boundary
-  Developed Lands (Multiple Owners)
-  Springbank Park Estates Ltd.
-  Utility Easement / Resource
-  Right-of-Way



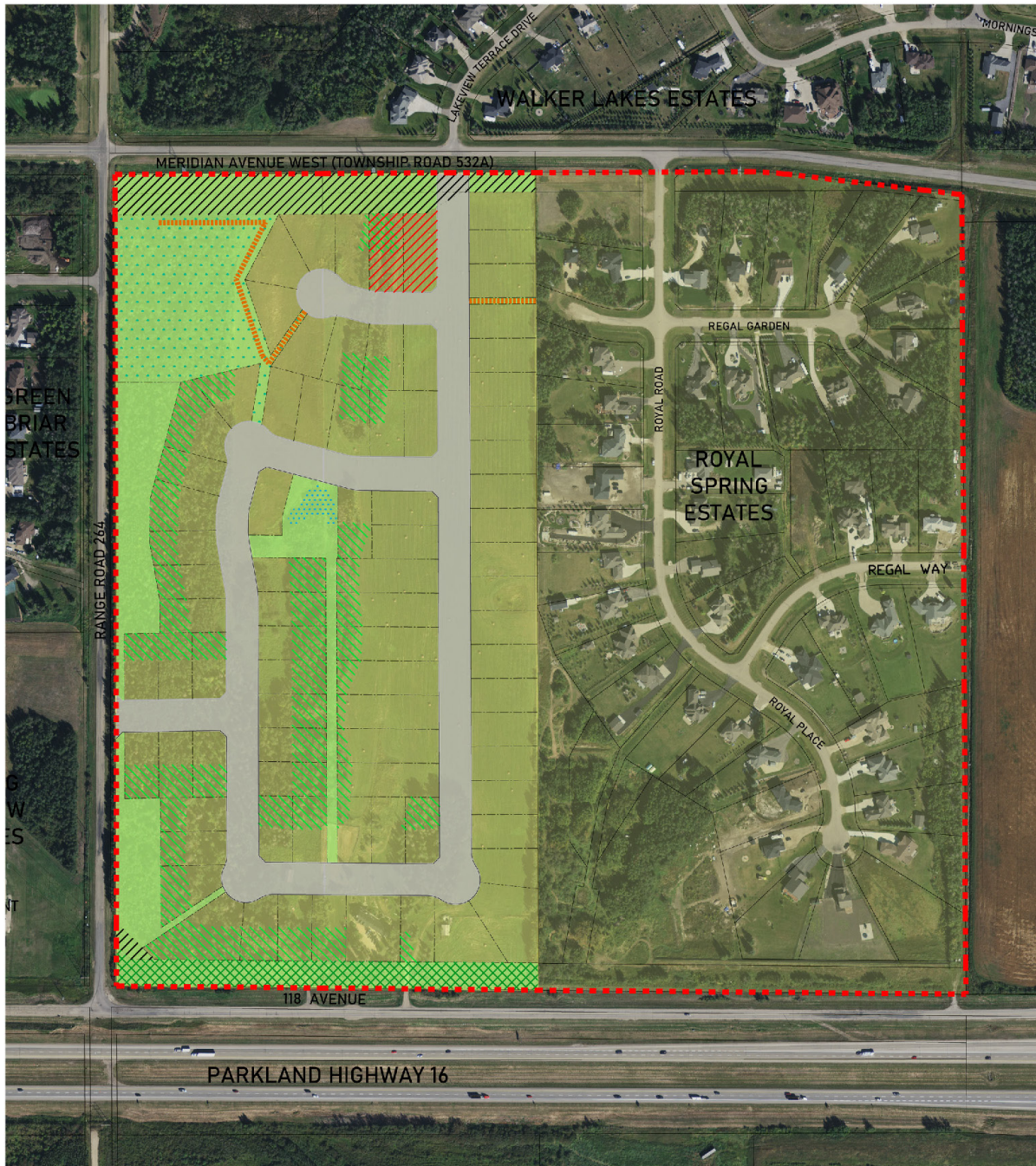
Figure 2 - Land Ownership
Springbank Park Estates
and Royal Spring Estates
Conceptual Scheme



Legend

- - - Plan Boundary
- Country Residential Estate
- Potential Commercial
- Potential Environmental Reserve Easement
- Open Space (MR)
- Open Space (MR - Wetland)
- Open Space (PUL - wetland SWMF)
- Open Space (Utility Easement / Resource Right-of-Way)
- Open Space (Road Widening)
- Road
- Proposed Trail
- Property Line (to be confirmed through subdivision)
- Royal Spring Estates (existing)

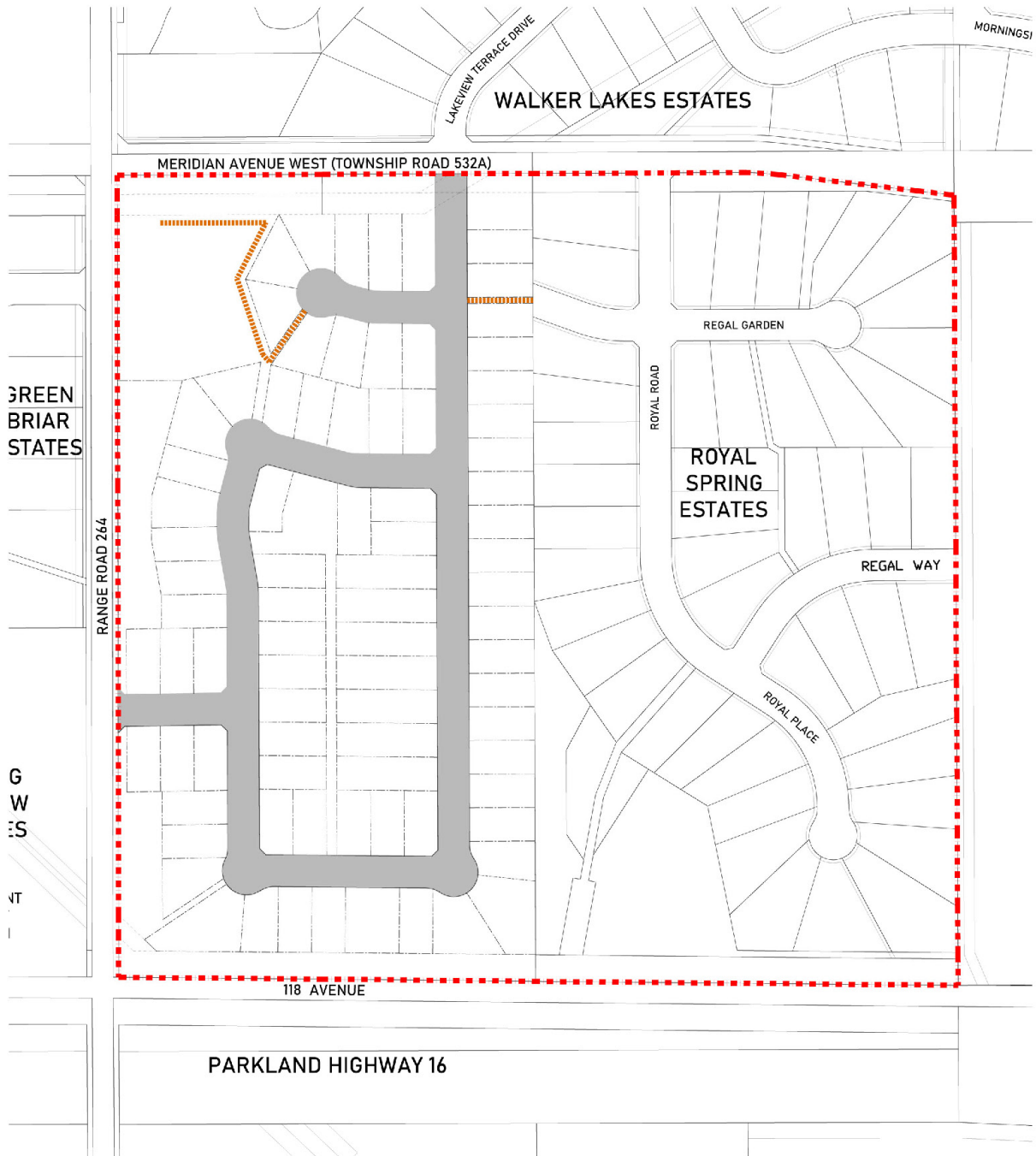
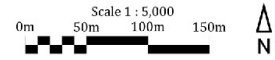
Futures
Figure 3 - Development Concept
 Springbank Park Estates
 and Royal Spring Estates
 Conceptual Scheme



- Legend
- - - Plan Boundary
 - █ Proposed Road
 - ▤ Proposed Trail
 - - - Proposed Property Line (to be confirmed through subdivision)



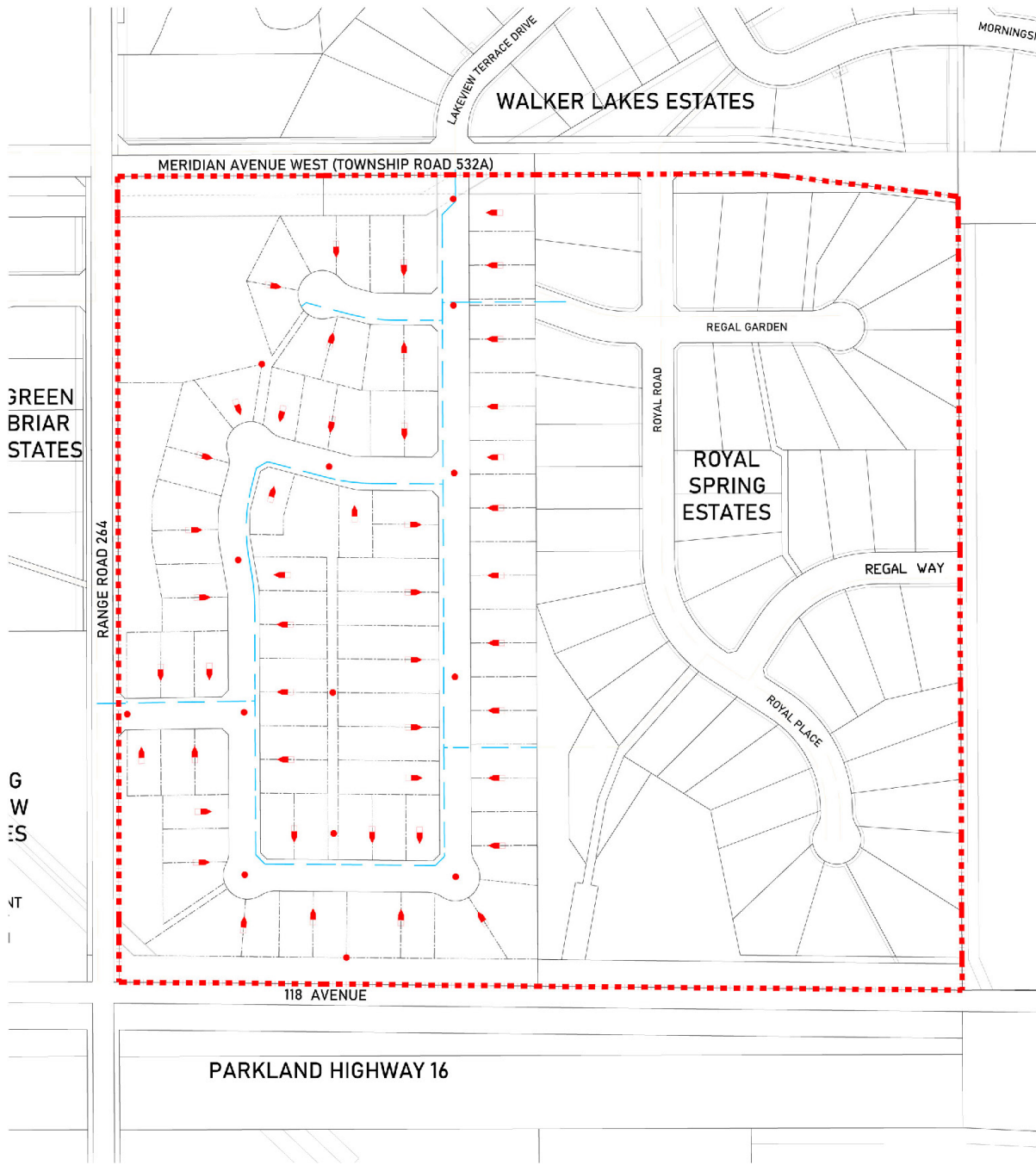
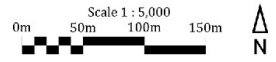
Figure 4 - Transportation Network
Springbank Park Estates
and Royal Spring Estates
Conceptual Scheme



- Legend
- Plan Boundary
- Existing Water
- Proposed Water
- Proposed Hydrant
- Proposed Valve
- Proposed Service



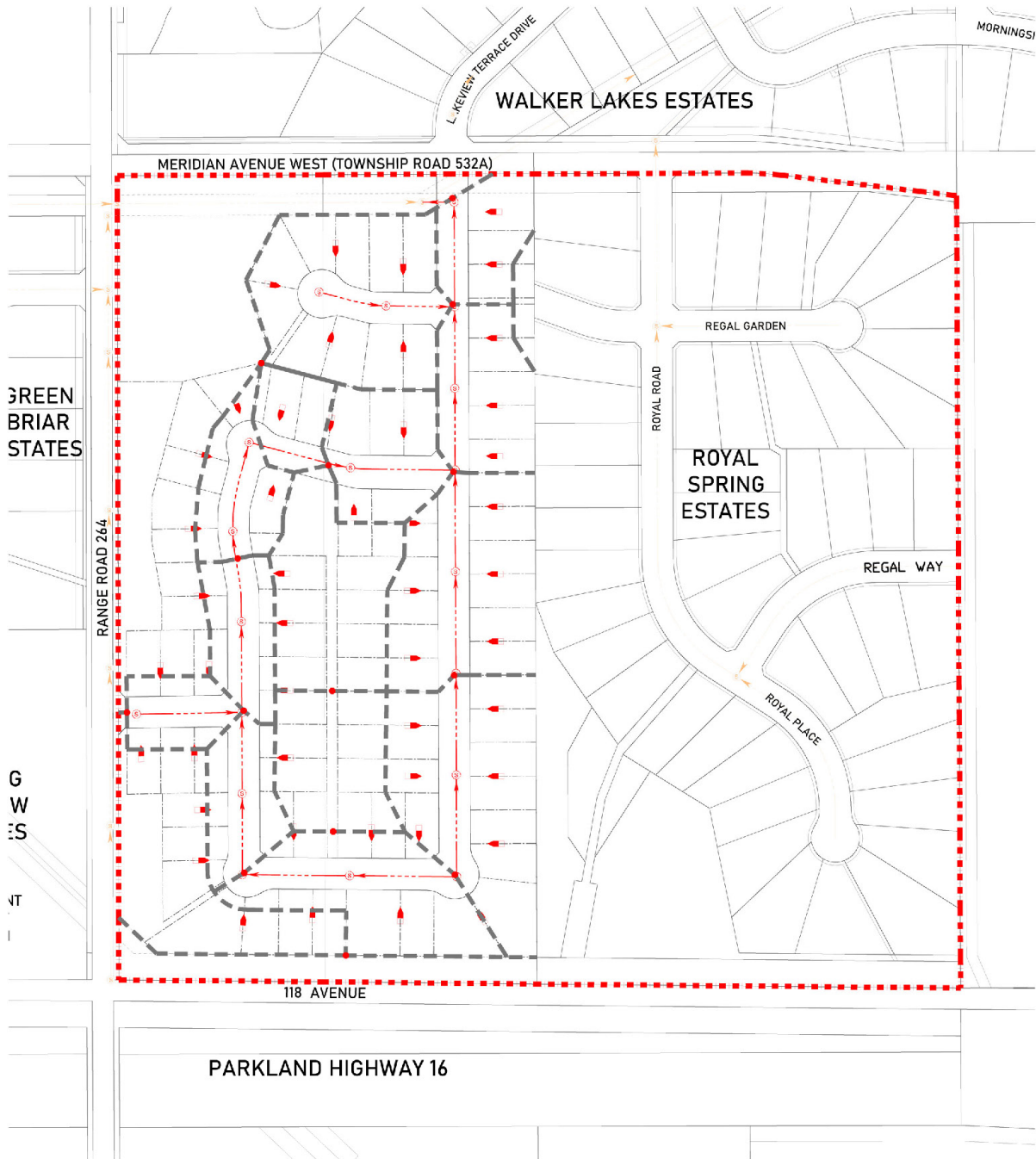
Figure 5 - Water Network
Springbank Park Estates
and Royal Spring Estates
Conceptual Scheme



Legend

- - - Plan Boundary
- Existing Sanitary
- Existing Manhole
- Proposed Sanitary
- ⊙ Proposed Manhole
- Sanitary Basin
- ▼ Proposed Service

Futures
Figure 6 - Sanitary Network
Springbank Park Estates
and Royal Spring Estates
Conceptual Scheme



Legend

- - - Plan Boundary
- Stormwater Basin
- Stormwater Drainage Flow Direction
- █ Existing Wetland
- █ Trees to Remain (to be confirmed through subdivision / development)



Figure 7 - Stormwater Management Plan
 Springbank Park Estates
 and Royal Spring Estates
 Conceptual Scheme



Legend

- - - Plan Boundary
- Proposed Trail
- - - Proposed Property Line (to be confirmed through subdivision)



Figure 8 - Conceptual Staging

Springbank Park Estates
and Royal Spring Estates
Conceptual Scheme

