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VISION

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

Key features of this development include:

Retaining tree stands around the development boundaries and the north-south tree corridor to **preserve ecological services** and **an existing wildlife corridor**.

Retaining the existing wetland or creating a park/playground space for existing and future residents.

Maintaining privacy for existing and future residents by **creating residential "clusters" surrounded by existing mature tree stands.**

Replicating/retaining existing drainage patterns and minimizing grading.

Augmenting existing natural systems with a **Low-Impact Development (LID)** approach, including a **constructed wetland to manage stormwater**.

Creating a low-impact recreation trail network, connecting open spaces with adjacent residential areas.

Efficient extensions of existing and future services and roadways and **eliminating traffic shortcutting**.

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SITE FEATURES

Springbank Park Estates comprises the approximately 29.0ha (71.6ac) of undeveloped land immediately west of the Royal Springs Estates residential development.

The **"Springbank Park Estates and Royal Springs Estates Conceptual Scheme"** has been approved to guide development within the area outlined in red on the figure to the right. *While no changes to the existing Royal Springs Estates development is proposed, Parkland County required the Royal Springs Estates area to be included in the Conceptual Scheme document – to comprise approximately ¼ Section of land.*

A **Biophysical Environmental Assessment (BEA)** was completed in March 2020 to assess the biological and physical elements of the Springbank Estates site through desktop study and field reconnaissance. Climate, ecoregion, soils and terrain, and agriculture conditions were assessed. This assessment also determined if any "… environmentally sensitive lands or conservation values exist – aquatic or terrestrial – that should be protected and/or avoided in the development strategy." (EnviroMAK Inc. 2020) The BEA observed:

- The Site area is predominantly mixed grassland (approximately 44.1%).
- Natural mixed wood forest stands occupy approximately 42.1% of the Site.
- One 0.2ha (0.1ac) graminoid dominated wetland, with shrubby swamp sections, occupied approximately 0.3% of the Site – this wetland has been previously disturbed and is not Crown claimable.
- Five ephemeral (temporary) waterbodies, none with distinct bed or bank features and none that are Crown claimable, are dispersed throughout the Site.
- Two residences occupy approximately 9.1% of the southern area of the Site.
- The Site has "low to medium" habitat suitability for conservation or sensitive species – one "uncommon" species (Red Admiral butterfly) and one "sensitive" species (Pileated Woodpecker) were observed.
- No sensitive vegetation occurrences were identified within the Site;
- The Site is within the Sturgeon River and Atim Creek watersheds, but there are no watercourses with defined bed and banks within the Site and no fish or fish habitat.
- No Species At Risk are documented in the Site area.

DEVELOPMENT FOOTPRINT MINIMIZATION TO RETAIN FORESTED AREAS AND THE EXISTING WETLAND, TO THE EXTENT FEASIBLE, IS THE KEY RECOMMENDATION OF THE BEA TO MINIMIZE ENVIRONMENTAL EFFECTS ON THE NATURAL LANDSCAPE WITH DEVELOPMENT.

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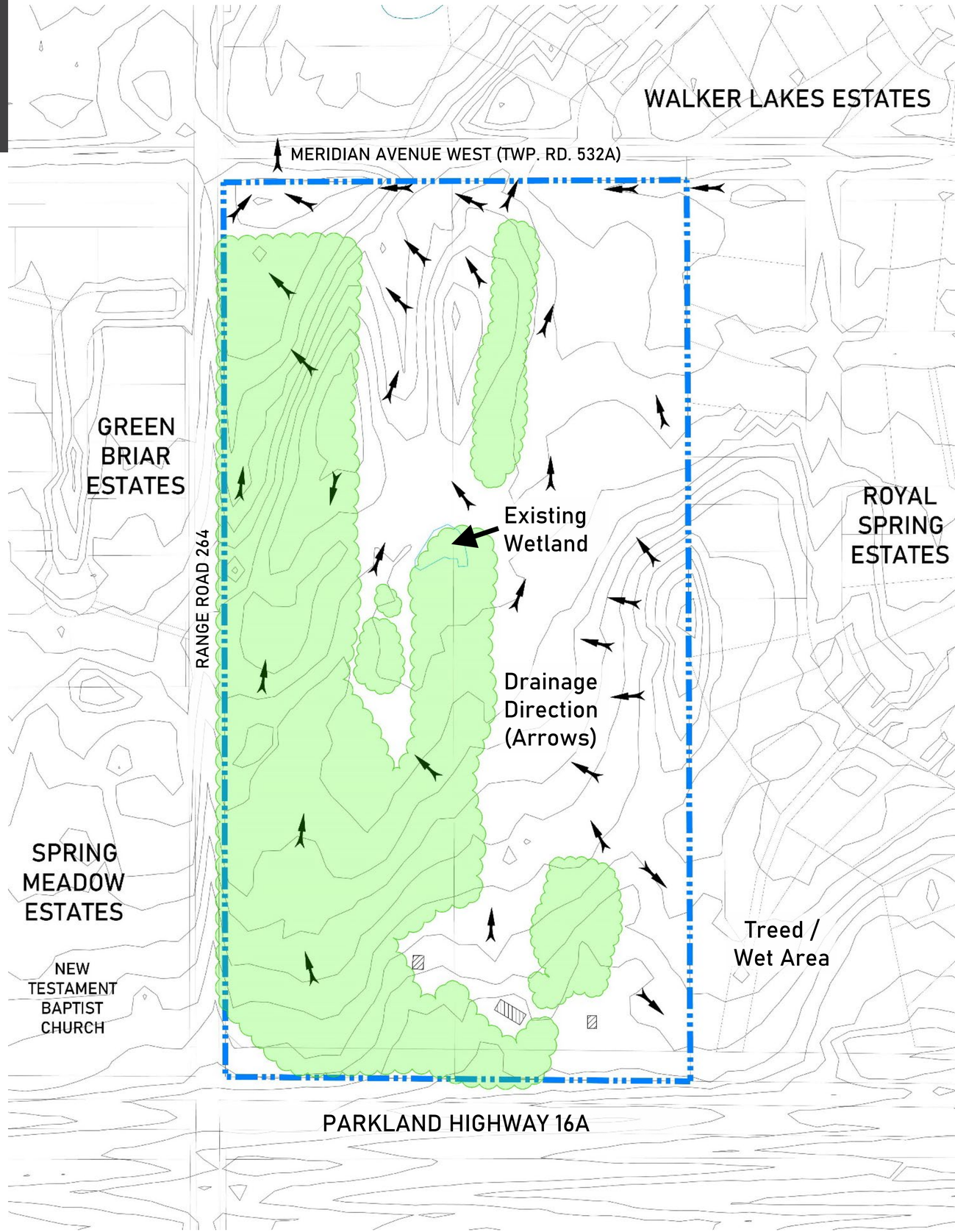
SITE FEATURES (CONTINUED)

A **Phase I Environmental Site Assessment (ESA)** was completed in October 2019 to identify actual and/or potential sources of soil and/or groundwater contamination that may be present at the site. **NO INDICATIONS OF ON-SITE RISKS TO CONTAMINATION WERE IDENTIFIED AND NO FURTHER ENVIRONMENTAL INVESTIGATION IS CONSIDERED WARRANTED. THE ESA DID NOT IDENTIFY ANY ACTUAL OR POTENTIAL SOURCES OF CONTAMINATION FROM OFF-SITE SOURCES.** (Trace Associates Inc., 2019)

A **Statement of Justification (SoJ)** was submitted to the Province indicating **NO HISTORICAL RESOURCES ARE ANTICIPATED TO EXIST WITHIN THE SITE**. In response, the Province has provided Historical Resources Act Approval indicating only that **ANY HISTORICAL RESOURCES DISCOVERED DURING DEVELOPMENT MUST BE REPORTED TO THE PROVINCE**. (Western Heritage)

A **Geotechnical Investigation** report was completed in January 2020 to determine subsoil data for use in geotechnical planning and design for development of the site. In general, the soil conditions consist of surficial topsoil or peat followed by a silty clay with some sand or clay till layers below the clay in some areas. The groundwater table was typically moderate on the north side of the site section and moderate to high on the south side. **RECOMMENDATIONS FOR SITE PREPARATION AND GRADING, RESIDENTIAL HOUSING UNITS, UNDERGROUND UTILITIES, SURFACE UTILITIES, CEMENT, GROUNDWATER DRAINAGE, AND STORMWATER RETENTION POND CONSTRUCTION ARE PROVIDED IN THIS REPORT**. (J.R. Paine & Associates Ltd., 2020)



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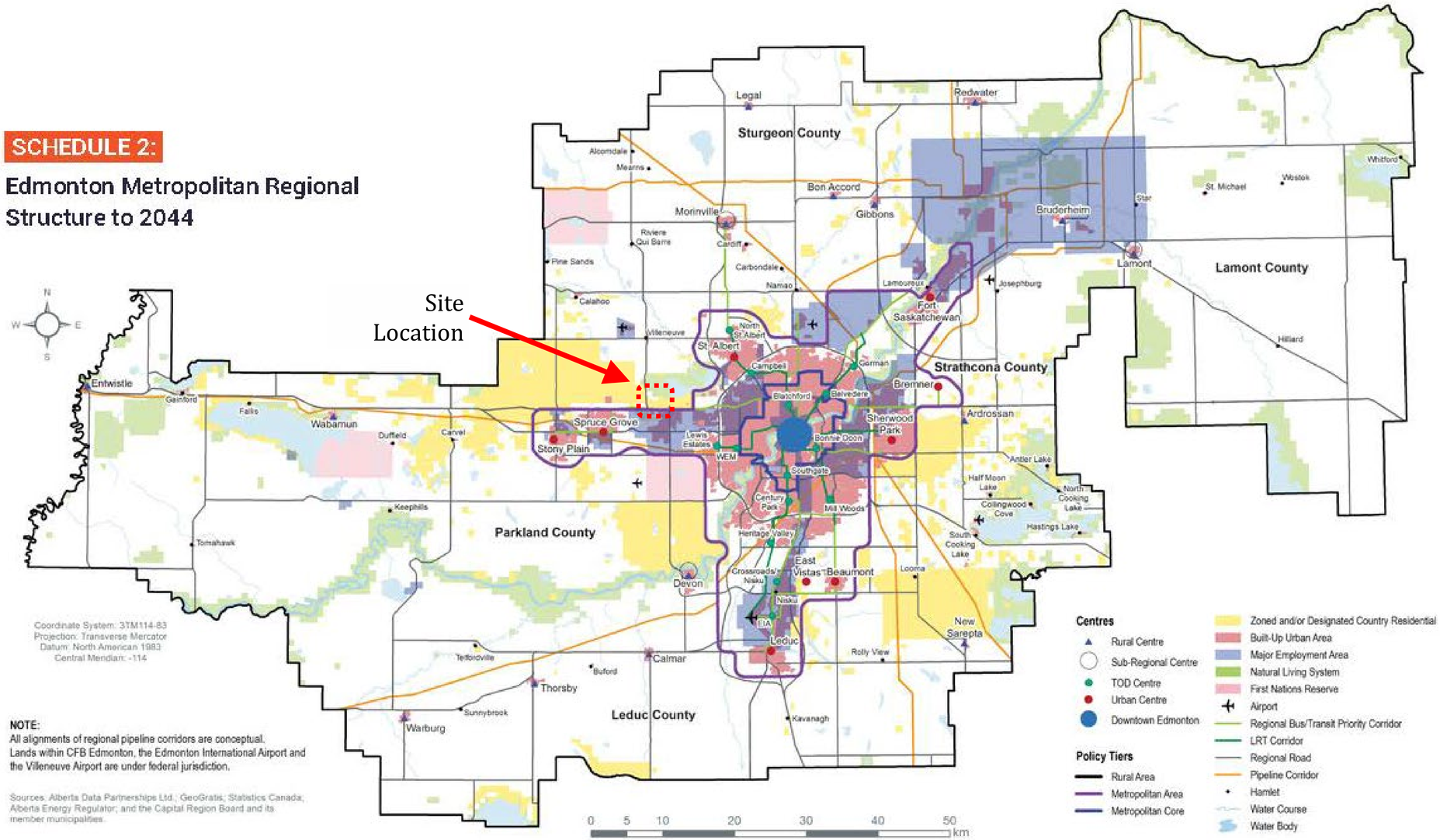
POLICY CONTEXT
EDMONTON METROPOLITAN REGIONAL GROWTH PLAN (EMRGP)

SCHEDULE 2:

Edmonton Metropolitan Regional Structure to 2044



NOTE:
All alignments of regional pipeline corridors are conceptual.
Lands within CFB Edmonton, the Edmonton International Airport and the Villeneuve Airport are under federal jurisdiction.

Sources: Alberta Data Partnerships Ltd.; GeoGratis; Statistics Canada; Alberta Energy Regulator; and the Capital Region Board and its member municipalities.

EDMONTON METROPOLITAN REGION GROWTH PLAN RE-IMAGINE. PLAN. BUILD.

The EMRGP **recognizes and celebrates "diversity of communities"** and promotes **"an excellent quality of life across the region"**, while responding to **"differing community contexts and scales and provides for a variety of housing choice."**

The EMRGP acknowledges the **status of the Site as "Zoned and/or Designated Country Residential"**.

The envisioned and existing land use in the Conceptual Scheme area aligns with the policies of the EMRGP.

Preserving agricultural and natural lands and making efficient use infrastructure investments, through increased density, is an overarching theme of the EMRGP.

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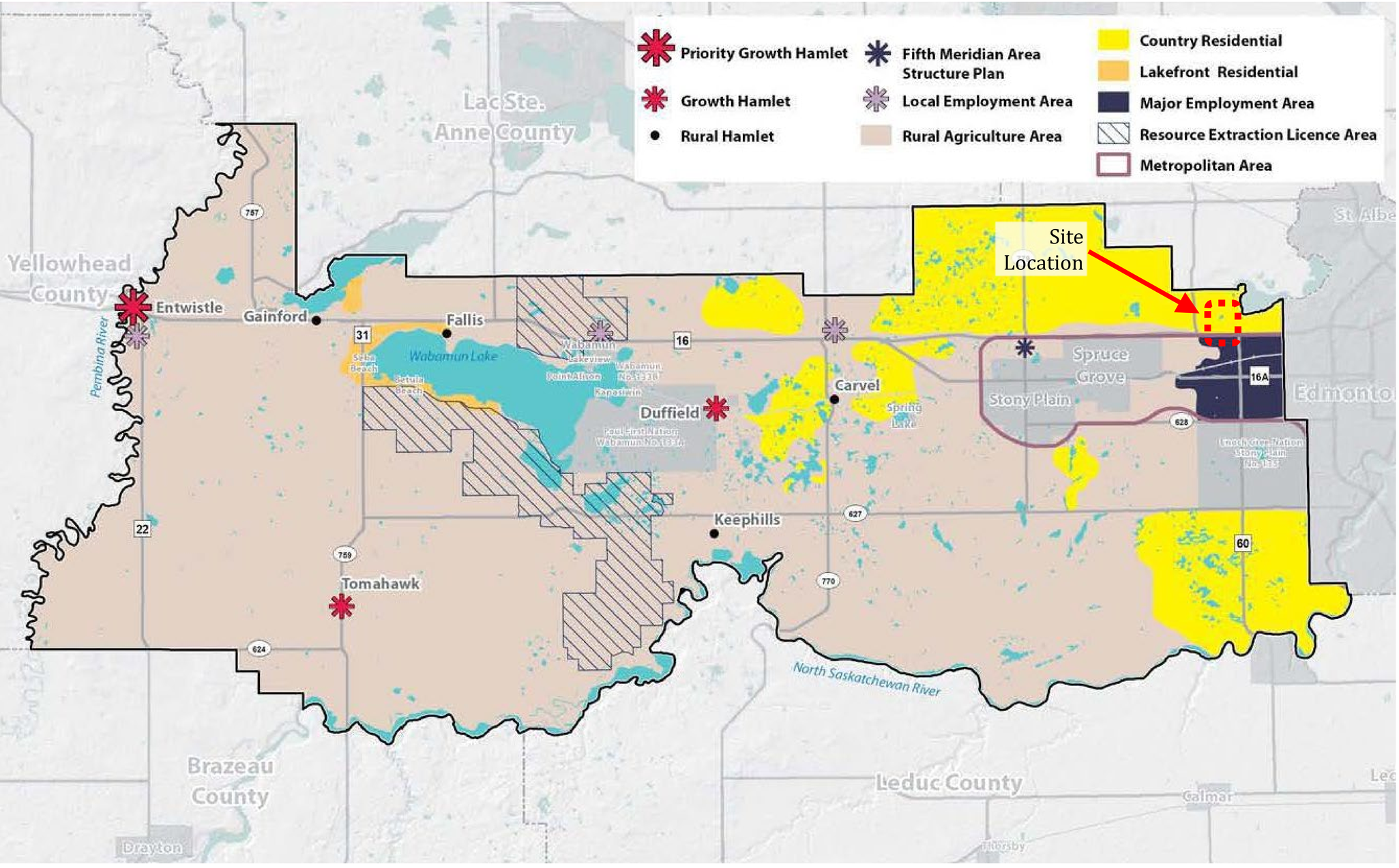
POLICY CONTEXT
PARKLAND COUNTY MUNICIPAL DEVELOPMENT PLAN (MDP)



The MDP designates the Site for **Country Residential land use**, and states:

"Maintaining a range of housing forms and affordability throughout the County is a priority to promote the sustainability of Parkland County's communities. The County will seek to provide for future housing needs through the provision of a diversity of housing types that align with the lifestyle needs of County residents and that are appropriately located, either in relation to amenities or to employment opportunities."

Achieving the vision of the MDP, through rezoning, is a primary objective of this development proposal.

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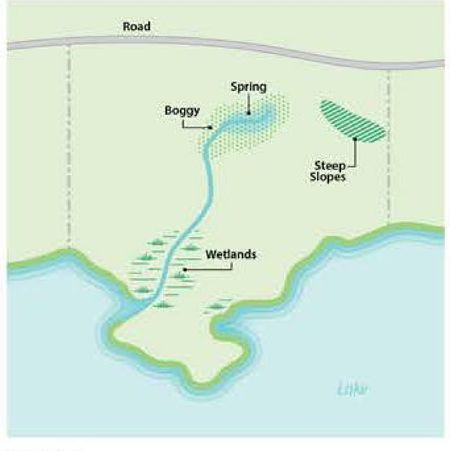
POLICY CONTEXT
MDP – CONSERVATION BY DESIGN

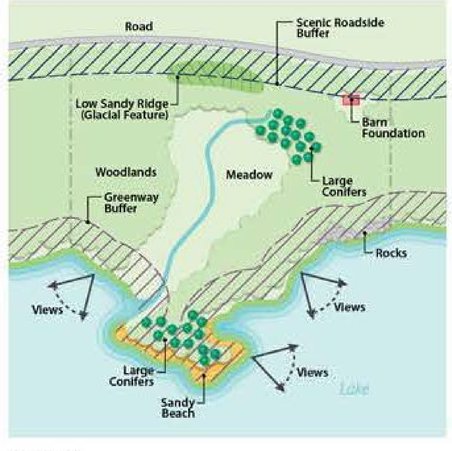
Key elements of the Springbank Park Estates development vision include **preservation of ecological features** and **working with the existing topography**; creating lots with **enhanced privacy and amenity**, adding a **unique community** to the existing residential area; and **integrating with existing development while maximizing the efficient provision of infrastructure**.

The MDP calls for a **"conservation (cluster) design" approach for rural residential development. This approach aligns directly with** the Springbank Park Estates development vision to:

- Maximize **retention of existing trees, in public and private lands**.
- **Retain the existing wetland** (exempt from protection legislation).
- **Respect/replicate existing drainage patterns** to minimize grading.
- **Create residential "clusters" surrounded by mature trees.**
- **Retain the "screen" of mature trees around the development.**
- **Create naturalized recreation trail loops, connecting open spaces.**
- **Provide logical connections to existing residential areas.**
- **Maintain, utilize, and replicate existing natural systems with a Low-Impact Development (LID) stormwater drainage approach** (including a constructed wetland stormwater management pond).



STEP 1 |
Identify primary conservation areas



STEP 2 |
Identify secondary conservation areas

STEP 3 |
Identify development areas

STEP 4 |
Identify building sites

STEP 5 |
Design roads & trails and add lot lines

Adapted from: Randall G. Arendt, Conservation Design for Subdivision – A Practical Guide to Open Space Networks.

Image Source: Parkland County Municipal Development Plan, Figure 10 | Conservation by Design Subdivision (p.64)

REZONING IS NECESSARY TO REALIZE THE "CONSERVATION BY DESIGN" VISION. CREATING MORE PUBLIC OPEN SPACE (FOR PRESERVATION OF NATURAL FEATURES AND RECREATION OPPORTUNITIES) REQUIRES SMALLER LOT SIZES TO MAINTAIN FEASIBLE DENSITY.

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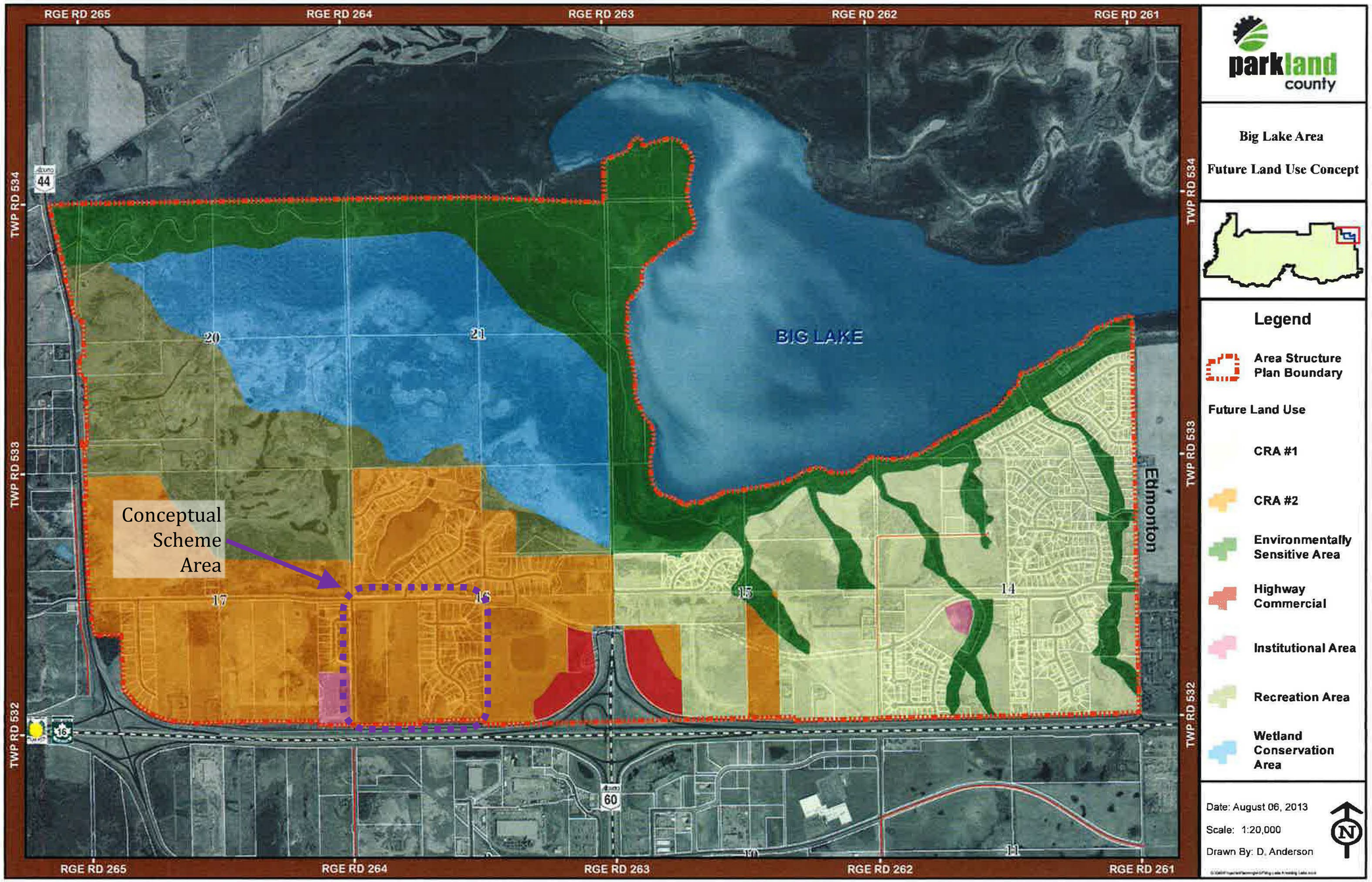
POLICY CONTEXT
BIG LAKE AREA STRUCTURE PLAN (CONTINUED)



The Big Lake Area Structure Pan (BLASP) identifies the Conceptual Scheme area for "CRA #2" future land use.

This land use **allows for 0.2ha (0.5ac) lots** but also **restricts development to a maximum of 129 lots/quarter section**. As Royal Springs Estates includes 47 lots, **Springbank Park Estates cannot exceed 82 lots.**

The BLASP indicates **Municipal Reserve (MR) should be taken as land dedication to provide sites for active recreational pursuits and facilities to serve higher residential densities. Open space linkages for pedestrians from park areas into the environmentally sensitive lands must also be designed into subdivisions.**

THE ASP DESIGNATION OF CRA #2 SUPPORTS THE PROPOSED ZONING FOR THE CS AREA.

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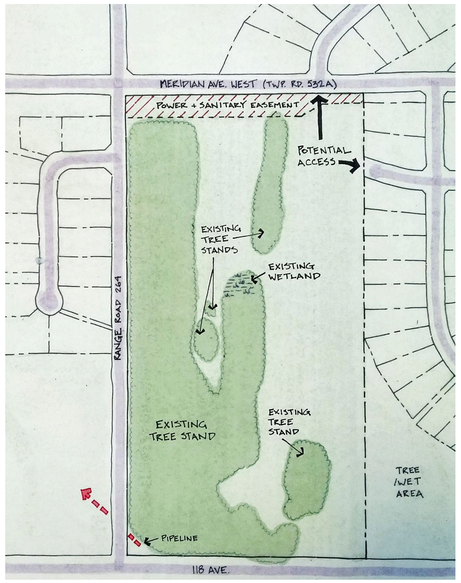
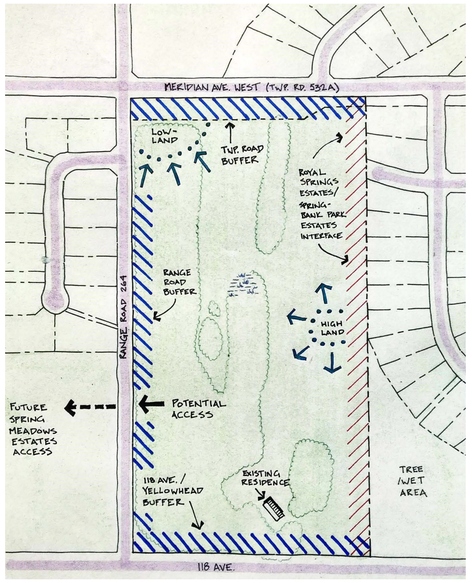
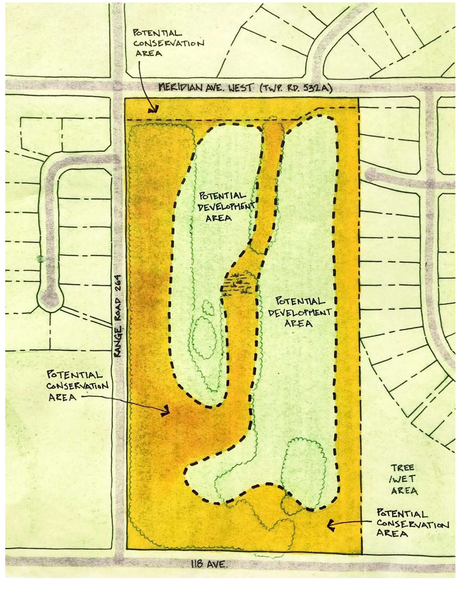
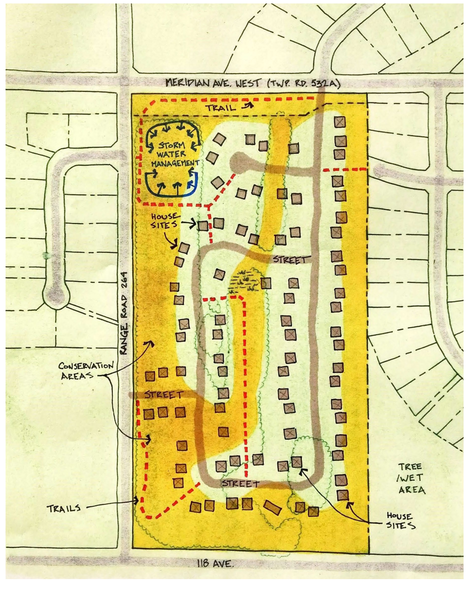
POLICY CONTEXT
CONCEPTUAL SCHEME









The Springbank Park Estates and Royal Springs Estates Conceptual Scheme (CS) provides "… a **framework to guide the zoning, subdivision, and development** of the Springbank Park Estates conservation residential development."

"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**."

THE CONCEPTUAL SCHEME, IN CONCERT WITH ZONING, ENSURE THE COUNTY CAN REALIZE THE VISION THROUGH THE SUBDIVISION AND DEVELOPMENT PROCESS.

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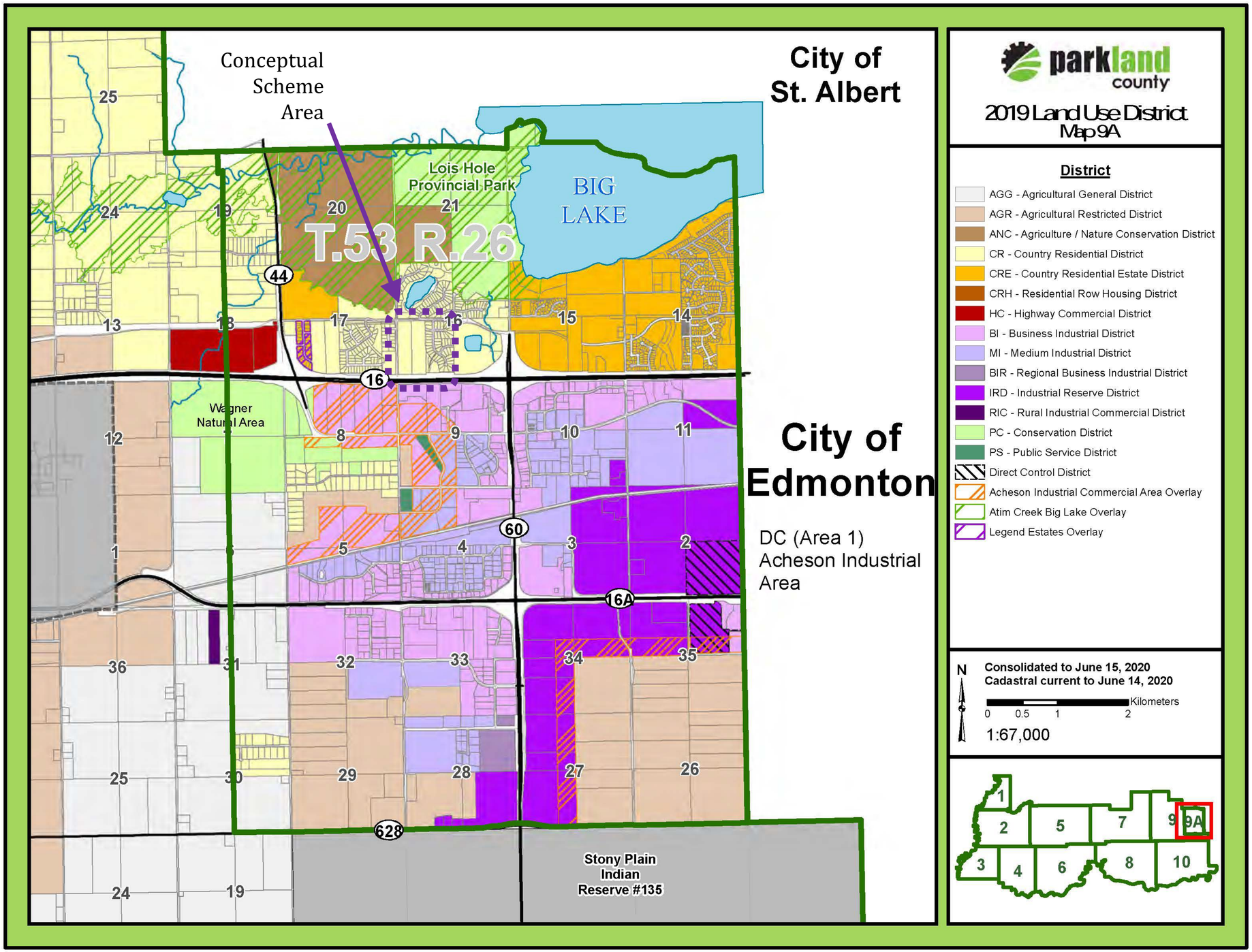
POLICY CONTEXT
ZONING



The Conceptual Scheme area is within the "CR – Country Residential District" in Parkland County's **Land Use Bylaw** (LUB).

The existing CR District permits subdivision and development of lots between 0.8ha (2.0ac) and 4.0ha (10.0ac), in accordance with the District regulations. The Big Lake ASP supports smaller lots than what is currently permitted in the CR district, as small as 0.2ha (0.5ac). Adjacent development in Royal Springs Estates, Walker Lakes Estates, Greenbriar Estates, and other nearby areas includes lots smaller than the minimum lot size permitted under the CR District.

TO INTEGRATE WITH EXISTING DEVELOPMENT; SUPPORT GREATER PRESERVATION OF EXISTING NATURAL FEATURES AND ECOLOGICAL SERVICES; ENHANCE PRIVACY FOR FUTURE LOTS AND ADJACENT RESIDENTS; AND PROVIDE OF INCREASED OUTDOOR AMENITY; REZONING TO CRE – COUNTRY RESIDENTIAL ESTATE DISTRICT IS PROPOSED.

Key elements of the CR District are summarized and compared with those of the CRE – Country Residential Estate District on the following page.

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POLICY CONTEXT
ZONING (CONTINUED)

DISTRICT COMPARISON	CR (current)	CRE (proposed)
Purpose	• To provide for traditional Multi-Parcel country residential communities; • To accommodate residential development that meets varied housing and lifestyle needs; and • To accommodate certain agricultural pursuits.	To provide for the development of fully serviced Multi-Parcel Residential Subdivisions that are designed to accommodate higher density country residential estate development.
Permitted Uses (uses not in the opposing District underlined)	Bed and Breakfast Home, Dwellings - Single Detached, Home Day Care, Park, Show Home, Accessory Uses	Dwellings - Single Detached, Park, Show Home, Accessory Uses
Discretionary Uses (uses not in the opposing District underlined) Note: Discretionary Uses are those which may be approved at the discretion of the Development Authority	Not permitted within a multi-parcel subdivision: Animal Health Care Services, Cemetery, Government Services, Home Based Business Level 3, Indoor Participant Recreation Services, Medical Treatment Services, Natural Science Exhibit, Outdoor Participant Recreation Services, Recreational Vehicle Storage Discretionary within a multi-parcel subdivision: Apiary, Boarding House, Cannabis Cultivation – Minor, Community Recreation Services, Cottage Industry, Day Care Services, Educational Services, Group Care Facility, Group Home – Limited, Group Home – Major, Home Based Business Level 2, Horticultural Use, Kennel, Manufactured Home Single Wide, Natural Resource Extraction/Processing, Out-Building, Religious Assembly, Riding Arena, Secondary Suite, Small Animal Breeding and/or Boarding Services, Tourist Campground – Destination, Tourist Campground - Enroute, Wind Energy Converter Systems – Major, Wind Energy Converter System – Minor, Accessory Uses	Not permitted within a multi-parcel subdivision: Community Recreation Services, Indoor Participant Recreation Services, Outdoor Participant Recreation Services Discretionary within a multi-parcel subdivision: Bed and Breakfast Home, Boarding House, Group Home – Limited, Home Based Business Level 2, Horticultural Use, Religious Assembly, Wind Energy Converter System – Minor, Accessory Uses
Subdivision	• **0.8ha minimum / 4.0ha maximum for** Manufactured Home, Single Wide and **Dwelling, Single Detached** • 30m minimum parcel width (excepting it may be 20m fronting an internal cul-de-sac) • Maximum width:depth ratio for a residential Parcel is 1:4 • Parcel density requirement determined by the Subdivision Authority	• **0.2ha minimum / 1.2ha maximum for Dwelling, Single Detached** • 32m minimum parcel width (excepting it may be 20m fronting an internal cul-de-sac) • Maximum width:depth ratio for a residential Parcel is 1:4 • Parcel density requirement determined by the Subdivision Authority
Development	Setbacks for Dwellings, Single Detached: • minimum 7.5m from an adjacent internal subdivision road • minimum 23.0m from an adjacent municipal road right-of-way • minimum 45.7m from an adjacent Arterial Road right-of-way • minimum setback shall be provided as determined by the Development Authority in consultation with Alberta Transportation for Parcels adjacent to a Highway • minimum 6.0m from the side edge of the Parcel, not adjacent to any roadway • minimum 6.0m from the rear edge of the Parcel, not adjacent to any roadway Setbacks for Accessory Buildings • minimum 7.5m from an adjacent internal subdivision road • minimum 13.0m from an adjacent municipal road right-of-way • minimum 45.0m from an adjacent Arterial Road right-of-way • minimum Setback shall be provided as determined by the Development Authority in consultation with Alberta Transportation for Parcels adjacent to a Highway • minimum 3.0m from the side edge of the Parcel, not adjacent to any roadway	Setbacks for Principal and Accessory Buildings for residential Parcels: • minimum 12.0m from an adjacent internal subdivision road • minimum 12.0m from an adjacent municipal road right-of-way • minimum 12.0m from an adjacent Arterial Road right-of-way • minimum setback shall be provided as determined by the Development Authority in consultation with Alberta Transportation for Parcels adjacent to a Highway • minimum 5.0m from the side edge of the Parcel, not adjacent to any roadway • minimum 6.0m from the rear edge of the Parcel, not adjacent to any roadway, for a principal building • minimum 3.0m from the edge of the Parcel, not adjacent to any roadway, for an Accessory building

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POLICY CONTEXT
SUMMARY

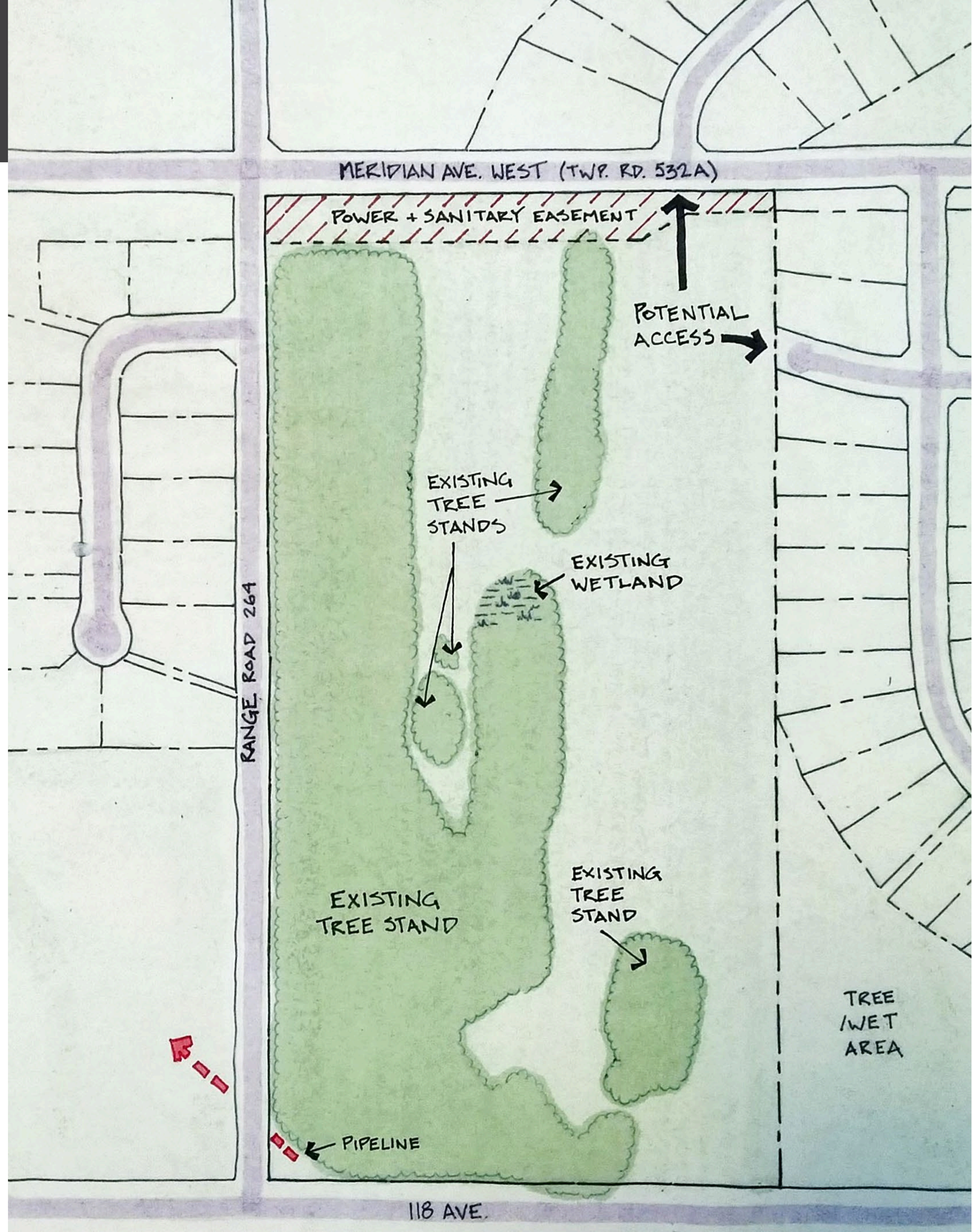
POLICY/REGULATION	GUIDANCE	PROPOSAL RESPONSE
Edmonton Metropolitan Region Growth Plan (EMRGP)	•Permits development of rural lands in accordance with County plans •Supports efficient use of land and infrastructure and preservation of environmental features and agricultural land resources, through infill development and increased development density	•The Big Lake Area Structure Plan (BLASP) and existing zoning permits rural residential development of Springbank Park Estates •Development at increased density makes efficient use of existing servicing and transportation infrastructure and reduces the County's development footprint •Conservation (Cluster) Design promotes development which preserves existing natural features
Municipal Development Plan (MDP)	•Promotes Conservation (Cluster) Design approaches for rural residential development	•A Conservation (Cluster) design approach is proposed for Springbank Park Estates to: •Preserve existing natural features (tree stands, wetland) •Minimize clearing and grading •Increase public amenity space and establish a trail network interconnected with adjacent development areas •Provide privacy and quality aesthetics for new and existing development
Big Lake Area Structure Plan (BLASP)	•Supports 0.5ac lots under the CRA#2 designation •Allows a maximum density of 129 lots per ¼ Section of land •Encourages a variety of residential densities •Requires services (water, sanitary, fire protection) for smaller lots sizes	•Proposed rezoning and development aligns with 0.5ac lot size direction •Proposed number of lots (82) aligns with density limit •Proposed CRE – Country Residential Estates zoning allows greater flexibility to provide a wider variety of lot sizes for the area •Development will connect to existing water, sanitary, and stormwater services
Land Use Bylaw (LUB)	•Provides CRE – Country Residential Estates District	•Rezoning to CRE – Country Residential Estates will align the zoning for Springbank Park Estates with existing County and regional planning direction •Lots sizes permitted in the CRE District will integrate with those in nearby developments (including Royal Springs Estates, Walker Lakes Estates and Greenbriar Estates) which consist of lots from approximately 0.4ha (1.0ac) to 0.6ha (1.5ac) in size

SPRINGBANK PARK ESTATES | DESIGN

STEP 1

Identify Primary Conservation Opportunities
and Development Constraints

- Maximize **retention of existing tree stands**.
- **Retain the existing wetland**.
- **Provide logical connections to adjacent residential areas.**
- **Avoid development within the** Capital Region Wastewater Commission (**sanitary**) and AltaLink **(power) easement** areas.
- Appropriate development interface with the existing resource **pipeline**.



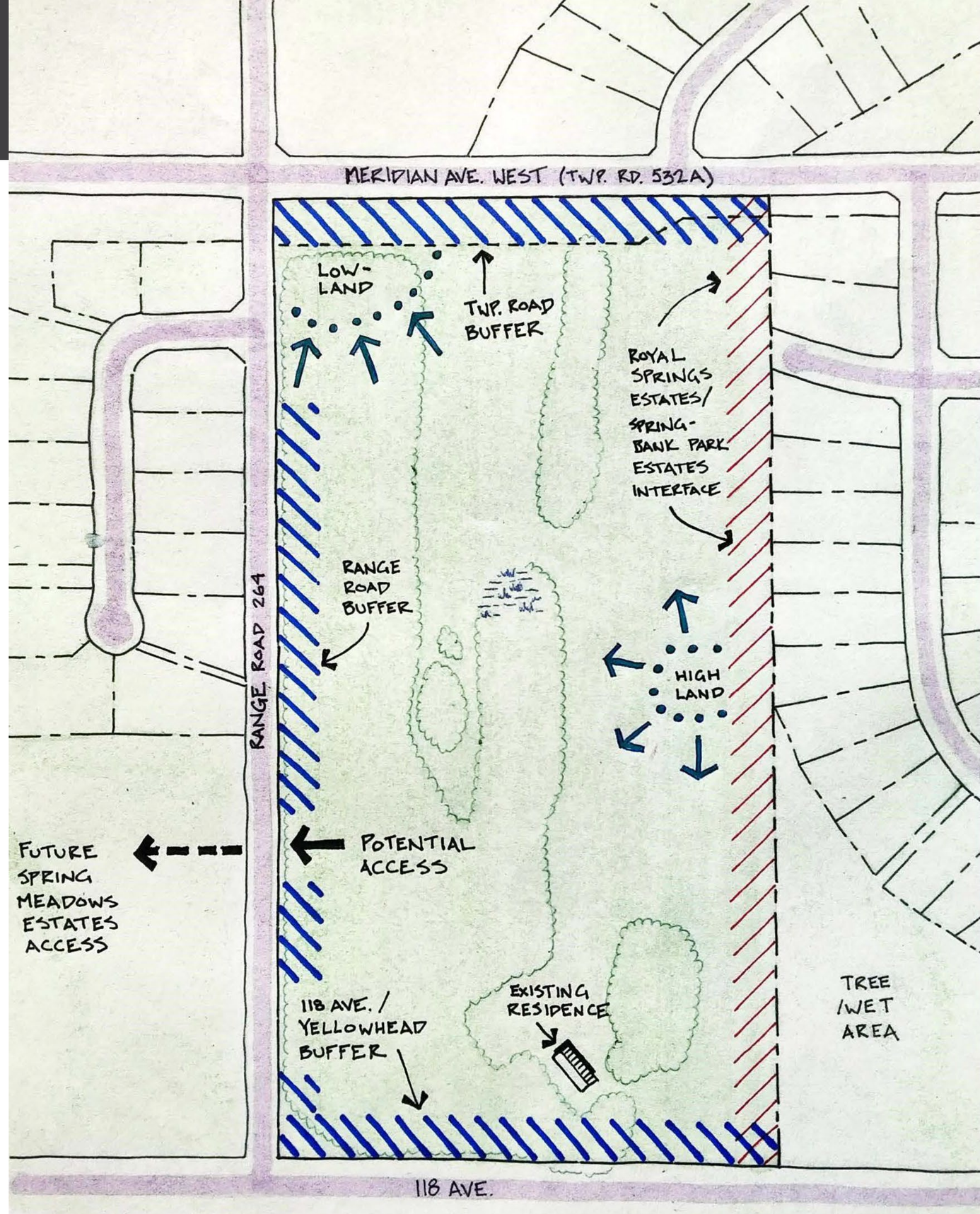
SPRINGBANK PARK ESTATES

SPRINGBANK PARK ESTATES | DESIGN

STEP 2

Identify Secondary Conservation Opportunities and Development Constraints

- Maintain and replicate **existing drainage patterns** to minimize grading, supporting retention of existing vegetation.
- Provide appropriate **separation and screening adjacent to Range and Township Roads and 118 Avenue / Highway 16.**
- **Maintain existing trees at the Royal Springs Estates / Springbank Park Estates boundary** to promote privacy and aesthetics.
- Provide **logical connections to future adjacent residential areas.**
- Provide for **retention of the existing residence** within the development.

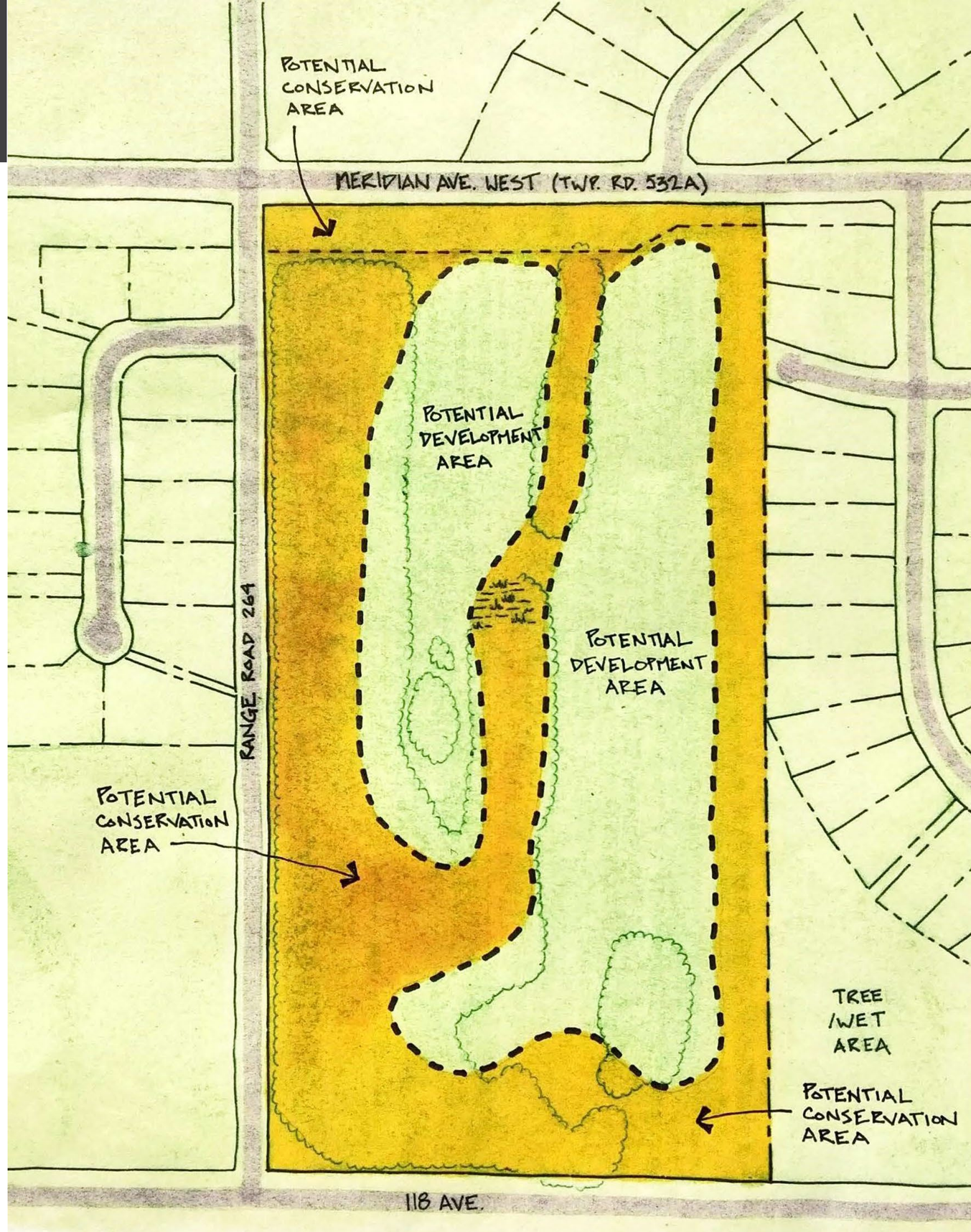


SPRINGBANK PARK ESTATES | DESIGN

STEP 3

Identify Potential Development and Conservation Areas

- **Direct development primarily towards existing cleared/cultivated areas.**
- **Retain existing trees stands and wetland, within new public and private lands, through land dedication and easements, to the extent feasible.**
- **Avoid existing easement areas and the pipeline right-of-way.**



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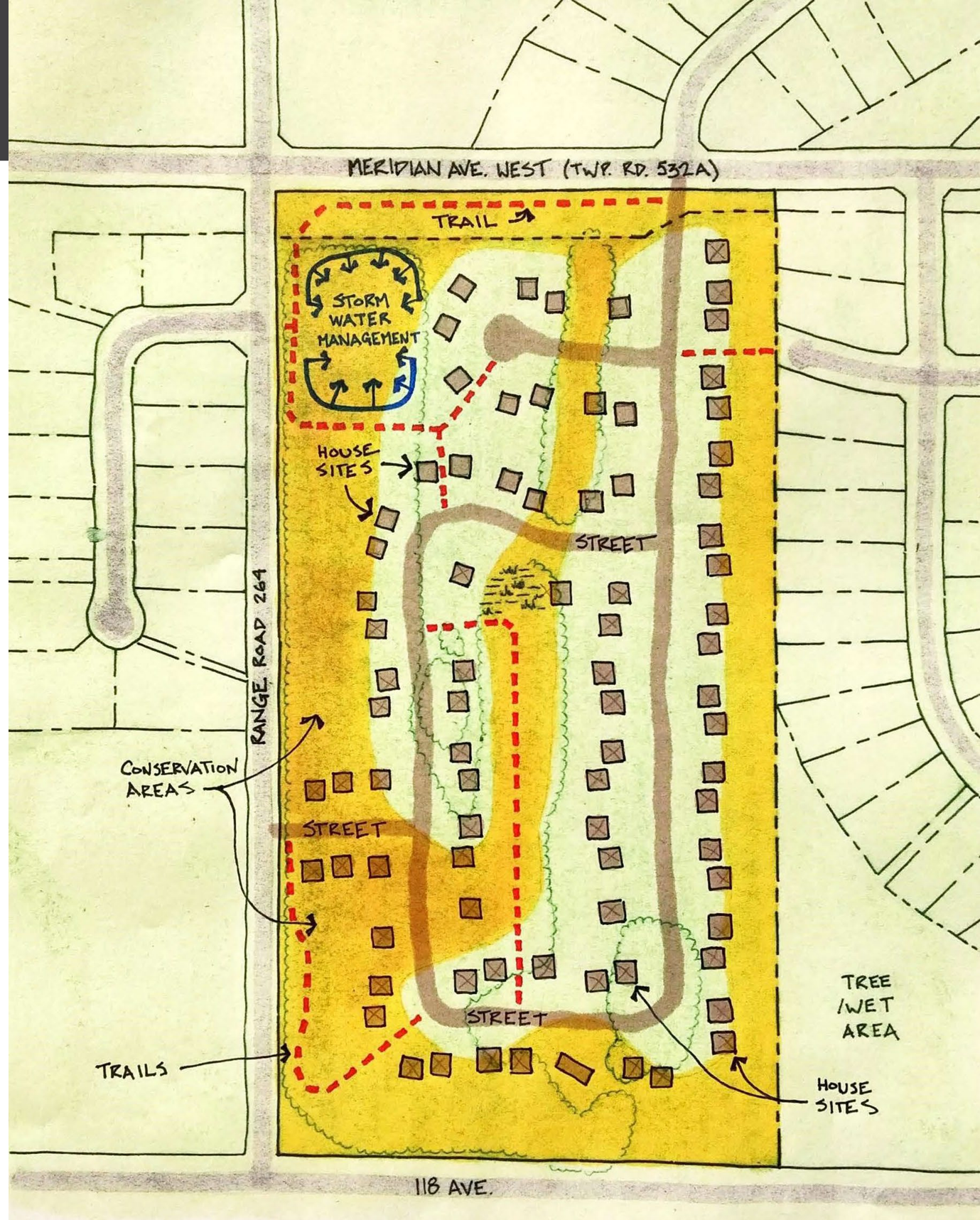
STEP 4

Identify Building Sites and Infrastructure

- **Orient house sites to avoid tree stands and the existing wetland, to the extent feasible.**
- **Locate the stormwater management facility in the location of the existing low point.**
- **Create a looped trail network which is attractive, interconnected with points of interest, and provides access for future residents and visitors to promote appreciation of nature.**
- **Ensure an efficient street network, with logical connections to adjacent Range and Township Roads.**
- **Provide for efficient and economical extension of services.**
- **Avoid alteration of the existing Royal Springs Estates development.**



SPRINGBANK PARK ESTATES

SPRINGBANK PARK ESTATES | DESIGN

STEP 5

Add Lot Lines

- Create smaller **residential lots to increase public land dedication** and **optimize land use** in accordance with guiding planning policies.
  - **<u>Create new public lands which:</u>**
  - **Retain existing trees** through dedication of **Environmental and/or Municipal Reserves (ER/MR)**; and
  - Support establishment of an **interconnected, low-impact, trail network**.
- Utilize **Environmental Reserve Easements (EREs)** to **retain existing trees and wetland area within future residential lots** to the extent feasible.
  - Align **roadways to connect to Range and Township Roads at existing/future development access points**.
  - **Avoid alteration of the Royal Springs Estates Development.**
- Provide **physical separation from Range and Township Roads as well as 118 Avenue/Highway 16**, utilizing existing trees as a physical/visual buffer and providing for berms/fencing where necessary.
- **Augment existing natural systems** with a **Low-Impact Development (LID) stormwater drainage approach** including a **constructed wetland stormwater management facility**.