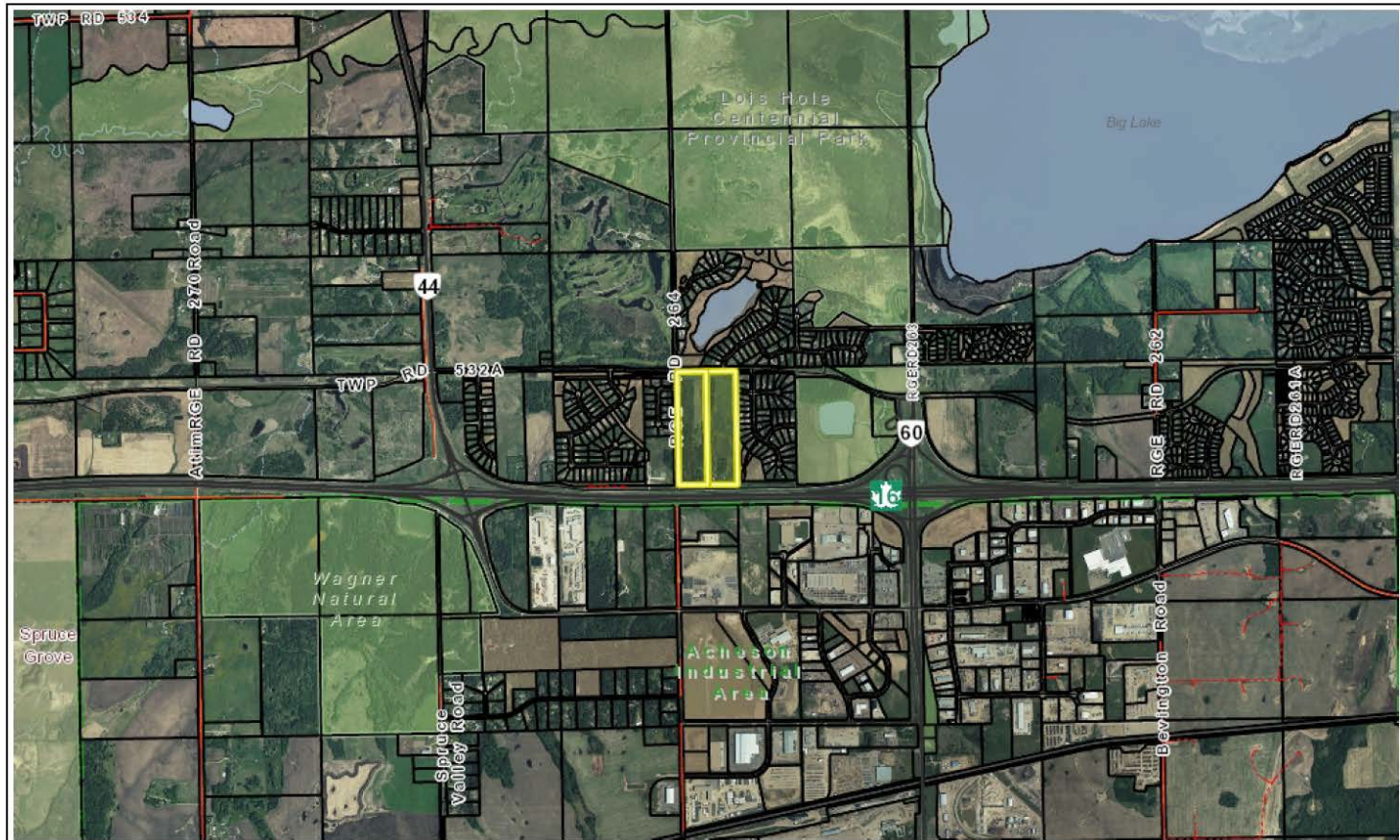




**BYLAW 2021-27 TO AMEND LAND USE BYLAW FOR
SPRINGBANK PARK ESTATES REDISTRICTING**

PUBLIC HEARING
FEBRUARY 8, 2022

LOCATION MAP



Location Map - Springbank Park Estates

Notes: PD-2021-008

Created By: JB
Created On: Jan 05, 2022

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES



1: 34,268

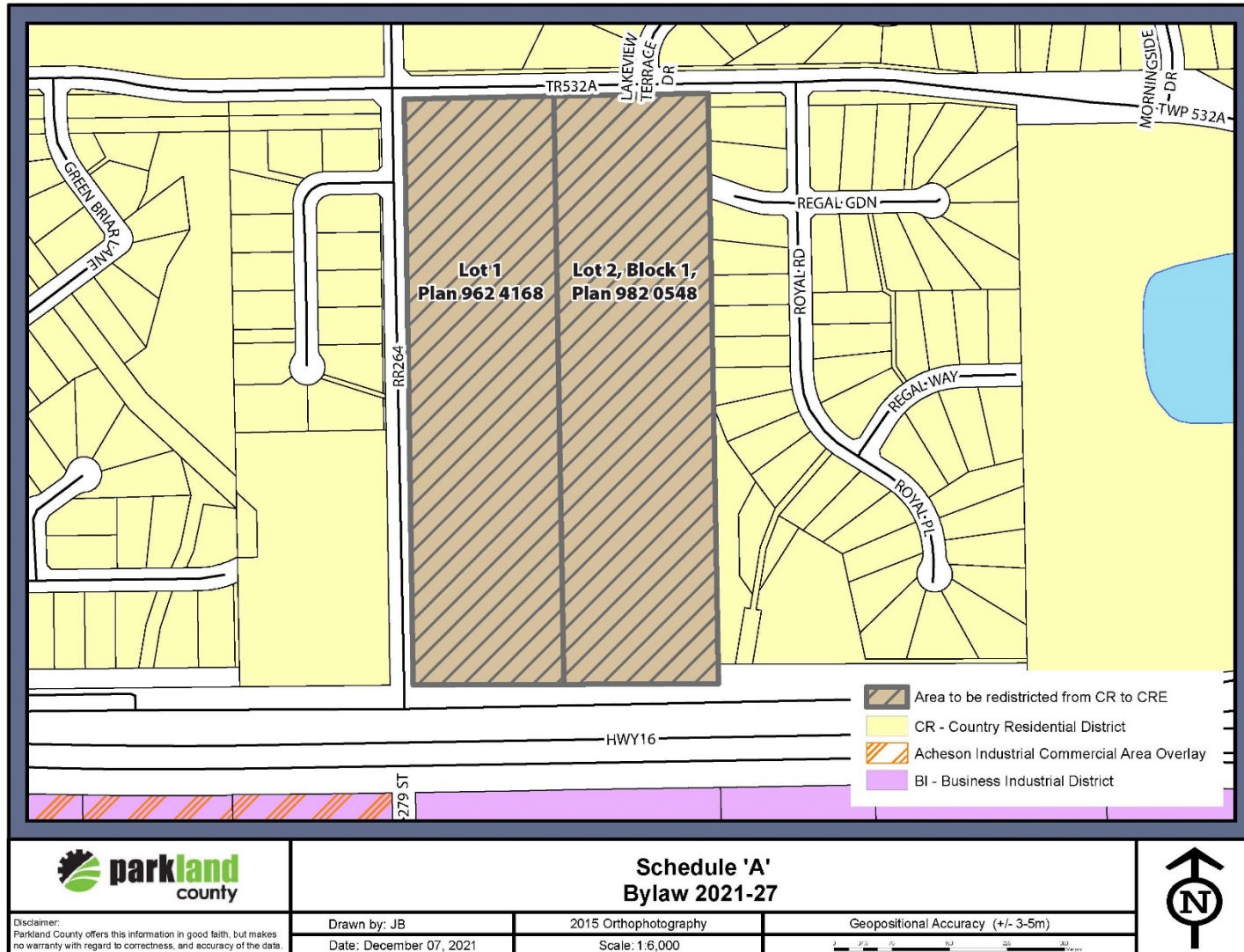


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PURPOSE

- To amend the Land Use Map of Land Use Bylaw 2017-18 to redistrict the subject lands from CR-Country Residential District to CRE-Country Residential Estate District.
- This amendment will allow the owners to proceed with the development of smaller lot sizes.
 - The CRE-Country Residential Estate District allows a minimum lot size of 0.2 ha (0.5 ac) whereas the CR-Country Residential District limits lot size to a minimum of 0.8 ha (2.0 ac).

REDISTRICTING BYLAW 2021-27



POLICY FRAMEWORK REVIEW

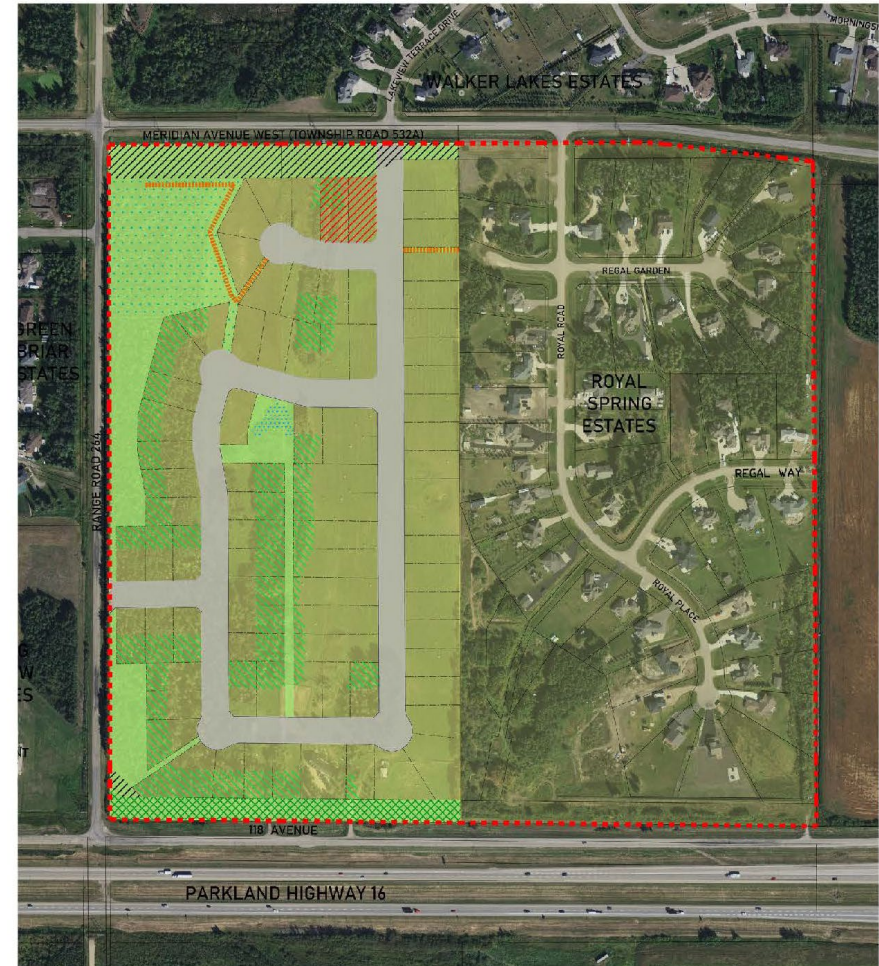
- Municipal Development Plan (MDP)
 - The proposed redistricting is consistent with the policies within Section 7 (Rural Communities and Housing) of the County's MDP
- Big Lake Area Structure Plan (ASP)
 - The subject lands are within the *Country Residential Area #2 (CRA #2)* within the Big Lake ASP
 - The *CRA #2* supports the subdivision of lots with a minimum area of 0.5 acre
 - The ASP limits combined parcel density to a maximum of 129 lots per quarter section
 - ↳ Royal Spring Estates on the east half of the quarter section contains 47 existing lots
 - ↳ This limits Springbank Park Estates on the west side of the quarter section to 82 new lots

CONCEPTUAL SCHEME

- Conceptual Schemes (CS) are policy-oriented documents that guide the development and ultimate buildout of the subject lands.
- The SW-16-53-26-W4M CS was developed under the policy direction of the MDP and Big Lake ASP and in consultation with Administration.
 - The CS considers a range of lot sizes from 0.5 acre to 1.0 acre.
 - The CS was approved by the Director of Planning & Development Services on December 13, 2021.




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



PUBLIC ENGAGEMENT

- Project Information Package and fillable Workbooks
 - Newspaper and “The One” FM advertisements, County website, adjacent landowner direct mail-outs, stakeholder direct emails
 - Late November through early December 2020
 - Participants were encouraged to contact the applicant to discuss the project if desired
- No calls received from public
- Nine emails were received
- Four completed Workbooks were returned
- Public response was mostly directed towards the Conceptual Scheme proposal rather than the Redistricting
 - Indicated general support for the concept
- Some concerns identified surrounding 0.5 acre lots, indicated preference for a larger number of 1 acre lots vs. 0.5 acre lots
 - A mix of 0.5 acre and 1 acre lots is reflected in the Conceptual Scheme
 - Exact lot size and configuration is conceptual in nature and will be finalized through subsequent subdivision applications

RECOMMENDATION

Administration supports the proposed redistricting and recommends that upon closing the Public Hearing, Council give second and third readings to Bylaw 2021-27.