

VISION

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

Development of Springbank Park Estates will:

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

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

Maintain privacy for existing and future residents by creating residential “clusters” surrounded by existing mature tree stands.

Replicate/retain existing drainage patterns and minimize grading.

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

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

Efficiently extend existing and future services and roadways and **eliminate traffic shortcutting.**



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 rezoning and development. *No changes to the existing Royal Springs Estates development are proposed.*

A Biophysical Environmental Assessment (BEA) was completed in March 2020. DEVELOPMENT FOOTPRINT MINIMIZATION TO RETAIN FORESTED AREAS AND THE EXISTING WETLAND, TO THE EXTENT FEASIBLE, IS THE KEY RECOMMENDATION OF THE BEA.

A Phase I Environmental Site Assessment (ESA) was completed in October 2019. NO INDICATIONS OF ON-SITE RISKS TO CONTAMINATION WERE IDENTIFIED, NO FURTHER ENVIRONMENTAL INVESTIGATION IS CONSIDERED WARRANTED. AND NO SOURCES OF CONTAMINATION FROM OFF-SITE SOURCES WERE IDENTIFIED.

A Statement of Justification (SoJ) was submitted to the Province and the Province has provided Historical Resources Act Approval.

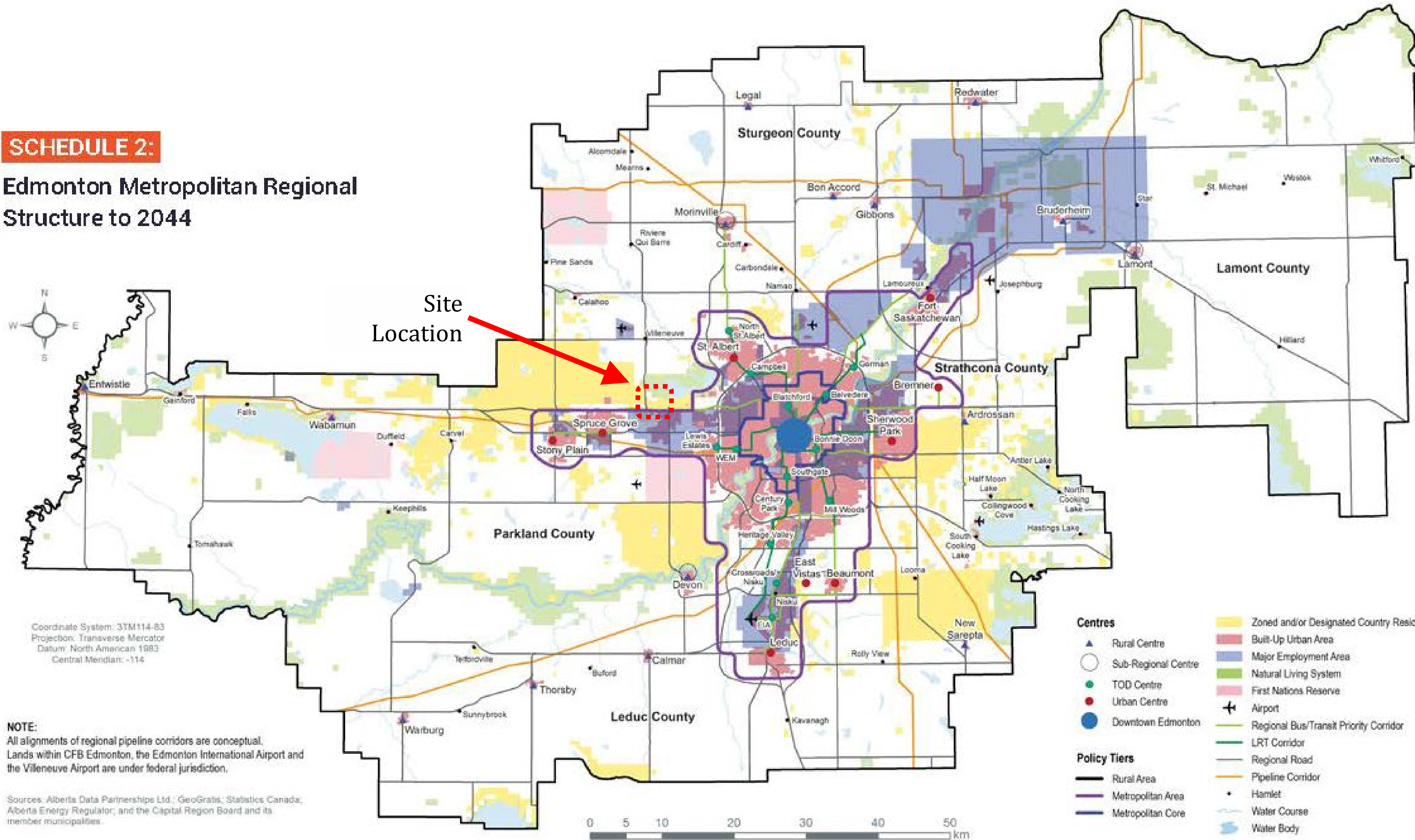
A Geotechnical Investigation report was completed in January 2020. RECOMMENDATIONS FOR SITE PREPARATION AND GRADING, RESIDENTIAL HOUSING UNITS, UNDERGROUND UTILITIES, SURFACE UTILITIES, CEMENT, GROUNDWATER DRAINAGE, AND STORMWATER RETENTION POND CONSTRUCTION ARE PROVIDED IN THIS REPORT.



POLICY CONTEXT EDMONTON METROPOLITAN REGIONAL GROWTH PLAN (EMRGP)

SCHEDULE 2:

Edmonton Metropolitan Regional Structure to 2044



Site Location

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

The proposed rezoning aligns with the policies of the EMRGP.

Coordinate System: 3TM114-83
Projection: Transverse Mercator
Datum: North American 1983
Central Meridian: -114

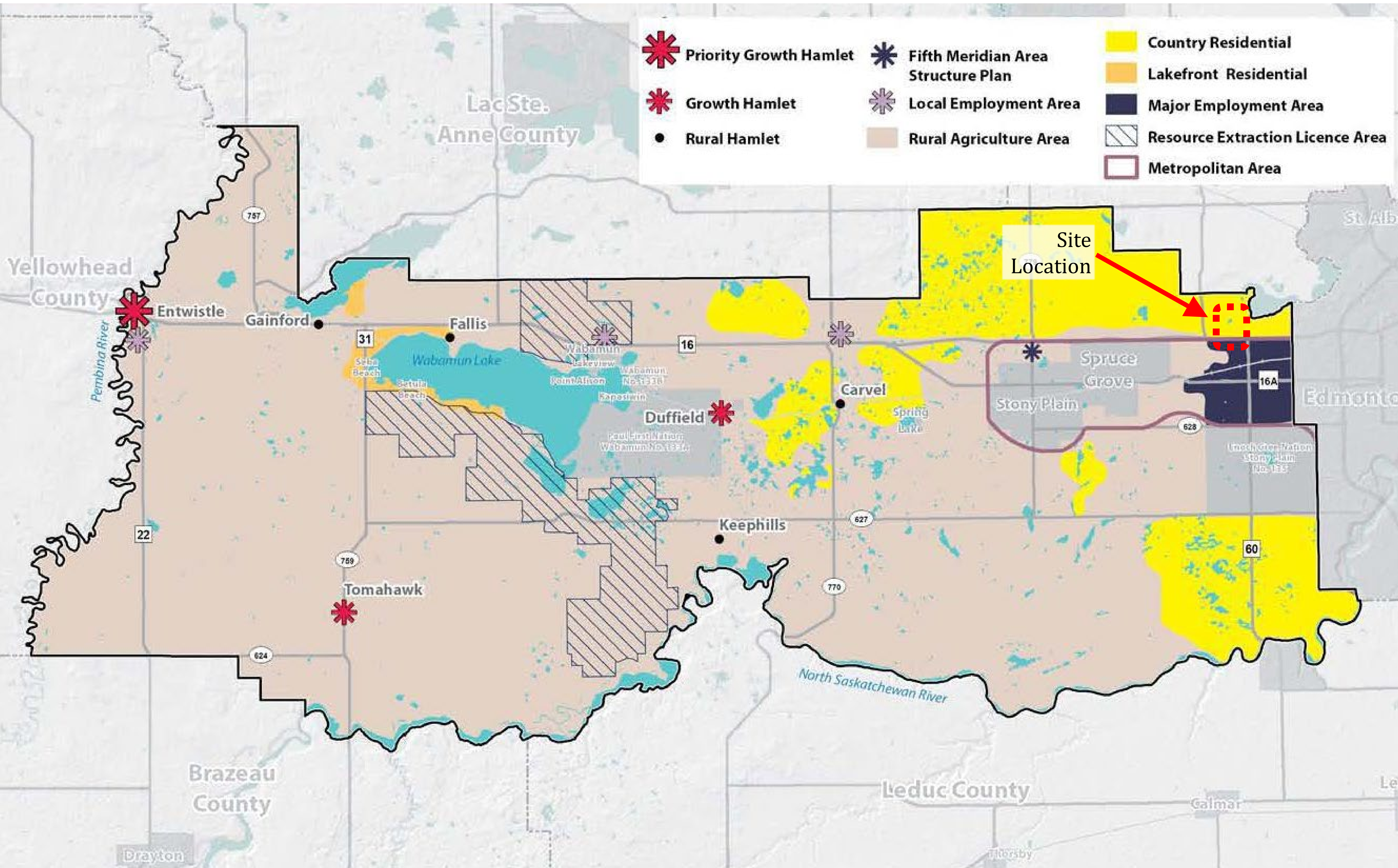
NOTE:
All alignments of regional pipeline corridors are conceptual. Lands within CFB Edmonton, the Edmonton International Airport and the Villeneuve Airport are under federal jurisdiction.

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



POLICY CONTEXT

PARKLAND COUNTY MUNICIPAL DEVELOPMENT PLAN (MDP)



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

The rezoning aligns with the MDP.

POLICY CONTEXT

MDP – CONSERVATION BY DESIGN

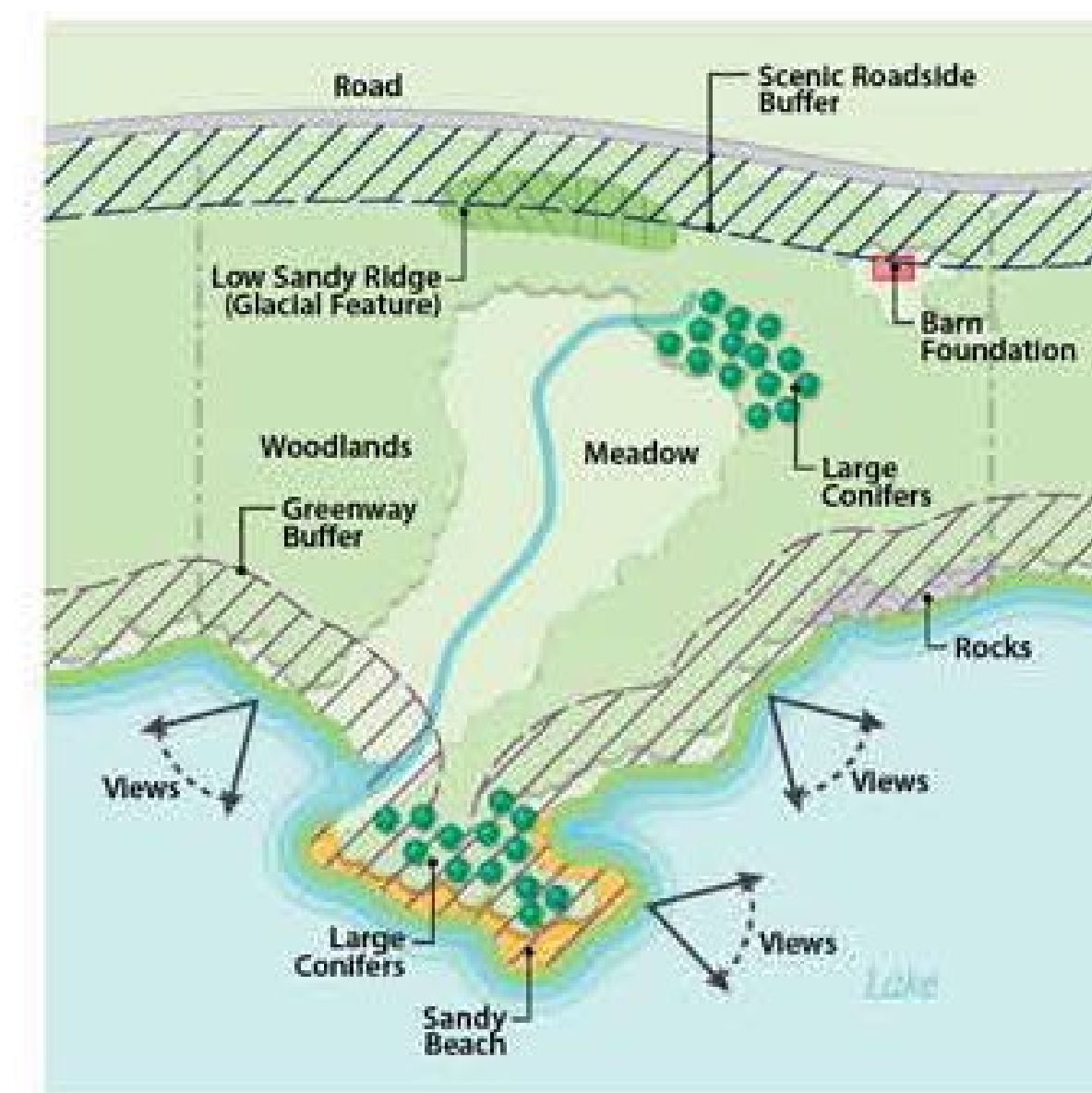
Key elements of the Springbank Park Estates development vision include **preservation of ecological features** and **working with the existing topography**; creating lots with **enhanced privacy and amenity**, adding a **unique community** to the existing residential area; and **integrating with existing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

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.



STEP 1 |
Identify primary conservation areas



STEP 2 |
Identify secondary conservation areas



STEP 3 |
Identify development areas



STEP 4 |
Identify building sites

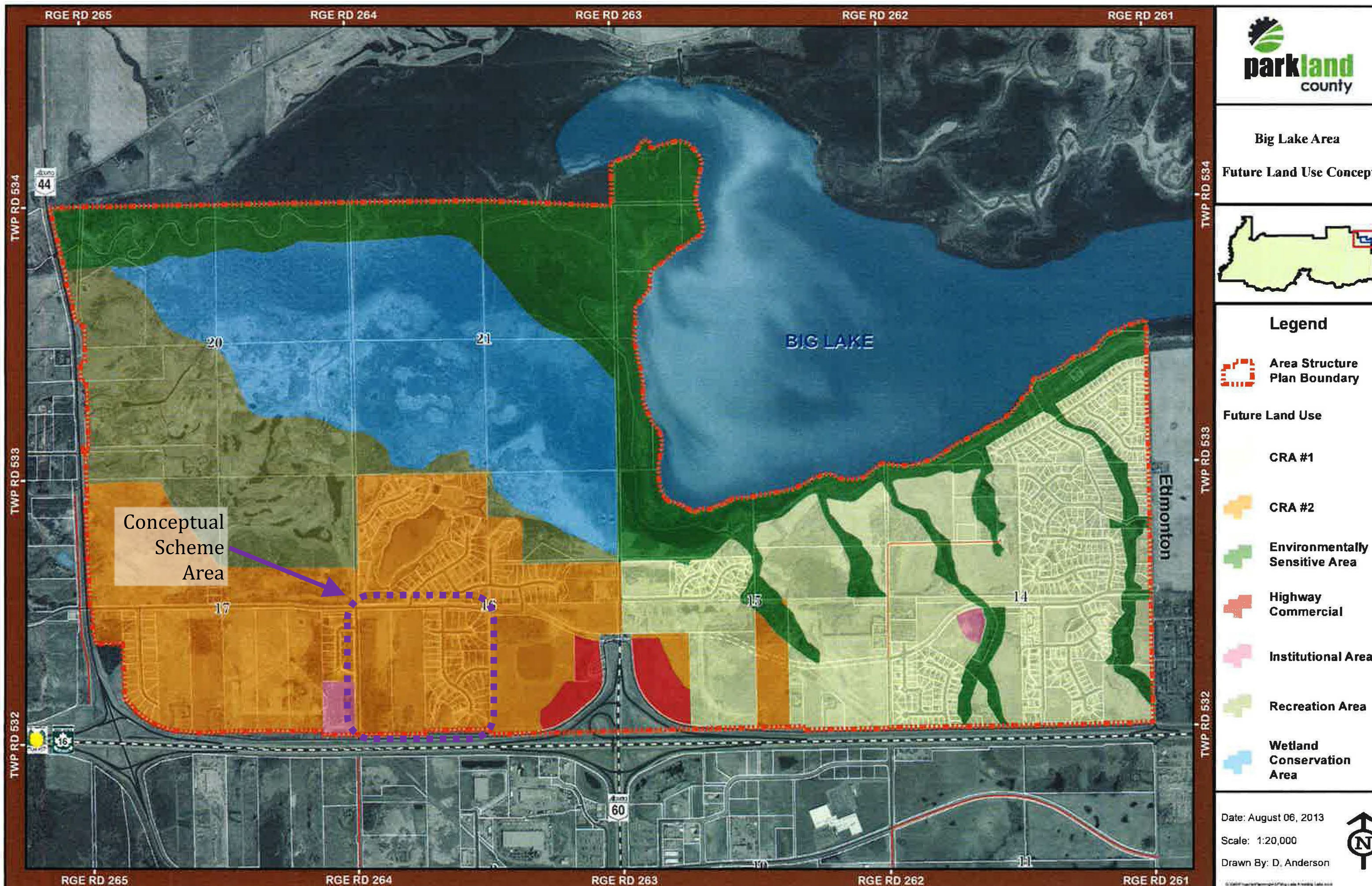


STEP 5 |
Design roads & trails and add lot lines

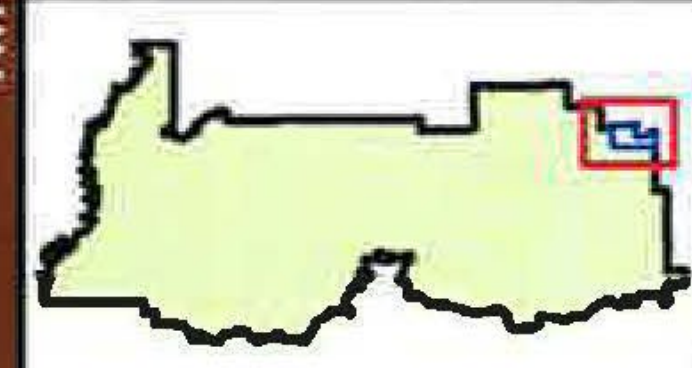
Adapted from: Randall G. Arendt, Conservation Design for Subdivision – A Practical Guide to Open Space Networks.

POLICY CONTEXT

BIG LAKE AREA STRUCTURE PLAN (CONTINUED)



Big Lake Area
Future Land Use Concept



Legend

- Area Structure Plan Boundary
- Future Land Use**
- CRA #1
- CRA #2
- Environmentally Sensitive Area
- Highway Commercial
- Institutional Area
- Recreation Area
- Wetland Conservation Area

Date: August 06, 2013
Scale: 1:20,000
Drawn By: D. Anderson

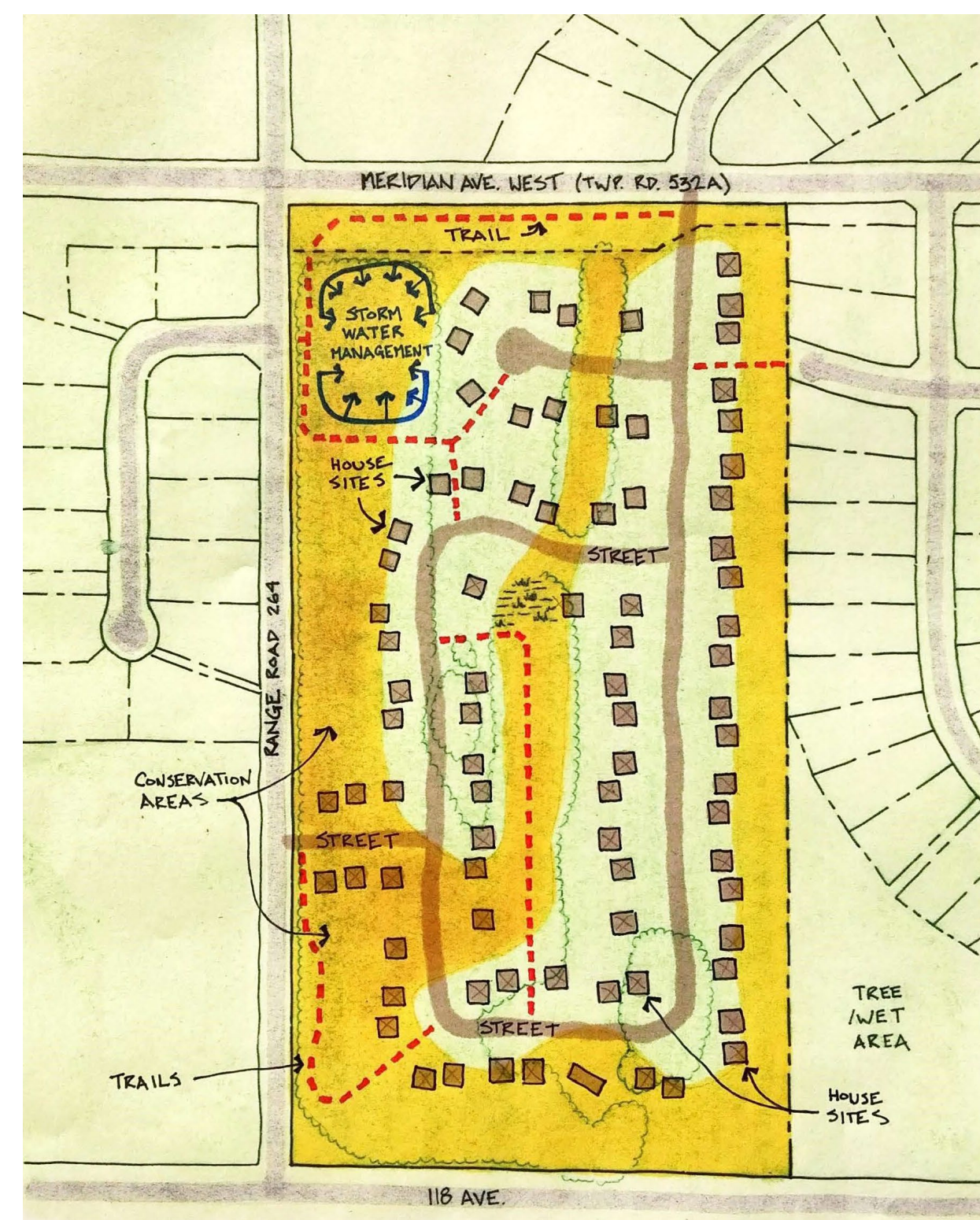
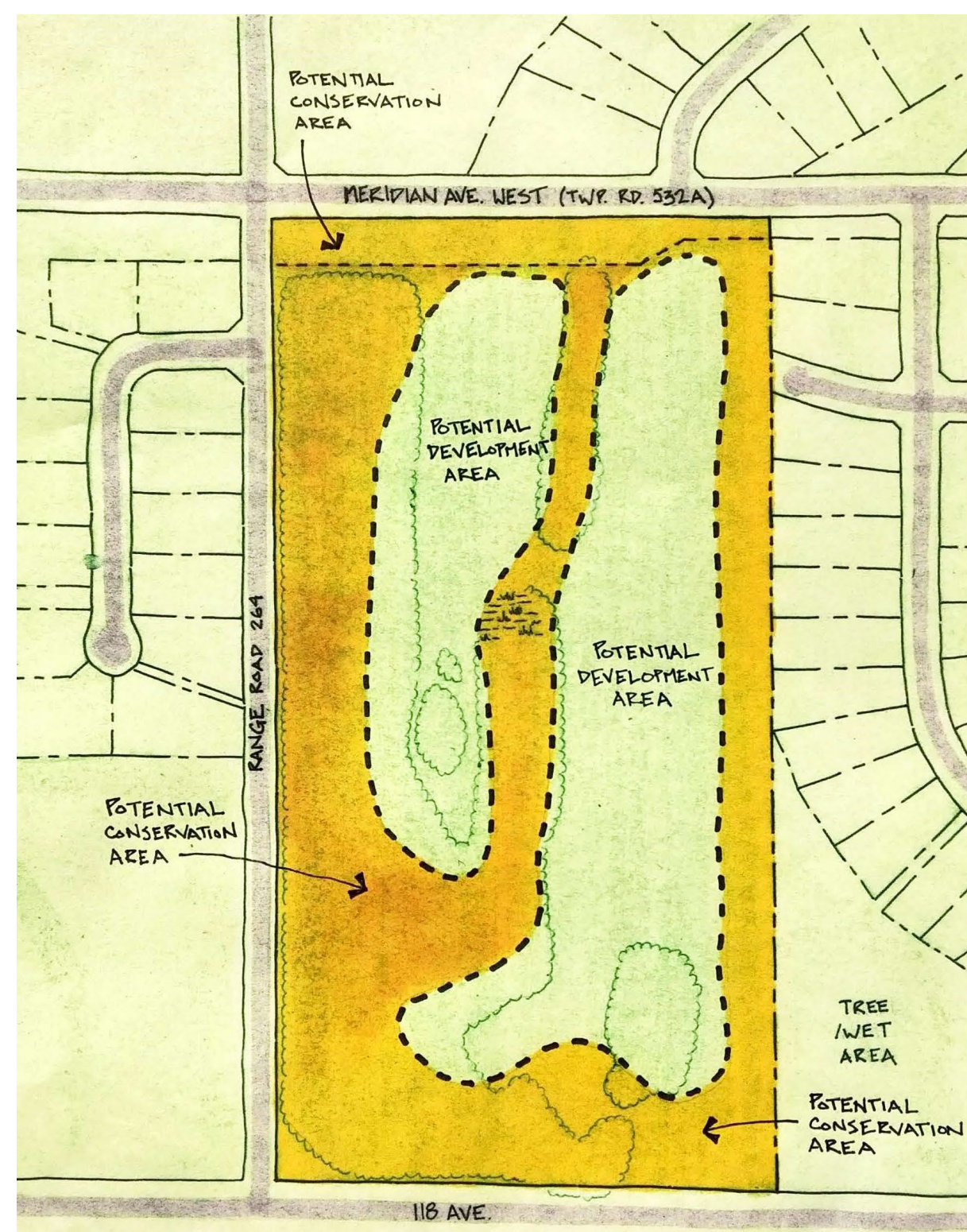
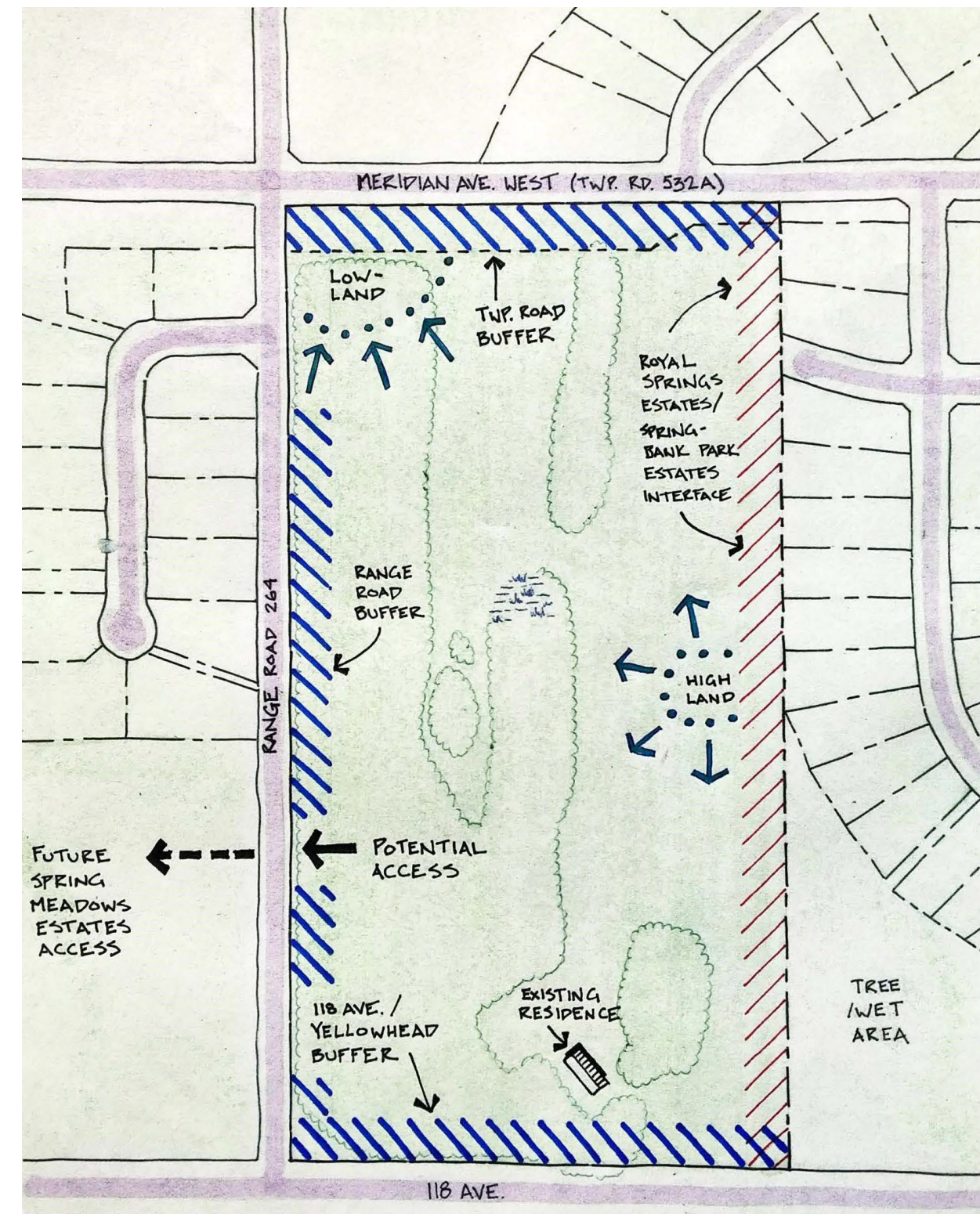
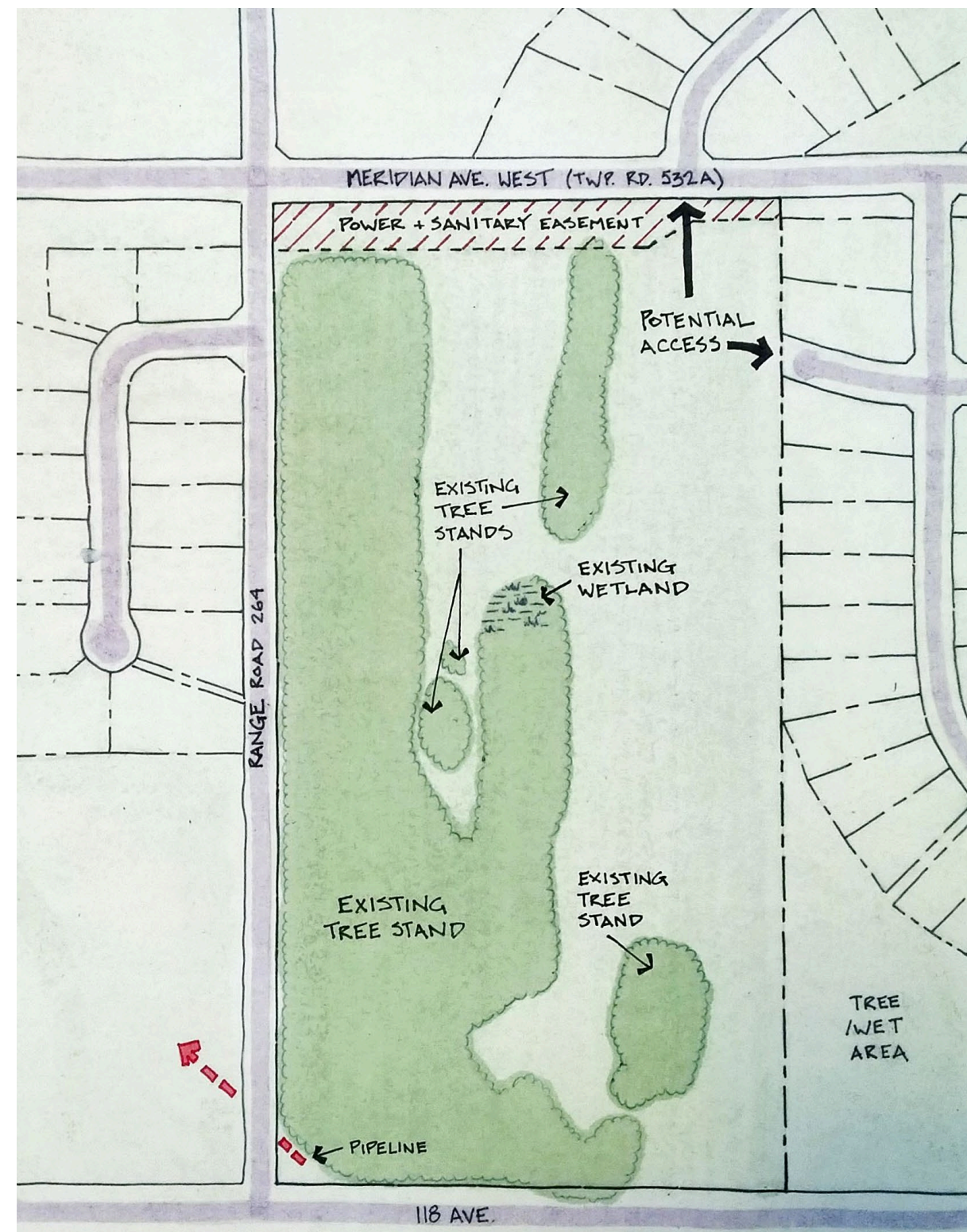


The Big Lake Area Structure Pan (BLASP) identifies the Conceptual Scheme area for "CRA #2" future land use.

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

POLICY CONTEXT CONCEPTUAL SCHEME



The approved 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 within the CS will need to be verified through the subdivision process."

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