

Topic: Redistricting Bylaw 2022-13 – Amendment to Land Use Bylaw 2017-18 to redistrict Lot 2, Block 1, Plan 982 0548 & Lot 1, Plan 962 4168 from CR-Country Residential District to CRE-Country Residential Estate District

Administration Recommendation:

1. THAT Bylaw 2022-13 receive second reading.
2. THAT Bylaw 2022-13 receive third reading.

Introduction:

A Land Use Bylaw (LUB) redistricting application has been submitted by Collaborative Futures on behalf of Springbank Park Estates Ltd. for lands located within the Big Lake area. The objective of this application is to redistrict the west half of SW-16-53-26-W4M from CR-Country Residential District to CRE-Country Residential Estate District and to support future subdivision of lots ranging in size from 0.5-3.0 acres. A development concept is proposed within the Conceptual Scheme, which was approved by the Director of Planning & Development Services on December 13, 2021 and is presented to Council as information to support the redistricting application.

Facts (Background Information):

Proposed Bylaw 2022-13 is a Land Use Bylaw amendment to redistrict approximately 30.35 ha (75 ac) of land 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 (0.5-3.0 acres) in accordance with the proposed land use district for their lands as the current CR-Country Residential District is intended for larger lot sizes (2.0-10.0 acres)

The subject lands are currently identified as Country Residential Area (CRA) #2 within the Big Lake Area Structure Plan (ASP) which supports the subdivision of lots with a minimum area of 0.2 ha (0.5 ac). Therefore, the lands can be redistricted without amendments to the ASP.

On July 12, 2022, Council gave first reading to Bylaw 2022-13 and set a Public Hearing date of September 13, 2022, at 9:30am in Council Chambers.

Analysis:

The proposed redistricting is in alignment with the goals, intentions and policies of the supporting Conceptual Scheme and the Big Lake Area Structure Plan (ASP). The Conceptual Scheme Area encompasses the future Springbank Park Estates subdivision (subject of this redistricting application) and the existing Royal Spring Estates subdivision. As this Conceptual Scheme Area is located within the CRA #2 area of the Big Lake ASP, CRE is considered an appropriate land use designation as the minimum lot size within this district (0.2 ha (0.5 ac)) is consistent with the policies for the CRA #2 area. The Big Lake ASP limits the combined parcel density to a maximum of 129 lots per quarter section. The east half of the Conceptual Scheme Area is comprised of the existing Royal Spring Estates, containing 47 lots. This limits Springbank Park Estates located on the west half of the quarter section to 82 new lots which is acknowledged and reflected in the Conceptual Scheme.

Based on this policy alignment, Administration supports the redistricting of the two (2) parcels legally described as Lot 2, Block 1, Plan 982 0548 and Lot 1, Plan 962 4168 within SW-16-53-26-W4M from CR-Country Residential District to CRE-Country Residential Estate District.

Conceptual Scheme: Springbank Park Estates and Royal Spring Estates

The redistricting application is supported by a Conceptual Scheme prepared by the applicant in coordination with Administration. The Conceptual Scheme provides a policy framework to guide development and ultimate buildout of the subject lands. The Conceptual Scheme was approved by the Director of Planning & Development Services on December 13, 2021. The Conceptual Scheme is presented to Council as information only to support the redistricting application.

The proposed Conceptual Scheme was developed under the policy direction of the Big Lake ASP. The Conceptual Scheme is a policy oriented document that was developed in close consultation with the applicants and their consulting team to ensure a policy structure that meets both the goals of the developers as well ensuring that the requirements of the Municipal Development Plan, Big Lake ASP and Provincial Legislation and Regulations are addressed.

Public Consultation

Notice of the September 13, 2022, Public Hearing was advertised in the local newspaper for two weeks, as per the requirements of the *Municipal Government Act*. Adjacent landowners within an 800m radius of the subject lands were notified by direct mail-out (198 mail-outs), and applicable referral agencies were notified by email. Administration has received eight (8) written submissions as of the date of this Report. See attached Written Submissions list for full details. As of the date of this Report, one adjacent landowner has registered to speak at the Public Hearing, in addition to Greg MacKenzie, Collaborative Futures (the Applicant) who is registered to speak to answer any questions. See attached List of Speakers for full details.

Developer Open Houses

In support of the application for Bylaw 2022-13, the applicant undertook Public and Stakeholder Engagement in late-November through early-December 2020. Due to limitations related to the COVID-19 pandemic, remote engagement was conducted consisting of a Project Information package and an associated fillable form Workbook. The engagement was advertised through a direct mail-out to landowners in proximity to the site, and ads were placed for two weeks prior to the engagement period in the Spruce Grove Examiner and the Stony Plain Reporter. Notification was also provided to "The One" FM to provide the opportunity for a public service announcement, and a list of stakeholders was emailed directly. See the Engagement Summary Report attached to this report for full details.

Public Comment Summary from completed Workbooks and emails received by Collaborative Futures:

- Three respondents voiced support for the concept approach
- Five respondents sought clarification on the envisioned lot sizing and overall density, expressing a preference for 1 acre lot sizes or a larger number of 1 acre vs. 0.5 acre lots to retain the acreage feel
- Four respondents sought clarification regarding vehicular access/egress, and expressed concern with a roadway connection between Springbank Park Estates and Royal Spring Estates
- One respondent expressed concern related to the appearance of the County road rights-of-way
- One respondent expressed concern related to the capacity of the sanitary system and costs associated with replacing the infrastructure

- Two respondents sought clarification regarding the proposed stormwater drainage system, identifying that this can be an issue in the area

The public response indicated general support for working with the topography and preserving existing trees and wetlands which is reflected in the Conceptual Scheme through the conservation/cluster design approach. Concerns were identified related to the envisioned lot sizing and lot density, however the proposed CRE district allows for smaller lots (0.5 acre) combined with larger lots (up to 1 acre) which allocates less land for private lots and more as new public lands providing for tree and wetland preservation as the ASP limits the number of private lots per quarter section.

Legislative Public Comment Period Conducted by Administration

In compliance with the requirements of the *Municipal Government Act*, Administration circulated the applications to internal stakeholders and relevant agencies. The formal comment period was between July 21, 2022 and August 19, 2022. Comments were received from Alberta Health Services, ATCO Gas and Alberta Transportation. No concerns were noted. No concerns related to the Redistricting Application were received from internal departments.

Policy Framework Review

The policy frameworks relevant to the consideration of the proposed redistricting application are as follows:

1. Edmonton Metropolitan Region Growth Plan

- Bylaw 2022-13 does not require referral to the Edmonton Metropolitan Region Board (EMRB) as Land Use Bylaw amendments are not a requirement under the Regional Evaluation Framework (REF).
- The subject lands fall within the districted Country Residential area identified within Schedule 2 of the Growth Plan.
- The proposed redistricting complies with the policies of the Growth Plan.

2. Parkland County Strategic Plan 2022-2025

The following policy statement within the current Parkland County Strategic Plan supports the proposed amendment:

- Pillar A: Complete Communities
 - Goal 1: To create a sense of belonging and well-being by linking our communities together with roadways, pathways, and utilities.
 - Goal 3: To ensure that County infrastructure meets the needs of residents, business, and industry.
- Pillar C: Respected Environment and Agriculture
 - Goal 2: To ensure residential development plans incorporate relevant public amenities.
- Pillar D: Responsible Leadership
 - Goal 2: To strive for organization excellence in delivering County services and programs to residents, businesses and community groups.

3. Municipal Development Plan (MDP) Bylaw No. 2017-14

In addition to the figures of the MDP listed in the chart below, the proposed redistricting is consistent with Section 7 ("Rural Communities & Housing") of the County's MDP.

Figure 2 – Edmonton Metropolitan Region – Policy Tiers	The subject lands are located within the Rural Area of the Edmonton Metropolitan Region.
Figure 4 – Natural Resource Consideration	This area is identified as having a low concentration of oil and gas well activity.
Figure 5 – Environmentally Significant Areas	The subject lands are NOT located within an Environmentally Significant Area (ESA) however the Big Lake Surrounding Area ESA is located approximately 60m north of the subject lands.
Figure 7 – Development Concept	The subject lands are located within the Country Residential Area.
Figure 9 – Prime Agriculture Areas	The subject lands are NOT located within one of the identified Prime Agricultural Areas.
Figure 11 – Prime Recreation and Tourism Areas	The subject lands are NOT located within one of the identified Prime Recreation and Tourism Area.
Figure 14 – High Priority Landscapes	The subject lands ARE located within a High Priority Landscape.

4. Big Lake Area Structure Plan Bylaw No: 17-91

The proposed redistricting and supporting Conceptual Scheme were developed to ensure compliance with the intent and overall policy direction provided within the Big Lake ASP. There are two densities of country residential development identified in the Big Lake ASP. Below provides a comparison of the two densities with the existing and proposed Land Use Districts:

	Big Lake ASP		Land Use Bylaw	
	Country Residential Area (CRA) #1 – area east of Hwy 60	Country Residential Area (CRA) #2 – area west of Hwy 60 (incl. subject lands)	CR-Country Residential District	CRE-Country Residential Estate District
Lot Sizes	Minimum 0.5 acres Maximum 3.0 acres	Minimum 0.5 acres Maximum 3.0 acres	Minimum 2.0 acres Maximum 10.0 acres	Minimum 0.5 acres Maximum 3.0 acres
Density	Maximum density: ~250 lots per quarter section (22 dwellings per net hectare)	Maximum density: 129 lots per quarter section (target density of 2.0 dwelling units per gross hectare)	Maximum density: ~60 lots per quarter	Maximum density: ~220 lots per quarter
Springbank Park Estates Density	N/A	Maximum 82 lots	Maximum 22 lots	Maximum 82 lots

If the existing district is maintained (CR-Country Residential District) a maximum density of approximately 69 lots per quarter can be established (47 lots existing in Royal Spring Estates and 22 new lots in Springbank Park Estates). The proposed redistricting allows for the lands to meet the target density outlined in the Big Lake ASP.

Conclusion/Summary:

Administration finds the application to be in alignment with the Edmonton Metropolitan Region Growth Plan, Council Strategic Plan, Municipal Development Plan, and the Big Lake Area Structure Plan. In addition, the application creates a link to adjacent existing neighbourhoods, preserves natural areas while meeting target densities, provides for future trail connections and provides for fiscally responsible serviced residential development.

Administration recommends that the Public Hearing commence at the September 13, 2022 Council meeting at 9:30 a.m. as scheduled at the July 12, 2022 Council meeting that Bylaw 2022-13 received first reading. Administration recommends that Council hear public comment in accordance with section 216 of the Municipal Government Act.

Administration presents the following options for Council consideration:

1. If Council desires to receive further information Council may adjourn the Public Hearing to continue to receive additional information accordingly.
2. Should Council be satisfied with information received at Public Hearing, that the Public Hearing be closed and:
 - a. that Bylaw 2022-13 be presented to Council at this meeting for second and third reading.
 - b. that Bylaw 2022-13 be presented for second and third reading on September 27, 2022 at a regular scheduled meeting of Council.

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