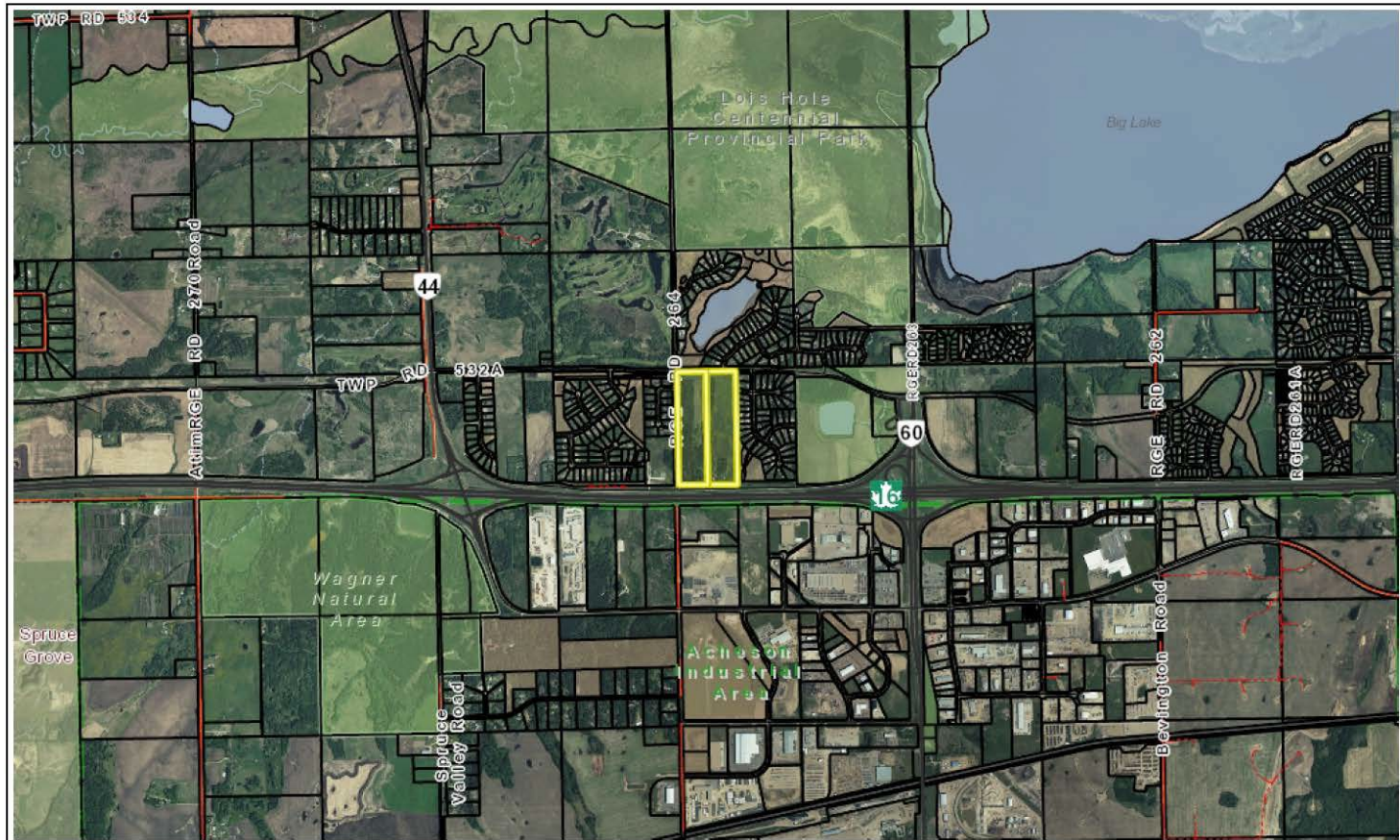




**BYLAW 2022-13 TO AMEND LAND USE BYLAW FOR
SPRINGBANK PARK ESTATES REDISTRICTING**

PUBLIC HEARING
SEPTEMBER 13, 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

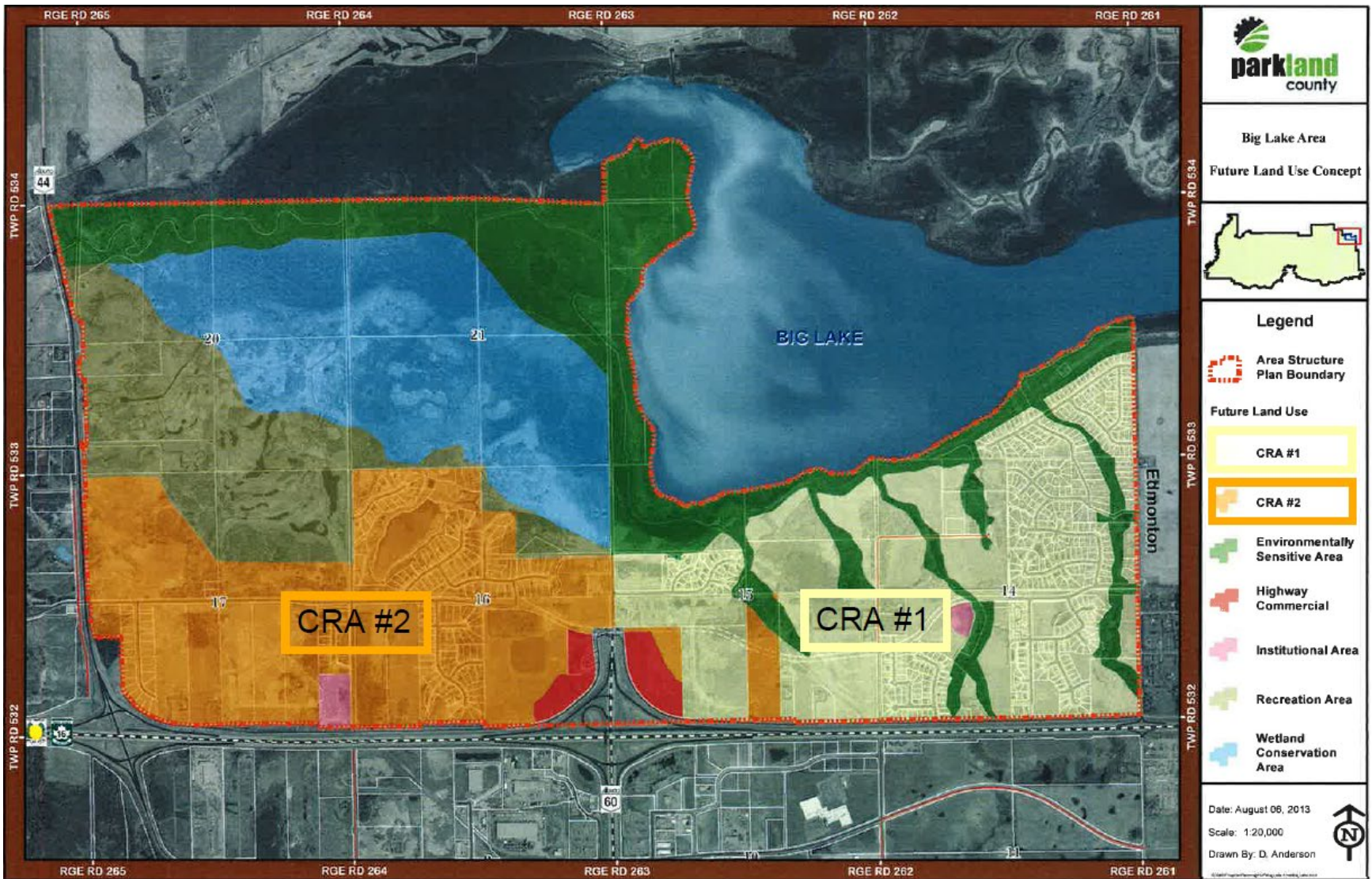


© Parkland County

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).

BIG LAKE AREA STRUCTURE PLAN



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

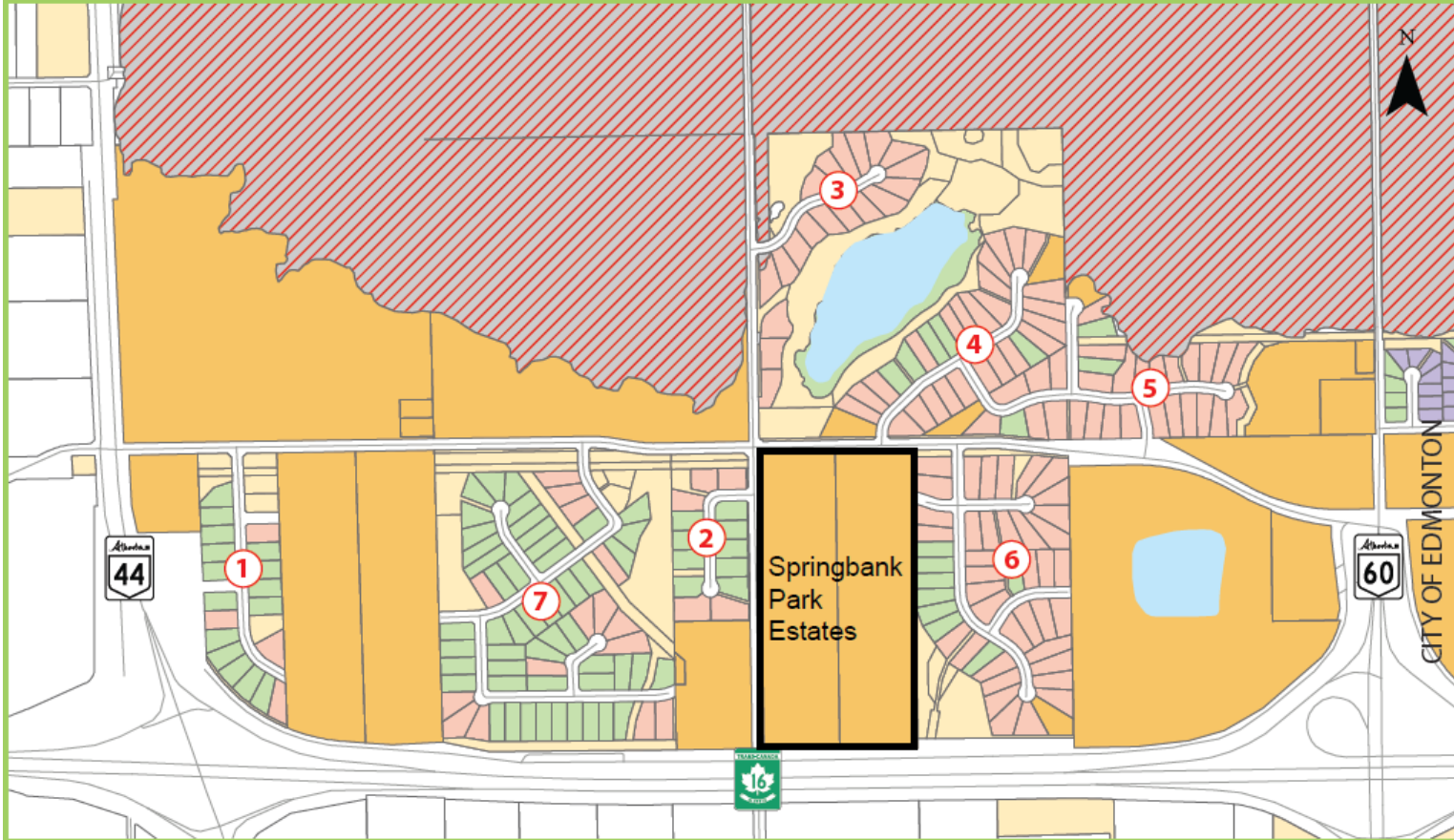
Drawn By: D. Anderson



EXISTING SUBDIVISION IN BIG LAKE (WEST OF HWY 60)

Subdivisions In Big Lake ASP (West of Hwy 60)

Planning and Development Services



#	Subdivision	Zoning	Approval	Average Lot Size (ac)	#	Subdivision	Zoning	Approval	Average Lot Size (ac)
1	Legend Estates	CRE	2008	1.01	5	Morningside	CR	2004	1.06
2	Greenbriar Estates	CR	2007	1.06	6	Royal Springs	CR	2005	1.11
3	Grandview Estates	CR	2004	1.16	7	Spring Meadows	CR	2007	1.02
4	Walker Lake	CR	2004	1.12					

- Less or Equal to 0.5 Acres (51 Lots)
- Greater than 0.5 Acres and less than 1.0 Acres (408 Lots)
- Greater than 1.0 Acres and less than 1.5 Acres (22 Lots)
- Greater than 1.5 Acres (37 Lots)

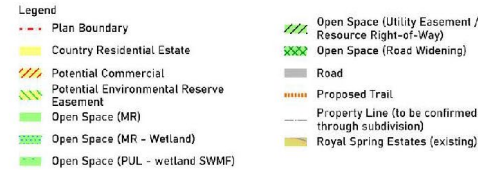


POLICY FRAMEWORK REVIEW

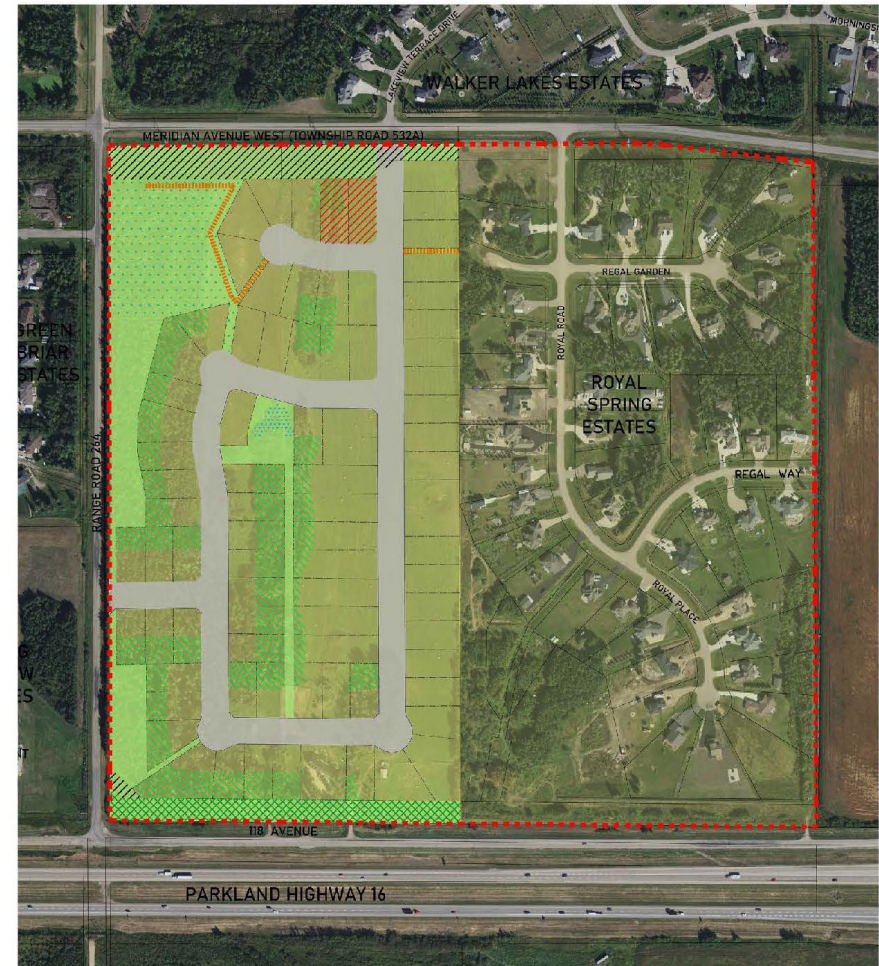
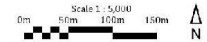
- Municipal Development Plan (MDP)
 - The proposed redistricting is consistent with the policies within Section 7 (Rural Communities and Housing) of the County's MDP
- Big Lake Area Structure Plan (ASP)
 - The subject lands are within the *Country Residential Area #2 (CRA #2)* within the Big Lake ASP
 - 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.
 - Parcel sizes and configuration will be confirmed through future subdivision application



Futures
 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
- No calls received from public
- Nine emails were received
- Four completed Workbooks were returned
- 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

CONCLUSION

- 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 other existing neighbourhoods
 - Preserves natural areas while meeting target densities
 - Provides for future trail connections
 - Provides for fiscally responsible serviced residential development

RECOMMENDATION

Therefore, Administration supports the proposed bylaw amendment and recommends that upon closing the Public Hearing:

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

OPTIONS BEFORE COUNCIL

1. Additional information required to make a decision;
Postpone the closing of the Public Hearing to a later date.

OR

2. Enough information received to make a decision; Public Hearing is closed.
 - a) Second and third reading moved on September 13th

OR

- b) Second and third reading be scheduled for September 27th

Please note once Public Hearing is closed no further information is able to be received.