

*HIGHLAND
PROPERTY
DEVELOPMENT*

WP
*West Point
Estates*

Who We Are

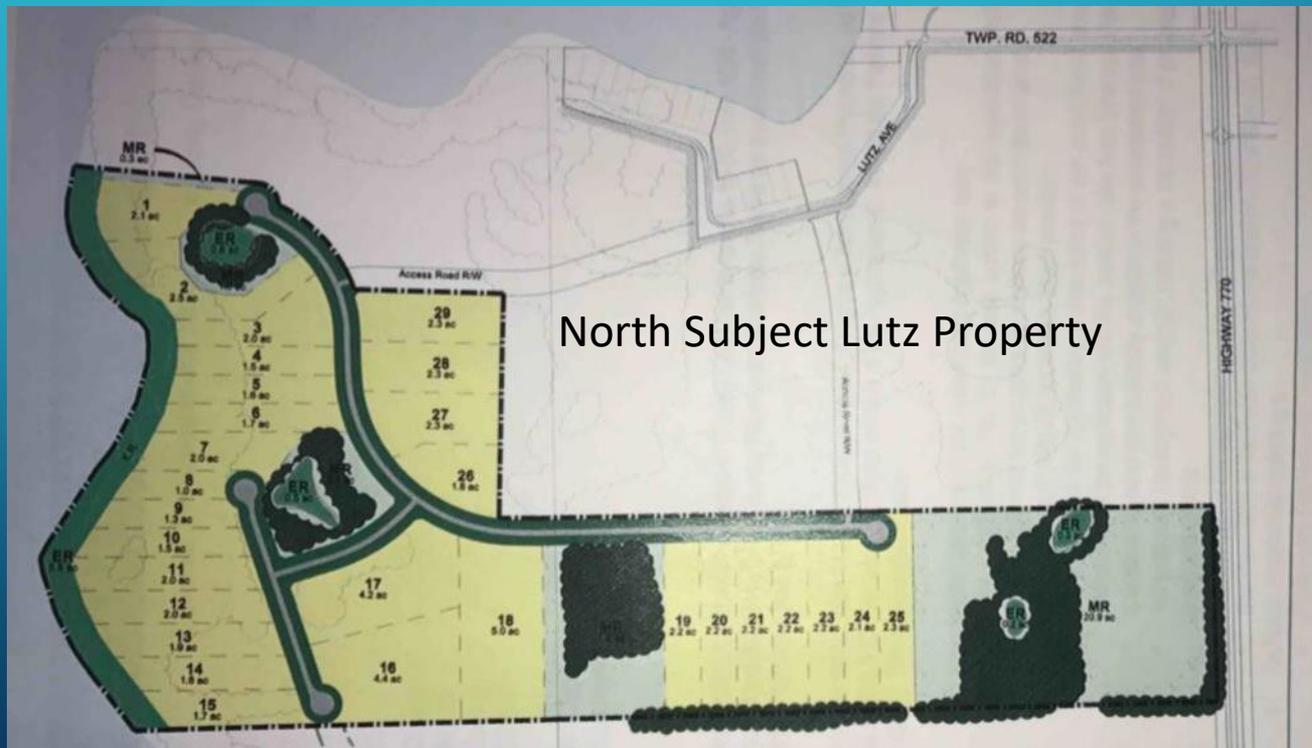
- 5 generations of avid winter and summer lake users at Jackfish Lake
- Our grandparents owned the quarter section just south of the lake
- Our Uncle married Judy Lutz who was a partial owner of the subject property
- Our extended family has spent every summer at Jackfish Lake for the last 71 years
- Our hope is to sustain the property for many more generations for our family and others

The Property

- Our parents, along with 40 others, leased lots of the Lutz property for 30 years
- In 1996, Parkland County and Jackfish Lake Management Association removed all lease-holders from the Lutz Property to ensure the property was brought into compliance with the newly developed Jackfish Lake Area Structure Plan
- We acquired a portion of the Lutz Property in 2007 with the hopes of developing the land into sustainable residential development.

History

- In 2007, we had the south portion of the property rezoned from Agricultural Land to Country Residential and an approved outline plan.



History cont.

- In December of 2015, we began the redistricting and outline plan applications for the south portion of the land
- The application was based on the existing policies and bylaws in the:
 - Jackfish Lake Area Structure Plan
 - Municipal Government Act
 - Parkland County's Redistricting Policies

Over & Above Jackfish Lake ASP

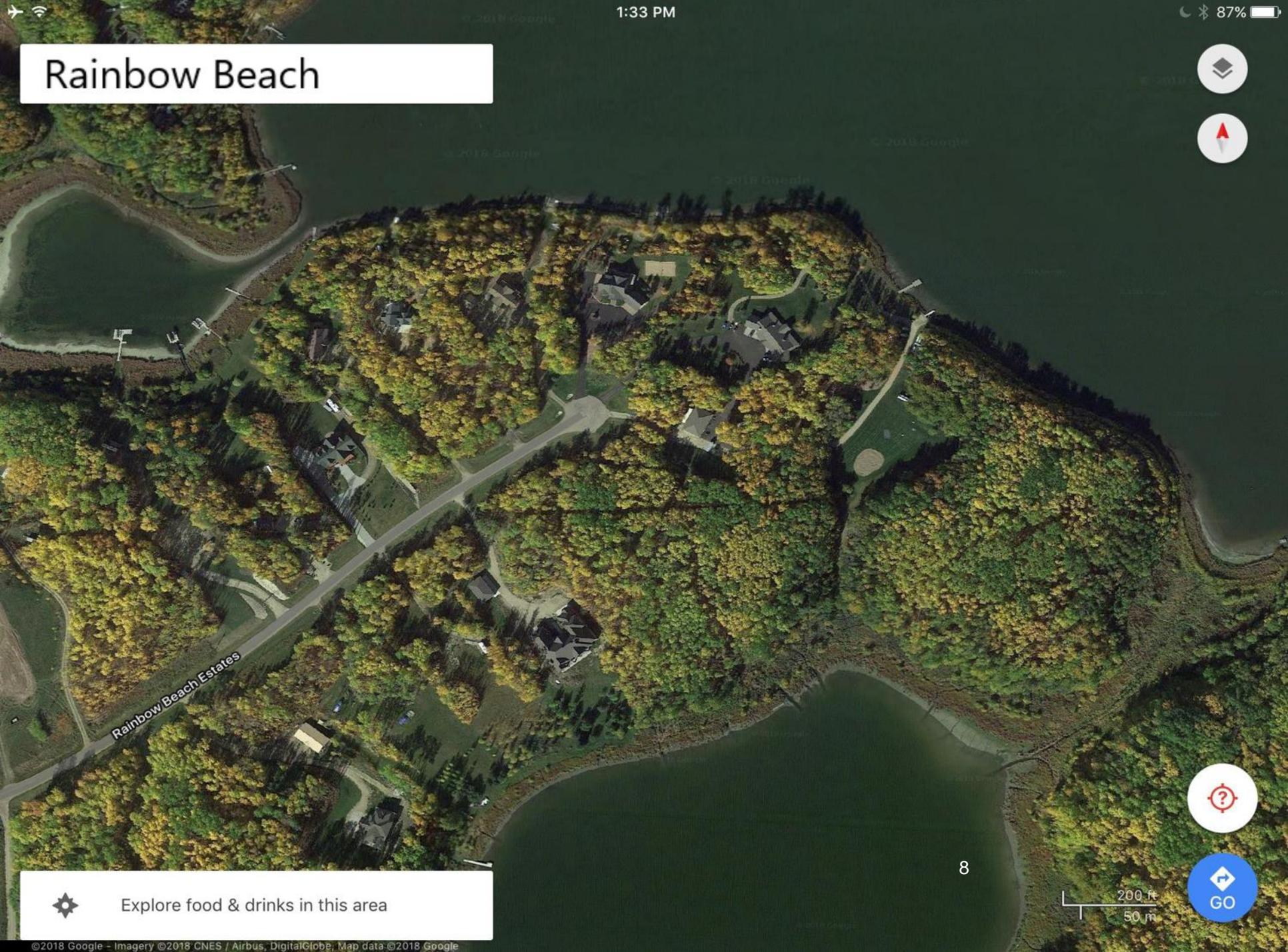
- Since our original application, we have made several adjustments:
 - Development of a comprehensive Environmental Protection Plan
 - Decrease water-front lots from 37 to 30
 - Increase setback to 60 meters (double the minimum required by the Jackfish Lake Area Structure Plan)
 - Decreasing the pathway in the environmental reserve by an additional 20%
 - Only allowing septic tanks (NO SEPTIC FIELDS)
 - Potential use of a Restrictive Covenant to ensure compliance with all existing policies, bylaws, and Environment Protection Plan

Existing Policies and Bylaws Work

- Last two subdivisions approved:
 - **Two Island Point**
 - **Rainbow Beach**
- These shorelines are fully intact
- No destruction of weed beds
- No sandy beaches

The Jackfish Lake Area Structure Plan has been followed.

Rainbow Beach



 Explore food & drinks in this area



200 ft
50 m

Two Island Point



200 ft
50 m

Explore food & drinks in this area

Pre-Existing Subdivisions

- Subdivisions and lease holders older than 12 years have allowed impairment of shoreline, weed beds, and sandy beaches.

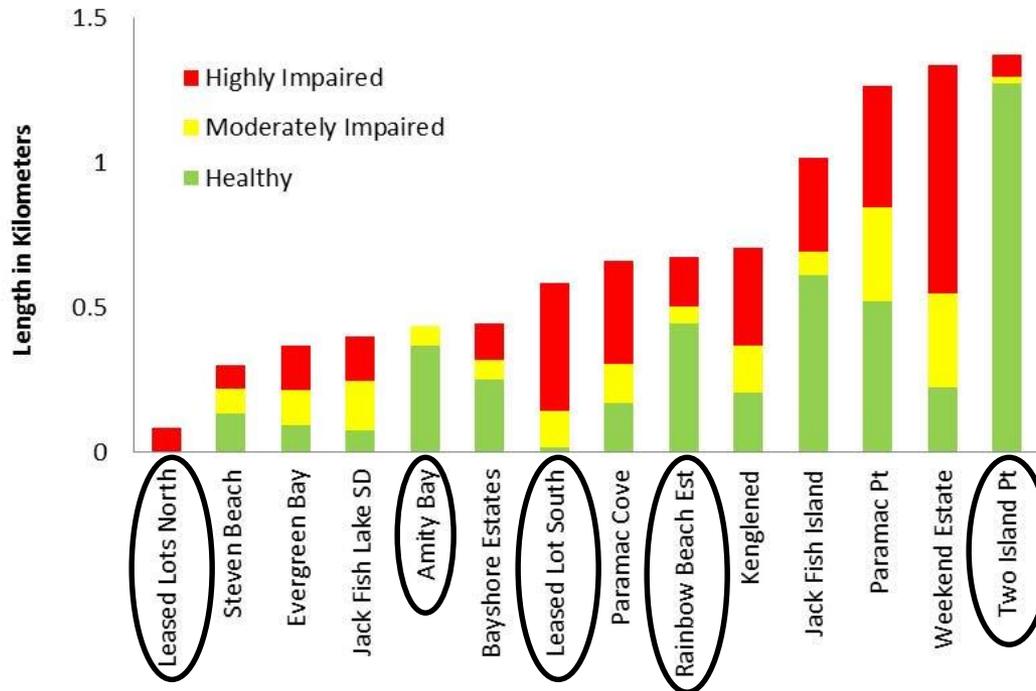
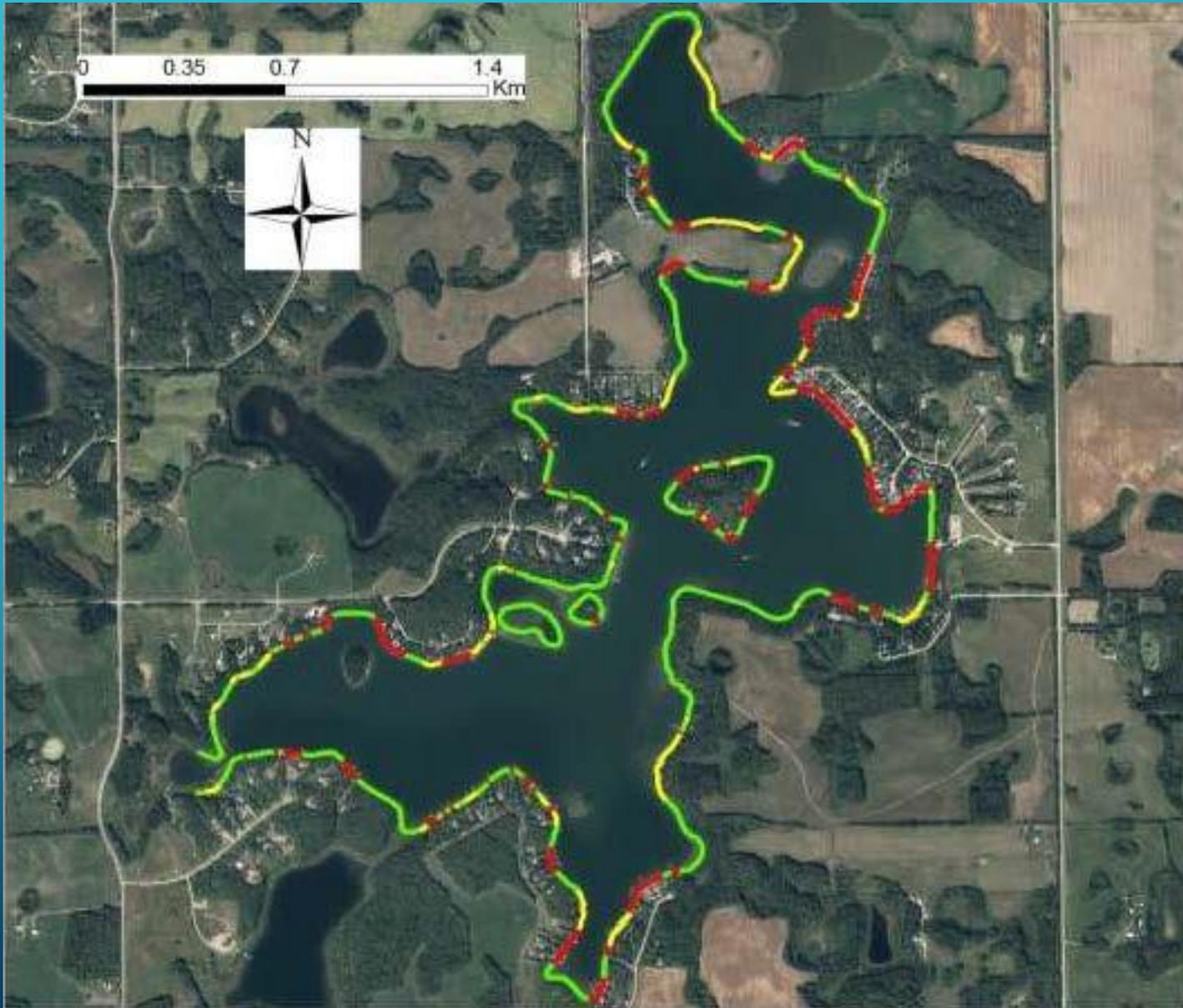
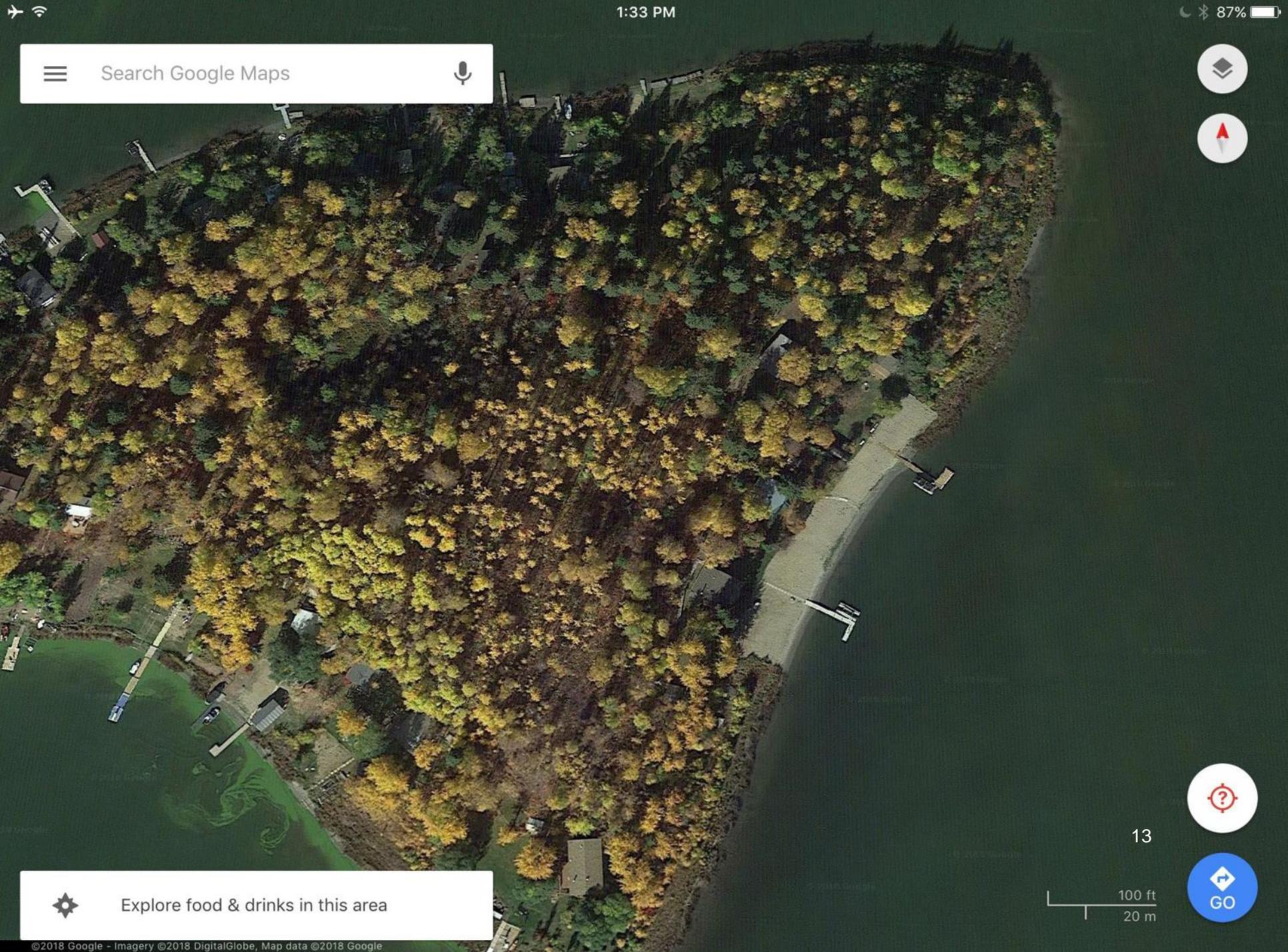


Figure 40. Jackfish Lake Riparian Health Assessment by subdivision, arranged by length of riparian area. The Lease Lots North are located on the eastern shore of the north bay and the Lease Lots South are just north of Weekend Estates (NSWA, 2014a).



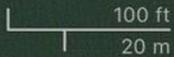
Search Google Maps

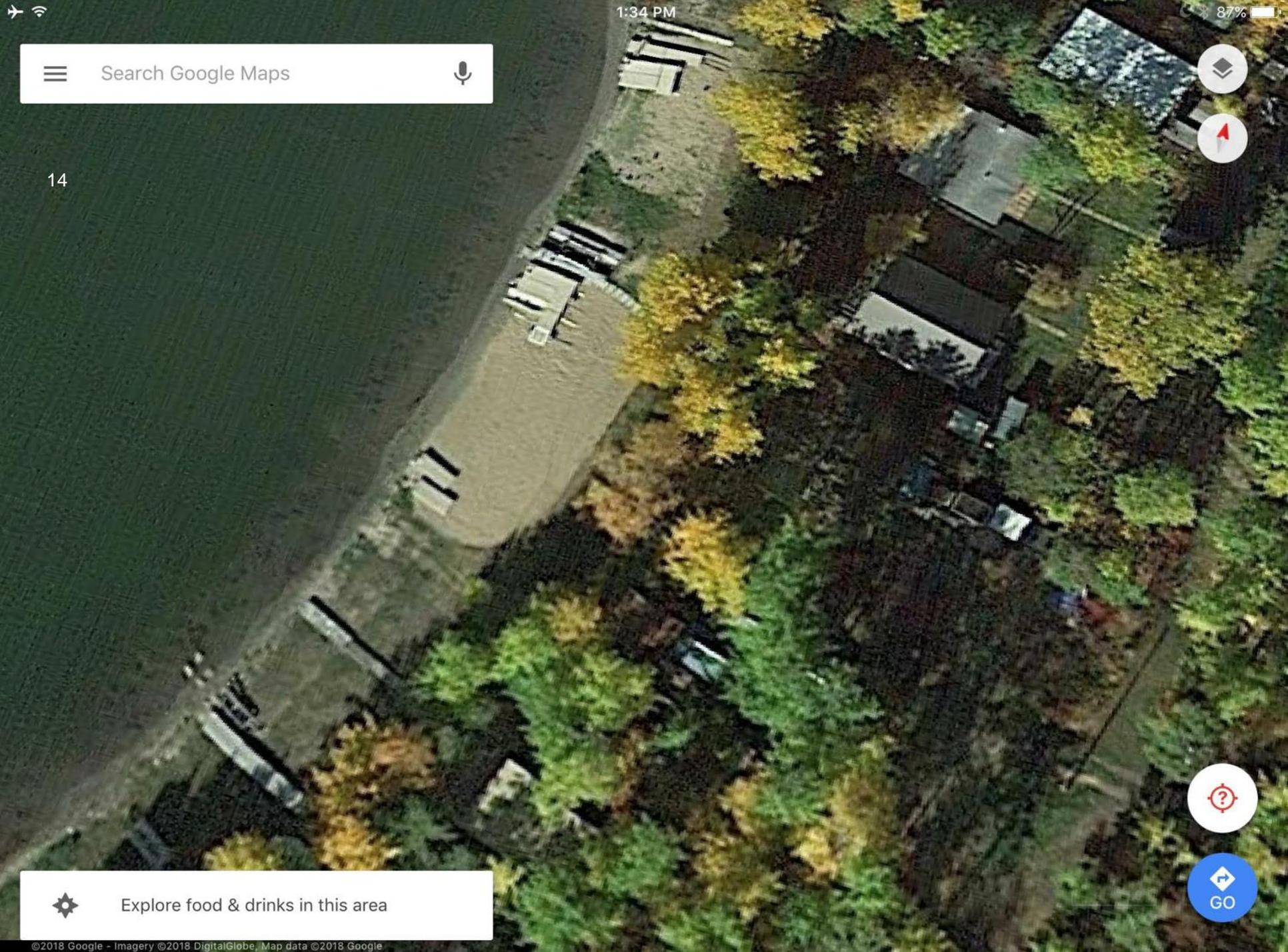


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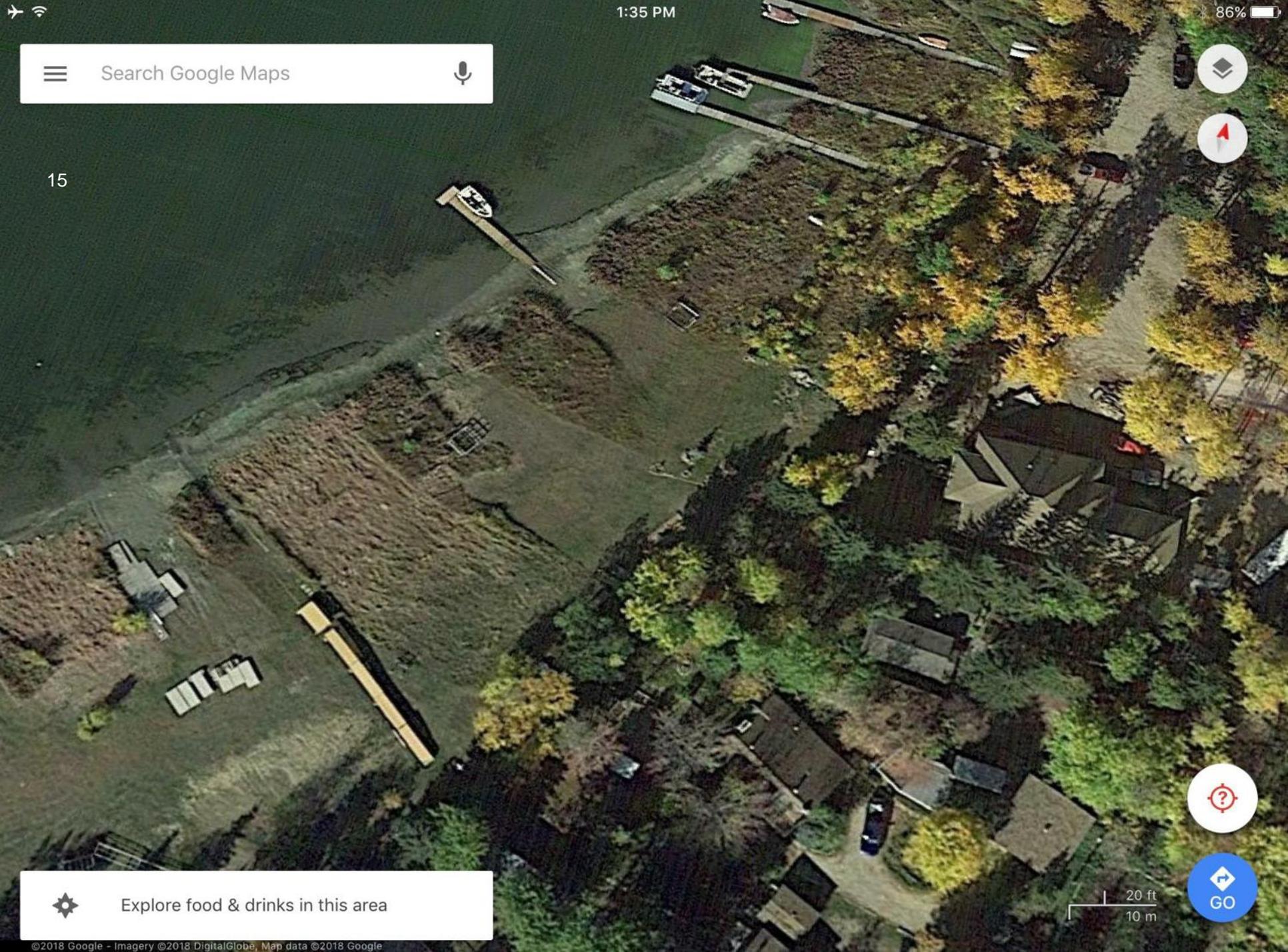
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⚙️ Explore food & drinks in this area



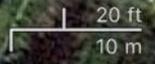


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⚙️ Explore food & drinks in this area





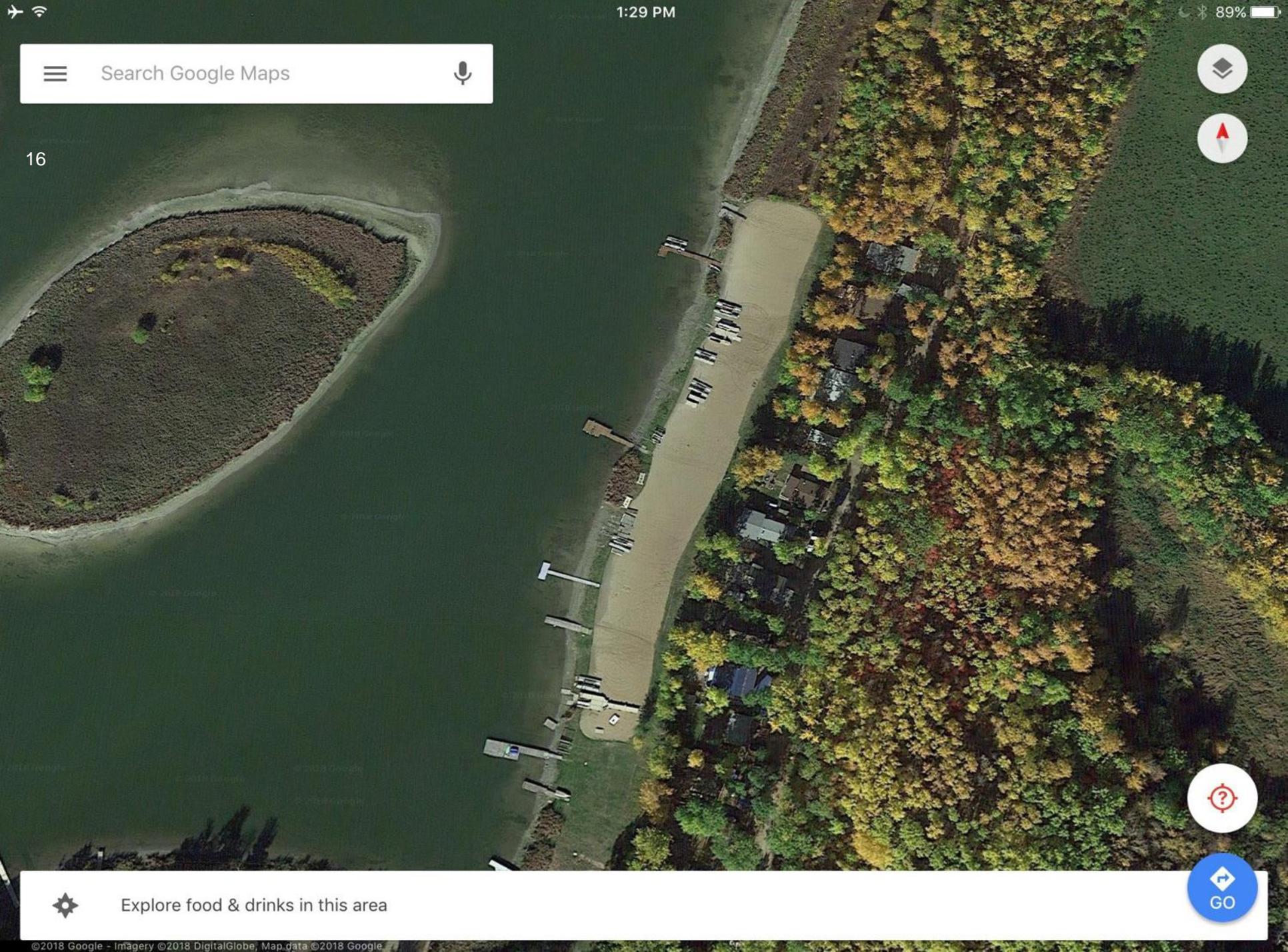
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89%

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16



Explore food & drinks in this area



Jackfish Lake Area Structure Plan

Page 5 – Lake shore is presently 36% developed

Page 20 – Lake basin has been identified as having additional development capacity if evaluated from a land use perspective

Jackfish Lake Area Structure Plan

Page 16 – “To maximize the ultimate health of the lake, which was identified as one of the major issues in the plan preparation process, the existing reserve improvements must be addressed. It is also not logical to require new developments or the agricultural community adjacent to the lake to meet stringent guidelines to protect the water quality if existing shoreline developments are permitted to continue to violate all accepted guidelines of proper lake management and the provisions of the Municipal Government Act under which the purpose of environmental reserves are clearly established.”

Parkland County

Environmental Conservation Master Plan

Phase 1 Background Technical Report

Phase 1 Report

Prepared by : O2 Planning + Design Inc.

For: Parkland County

Submitted: June 11, 2014



Jackfish Lake/Star Lake Complex ESA



Parkland County Environmental Conservation Master Plan

- ESA, State of the Watershed Report, and the Jackfish Lake Area Structure Plan – all state there is room for development if done responsibly
- ESA page 159 – Jackfish Lake is largely undeveloped compared to other lakes in the area
- ESA page 160 – Recommended Planning Strategies for Developers:
 - Continue to enforce all policies in the Jackfish Lake Area Structure Plan



North Saskatchewan Watershed Alliance

Jackfish Lake State of the Watershed Report



April 2016

Jackfish Lake State of the Watershed Report

Page 13 – Jackfish Lake was not considered to be at or near carrying capacity from a land use perspective.

Jackfish Lake Management Letter

Suggests placing a moratorium on our project for more studies to be conducted.

ESA and Jackfish Lake State of the Watershed Report:

- Both recently completed
- Both confirm that Jackfish Lake has development capacity

Jackfish Lake Management Association (JLMA) & Residents

- IF the JLMA and Residents of Jackfish Lake believe the lake is at or near building and carrying capacity:
 - JLMA should enforce compliance to all 70+ lease holders to comply with the Jackfish Lake Area Structure Plan.
 - Similar to what happened to the subject Lutz property in 1996.

Boating Capacity

- Boating capacity can be greatly reduced with the implementation of adopting a Home Owners Association (HOA) for all of Jackfish Lake residence.
 - Only allow 1 watercraft per lot.
 - Public boat launch will only allow 1 watercraft per year per lot.
 - Strictly enforce the day use boat launch.

Parkland Tax Assessments

- 70+ Leased Properties - \$1.3 million
- Highland Property - \$30-45 million
- Rainbow Beach – \$14 million
- Amity Bay - \$7.7 million
- Two Island Point – \$6.2 million

Summary

- Met all requirements of the Jackfish Lake Area Structure Plan, County Policies, and the Municipal Government Act
- Comprehensive Environmental Protection Plan
- 60 meters of Environmental Reserve
- Reduced water front lots
- 20% decrease in pathways in the Environmental Reserve
- Jackfish Lake has confirmed development capacity
- All Administration requirements met

Thank You

Ken Horn
Wanda Kowaluk
Shawn Kowaluk

Highland Property Development Ltd.