Ball Park District Stage 1A

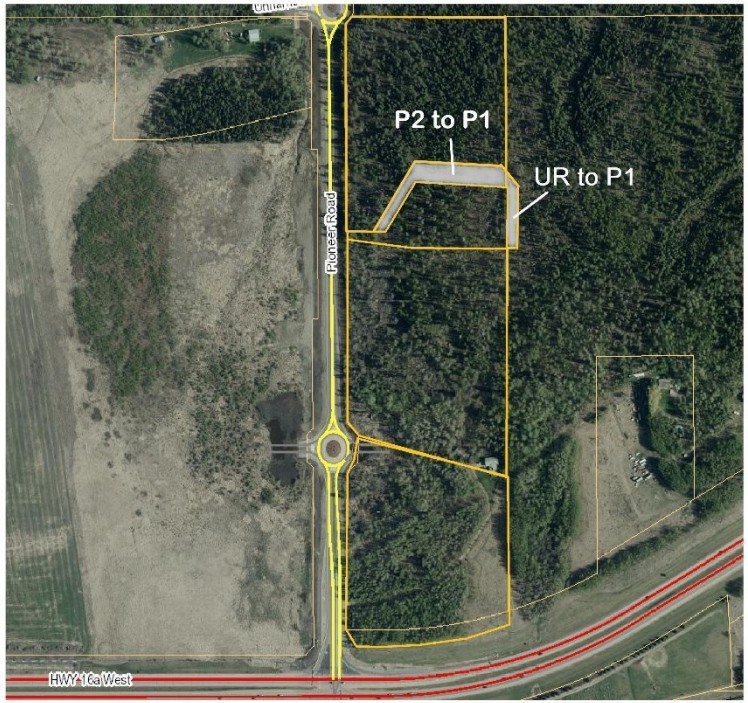
Public Hearing

City of Spruce Grove
Council Meeting
Bylaw C-1191-22
February 28, 2022

Location and Amendment

Legal Description

Lot A, Plan 752 0163, and part of SW 1-53-27-W4.



Proposed Redistricting

From:

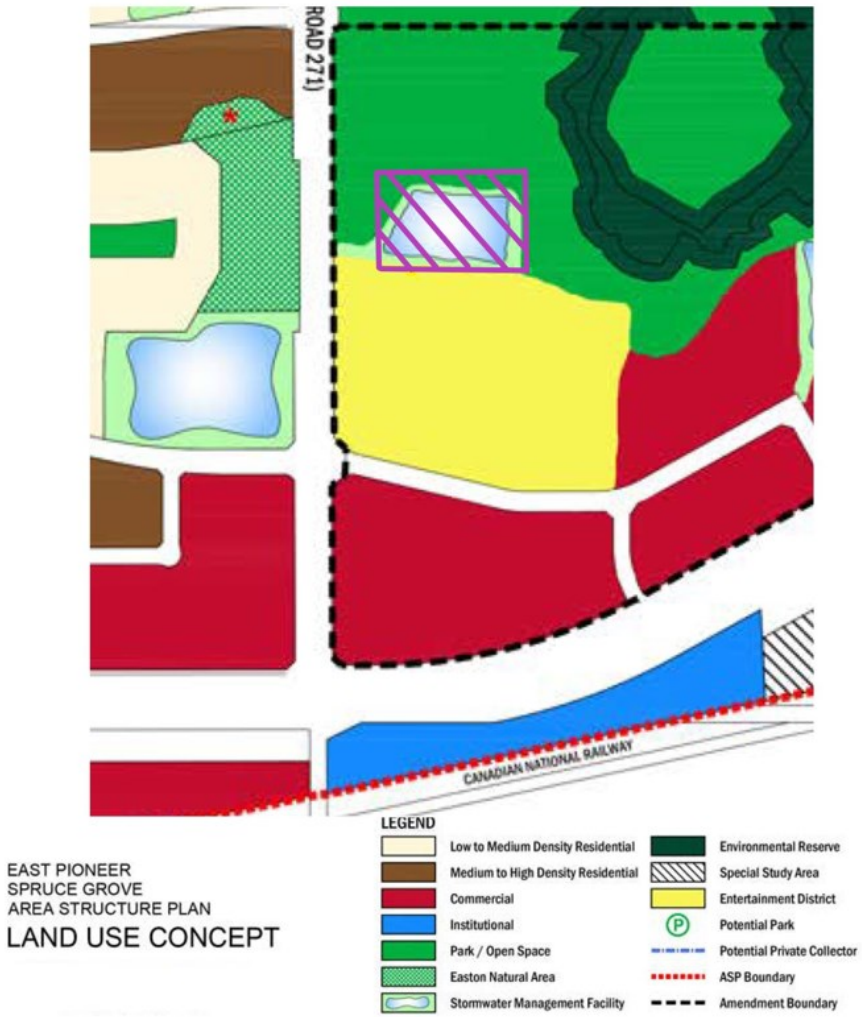
- **P2** – Natural Areas, and
- **UR**– Urban Reserve

To:

- **P1** – Parks and Recreation

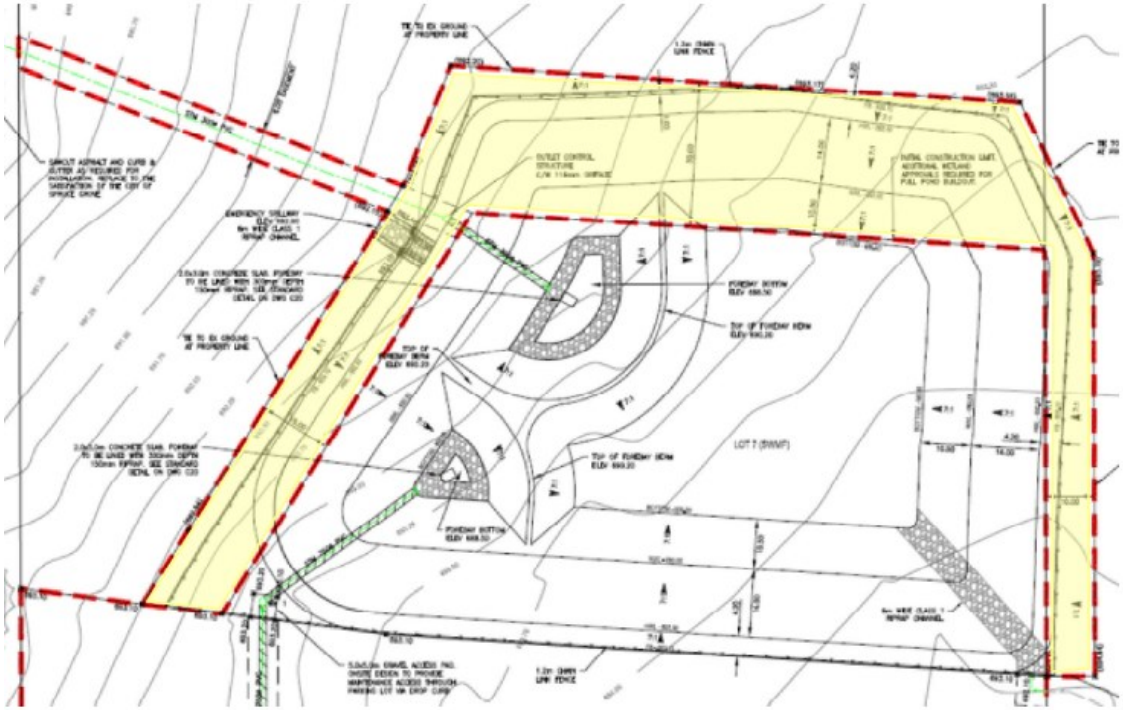
East Pioneer ASP

Land Use Concept



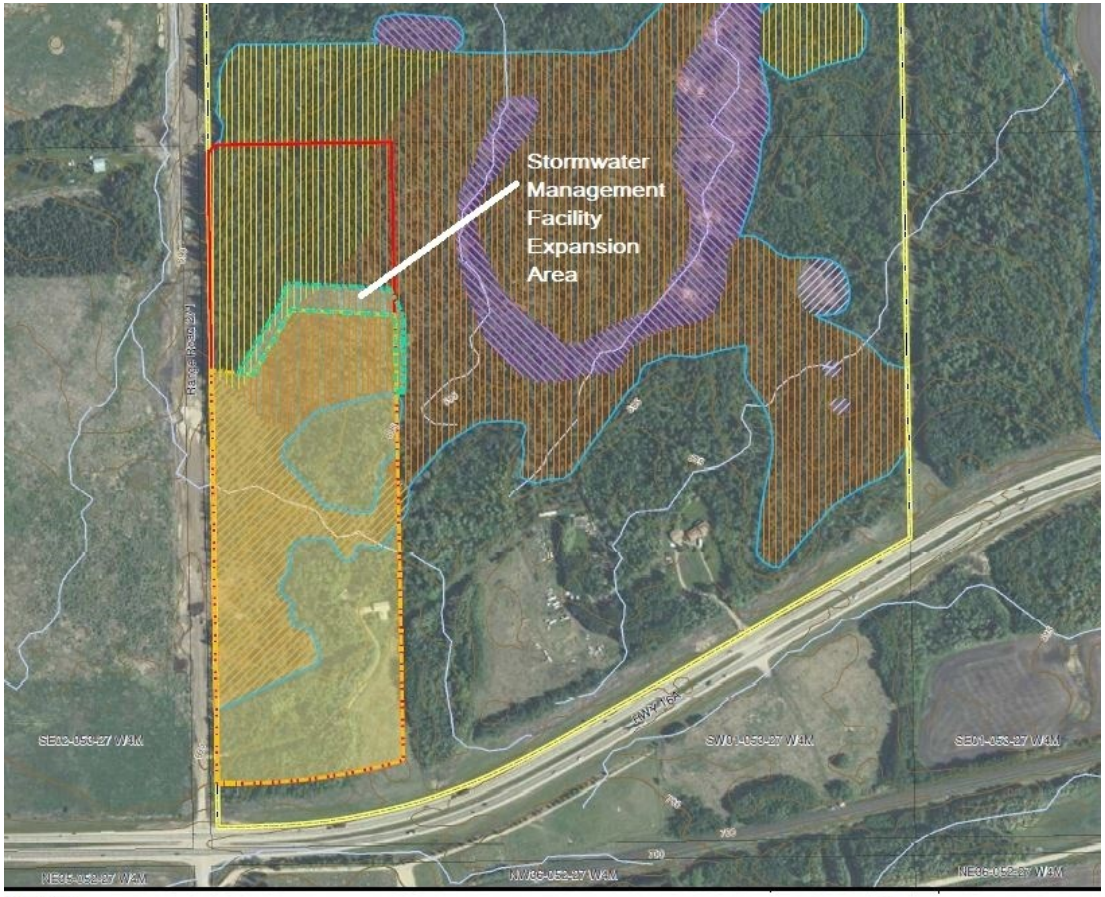
- This site is at the interface of Park / Open Space and Stormwater Management Facility land use areas.
- The current interface boundary was determined using biophysical, hydro-geological, and geo-technical study of the existing wetland complex.
- The ASP's Land Use Concept is at a large scale, and the proposal is 'consistent' with the ASP.

Stormwater Management Facility Expansion



- Detailed engineering design indicates that 0.61 ha of additional land is required for stormwater management.
- This expansion area is highlighted in yellow and extends:
  - 15m west,
  - 30m north, and
  - 10m east.

Natural Area Considerations



LEGEND

- Major Contour - 5 m
- Minor Contour - 1 m
- Potential Drainage Path
- Watercourse
- Wetland Extent

Wetland Class

- BWc - Wooded Coniferous Bog
- FG - Graminoid Fen
- FS - Shrubby Fen
- SWd - Wooded Deciduous Swamp
- SWm - Wooded Mixedwood Swamp

- APPROVED Disturbance Area as per WA Approval DAUT0003438
- NEW Proposed Wetland Disturbance Area
- Project Study Area
- Regional Study Area
- Quarter Section Boundary

SPRUCE GROVE LAND DEVELOPMENT
SW01-053-27 W4M
ADDITIONAL WETLAND IMPACTS
ASSOCIATED WITH PROPOSED
STORM POND EXPANSION AREA

- Requires additional encroachment into area wetlands.
- This is supported by an updated Wetland Assessment and Impact Report.
- Alberta Environment and Parks has conditionally approved this additional wetland encroachment.

Recommendation

- Administration supports Bylaw C-1191-22.

Public Hearing

C-1191-22

Questions & Comments