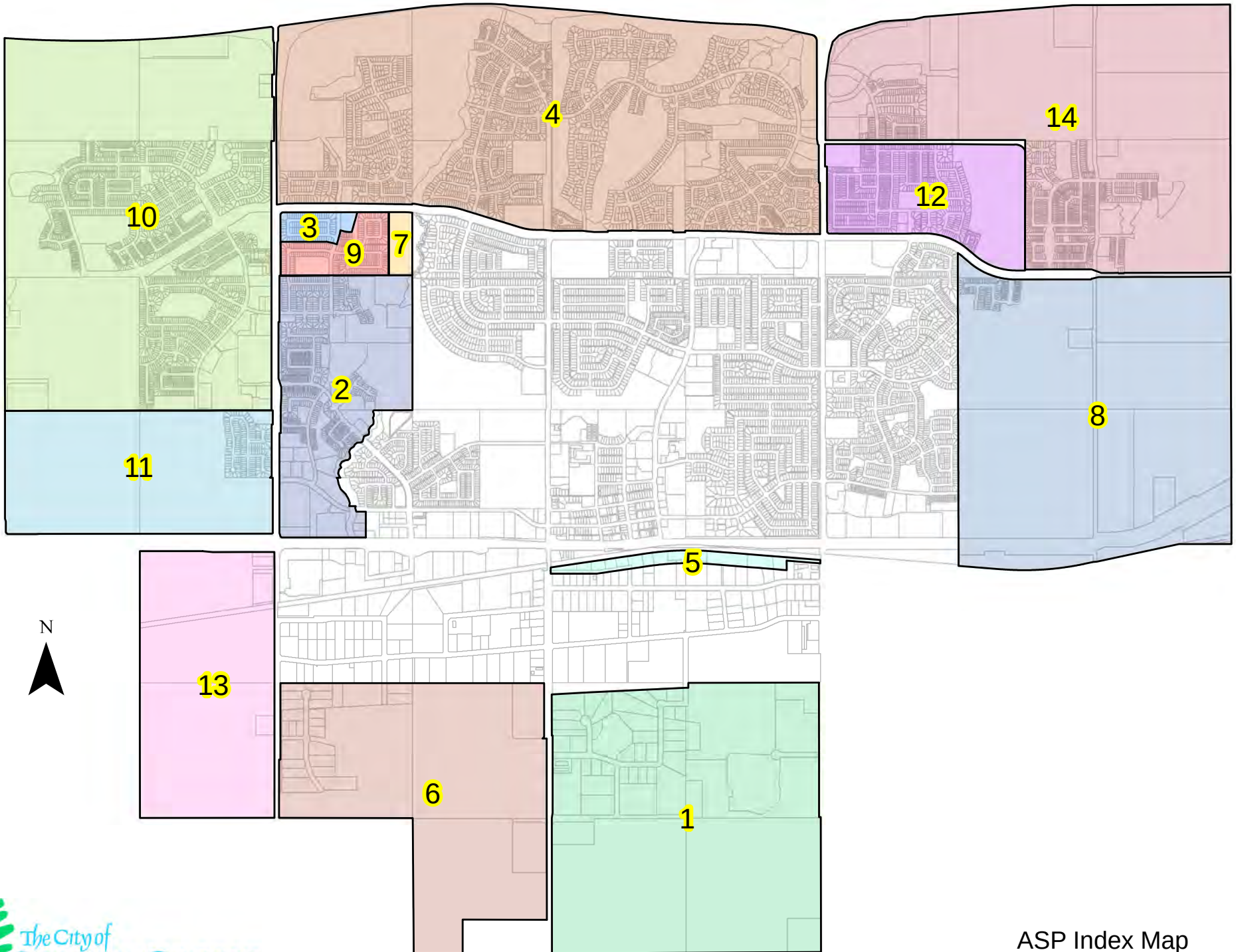






**City of Spruce Grove
Area Structure Plan Index
(Updated January 31, 2020)**

All Area Structure Plans are Subject to Change

1. South Century Area Structure Plan

Sept. 2010	Bylaw No. C-757-10
Area	SW & SE ¼ Secs 34-52-27-4 and NW and NE ¼ Secs 27-52-27-4.
August 2011	Bylaw No. C-786-11
Area	SE 34-52-27-4

2. Heritage Estates Area Structure Plan

Sept 2012	Bylaw No. C-812-12
Area	NW 4-53-27-4
February 2013	Bylaw No. C-829-12
Area	Lot 121 Block 17 Plan 094-1759 SW 4-53-27-4
October 2013	Bylaw No. C-852-13
Area	50 McLaughlin Drive
Dec 13 2017	Bylaw No. C-1012-17
Area	Lot 26 Block 9 Plan 172 2124

3. Mobile Home Development (Spruce Woods Villa) Area Structure Plan

Dec. 1990	Bylaw No. C-113-90
Area	pt S1/2 SW 9-53-27-4

4. North Central Area Structure Plan

July 2003	Bylaw No. C-477-03
Area	Section 9-53-27-4 (north of Grove Drive) Section 10-53-27-4 (north of Grove Drive)
Mar. 2004	Bylaw No. C-515-04
Area	pt. SE 10-53-27-4 (Hilldowns R-2MS site)
Apr. 2004	Bylaw No. C-520-04
Area	pt. NE 10-53-27-4 (Stoneshire Stage 9)
June 2004	Bylaw No. C-532-04
Area	NW 9 + pt. SW 9-53-27-4 (Deer Park)
Sept. 2005	Bylaw No. C-567-05
Area	SE 10-53-27-4 (Storm Water Management Facility)
Sept 2006	Bylaw No. C-620-06
Area	NE 10-53-27-4
Sept 2007	Bylaw No. C-626-06
Area	E ½ 9-53-27-4 and NE 10-53-27-4
Aug. 2010	Bylaw C-692-08
Area	NW ¼ 9-53-27-4
Sept. 2011	Bylaw No. C-789-11
Area	NE 10-53-27-4
July 2015	Bylaw No. C-901-15
Area	SE ¼ 9-53-27-4)
June 2017	Bylaw No. C-997-17
Area	Portion of Lot 1 Block 23 Plan 062 6301
August 2017	Bylaw No. C-1001-17
Area	Lot 1 Block 1 Plan 142 2641 – Deer Park Drive

5. Railway Avenue Area Structure Plan

Aug. 1997	Bylaw No. C-311-97
Area	pt. NW and NE 34-52-27-4

6. **East Campsite Business Park Area Structure Plan**
 Sept 2007 Bylaw No. C-634-06
 Area S ½ 33-52-27-4 and NE ¼ 28-52-27-4
7. **Seniors Co-op Housing (Grove Seniors Village) Area Structure Plan**
 Sept.1990 Bylaw No. C-108-90
 Area pt. S1/2 SW 9-53-27-4
8. **East Pioneer**
 May 2013 Bylaw No C-843-13
 Area W1/2 1-53-27-W4th,E1/2 2-53-37-W4th, pt.NE1/4-35-52-27-W4th
 and NW1/4-36-52-27-W4th
 April 2016 Bylaw No C-950-16
 Area Lot 4 Block 1 Plan 152-2888
 May 2016 Bylaw No C-952-16
 Area NE 2-53-27-W4, SE 2-53-27-W4
 NW 1-53-27-W4, SW 1-53-27-W4
 September 2017 Bylaw No C-1008-17
 Area NW1/4 Section 1-53-27-W4M
9. **Spruce Woods Area Structure Plan, as amended**
 Oct 1990 Bylaw No. C-113-90
 Area SW ¼ 9-53-27-4
 Dec. 1993 Bylaw No. C-212-93
 Area pt. S1/2 of SW 9-53-27-4
 Dec. 1996 Bylaw No. C-293-96
 Area pt. S1/2 of SW 9-53-27-4
 July 2001 Bylaw No. C-416-01
 Area undeveloped portion of Block 3, Plan 822 2998
10. **West Area Structure Plan**
 May 2012 Bylaw No. C-818-12
 Area Section 5-53-27-W4th
 June 2014 Bylaw No. C-863-13
 Area 220 Spruce Ridge Road and 211 Jennifer Heil Way
 Feb 2016 Bylaw C-944-16
 Area Section 5-53-27-W4 and Section 8-53-27-W4
 Nov 2016 Bylaw C-979-16
 Technical Error
11. **West Central Area Structure Plan**
 Jan. 2004 Bylaw No. C-489-03 – Replaced by Bylaw C-610-06
 Area S1/2 5-53-27-4
 July 2006 Bylaw No. C-610-06 – Replaced by Bylaw C-1016-17
 Area S1/2 5-53-27-4
 March 2018 Bylaw No. C-1016-17
 Area S ½ 5-53-27-W4.
12. **Spruce Village Area Structure Plan**
 June 2005 Bylaw No. C-552-05
 Area S1/2 11-53-27-4
 Dec 2007 Bylaw C-669-07
 Area Lot 1 Block 3 Plan 052 4772 (SW 11-53-27-4)
 Sept 2009 Bylaw C-713-09
 Area Lot 37 Block 5 Plan 082-0912 (SW 11-53-27-4)
 Oct 2015 Bylaw No. C-934-15
 Area S 1/2 11-53-27-4
 May 2017 Bylaw C-994-17
 Area S ½ 11-53-27-4

13. Shiloh Area Structure Plan

Nov 2008	Bylaw No. C-678-07 Repealed September 22, 2014
Area	E ½ 32-52-27-4
Sept 2014	Bylaw No. C-868-14
Area	NE ¼ and SE ¼ 32-52-27-W4
July 2015	Bylaw No. C-915-15
Area	NE 32-52-27-4

14. Pioneer Lands Area Structure Plan

Feb 2009	Bylaw No. C-686-08
Area	NW 11-53-27-4
June 2010	Bylaw No. C-745-10
Area	E1/2 SE 11-53-27-W4M SW 12-53-27-W4M
Nov 2011	Bylaw C-797-11
Area	N1/2 11-53-27-4
March 2013	Bylaw C-837-13
Area	N1/2 11-53-27-4
Sept 2016	Bylaw C-932-15
Area	NE ¼ 11-53-27-W4 NW ¼ 12-53-27-W4 SW ¼ 12-52-27-W4
Sept 2018	Bylaw C-1062-18
Area	NE ¼ 11-53-27-4
April 2019	Bylaw C-1062-18
Area	NE ¼ 11-53-27-4
January 2020	Bylaw C-1066-19
Area	SE ¼ 2-53-27-W4

Rescinded Area Structure Plans**1. Central Area Redevelopment Plan**

Dec.1991 Bylaw No. C-147-92

Area SW 3-53-27-4

Rescinded February 27, 2006 by Bylaw No. C-592-06

2. McLeod Avenue West Commercial Corridor Area Structure Plan

Mar. 1996 Bylaw No. C-287-96

Area pt. SW 4-53-27-4

Rescinded September 11, 2006 by Bylaw No. C-596-06

3. SE 33-52-27-4 (Schutz) Area Structure Plan

July 1999 Bylaw No. C-348-99

Area SE 33-52-27-4

Rescinded September 10, 2007 by Bylaw No. C-634-06

Replaced with East Campsite Business Park ASP

4. Golden Spike Business Park Area Structure Plan

Nov. 1998 Bylaw No. C-338-98

Area pt. SW 34-52-27-4

Replaced with South Century Area Structure Plan Bylaw C-757-10

5. South East Spruce Grove Area Structure Plan

May 2004 Bylaw No. C-509-04

Area NW 27-52-27-4

Replaced with South Century Area Structure Plan Bylaw C-757-1

6. Grove Meadows Area Structure Plan, as amended

July 1981 Bylaw No. C-581-81

Area S1/2 11-53-27-4, W1/2 2-53-27-4

Jan. 1992 Bylaw No. C-163-93 (amended Bylaw 291-06)

Area S1/2 11-53-27-4, W1/2 2-53-27-4

July 1996 Bylaw No. C-291-96

Area S1/2 11-53-27-4, W1/2 2-53-27-4

July 2002 Bylaw No. C-457-02 (rescinded June 13, 2005 See C-552-05)
(Spruce Village-north of Grove Drive)

Area S1/2 11-53-27-4

Repealed by Bylaw C-955-16 March 29, 2016

7. Bylaw No. C-490-03 (Lakewood– south of McLeod Ave)

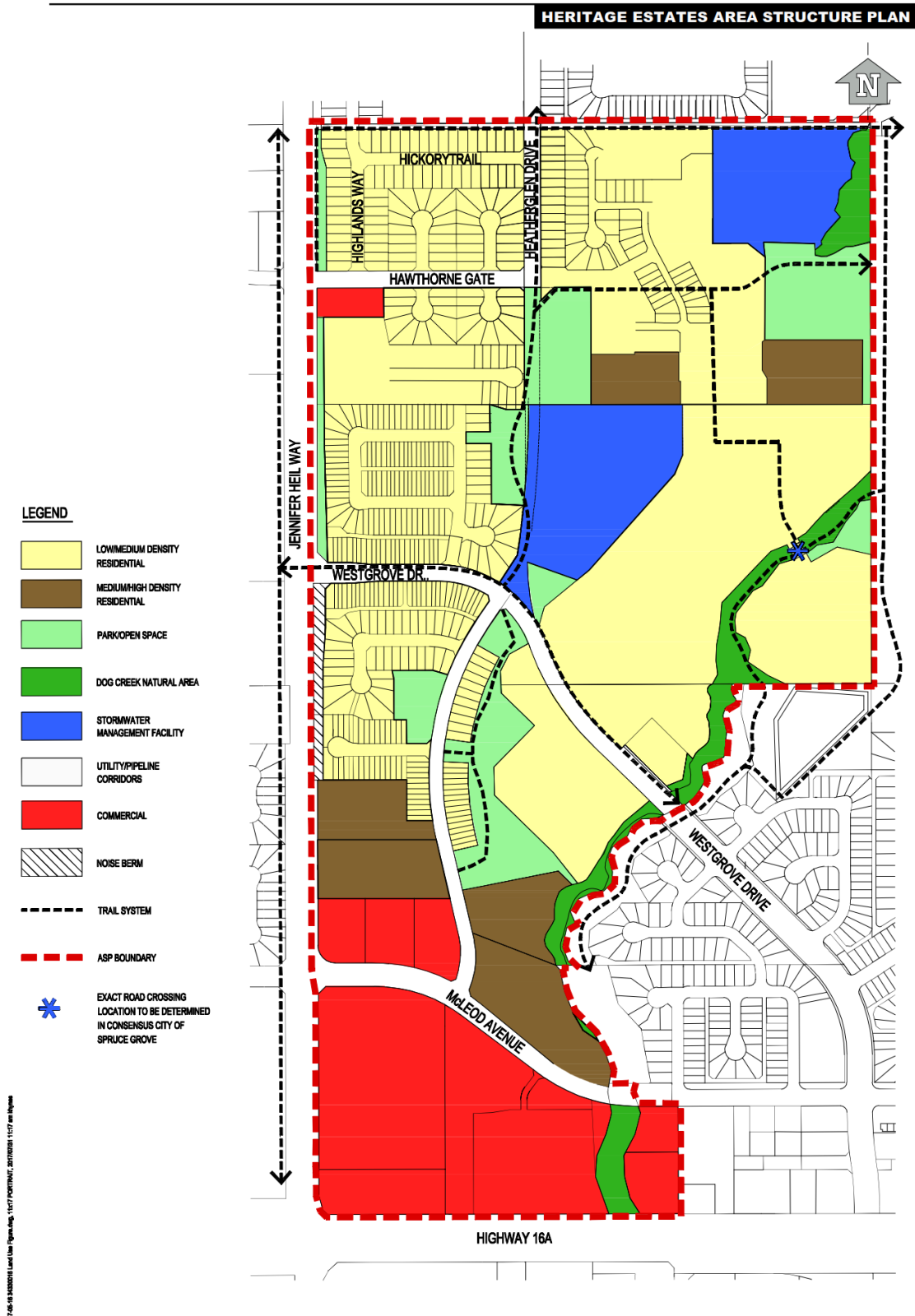
Nov. 2003

Area SW 2-53-27-4

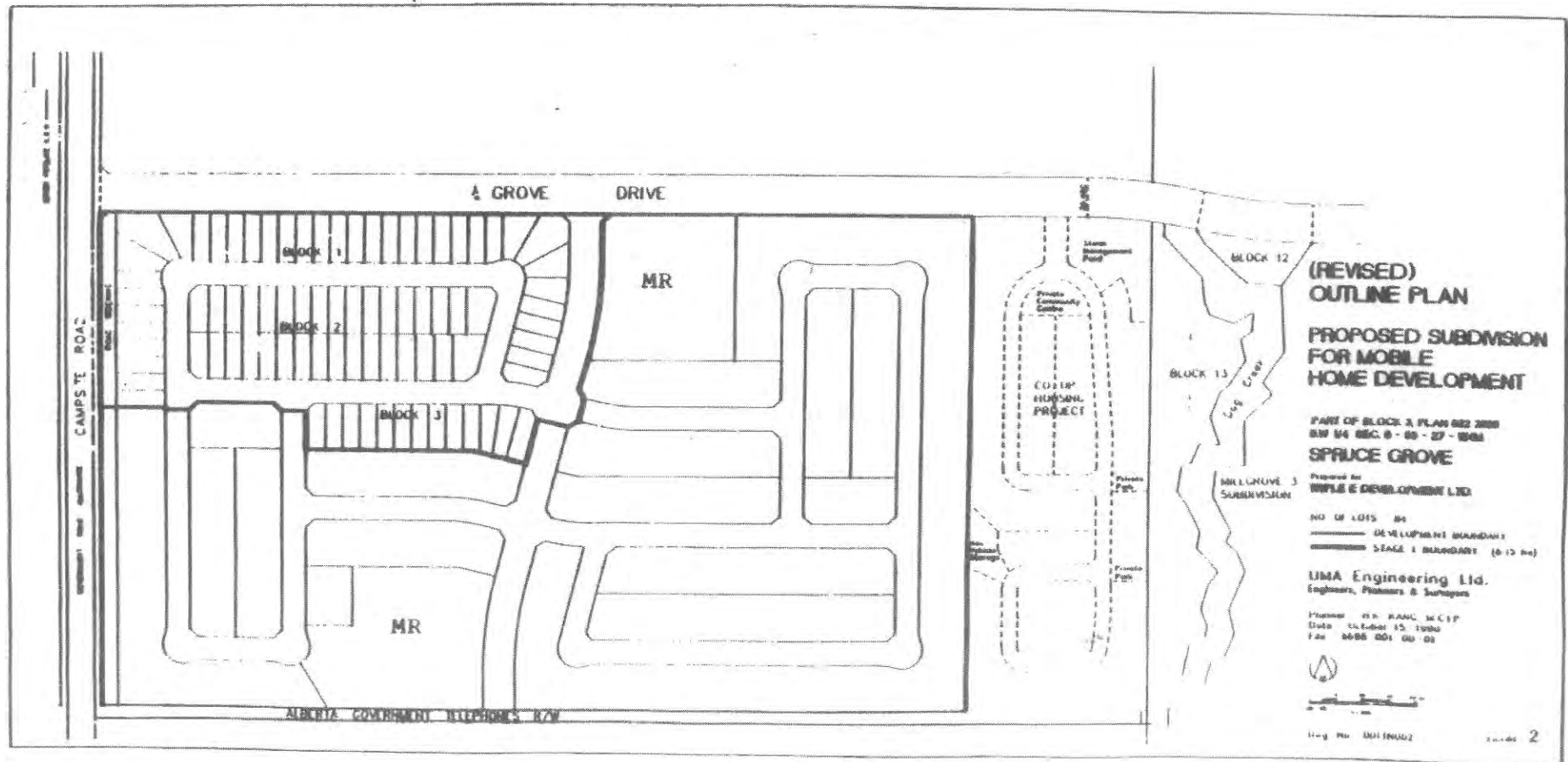
Repealed by Bylaw C-955-16 March 29, 2016

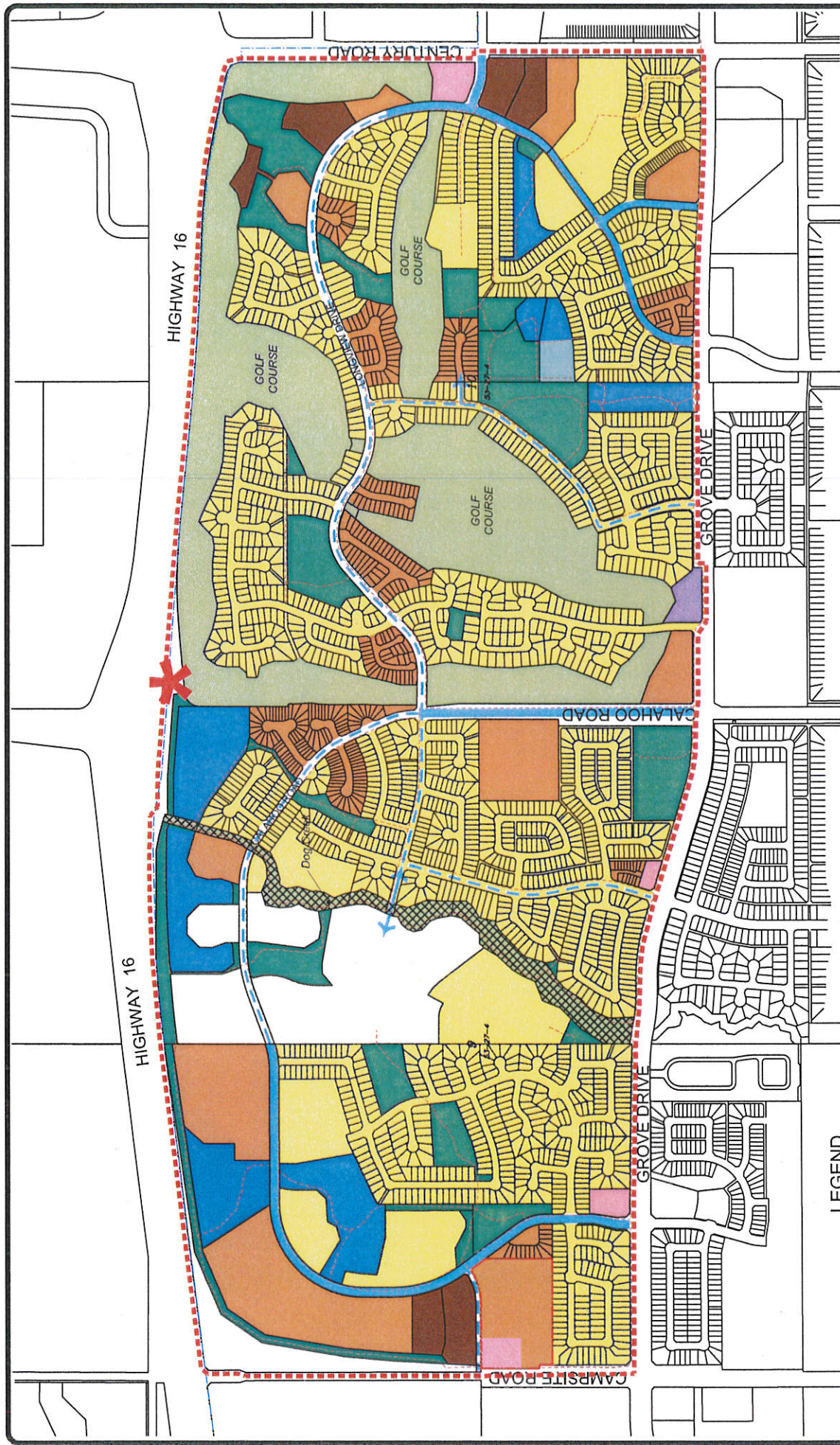


Figure 2:



Mobile Home Development (Spruce Woods Villa ASP)





LEGEND

- Area Structure Plan Boundary
- City Boundary
- Low Density Residential (max 19.5 units/ha)
- Medium Density Residential (max 66 units/ha)
- High Density Residential (max 87 units/ha)
- Mixed Low to Medium Density Residential
- Commercial
- Institutional
- The Links Golf Course
- Dog Creek Drainage Course
- Park/Open Space
- Drypond Facility
- Weipond Facility
- Urban Service (Municipal Focal Point)
- Pedestrian Linkage
- Major Collector Road
- Minor Collector Road
- Required Access Location
- ASP Amendment Boundary

Bylaw C-1001-17

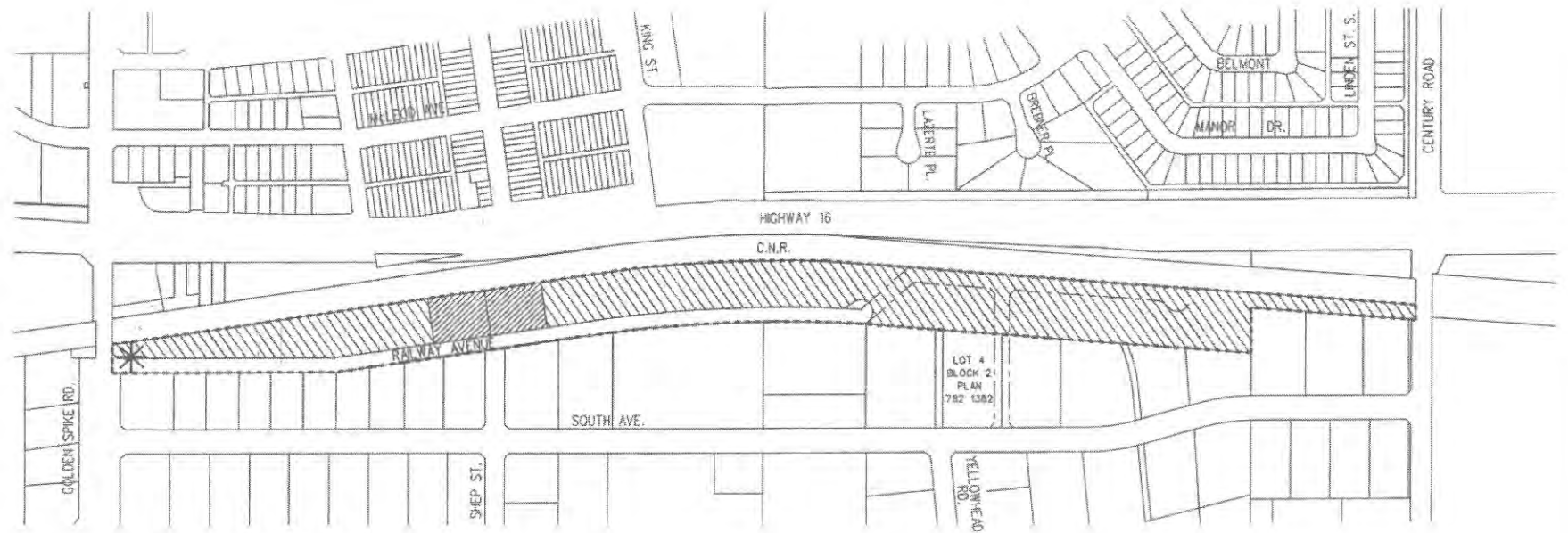
LAND USE CONCEPT

North Central
Area Structure Plan Amendment

N.T.S.

Figure 3

Railway Avenue ASP



LEGEND

GRAIN ELEVATOR SITE	
INDUSTRIAL / COMMERCIAL	
GENERAL COMMERCIAL	
PLAN BOUNDARY	
OPTIONAL ROAD	



FIGURE 2
SPRUCE GROVE
DEVELOPMENT CONCEPT

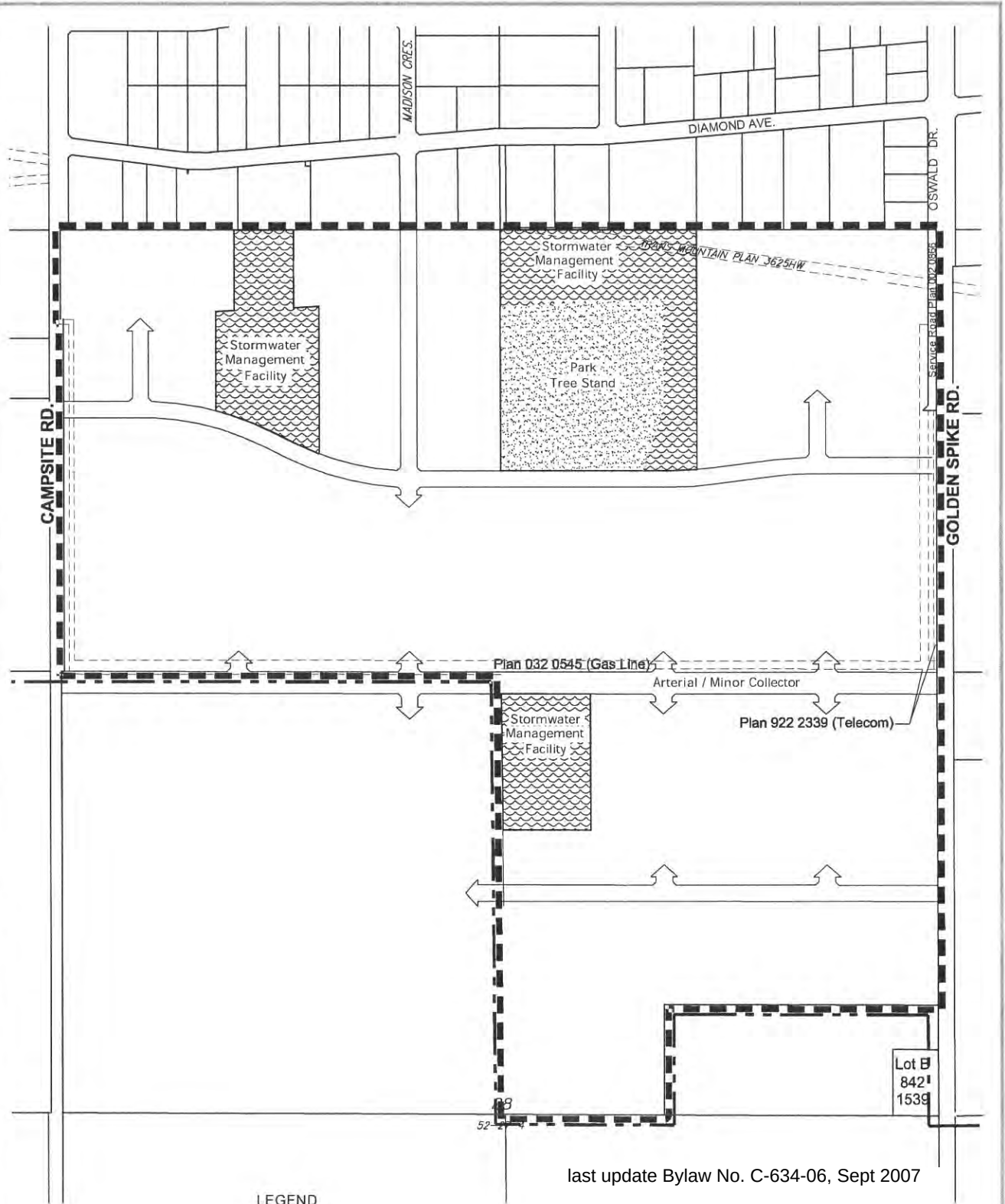
last update Bylaw No. C-311-97, Aug 1997

A SIZE 8.5" x 11" (215.9mm x 279.4mm)

PLOT: 07/06/07 7:42:29 AM

Saved By: brulottem

UMA FILE NAME 1560-249-00_01-CP4005_RX.dwg



LEGEND

- AREA STRUCTURE PLAN BOUNDARY
- - - CITY BOUNDARY
- INDUSTRIAL
- ▨ PARK (MR)
- ▧ STORMWATER MANAGEMENT FACILITY

last update Bylaw No. C-634-06, Sept 2007

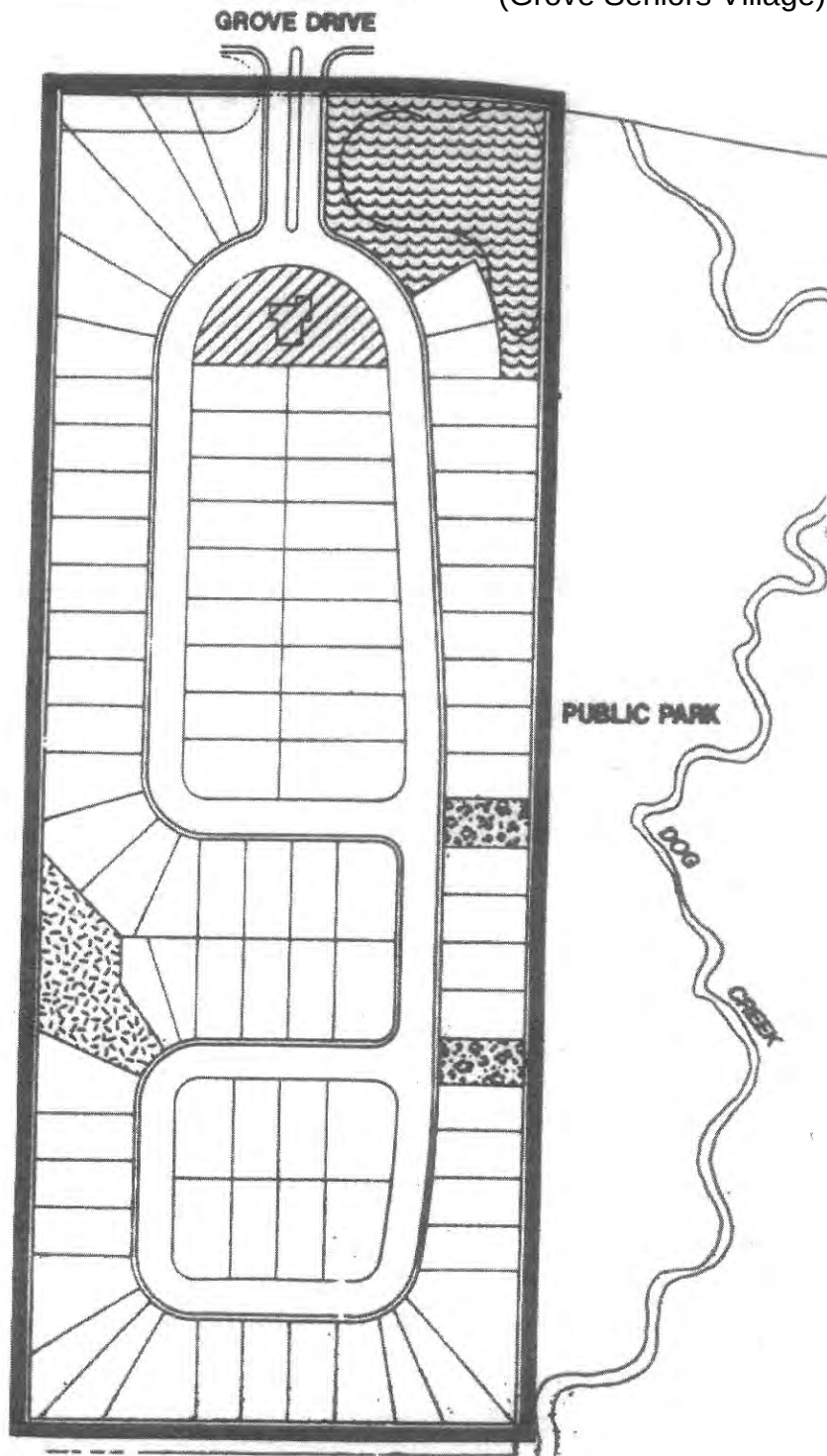
Melcor Developments
East Campsite Business Park
Area Structure Plan
Land Use Concept

UMA AECOM

0 100 200 m SCALE 1:10000

Figure - 5

Seniors Co-op Housing
(Grove Seniors Village) ASP



IMC
Consulting
Group Inc.

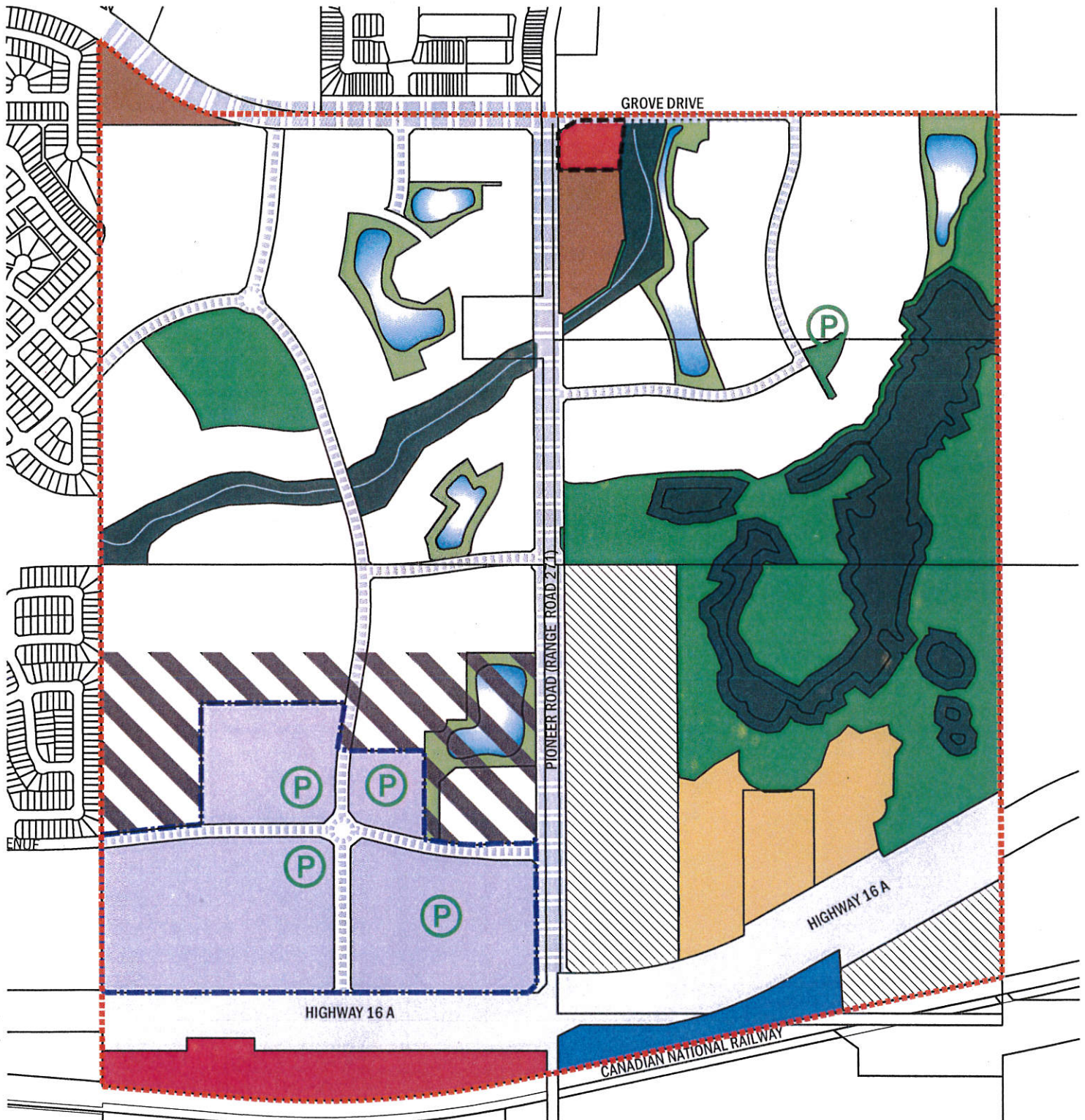
-  STORMWATER MANAGEMENT POND
-  PRIVATE COMMUNITY CENTRE
-  PRIVATE PARK
-  RECREATION VEHICLE STORAGE COMPOUND

Figure 3

LAND USE PLAN

Figure 5 - Land Use Concept
East Pioneer Area Structure Plan

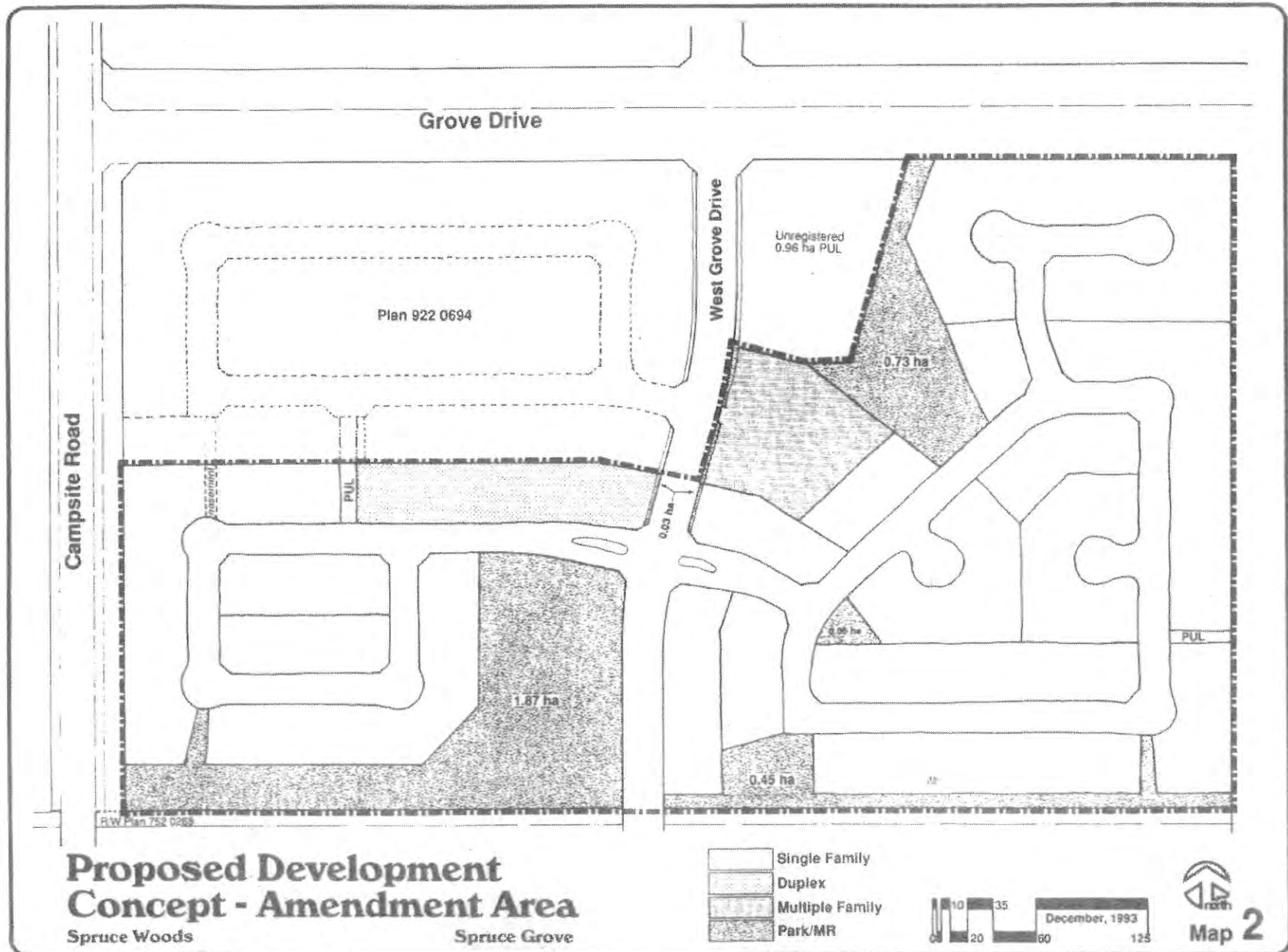
Bylaw Amendment C-1008-17



Legend

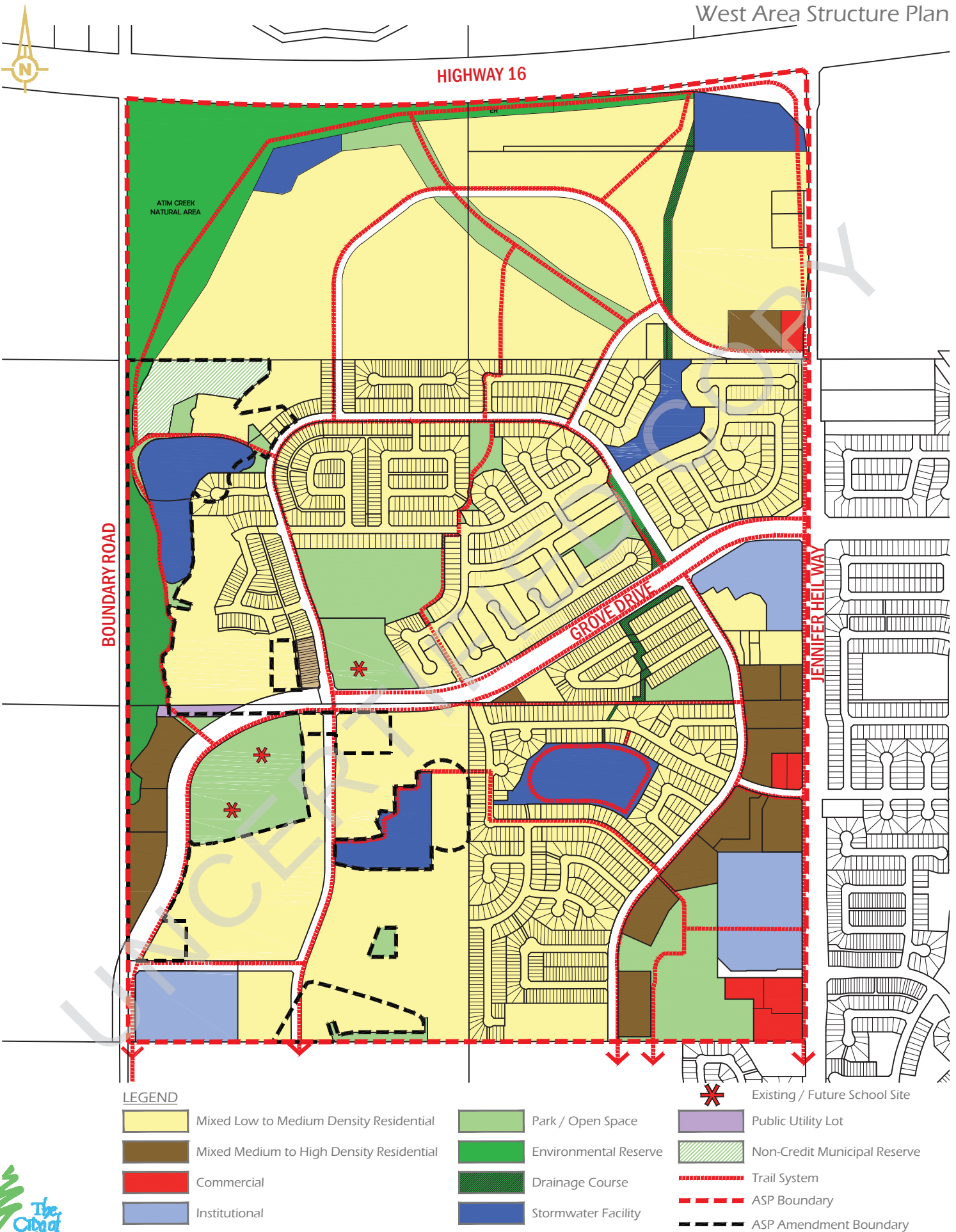
- | | | |
|--|--------------------------------------|-------------------------|
| Estate Residential | Stormwater Management Facility | Collector Roadway |
| Low to Medium Density Residential (Level 1) | Environmental Reserve | Arterial Roadway |
| Medium to High Density Residential (Level 2) | Special Study Area | Highway Right-of-Way |
| Mixed Use | Public Utility Lot | Urban Village Influence |
| Commercial | Potential Park / Open Space Location | ASP Boundary |
| Institutional | Urban Village Centre | Amendment Boundary |
| Park / Open Space | | |

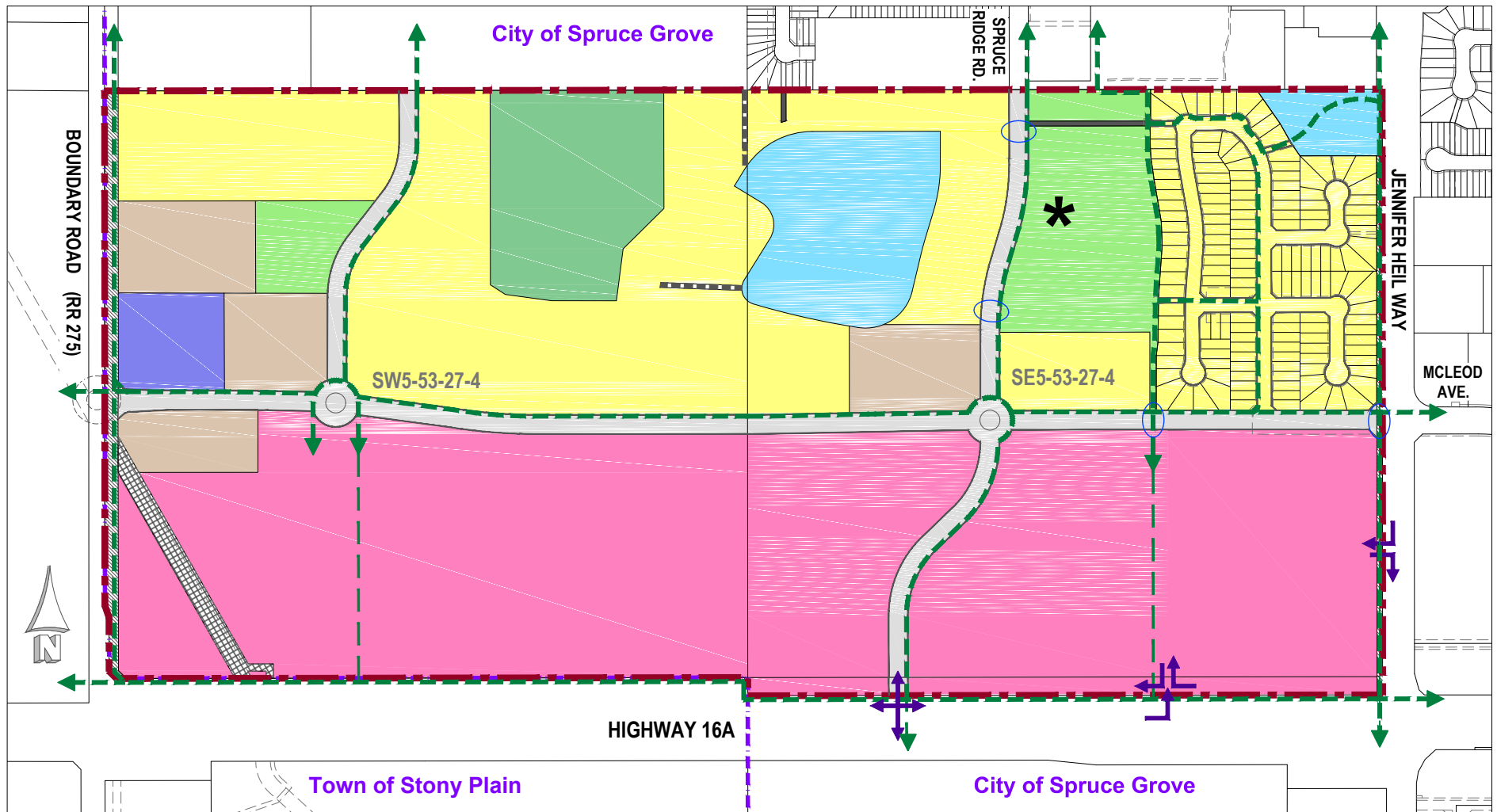
Spruce Woods ASP



last update Bylaw No. C-416-01, July 2001

Mackenzie Associates
 Consulting Group Limited





LEGEND

- ASP Boundary
- Municipal Boundary
- Trail
- Potential Trail
- Traffic Calming at Pedestrian Crossings
- ★ School

DEVELOPMENT CONCEPT

WEST CENTRAL
AREA STRUCTURE PLAN

City of Spruce Grove

Scale - 1:7,500

0 100 200 300 400 metres

LEGEND

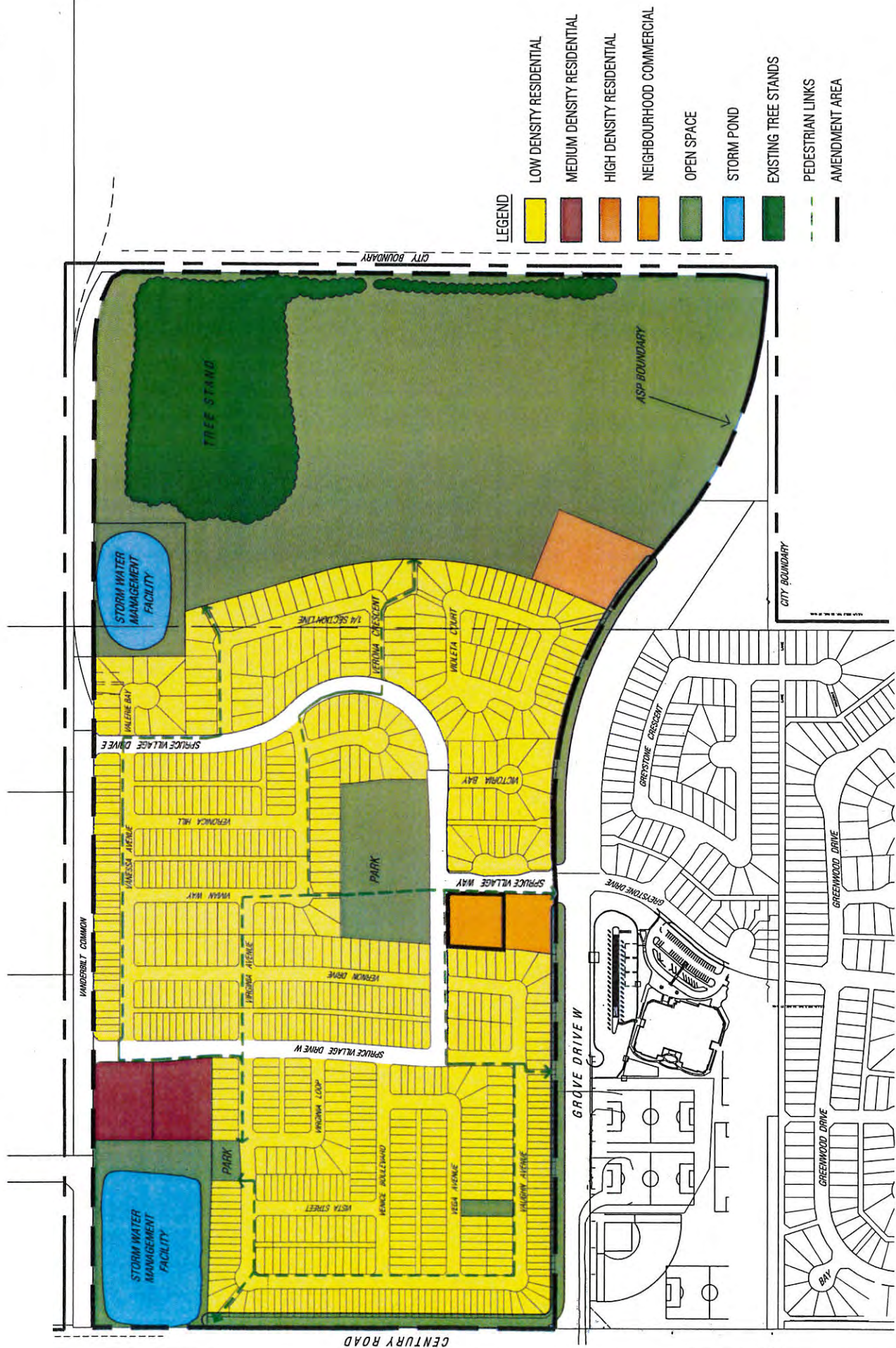
- Commercial
- Mixed Low to Medium Density Residential
- Mixed Medium to High Density Residential
- School / Park / Open Space Area (MR)
- Institutional
- Nature Park / Treed Area (MR)
- Stormwater Management (SWMF)
- Collector Roads
- Arterial Roads
- Existing Gas and Oil Pipeline R.O.W.
- Existing P.U.L.
- Potential P.U.L.

February 2018

CONCEPT ONLY SUBJECT
TO DETAILED DESIGN



FIGURE 3



IBI

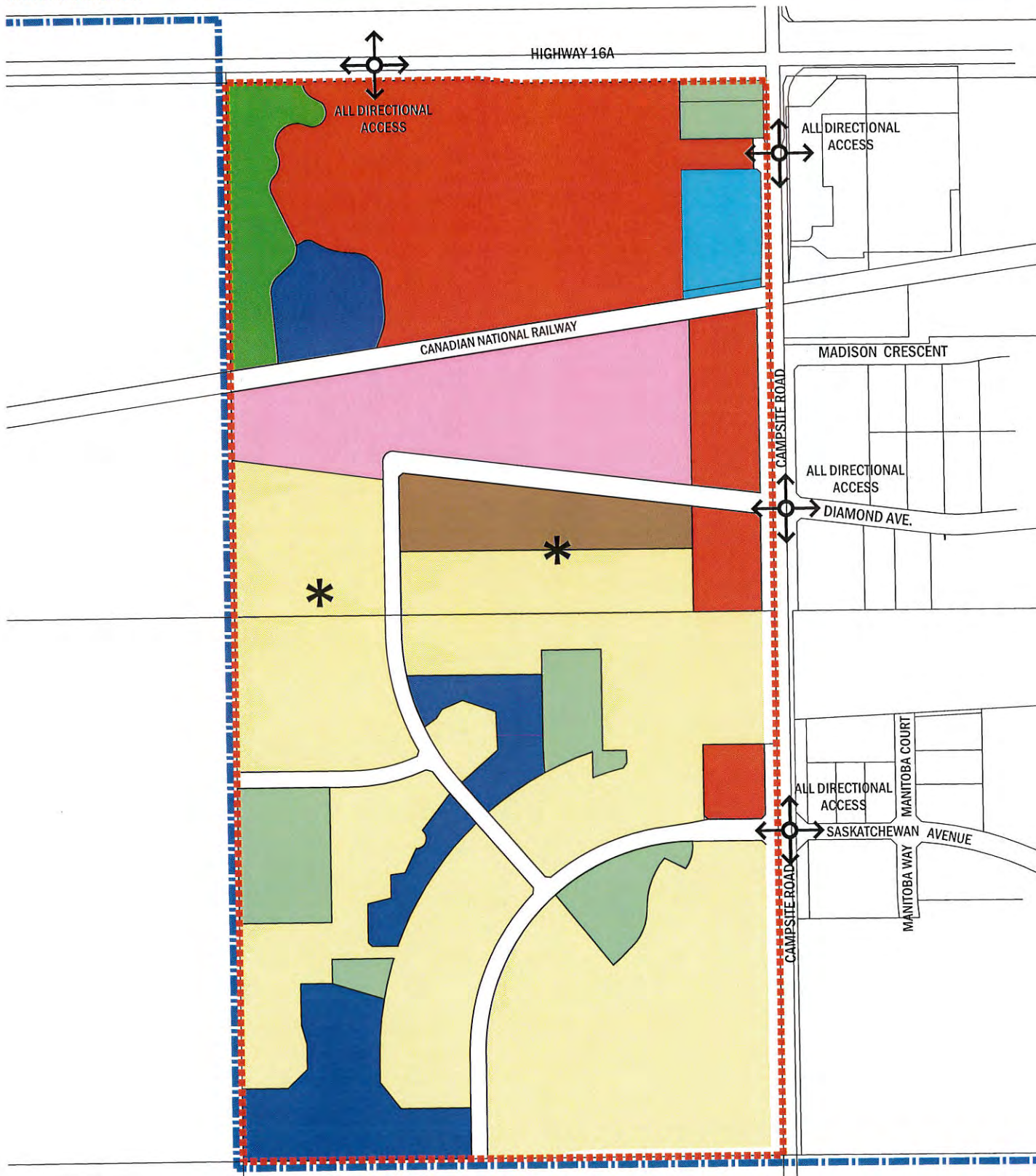
IBI GROUP PROFESSIONAL
SERVICES (CANADA) INC
300 - 10830 Jasper Avenue
Edmonton AB T5J 2B3 Canada
tel 780 428 4000 fax 780 426 3256
ibigroup.com

SPRUCE VILLAGE ASP AMENDMENT

Exhibit 2 -

DATE: March 1, 2017
DESIGNED BY: SC
DRAWN BY: SC
CHECKED BY: BCD
SCALE: NTS
JOB NUMBER: 108406

Amended Bylaw C-994-17 May 10 2017



LEGEND

- ASP Boundary
- Municipal Boundaries

- Low / Medium Density Residential
- Medium / High Density Residential
- Park / Open Space (*)
- Environmental Reserve

- Stormwater Management Facility
- Commercial
- Special Study Area
- Institutional



LAND USE PLAN

0 75 150 m scale 1:7500

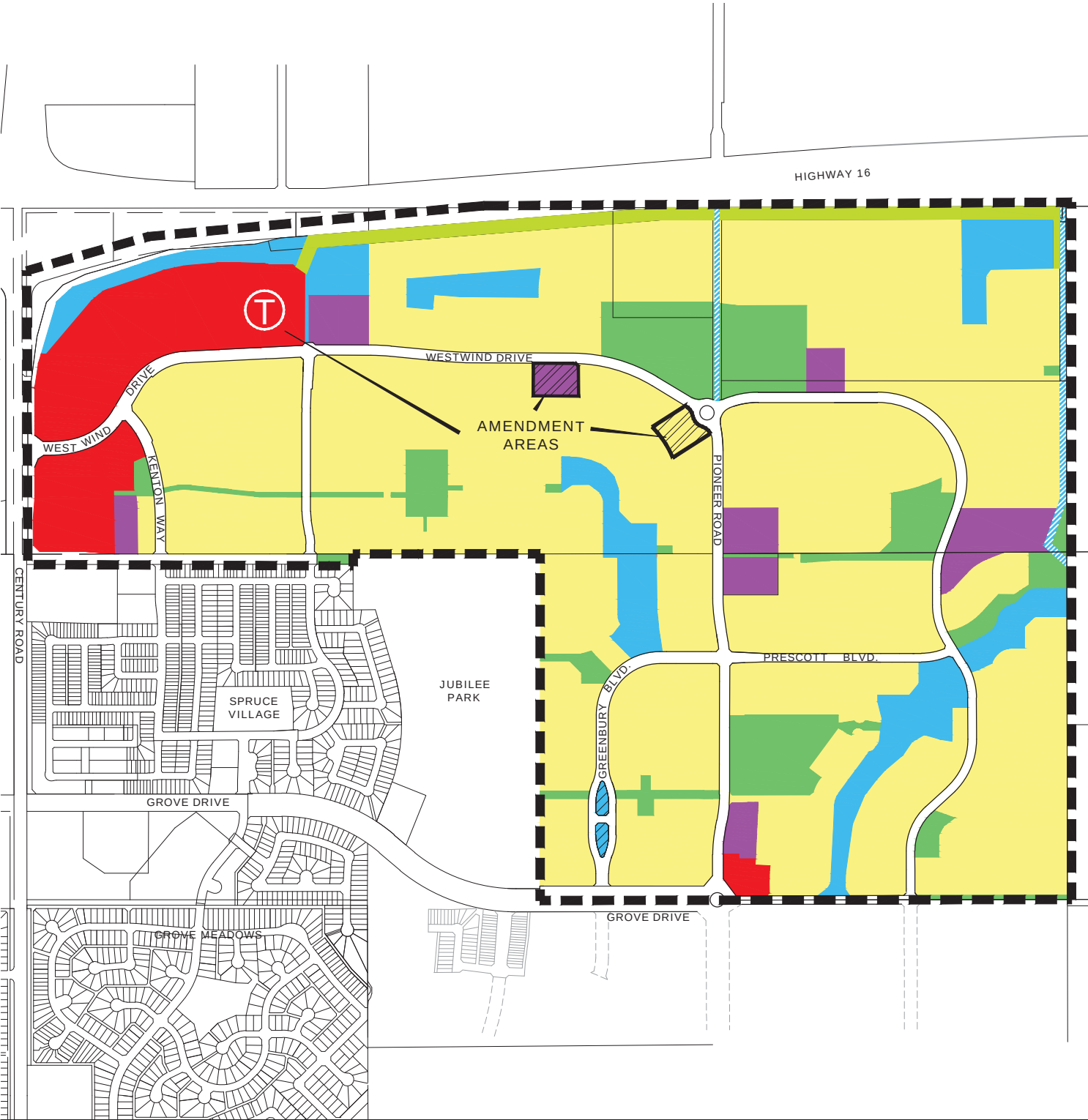
SHILOH ASP

THE CITY OF SPRUCE GROVE

last update Bylaw No. C-915-15

153-13004_01_PRFO04.DWG
April 2015

FIGURE 4
PROPOSED



LEGEND

 Commercial	 Park/Open Space	 ASP Boundary
 Medium to High Density Residential	 Berm	 Amendment Boundary
 Low to Medium Density Residential	 Median PUL	T Transit Station
 Storm Management Facility	 Public Utility Lot (PUL)	

Amendment Bylaw C-1062-18



IBI GROUP PROFESSIONAL SERVICES (CANADA) INC
 300 – 10830 Jasper Avenue
 Edmonton AB T5J 2B3 Canada
 tel 780 428 4000 fax 780 426 3256
 ibigroup.com

PIONEER LANDS AREA STRUCTURE PLAN AMENDMENT
 Development Concept

Exhibit 2

DATE: December 13, 2018
 DESIGNED BY: JJ
 DRAWN BY: JJ
 CHECKED BY: SS
 SCALE: NTS
 JOB NUMBER: 39404

