

# **HERITAGE ESTATES AREA STRUCTURE PLAN**

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## ***Consolidated Edition***

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Heritage Estates Area Structure Plan Bylaw C-812-12 was adopted by Council on September 10, 2012.

**This “Consolidated Edition” was published in December 2024, and incorporates all amendments and additions to Bylaw C-1012-17 as referenced below:**

*Bylaw C-829-12 passed February 25, 2013, to change a site (Lot 121, Block 17, Plan 0941759) from Commercial to Medium/High Density Residential.*

*Bylaw C-852-13 passed October 15, 2013 to change a site (Lot 1, Block 16, Plan 0740734) from Commercial to Medium/High Density Residential.*

*Bylaw C-1012-17 passed December 11, 2017 to change two sites from low/medium density residential to medium/high density residential.*

All reasonable attempts were made to accurately reflect the original Bylaws, and except as noted within this paragraph, all text changes are referenced in the right margin and italicized.

This “Consolidated Edition” is intended for convenience only, and in case of uncertainty the reader is advised to consult the original Bylaws that are available at the City Clerk’s Office.

City of Spruce Grove  
Planning and Development

**CITY OF SPRUCE GROVE**

**BYLAW C-812-12**

**HERITAGE ESTATES AREA STRUCTURE PLAN**

**WHEREAS**, pursuant to the Municipal Government Act, RS.A. 2000, c. M-26, including amendments, a municipality may adopt an area structure plan,

**AND WHEREAS**, the City of Spruce Grove wishes to adopt Bylaw C-812-12, the Heritage Estates Area Structure Plan,

**NOW THEREFORE**, the Council for the City of Spruce Grove, duly assembled, hereby enacts as follows:

THAT, the Heritage Estates Area Structure Plan be adopted as outlined in Schedule 1 which is attached to and forms part of this bylaw.

and

THAT, Bylaws C-287-96, C-410-01, C-566-05, C-596-06, C-727-09, and C-770-11 be repealed.

This bylaw shall come into force and effect when it receives third reading and is duly signed.

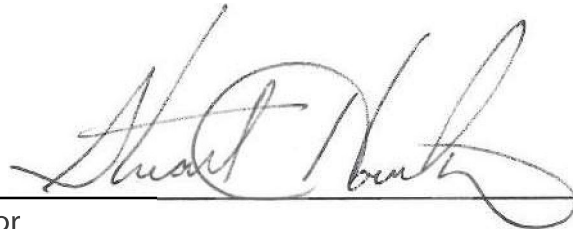
First Reading Carried 13 August 2012

Public Hearing Held 10 September 2012

Second Reading Carried 10 September 2012

Third Reading Carried 10 September 2012

Date Signed SEP 13 2012



Mayor



City Clerk

# **HERITAGE ESTATES AREA STRUCTURE PLAN**

(Schedule 1 – Bylaw C-812-12)

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# Executive Summary

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# 1.0 Introduction

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## 1.1 Purpose

The Heritage Estates Area Structure Plan, Bylaw No. C-410-01 was originally adopted by Spruce Grove City Council in June 2001. Since that time much of the neighbourhood has been constructed and the ASP has been amended several times. The most recent amendment Bylaw C-770-11 was approved by the City of Spruce Grove on April 11, 2011. All of these previous amendments are incorporated into this Heritage Estates Area Structure Plan. The update also addresses recent changes in the City of Spruce Grove's land use categories. Both low density residential and medium density residential can now be included within one low/medium density residential land use. Unit generations are also being modified to reflect the City of Spruce Grove's updated density factors. As a result of these changes, the City of Spruce Grove has requested that a new Heritage Estates ASP be adopted. All previous amendments would be repealed at that time.

## 1.2 Locational Context

The Heritage Estates ASP applies to the NW and SW¼ of Section 4-53-27-West of the 4th Meridian. (See Figure 1). The Heritage Estates neighbourhood contains approximately 100.0 hectares. The area is bounded by:

- Heatherglen ASP to the north;
- Jennifer Heil Way to the west;
- Highway 16A to the south; and
- Dog Creek on the east.

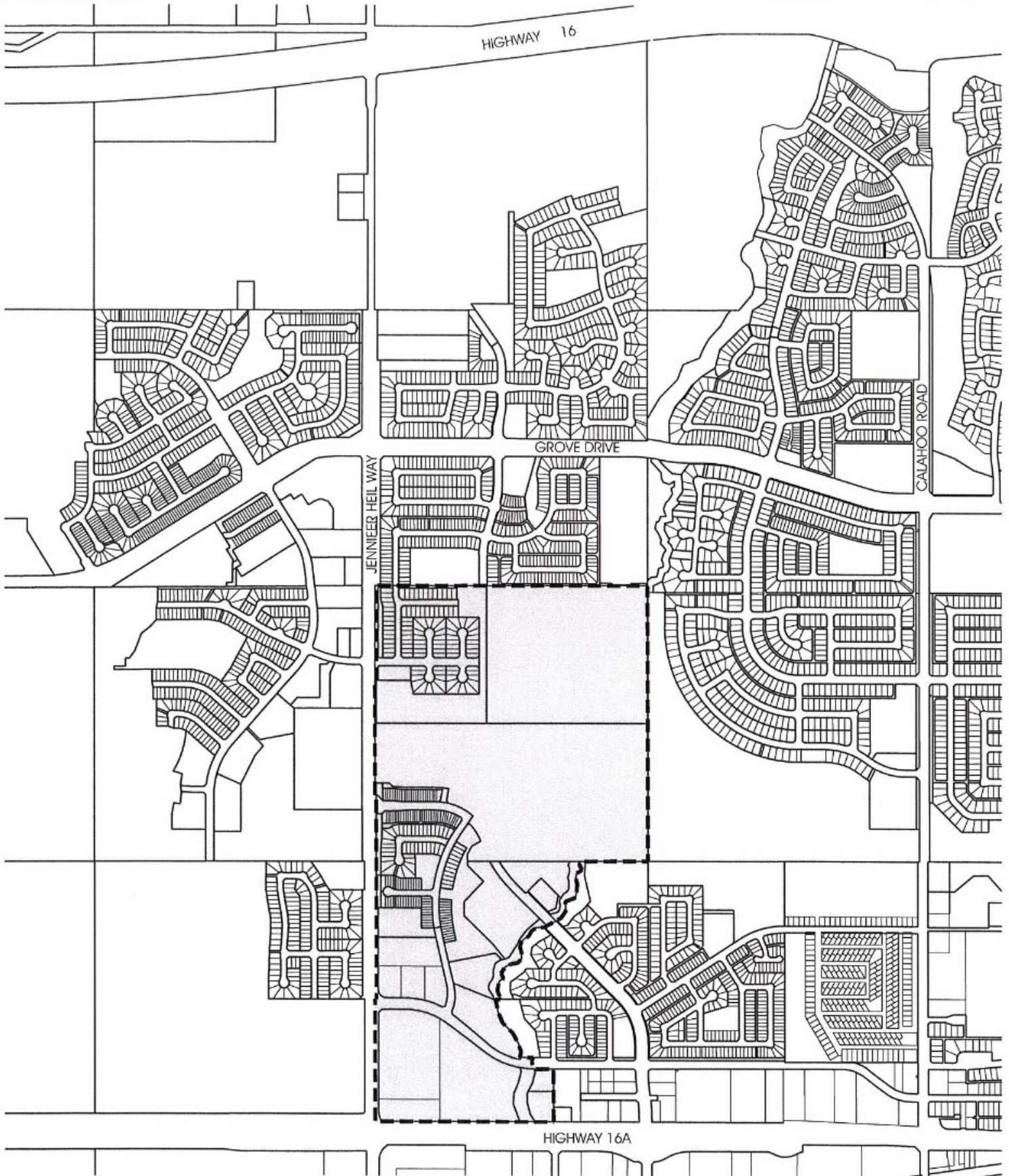
## 1.3 Policy Context

This Area Structure Plan has been prepared in accordance with statutory policies and guidelines, as described below.

### 1.3.1 Capital Region Board

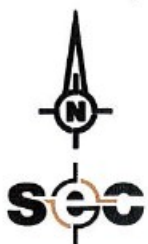
Heritage Estates neighbourhood requires a net density of 27.5 units per net hectare to meet the recently approved Capital Region Board density targets. Using a density of 25 units per hectare for low /medium and 118 units per hectare for medium/high density residential Heritage Estates has a density of 40.96 units per net residential hectare.

*Bylaw C-1012-17  
December 11, 2017*



**LEGEND**

 ASP BOUNDARY



**LOCATION PLAN**



HERITAGE ESTATES  
THE CITY OF SPRUCE GROVE

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Jcalder April 24, 2012

**FIGURE 1**



### 1.3.2 City of Spruce Grove MDP Bylaw No. C-1338-24

*Editor's  
Note*

This ASP complies with the policies and provisions of the City's Municipal Development Plan, The Shape of Our Community No. C-1338-24, and its' requirement for the development of an Area Structure Plan. The Municipal Development Plan designates the subject lands as primarily residential, with a supportive system of open space. The residential designation includes a variety of housing opportunities to meet the needs of a diverse population and makes efficient use of land and infrastructure. Westgrove Common provides vehicle oriented neighbourhood retail and service outlets north and south of McLeod Avenue

The Heritage Estates Area Structure Plan has incorporated this philosophy of density in the concept design and associated statistics to comply with the intent of the Municipal Development Plan.

The Municipal Development Plan also generally identifies an Environmentally Significant Area in the east vicinity of the Plan area to reflect the location of Dog Creek which has been retained within the Plan.

### 1.3.3 The City of Spruce Grove Land Use Bylaw No. C-824-12

Approximately one third of the lands in Heritage Estates are still districted Urban Reserve (reserved for urban development) at the present time. Use of these lands is primarily agricultural.

*Editor's  
Note*

Redistricting of residential areas has already occurred in the north and south Plan Area. The existing residential is districted a mix of HLC (Hawthorne Lifestyle Community District), R-MHS, R-1 or RE-2. There are two R-2 (Mixed Medium to High Density) sites, one east Jennifer Heil Way in the west central plan area and the other site is west of McLaughlin Drive in the south central plan area. Three C-3 sites are designated in Heritage Estates. Westgrove Common is developed on the site between McLeod Avenue and Highway 16A. All uses are consistent with accepted growth patterns in the area.

Further redistricting and subdivision should be consistent with this Plan and should consist of residential, recreational and public utility land uses.

### 1.3.4 The City of Spruce Grove Parks and Open Space Master Plan

The City of Spruce Grove Parks and Open Space Master Plan was accepted by Council in 2007 and is the guiding document for the development of parks, open space and recreation facilities. The OSMP identifies Dog Creek as a major green area within Heritage Estates and beyond. Heritage Estates designates Dog Creek as environmental reserve. A large elongated park space is also designated through the central plan area. These park and open space areas are linked through an integrated trail system separate from roadways in many areas and following utility or stormwater corridors, or along road rights-of-way in others.

### 1.3.5 Transportation Master Plan

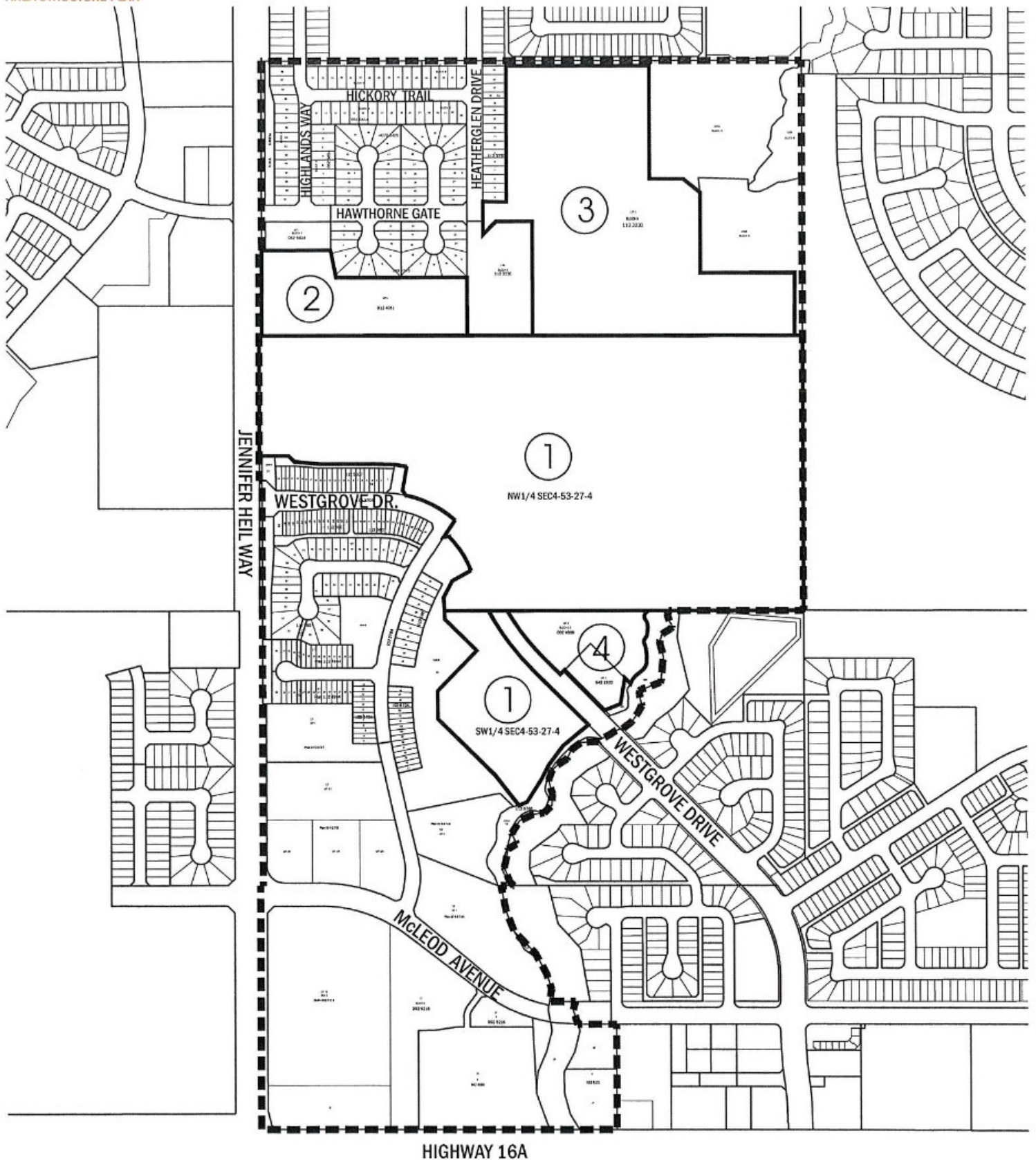
*Editor's  
Note*

The City of Spruce Grove is updating its 2000 Transportation Master Plan (TMP) to reflect the *Municipal Development Plan*, and to reevaluate how transportation policy and infrastructure

decisions are made in light of Spruce Grove's changing identity. The transportation network proposed in Heritage Estates follows the current TMP.

## 1.4 Land Ownership

Two major landowners hold title to the majority of the remaining ASP area. (See Figure 2). This Heritage Estates Area Structure Plan is submitted on behalf of the landowner in the south central plan area.

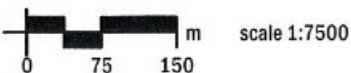


**LEGEND**

- |                                      |                                   |
|--------------------------------------|-----------------------------------|
| ① MELCOR DEVELOPMENTS LTD.           | ③ HERITAGE CREEK DEVELOPMENT LTD. |
| ② HERITAGE ESTATES DEVELOPMENTS LTD. | ④ NELSON FAMILY                   |



**LAND OWNERSHIP**



HERITAGE ESTATES  
THE CITY OF SPRUCE GROVE

## 2.0 Existing Conditions

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The following section provides a general description of the existing conditions of the Heritage Estates Plan Area, and the implications of these conditions on future urban development. (See Figure 3)

### 2.1 Existing Land Use

Areas in the north and south central area of Heritage Estates are currently built out or under construction. Development includes a mix of primarily single family housing with pockets of semi-detached housing, townhouse and two medium-high density residential sites in the south central plan area. Westgrove Common provides vehicle oriented retail and service outlets at the neighbourhood and regional level south of McLeod Avenue. Three private residences and out buildings associated with the original farmstead are still in use in the central plan area. The ASP area is generally cleared and has been used for agricultural purposes. A stand of trees east of Jennifer Heil Way and a large stand of trees in the northeast plan area have been retained in the ASP. Trees are also retained within the Dog Creek Natural Area. A stormwater management facility has been constructed in the northeast Plan area.

### 2.2 Topography and Natural Features

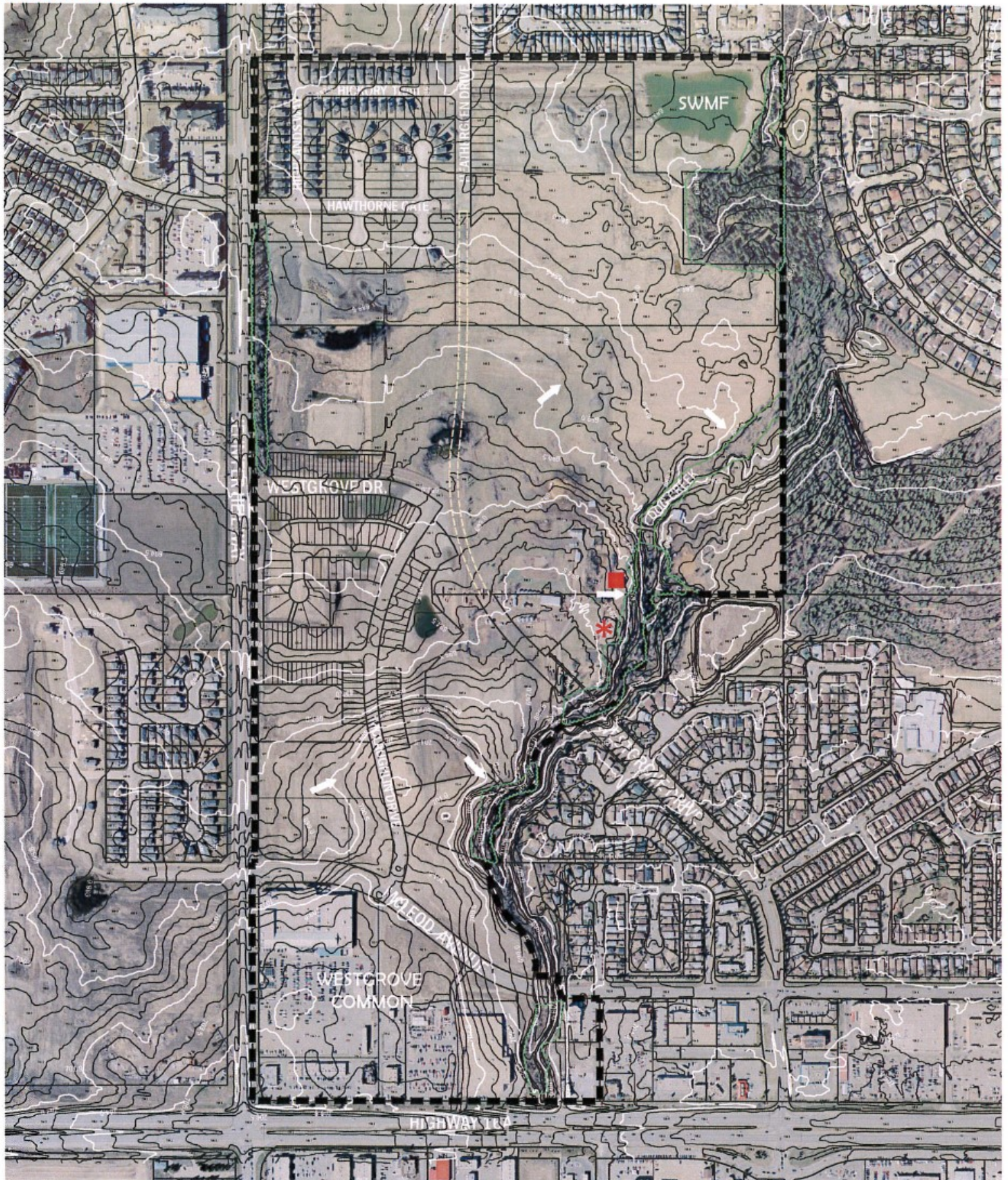
The land generally slopes southeasterly towards Dog Creek and rises towards the south. Dog Creek runs north along the eastern boundary of Heritage Estates and then through the neighbourhood as it exits east. Dog Creek drops from 700m at Highway 16A to 686m as it exits Heritage Estates. The overall change in elevation on the site is approximately 22 meters. Only a few pockets of seasonal low areas exist on the cultivated lands.

A mature forest covers much of the land along the creek and the lands east of the plan area. The Municipal Development Plan (MDP) identifies the Dog Creek forest as being an Environmentally Significant Area (ESA). The MDP states that this area includes the creek bottom and its bank, which are subject to flooding and erosion, as well as the adjacent treed upland, which is subject to ground water discharge and is a recharge area for the creek. Also, Dog Creek is identified as being part of the relatively large block of native vegetation, which provides natural habitat and may act as a wildlife corridor in the area.

### 2.3 Historical Resource Assessment

The McLaughlin family homesteaded the lands in the area of Heritage Estates Area Structure Plan in the early 1900's. Descendants of the family still retain title to land in the central Plan area. The original homestead has recently been granted a heritage designation from the Province of Alberta and the City of Spruce Grove and the neighbourhood name is McLaughlin. The heritage area is identified on Figure 3.





## EXISTING CONDITIONS

0 75 150 m scale 1:7500

### LEGEND

- ■ ■ ■ ASP BOUNDARY
- TOPOGRAPHY
- EXISTING TREE STANDS

- SEWER LINE ALIGNMENT
- \* FARMSTEAD
- HISTORICAL SITE
- DIRECTION OF FLOW

HERITAGE ESTATES  
THE CITY OF SPRUCE GROVE

17-11047\_01\_PRF003.DWG  
Jcalder July 9, 2012

FIGURE 3



## 2.4 Utility Rights-of-Ways

The plan area is bisected by the existing West Sanitary Trunk Sewer R/W 982 3365 which runs north through the central ASP area. This truck sewer will service the Heritage Estates area.

A buried cable R/W Plan 752 0268 currently owned by the City of Spruce Grove is located along the northern portion of the plan area. The buried cable R/W Plan 752 0268 has been registered within a public utility lot adjacent to single family residential development.

## 2.5 Existing and Proposed Roadways

Significant roads that border and/or extend into the Plan Area include:

- Highway 16A, a major provincial and interprovincial highway borders the south planning boundary of Heritage Estates.
- Jennifer Heil Way, a major arterial, borders the east plan area.
- Nelson Drive currently exists northwest from McLeod Avenue to Dog Creek. It will ultimately cross Dog Creek and tie back into Jennifer Heil Way to the west.
- Heatherglenn Drive also ties into Hawthorne Gate and Jennifer Heil Way in the north plan area.
- McLeod Avenue, a major collector, is constructed east west through the south plan area.
- McLaughlin Drive, a partially constructed minor collector, extends north from McLeod Drive and will tie into Nelson Drive.

*Editor's  
Note*

*Editor's  
Note*

## 2.6 Implications for Future Development

The existing conditions result in the following implications for future development.

- Residential land uses must be recognized and integrated into future land use, and circulation patterns.
- The integrity of the Environmental Areas must be protected. Additionally, tree stands that may be isolated by development should be protected where feasible.
- The natural drainage pattern and topography of the plan area provide an opportunity for effective storm water management.
- Development should be staged such that agricultural lands may remain productive for as long as possible. Development should follow natural sequences as servicing is extended.
- The integrity of the Capital Region Sewer Line and the Telus fiber optics rights-of-way must be protected. Utility rights-of-way should become open space connections where they are not part of a roadway.
- The integrity and function of the major arterial roads, including Jennifer Heil Way and Nelson Drive must be maintained.

*Editor's  
Note*

## 3.0 Development Concept

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### 3.1 Development Objectives

The development concept proposed for Heritage Estates Area Structure Plan is illustrated on Figure 4. Heritage Estates is a primarily residential community. The Dog Creek area retained within the plan creates a natural amenity in the neighbourhood. Westgrove Common, a substantial commercial development in the south plan area, provides retail services for the community and the region. The development concept addresses the goals and objectives of the City's Municipal Development Plan. Specific objectives follow.

#### 3.1.1 Residential Neighbourhoods

To provide meaningful choice of innovative and conventional housing options that caters to a range of income, age and social groups.

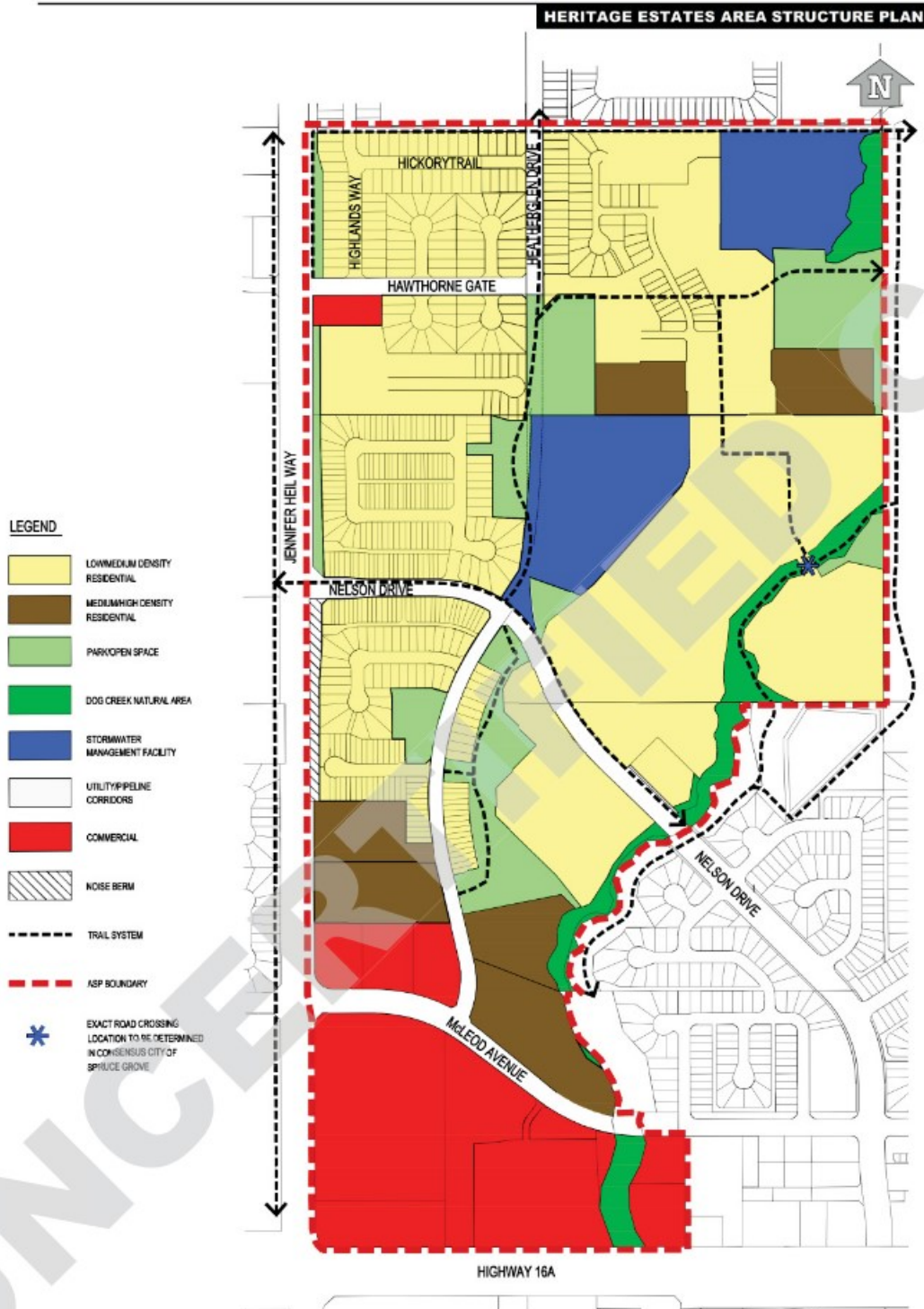
- To integrate residential development with significant natural and environmental features, without jeopardizing the integrity of such features.
- To minimize potential conflicts between different densities of residential development.
- To locate a variety of multiple family housing in close proximity to major roads, parks, schools and community services.
- To seek on site amenity space within multiple family housing.

#### 3.1.2 Open Space and Environmental

To preserve the Dog Creek corridor, the undevelopable portion of the Environmentally Significant Area as defined by the Municipal Development Plan, and a portion of the sensitive treed upland adjacent to these lands.

- To preserve tree stands and natural features through reserve dedication, acquisition or sensitive subdivision design.
- To stage development in a manner that allows productive agricultural lands to remain in use for as long as possible.
- To recognize the principles of the City of Spruce Grove Parks and Open Space Master Plan, particularly with regard to district and neighbourhood park sizes and locations, and pedestrian trail connections linking open space, parks, natural areas and community services.
- To require design and development of stormwater facilities as amenities to be integrated into neighbourhoods with linkages to the pedestrian system.
- To require the enhancement of the Plan Area as a whole by increasing urban forest where possible within the development area.

Figure 4 - Development Concept





### 3.1.3 Commercial Development

- To provide for vehicle oriented commercial development that provides retail and service outlets for the community and beyond.

### 3.1.4 Institutional and Community Services

- To recognize and integrate existing and proposed community services within a functional land use, pedestrian and vehicular circulation system.

### 3.1.5 Transportation and Municipal Services

- To protect the integrity of Jennifer Heil Way as a major urban arterial road and current designation as the community's dangerous goods route by limiting the number of intersections along the road, at the same time recognizing the need for convenient access to the TTL and the Plan Area.
- To provide for the future extension of Nelson Drive through the Plan Area as per the City's Municipal Development Plan and the Transportation Master Plan.
- To provide for functional, safe internal circulation systems based on a hierarchy of major and minor collector roads and local residential roads. The collector roads provide the potential for future public transit.
- To recognize the pedestrian/multi-use trail system is of equal importance as the vehicular road structure.
- To comply with the City's stormwater management and sanitary sewer planning.
- To cooperate with the Capital Region Sewage Commission in providing trunk sewer connections into the Plan Area.
- To encourage efficiencies in the provision of municipal services.

*Editor's  
Note*

Table 1 (on the following page) provides a summary of the land use breakdown of the Development Concept.

## 3.2 Highlights of the Development Concept

The primary land use proposed for Heritage Estates Area Structure Plan is residential. Although the area is designed to function as an integrated community, staging of development may result in smaller neighbourhood units as defined by Nelson Drive and, to some extent, the key land ownership patterns. The highlights and major elements of the development concept are outlined in the following pages.

*Editor's  
Note*

**Table 1: Land Use Statistics**

Bylaw C-1012-17  
December 11, 2017

Land Uses	Ha	%	Units	%	Pop.	%
<b>GROSS AREA</b>	<b>100.33</b>					
Arterial Roadways and Widening	1.37					
Environmental Reserve	2.99					
Utility / Pipeline Rights-of-Ways	0.84					
Subtotal	5.20					
<b>GROSS DEVELOPABLE AREA</b>	<b>95.13</b>					
<b>LAND USES</b>						
Stormwater Management Facility	8.07	8.5%				
Municipal Reserve	9.67	10.2%				
Circulation	15.60	16.4%				
Neighbourhood Commercial	0.40	0.4%				
Commercial	13.85	14.6%				
<b>SUBTOTAL – LAND USES</b>	<b>47.59</b>	<b>50.0%</b>				
<b>RESIDENTIAL</b>						
Low to Medium Density Residential	39.38	41.4%	985	50.6%	2954	57.9%
Medium to High Density Residential	8.16	8.6%	963	49.4%	2145*	42.1%
<b>SUBTOTAL- RESIDENTIAL</b>	<b>47.54</b>	<b>50.0%</b>	<b>1947</b>	<b>100.0%</b>	<b>5099</b>	<b>100.0%</b>
Net Residential Density:	40.96		units/net residential hectare			

**Notes:**

Residential Density

Low to Medium Density Residential	25 units/ha
Medium to High Density Residential	67 units/ha

Population Density

Low to Medium Density Residential	3.0 persons / unit
Medium to High Density Residential	2.5 persons / unit or 1.5 persons / unit

*\*Medium to high density **Population** calculated based on 2.2 ha of Medium to High Density intended for an adult living facility development (seniors), with population density of 1.5 persons/unit; therefore:*

*5.94 ha x 118 units/ha = 701 units x 2.5 persons/units = 1752 persons*

*2.2 ha x 118 units/ha = 262 units x 1.5 persons/units = 392 persons*

*Total Medium to High Density population = 2145 persons*

### 3.2.1 Low/Medium Density Residential

Low/medium density residential is proposed for the majority of the future residential development area. Much of this development will be single detached units with a range of urban lot sizes, as defined by the Land Use Bylaw, in order to meet a diverse set of housing needs. This may include a mix of lane and laneless product. Appropriate transition between densities must be considered as a part of the districting applications to ensure compatibility between uses. Medium density uses to be permitted as a part of the Low/Medium Density Residential area may include duplex, semi-detached, and row housing.

Semi-detached and row house/townhouse style development in Spruce Grove formerly required a medium density residential land use. With the new Land Use Bylaw these types of development can now be built within a combined low/medium density residential category. All medium density sites have been re-designated to low/medium density residential in this amendment. Future development on these sites will comply with the requirements of the Land Use Bylaw districts in place at the time of development.

### 3.2.2 Medium/High Density Residential

*Bylaw C-1012-  
17December 11,*

Six medium/high density sites are located within the plan area. Densities will be consistent with the Land Use Bylaw and could permit a maximum of 150 units per hectare.

*Editor's  
Note*

### 3.2.3 Commercial

Westgrove Common located in the south plan is a vehicle oriented commercial development that provides a full range of goods and services required by the community on a regular basis. Its' location at the intersection of two major roadways maximizes its economic attraction, and minimizes vehicular intrusion into the residential neighbourhood.

### 3.2.4 Environmental Reserve (ER) Areas

The Dog Creek Natural Area is identified on Figure 3 and 4. The boundary of the ER dedication has been confirmed by the City of Spruce Grove and established to comply with all applicable City and Provincial requirements.

### 3.2.5 Municipal Reserve

The extensive municipal reserve designated through the central Plan area creates opportunities for a trail system separate from the roads through much of the ASP area. The exact location and type of trail will be designed according to the Parks and Open Space Master Plan and Development Standards. The sewer line that runs north through the central Heritage Estates ASP area continues the pedestrian link. This right of way in the north plan area has been designated municipal reserve in the approved ASP but MR credit will not be given for the right of way area. A small park area has been designated adjacent to environmental reserve in the central plan area in order to provide a link to upland trees and existing trail development, bird watching and other interpretive opportunities to the east.

The Municipal Government Act (MGA) permits a local authority to claim ten percent (10%) of the total developable land area (less Environmental Reserve) for the community's open space and recreational requirements. Heritage Estates provides it full 10%

### 3.2.6 Transportation

*Editor's  
Note*

Nelson Drive will extend across Dog Creek and connect into Jennifer Heil Way as per the draft Transportation Master Plan and the Municipal Development Plan. Originally Heatherglen Drive was intended to extend south through the central plan area. This portion of the roadway link was eliminated because of extreme geotechnical conditions.

McLaughlin Drive is a minor collector roadway that ties into McLeod Drive at the south and Heatherglen Drive at the north.

### 3.2.7 Stormwater Management

The location of stormwater management facilities addresses extreme geotechnical conditions in the plan area and recognizes natural drainage patterns as identified by the City's Master Drainage Plan. Storm discharge from the plan area into the Dog Creek basin will be controlled by Alberta Environment's requirements.

## 3.3 Population and School Generation

*Bylaw C-1012-17  
December 11, 2017*

The projected population for the plan area is estimated at approximately 5,099 persons at maximum "build-out". Table 1 summarizes the projected population (based on number of proposed housing units) and school generation figures, respectively. Student population was based on 20% of total population being students. Of them, 70% are anticipated to attend public school and 30% are anticipated to attend a private school. Eighty percent (80%) of those students will be elementary/junior high, with the remaining 20% in high school. These values are based on typical student generation statistics in the Capital Region.

These projections do not include a review of the students outside of the plan area, nor outside of the municipality's boundary, that may be bussed into the plan area.

*Bylaw C-1012-17  
December 11, 2017*

**Table 3: Theoretical Student Generation in the Plan Area**

	Elementary/ Junior High	Senior High
Public	571	143
Separate	245	61
<b>Total Anticipated Students</b>	<b>816</b>	<b>204</b>

## 4.0 Municipal Services

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### 4.1 Transportation Network

The proposed transportation network is illustrated in Figure 5. As noted in the previous section, the extension of Nelson Drive will provide the major collector through the ASP area, linking ultimately through to Jennifer Heil Way.

*Editor's  
Note*

Internal circulation will consist of a series of local roadways connected at controlled points to Nelson Drive and McLaughlin Drive. Jennifer Heil Way is designated as both a Major Arterial Roadway and a Dangerous Goods Route in the City of Spruce Grove's Transportation Study.

This ASP does not change arterial or collector roadways in the Plan area.

### 4.2 Water Distribution

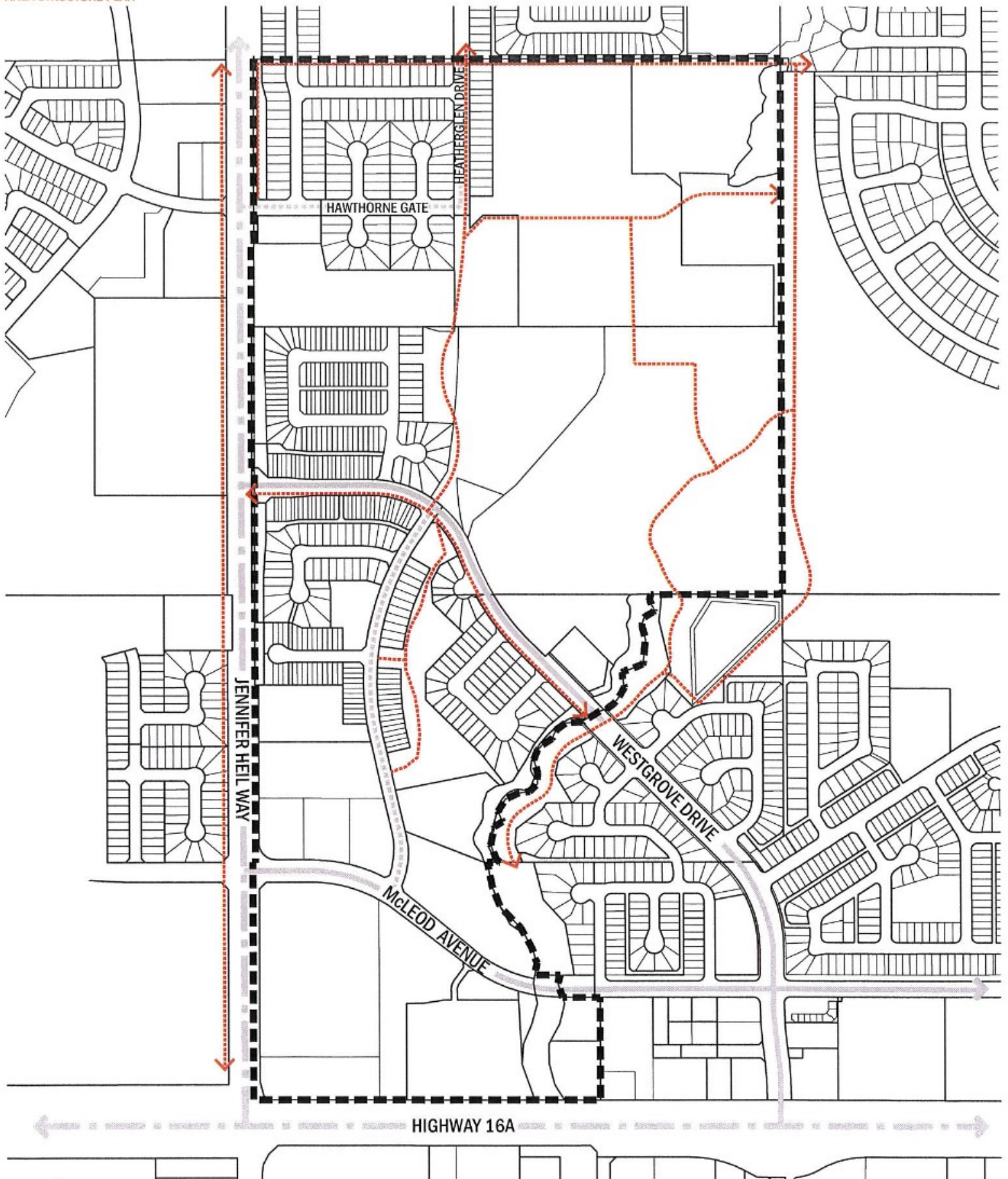
The City of Spruce Grove Water Master Plan identifies two pressure zones within the plan area. These pressure zones will operate independently, and will not be connected. The north pressure zone will be served by the extension of a 400 mm trunk main along Grove Drive and connections from the Heritage Estates development to the east. The south zone is served by an extension of water mains throughout the south quadrant of Heritage Estates (see Figure 6). The water network will be designed to provide an efficient system with adequate fire flows.

### 4.3 Sanitary Sewer

The plan area is bisected by the existing West Sanitary Trunk Sewer. The Heritage Estates development will be serviced by this existing sanitary trunk sewer. The existing and preliminary sewer servicing concepts are shown on Figure 7.

### 4.4 Storm Water Drainage

The ultimate development storm basin areas of both McLaughlin and Hawthorne are 42.6 ha and 26.7 ha in size and consists of mainly residential development with some commercial development. An area of 3.9 ha to the east of Dog Creek will not be serviced by a SWMF and will discharge directly to Dog Creek. The discharge from the McLaughlin SWMF will be over-controlled to compensate for the discharge from the east.



**LEGEND**

- ■ ■ ■ ASP BOUNDARY
- ..... TRAIL LINKAGES

- ARTERIAL ROADWAYS
- MAJOR COLLECTOR ROADWAYS
- MINOR COLLECTOR ROADWAYS

HERITAGE ESTATES  
THE CITY OF SPRUCE GROVE

17-11047\_01\_PR005.DWG  
Jcalder July 9, 2012

**FIGURE 5**

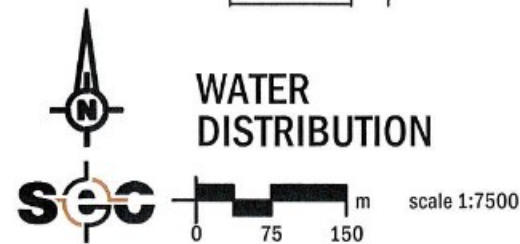
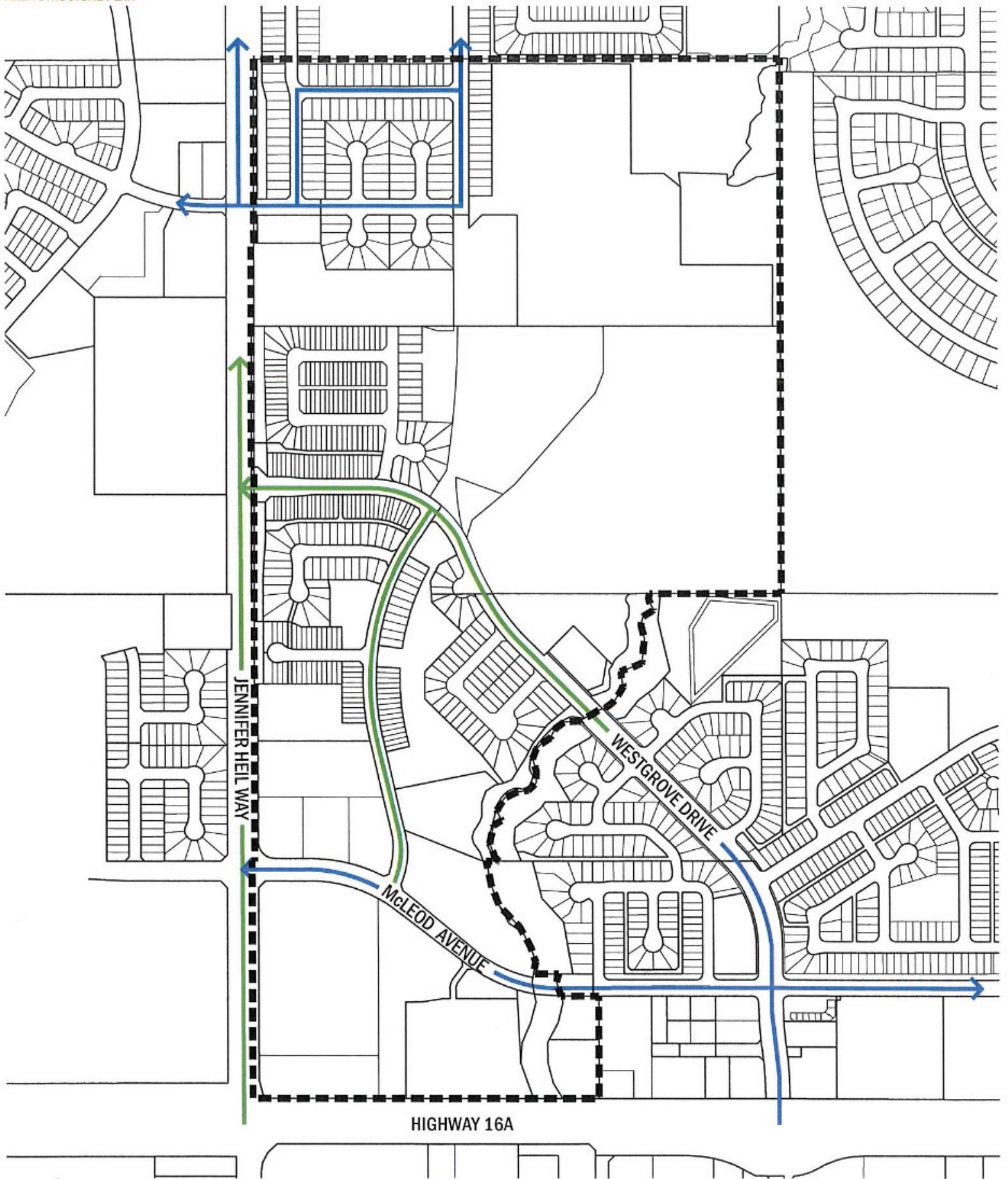


**TRANSPORTATION  
NETWORK PLAN**



scale 1:7500





**LEGEND**

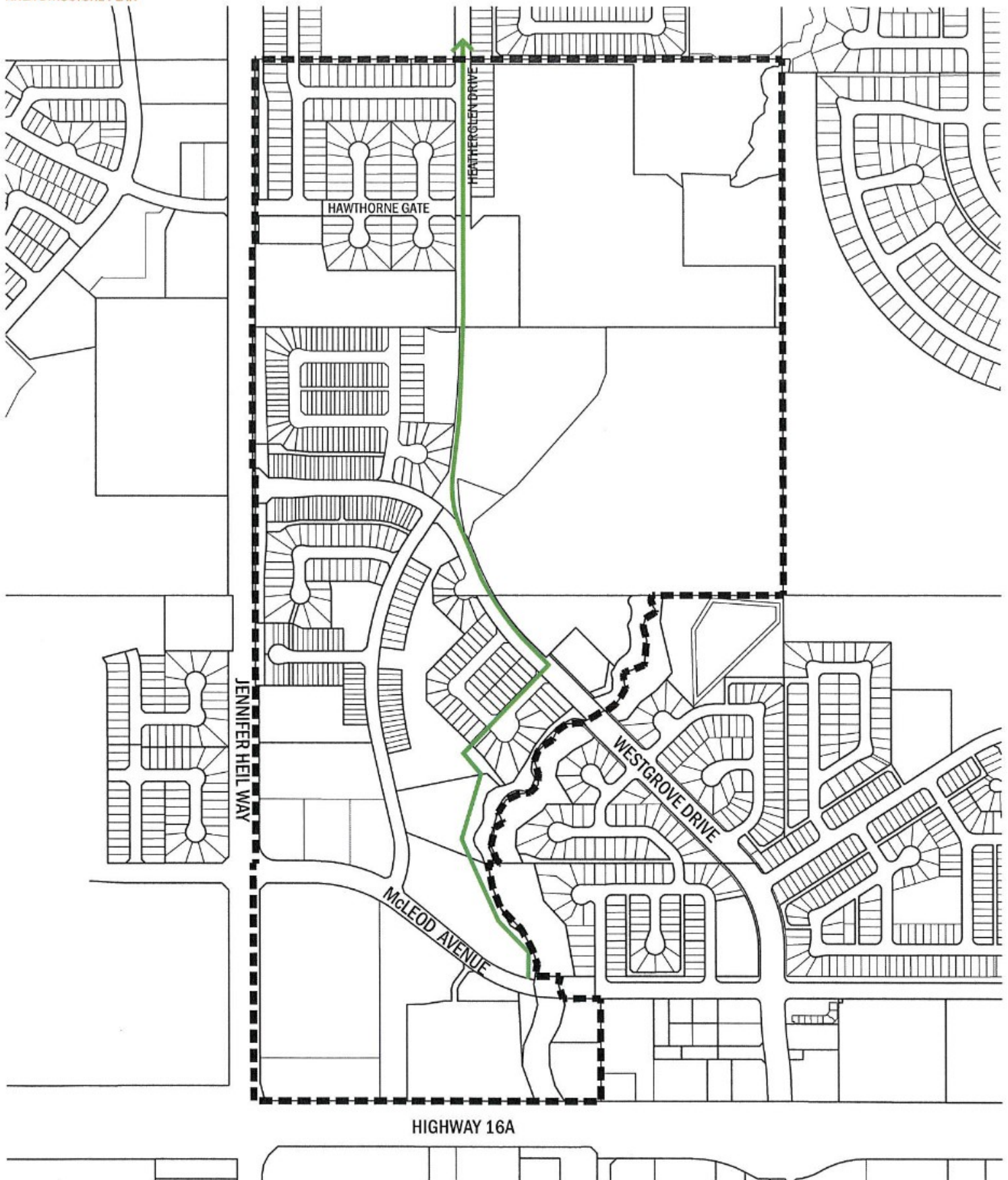
- ASP BOUNDARY
- 250mm WATERLINE

— 300mm WATERLINE

HERITAGE ESTATES  
THE CITY OF SPRUCE GROVE

17-11047\_01\_PRFO06.DWG  
Jcalder July 9, 2012

**FIGURE 6**



**LEGEND**

- ASP BOUNDARY
- WEST SANITARY TRUNK SEWER



**SANITARY  
SEWER SYSTEM**

0 75 150 m scale 1:7500

HERITAGE ESTATES  
THE CITY OF SPRUCE GROVE

17-11047\_01\_PRFO07.DWG  
Jcalder July 9, 2012

**FIGURE 7**

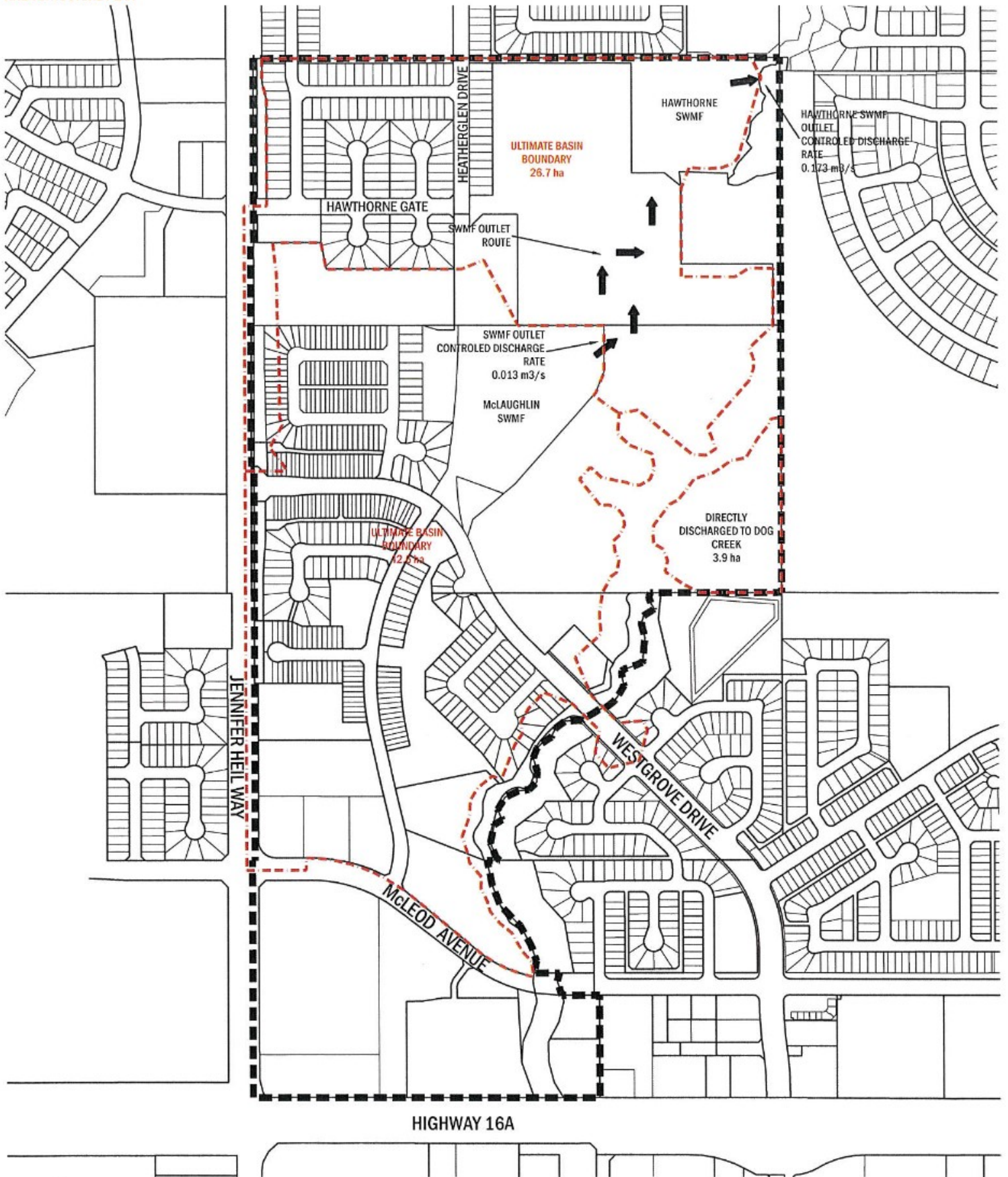


The allowable discharge established in the Big Lake Master Drainage Plan is 2.5 L/s/ha which has been adopted for Dog Creek. The 100 year 24 hour rainfall is the critical duration event for Dog Creek yielding the highest downstream flows. Therefore the maximum discharge rates were based on this event. Based on a total service area for both McLaughlin and Hawthorne of 69.3 ha and the over-control of the area east of Dog Creek, the proposed ultimate development will have an allowable discharge rate of 0.173 m<sup>3</sup>/s.

The original concept for the two stormwater management facilities was that each would have an outlet into Dog Creek. A SWMF amendment in 2010 removed the McLaughlin outlet into Dog Creek and directed the discharge from the McLaughlin SWMF through the Hawthorne SWMF (See Figure 8).

## 4.5 Franchise Utilities

Power (underground, telephone, cable TV and natural gas will be provided through the Plan Area, by the extension/upgrading of existing facilities.



**LEGEND**

- ■ ■ ■ ASP BOUNDARY
- - - - STORM BASIN BOUNDARY



**STORM WATER  
MANAGEMENT**



scale 1:7500

HERITAGE ESTATES  
THE CITY OF SPRUCE GROVE

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**FIGURE 8**

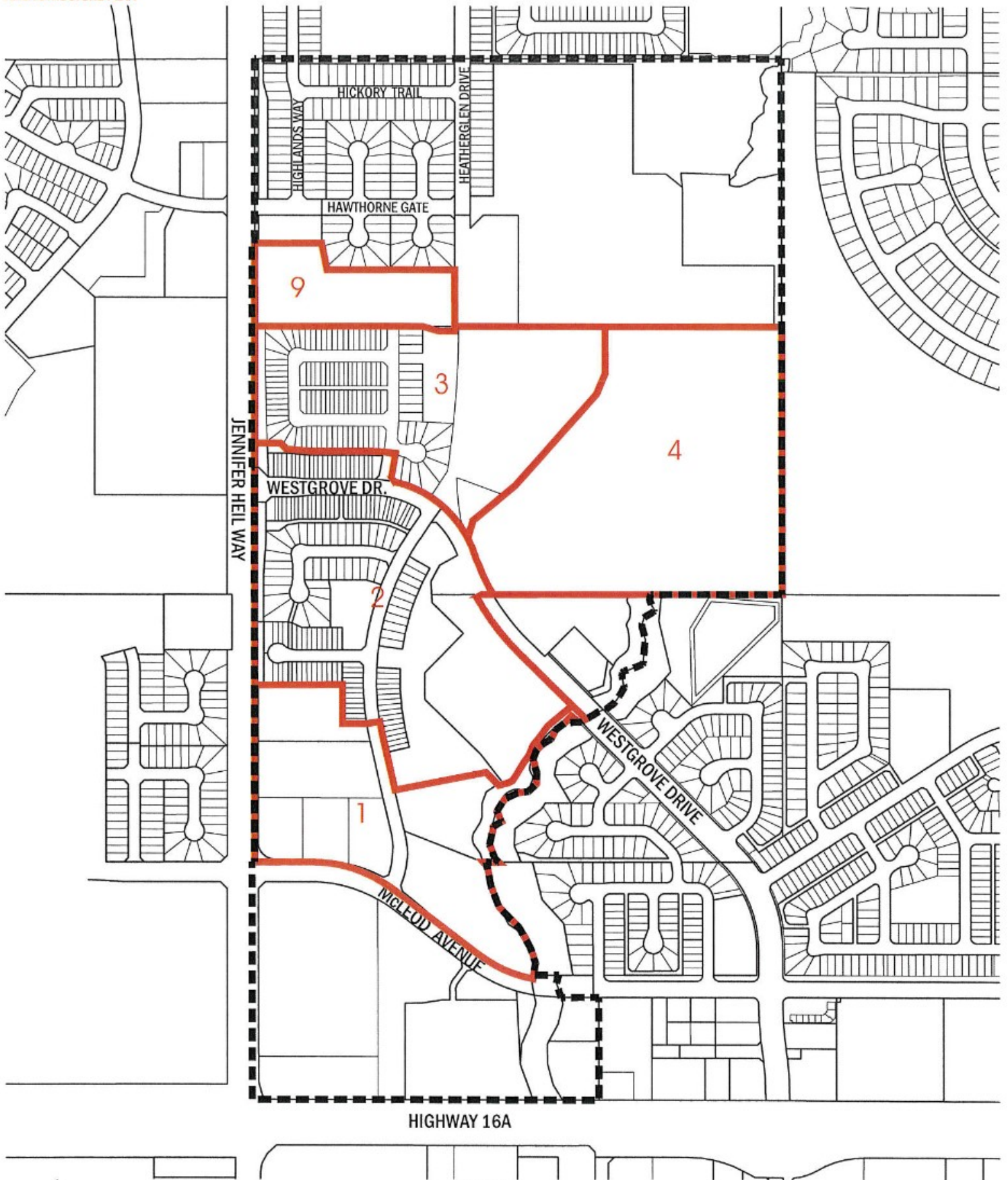
## 5.0 Staging and Implementation

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Development of Stages 1 and 2 is largely complete and Stage 3 will be constructed in 2012. Future stages may follow the phasing shown on Figure 9.

This Area Structure Plan provides a broad framework for the future subdivision and development of the west end of the City of Spruce Grove. This Plan provides an outline to subsequent development and how the principles of this planning document will be accommodated in the future development of these lands. More detailed planning will be required in advance of redistricting and subdivision in the plan area.





**LEGEND**

- ■ ■ ■ ASP BOUNDARY
- STAGING BOUNDARY



**STAGING PLAN**



scale 1:7500

HERITAGE ESTATES  
THE CITY OF SPRUCE GROVE

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**FIGURE 8**