CITY OF SPRUCE GROVE

BYLAW NO. C-416-01

SPRUCE WOODS AREA STRUCTURE PLAN AMENDMENT

Being a Bylaw to amend Bylaw No. C-113-90 as amended, which adopted the Spruce Woods Area Structure Plan (ASP) for the City of Spruce Grove, in the Province of Alberta.

Whereas the Council of the City of Spruce Grove in its open meeting assembled and pursuant to the Municipal Government Act, S.A. 1994, c. M-26.1, including amendments thereto, HEREBY ADOPTS as follows:

1. The plan amendment applies to the undeveloped portion of Block 3, Plan 822 2998.

2. The City of Spruce Grove, Spruce Woods Area Structure Plan Amendment document attached hereto as Schedule "A: to this Bylaw, is hereby adopted.

3. The Plan Amendment provides a planning framework in conjunction with the original plan and any other amendments thereto, for the development of the Plan Area as outlined in the text and mapping of the Area Structure Plan area.

4. The Plan Amendment shall become the general guide to the preparation of redistricting applications, detailed subdivision plans, development agreements and development permits and shall be the information document for the purposes of interpretation and clarification.

This Bylaw shall take effect on the date of its final reading.

First Reading Carried 11 June 2001

Public Hearing Held 16 July 2001

Second Reading Carried 16 July 2001

Third Reading Carried 16 July 2001

Signed by City of Spruce Grove Mayor and Manager of Administrative Services

Spruce Woods

Area Structure Plan Amendment

City of Spruce Grove

Prepared for

Melcor Developments Ltd.

Prepared by

UMA Engineering Ltd.

17007 - 107 Avenue

Edmonton Alberta T5S 1G3

1560-115-00-01

May 2001

Table of Contents

Page No.

1.0 Introduction 1
- 1.1 Purpose 1
- 1.2 Site Location and Context 1
- 1.3 Background 1

2.0 Proposed Amendments 2
- 2.1 Municipal Reserve 2
- 2.2 Low-Medium Density Residential 2
- 2.3 Interface Conditions 3

3.0 Amendment Summary 4

4.0 Staging Plan 5

List of Appendices

Appendix A Land Use Statistics

UMA Engineering Ltd. - Third Party Disclaimer

This report has been prepared by UMA Engineering Ltd. ("UMA") for the benefit of the client to whom it is addressed. The information and data contained herein represent UMA's best professional judgement in light of the knowledge and information available to UMA at the time of preparation. Except as required by law, this report and the information and data contained herein are to be treated as confidential and may be used and relied upon only by the client, its officers and employees. UMA denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this report or any of its contents without the express written consent of UMA and the client.

1.0 Introduction

1.1 PURPOSE

This is an amendment to the Spruce Woods Area Structure Plan (ASP) Amendment Bylaw No. C293-96 approved December 16, 1996. The purpose of this amendment is to:

1. Eliminate a strip of municipal reserve that currently exists in the Spruce Woods Plan area and redesignate it for single family residential land use.

2. Establish the remaining undeveloped residential Plan areas for low-medium density residential development.

3. Clarify boundary conditions with the southern interface of the Spruce Woods ASP and the proposed Heritage Estates ASP.

1.2 SITE LOCATION AND CONTEXT

Spruce Woods is located south of Grove Drive and east of Campsite Road (see Figure 1). The amendment area includes the remaining undeveloped lands in Block 3, Plan 8222998. Melcor Developments Ltd. owns the lands.

1.3 BACKGROUND

Bylaw No. C293-96, the Spruce Woods Area Structure Plan Amendment, was adopted to amend Bylaw No. C-113-90, the Mobile Home Development ASP, to allow for the development of single family, duplex and multi-family lots. A subdivision, File Number 96-SG-03, and zoning bylaw have been approved for an area east of the future Heatherglen Drive. A revised application for the subdivision and zoning of the municipal reserve are submitted concurrently with this Area Structure Plan Amendment.

2.0 Proposed Amendments

2.1 MUNICIPAL RESERVE

The proposed amendment will eliminate a narrow strip of municipal reserve in the southeast area of the Plan and redesignate it for single family development. The Spruce Woods ASP amendment, as proposed, will provide 10% of land in municipal reserve. The original titled area of Block 3, Plan 8222998 was 30.18 ha (74.58 ac). This titled area included the Spruce Woods ASP area and the existing area to the east developed as Lou Simon Village. Deductions for the Campsite Road arterial road widening in the amount of 0.45 ha reduces the gross developable area to 29.75 ha.

A 0.093 ha municipal reserve parcel was dedicated with the development of Lou Simon Village. A 0.644 ha park is registered east of Heatherglen Drive and municipal reserve has been designated to provide boulevards in the amount of 0.054 ha. The outstanding dedication required is 2.18 ha. The proposed future park west of Heatherglen Drive will fulfil the outstanding municipal reserve requirement.

2.2 LOW-MEDIUM DENSITY RESIDENTIAL

This amendment proposes a redesignation of the undeveloped single detached residential lands east of Campsite Road and west of the Heatherglen Drive to low-medium density residential development. This low-medium density residential designation would allow either single detached housing and/or duplexes. These lands would be developed according to the low density R1 and R2MS residential land use districts of the City of Spruce Grove. The area designated for the low-medium density component could include lane or laneless modules. The existing detailed planning for the subdivision was based on the provision of a 2.0 m setback from the lane to the garage. This amendment assumes future lane product would be developed based on this standard.

2.3 INTERFACE CONDITIONS

An Area Structure Plan identified as Heritage Estates is currently being prepared for lands immediately south of Spruce Woods. Boundary conditions must be established to address the interface of Spruce Woods and Heritage Estates. An existing Telus Right-of-Way Plan 752 0268 separates the two neighbourhoods. This right-of-way is in the NW 4-53-27-4 and is under title to John Roger Langton and Stella Elaine Langton. The proposed Heritage Estates ASP identifies the incorporation of a trail system on the Telus right-of-way south of Spruce Woods and east of Heatherglen Drive. Melcor Developments Ltd. is not the owner of these lands but will participate in the development of a trail when a suitable cost sharing agreement can be negotiated. Cost sharing would include trail construction related to the Telus right-of-way to Heatherglen Drive.

3.0 Amendment Summary

The main revisions are summarized as follows:

- The Spruce Woods ASP area balances in terms of municipal reserve, and the removal of this municipal reserve will not have a negative impact on the neighbourhood. Existing municipal reserve registered in the east half of Spruce Woods provides suitable open space in conjunction with the existing dry pond as well as playground facilities. The proposed municipal reserve, west of Heatherglen Drive, will ensure adequate future neighbourhood park space. A trail system proposed in the Heritage Estates ASP immediately south of Spruce Woods will provide future access to Dog Creek. The eliminated MR dedication as originally approved would have resulted in a duplication of resources.
- When a suitable cost sharing agreement can be negotiated, Melcor Developments Ltd. will participate in boundary improvements related to the Telus right-of-way trail construction.
- The proposed amendments have no impact on servicing, transportation or utilities in Spruce Woods.

4.0 Staging Plan

Possible staging of development is shown on Figure 4.

Appendix A

Land Use Statistics

Melcor Developments Ltd.
Spruce Woods
Area Structure Plan Amendment
City of Spruce Grove

Existing Spruce Woods

Land Use	Hectares	Unit/ha	Units	Person/DU	Population
Modular Home (Triple E Development)	4.68	19.5	91	3	273
Single Family	8.60	18	155	3.46	537
Duplex	0.91	25	23	3.32	77
Multi-Family	0.62	40	25	2.98	75
Municipal Reserve	3.14	--	--	--	--
Roads	5.91	--	--	--	--
Public Utility Lots	1.04	--	--	--	--
TOTALS	**24.9**	**102.5**	**294**	**12.76**	**962**

Original Parcel (For Background Information)

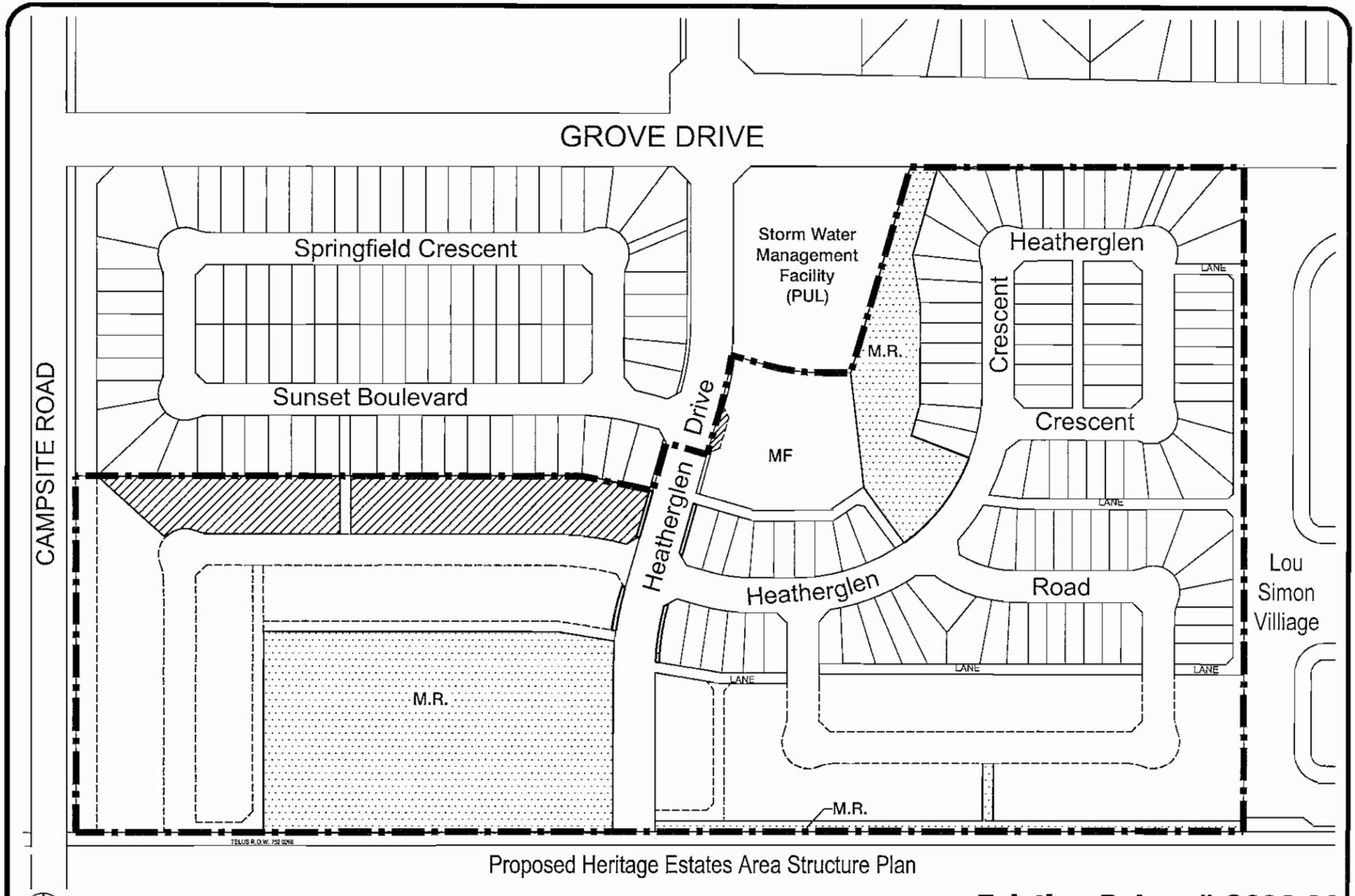
Gross Area	30.20 ha	
Campsite Right-of-way	0.45 ha	
Gross Developable Area	29.75 ha (2.975 MR required)	
Lou Simon Village	5.309 ha	
Municipal Reserve	*(0.093 ha)	MR

Proposed Amendment

		Hectares	Units	Population
Gross Developable Area		24.441		
Circulation		6.16		
Heatherglen Drive	0.93			
Local Roads (Existing/Proposed)	4.15			
Lanes	1.08			
SWMF		0.95		
PULs		0.08		
Municipal Reserve		*2.88		
Existing Park	0.644			
Boulevard MR	0.056			
Future Park	2.18			
Residential		14.371		
Mobile Homes	4.48		87	261
Multi	0.614		25	74
SF Existing	4.39		79	249
Low Density Remaining	4.88		88	277
TOTALS		**24.441**	**279**	**861**

*Existing and proposed MR equals 10% MR.
35.2 PPGDHA

uma



Proposed Heritage Estates Area Structure Plan

Existing Bylaw # C293-96

SPRUCE WOODS

AREA STRUCTURE PLAN AMENDMENT

Melcor Developments Ltd.
City of Spruce Grove

DATE: MAY 31, 2001
FILE: 1560-115-00-01
DWG: 115RP002.DWG
BY: JH
FOR: BP

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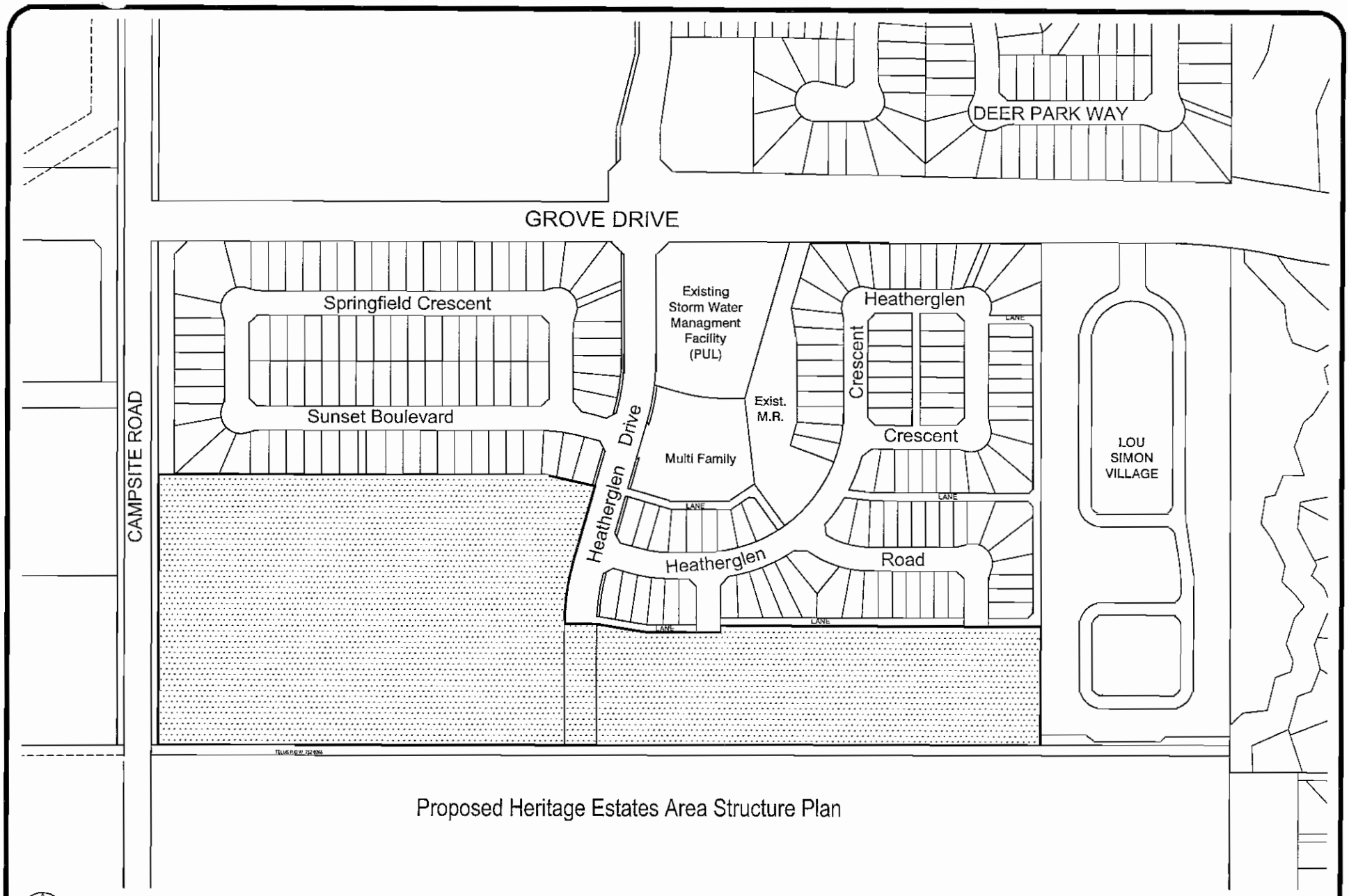
LEGEND:
SINGLE FAMILY
DUPLEX OR SINGLE FAMILY
MUNICIPAL RESERVE

uma

FIGURE 1



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BY: JH
FOR: BP

NOT TO SCALE

LEGEND:
EXISTING BYLAW BOUNDARIES
PROPOSED AMENDMENT

Location Plan

SPRUCE WOODS

AREA STRUCTURE PLAN AMENDMENT

Melcor Developments Ltd.
City of Spruce Grove

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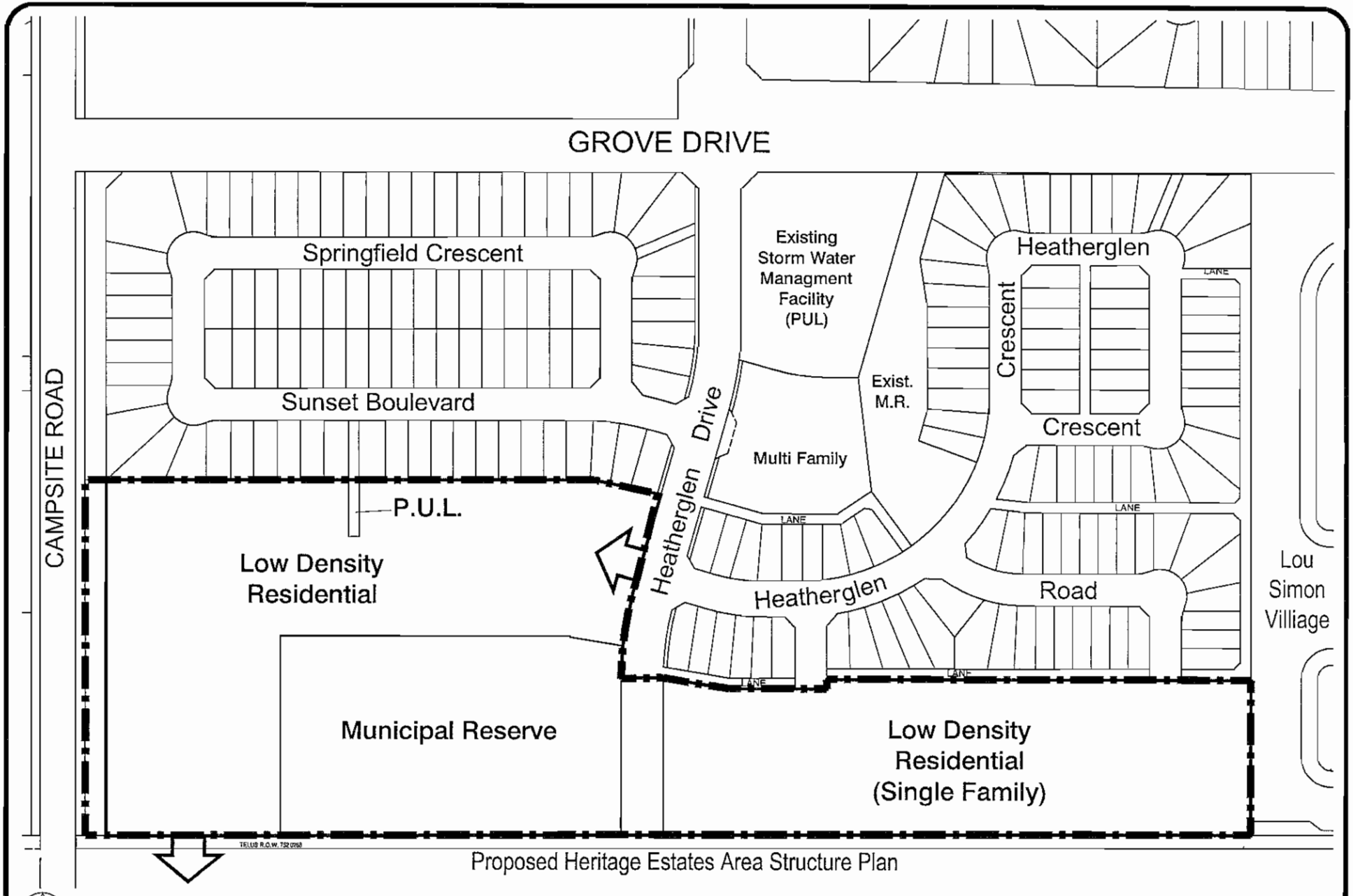
FIGURE 2



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FOR: BP

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ASP AMENDMENT BOUNDARY

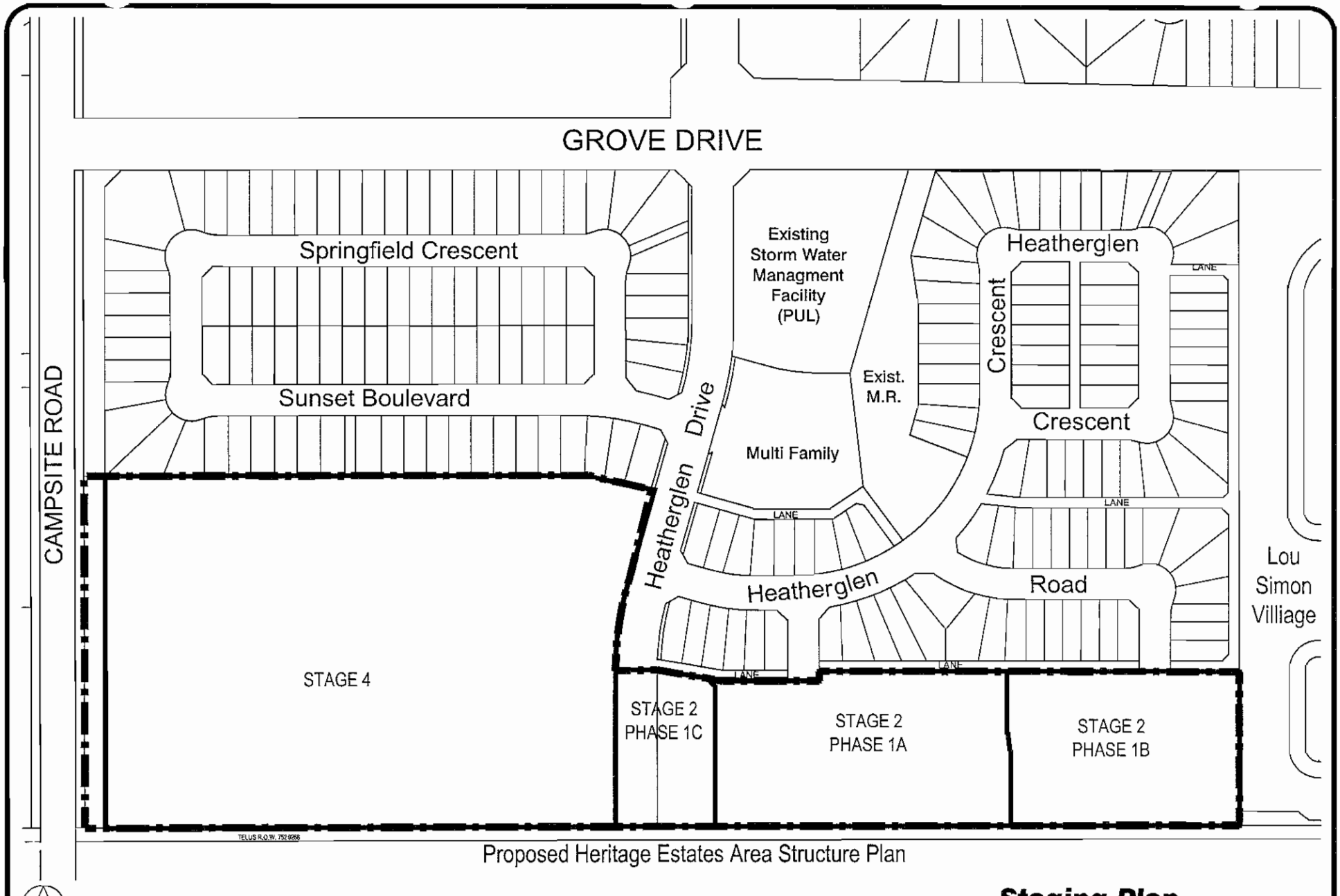
PROPOSED AMENDMENT

SPRUCE WOODS

AREA STRUCTURE PLAN AMENDMENT

Melcor Developments Ltd.
City of Spruce Grove

FIGURE 3



DATE: MAY 31, 2001
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BY: JH
FOR: BP

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Staging Plan

SPRUCE WOODS

AREA STRUCTURE PLAN AMENDMENT

Melcor Developments Ltd.
City of Spruce Grove

FIGURE 4

CITY OF SPRUCE GROVE

BYLAW NO. C-293-96

SPRUCE WOODS AREA STRUCTURE PLAN AMENDMENT - C-293-96

Being a Bylaw to amend Bylaw No. C-113-90, which was amended by Bylaw No. C-212-93, which adopted the Spruce Woods Area Structure Plan (ASP) for the City of Spruce Grove in the Province of Alberta.

Pursuant to Sections 606, 633, 636, and 692 of the Municipal Government Act, S.A. 1994, c. M-26.1, as amended, the Council of the City of Spruce Grove, DULY ASSEMBLED HEREBY ENACTS as follows:

1. The Plan amendment applies to the undeveloped portion of the South West Quarter of Section 9, Township 53, Range 27, West of the Fourth Meridian.

2. The City of Spruce Grove, Spruce Woods Area Structure Plan Amendment document attached hereto as Schedule "A" to this Bylaw, is hereby adopted.

3. The Plan Amendment provides a planning framework in conjunction with the original plan, and any other amendments thereto, for the development of the Plan Area as outlined in the text and mapping of the Area Structure Plan area.

4. The Plan Amendment shall become a guide for the preparation of detailed subdivision plans and development agreements and shall be an information document for the purpose of interpreting and clarifying this Bylaw.

5. Development of the subject lands of the Area Structure Plan shall conform to the land uses set out in the Plan.

This Bylaw shall take effect on the date of its final reading.

First Reading Carried 15 July 1996

Second Reading (As Amended) Carried 19 August 1996

Third Reading (As Amended) Carried 16 December 1996

Signed by City of Spruce Grove Mayor and City Clerk

SPRUCE WOODS

Area Structure Plan Amendment
City of Spruce Grove

RECEIVED
DEC 10 1996
RESOURCES

uma

UMA Engineering Ltd. **DECEMBER 1996**

25-716A

File: 2202-1560-054-00-1.4.1/3.3

SPRUCE WOODS
AREA STRUCTURE PLAN AMENDMENT

CITY OF SPRUCE GROVE

Prepared for:

Melcor Developments Ltd.

Prepared by:

UMA Engineering Ltd.
Engineers, Planners & Surveyors
17007 - 107 Avenue
Edmonton, Alberta
T5S 1G3

December 5, 1996
2202-1560-054-00-1.4.1/3.3

TABLE OF CONTENTS

1.0 INTRODUCTION 1
- 1.1 Purpose 1
- 1.2 Site Location and Context 1
- 1.3 Background 1

2.0 PROPOSED AMENDMENT AREA DEVELOPMENT CONCEPT 2

3.0 AMENDMENT REVISIONS 3

4.0 LAND USE STATISTICS 4

5.0 STAGING 5

LIST OF TABLES

TABLE 1 LAND USE STATISTICS
APPROVED AREA STRUCTURE PLAN, BYLAW C-212-93 4

TABLE 2 LAND USE STATISTICS
PROPOSED AMENDMENT TO THE STRUCTURE PLAN 4

LIST OF FIGURES

FIGURE 1 LOCATION PLAN . . . . . After Page 5
FIGURE 2 CONCEPT PLAN . . . . . After Page 5
FIGURE 3 STAGING PLAN . . . . . After Page 5

1.0 INTRODUCTION

1.1 Purpose

This amendment to the Spruce Woods Area Structure Plan (ASP) Bylaw No. C-212-93 as amended, has been prepared to recognize previous and proposed changes to circulation patterns and location of Municipal Reserves (MR) to be dedicated within the balance of the ASP.

1.2 Site Location and Context

The Spruce Woods ASP is located south of Grove Drive and east of Campsite Road, as shown on Figure 1.

The amendment area is the remainder of Block 3, Plan 822 2998, located in the southerly portion of Spruce Woods. It is situated south of the existing mobile home subdivision and single detached residential development.

1.3 Background

Bylaw No. C-212-93, the Spruce Woods Area Structure Plan Amendment, was adopted to amend Bylaw No. C-113-90, the Mobile Home Development ASP, to allow for the development of single family, duplex and multi-family lots.

2.0 PROPOSED AMENDMENT AREA DEVELOPMENT CONCEPT

The amendment area comprises approximately 11.24 ha of undeveloped land which is bisected by the north/south alignment of Heatherglen Drive (formerly West Grove Drive). It is proposed that a relatively small area of Municipal Reserve (MR), previously located within the west half of the plan area, be consolidated with the balance of the MR east of Heatherglen Drive. This will increase the single detached residential area by that amount in the east side, while decreasing the same housing type by the same area in the west half. The proposed development concept for the amendment area is shown on Figure 2.

3.0 AMENDMENT REVISIONS

The main revisions to the previous ASP Amendment are as follows:

.1 The proposed single detached residential development in the amendment area will predominantly have lots backing onto lanes.

.2 Consolidation of Municipal Reserve in the west half of the amendment area will provide more useable space for a greater range of activities in the southwest corner of the plan area than is presently the case, while still maintaining direct access to Dog Creek adjacent to the south boundary.

.3 Consolidation of the MR will have a minimal effect on existing residents within Spruce Woods.

.4 Existing MR east of Heatherglen Drive provides suitable open space in conjunction with the existing dry pond and playground facilities.

.5 The proposed amendment has no significant impact on servicing or transportation utilities.

4.0 LAND USE STATISTICS

Table 1, below, is a reproduction of the land use statistics under existing Bylaw No. C-212-93.

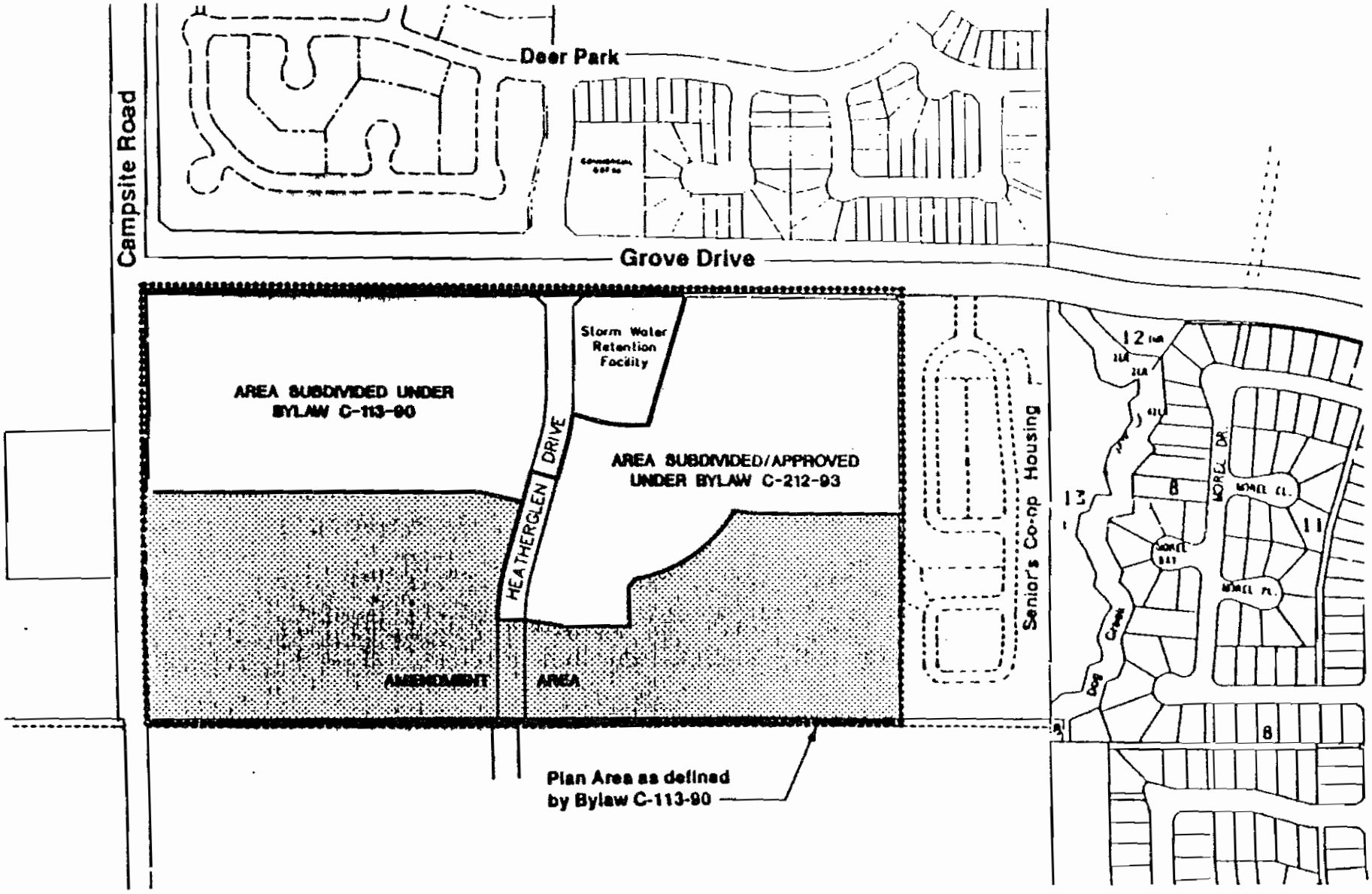
TABLE 1					
Land Use	Hectares	Units/Ha	Units	Person/D.U.	Population
Modular Home (Triple E Development)	4.68	19.5	91	3	273
Single Family	9.26	18	167	3.46	577
Duplex	0.56	25	14	3.32	47
Multi-Family	0.66	40	26	2.98	79
Municipal Reserves	3.14	–	–	–	–
Roads	5.48	–	–	–	–
Public Utility Lots	1.12	–	–	–	–
TOTALS	**24.90**		**298**		**976**

Table 2 summarizes land use statistics for the Spruce Woods including the proposed amendment area.

TABLE 2					
Land Use	Hectares	Units/Ha	Units	Person/D.U.	Population
Modular Home (Triple E Development)	4.68	19.5	91	3	273
Single Family	8.60	18	155	3.46	537
Duplex	0.91	25	23	3.32	77
Multi-Family	0.62	40	25	2.98	75
Municipal Reserves	3.14	–	–	–	–
Roads	5.91	–	–	–	–
Public Utility Lots	1.04	–	–	–	–
TOTALS	**24.90**		**294**		962

5.0 STAGING

The expected staging of development is shown on Figure 3.



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BY: CH
FOR: KDB

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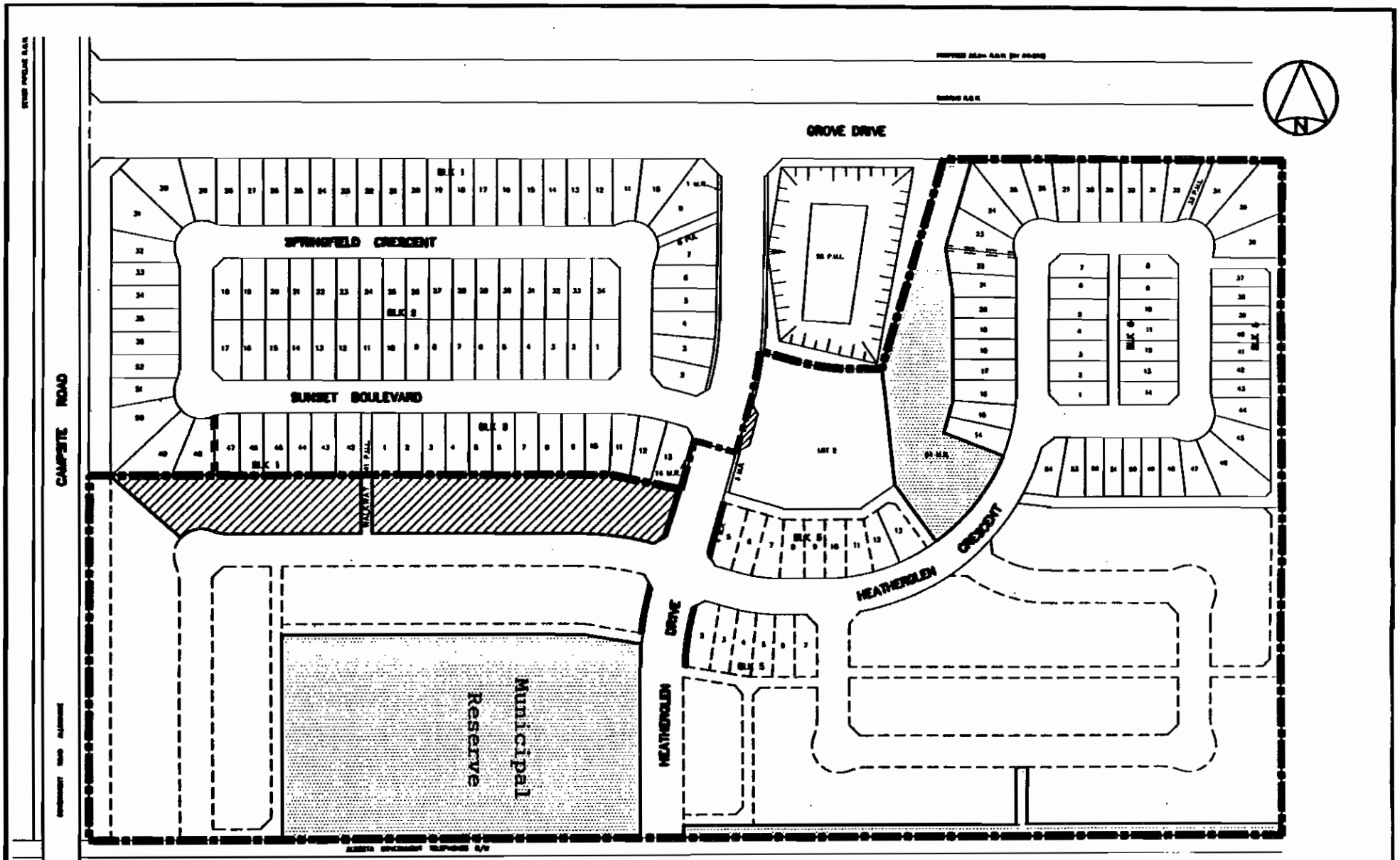
Melcor Developments Ltd.
SPRUCE WOODS - SPRUCE GROVE, ALBERTA

AREA STRUCTURE PLAN AMMENDMENT LOCATION PLAN

FIGURE 1



NOTE:
CIRCULATION PATTERN DOES NOT CONSTITUTE A SUBDIVISION DESIGN AND IS SUBJECT TO CHANGE.

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FOR: KDB

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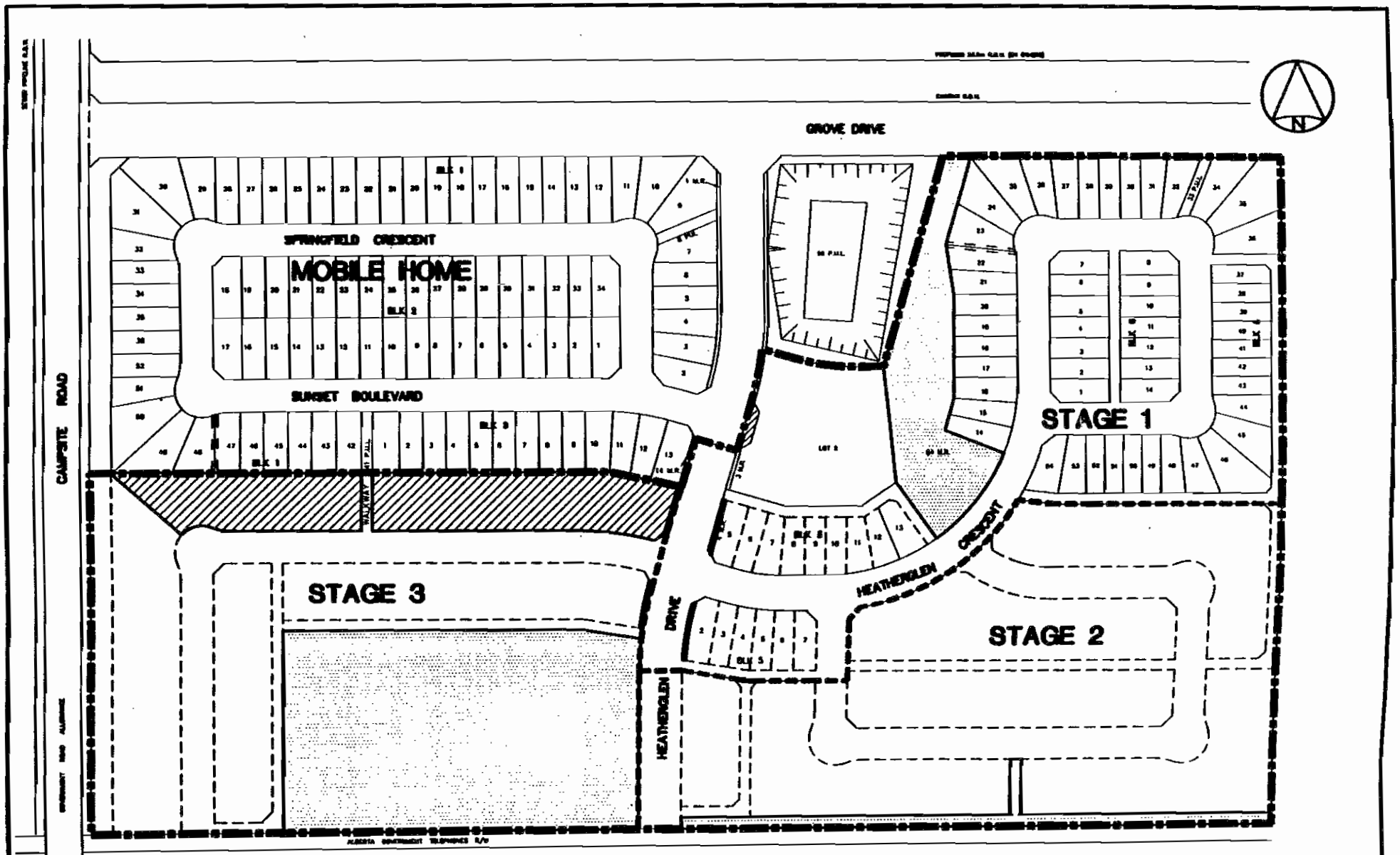
- SINGLE FAMILY
- DUPLEX OR SINGLE FAMILY
- MULTI RES

Melcor Developments Ltd.
SPRUCE WOODS - SPRUCE GROVE, ALBERTA

AREA STRUCTURE PLAN AMENDMENT CONCEPT PLAN

FIGURE 2



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FOR: KDB

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- SINGLE FAMILY
- DUPLEX OR SINGLE FAMILY
- MUNICIPAL RESERVE

Melcor Developments Ltd.
SPRUCE WOODS - SPRUCE GROVE, ALBERTA

AREA STRUCTURE PLAN AMENDMENT STAGING PLAN

FIGURE 3

Spruce Woods

Area Structure Plan Amendment

City of Spruce Grove

Prepared for

MELCOR DEVELOPMENT LTD.

by

MACKENZIE ASSOCIATES
CONSULTING GROUP LIMITED

Revised
December, 1993

Table of Contents

Page

1. Introduction **1**

1.1 Purpose of Report and Background Information 1

1.2 Format of Area Structure Plan Amendment 2

2. Proposed Development Concept **2**

3. Proposed Residential Uses-Amendment Area **3**

4. Proposed Circulation Pattern - Amendment Area **5**

5. Municipal Reserves **5**

5.1 Amount of Municipal Reserve Requirement 5

5.2 Location of Municipal Reserves 6

6. Phasing **7**

Appendix A **8**

List of Maps

		Following Page
Map 1	Location Map	1
Map 2	Proposed Development Concept - Amendment Area	2
Map 3	Phasing Concept	7

1. Introduction

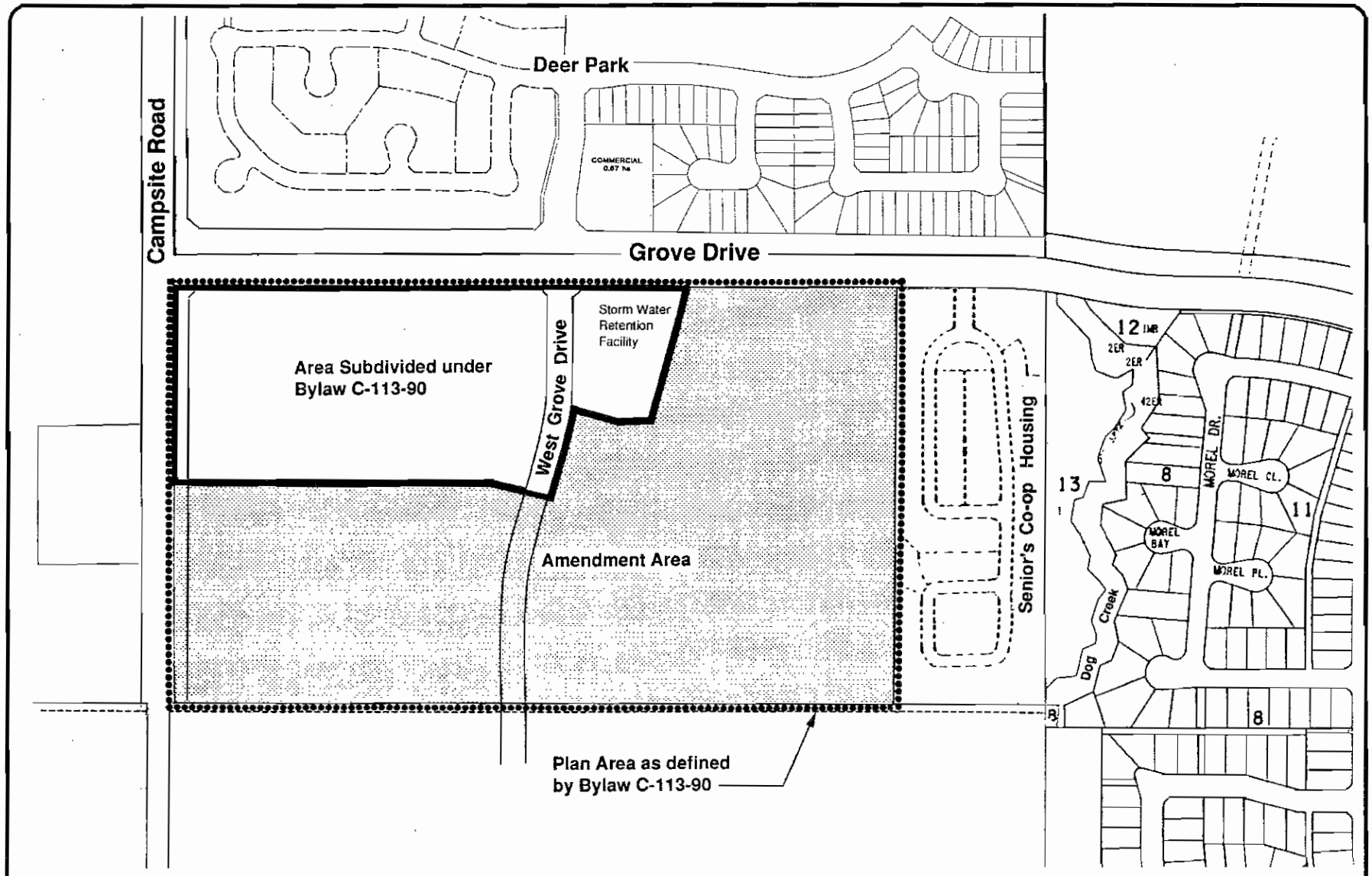
1.1 Purpose of Report and Background Information

The purpose of this report is to propose an amendment to the existing Mobile Home Development Area Structure Plan Bylaw No. C-113-90. The Plan Area defined by Bylaw No. C-113-90 is outlined on **Map 1**. It is 24.9 hectares in size and lies south of Grove Drive between Campsite Road and the Seniors Cooperative Housing project.

Triple E Developments Ltd. is developing the first stage of the Mobile Home Development A.S.P. Plan Area. This first stage consists of a parcel of land located in the northwest corner of the Plan Area which is identified on **Map 1** as "Area Subdivided under Bylaw C-113-90". A storm water detention pond has also been constructed at the north entrance to the Plan Area in conjunction with that first stage of subdivision, and Triple E Developments Ltd. has applied to have it redistricted to P-1.

Melcor Developments Ltd. is in the process of acquiring that portion of land within the Plan Area which has not been developed by Triple E Developments Ltd.. That area, hereinafter referred to as the Amendment Area, consists of an area of 17.33 ha.

The purpose of this proposed amendment is to



Location Map

Spruce Wood Spruce Grove

0 17 35 60 100 210

December, 1993

north

Map 1

Mackenzie Associates
Consulting Group Limited

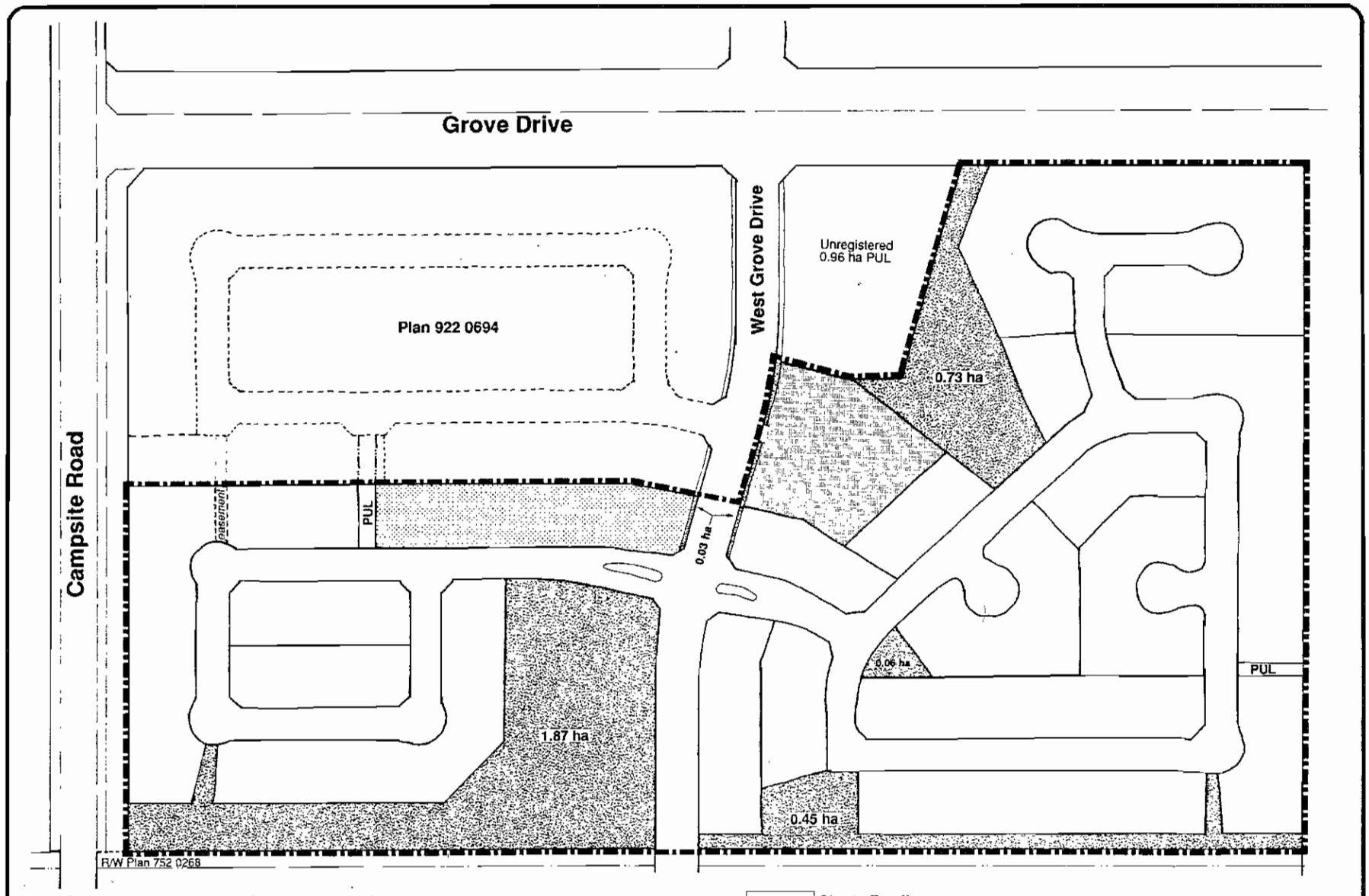
allow for the development of single family, duplex and multi-family lots in the Amendment Area within the context of the development pattern that was established through Bylaw C-113-90.

1.2 Format of Area Structure Plan Amendment

The existing Mobile Home Development Area Structure Plan approved by Bylaw C-113-90 is attached as Appendix A. This report, at such time as it is approved by Bylaw by the City of Spruce Grove will constitute an amendment to Bylaw C-113-90 in respect of the proposed land use and development pattern proposed for the Amendment Area.

2. Proposed Development Concept

The proposed development concept within the Amendment Area is illustrated on **Map 2.** It is similar to the general development pattern established under Bylaw C-113-90 with some basic land use variations. The principal change to the proposed land use pattern arises from the type of housing that is being proposed within the Amendment Area. Where Bylaw C-113-90 contemplated the development of a mobile home subdivision, the proposed development concept would allow for the development of predominantly single family land uses interspersed with some duplex and multi-family development.



Proposed Development Concept - Amendment Area

Spruce Woods Spruce Grove

Single Family
Duplex
Multiple Family
Park/MR

0 10 20 35 60 125

December, 1993

north

Map 2

Mackenzie Associates
Consulting Group Limited

3. Proposed Residential Uses - Amendment Area

The residential land use pattern proposed for the Amendment Area, as outlined on Map 2, consists of a predominantly single family pattern of development combined with two minor multi-family components. The proposed land use pattern includes:

1) Two relatively separate single family development areas, or modules, situated on either side of the central collector road. These areas would likely be subdivided as a combination of R1c or R1d lots, resulting in a total of approximately 167 single family lots in both areas;

2) A row of duplex lots backing onto the existing mobile home subdivision within the residential module west of the collector road, comprising approximately 14 duplex lots; and

3) A parcel of land intended for multi-family development, approximately .66 hectares in area, located directly south of the existing stormwater retention facility.

Tables 1 and 2 illustrate the quantitative implications of the Proposed Development Concept within the Amendment Area. Table 1 summarizes the land use areas, dwelling units and population that were estimated to result from the development pattern proposed by the original Mobile Home Area

Structure Plan (Bylaw C-113-90). Table 2, in comparison, summarizes the same information for the original Plan Area that is estimated to result from the Proposed Development Concept within the Amendment Area.

Table 1:
Summary of Land Use and Population within Plan Area Proposed by Existing Mobile Home Area Structure Plan - Bylaw No. C-113-90

Land Use	Hectares	Units/Ha.	Units	Person/D.U.	Population
Modular Home	15.28	19.5	298	3	894
Single Family	-	-	-	-	-
Duplex	-	-	-	-	-
Multi-Family	-	-	-	-	-
Municipal Reserves	2.49	-	-	-	-
Roads	6.15	-	-	-	-
Public Utility Lots	0.98	-	-	-	-
TOTALS	**24.90**		**298**		**894**

Table 2:
Summary of Land Use and Population within Plan Area Proposed by Proposed Development Concept for Amendment Area

Land Use	Hectares	Units/Ha.	Units	Person/D.U.	Population
Modular Home (Triple E Development)	4.68	19.5	91	3	273
Single Family	9.26	18	167	3.46	577
Duplex	0.56	25	14	3.32	47
Multi-Family	0.66	40	26	2.98	79
Municipal Reserves	3.14	-	-	-	-
Roads	5.48	-	-	-	-
Public Utility Lots	1.12	-	-	-	-
TOTALS	**24.90**		**298**		**976**

4. Proposed Circulation Pattern - Amendment Area

The north/south collector road alignment established by Bylaw C-113-90 would remain in the same location as originally proposed. The pattern of the local residential roads, however, is proposed to be modified to include a combination of cul-de-sacs and loop roads to the east and west of the central collector road.

A combination of walkways and Public Utility Lots (PUL's) shown on the Proposed Development Concept would provide pedestrian connections between the developed mobile home subdivision and future residential development within the Amendment Area. Some of these connections are also designed to provide emergency vehicular access between the two areas, and within the Amendment Area. The final design and location of the walkways and PUL's will be determined at the subdivision stage of development.

5. Municipal Reserves

5.1 Amount of Municipal Reserve Requirement

The Proposed Development Concept for the Amendment Area identifies 3.19 hectares of land to be dedicated as Municipal Reserve. This amount was determined on the basis of the following:

a) 10% of the 24.9 hectare Plan Area being 2.49 hectares; and

b) an additional .65 hectares owing for Municipal Reserve on this property as a result of deferred reserves arising from a previous subdivision of land within the same original titled parcel. That subdivision removed a parcel of land that was situated immediately east of the Plan Area and which was developed under the provisions of another Mobile Home Development Area Structure Plan amendment (Bylaw C-108-90).

5.2 Location of Municipal Reserves

Municipal Reserve areas have been designed to meet several public open space requirements which include:

a) the creation of part of a future park area at the south edge of the west residential module;

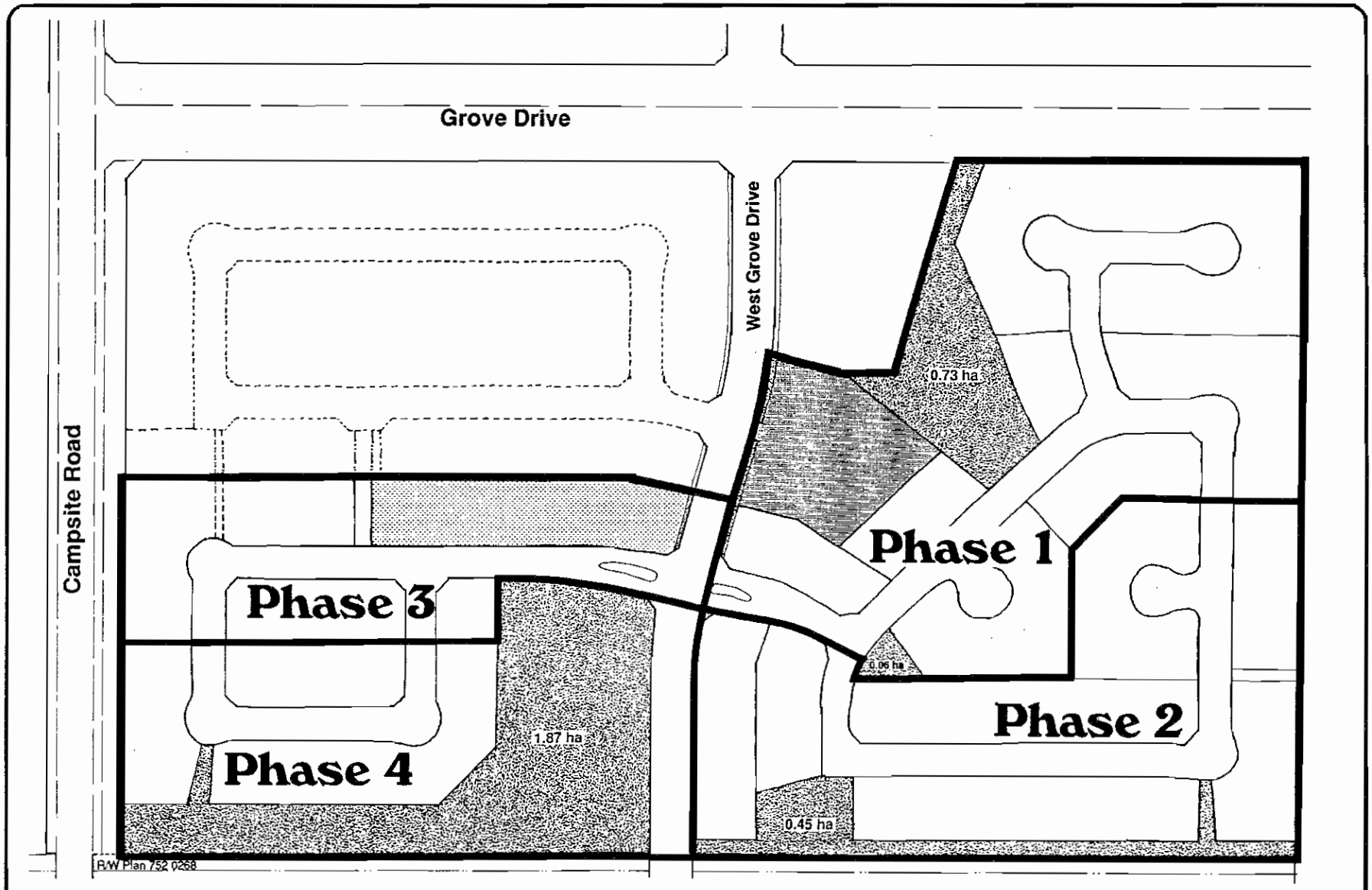
b) an expanded open space area in conjunction with the existing stormwater management facility connecting to the central portion of the east residential module;

c) a small feature park at the entrance to the east residential module; and

d) an open space corridor along the south edge of the east residential module to provide an east-west link across the Plan Area that will connect, through the adjacent Seniors Co-operative Housing development area to the east, to the Dog Creek open space network.

6. Phasing

Development of the Amendment Area would likely take place in several phases of subdivision. It is probable that the first and second phases would occur within the east residential module, and that the third and fourth phases would occur within the west residential module. The probable phasing sequence is conceptually illustrated on **Map 3**.



Phasing Concept

Spruce Woods Spruce Grove

0 17 35 60 100 210

December, 1993

north

Map 3

Mackenzie Associates
Consulting Group Limited

Appendix A

Copy of Bylaw C-113-90

Mobile Home Development
Area Structure Plan Amendment
(Mobile Home Subdivision)

as approved by
Bylaw December 10, 1990

BY-LAW NO. C-113-90

MOBILE HOME DEVELOPMENT AREA STRUCTURE PLAN AMENDMENT (Mobile Home Subdivision)

DESIGN BRIEF
PROPOSED SUBDIVISION FOR
MOBILE HOME DEVELOPMENT IN
PART OF SOUTH HALF,
SW1/4, 9-53-27-W4M
CITY OF SPRUCE GROVE

Prepared for:

Triple E Development Ltd.

Prepared by:

UMA Engineering Ltd.
Engineers, Planners & Surveyors
17007 - 107 Avenue
Edmonton, Alberta
T5S 1G3

October 1990

2208-6698-001-00-01

TABLE OF CONTENTS

		Page No.
1.0	INTRODUCTION	1 - 1
1.1	PURPOSE OF THE DESIGN BRIEF	1 - 1
1.2	BACKGROUND	1 - 1
2.0	SITE CHARACTERISTICS	2 - 1
2.1	EXISTING LAND USE	2 - 1
2.2	TOPOGRAPHY AND DRAINAGE	2 - 1
2.3	VEGETATION AND SOILS	2 - 1
2.4	ACCESS	2 - 1
3.0	PROPOSED DEVELOPMENT PLAN	3 - 1
3.1	LAND USE	3 - 1
3.2	MUNICIPAL RESERVES	3 - 1
3.3	CIRCULATION	3 - 1
3.4	STATISTICS	3 - 2
3.5	FIRST STAGE DEVELOPMENT	3 - 2
4.0	UTILITY SERVICES	4 - 1
4.1	WATER DISTRIBUTION	4 - 1
4.2	SANITARY SEWER SYSTEM	4 - 1
4.3	STORM DRAINAGE SYSTEM	4 - 2
4.4	ACCESS	4 - 2
5.0	IMPLEMENTATION	5 - 1
5.1	SITE DEVELOPMENT	5 - 1
5.2	LAND USE DISTRICT AND BYLAW AMENDMENT	5 - 1
5.3	DEVELOPMENT AGREEMENT	5 - 1

1.0 INTRODUCTION

1.1 PURPOSE OF THE DESIGN BRIEF

This brief deals with a part of the south half of the SW¼, Sec. 9-53-27-W4M in the City of Spruce Grove, containing approximately 24.9 ha (61.5 acres). Triple E Development Ltd., the owner by agreement for sale, proposes to create a subdivision for mobile home development within the area.

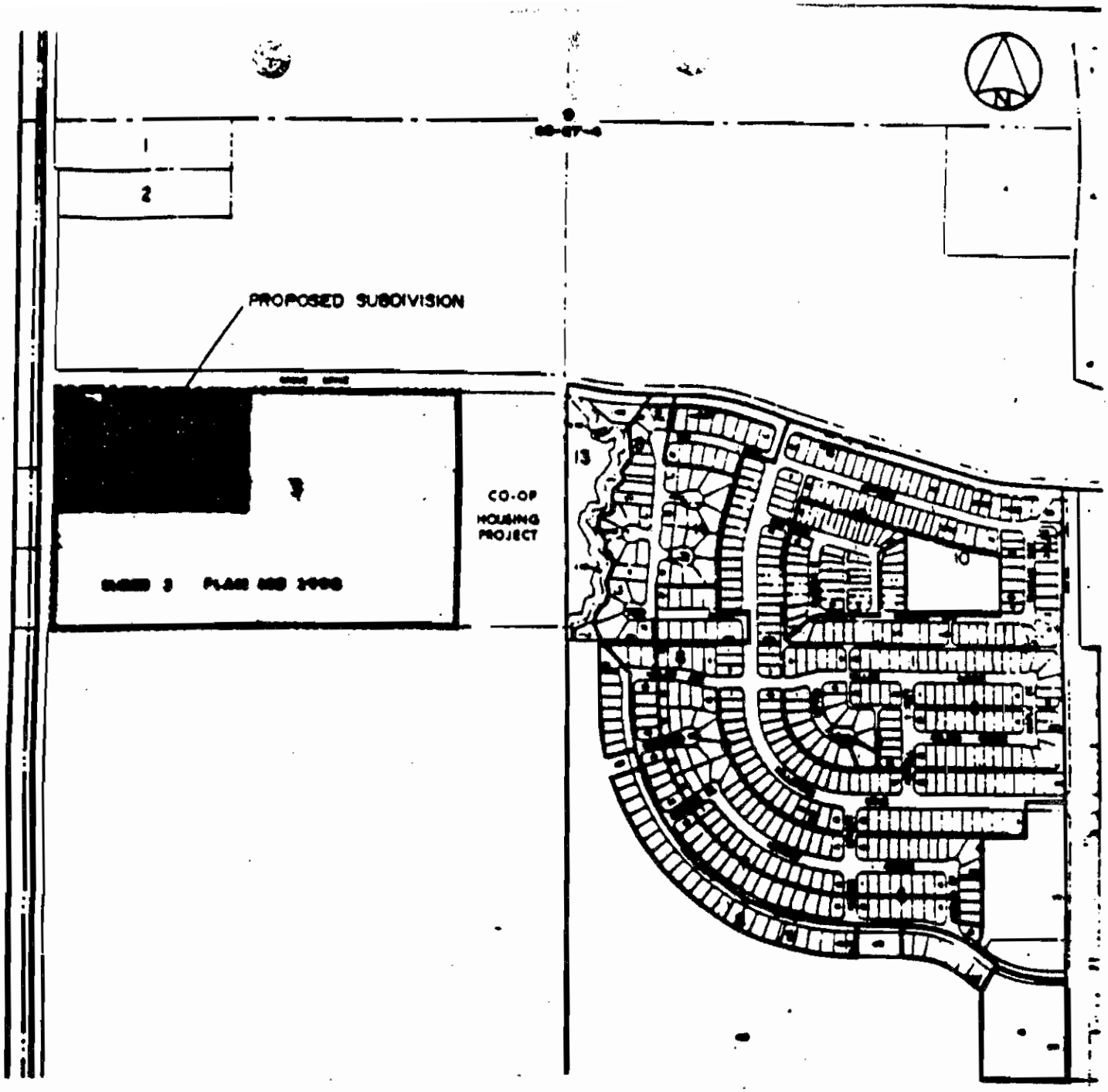
This Design Brief provides information regarding this proposed development including the land uses, methods of servicing, staging and other related issues.

1.2 BACKGROUND

The area for development is the westerly portion of Block 3, Plan 822 2998, which is adjacent the westerly boundary of the City and south of the Grove Drive road right-of-way, as shown on the Key Plan, Figure 1. The parcel was approved as a Mobile Home Development Area Structure Plan in 1983 under Bylaw 657-82.

The easterly 140 m of Block 3 is to be developed as a Co-operative Housing Project for senior housing purposes. Application for the proposed subdivision of this parcel, with appropriate amendments to the A.S.P., land use bylaw, etc. are currently being processed by the City Planning Staff.

Triple E Developments Ltd. intends to utilize the remaining portion of Block 3 for fee-simple subdivisions for modular units, rather than half for a mobile home subdivision and the other half for a mobile home court as described in the A.S.P. Since this is only a change in the form of land ownership, rather than a change in land use, it is not expected that an amendment will have to be made to the A.S.P. in order that it can be implemented.



KEY PLAN

PLAN 8222998

BLOCK 3

City of Spruce Grove

Prepared for:

TRIPLE E DEVELOPMENTS LTD.

UMA Engineering Ltd.

Date: OCTOBER 15, 1998

File: 6698-001-00-01

FIGURE 1

Triple E made application to the Edmonton Metropolitan Regional Planning Commission, in August of 1990, for approval of a first stage of Subdivision.

This brief provides supplementary information relative to that application. The plans shown in this brief are slightly different from the original submission. They have been revised after further discussion with the City Planning Staff.

2.0 SITE CHARACTERISTICS

2.1 EXISTING LAND USE

The area is presently farmed and used for cereal crop production. There are no houses or other farm buildings on the property.

2.2 TOPOGRAPHY AND DRAINAGE

The area is gently rolling and slopes to the north and northeast. It is well drained with no sloughs or marsh lands.

2.3 VEGETATION AND SOILS

Mature shelter belt trees on the south and west sides of the area are the only permanent forms of vegetation.

Soils consist of a sandy loam topsoil with varying depth from 200 to 600 mm. Lower soil horizons have a pitted deltaic alluvium origin. They are suitable for residential development.

2.4 ACCESS

The western boundary abuts Campsite Road which will be a future arterial road. The northern boundary adjoins the Grove Drive right-of-way, a major arterial road planned for future construction.

3.0 PROPOSED DEVELOPMENT PLAN

3.1 LAND USE

Figure 2 shows the proposed land use, circulation pattern and Stage 1 layout in the form of an outline plan.

It conforms to the general pattern indicated in the A.S.P., except that the commercial site has been removed and the locations of the Municipal Reserves have been slightly changed. All residential uses are designated for fee simple subdivision for modular home development.

The minimum lot size proposed is 12.8 m width by 35.5 m depth and 454 m^2 area. These sizes will require an amendment to the City's Land Use Bylaw in order to be implemented.

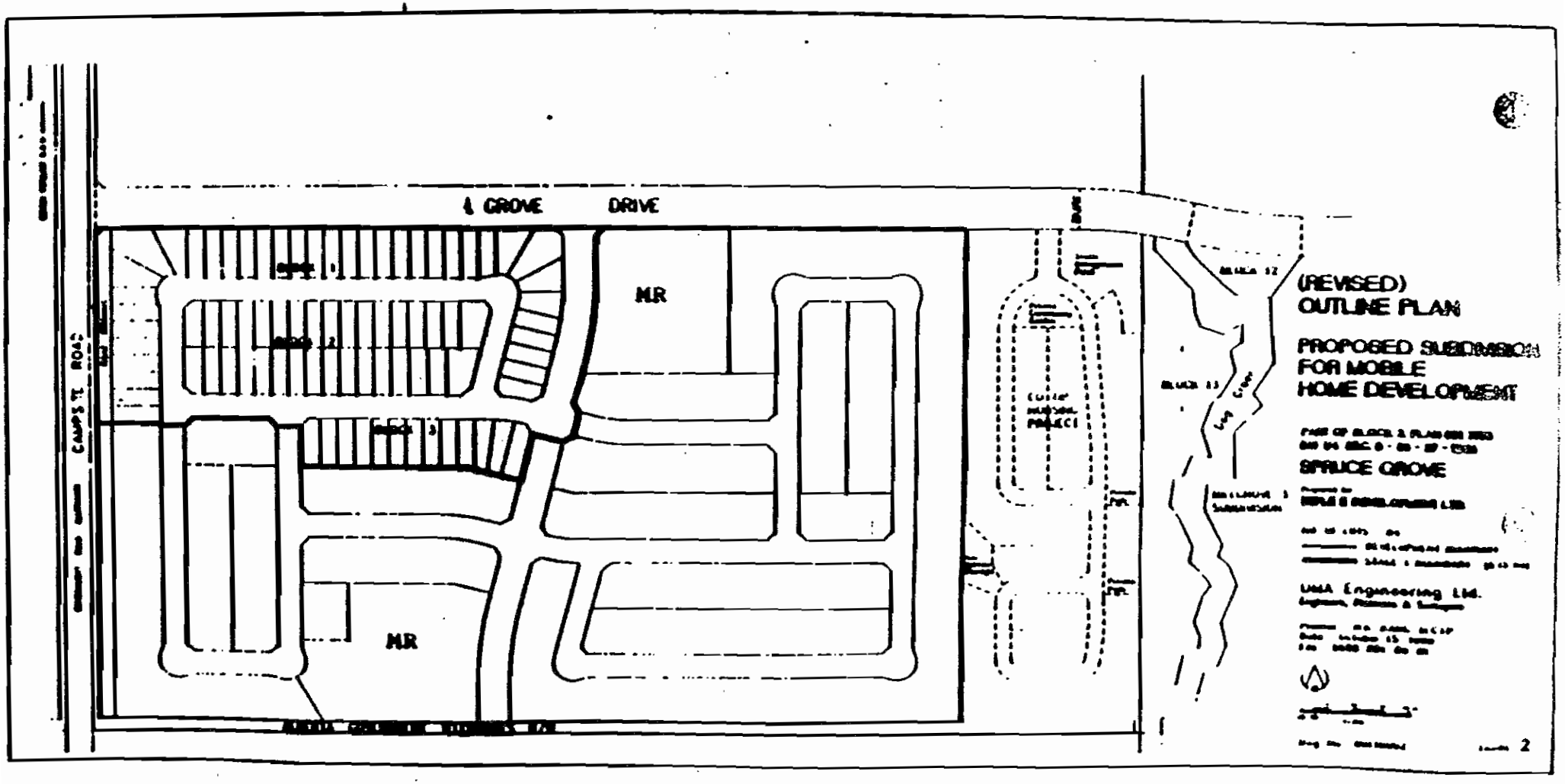
3.2 MUNICIPAL RESERVES

Ten percent of the total site area of 24.9 ha is designated for M.R. Deferred reserves from the Grove Drive right-of-way and the Co-op senior housing site will be paid in cash in lieu at the time the development agreements are finalized.

3.3 CIRCULATION

The north/south collector road aligns to conform with the overall location indicated on the City's General Plan and the A.S.P. It will have a 24 m right-of-way. No residential lots front on this collector road.

Local roads will provide access to the residential lots. They will have an 18 m right-of-way. The City's Engineering Standards for their design and construction will be met.


GROVE DRIVE
CAMPSITE ROAD
MR
MR
(REVISED)
OUTLINE PLAN
PROPOSED SUBDIVISION
FOR MOBILE
HOME DEVELOPMENT
SPRUCE GROVE
UMA Engineering Ltd.
2

All local roads are in the form of loop to give adequate access to all lots and to provide a suitable circulation pattern.

3.4 STATISTICS

A total of about 320 residential lots are proposed for the area. Based on 3 persons per unit, there will be approximately 960 people living in the neighbourhood once it is fully developed.

Other land use statistics are as follows:

Gross Developable Area	24.89 ha	100.0%
Residential Land	16.26 ha	65.3%
Municipal Reserve	2.49 ha	10.0%
Roads	6.14	24.7%

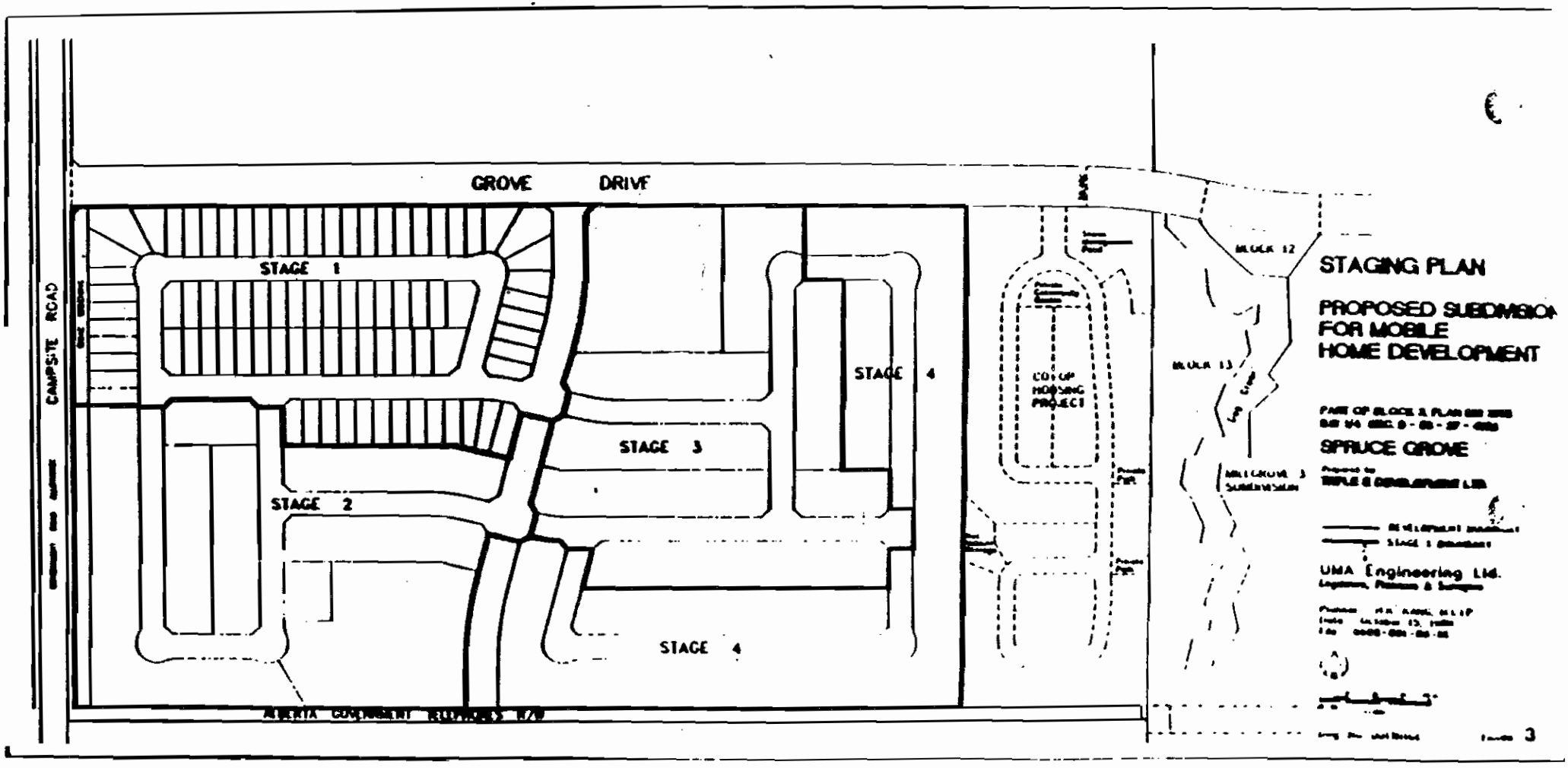
3.5 FIRST STAGE DEVELOPMENT

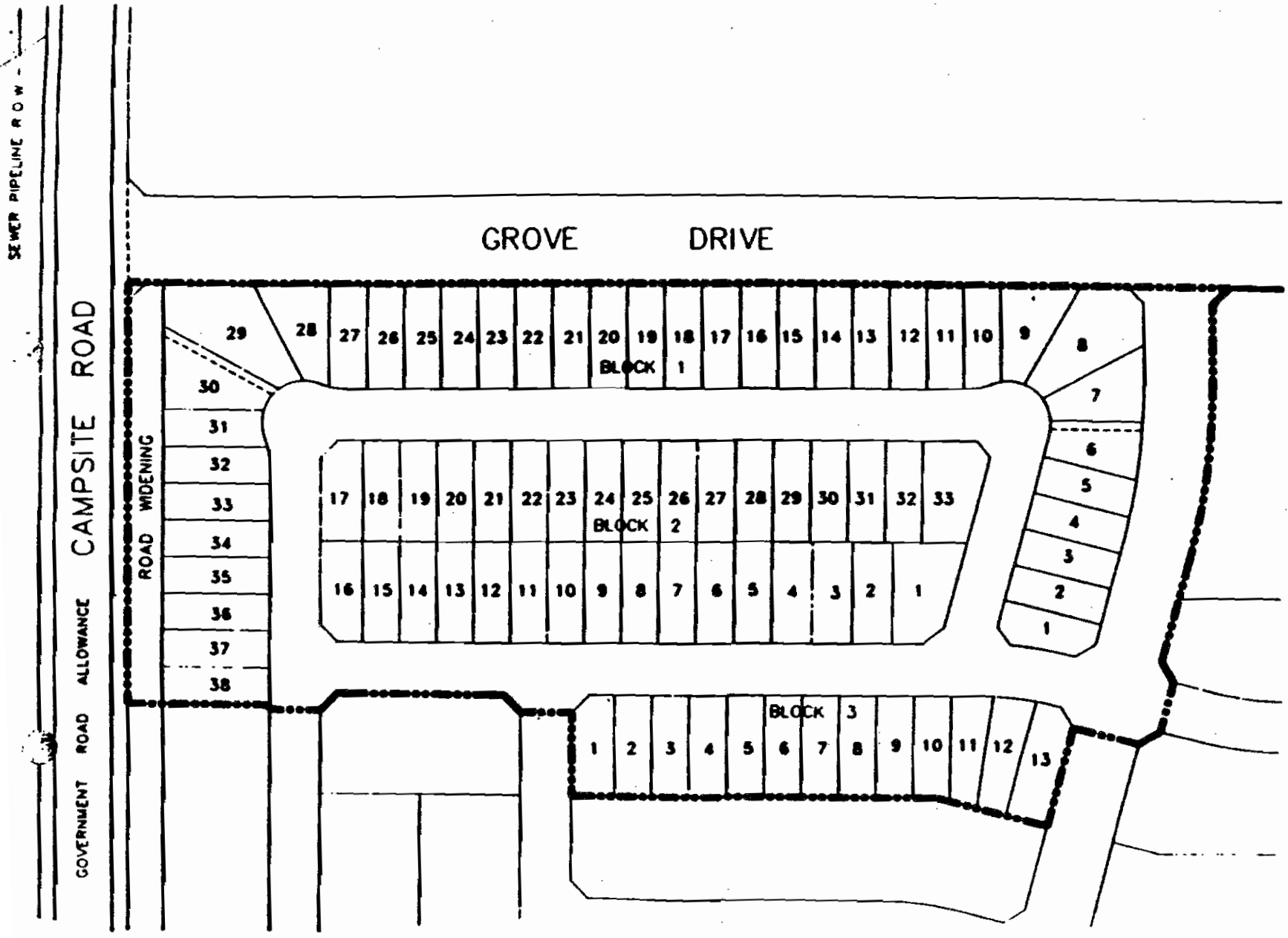
The project will be developed in 4 stages as shown on Figure 3. The first stage of development is in the northwestern portion and will provide 84 lots.

A temporary access from Campsite Road will be used until Grove Drive is extended to serve the area and part of the north-south collector is built.

As described in the next section of this brief, a sewer will be connected to the Regional System temporarily and surface stormwater will be managed by using a proposed temporary facility to be located on a Municipal Reserve site. The City waterline will be extended from the east within the Grove Drive right-of-way.

Figure 4 shows the first stage of development for which the subdivision application has been submitted.


GROVE DRIVE
CAMPSITE ROAD
STAGE 1
STAGE 2
STAGE 3
STAGE 4
STAGE 4
CO-OP HOUSING PROJECT
BLOCK 12
BLOCK 13
STAGING PLAN
PROPOSED SUBDIVISION FOR MOBILE HOME DEVELOPMENT
SPRUCE GROVE
UMA Engineering Ltd.
3



REVISED
TENTATIVE PLAN

PROPOSED SUBDIVISIONS
FOR MOBILE
HOME DEVELOPMENT

PART OF BLOCK 3, PLAN [illegible]
[illegible]

SPRUCE GROVE

Prepared for
[illegible]

AREA [illegible] 6.15 ha
ZONING: [illegible]
LOTS: [illegible] RESIDENTIAL LOTS

UMA Engineering Ltd.
Engineers, Planners & Surveyors

Designed: [illegible]
Date: [illegible]
File: [illegible]

Plan Scale: 0 20 40 80m
20 10 1 100

Dwg. No. [illegible]

FIGURE

4.0 UTILITY SERVICES

4.1 WATER DISTRIBUTION

The water distribution system will be extended by the City of Spruce Grove westerly along the Grove Drive alignment from Calahoo Road. The line will be 400 mm diameter north of the mobile home subdivision. It will also serve the cooperative housing development to the east and future development to the north.

The internal water distribution system will connect to the main line on Grove Drive on the alignment of the north-south collector road within the mobile home subdivision.

4.2 SANITARY SEWER SYSTEM

The City of Spruce Grove will ultimately extend a sanitary trunk sewer through the proposed subdivision along the north-south collector road alignment. The trunk sewer is not anticipated to be completed prior to commencement of development in the mobile home subdivision, and therefore, an interim connection to the Capital Region Sewer System is proposed. The interim connection would extend from the northwest corner of the mobile home development across Grove Drive and then west across Campsite Road to the Capital Region Sewer Line. Ultimately, the majority of the mobile home subdivision would connect to the proposed sanitary trunk noted above. The remaining westerly portion of the development would discharge to the Capital Region Line until such time as a sanitary sewer within the development north of Grove Drive was available for permanent connection.

Details of the proposed sanitary sewer system will have to be resolved with the City of Spruce Grove and the Capital Region Sewer Commission.

4.3 STORM DRAINAGE SYSTEM

The proposed storm drainage system will consist of surface drainage, catch basins and storm sewers and possibly detention facilities.

It is understood that there may be some difficulty in utilizing the proposed stormwater management facilities to the north adjacent to Highway 16X. Therefore, it is proposed, at this time, to use an on-site system of collection, storage and possibly detention, with discharge to Dog Creek at suitable discharge rates (presumably equal to predevelopment runoff rates). A detention facility, if required, would be located at the north end of the proposed development.

4.4 ACCESS

The ultimate access to the development will be via Grove Drive which will be extended from the east by the City of Spruce Grove. The north-south collector road within the proposed development will connect to Grove Drive at approximately the mid point of the development.

An interim access may be required prior to completion of Grove Drive. The interim access would be provided off Campsite Road on the west boundary of the subdivision.

5.0 IMPLEMENTATION

5.1 SITE DEVELOPMENT

The typical mobile home to be placed in this development is 4.88 m (16 feet) wide and 23.16 m (76 feet) long. The typical proposed lot is 12.8 m (42 feet) wide and 35.5 m (116.5 feet) long.

The home will be placed on one of the side lot lines in what is commonly known as a zero lot line development. A 3.0 m easement is provided on the adjacent lot for maintenance purposes. This leaves a side yard width of 7.92 m (26 feet) in the case of a single-wide unit, and 3.05 m (10 feet) for a double-wide unit. The minimum front yard and rear yard will be 4.0 m (13.1 feet) and 3.2 m (10.5 feet), respectively.

5.2 LAND USE DISTRICT AND BYLAW AMENDMENT

The R-MHS (Residential - Mobile Home Subdivision) District within the City's Land Use Bylaw is the most suitable category to accommodate this proposed development. The development will satisfy all the requirements within this district, except the minimum lot width and area which are 14.0 m and 495 m^2, respectively.

Thus it is necessary to amend the bylaw so that the minimum width and area become 12.8 m and 454 m^2, respectively. As well, first stage will be re-districted from UR District to R-MHS.

5.3 DEVELOPMENT AGREEMENT

Road, utilities and other public facilities will be constructed to meet the standards of the City. These will be specified at the time of preparing the development agreement between the City and the Developer.

CITY OF SPRUCE GROVE

BY-LAW NO. C-212-93

SPRUCE WOODS AREA STRUCTURE PLAN BY-LAW

Being a By-Law to adopt the Spruce Woods Area Structure Plan of the City of Spruce Grove in the Province of Alberta.

WHEREAS the Planning Act, being Chapter P-9 of the Revised Statutes of Alberta 1980, including amendments thereto, requires that the Council of the City adopt an Area Structure Plan, and

WHEREAS the Council of the City of Spruce Grove deems it to be in the public interest to repeal By-Law No. C-113-90 and replace it with the new Spruce Woods Area Structure Plan, and

WHEREAS the Council of the City of Spruce Grove in its open meeting assembled and pursuant to the provisions of the Planning Act, Chapter P-9, RSA 1980, as amended, hereby adopts as follows:

1. This By-Law may be cited as the Spruce Woods Area Structure Plan By-Law No. C-121-93.

2. The Area Structure Plan shall cover all land uses falling into the general area described as:

   S.W. 1/4 Sec. 9 - Twp. 53 - Rge. 27 - W4M.

3. This By-Law shall adopt the following as goals and objectives:

   a. to develop the area consistent with the requirements of the City of Spruce Grove, General Municipal Plan;

   b. to encourage the development of an efficient urban pattern in the area including the provision of transportation and utility systems that conform with the City standards to accommodate the proposed development;

   c. to encourage high standards of neighbourhood and site design;

   d. to ensure the provision of appropriate land allotments to meet the agreed upon needs of the City for recreation, and other facilities, and

   e. to encourage the provision of a variety of well designed and affordable types of housing.

4. The Spruce Woods Area Structure Plan attached hereto as Schedule "A" to this By-Law, is hereby adopted.

...../2

CITY OF SPRUCE GROVE

BY-LAW NO. C-212-93

SPRUCE WOODS AREA STRUCTURE PLAN BY-LAW

5. The Spruce Woods Area Structure Plan Report, shall become a general guide to the preparation of detailed subdivision plans and Development Agreements and shall be an information document for the purposes of interpreting and clarifying this By-Law.

6. This By-Law adopts Map 2, Area Structure Plan as a general guide to the distribution of Land Uses within the area.

7. Development of lands within the Plan Area shall generally conform to the Land Uses as set out in Map 2. Development shall conform to the Spruce Grove Land Use By-Law and shall occur following subdivision approval and the signing of a Development Agreement or Agreements concerning the subject lands between the Developer and the City of Spruce Grove.

8. The collector roadway system in the Plan shall be subject to final negotiation between the City and the Developer during the subdivision process.

9. This By-Law may be amended by By-Laws in accordance with the provisions of the Planning Act, Chapter P-9, RSA 1980, as amended.

This By-Law shall take effect on the date of the final reading.

First Reading Carried 29 November 1993

Second Reading Carried 20 December 1993

Third Reading Carried 20 December 1993

Signed by City of Spruce Grove Mayor and City Clerk

Spruce Woods

Area Structure Plan Amendment

City of Spruce Grove

Prepared for

MELCOR DEVELOPMENT LTD.

by

MACKENZIE ASSOCIATES
CONSULTING GROUP LIMITED

Revised
December, 1993

Table of Contents

Page

1. Introduction **1**

1.1 Purpose of Report and Background Information..... 1

1.2 Format of Area Structure Plan Amendment 2

2. Proposed Development Concept **2**

3. Proposed Residential Uses-Amendment Area **3**

4. Proposed Circulation Pattern - Amendment Area **5**

5. Municipal Reserves **5**

5.1 Amount of Municipal Reserve Requirement 5

5.2 Location of Municipal Reserves 6

6. Phasing **7**

Appendix A **8**

List of Maps

		Following Page
Map 1	Location Map	1
Map 2	Proposed Development Concept - Amendment Area	2
Map 3	Phasing Concept	7

1. Introduction

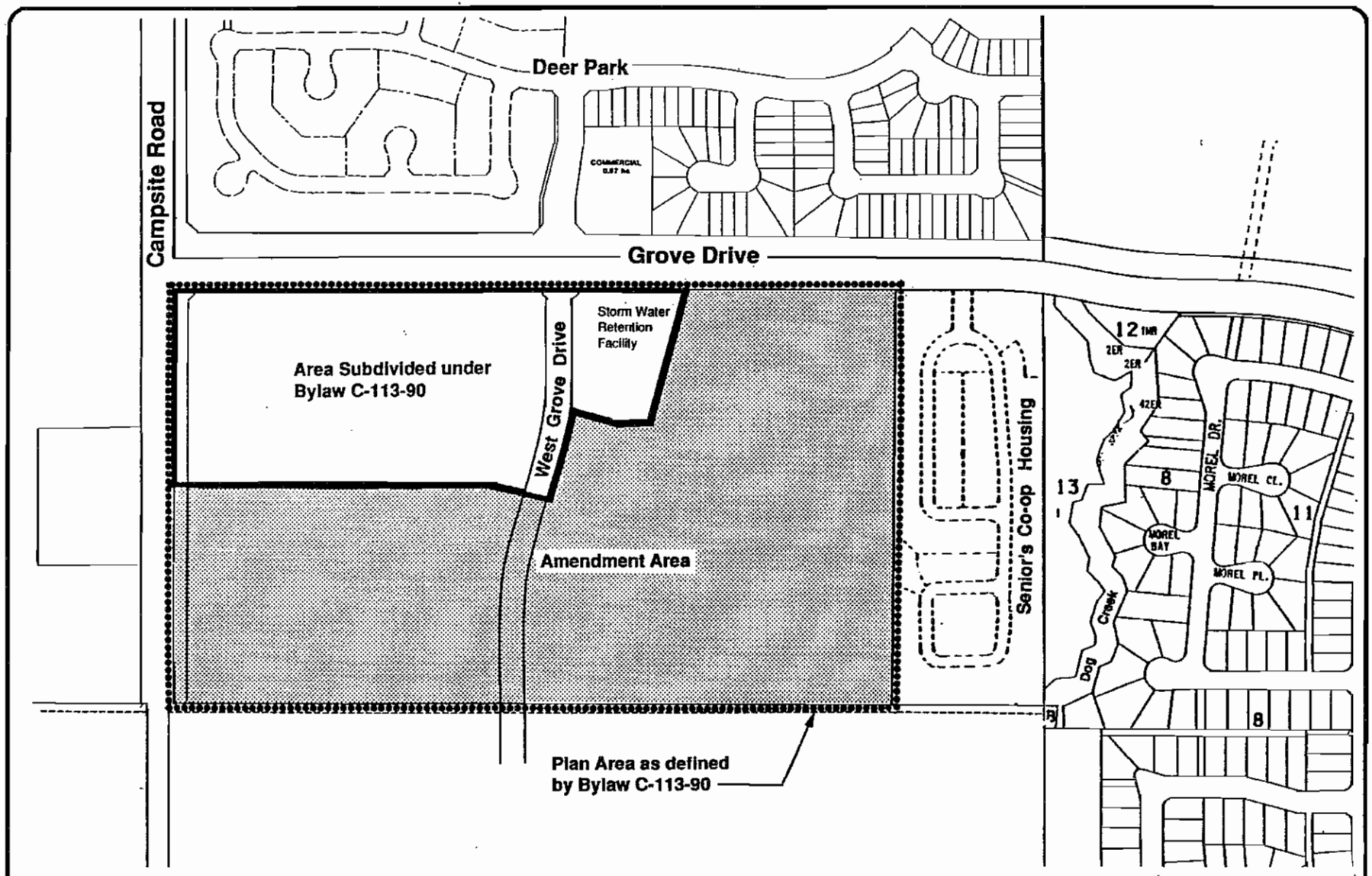
1.1 Purpose of Report and Background Information

The purpose of this report is to propose an amendment to the existing Mobile Home Development Area Structure Plan Bylaw No. C-113-90. The Plan Area defined by Bylaw No. C-113-90 is outlined on **Map 1**. It is 24.9 hectares in size and lies south of Grove Drive between Campsite Road and the Seniors Cooperative Housing project.

Triple E Developments Ltd. is developing the first stage of the Mobile Home Development A.S.P. Plan Area. This first stage consists of a parcel of land located in the northwest corner of the Plan Area which is identified on **Map 1** as "Area Subdivided under Bylaw C-113-90". A storm water detention pond has also been constructed at the north entrance to the Plan Area in conjunction with that first stage of subdivision, and Triple E Developments Ltd. has applied to have it redistricted to P-1.

Melcor Developments Ltd. is in the process of acquiring that portion of land within the Plan Area which has not been developed by Triple E Developments Ltd.. That area, hereinafter referred to as the Amendment Area, consists of an area of 17.33 ha.

The purpose of this proposed amendment is to



Location Map

Spruce Wood Spruce Grove

0 17 35 60 100 210

December, 1993

north

Map 1

Mackenzie Associates
Consulting Group Limited

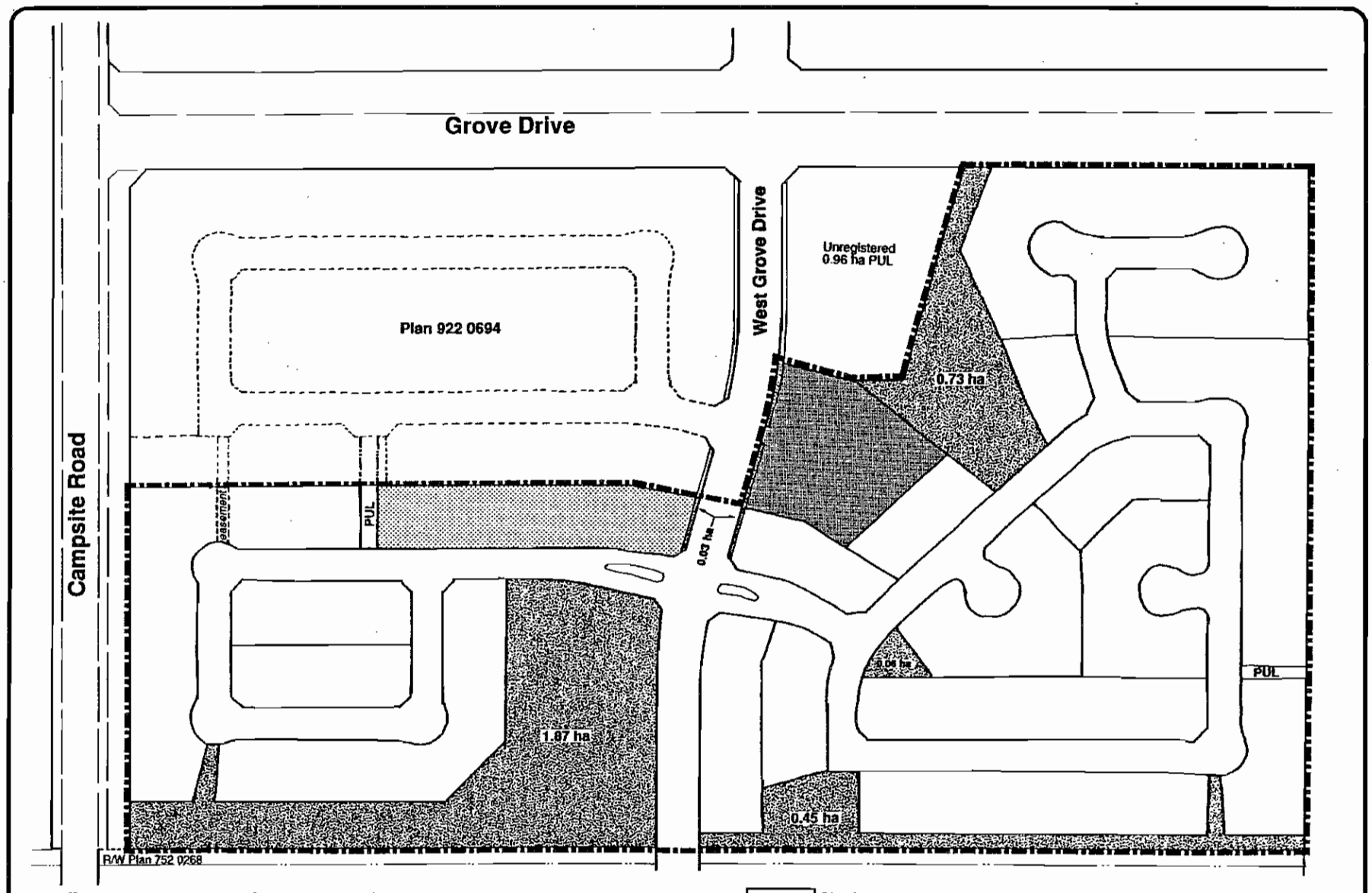
allow for the development of single family, duplex and multi-family lots in the Amendment Area within the context of the development pattern that was established through Bylaw C-113-90.

1.2 Format of Area Structure Plan Amendment

The existing Mobile Home Development Area Structure Plan approved by Bylaw C-113-90 is attached as Appendix A. This report, at such time as it is approved by Bylaw by the City of Spruce Grove will constitute an amendment to Bylaw C-113-90 in respect of the proposed land use and development pattern proposed for the Amendment Area.

2. Proposed Development Concept

The proposed development concept within the Amendment Area is illustrated on **Map 2.** It is similar to the general development pattern established under Bylaw C-113-90 with some basic land use variations. The principal change to the proposed land use pattern arises from the type of housing that is being proposed within the Amendment Area. Where Bylaw C-113-90 contemplated the development of a mobile home subdivision, the proposed development concept would allow for the development of predominantly single family land uses interspersed with some duplex and multi-family development.



Proposed Development Concept - Amendment Area

Spruce Woods Spruce Grove

Map 2

Mackenzie Associates

3. Proposed Residential Uses - Amendment Area

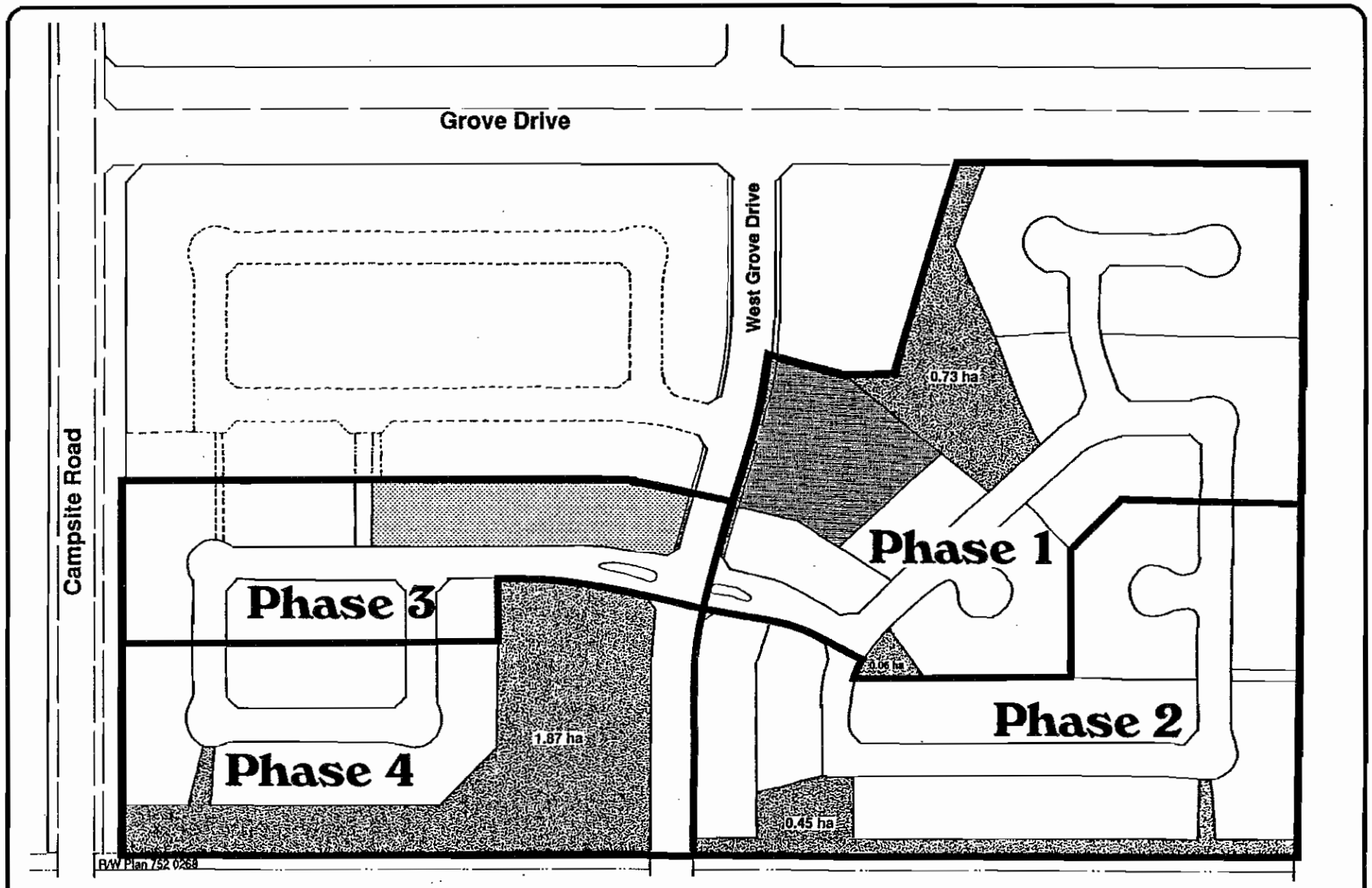
The residential land use pattern proposed for the Amendment Area, as outlined on Map 2, consists of a predominantly single family pattern of development combined with two minor multi-family components. The proposed land use pattern includes:

1) Two relatively separate single family development areas, or modules, situated on either side of the central collector road. These areas would likely be subdivided as a combination of R1c or R1d lots, resulting in a total of approximately 167 single family lots in both areas;

2) A row of duplex lots backing onto the existing mobile home subdivision within the residential module west of the collector road, comprising approximately 14 duplex lots; and

3) A parcel of land intended for multi-family development, approximately .66 hectares in area, located directly south of the existing stormwater retention facility.

Tables 1 and 2 illustrate the quantitative implications of the Proposed Development Concept within the Amendment Area. Table 1 summarizes the land use areas, dwelling units and population that were estimated to result from the development pattern proposed by the original Mobile Home Area



Phasing Concept

Spruce Woods **Spruce Grove**

0 17 35 60 100 210

December, 1993

north

Map 3

Mackenzie Associates

Appendix A

Copy of Bylaw C-113-90

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Area Structure Plan Amendment
(Mobile Home Subdivision)

as approved by
Bylaw December 10, 1990

BY-LAW NO. C-113-90

MOBILE HOME DEVELOPMENT AREA STRUCTURE PLAN AMENDMENT (Mobile Home Subdivision)

DESIGN BRIEF
PROPOSED SUBDIVISION FOR
MOBILE HOME DEVELOPMENT IN
PART OF SOUTH HALF,
SW1/4, 9-53-27-W4M
CITY OF SPRUCE GROVE

Prepared for:

Triple E Development Ltd.

Prepared by:

UMA Engineering Ltd.
Engineers, Planners & Surveyors
17007 - 107 Avenue
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T5S 1G3

October 1990

2208-6698-001-00-01

TABLE OF CONTEN

		Page No.
1.0	INTRODUCTION	1 - 1
1.1	PURPOSE OF THE DESIGN BRIEF	1 - 1
1.2	BACKGROUND	1 - 1
2.0	SITE CHARACTERISTICS	2 - 1
2.1	EXISTING LAND USE	2 - 1
2.2	TOPOGRAPHY AND DRAINAGE	2 - 1
2.3	VEGETATION AND SOILS	2 - 1
2.4	ACCESS	2 - 1
3.0	PROPOSED DEVELOPMENT PLAN	3 - 1
3.1	LAND USE	3 - 1
3.2	MUNICIPAL RESERVES	3 - 1
3.3	CIRCULATION	3 - 1
3.4	STATISTICS	3 - 2
3.5	FIRST STAGE DEVELOPMENT	3 - 2
4.0	UTILITY SERVICES	4 - 1
4.1	WATER DISTRIBUTION	4 - 1
4.2	SANITARY SEWER SYSTEM	4 - 1
4.3	STORM DRAINAGE SYSTEM	4 - 2
4.4	ACCESS	4 - 2
5.0	IMPLEMENTATION	5 - 1
5.1	SITE DEVELOPMENT	5 - 1
5.2	LAND USE DISTRICT AND BYLAW AMENDMENT	5 - 1
5.3	DEVELOPMENT AGREEMENT	5 - 1

1.0 INTRODUCTION

1.1 PURPOSE OF THE DESIGN BRIEF

This brief deals with a part of the south half of the SW¼, Sec. 9-53-27-W4M in the City of Spruce Grove, containing approximately 24.9 ha (61.5 acres). Triple E Development Ltd., the owner by agreement for sale, proposes to create a subdivision for mobile home development within the area.

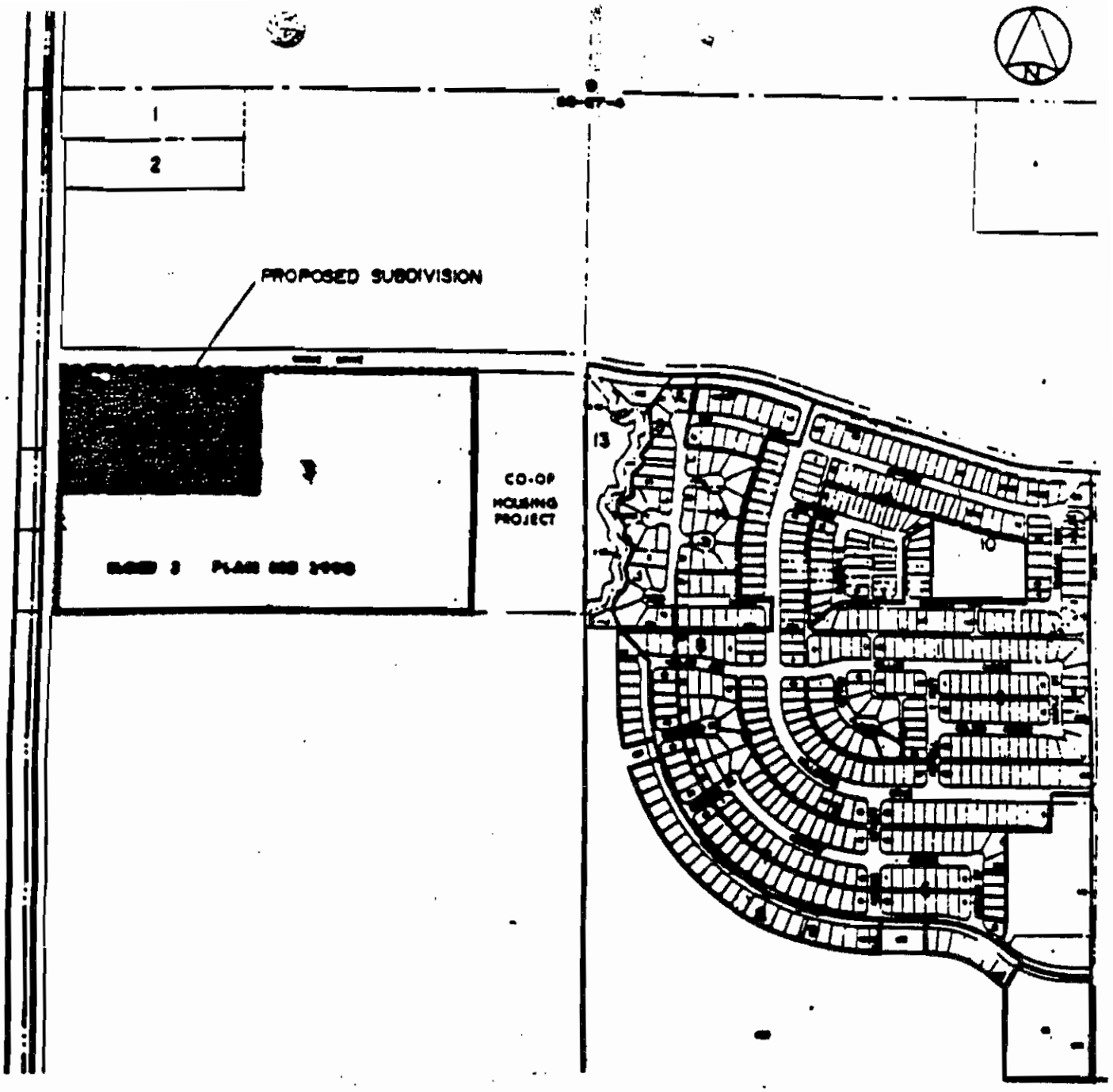
This Design Brief provides information regarding this proposed development including the land uses, methods of servicing, staging and other related issues.

1.2 BACKGROUND

The area for development is the westerly portion of Block 3, Plan 822 2998, which is adjacent the westerly boundary of the City and south of the Grove Drive road right-of-way, as shown on the Key Plan, Figure 1. The parcel was approved as a Mobile Home Development Area Structure Plan in 1983 under Bylaw 657-82.

The easterly 140 m of Block 3 is to be developed as a Co-operative Housing Project for senior housing purposes. Application for the proposed subdivision of this parcel, with appropriate amendments to the A.S.P., land use bylaw, etc. are currently being processed by the City Planning Staff.

Triple E Developments Ltd. intends to utilize the remaining portion of Block 3 for fee-simple subdivisions for modular units, rather than half for a mobile home subdivision and the other half for a mobile home court as described in the A.S.P. Since this is only a change in the form of land ownership, rather than a change in land use, it is not expected that an amendment will have to be made to the A.S.P. in order that it can be implemented.



KEY PLAN

PLAN 8222998
BLOCK 3
City of Spruce Grove

Prepared for:
TRIPLE E DEVELOPMENTS LTD.

UMA Engineering Ltd.

Date: OCTOBER 15, 1996
File: 6696-001-00-01

FIGURE 1

Triple E made application to the Edmonton Metropolitan Regional Planning Commission, in August of 1990, for approval of a first stage of Subdivision.

This brief provides supplementary information relative to that application. The plans shown in this brief are slightly different from the original submission. They have been revised after further discussion with the City Planning Staff.

2.0 SITE CHARACTERISTICS

2.1 EXISTING LAND USE

The area is presently farmed and used for cereal crop production. There are no houses or other farm buildings on the property.

2.2 TOPOGRAPHY AND DRAINAGE

The area is gently rolling and slopes to the north and northeast. It is well drained with no sloughs or marsh lands.

2.3 VEGETATION AND SOILS

Mature shelter belt trees on the south and west sides of the area are the only permanent forms of vegetation.

Soils consist of a sandy loam topsoil with varying depth from 200 to 600 mm. Lower soil horizons have a pitted deltaic alluvium origin. They are suitable for residential development.

2.4 ACCESS

The western boundary abuts Campsite Road which will be a future arterial road. The northern boundary adjoins the Grove Drive right-of-way, a major arterial read planned for future construction.

3.0 PROPOSED DEVELOPMENT PLAN

3.1 LAND USE

Figure 2 shows the proposed land use, circulation pattern and Stage 1 layout in the form of an outline plan.

It conforms to the general pattern indicated in the A.S.P., except that the commercial site has been removed and the locations of the Municipal Reserves have been slightly changed. All residential uses are designated for fee simple subdivision for modular home development.

The minimum lot size proposed is 12.8 m width by 35.5 m depth and 454 m^2 area. These sizes will require an amendment to the City's Land Use Bylaw in order to be implemented.

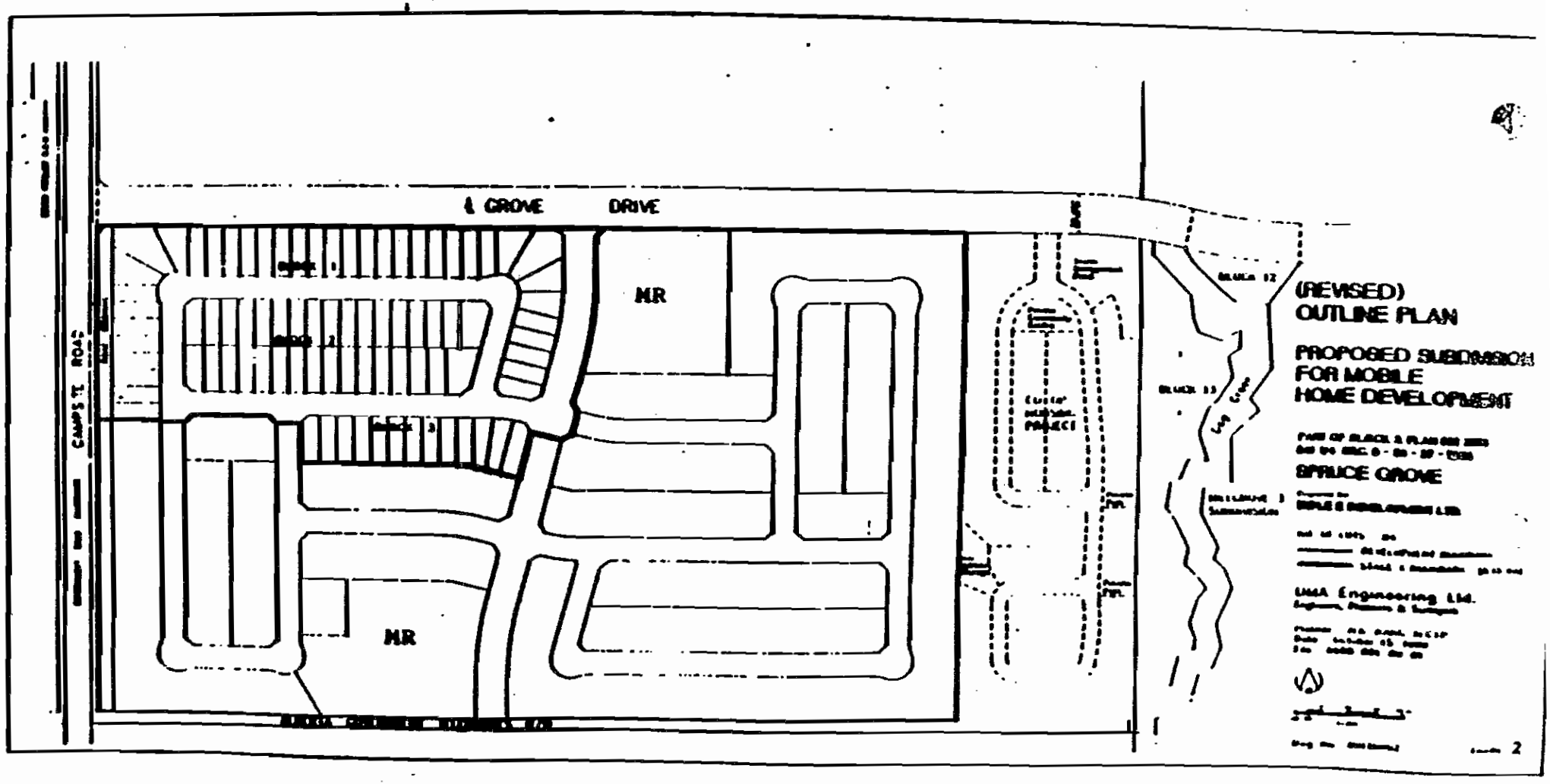
3.2 MUNICIPAL RESERVES

Ten percent of the total site area of 24.9 ha is designated for M.R. Deferred reserves from the Grove Drive right-of-way and the Co-op senior housing site will be paid in cash in lieu at the time the development agreements are finalized.

3.3 CIRCULATION

The north/south collector road aligns to conform with the overall location indicated on the City's General Plan and the A.S.P. It will have a 24 m right-of-way. No residential lots front on this collector road.

Local roads will provide access to the residential lots. They will have an 18 m right-of-way. The City's Engineering Standards for their design and construction will be met.


GROVE DRIVE
MR
MR
(REVISED)
OUTLINE PLAN
PROPOSED SUBDIVISION
FOR MOBILE
HOME DEVELOPMENT
SPRUCE GROVE
UMA Engineering Ltd.
2

All local roads are in the form of loop to give adequate access to all lots and to provide a suitable circulation pattern.

3.4 STATISTICS

A total of about 320 residential lots are proposed for the area. Based on 3 persons per unit, there will be approximately 960 people living in the neighbourhood once it is fully developed.

Other land use statistics are as follows:

Gross Developable Area	24.89 ha	100.0%
Residential Land	16.26 ha	65.3%
Municipal Reserve	2.49 ha	10.0%
Roads	6.14	24.7%

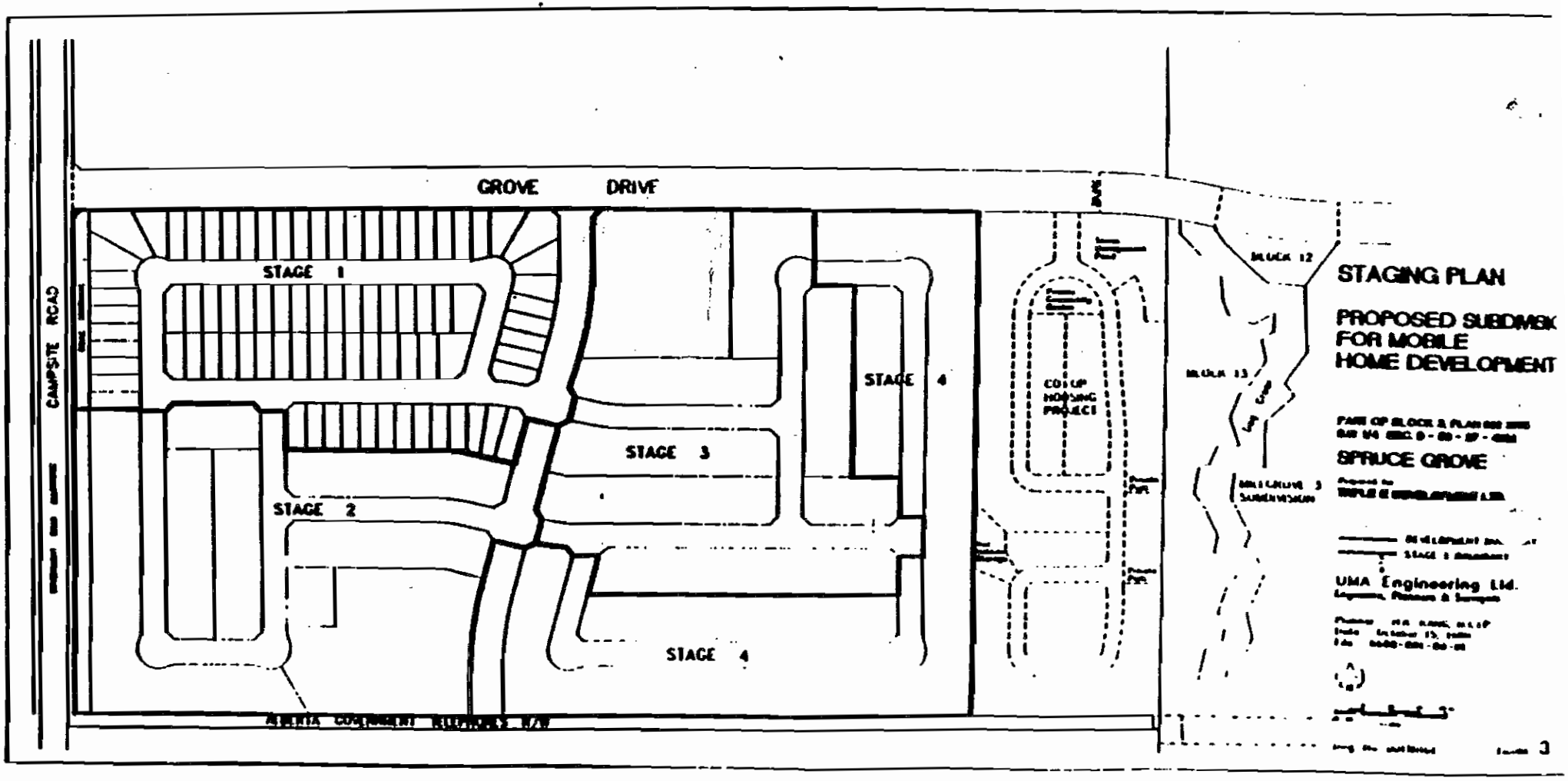
3.5 FIRST STAGE DEVELOPMENT

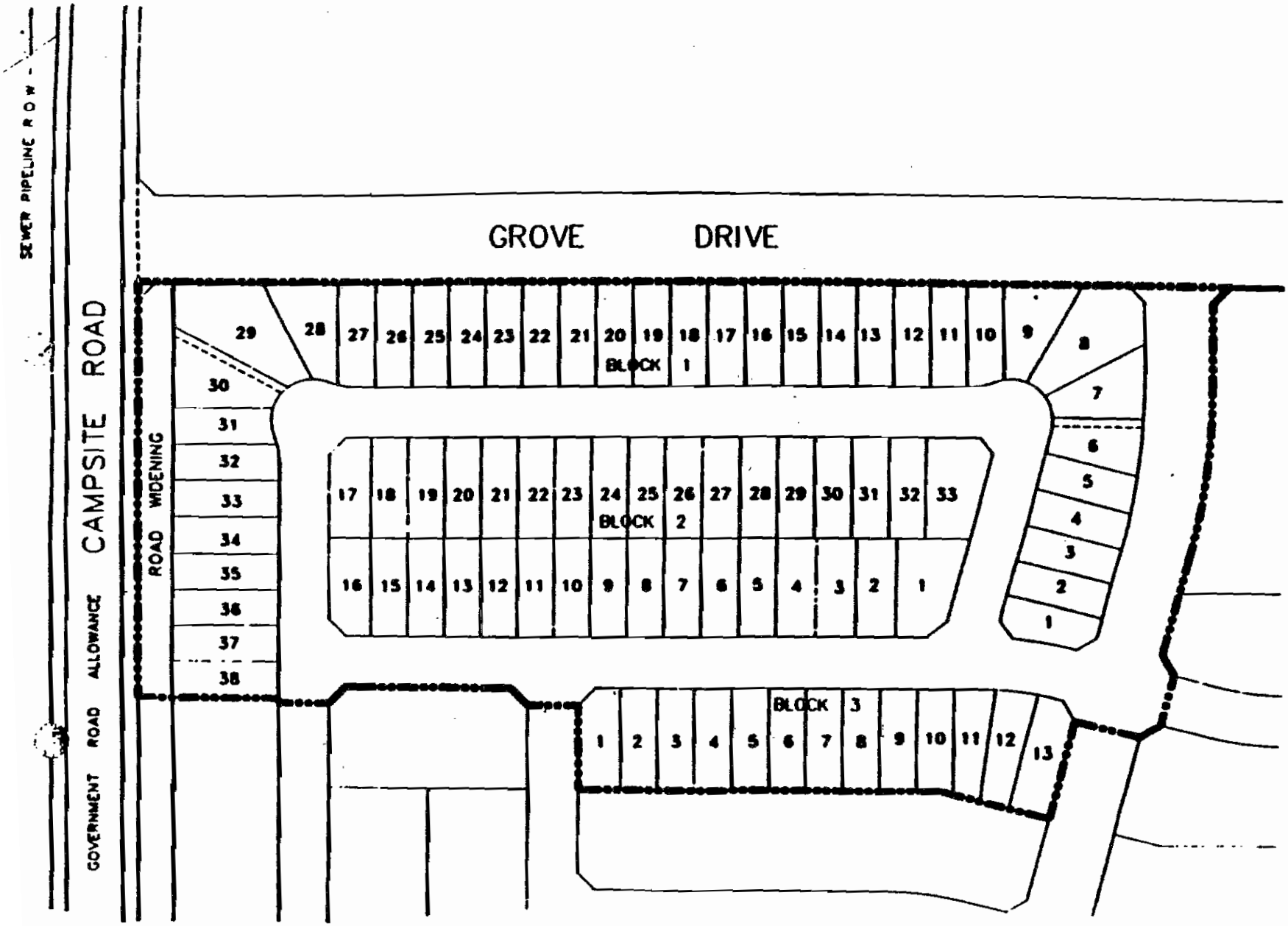
The project will be developed in 4 stages as shown on Figure 3. The first stage of development is in the northwestern portion and will provide 84 lots.

A temporary access from Campsite Road will be used until Grove Drive is extended to serve the area and part of the north-south collector is built.

As described in the next section of this brief, a sewer will be connected to the Regional System temporarily and surface stormwater will be managed by using a proposed temporary facility to be located on a Municipal Reserve site. The City waterline will be extended from the east within the Grove Drive right-of-way.

Figure 4 shows the first stage of development for which the subdivision application has been submitted.


GROVE DRIVE
CAMPSITE ROAD
STAGE 1
STAGE 2
STAGE 3
STAGE 4
STAGE 4
CO-OP HOUSING PROJECT
BLOCK 12
BLOCK 13
STAGING PLAN
PROPOSED SUBDIVISION FOR MOBILE HOME DEVELOPMENT
SPRUCE GROVE
UMA Engineering Ltd.
3



REVISED
TENTATIVE PLAN

PROPOSED SUBDIVI
FOR MOBILE
HOME DEVELOPMEN

SPRUCE GROVE

UMA Engineering Ltd.

FIGURE

4.0 UTILITY SERVICES

4.1 WATER DISTRIBUTION

The water distribution system will be extended by the City of Spruce Grove westerly along the Grove Drive alignment from Calahoo Road. The line will be 400 mm diameter north of the mobile home subdivision. It will also serve the cooperative housing development to the east and future development to the north.

The internal water distribution system will connect to the main line on Grove Drive on the alignment of the north-south collector road within the mobile home subdivision.

4.2 SANITARY SEWER SYSTEM

The City of Spruce Grove will ultimately extend a sanitary trunk sewer through the proposed subdivision along the north-south collector road alignment. The trunk sewer is not anticipated to be completed prior to commencement of development in the mobile home subdivision, and therefore, an interim connection to the Capital Region Sewer System is proposed. The interim connection would extend from the northwest corner of the mobile home development across Grove Drive and then west across Campsite Road to the Capital Region Sewer Line. Ultimately, the majority of the mobile home subdivision would connect to the proposed sanitary trunk noted above. The remaining westerly portion of the development would discharge to the Capital Region Line until such time as a sanitary sewer within the development north of Grove Drive was available for permanent connection.

Details of the proposed sanitary sewer system will have to be resolved with the City of Spruce Grove and the Capital Region Sewer Commission.

4.3 STORM DRAINAGE SYSTEM

The proposed storm drainage system will consist of surface drainage, catch basins and storm sewers and possibly detention facilities.

It is understood that there may be some difficulty in utilizing the proposed stormwater management facilities to the north adjacent to Highway 16X. Therefore, it is proposed, at this time, to use an on-site system of collection, storage and possibly detention, with discharge to Dog Creek at suitable discharge rates (presumably equal to predevelopment runoff rates). A detention facility, if required, would be located at the north end of the proposed development.

4.4 ACCESS

The ultimate access to the development will be via Grove Drive which will be extended from the east by the City of Spruce Grove. The north-south collector road within the proposed development will connect to Grove Drive at approximately the mid point of the development.

An interim access may be required prior to completion of Grove Drive. The interim access would be provided off Campsite Road on the west boundary of the subdivision.

5.0 IMPLEMENTATION

5.1 SITE DEVELOPMENT

The typical mobile home to be placed in this development is 4.88 m (16 feet) wide and 23.16 m (76 feet) long. The typical proposed lot is 12.8 m (42 feet) wide and 35.5 m (116.5 feet) long.

The home will be placed on one of the side lot lines in what is commonly known as a zero lot line development. A 3.0 m easement is provided on the adjacent lot for maintenance purposes. This leaves a side yard width of 7.92 m (26 feet) in the case of a single-wide unit, and 3.05 m (10 feet) for a double-wide unit. The minimum front yard and rear yard will be 4.0 m (13.1 feet) and 3.2 m (10.5 feet), respectively.

5.2 LAND USE DISTRICT AND BYLAW AMENDMENT

The R-MHS (Residential - Mobile Home Subdivision) District within the City's Land Use Bylaw is the most suitable category to accommodate this proposed development. The development will satisfy all the requirements within this district, except the minimum lot width and area which are 14.0 m and 495 m^2, respectively.

Thus it is necessary to amend the bylaw so that the minimum width and area become 12.8 m and 454 m^2, respectively. As well, first stage will be re-districted from UR District to R-MHS.

5.3 DEVELOPMENT AGREEMENT

Road, utilities and other public facilities will be constructed to meet the standards of the City. These will be specified at the time of preparing the development agreement between the City and the Developer.