

CITY OF SPRUCE GROVE

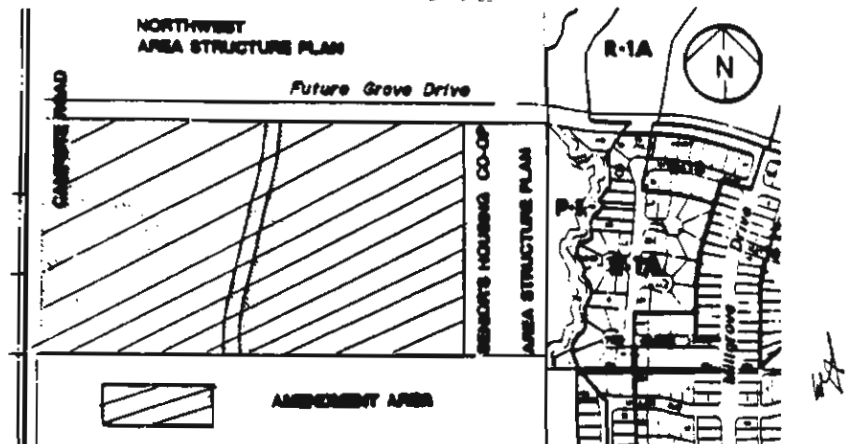
BY-LAW NO. C-113-90

MOBILE HOME DEVELOPMENT AREA STRUCTURE PLAN AMENDMENT

Being a By-Law to amend By-Law No. 657-82 the By-Law that adopts the Mobile Home Development Area Structure Plan for the City of Spruce Grove in the Province of Alberta.

Pursuant to Sections 64 and 139 of the Planning Act, being Chapter P-9 of the Revised Statutes of Alberta 1980, including amendments thereto, the Council of the City of Spruce Grove, duly assembled, hereby enacts as follows:

THAT the Plan and Area Structure Plan Map, pursuant to Clauses 1 to 6 of By-Law No. 657-82 of the Mobile Home Development Area Structure Plan, be amended for the area outlined on the map below:



The amendment involves an area 24.9 ha (61.5 acres) in size located at the west side of Block 3, Plan 822 2998 within the south half of the southwest quarter of Section 9, Township 53, Range 27, West of the 4th Meridian.

The amendment provides a planning framework for the development of a mobile home subdivision as outlined in the text and Figure 2, Outline Plan of the Design Brief for a Proposed Subdivision for Mobile Home Development dated October 1990.

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

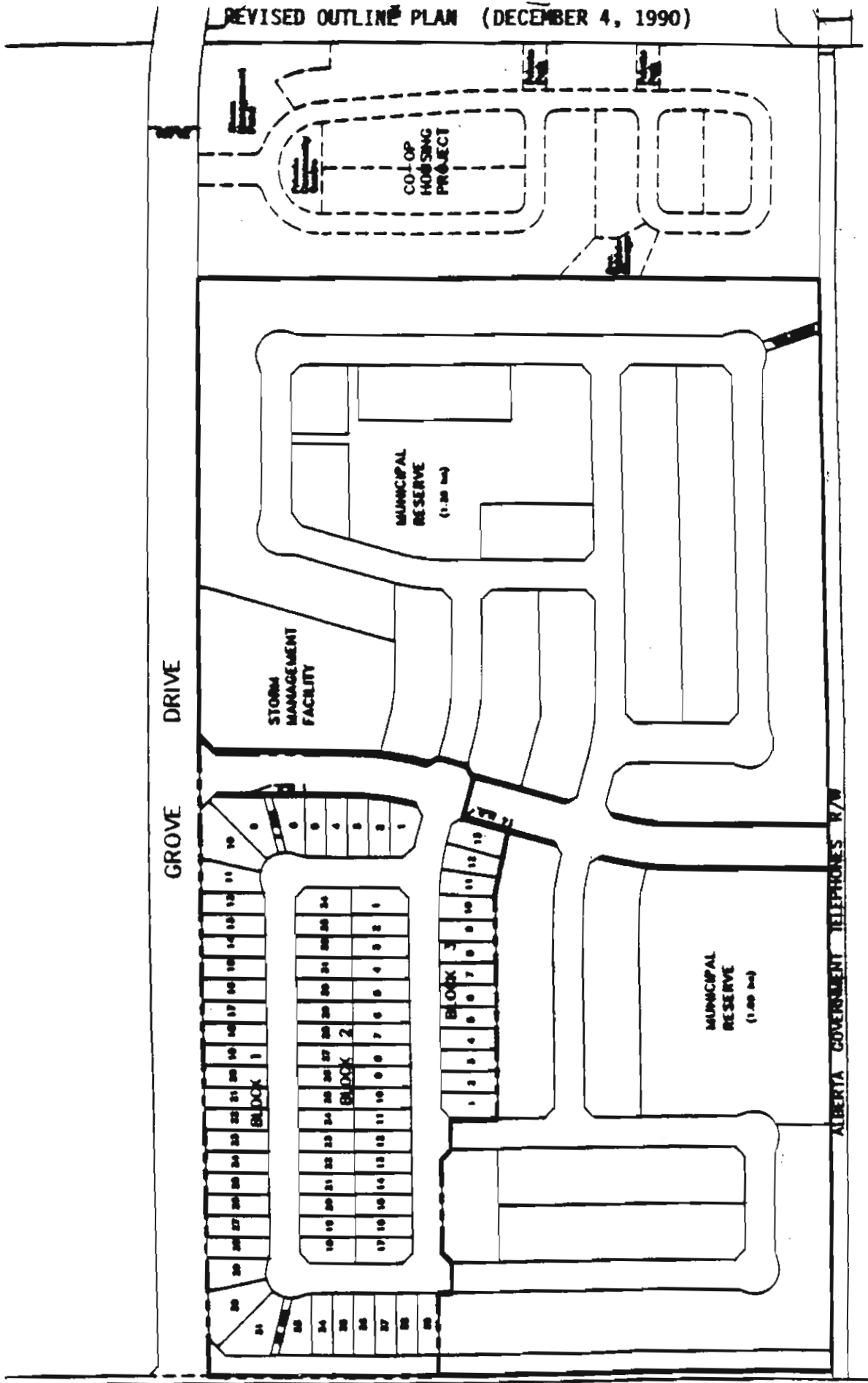
First Reading Carried 22 October 1990

Second Reading Carried 10 December 1990

Third Reading Carried 10 December 1990

Signed by City of Spruce Grove Mayor and City Clerk

REVISED OUTLINE PLAN (DECEMBER 4, 1990)



GROVE DRIVE

STORM
MANAGEMENT
FACILITY

MUNICIPAL
RESERVE
(1.20 ha)

BLOCK 1

BLOCK 2

BLOCK 3

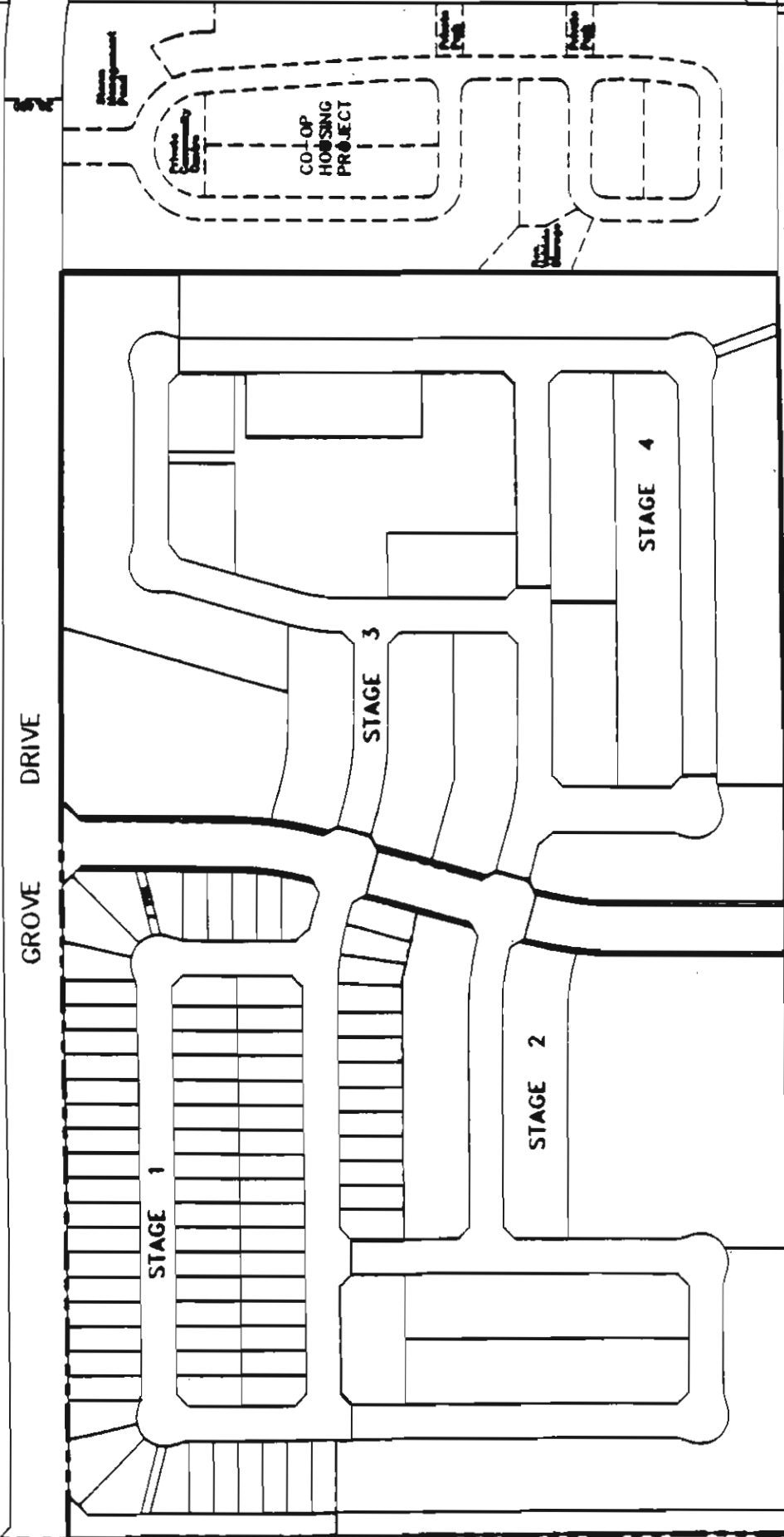
MUNICIPAL
RESERVE
(1.00 ha)

ALBERTA GOVERNMENT TELEPHONE R/W

CAMP SITE ROAD

5000 PLAN 443

REVISED STAGING PLAN (DECEMBER 4, 1990)



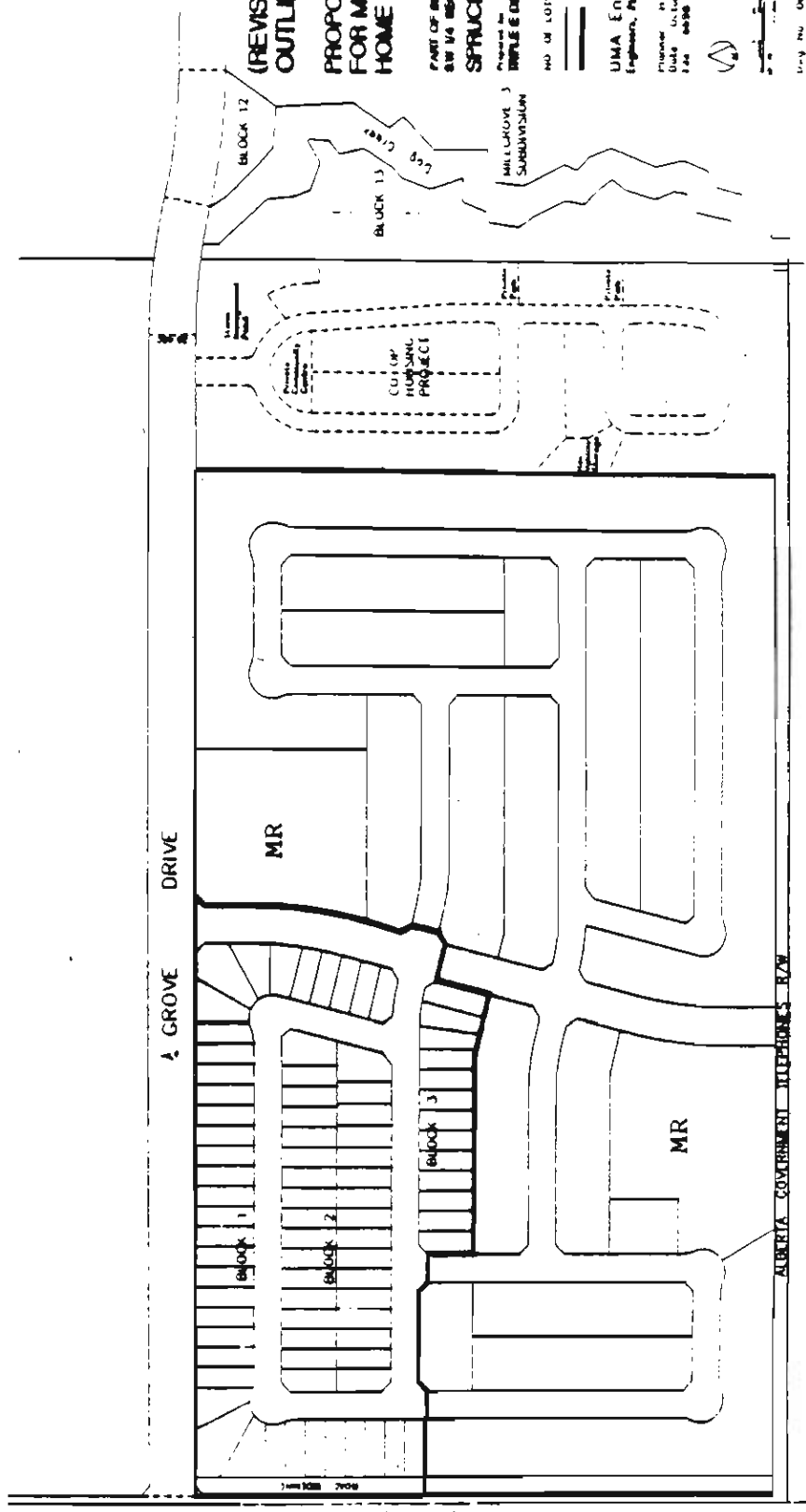
CAMP SITE ROAD

SEE PAGE 141

**(REVISED)
OUTLINE PLAN
PROPOSED SUBDIVISION
FOR MOBILE
HOME DEVELOPMENT
SPRUCE GROVE**

PART OF BLOCK 3, PLAN 882, 200
S.W. 1/4 SEC. 8 - 23 - 27 - 18-04
Prepared for
TRIPLE E DEVELOPMENT LTD.
NO. OF LOTS 84
DEVELOPMENT BOUNDARY
STAGE 1 BOUNDARY (0.15 ha)

UMA Engineering Ltd.
Engineers, Planners & Surveyors
P.O. Box 100, Pacific Mall CTF
Duke University, 15, 100
T. 44 888 001 00 01



A GROVE DRIVE

MR

BLOCK 1

BLOCK 2

BLOCK 3

MR

BLOCK 12

BLOCK 11

MILE GROVE 3
SUBDIVISION

CAMPSTE ROAD

ALBERTA GOVERNMENT HIGHWAYS #2W

GROVE DRIVE

STAGE 1

STAGE 4

STAGE 3

STAGE 2

STAGE 4

STAGING PLAN

PROPOSED SUBDIVISION FOR MOBILE HOME DEVELOPMENT

PART OF BLOCK 3, PLAN 822, 2008
S.M. 1/4 SEC. 8 - 50 - 27 - 4000

SPRUCE GROVE

Prepared by
TRIUMPH DEVELOPMENT LTD.

DEVELOPMENT BOUNDARY
STAGE 1 BOUNDARY

UMA Engineering Ltd.
Engineers, Planners & Surveyors

Planner: M.K. KANIC, M.C.I.P.
Issue: 02/10/2015
1st Rev: 06/28/2011-00-01



1:1000 (NAD 83)

BLOCK 12

BLOCK 13

MILLGROVE 3
SUBDIVISION

Storm Management Pond

Private Community Centre

Private Park

Private Park

Private Park

Private Park

Private Park

Private Park

Private Park

Private Park

Private Park

Private Park

Private Park

Private Park

Private Park

Private Park

Private Park

Private Park

Private Park

ROAD BOUNDARY

CAMPUSITE ROAD

ROAD BOUNDARY

ROAD BOUNDARY

ROAD BOUNDARY

ROAD BOUNDARY

ROAD BOUNDARY

ROAD BOUNDARY

ROAD BOUNDARY

ROAD BOUNDARY

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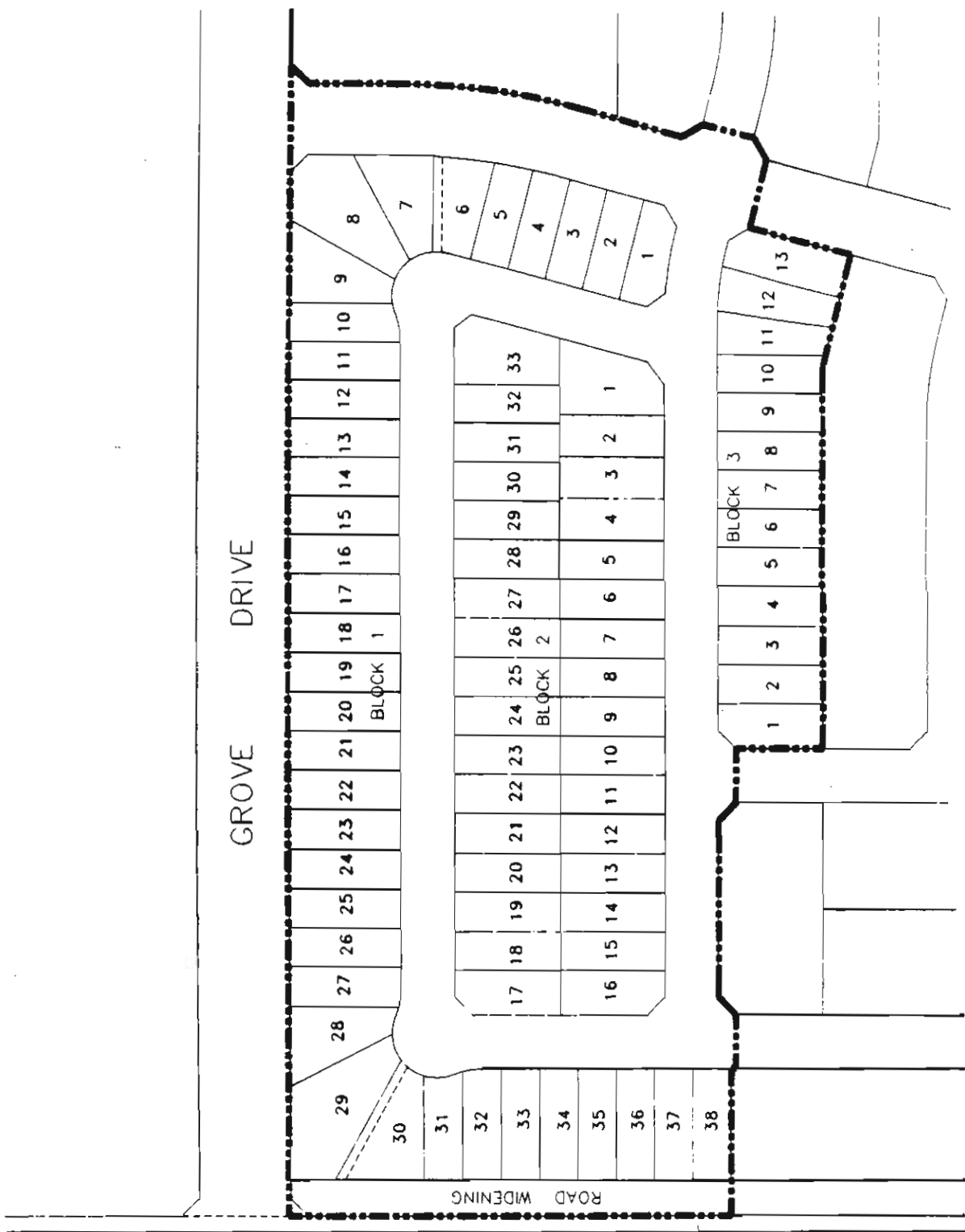
ROAD BOUNDARY

ROAD BOUNDARY

ALBERTA GOVERNMENT TELEPHONES R/W

SEWER PIPELINE R.O.W.

CAMPUSITE ROAD ROAD ALLOWANCE GOVERNMENT ROAD



**REVISED
TENTATIVE PLAN**

**PROPOSED SUBDIVISION
FOR MOBILE
HOME DEVELOPMENT**

SPRUCE GROVE

PART OF BLOCK 3, PLAN 822 2000
S.L. 1/4 SEC. 9-29-27-1044

Prepared for:
TRIPLE B DEVELOPMENT LTD.

AREA WITHIN: 6.15 Ha
ZONING: R1
LOTS: 84 RESIDENTIAL LOTS

UMA Engineering Ltd.
Engineers, Planners & Surveyors

Drawn: H.K. KANG, M.C.I.P.
Date: October 15, 1983
File: 6488-001-00-01



Proj. No: 001TH201 **FIGURE 4**

**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

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1.0 INTRODUCTION

1.1 PURPOSE OF THE DESIGN BRIEF

This brief deals with a part of the south half of the SW $\frac{1}{4}$, 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.

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 m² 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.

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.

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.

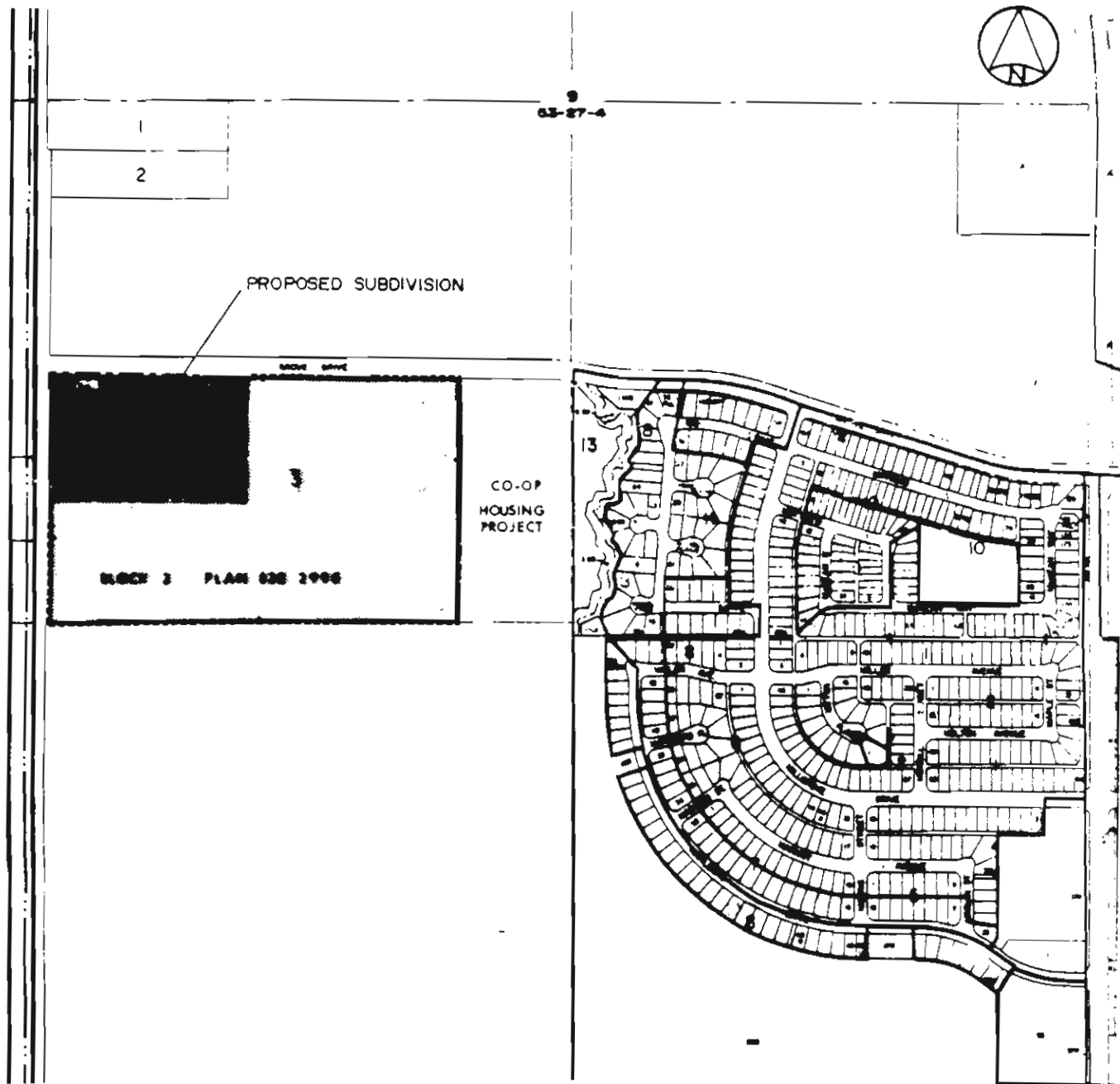
5.2 LAND USE DISTRICT AND BYLAW AMENDMENT

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 m², respectively.

Thus it is necessary to amend the bylaw so that the minimum width and area become 12.8 m and 454 m², 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.



KEY PLAN

PLAN 8222998

BLOCK 3

City of Spruce Grove

Prepared for:

TRIPLE E DEVELOPMENTS LTD.

UMA

UMA Engineering Ltd.

Date: OCTOBER 15, 1990

File: 6698-001-00-01

FIGURE 1