BY LAW NO. 2017/19

A BYLAW OF RED DEER COUNTY, IN THE PROVINCE OF ALBERTA, TO ADOPT THE SPRUCE VIEW MAJOR AREA STRUCTURE PLAN.

Pursuant to the authority conferred upon it by the Municipal Government Act, the Council of Red Deer County hereby enacts as follows:

1. That Bylaw No. 2017/19 be adopted as the Spruce View Major Area Structure Plan as attached hereto and marked as Schedule "A" to this bylaw; and

2. That Bylaw No. 2003/4 be repealed with the final passing of this Bylaw.

FIRST READING: JULY 18, 2017
SECOND READING: AUGUST 15, 2017
THIRD READING: AUGUST 15, 2017

MAYOR
Date Signed: August 15, 2017

COUNTY MANAGER
Date Signed: August 15, 2017
<table>
<thead>
<tr>
<th>Amendment</th>
<th>Bylaw No.</th>
<th>Date</th>
<th>Description</th>
</tr>
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<tr>
<td>1</td>
<td>2017/33</td>
<td>February 20, 2018</td>
<td>Amend by removing text (s) from Policy 8.3.1</td>
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</table>

Readers making use of this table of summary amendments are reminded that it has no legislative sanction, and that amendments have been embodied for ease of reference only. The official Bylaw and amendments thereto are available from the County Clerk and should be consulted when interpreting and applying this Bylaw.
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1.0 BACKGROUND

Spruce View is an established rural hamlet that serves the surrounding agricultural community and recreational developments in the vicinity of Gleniffer Lake. It is also a convenient highway stop for travelers using Highway 54 to reach the West Country. With a base of essential sales and service outlets (groceries, gas, farm supplies, convenience items, post office, etc.), Spruce View is an attractive location particularly for those looking for an alternative to living in the larger, busier communities along Highway 2.

The existing Spruce View Area Structure Plan (Bylaw No. 2003/4) was adopted in June 17, 2003. Since then there have been a number of changes including the adoption of the current Municipal Development Plan (MDP) in 2012 and the Red Deer County Land Use Bylaw in 2006. The community has also seen changes to its commercial core area which has struggled especially since the major down turn in the economy which began in 2015. Despite the hard economic times the community has continued to thrive and is now benefitting from recently completed upgrades to the community water treatment facility which will allow for additional growth and safe drinking water into the future. The County has, therefore, chosen to revisit the Spruce View ASP in light of these changes in order to update the ASP and to allow for continued development and growth into the future.

1.1 Plan Area

Spruce View lies within the western portion of Red Deer County (Map 1 – Spruce View Location). The hamlet is located along Highway 54 approximately 27 km (17 miles) west of the Town of Innisfail and 30 km (18.5 miles) west of Highway 2. It is approximately 6.5 km (4 miles) north of Gleniffer Reservoir. The Plan area includes the hamlet of Spruce View and the surrounding farmlands within NE 11, NW 12, SW 13, and SE 14 all within Township 36-3-W5M, (See Map 2 – Plan Area & Spruce View) which covers approximately 268 hectares (660 acres).

1.2 Plan Purpose

The primary purpose of the Spruce View Major Area Structure Plan (MASP) is to provide guidance for future development within the Hamlet. The Plan recognizes the importance of existing land uses while also providing opportunities for new forms of development that could aid in the future growth and prosperity of the Hamlet.

1.3 Authority of the Plan

Section 633 of The Municipal Government Act, outlines the purpose and the content of an Area Structure Plan as stated below:

633 (1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt an area structure plan.

(2) An area structure plan
(a) must describe
(i) the sequence of development proposed for the area,
(ii) the land uses proposed for the area
(iii) the density of population proposed for the area either generally or with respect to specific parts of the area, and
(iv) the general location of major transportation routes and public utilities

and

(b) may contain any other matters the council considers necessary.

The Spruce View ASP has been developed in accordance with Municipal Government Act as described above.

1.4 Policy Context

Municipal Development Plan

The Municipal Development Plan (MDP) is a high level planning document that guides future growth and development within the County. It identifies Spruce View as one of three growth hamlets which the County intends on focusing its efforts to stimulate growth and development and to make more efficient and effective use of its existing infrastructure.

The Municipal Development Plan, which addresses growth within the County, is premised primarily on three general principles which have also been used to guide the development of the Spruce View MASP:

1. That land uses and development activities must respect and maintain the integrity of Red Deer County's land base, which varies throughout the County;
2. That growth must be managed and directed in a compatible, equitable manner that recognizes the diverse needs and aspirations of County residents relative to what is good for the entire County over the long term; and
3. Smart growth principles will be applied in maintaining the integrity of the land base and to promote sustainable development such that the needs of the present generation are met without compromising the ability of future generations to meet their own needs.
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2.0 SITE ANALYSIS

2.1 Physical Characteristics

The lands within the Hamlet boundary are characterized as generally flat with the exception of a large drainage channel running through the western half of the Plan area as well as a few low-lying areas on the east side of the Hamlet outside of the Hamlet boundary (See Map 2). These low-lying areas are typically accompanied by mature tree stands and may be susceptible to periodic flooding and ponding. Various developed residential areas have constructed on lands with a high water table resulting in the potential for basement flooding. The location of gravity-dependent services such as sanitary sewer system and overland stormwater flow indicate that the general direction of drainage flow within the Plan area is generally from the north to the south.

2.2 Existing Development

Existing development within the Hamlet consists of a mix of land uses including residential, institutional commercial, parks and open space (see Map 3). The development pattern that has transpired over the years adhering to the old town style of grid patterned streets. Highway 54 (10th Avenue), along which to majority of commercial development is located, and Range Road 31 (20th Street) serve as the main streets or arterial roads.

The mix of housing varies from single detached residential to multi-attached units such as duplexes. The hamlet contains approximately 84 residential dwellings housing approximately 175 residents according to the 2016 Federal Census.

In addition to the commercial and residential land uses, there is a park and two community halls, two schools: Spruce View School (K-12) with a public library and the Mennonite church and school. The existing institutional and recreational developments as well as the park and open space are considered major assets for the community and will help to promote and contribute to the quality of life and wellbeing of existing and future residents.

The Plan Area contains several natural areas, usually along low land depressions with a high water table. These sites are generally unsuitable for development but may be appropriate when included in overall subdivision design as part of the storm water management strategy which may be explored for its recreational use potential.

There are a number of commercial establishments along Highway 54 including the Co-op gas station, hardware, grocery store, and liquor store, a café, a bar, a post office, and a motel. Although the commercial strip was thriving once, these establishments are currently facing financial difficulties due to the current economic environment at the time of writing.

Generally speaking, all lands within the hamlet boundary are developed with the exception of a few lots. The remaining land with the Plan area consists of active farming operations.
2.3 Energy/Utility Corridors and Facilities

The north half of the Plan area contains several gas pipeline corridors and a gas well. In accordance with the Subdivision and Development Regulation the gas well requires a minimum setback distance of 100 metres of any public facility or residential development (see Map 3). The existing pipelines do not require additional setback requirements; however, development cannot take place within the pipeline right-of-way.

There are a number of abandoned wells present within the area; specifically within the SW 13-36-3-W5 and SE 14-36-3-W5. Thus, setback requirements from the Province would have to be adhered to whenever a development is being proposed in proximity to these wells.

2.4 Transportation

The Plan area is divided into quadrants by two (2) major roads, consisting of an east-west corridor and a north-south corridor, which are supported by several local roads.

The major transportation corridor running east-west is Highway 54 which is a provincial highway running under Alberta Transportation’s jurisdiction. This corridor provides for limited points of access directly off the highway. Future road widening of Highway 54 may be sought by the Province as traffic volume increase. As the major thoroughfare, Highway 54 accommodates the majority of the Plan area’s traffic volumes.

The north-south major transportation corridor is Range Road 31 north of the highway and identified as 20th Street within the Hamlet south of the highway which connects to the Hamlet of Dickson and the resort areas of Gleniffer Lake. The rest of the streets and avenues of the Hamlet are typical of old towns with grid patterned streets.

2.5 Municipal Services

Water System

Spruce View currently obtains its water supply from a well southwest of the hamlet. Upon completion of recently approved improvements to the Spruce View reservoir and water treatment plant (2016), the plant’s capacity has been increased to serve an equivalent population of up to 350; equivalent population includes an estimated calculation of commercial and industrial system requirement expressed in additional numbers of people.

The existing water distribution system consists of 150 mm diameter mains and is capable of accommodating any future expansion of the hamlet. However, since the existing system contains very few looping of water mains, the need to provide looping should be considered when future land developments are proposed.

Sanitary System

The municipal wastewater treatment site is about 1km directly south of the Hamlet on the east side Range Road 31. Presently, wastewater from land uses within Spruce View is by gravity fed through 200 mm mains to a lift station from which the wastewater is pumped to the sewage lagoon system. The sanitary system is designed to serve an equivalent population of 400.
While the existing lift station pumps are not currently operating at capacity, future growth may require increased pumping capacity for reserve purposes and to ensure sufficient operation during peak periods. Any unexpected population growth beyond the short-term projection would require major upgrades to the existing infrastructure.

**Stormwater Management**

Spruce View presently does not have a piped storm water management system. Storm water run-off generally occurs overland through ditches and swales and directed toward existing drainage courses such as Dickson drainage channel and/or Dickson Creek. In accordance with Provincial regulations, run-off rates for a development may not exceed pre-development run-off rates and may be directed to these existing drainage courses.

### 2.6 Public Engagement

Two opportunities were given to the public to provide input during the planning process. The first was a public open house at Spruce View Hall to inform and review with the community regarding the existing Spruce View ASP (2002). This was held on February 23, 2017 attended by members of the public. The event was advertised in the County newspaper as well as the County website, and social media in order remind and inform the public of the open house. Comments were encouraged and the public was provided with adequate time to respond. The community discussion focused primarily on obtaining input on how to spur growth within the Hamlet.

Attendees raised several concerns regarding the commercial strip along Highway 54 including the non-operating gas station in the corner of Highway 54 and 20th Street. Other concerns included the cost of extending municipal services into the far northwest edge of the hamlet for commercial/industrial uses, pedestrian safety and connecting the Hamlet to the school walking path; low lying lands along the east side of 20th Street identified as future residential area in the Land Use Concept map, and the preservation of environmental features including the trees and naturally occurring wetlands.

A second open house was held in Spruce View on June 22, 2017. The purpose of the open house was to introduce the DRAFT Spruce View Major Area Structure Plan and to provide the public with an opportunity to review and comment on the draft document. Comments were solicited to ensure that issues of concerns were addressed, captured and resolved within the body of the text. Comments collected from the initial open house were also considered in drafting the Major Area Structure Plan document.
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3.0  Land Use Concept

3.1  Development Concept

The future concept for the Hamlet of Spruce View is illustrated on Map 4 – Land Use Concept. Population growth is expected to be minimal; however, the growth trajectory for the residential areas is generally anticipated to follow the logical extension of the existing services within the hamlet.

Agricultural

The character of the agricultural landscape dominates the land area within the development concept plan encompassing nearly half of the overall Plan area. Existing agricultural operations are supported and expected to continue with the exception of any confined feeding operations located within the land area identified as Agricultural.

Residential

The residential area introduces two new residential land use types within the expansion areas outside of the Hamlet boundary: Live-Work Residential and Mixed Density Residential. The development concept recognizes the established residential areas and allows for infill and redevelopment; however, the two new concepts allows for other intended built form and other activities to occur.

The Live/Work Residential area is intended to encourage larger lots with a separate building from the residence to conduct primarily trades/contractor businesses which may be similar to a low intensity industrial activities. Storage will not be allowed outside in order to minimize clutter and visual blight and to maintain the residential character of the area.

The Mixed Density Residential area is intended to continue the grid street pattern from the existing residences and allow for a transitional lot size and densities including larger lots bordering the low lying Dickson drainage area.

Commercial

The existing commercial area is prominent on both sides of Highway 54 and is envisioned to stay the same. The addition of the new area west of and behind the existing commercial development on the northwest corner of Highway 54 and Range Road 31 offers service efficiency and clustering of commercial development.

Industrial

Industrial development area is identified and located away from mainly existing and future residential areas. In addition from gaining servicing efficiency and clustering of development, avoidance of visual impact along the highway and any major road is also avoided. Clustering employment area development for the hamlet also leads to servicing efficiencies and potentially resulting in additional economic opportunities.
3.2 Land Use Statistics

The general area estimated calculation for all the various land uses is indicated on the table below. The residential component of the land use concept is approximately 45.58 ha (113 ac) ranging from very low density acreage development to higher mixed use residential areas. The estimated total area covered by residential is about 17% of the Plan area. More than half of the Plan area (52%) is covered by agricultural lands followed by the open space/conservation area of 16%. The total population at full build out is projected to be at approximately 866 based on a density of 19 persons/hectare.

Employment lands including commercial and industrial areas further covers approximately 7.76 ha (19.17 ac) and 5.13 ha (12.68 ac) respectively, which is about 5% of the Plan area. Institutional area covers approximately 4% of the Plan area equivalent to 10.22 ha (25.25 ac). The rest of the lands are made up of open spaces and roads. Table 3-1 below summarizes these figures.

<table>
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<tr>
<th>LAND USE STATISTICS</th>
<th>EXISTING (HECTARES)</th>
<th>PROPOSED (HECTARES)</th>
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Table 1 - Land Use Statistics
MAP 5 - MUNICIPAL WATER AND SANITARY SEWER SYSTEMS
SPRUCE VIEW MAJOR AREA STRUCTURE PLAN
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4.0 General Policies

The following General Policies are intended to apply to the entire Plan area.

4.1.1 All future subdivision and development within the Spruce View Area Structure Plan area shall comply with the Land Use Concept as indicated in Map 4.

4.1.2 A historical review of any lands proposed to be developed must be performed, as per the Historical Resources Act, prior to any land disturbance in order to identify any possible historic resource concerns.

4.1.3 All new development within Plan area, with the exception of 1st parcel subdivisions and agricultural land uses, shall be serviced by municipal piped potable water and wastewater services.

4.1.4 The County shall promote compatible infill development of undeveloped lands within the plan area, excluding the area designated as Agriculture.

4.1.5 Prior to the approval of any subdivision a stormwater management plan, prepared by a qualified professional engineer, must be provided and approved for the subdivision area.

4.1.6 Any municipal water, waste water, stormwater or road infrastructure, that is required in order to service any new development (i.e. multi-lot residential, commercial and/or industrial) may be funded by Red Deer County, subject to Council approval, as an incentive to encourage development within the Hamlet. Funding options that may be considered could include payment deferral and/or cost sharing programs.
5.0  **Agricultural**

5.1  **Goal**
To protect and allow existing agricultural operations to continue for as long as the lands are not required for the growth of Spruce View.

5.2  **Objectives**
- To accommodate and protect existing agricultural operations until such time as the lands are needed for hamlet expansion,
- To direct non-agricultural developments to appropriately districted lands within the hamlet to minimize impacts on agricultural operations.
- To discourage the development of confined feeding operations in the immediate vicinity of Spruce View.

5.3  **Policies**

5.3.1 Confined feeding operations (CFO), as defined by Provincial regulation, shall not be permitted within the Plan area as per the County’s Municipal Development Plan.

5.3.2 Existing agricultural operations may remain until such time as the lands are redistricted to allow for non-agricultural uses, consistent with the policies of this Area Structure Plan.

5.3.3 Non-agricultural land use developments adjacent to Agricultural areas within the Plan area shall be developed in a manner which minimizes impacts on existing agricultural operations through the use of distance or visual buffering, fencing, landscaping, etc., to the satisfaction of the County.
6.0 Residential

6.1 Goal
To allow for the development a wide variety of housing choices and living arrangements while preserving the character of existing residential developments.

6.2 Objectives
- To provide for a mix of residential housing types and densities.
- To encourage infill development that is sensitive to existing residential developments.
- To provide an appropriate area for a live/work style housing development.

6.3 Policies
6.3.1 Conventional, Hamlet style forms of residential housing, such as single detached, row housing and multi-unit dwellings shall be directed to the areas indicated as Residential on Map 4 – Land Use Concept.

6.3.2 Residential subdivision design shall take into account existing environmental features and major road networks and access points when designing internal roads, open spaces, and pedestrian trail networks and linkages.

6.3.3 Residential development shall be a contiguous logical extension of existing municipal services and be of densities more typical of urban municipalities.

6.3.4 All new residential development, including infill development, should consider the general character of the immediate neighbourhood whenever possible.

6.3.5 Lot widths may vary in accordance with the Land Use Bylaw but should take into consideration adjacent lot widths when contemplating larger or smaller lot widths. Radical transitioning from small to large lot widths or vice versa is generally discouraged.
7.0 Mixed Density Residential

7.1 Goal
To allow for the development of a residential area that includes a very wide range of housing lot sizes, with appropriate transitioning from existing residential developments, that can accommodate a wide range of income levels and lifestyles.

7.2 Objectives
- To identify an appropriate location for a mixed density residential development.
- To ensure sensitive transitioning between the various housing forms.

7.3 Policies

7.3.1 Developments that include a wide mix of residential density and lot sizes shall be directed to the Mixed Density Residential land use area as indicated in the Land Use Concept map (Map 4).

7.3.2 Any proposed residential development within this area shall not be permitted until such time as a Local Area Structure Plan has been approved for the Mixed Density Residential land use areas.

   a. The required Local ASP shall:
      (i) Include a land use concept that shows a mix of residential developments and densities including a portion of the plan area that must include residential acreage style development;
      (ii) Indicate appropriate transitioning of small to large parcels within the plan area;
      (iii) Includes municipal servicing and stormwater drainage plans, as well as a road plan, to be constructed to urban road standards that is generally consistent with the existing grid road pattern established within the Hamlet; and
      (iv) any additional items as determined by the County as per County policies.

7.3.3 All other forms of detached housing such as manufactured homes or the like with an approved comprehensive site plan may be supported.
8.0 Live/Work Residential

8.1 Goal
To acknowledge and satisfy the need for developments in semi-rural environments that would allow residents to provide commercial/light industrial related services including the sale of goods within the same lot or building in which they reside.

8.2 Objectives
- To identify an appropriate location for the development of a fully serviced Live/Work Residential development in close proximity to the Hamlet.

8.3 Policies
8.3.1 Within the area designated Live/Work Residential, as indicated on Map 4, the County shall allow for the subdivision of residential lots ranging in size in accordance with an appropriate district within the Land Use Bylaw.

8.3.2 Live/Work Residential land use area shall contain both a residential and light industrial or commercial land use component operated within a separate building from the residence and shall not be allowed to exist singly (i.e. one standalone residential, commercial, or light industrial land use within a single lot).

8.3.3 An adopted Local Area Structure Plan shall be required for the Live/Work development area indicated in Map 4 prior to any multi-lot subdivision and development.

8.3.4 Local Area Structure plans proposing development of all or a portion of the lands within the Live/Work Residential area shall include or indicate:
   a. an internal road network system for the residential area(s) that is based on a grid style street pattern;
   b. an internal road network system that is paved and connected to the nearest paved road;
   c. connections to the Hamlet’s existing municipal services water and sanitary sewer systems;
   d. landscaping and screening plan utilizing trees, berms, and other methods deemed satisfactory to the County particularly where residential uses are located adjacent to non-residential land uses; and
   e. any other items deemed necessary as per County policy.

8.3.5 The residential component of the Live/Work Residential land use area shall be visually screened from all industrial uses located on adjacent lots.
8.3.6 Live/Work Residential development may only be considered where it is indicated on Map 4 – Land Use Concept and meets the following criteria:

a. there is an approved Local Area Structure Plan;
b. the lot(s) have been redistricted to an appropriate district in accordance with the Red Deer County Land Use Bylaw, as amended from time to time; and
c. an endorsed subdivision of the subject lands.

8.3.7 Residential developments shall be separated by a road(s) if located adjacent to any or future industrial area.
9.0 Commercial

9.1 Goal
To encourage and promote the development of commercial services for Spruce View area residents and the traveling public along highway corridors and main streets.

9.2 Objectives
- To provide areas for highway and local commercial uses.
- To encourage commercial uses in newly created neighbourhoods.
- To promote attractive commercial areas.
- To promote complementary commercial uses with residential areas.

9.3 Policies
9.3.1 Commercial development shall be directed to the Commercial land use area as indicated in Map 4 - Land Use Concept.
9.3.2 Infill commercial development is encouraged in the existing commercial areas along 10th Avenue / Highway 54.
9.3.3 Larger scale commercial development should locate north of Highway 54 and west of Range Road 31 as shown on Map 4 – Land Use Concept.
9.3.4 Commercial development adjacent to Highway 54 shall provide a high standard of signage and landscaping.
9.3.5 Commercial development abutting any residential area shall provide landscaping and screening to lessen the negative impacts this may have on the residential neighbourhood.
10.0 Industrial

10.1 Goal
To encourage and allow for industrial development that is appropriate to the service area of Spruce View and to ensure that potential negative impacts on adjacent land uses are minimized.

10.2 Objectives
- To provide areas for light and medium industrial uses in order to serve area residents and surrounding businesses.
- To encourage industrial uses to provide local employment
- To discourage heavy industrial use.

10.3 Policies
10.3.1 Industrial land development shall be located north of Highway 54 as shown in the Land Use Concept, see Map 4.

10.3.2 Industrial developments that cause nuisance such as noise, odour, vibration, dust, or smoke detectable outside the property line shall be discouraged.

10.3.3 Heavy industrial development shall not be supported within the Plan area in accordance with the County Municipal Development Plan.

10.3.4 Industrial developments adjacent to commercial or residential areas shall provide buffering in the form of setbacks, landscaping, screening, and other methods in order to mitigate negative impacts on non-industrial land uses.

10.3.5 The industrial area shall be separated by a road if located adjacent to a live/work residential area.
11.0 **Open Space, Parks and Institutional**

11.1 **Goal**
To promote the establishment of parks and open space with local trail connectivity that can add to community wellbeing and quality of life.

11.2 **Objectives**
- To ensure existing environmental features are incorporated into developments whenever possible.
- To provide areas for recreational facilities, including trails.
- To use open space for buffering areas between incompatible land uses.
- To promote the conservation of waterfowl habitat and natural treed areas.
- To ensure that drainage courses within natural areas are not impeded.

11.3 **Policies**

11.3.1 Municipal Reserve (MR) shall be dedicated in the form of land, cash-in-lieu or a combination of both, at the discretion of the County.

11.3.2 If Municipal Reserves are to be dedicated in the form of cash-in-lieu, as agreed upon by the County, a market value appraisal shall be provided. The value of the MR dedication shall be the value that is determined to be the greater of the two appraisals:
   a. An appraisal from a certified professional appraiser; and
   b. A market value appraisal as determined by the County.

11.3.3 Red Deer County may utilize Municipal Reserve dedications for the purposes of creating a public park, a site for a public facility, or a school site if required by a local school board.

11.3.4 Proposed parks or open spaces within new multi-lot residential developments shall be designed in consultation with the County.

11.3.5 As part of the subdivision design for residential areas, the provision of pathway linkages to access public open spaces, including trails, may be encouraged and may be co-located with municipal reserve and/or utility rights-of-way.

11.3.6 As a condition of subdivision approval, the drainage courses and adjacent lands indicated as Open Space – Conservation on Map 4 shall be dedicated as Environmental Reserve, and may be used in combination with other planning tools in accordance with the Municipal Government Act, and shall remain in their natural state or be used for public parks, including trails.

11.3.7 Municipal Reserves to be dedicated as land must be clearly indicated on the Local ASP and shall be determined in conformance with the County MDP.
12.0 Transportation

12.1 Goal
To promote the efficient use of local and regional transportation network.

12.2 Objectives
- To encourage safe vehicular and pedestrian movement.
- To determine future access points from major roads, including along Highway 54 in accordance with the requirements and standards of Alberta Transportation and Red Deer County.
- To promote logical and safe access to growth areas along Range Road 31 / 20th Street.

12.3 Policies
12.3.1 The location of future accesses points and the spacing of accesses along Highway 54 shall be determined in consultation with Alberta Transportation. Traffic Impact Assessment prepared by a qualified professional maybe required when determining any new access.

12.3.2 The cost of any required Traffic Impact Assessments shall be borne by the developer.

12.3.3 The cost of any new roads or required road improvements to service a proposed development or subdivision shall be borne by the developer.

12.3.4 All proposed roads shall adhere to a grid street pattern whenever possible. Alternative street layout may be considered in consultation and to the satisfaction of the County, to enable efficient traffic circulation and flexibility for future redevelopment.

12.3.5 Future road accesses onto Range Road 31 (20th Street) may be supported subject to a Traffic Impact Assessment.

12.3.6 Roads required to access any proposed multi-lot subdivision development shall be paved to and from the nearest paved road and constructed to County Standards.

12.3.7 Rear lanes shall be encouraged for those parcels within a proposed subdivision design that do not abut municipal or environmental reserve land.
13.0 Servicing

13.1 Goal
To have municipal services for the community that is efficiently and effectively serviced.

13.2 Objectives
- To ensure water distribution and wastewater collection is provided in a safe and efficient manner.
- To serve undeveloped growth areas with municipal water and sewer systems as required.
- To require future development adhere to stormwater management requirements and have proper site-grading.

13.3 Policies

**Water & Sanitary Systems**

- **13.3.1** The general servicing concept within the Plan area is shown on Map 5 – Municipal Water and Sanitary Sewer Systems.

- **13.3.2** All development within the hamlet boundary and within approved Local Area Structure Plan areas shall be connected to the Hamlet's water and sewer systems at the developer’s cost.

- **13.3.3** Prior to subdivision approval, the developer shall be required to provide approved detailed engineering studies to describe how the proposed development will be serviced.

- **13.3.4** An off-site levy bylaw may be adopted to help recover the costs associated with providing municipal services and infrastructure. Council may, however, choose to waive off-site levy charges as part of an incentive program to encourage development.

**Stormwater Management**

- **13.3.5** Stormwater management plan shall be required prior to a Local Area Structure Plan approval.

- **13.3.6** Subdivision and development shall take into account the depth of the water table and its impact on what types of development or building structure appropriate for the land.
**Franchise Utilities**

13.3.7 Unless otherwise specified in a development agreement, the developer shall be responsible for cost of construction of all utility extensions.

13.3.8 Utility alignments shall be identified at the local area structure plan stage and any requirement for utility rights-of-way shall be dedicated.

13.3.9 Public utility lots that accommodate major utility rights-of-way will be required as a condition of subdivision approval.
14.0 Oil Gas and Pipelines

14.1 Goal
To reduce potential safety hazards associated with oil and gas infrastructure and to protect vital energy corridors.

14.2 Objective
- To mitigate impacts on developments and on existing pipelines and existing or abandoned well sites.

14.3 Policies

14.3.1 All proposed developments shall comply with all Provincial requirements with regard to development setbacks from all existing and abandoned pipelines and wells.

14.3.2 All proposed Local Area Structure Plans shall identify existing pipelines and oil wells as well as the proposed, detailed longer term land use pattern within the development setback area.
MAP 6 - LOCAL AREA STRUCTURE PLANS REQUIRED
SPRUCE VIEW MAJOR AREA STRUCTURE PLAN
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15.0 Implementation

The Spruce View Major Area Structure Plan will be administered by County Administration with general direction as approved by Council. Any major departure from the intent of this Plan shall be subject to a review of this document and will require public consultation to ensure that the community is well informed and that they have the opportunity to shape their community’s future development.

15.1 Interpretation

Where the words “may”, “should”, “shall” are used in the Spruce View Major Area Structure Plan they are to be interpreted as follows:

“May” policies indicate support in principle with the required level of compliance to be determined by the applicable authority.

“Should” policies mean compliance in principle is required but subject to the discretion of the applicable authority.

“Shall” policies are mandatory and must be complied with.

15.1.1 Council and Administration of Red Deer County shall endeavor to achieve the goals and objectives of the Spruce View Major Area Structure Plan through the implementation of the Plan’s policies in all applicable planning, subdivision and development processes.

15.2 Spruce View ASP Adoption

15.2.1 The Spruce View Area Structure Plan (Bylaw No. 2003/4, as amended) shall be repealed and replaced with the Spruce View Major Area Structure Plan upon adoption by County Council.

15.3 Local Area Structure Plans

15.3.1 The principal means of implementing the Spruce View Major Area Structure Plan within undeveloped areas in particular shall generally be through the adoption of detailed Local Area Structure Plans for the areas indicated in Map 6.

15.3.2 All detailed Local Area Structure Plans, Local Area Redevelopment Plans, and any other plans adopted by Council (i.e. concept plan, urban design plan, etc.) shall be consistent with the policies of the Spruce View Major Area Structure Plan, the Municipal Development Plan, municipal bylaws (e.g. the Land Use Bylaw) as well as applicable Federal and Provincial legislation and regulations.

15.3.3 All proposed detailed Local Area Structure Plans shall include all necessary information as required by the County, in accordance with County planning policy and the Municipal Government Act. Required information shall include, but is not limited to, a land use concept, detailed information pertaining to servicing, infrastructure, landscaping, stormwater drainage, pedestrian network, etc.
15.4 Application Review

15.4.1 Prior to any application (i.e. ASP, subdivision, Land Use Bylaw amendment, development) being received, the County strongly recommends that the applicant/developer meet with planning staff prior to the acceptance of the application. At this time, staff can explain the procedure and other requirements that may be required and provide feedback on the initial proposal.

15.5 Plan Amendments

15.5.1 Provided that the intent of the Spruce View MASP is adhered to, minor adjustments to the boundaries of the various land uses may be made without an amendment to the MASP. Any major changes to this Plan, as determined by the County; however, will require an amendment in accordance with the Municipal Government Act.

15.5.2 Where an amendment to the Spruce View Major Area Structure Plan is requested, the applicant will be required to submit the supporting information necessary to evaluate the amendment to the satisfaction of the County.

15.5.3 The County shall continue to ensure that appropriate stakeholders and the general public are provided with the opportunity to provide input into all future amendments to the Plan.

15.5.4 The Appendices of the Spruce View MASP are not subject to the Area Structure Plan amendment process and do not form part of the Bylaw.

15.5.5 Consistency between this Major Area Structure Plan and other Council-approved policy documents, must be achieved in practice.

15.5.6 The Spruce View hamlet boundary may be amended from time to time as development occurs outside of the existing Hamlet boundary.

15.6 ASP Plan Review

15.6.1 From time to time, the Spruce View MASP may require updating in order to reflect the changing needs of area residents, conditions or general municipal policy direction. The Plan should be reviewed every five (5) to seven (7) years or soon thereafter to ensure consistency with the County’s policies and changing needs and aspirations of the community.

15.6.2 Once adopted, the Spruce View MASP will be incorporated into the planning process for any proposed development and may need to be amended from time to time in order to ensure consistency with other planning documents. Any amendment(s) to this Plan shall follow the process and requirements of the approving authority and the Municipal Government Act.

15.6.3 Minor changes to the proposed land use boundaries or other identified elements may be made without amendment to the Plan at the discretion of the County. Major changes to the Plan may also require changes to the Municipal Development Plan and/or the County’s Land Use Bylaw.
15.7 Financial/ budgetary Considerations

15.7.1 The Spruce View MASP includes policies that may require municipal funding to achieve successful implementation. This Plan, in accordance with the Municipal Government Act, does not commit County Council to any future funding decisions. The funding for any future capital projects shall be considered along with other funding priorities, during the County’s budget process.

15.8 Phasing

The phasing of development within the Hamlet is fully dependent on the private sector and developers which would be affected by the demand for housing, services, and employment activities within and the surrounding area. Thus, any development proposal that involves a multi-lot subdivision must be preceded by an approved Local Area Structure Plan.

In terms of this Major Area Structure Plan there is no specific phasing plan for future development within the Hamlet of Spruce View. Phasing will largely be directed by and dependent on the cost and logical contiguous extension of municipal services. Phasing will therefore, be evaluated on a case by case basis within all proposed Local Area Structure Plans.

15.8.1 The phasing of all developments shall occur in a fiscally responsible manner based on the logical extension of existing services.

15.8.2 Each proposed phase of development shall not prejudice the further subdivision and development of any subsequent phases of development or the development of the surrounding lands.
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APPENDIX
16.0 APPENDIX

The appendix is intended to inform the reader and not form part of any policy statements.

16.1 Population and housing trend since 2001

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Table 2 - Population and Housing Statistics.