



November 15, 2017

Edmonton Metropolitan Region Board
Attn: Neal Sarnecki, Manager Regional Projects
#1100 Bell Tower, 10104 – 103 Avenue
Edmonton, AB T5J 0H8



Dear Mr. Sarnecki,

RE: CITY OF SPRUCE GROVE WEST CENTRAL ASP UPDATE

On November 14, 2017 the City of Spruce Grove Council granted first reading to a proposed area structure plan to replace the existing West Central Area Structure Plan. The intention is to approve the proposed West Central ASP and repeal the existing bylaw (C-215-93, and all amendments thereto). The primary reasons for this approve and repeal are:

1. to update the West Central ASP such that it references policy of the approved City of Spruce Grove MDP;
2. to update servicing information;
3. to provide minor revisions to the land use concept (including expansion of a future school site);
4. to provide for the use of the higher density flexible zoning of the Land Use Bylaw; and
5. to identify upgrades and access points from Highway 16A.

As per Ministerial Order MSL:111/17, Section 4.2, our proposed update of the West Central ASP requires EMRB approval.

- 4.2.f) The boundaries of the proposed amendment to the statutory plan are within 0.8 KM of a pipeline corridor as depicted on Schedule 8B: Energy Corridors in the Edmonton Metropolitan Growth Plan.
 - An inter-regional pipeline (Trans Mountain Pipeline) right-of-way passes diagonally through the SW corner of the plan area (SW 5-53-27-4). No land use changes are proposed in this vicinity.
- 4.2.h) The effect of proposed statutory plan amendment requires improvements to a road identified on Schedule 10A: Transportation Systems – Regional Roads to 2044 in the Edmonton Metropolitan Regional Growth Plan.
 - Section 4.7 of the draft West Central ASP identifies improvements to Highway 16A for access into the plan area. Highway 16A is identified as a Regional Arterial on Schedule 10A.

Please accept this letter as our official REF application. The City is requesting that the EMRB approve this ASP update so that it may be considered for approval by Council.

Included as part of our REF application we are submitting:

- A complete copy of the proposed West Central Area Structure Plan update, including a revised development concept, land use statistics, and servicing maps;
- The administrative report to Council requesting first reading of the West Central ASP update (Bylaw C-1016-16);
- Council meeting minutes (unapproved) for November 14, 2017; and
- A copy of the most recent West Central ASP amendment (C-610-06) of Bylaw C-489-03, as currently approved.

Please note that this update to the West Central ASP was submitted to the City of Spruce Grove by ISL Engineering and Land Services.

Should you require any further information, please contact the undersigned. Email correspondence is preferred.

Sincerely,



David Towle, Planner II
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