



February 27, 2019

Edmonton Metropolitan Region Board  
Attn: Sharon Shuya, Director Regional Growth Planning  
#1100 Bell Tower, 10104 – 103 Avenue  
Edmonton, AB T5J 0H8

Edmonton Metro Region Board

FEB 28 2019

RECEIVED

Dear Ms. Shuya:

**RE: REF Submission – Amendment to the Pioneer Lands Area Structure Plan by Bylaw C-1062-18**

Please accept our circulation for a proposed amendment to Bylaw C-686-08, the Pioneer Lands Area Structure Plan (ASP), which responds to Ministerial Order MSL: 111/17 and the Regional Evaluation Framework (REF) Section 4.2(j) that requires this submission where a proposed Area Structure Plan amendment is within 0.8 km of a Park and Ride Facility as denoted on Edmonton Metropolitan Region Growth Plan - Schedule 10B – Regional Transit and Trails to 2044.

By this letter and attachments, the City of Spruce Grove requests that the Edmonton Metropolitan Region Board provides REF review and approval consideration for this ASP amendment being processed as Bylaw C-1062-18.

The purpose of Bylaw C-1062-18 is to amend the Pioneer Lands ASP in two ways. First, it intends to move 0.8 hectares of Medium to High Density Residential land use westward in the plan area by swapping it with an equal and offsetting area of Low to Medium Density Residential land use that results in no change to the ASP's density. The second change updates the ASP's Development Concept map with the most recent information on the future Transit Station as contemplated in the ASP's existing policy (see ASP amending Bylaw C-797-11, Section 4.2.4 Transit Station). Bylaw C-1062-18 was provided 1<sup>st</sup> Reading on January 28, 2019.

The following information is provided as part of this REF Application (see enclosed USB Storage Stick):

- A copy of Bylaw C-1062-18 that includes the proposed Pioneer Lands ASP amendment as Schedule 1.
- A copy of the Council Request for Decision Report for 1<sup>st</sup> Reading of Bylaw C-1062-18 that outlines the proposal and provides background information and analysis.
- A copy of the original Pioneer Lands ASP (Bylaw C-686-08), and all subsequent amendments.

We trust that this application is satisfactory for your review; however, should you have any question or if you require any additional information please do not hesitate to contact me.

Yours sincerely,

Mark Puczko RPP, MCIP  
Senior Planner, Planning and Development Department

Email: [mpuczko@sprucegrove.org](mailto:mpuczko@sprucegrove.org) Telephone: 780-962-7634 x 249

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