

APPENDIX B REVIEW OF SPRUCE GROVE STATUTORY DOCUMENTS

City of Spruce Grove Parks and Open Space Master Plan Final January, 2000

4.0 Plan Foundations

This POSMP uses the MDP parks and open spaces related goals as a basis for assessing what is needed in Spruce Grove. These goals include:

- To conserve and enhance the City's natural resources (urban forests, wetlands, wildlife habitat) through their integration with urban development.
- To create neighbourhoods which have individual identities, but are interlinked with one another to promote social interaction.
- To provide ongoing opportunities for community participation in community decision-making.
- To identify and protect natural vistas.
- To create opportunities for a broad range of social and aesthetic community experiences.
- To preserve important historical elements of the community, and integrate them with new development.
- To integrate local commercial development with other neighbourhood facilities to create community focal points.
- To ensure that community service facilities are appropriately located relative to their service populations.
- To recognize and enhance the role of community streets as potential social places in addition to their functional role in the urban transportation system.
- To ensure that future urban development accommodates a variety of transportation modes.
- To develop and maintain a linked, comprehensive open space system which integrates conservation areas, farmlands, community streets, and urban parks.
- To encourage diversity in neighbourhood living experiences.
- To recognize and provide a range of parks and recreation experiences varying in scale and service area.
- To promote Spruce Grove's potential as a tourism service centre.
- To encourage the provision of a full range of commercial, cultural, and recreational services and opportunities to the surrounding rural and urban communities.
- To cooperate with adjacent municipalities where mutual interests exist in planning, development, and the provision of municipal services.

Section 7.0 provides the recommended system requirements, and specifically:

7.2 identifies the system requirement issues facing Spruce Grove

- Need for future city-wide park space
- Continued expansion of the multi-use pathways system is demanded

7.3 identifies the need for partnerships

• All demands over the next ten year period cannot be met through local general taxation revenue, therefore there will be a need to support increased development through outside sources.

7.7 look at planning for open space issues

• Municipal reserve credit for trails and walkways – The degree to which open space for trails is granted municipal reserve credit should depend on the degree to which the facility serves a circulation as opposed to a recreation/amenity function.

• Timing of provision/development of site – Proper planning, the shared interest on the part of the City and the developer in the early provision of park sites, and the use of consistent cash contributions from all developers should reduce the need for any requirement that a site and facilities be provided once a certain number of lots have been developed.

Table 8.2 provides the City of Spruce Grove with general and specific actions to implement the issues discussed from previous sections. The table also provides who is responsible for what action

**City of Spruce Grove Municipal Development Plan
Amended Bylaw C-179-92
Adopted by City Council December 14, 1998 Bylaw C-327-98**

The MDP includes Part II Community Goals and Objectives all of which have a direct or indirect effect on the quality and preservation of parks and open space in Spruce Grove.

2.1 Open Space/Environment

Goals

2.1.1 To conserve and enhance the City's natural resources (urban forests, wetlands, wildlife habitat) through their integration with urban development.

2.1.2 To identify and protect environmentally sensitive areas, unique natural features, and unique or threatened species of flora and fauna.

2.5 Neighbourhood Character

Goals

2.5.1 To identify and protect natural vistas.

2.5.2 To create opportunities for a broad range of social and aesthetic community experiences.

3.0 Community Services

Goals

3.2 To provide appropriate community facilities and programs to offer Spruce Grove residents educational, recreational, and cultural opportunities.

3.5 To recognize and provide a range of parks and recreation experiences varying in scale and service area.

3.8 To ensure that community service facilities are appropriately located relative to their service populations.

4.1 Transportation

Goals

4.1.2 To recognize and enhance the role of community streets as potential social places in addition to their functional role in the urban transportation system.

4.1.3 To ensure that the railway remains a viable and functional part of the community.

6.0 Intermunicipal Matters

6.2 To cooperate in the conservation and enhancement of shared natural environmental assets.

6.3 To encourage the protection of rural vistas outside Spruce Grove's municipal boundary.

6.4 To cooperate with adjacent municipalities in the review of development proposals in the fringe and discourage incompatible land uses adjacent to the City.

Part III examines the Land Use Plan and Policies that pertain to the POSMP.

2.0 Open Space/Environment Policies

2.4 The City will encourage the permanent retention of productive and compatible agricultural areas integrated within urban development as buffers, transitional areas, and/or extensions of natural open space features.

2.5 The City will require area structure plans to identify the locations of significant types of vegetation, including woodlots, hedge rows, windbreaks and mature trees, and wherever feasible, propose methods for their integration into the urban landscape.

2.7 The City will require area structure plans to identify habitats of unique and/or threatened species of flora and fauna and to suggest appropriate measures for the management of these resources.

2.8 The City will require area structure plans to specifically address the future management of those environmental management areas identified in (Figure 2 – Future Land Use Plan). In order that these areas remain viable and retain their environmental and amenity value, appropriate buffering must be provided through area structure plans, subdivision layouts, and in municipal servicing designs.

2.9 The City will establish, and may require to be fenced, work limits to ensure that trees or wooded areas worthy of preservation are protected during development of adjacent areas.

2.11 The City will consult and coordinate planning activities with other municipalities and other government agencies to control the use of land adjacent to the City in order to protect significant environmental features, including views of rural areas.

2.12 The City will plan for optimum rather than maximum use levels of open space, thereby preventing over-use and environmental damage or deterioration.

2.13 The City will ensure, through the use of appropriate design criteria, that all forms of leisure development are compatible with their natural settings.

2.14 The City will cooperate with neighbouring communities in the management of shared environmental assets.

3.0 Neighbourhood Development Policies

3.3 The City will endeavor to ensure that new residential areas are designed to conserve land and energy.

3.6 The City will encourage the location of multiple unit housing in areas adjacent to community facilities, major roads, schools, recreation and commercial facilities, institutional buildings, or significant natural amenities.

4.0 Commercial Development Policies

4.2 The City will require that commercial development in the Highway 16A commercial corridor incorporate provisions for internal pedestrian and traffic movement, and substantial elements of landscaped open space.

4.8 Area structure plans will be required to designate appropriate locations for convenience and district commercial facilities. Generally, such facilities should be located along or at intersections of major roads, and should be combined with other public facilities and/or open space features to serve as a visual and activity focus within the community.

6.0 Community Character Policies

6.2 Area structure plans will be required to identify natural vistas and to describe the community design measures employed to ensure their preservation.

6.3 Development will be designed to respond to the natural landscape. Only topographical modifications necessary for the construction of buildings and services may be carried out so that as much topographical variation as possible is maintained to enhance the appearance of the development.

6.4 When considering a proposed development, the City may require that the developer enter into an agreement whereby only those trees which directly impede the construction of buildings and services may be removed. Removed trees are to be replaced by trees of sufficient number and maturity to enhance the appearance of the development at the time it is completed.

6.6 Adequate screening will be required when one land use may detract from the enjoyment and functioning of an adjoining land use. Such screening may include appropriate combination of the following:

- vegetation in the form of rows of trees and shrubs;
- grading; and
- architectural screening such as perforated or solid walls, fences, trellis work, or other structures.

6.8 The visual character of Highway 16A will continue to offer a sense of Spruce Grove's diversity (industrial, commercial, residential, and open space).

6.10 All new street furniture will be chosen and placed to visually enhance the general appearance of the area. Present street furniture that does not meet a high standard of design and appearance will be progressively replaced.

Part IV Community Services examines

2.0 Community Services Policies

2.2 The City, alone or in cooperation with other agencies, will, from time to time, review the needs of the people who live and/or work in Spruce Grove, including but not limited to the following services:

- parks and recreation;
- continuing education;
- health;
- libraries;
- personal social services;

- day care and nursery school;
- public assistance;
- cultural services and
- schools.

2.3 Neighbourhood and subdivision design will ensure that all parks and leisure areas are easily accessible from the residential areas served and that this access is clearly defined and visible to the public.

2.4 The City will ensure that a balanced system of park areas is provided with appropriate emphasis on neighbourhood, district, City-wide, and special use needs.

2.5 The City will require ten percent (10%) of the gross parcel of land being subdivided as municipal reserve, school reserve or municipal and school reserve less the land required to be provided as environmental reserve or land subject to an environmental reserve easement pursuant to Section 666 of the Municipal Government Act, 1994. A combination of land and money in lieu of reserve land will be considered by the City in limited circumstances only.

2.8 The City will utilize its open space policies and standards to ensure that sufficient open space will be provided for residents.

2.15 The City will require area structure plans to designate sites for schools, parks, protective services, and other community service facilities in such a way as to form a coherent focus for the community.

2.17 The City will support comprehensive school and park site design in new development areas.

Part V Servicing Infrastructure expands on the policies in place by the City of Spruce Grove for transportation and utility services.

2.0 Transportation Policies

2.12 The City will cooperate with developers and other agencies to develop a continuous pedestrian and bicycle circulation system which links residential areas, schools, commercial facilities, parks, and leisure facilities.

2.15 To accommodate interaction between neighbourhoods, local circulation networks should provide the maximum number of vehicular and pedestrian linkages compatible with the function of the surrounding major roadways.

3.0 Utility Services Policies

3.9 The City supports the use of utility corridors to minimize the impact of linear facilities by combining them, where feasible, in a single alignment.

The City of Spruce Grove

Land Use Bylaw

No. C-600-06

Adopted by Council October 1998

and Consolidated April 2006

Landscaping standards, as discussed in Section 36, (1) General, (b) "Vegetation existing on the site shall be preserved and protected or replaced.

(2) Planting Standards (a) The City of Spruce Grove Parks and Open Space Standards should be consulted for detailed landscaping drawings. (b) Tree mix of approximately sixty percent (60%) coniferous and forty percent (40%) deciduous shall be provided.

(3) Commercial District Landscaping (a) Trees or shrubs shall be provided in accordance with this Section, the number is determined on the basis of a minimum of one (1) tree or three (3) shrubs for every 60m² (645.ft²) of any required yard. (b) As required by the Development Officer, all required yards and all open spaces on the site excluding parking areas, driveways, outdoor storage and services areas shall be landscaped in accordance with the approved landscaping plan.

Industrial District Landscaping (a) The undeveloped portion of the site must be graded, contoured and seeded,

if not utilized for other purposes. (b) The developed portion of the site must be landscaped as in Subsection 3 above.

(4) Landscaping of City Boulevards - The owner of a site abutting a City boulevard is responsible for the initial excavating, backfilling, leveling to final grade, and seeding or to perform other works that may be necessary to construct a turf boulevard; the maintenance of the said boulevard is at the owner's expense.

Utility Easements Section 51 explains "Subject also to the conditions of a utility easement, no permanent structure other than a fence shall be constructed or placed on that utility easement unless (a) in the opinion of the Development Officer the said structure does not restrict access to the utility easement for the purpose of installation and maintenance of the utility;"

Design, Character and Appearance of Buildings and Structures Section 53, examines the importance of landscaping. (3) Pursuant to Sections 53(1) and (2), the Development Officer shall consider all of the following when reviewing development proposals in all districts (g) the use of landscaping should be encouraged to enhance the appearance of a development; (h) the existing trees and natural features should be preserved in new subdivisions and developments.

The general rules for any Residential District expect a minimum lot coverage.

Section 115 R-1D-Residential-Single Detached (16) Application for District Change to R-1D for Duplex Development (i) location and function of all open and identification of open space outside of the actual development that it is anticipated the residents of the project will use

Section 122 C-1-Commerical-City Centre District (3) Site Coverage – Coverage of all buildings another development may be one hundred percent (100%), provided that adequate provision is made for parking, loading, garbage and cardboard containment area, and landscaping. (14) Landscaping (a) Landscaping shall be in accordance with Section 36 of this Bylaw. (b) Sites within the Highway 16A Overlay District shall comply with the landscaping regulations set out in Section 133 of this Bylaw. (c) Where a landscaped area is required, it shall be in accordance with a landscape plan pursuant to Section 8 (2) of this Bylaw in conformity with the following standards: (i) all areas of a site not covered by buildings, parking or vehicular maneuvering areas shall be landscaped; (vi) all plant materials shall be of a species capable of healthy growth in Spruce Grove.

Section 123 C-2-Commerical-Transitional District (3) Site Coverage – There is no maximum site coverage requirement, provided that adequate provision is made for parking, loading, garbage and cardboard containment area, and landscaping. (16) Landscaping – Landscaping shall be in accordance with Section 36 of this Bylaw.

Section 124 C-3-Commerical Vehicle Oriented (13) Landscaping (a) Landscaping shall be in accordance with Section 36 of this Bylaw. (b) Sites within the Highway 16A Overlay District shall comply with the landscaping regulations set out in Section 133 of this Bylaw. (c) Where a landscaped area is required, it shall be in accordance with a landscape plan pursuant to Section 8 (2) of this Bylaw in conformity with the following standards: (i) all areas of a site not covered by buildings, parking or vehicular maneuvering areas shall be landscaped; (vi) all plant materials shall be of a species capable of healthy growth in Spruce Grove.

Section 125 C-4-Commerical-Neighbourhood Retail and Service (12) Landscaping – landscaping shall be in accordance with Section 36 of this Bylaw.

Section 127 M-1-General Industrial (16) Appearance (b) All yards shall be landscaped with trees, shrubs, and planted ground cover in accordance with the plans approved by the Development Officer.

Section 128 S-P-Semi-Public-Institutional and Section 129 P-1-Recreation-General-Recreation (3) Development Regulations for Permitted and Discretionary Uses – All site regulations shall be at the discretion of the Development

Officer. The design, siting, landscaping, screening, and buffering shall minimize and compensate for any objectionable aspects or potential incompatibility with development in abutting districts.

Section 131 DC-1-Direct Control-Comprehensive (4) Development Permit Information Requirements (i) location and function of all open and identification of open space outside of the actual development that it is anticipated the residents of the project will use

Section 132 BP-1-Business Park-Light (15) Appearance (c) In addition to the regulations contained in Section 36 of this Bylaw, a continuous landscape and screening area not less than 3 m (10ft) wide adjacent to a highway, an arterial roadway or a proposed arterial roadway to the satisfaction of the Development Officer. This landscaping and screening area may be interrupted for access ways or to provide the necessary pedestrian access for entering a building. (d) In addition to the regulations contained in Section 36 of this Bylaw, a continuous landscape and screening area not less than 2.5 m (8 ft) in width must be provided along all lot lines which do not abut a lot in a commercial, business park or industrial park.

Section 133 Highway 16A Corridor Overlay District (3) General Regulations (a) All applications for non-residential permits within the Overlay area shall be accompanied by a landscaping plan, unless a landscaping plan has already been prepared for the site to the satisfaction of the Development Officer. (b) The landscaping plan shall include the following: (iii) a plant material list identifying the name, quality, and size of plant material for both existing and new plants.