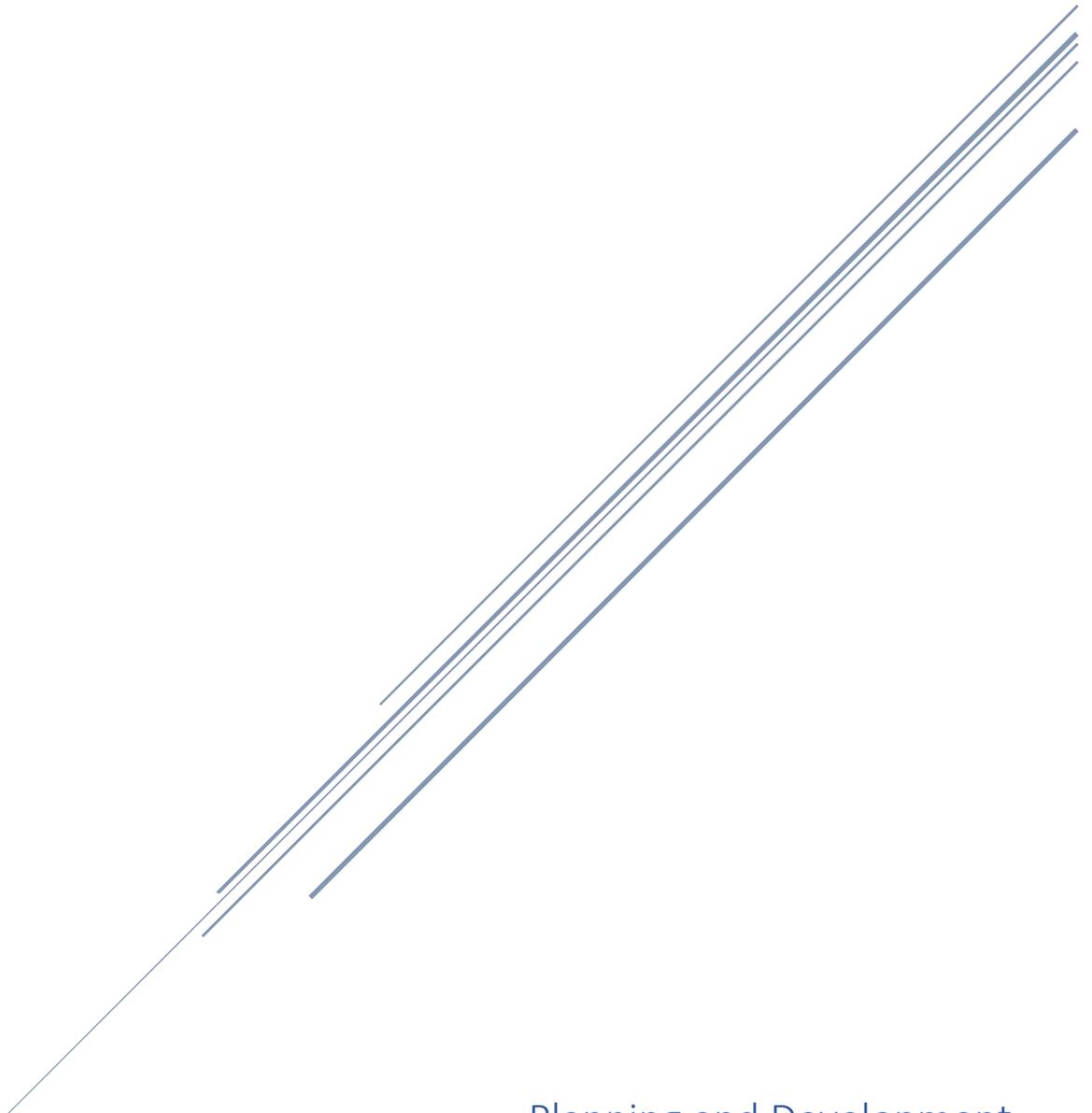


OMNIBUS AREA STRUCTURE PLANS
REPEALING BYLAW
BYLAW C-1286-23



Planning and Development
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Introduction

The City of Spruce Grove has witnessed significant growth and development over the past few decades, with numerous areas transitioning from initial planning stages to complete build-out. This success in urban development has led to the review of existing Area Structure Plans (ASPs) to ensure that they align with the current and future needs of the community.

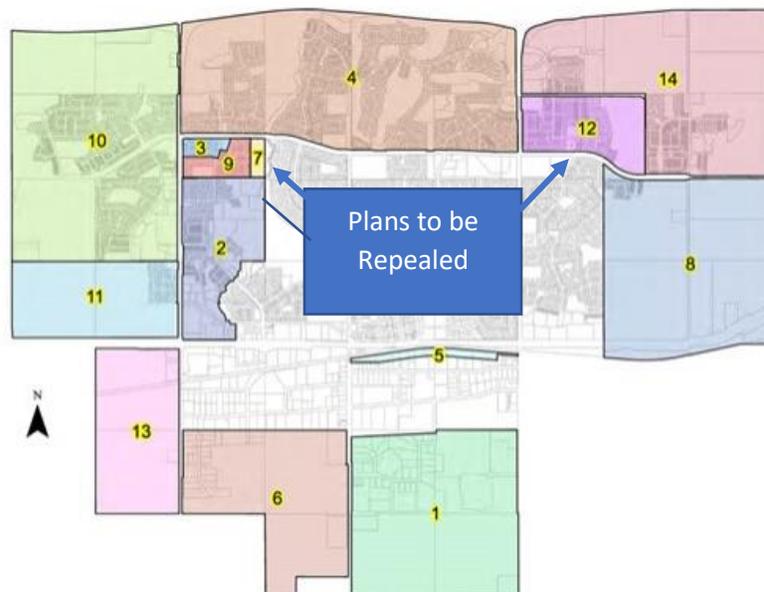
These ASPs have been thoroughly assessed and four of the fourteen ASPs have been identified for repeal. By repealing these ASPs, it would streamline planning processes and eliminate unnecessary “red tape”. The four ASPs in question have reached full build out, with all development phases concluded, rendering the ASPs obsolete.

The ASPs under consideration were initially established to guide the development of specific areas within the City of Spruce Grove. They were formulated with the aim of promoting orderly growth, allocating resources efficiently, and ensuring adequate infrastructure. However, upon review, it has become evident that these ASPs have fulfilled their intended purpose, with all designated development phases successfully completed.

From time to time, these types of ASPs, that guided the development of land, are repealed because the land over which the plans have jurisdiction have been completely built out with no vacant undistricted land being held for future phases of development.

The plans that are proposed to be repealed are identified in the map below:

Area Structure Plan Index Map



- 3. Mobile Home Development Area Structure Plan
- 7. Seniors Co-op Housing (Grove Seniors Village) Area Structure Plan
- 9. Spruce Woods Amendment (Heatherglen) Area Structure Plan
- 12. Spruce Village Area Structure Plan

Area Structure Plans Repealing Bylaw

Topic

Repealing of several older Area Structure Plans where the lands under the respective ASP has been completely developed. Since the lands are completely developed, the ASPs are no longer needed.

Policy Guidance

There is no policy guidance on repealing ASPs; however, it is good business practice to remove plans that no longer serve a function towards the overall growth and development of the City of Spruce Grove. Repealing these ASPs streamlines the regulatory process by eliminating their review in relation to applications related to permitted and discretionary uses that are regulated under the Land Use Bylaw only.

Review

After careful assessment and consideration by Administration, a recommendation has been brought forward to repeal four ASPs where the neighbourhoods have been fully built out. These ASPs are:

1. Spruce Village ASP
2. Mobile Home Development Amendment ASP
3. Spruce Woods Amendment (Heatherglen) ASP
4. Seniors Co-op Housing (Grove Seniors Village) ASP

Analysis

Repealing the four ASPs for completely built-out areas is a strategic move to rationalize city resources more effectively. By focusing planning efforts on areas with ongoing development or redevelopment potential, the City can direct resources towards initiatives that have a more immediate impact on the community. This includes administrative support in areas with current and future growth.

A review of the existing policies within each of the ASPs revealed that there are no historical policies that need to be retained for each of these areas under the jurisdiction of the ASPs being repealed.

Area Structure Plan	Year Originally Adopted	Most Recent Amendment	Original Purpose of ASP	Reason for Appealing
Spruce Village	2005	2017	"...establish the framework to guide development of the area..."	ASP area has been fully built out and the ASP is no longer needed.
Mobile Home Development Amendment	1982	1990	"...provides information regarding this proposed development..."	ASP area has been fully built out and the ASP is no longer needed.
Spruce Woods Amendment (Heatherglen)	1993	2001	"...provides information regarding this proposed development..."	ASP area has been fully built out and the ASP is no longer needed.
Seniors Co-op Housing (Grove Seniors Village)	1990	1990	"...maintain residential character of the area while altering the housing type."	ASP area has been fully built out and the ASP is no longer needed.

Completion of Development Phases: The primary objective of an ASP is to guide phased development within a designated area. In the case of the ASPs in question, all development phases have been executed as per the outlined plans. There are no further development activities anticipated or required within these areas.

Removal of Redundancy: Maintaining ASPs for areas that have reached full build-out serves no practical purpose and only adds unnecessary layers of regulation. Repealing these ASPs would eliminate redundant planning documents, streamlining the regulatory framework and reducing administrative burden for both the City and developers.

Resource Optimization: By repealing obsolete ASPs, Administrative time assessing planning applications (most commonly development permits) can be reduced by not having to review ASPs in relation to planning applications. This time can be reallocated to applications in areas where active planning and development efforts are ongoing.

The proposal to repeal these four bylaws was referred to other Planning and Development staff as well as Engineering with no concerns being noted in the repealing efforts brought forward through this repealing bylaw.

Summary Conclusion

By proactively responding to the evolving needs of Spruce Grove, the City will continue to engage in long range planning efforts to accommodate future growth and development. The bylaw to repeal these ASPs for fully built-out areas in Spruce Grove is a well-considered measure aimed at optimizing resources and streamlining processes.

Recommendations

Option 1 – Give first reading to proposed Bylaw No. C-1286-23

Option 2 – Direct Administration to make amendments to proposed Bylaw No. C-1286-23.

Option 3 – Do not give first reading to proposed Bylaw No. C-1286-23.