




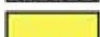










EAST PIONEER  
SPRUCE GROVE  
AREA STRUCTURE PLAN  
**LAND USE CONCEPT**

**LEGEND**

	Low to Medium Density Residential		Environmental Reserve
	Medium to High Density Residential		Special Study Area
	Commercial		Entertainment District
	Institutional		Potential Park
	Park / Open Space		Potential Private Collector
	Easton Natural Area		ASP Boundary
	Stormwater Management Facility		Amendment Boundary