

## **“SPRUCE MEADOWS AREA STRUCTURE PLAN”**

### **Land Use:**

- CRS Districting - where feasible to service with municipal sewer and water
- CR Districting - on-site servicing is proposed – may extend municipal water or individual water wells – field or evaporation mounds for sewage
- Rural Industrial Districting - 2 rural industrial lots exist. One further rural industrial lot to be created

### **Roads and access:**

- 50<sup>th</sup> Street west, will provide access to individual parcels
- 56 Avenue, will be a surfaced urban arterial road, access to individual lots will be restricted

### **Environmental Lands:**

- Proposed alongside and encompassing the water course will be dedicated (approximately 10.38 acres)

### **Municipal Reserve:**

- One strip as buffer between industrial and residential
- One strip to serve as pedestrian walkway for eventual tie into Drayton Valley Golf Course
- One Municipal Reserve parcel area where denser parcel development would occur
- Balance of @ 10.37 acre cash-in-lieu
- Perhaps proposed retention pond would reduce the remaining Municipal Reserve

### **Storm Water Management:**

- Upon Engineering testing, man-made lake or dry pond will be implemented