

REGULAR COUNCIL MEETING AGENDA

Monday, May 12, 2025, 6 p.m. 3rd Floor - Council Chambers 315 Jespersen Ave Spruce Grove, AB T7X 3E8

Pages CALL TO ORDER 1. 1.1 Community Disability Services Professional Appreciation Week - May 19 - 25, 2025 2. **AGENDA** 3. **CONSENT AGENDA** 3 3.1 Consent Agenda - May 12, 2025 4. **MINUTES** 5 4.1 Minutes - April 28, 2025 Regular Council Meeting 5. **PUBLIC HEARINGS** 14 5.1 Jaymeson Denboer C-1391-25 - Land Use Bylaw Amendment - Redistricting -Fenwyck Stage 9 - Public Hearing, Second and Third Reading David Towle 29 5.2 C-1393-25 - Land Use Bylaw Amendment - Redistricting -Deer Park Stage 7 - Public Hearing and Second Reading 6. **PUBLIC INPUT SESSION** For information on participating in the Public Input Session, please see the Public Input Session - City of Spruce Grove webpage. 7. **COUNCIL PRESENTATIONS** 8. **DELEGATIONS** 9. ADMINISTRATIVE UPDATES

10.

BYLAWS

	10.1	C-1341-24 - Land Use Bylaw Amendment - Redistricting - McLaughlin Stage 9 - Third Reading	Lee Ann Beaubien	44		
	10.2	C-1367-24 - Land Use Bylaw Amendment - Redistricting - Easton Stage 6 - Third Reading	David Towle	58		
	10.3	C-1402-25 - 2025 Property Tax and Supplementary Property Tax Rate Bylaw - Third Reading	Francine Pitcher	71		
11.	BUSINESS ITEMS					
	11.1	Motion - Cost Analysis of Double Sided Banners on McLeod Avenue	Councillor Houston	81		
	11.2	Cancellation of May 20, 2025 Governance and Priorities Committee Meeting	Lindsay O'Mara	83		
12.	2. <u>COUNCILLOR REPORTS</u>					
	12.1	Councillor Reports - May 12, 2025		85		
13.	INFORMATION ITEMS					
	13.1	Various Boards and Committee Meeting Minutes and Rep	orts - May 12, 2025	88		
14.	NOTICE	NOTICES OF MOTION				
15.	CLOSED SESSION					
	15.1	Labour Relations Collective Bargaining - International Union of Operating Engineers (IUOE) Local 955 FOIP Section 24; Advice from officials FOIP Section 25; Disclosure harmful to economic and other public body	Trudy Dyer			
16.	BUSINESS ARISING FROM CLOSED SESSION					

17.

ADJOURNMENT



REQUEST FOR DECISION

MEETING DATE: May 12, 2025

TITLE: Consent Agenda - May 12, 2025

DIVISION: Strategic and Communication Services

SUMMARY:

All matters of business contained in the Consent Agenda are routine in nature and are voted on collectively. A particular matter of business may be removed from the Consent Agenda for debate or a separate vote. Each matter of business contained in the Consent Agenda has a corresponding agenda report and the approved recommendation is recorded separately in the minutes.

PROPOSED MOTION:

THAT the recommendations contained in the following reports be approved:

Item 4.1 Minutes - April 28, 2025 Regular Council Meeting

Item 11.2 Cancellation of May 20, 2025 Governance and Priorities Committee Meeting

BACKGROUND / ANALYSIS:

n/a

OPTIONS / ALTERNATIVES:

n/a

CONSULTATION / ENGAGEMENT:

IMPLEMENTATION / COMMUNICATION: n/a
IMPACTS: n/a
FINANCIAL IMPLICATIONS:



REQUEST FOR DECISION

MEETING DATE: May 12, 2025

TITLE: Minutes - April 28, 2025 Regular Council Meeting

DIVISION: Strategic and Communication Services

SUMMARY:

The minutes of the previous Regular Council Meeting, Special Council Meeting, Organizational Council Meeting, and / or Governance and Priorities Committee are placed on the agenda for approval.

PROPOSED MOTION:

THAT the April 28, 2025 Regular Council Meeting minutes be approved as presented.

BACKGROUND / ANALYSIS:

n/a

OPTIONS / ALTERNATIVES:

n/a

CONSULTATION / ENGAGEMENT:

n/a

IMPLEMENTATION / COMMUNICATION:

IMPACTS:

n/a

FINANCIAL IMPLICATIONS:



THE CITY OF SPRUCE GROVE

Minutes of the Regular Meeting of Council

April 28, 2025, 6 p.m.

3rd Floor - Council Chambers

315 Jespersen Ave

Spruce Grove, AB T7X 3E8

Members Present: Mayor Acker

Councillor Carter
Councillor Gillett
Councillor Houston
Councillor MacDonald
Councillor Oldham
Councillor Stevenson

Also in Attendance: Jamie Doyle, Acting City Manager and General Manager of Sustainable

Growth and Development Services

David Wolanski, General Manager of Community and Protective

Services

Lindsay O'Mara, Acting General Manager of Strategic and

Communication Services and City Clerk

Zeeshan Hasan, General Manager of Corporate Services

Francine Pitcher, Director of Finance

Rae-Lynne Spila, Director of Engineering

Brad McMurdo, Manager of Current Planning

David Towle, Senior Development Planner

Lee Ann Beaubien, Planner II Laura Hall, Deputy City Clerk

Karie Nothof, Recording Secretary

1. CALL TO ORDER

Mayor Acker called the meeting to order at 6 p.m. and acknowledged that City Council meets on the traditional land of Treaty 6 territory.

1.1 Canadian Mental Health Week - May 5 - 11, 2025

Councillor Carter proclaimed May 5 - 11, 2025 as Canadian Mental Health Week.

1.2 <u>National Day of Awareness for Missing and Murdered Indigenous Women, Girls, and Two-Spirit People - May 5, 2025</u>

Councillor Stevenson proclaimed May 5, 2025 as the National Day of Awareness for Missing and Murdered Indigenous Women, Girls, and Two-Spirit People.

1.3 <u>Just Serve - Global Community Recognition</u>

Sarah Mosaico, Just Serve Specialist, presented a Global Community Recognition award to Spruce Grove.

Council thanked Sarah Mosaico for the award.

2. AGENDA

The following addition was made to the agenda:

Item 14 - Notice of Motion - Councillor Houston

Resolution: RCM-097-25

Moved by: Councillor Houston

THAT the agenda be adopted as amended.

Unanimously Carried

3. CONSENT AGENDA

3.1 Consent Agenda - April 28, 2025

Resolution: RCM-098-25

Moved by: Councillor Gillett

THAT the recommendations contained in the following reports be approved:

DRAFT

Item 4.1	Minutes - April 14 and 22, 2025 Regular Council Meeting and April 22, 2025 Governance and Priorities Committee Meeting
Item 10.2	C-1381-25 - Land Use Bylaw Amendment - Redistricting - Prescott Stage 12 - First Reading
Item 10.3	C-1382-25 - Land Use Bylaw Amendment - Text Amendment - Prescott Planned Lot District - First Reading
Item 10.6	C-1402-25 - 2025 Property Tax and Supplementary Property Tax Rate Bylaw - First Reading

Unanimously Carried

4. MINUTES

4.1 <u>Minutes - April 14 and 22, 2025 Regular Council Meeting and April 22, 2025</u> <u>Governance and Priorities Committee Meeting</u>

The following motion was approved on the Consent Agenda:

THAT the April 14 and 22, 2025 Regular Council Meeting and April 22, 2025 Governance and Priorities Committee Meeting minutes be approved as presented.

5. **PUBLIC HEARINGS**

5.1 <u>C-1372-25 - Land Use Bylaw Amendment - Redistricting - Greenbury Stage 15 - Public Hearing and Second Reading</u>

Mayor Acker called the Public Hearing to order at 6:13 p.m. on C-1372-25 - Land Use Bylaw Amendment - Redistricting - Greenbury Stage 15.

David Towle, Senior Development Planner, presented on C-1372-25 - Land Use Bylaw Amendment - Redistricting - Greenbury Stage 15.

Michael Reyes, Arcadis, and Lucas Brown, Cantiro Communities, attended to speak to this item.

There were no written or other verbal submissions received.

Council thanked everyone for attending and speaking to this Public Hearing.

Mayor Acker declared the Public Hearing closed at 6:20 p.m.

DRAFT

Resolution: RCM-099-25

Moved by: Councillor Oldham

THAT second reading be given to C-1372-25 - Land Use Bylaw Amendment -

Redistricting - Greenbury Stage 15

Unanimously Carried

Mayor Acker called a recess at 6:20 p.m.

Mayor Acker reconvened the meeting at 6:25 p.m.

6. **PUBLIC INPUT SESSION**

There were no statements made or questions asked of Council.

7. **COUNCIL PRESENTATIONS**

There were no Council Presentations on the agenda.

8. <u>DELEGATIONS</u>

There were no Delegations on the agenda.

9. <u>ADMINISTRATIVE UPDATES</u>

There were no Administrative Updates on the agenda.

10. BYLAWS

10.1 <u>C-1333-24 - Land Use Bylaw Amendment - Redistricting - Tonewood Stage 12 - Third Reading</u>

Lee Ann Beaubien, Planner II, presented on C-1333-24 - Land Use Bylaw Amendment - Redistricting - Tonewood Stage 12.

Council thanked Lee Ann Beaubien for the presentation.

Resolution: RCM-100-25

Moved by: Councillor Stevenson

THAT third reading be given to C-1333-24 - Land Use Bylaw Amendment - Tonewood Stage 12.

Unanimously Carried

10.2 <u>C-1381-25 - Land Use Bylaw Amendment - Redistricting - Prescott Stage 12 - First Reading</u>

The following motion was approved on the Consent Agenda:

THAT first reading be given to C-1381-25 - Land Use Bylaw Amendment - Redistricting - Prescott Stage 12.

10.3 <u>C-1382-25 - Land Use Bylaw Amendment - Text Amendment - Prescott Planned</u> <u>Lot District - First Reading</u>

The following motion was approved on the Consent Agenda:

THAT first reading be given to C-1382-25 - Land Use Bylaw Amendment - Text Amendment - Prescott Planned Lot District.

10.4 C-1395-25 - 2025 Business Improvement Area Tax Bylaw - Third Reading

Francine Pitcher, Director of Finance, presented on C-1395-25 - 2025 Business Improvement Area Tax Bylaw.

Council thanked Francine Pitcher for the presentation.

Resolution: RCM-101-25

Moved by: Councillor MacDonald

THAT third reading be given to C-1395-25 - 2025 Business Improvement Area Tax Bylaw.

Unanimously Carried

10.5 C-1396-25 - 2025 Business Improvement Area Tax Rate Bylaw - Third Reading

Francine Pitcher, Director of Finance, presented on C-1396-25 - 2025 Business Improvement Area Tax Rate Bylaw.

Council thanked Francine Pitcher for the presentation.

DRAFT

Resolution: RCM-102-25

Moved by: Councillor Carter

THAT third reading be given to C-1396-25 - 2025 Business Improvement Area Tax

Rate Bylaw.

Unanimously Carried

10.6 <u>C-1402-25 - 2025 Property Tax and Supplementary Property Tax Rate Bylaw - First</u> and Second Reading

Francine Pitcher, Director of Finance, presented on C-1402-25 - 2025 Property Tax and Supplementary Property Tax Rate Bylaw.

Council thanked Francine Pitcher for the presentation.

The following motion was approved on the Consent Agenda:

THAT first reading be given to C-1402-25 - 2025 Property Tax and Supplementary Property Tax Rate Bylaw.

Resolution: RCM-103-25

Moved by: Councillor Gillett

THAT second reading be given to C-1402-25 - 2025 Property Tax and Supplementary Property Tax Rate Bylaw.

Unanimously Carried

11. **BUSINESS ITEMS**

There were no Business Items on the agenda.

12. <u>COUNCILLOR REPORTS</u>

12.1 Councillor Reports - April 28, 2025

Councillor Reports updates were provided for information on Boards and Committees attended.

13. **INFORMATION ITEMS**

Various Boards and Committee Meeting Minutes and Reports - April 28, 2025 13.1

The minutes from the Tri Municipal Leisure Facility Corporation Board and Spruce Grove Library Board were provided to Council for review.

14. **NOTICES OF MOTION**

Councillor Houston provided notice of the following motion:

THAT Administration be directed to complete a cost analysis on installation of double banners on the twelve centre median light poles on McLeod Avenue.

15. CLOSED SESSION

There was no Closed Session on the agenda.

16. **BUSINESS ARISING FROM CLOSED SESSION**

There was no Business Arising from Closed Session.

17. ADJOURNMENT

Resolution: RCM-104-25

Moved by: Councillor Gillett

THAT the Regular Council meeting adjourn at 6:48 p.m.

Unanimously Carried Jeff Acker, Mayor Karie Nothof, Recording Secretary Date Signed



REQUEST FOR DECISION

MEETING DATE: May 12, 2025

TITLE: C-1391-25 - Land Use Bylaw Amendment - Redistricting - Fenwyck

Stage 9 - Public Hearing, Second and Third Reading

DIVISION: Sustainable Growth and Development Services

SUMMARY:

Bylaw C-1391-25, a proposed Land Use Bylaw amendment for redistricting approximately 4.8 ha of land from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District, DC.12 - Fenwyck Semi-detached Direct Control District, and P1 - Parks and Recreation District is being brought forward for consideration by Council. The proposed redistricting is consistent with the East Pioneer Area Structure Plan and will enable the development of Stage 9 in the Fenwyck Neighbourhood.

PROPOSED MOTION:

THAT second reading be given to C-1391-25 - Land Use Bylaw Amendment - Redistricting - Fenwyck Stage 9.

THAT third reading be given to C-1391-25 - Land Use Bylaw Amendment - Redistricting - Fenwyck Stage 9.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 4.8 ha of Lot 1, Block A, Plan 172 3519 in the Fenwyck neighbourhood. A 2.6 ha area is proposed to be redistricted from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District, a 0.5 ha area from UR - Urban Reserve to DC.12 - Fenwyck Semi-detached Direct Control District, and 1.7 ha from UR - Urban Reserve to P1 - Parks and Recreation District.

East Pioneer Area Structure Plan

The amendment area is within Bylaw C-843-13 - East Pioneer Area Structure Plan, and the proposed redistricting is in general compliance with the policies and Land Use Concept that identify the area for "Low to Medium Density Residential" and "Stormwater Management".

Land Use Bylaw

The subject land is currently districted UR - Urban Reserve, and redistricting is required for subdivision and development to occur. The proposed districting will provide for development as follows:

- R1 Mixed Low to Medium Density Residential District area will be used to accommodate approximately 32 single detached residential lots.
- DC.12 Fenwyck Semi-detached Direct Control District area will accommodate approximately 28 semi-detached residential lots with alternating front and rear access.
- P1 Parks and Recreation District area will be used to accommodate a stormwater management facility. This dedication will complete the stormwater management facilities within the Fenwyck neighbourhood.

Development Agreement

Corporate Policy 7,005, requires a signed development agreement prior to consideration of third reading. The development agreement has been completed and the Bylaw is ready for consideration of third reading.

OPTIONS / ALTERNATIVES:

Bylaw C-1391-25 is being presented at a Public Hearing. Should Council feel they need further information to make a decision on this bylaw, they may choose to adjourn the public hearing for continuance at a later date. If Council chooses this option, second reading of these bylaws will be rescheduled.

This bylaw is also being brought forward for consideration of second reading and third reading. Upon closing of the Public Hearing and based on information provided at the Public Hearing, discussion and consideration of changes to the bylaw may be made. Alternatively, Council may defeat the motion for second reading and choose to defeat this bylaw or a Councillor may make the following motion if they wish to defer third reading to the next Council meeting:

THAT third reading for C-1391-25 - Land Use Bylaw Amendment - Redistricting - Fenwyck Stage 9 be deferred to the May 20, 2025 Regular Council Meeting

CONSULTATION / ENGAGEMENT:

This application was circulated to relevant City departments for their comments.

A statutory Public Hearing, advertised per the requirements of the *Municipal Government Act*, will be held prior to consideration of second reading. Advertising of the Public Hearing was placed in the Spruce Grove Examiner on May 2, 2025, and uploaded to the City website on April 30, 2025, as per the Advertising Bylaw thereby satisfying the requirements of the *Municipal Government Act*. Additionally, a notice was mailed directly to landowners within 30m of the subject lands.

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use Bylaw map will be updated for Bylaw C-1391-25 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of Stage 9 in the Fenwyck neighbourhood.

FINANCIAL IMPLICATIONS:

THE CITY OF SPRUCE GROVE

BYLAW C-1391-25

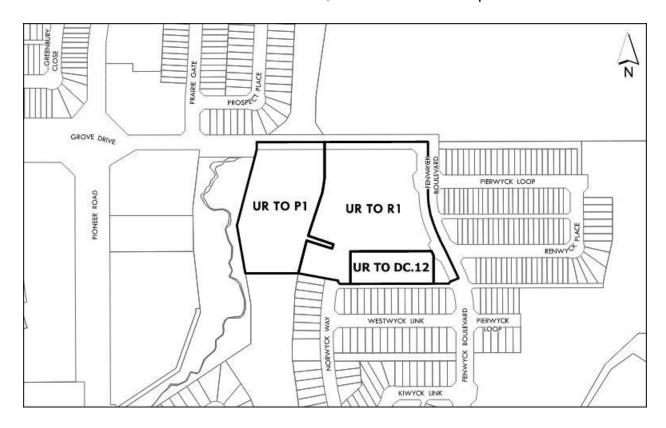
LAND USE BYLAW AMENDMENT - FENWYCK STAGE 9

WHEREAS, pursuant to the *Municipal Government Act,* RSA 2000 cM-26, a municipality shall pass a land use bylaw and may amend the land use bylaw;

AND WHEREAS, the City of Spruce Grove wishes to amend Bylaw C-824-12, the Land Use Bylaw;

NOW THEREFORE, the Council for the City of Spruce Grove, duly assembled, hereby enacts as follows:

- 1. Bylaw C-824-12, Schedule A: City of Spruce Grove Land Use Bylaw Map, is amended as follows:
 - 1.1 To redistrict a portion of the Lot 1, Block A, Plan 172 3519 from UR Urban Reserve District to R1 Mixed Low to Medium Density Residential District, DC.12 Fenwyck Semi-detached Direct Control District, and P1 Parks and Recreation District, as shown on the map below:



First Reading Carried	22 April 2025
Public Hearing Held	Click here to enter a date.
Second Reading Carried	Click here to enter a date.
Third Reading Carried	Click here to enter a date.
Date Signed	Click here to enter a date.
	Marra
	Mayor
	City Clerk

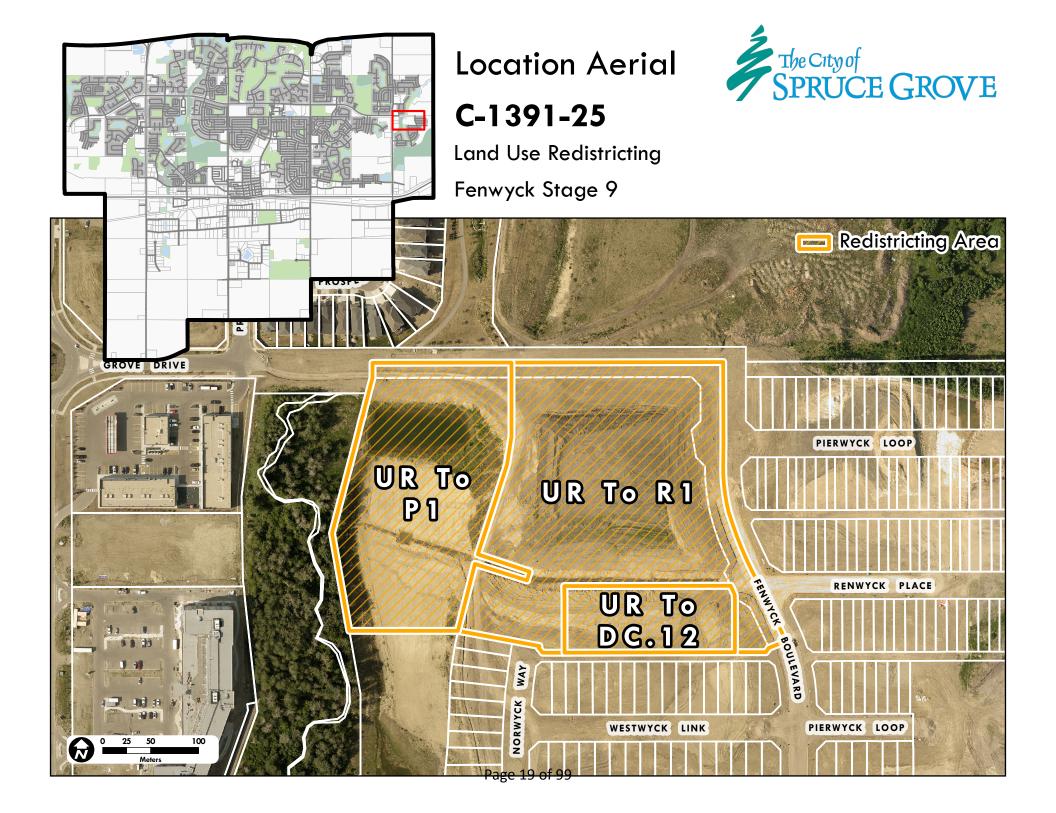
This amending bylaw shall be consolidated into Bylaw C-824-12.

This bylaw shall come into force and effect when it receives third reading and is

2.

3.

duly signed.





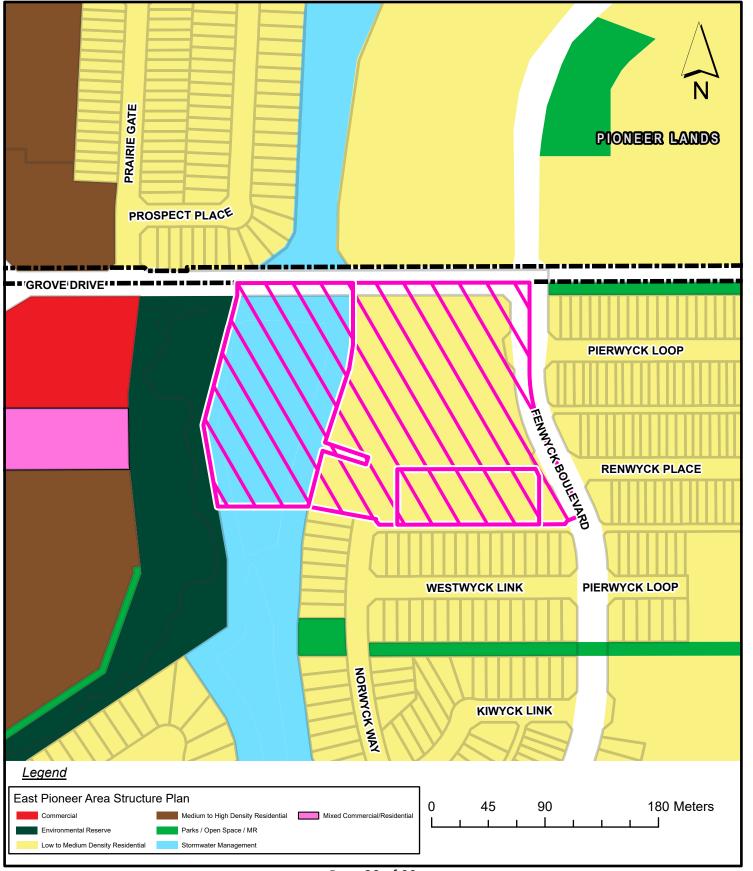
ASP Overview

Site of Proposed Redistricting

C-1391-25

Fenwyck Stage 9





NOTICE OF PUBLIC HEARING

BYLAW C-1391-25 - LAND USE BYLAW AMENDMENT - REDISTRICTING - FENWYCK STAGE 9

It is City Council's intention to hold a Public Hearing as part of their consideration of Bylaw C-1391-25, a proposed Land Use Bylaw amendment to redistrict approximately 4.8 ha of part of Lot 1, Block A, Plan 172 3519 from UR - Urban Reserve District to R1- Mixed Low to Medium Density Residential District, DC.12 - Fenwyck Semi-detached Direct Control District, and P1 - Parks and Recreation. The proposed redistricting will enable the development of Fenwyck Stage 9.

REPRESENTATION

If you or someone you represent is affected by the proposed bylaw, you may address Council at the public hearing by attending the meeting in-person or by participating virtually. The Public Hearing is to be held:

Monday, May 12, 2025 at 6:00 p.m.

In-Person: Those wishing to address Council in person may attend:

Council Chambers, City Hall 315 Jespersen Avenue

Virtual: The Public Hearing may be viewed online at: www.sprucegrove.org/LiveCouncil

Persons who wish to attend virtually can either verbally speak or submit a question or statement to Council by email until the Public Hearing is closed. To arrange to verbally speak virtually you must pre-register with the City Clerk by Monday, May 12, 2025, at 12 p.m. by email cityclerk@sprucegrove.org or by calling 780-962-7615. Persons who wish to address Council in-person are not required to register to speak. Speakers will be limited to 5 minutes and permitted to speak only once.

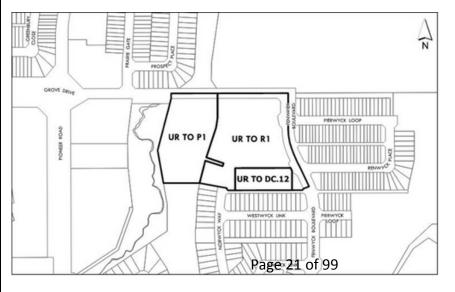
To provide an emailed question or statement to be read out during the hearing you may email it to <u>cityclerk@sprucegrove.org</u> until the Public Hearing is closed. Only one email per person is permitted.

Written submissions will be received by the City Clerk by mail at City Hall, 315 Jespersen Avenue, Spruce Grove, AB, T7X 3E8, or by email to cityclerk@sprucegrove.org, until noon on Wednesday, May 7, 2025. These must be signed, dated, and contain your civic address. Written submissions received by this date/time will be included as part of the council meeting agenda package.

Copies of the proposed bylaw amendment(s) are available upon request from the Planning and Development Department by calling or emailing the case planner as noted below.

OUESTIONS?

Please call or email Jaymeson Denboer, Development Planner II, at 780-962-7634 ext.212 or jdenboer@sprucegrove.org.





Bylaw C-1391-25 Land Use Bylaw Amendment Fenwyck Stage 9

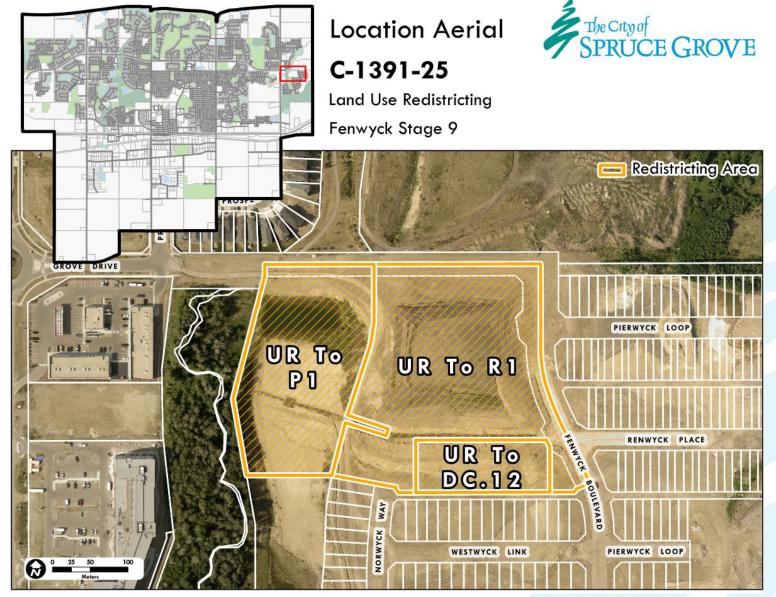
City of Spruce Grove Public Hearing May 12, 2025



Location

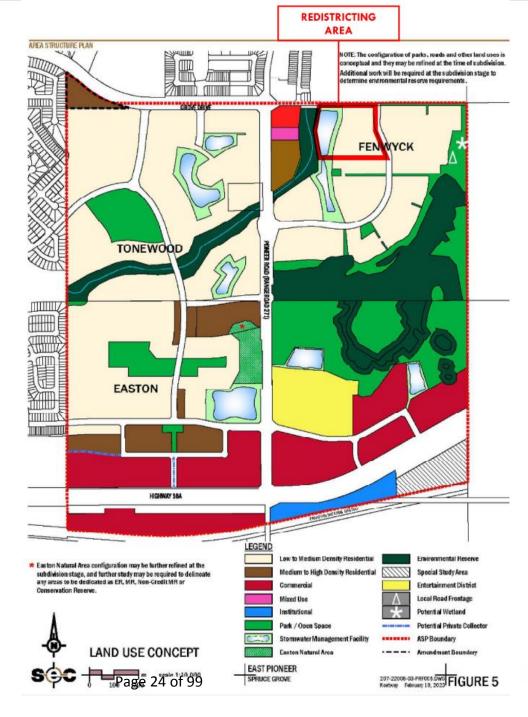
Fenwyck Stage 9

- Intended Land Use:
 - Low to Medium Density Residential
 - Park / Open Space



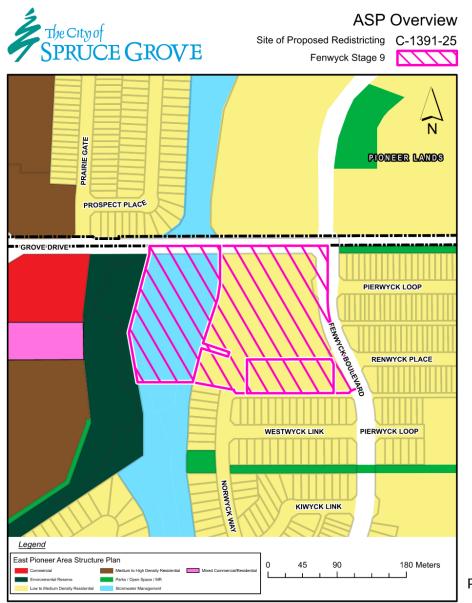


East Pioneer Area Structure Plan





East Pioneer Area Structure Plan

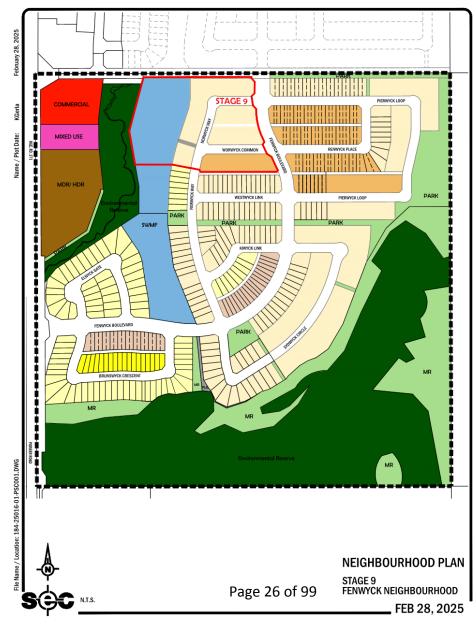


Land Use Concept

- Low to Medium Density Residential
- Stormwater Management

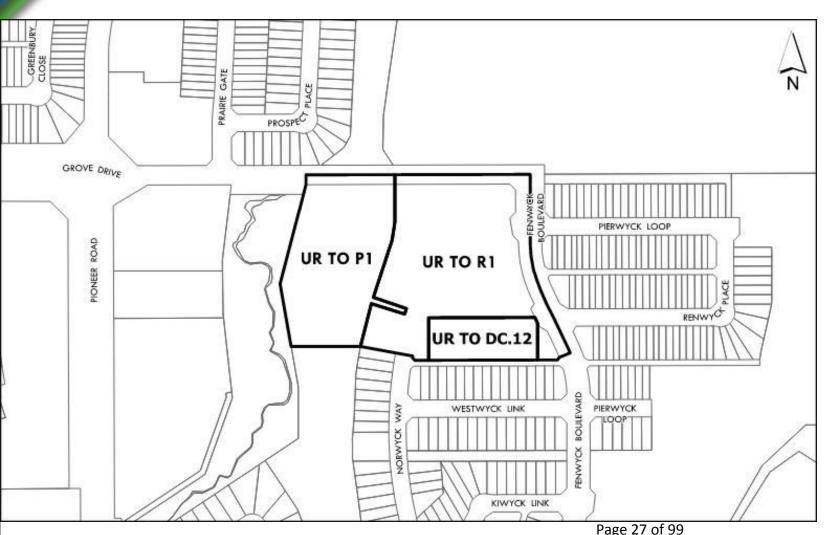


Neighbourhood Concept Map





Proposed Amendment



Legal Description:

Lot 1, Block A, Plan 172 3519

Amendment Area: 4.81 ha

Proposed Amendment

From: UR – Urban Reserve

<u>To:</u>

R1 – Mixed Low to Medium Density Residential District (1.5 ha)

DC.12 – Fenwyck Semi-detached Direct Control District

P1 – Parks and Recreation District (0.1 ha)



Questions and Comments





REQUEST FOR DECISION

MEETING DATE: May 12, 2025

TITLE: C-1393-25 - Land Use Bylaw Amendment - Redistricting - Deer

Park Stage 7 - Public Hearing and Second Reading

DIVISION: Sustainable Growth and Development Services

SUMMARY:

Bylaw C-1393-25, a proposed Land Use Bylaw amendment for redistricting approximately 3.1 ha of land from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District and P1 - Parks and Recreation District is being brought forward for consideration by Council. The proposed redistricting is consistent with the North Central Area Structure Plan and will enable the development of Stage 7 in the Deer Park Neighbourhood.

PROPOSED MOTION:

THAT second reading be given to C-1393-25 - Land Use Bylaw Amendment - Redistricting - Deer Park Stage 7.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 3.1 ha of Lot 3, Block 1, Plan 142 2642 in the Deer Park neighbourhood. A 2.6 ha area is proposed to be redistricted from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District, and a 0.5 ha area from UR - Urban Reserve to P1 - Parks and Recreation District.

The associated subdivision is creating road right of way for Dalton Link and Deer Park Drive. Development of Deer Park Stage 7 will connect the proposed R1 area to existing Deer Park Drive and to the signalized intersection at Dalton Link / Jennifer Heil Way.

A direct control district for the Mixed Use Node for the lands south of the R1 amendment area, east of Jennifer Heil Way, and north of Dalton Link is currently being drafted.

North Central Area Structure Plan

The amendment area is within Bylaw C-477-03 - North Central Area Structure Plan, and the proposed redistricting is in general compliance with the policies and Land Use Concept that identify the area for "Mixed Low to Medium Density Residential" and "Park / Open Space".

Land Use Bylaw

The subject land is currently districted UR - Urban Reserve, and redistricting is required for subdivision and development to occur. The proposed districting will provide for development as follows:

- R1 Mixed Low to Medium Density Residential District area will be used to accommodate approximately 46 single detached residential lots.
- P1 Parks and Recreation District area will be used to accommodate future multi-use trail and noise attenuation.

Development Agreement

Corporate Policy 7,005, requires a signed development agreement prior to consideration of third reading.

OPTIONS / ALTERNATIVES:

Bylaw C-1393-25 is being presented at a Public Hearing. Should Council feel they need further information to make a decision on this bylaw, they may choose to adjourn the public hearing for continuance at a later date. If Council chooses this option, second reading of the bylaw will be rescheduled.

This bylaw is also being brought forward for consideration of second reading. Upon closing of the Public Hearing and based on information provided at the Public Hearing, discussion, and consideration of changes to the bylaw may be made. Alternatively, Council may defeat the motion for second reading and choose to defeat the bylaw.

CONSULTATION / ENGAGEMENT:

This application was circulated to relevant City departments for their comments.

A statutory Public Hearing, advertised per the requirements of the *Municipal Government Act*, will be held prior to consideration of second reading. Advertising of the Public Hearing was placed in the Spruce Grove Examiner on May 2, 2025, and uploaded to the City website on April 28, 2025, as per the Advertising Bylaw thereby satisfying the requirements of the *Municipal*

Government Act. Additionally, a notice was mailed directly to landowners within 30m of the subject lands.

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use Bylaw map will be updated for Bylaw C-1393-25 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of Stage 7 in the Deer Park neighbourhood.

FINANCIAL IMPLICATIONS:

THE CITY OF SPRUCE GROVE

BYLAW C-1393-25

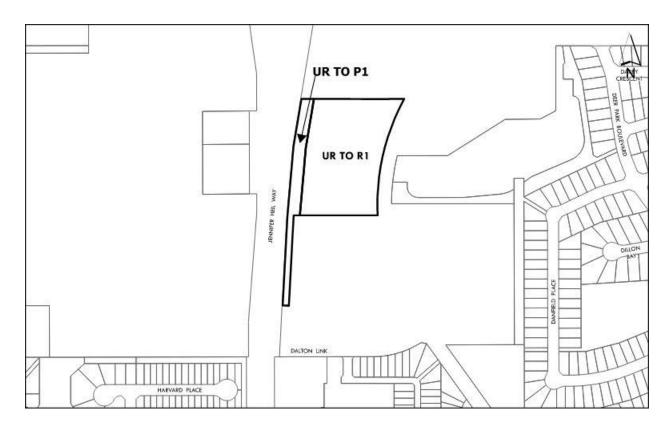
LAND USE BYLAW AMENDMENT - DEER PARK STAGE 7

WHEREAS, pursuant to the *Municipal Government Act,* RSA 2000 cM-26, a municipality shall pass a land use bylaw and may amend the land use bylaw;

AND WHEREAS, the City of Spruce Grove wishes to amend Bylaw C-824-12, the Land Use Bylaw;

NOW THEREFORE, the Council for the City of Spruce Grove, duly assembled, hereby enacts as follows:

- 1. Bylaw C-824-12, Schedule A: City of Spruce Grove Land Use Bylaw Map, is amended as follows:
 - 1.1 To redistrict a portion of the Lot 3, Block 1, Plan 142 2642 from UR Urban Reserve District to R1 Mixed Low to Medium Density Residential District, and P1 Parks and Recreation District, as shown on the map below:



First Reading Carried	22 April 2025
Public Hearing Held	Click here to enter a date.
Second Reading Carried	Click here to enter a date.
Third Reading Carried	Click here to enter a date.
Date Signed	Click here to enter a date.
	
	Mayor
	City Clerk

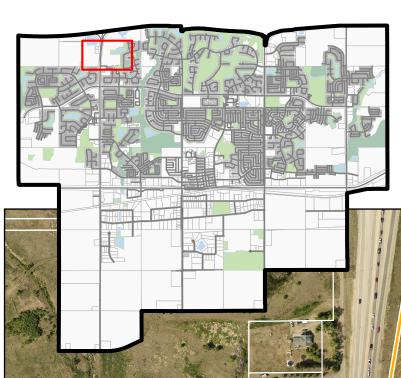
This amending bylaw shall be consolidated into Bylaw C-824-12.

This bylaw shall come into force and effect when it receives third reading and is

2.

3.

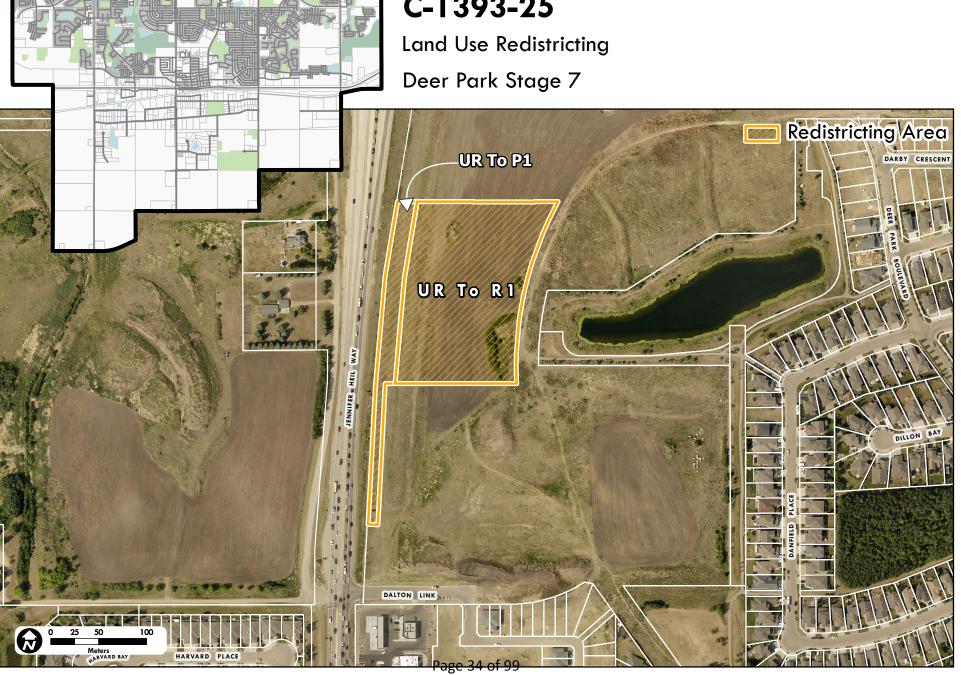
duly signed.



Location Aerial

C-1393-25







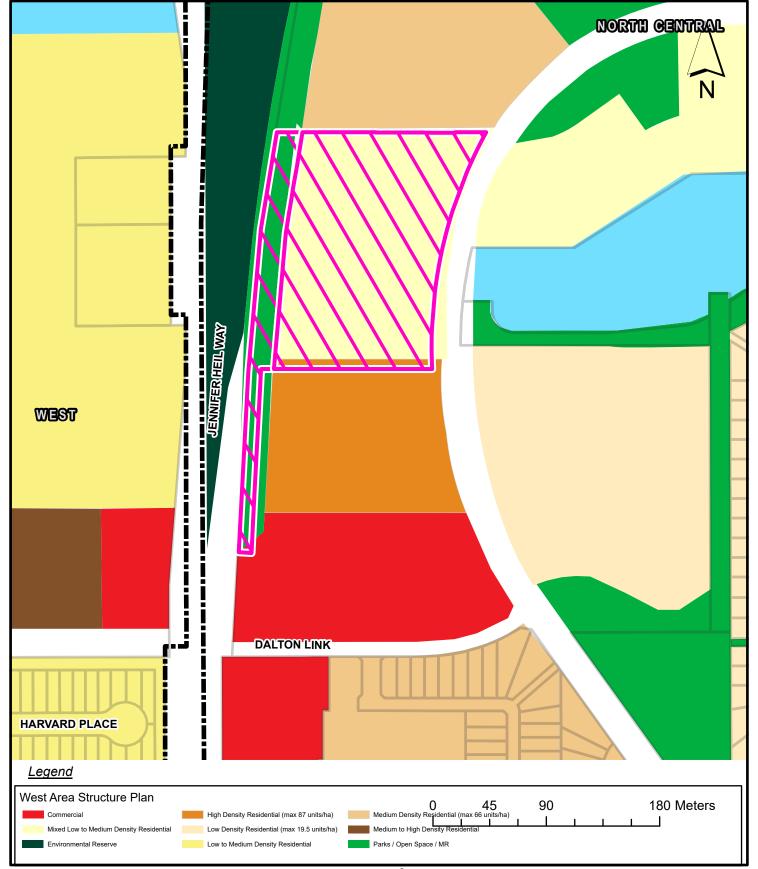


Site of Proposed Redistricting

C-1393-25

Deer Park Stage 7





NOTICE OF PUBLIC HEARING

BYLAW C-1393-25 - LAND USE BYLAW AMENDMENT - REDISTRICTING - DEER PARK STAGE 7

It is City Council's intention to hold a public hearing as part of their consideration of Bylaw C-1393-25 – Land Use Bylaw Amendment – Redistricting – Deer Park Stage 7. The proposed bylaw will redistrict approximately 3.1 ha of Lot 3, Block 1, Plan 142 2642 in the Deer Park neighbourhood. This subject area is currently districted UR – Urban Reserve and is being redistricted to R1 – Mixed Low to Medium Density Residential District and P1 – Parks and Recreation District.

REPRESENTATION

If you or someone you represent is affected by the proposed bylaw, you may address Council at the public hearing by attending the meeting in-person or by participating virtually. The Public Hearing is to be held:

Monday, May 12, 2025 at 6:00 p.m.

In-Person: Those wishing to address Council in person may attend:

Council Chambers, City Hall 315 Jespersen Avenue

Virtual: The Public Hearing may be viewed online at: www.sprucegrove.org/LiveCouncil

Persons who wish to attend virtually can either verbally speak or submit a question or statement to Council by email until the Public Hearing is closed. To arrange to verbally speak virtually you must pre-register with the City Clerk by Monday, May 12, 2025, at 12 p.m. by email cityclerk@sprucegrove.org or by calling 780-962-7615. Persons who wish to address Council in-person are not required to register to speak. Speakers will be limited to 5 minutes and permitted to speak only once.

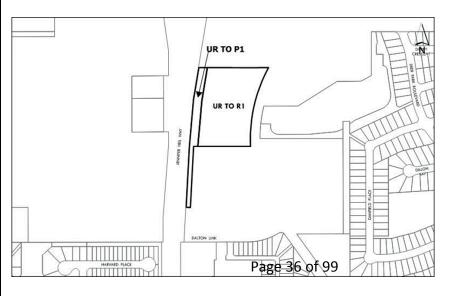
To provide an emailed question or statement to be read out during the hearing you may email it to cityclerk@sprucegrove.org until the Public Hearing is closed. Only one email per person is permitted.

Written submissions will be received by the City Clerk by mail at City Hall, 315 Jespersen Avenue, Spruce Grove, AB, T7X 3E8, or by email to cityclerk@sprucegrove.org, until noon on Wednesday, May 7, 2025. These must be signed, dated, and contain your civic address. Written submissions received by this date/time will be included as part of the council meeting agenda package.

Copies of the proposed bylaw amendment(s) are available upon request from the Planning and Development Department by calling or emailing the case planner as noted below.

QUESTIONS?

Please call or email David Towle, Senior Planner, at 780-962-7601 or dtowle@sprucegrove.org.





Bylaw C-1393-25 Land Use Bylaw Amendment Deer Park Stage 7

City of Spruce Grove Public Hearing May 12, 2025



Location



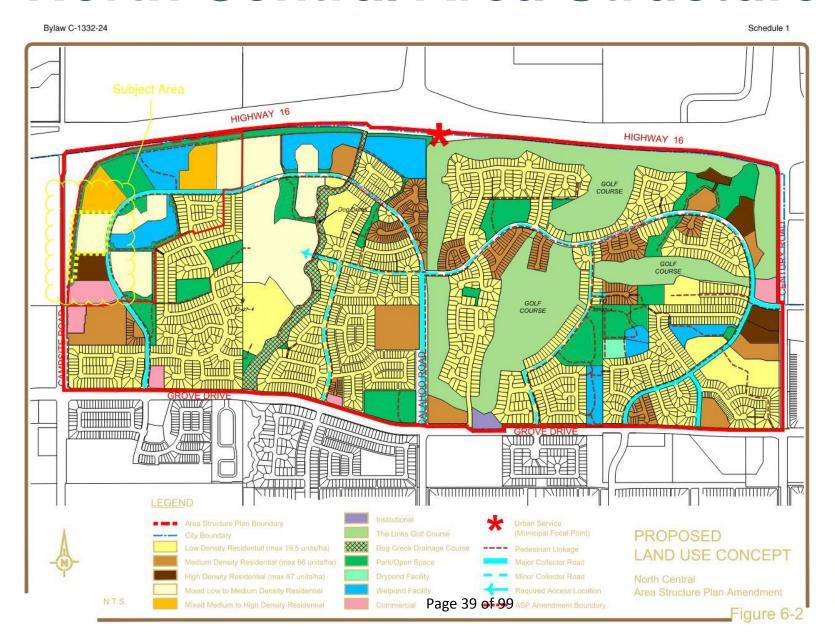


Deer Park Stage 7

- **Intended Land Use:**
 - Low to Medium **Density Residential**
 - Park / Public Utility Lot

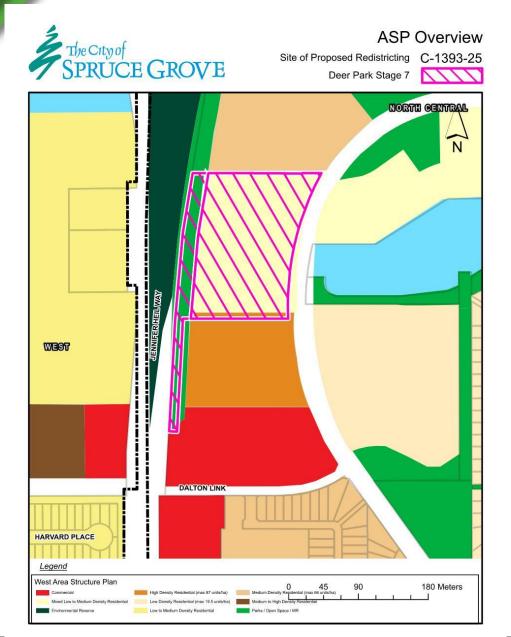


North Central Area Structure Plan





North Central Area Structure Plan

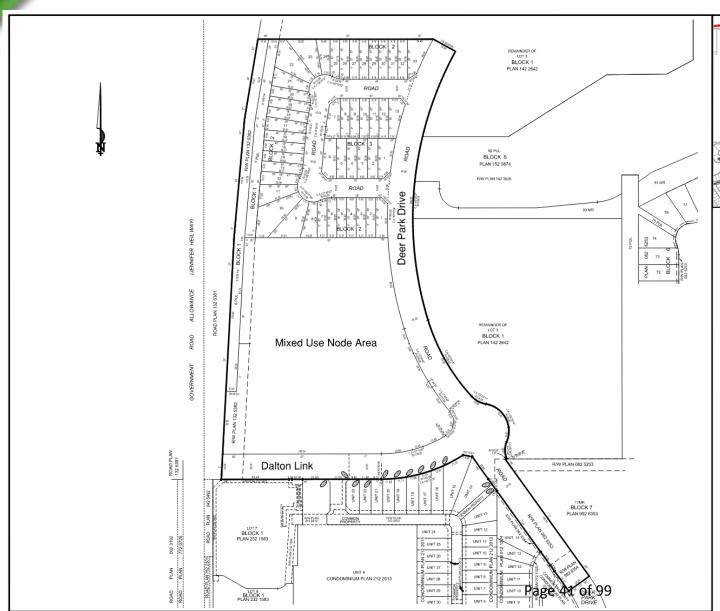


> Land Use Concept

- Mixed Low to Medium Density Residential
- Park / Open Space



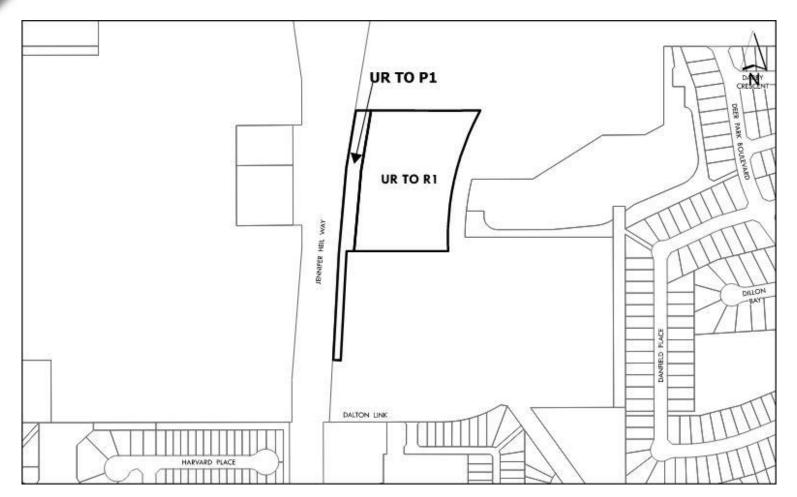
Deer Park Stage 7 Road Dedication







Proposed Amendment



Legal Description:

Lot 3, Block 1, Plan 142 2642

Amendment Area: 3.1 ha

Proposed Amendment

From: UR - Urban Reserve

<u>To</u>:

R1 – Mixed Low to Medium Density Residential District (2.6 ha)

P1 – Parks and Recreation District (0.5 ha)



Questions and Comments





REQUEST FOR DECISION

MEETING DATE: May 12, 2025

TITLE: C-1341-24 - Land Use Bylaw Amendment - Redistricting -

McLaughlin Stage 9 - Third Reading

DIVISION: Sustainable Growth and Development Services

SUMMARY:

Bylaw C-1341-24, a proposed Land Use Bylaw amendment for redistricting approximately 2.03 hectares of land from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District and P2 - Natural Areas District, is being brought forward for consideration by Council. The proposed redistricting is consistent with the Heritage Estates Area Structure Plan and will enable the development of Stage 9 in the McLaughlin neighbourhood.

PROPOSED MOTION:

THAT third reading be given to C-1341-24 - Land Use Bylaw Amendment - Redistricting - McLaughlin Stage 9.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 2.03 hectares of NW ¼ Section 4; Township 53; Range 27; W4M. The subject area is located along Meadowgrove Lane in the McLaughlin neighbourhood. The area is currently districted UR - Urban Reserve District and is proposed to be redistricted to R1 - Mixed Low to Medium Density Residential District (1.59 hectares) and P2 - Natural Areas District (0.44 hectares). The proposed redistricting will enable subdivision and development of approximately 30 single family residential lots and 1 Environmental Reserve lot.

Municipal Development Plan

Bylaw C-1338-24 - The Shape of Our Community: Municipal Development Plan (MDP) is the City's primary statutory plan. The proposed redistricting is consistent with the policies of the

MDP and with Map 6 Future Land Use Concept that identifies the subject site for Residential Neighbourhoods and Open Space and Natural Areas.

Heritage Estates Area Structure Plan

The amendment area is within the Heritage Estates Area Structure Plan (Bylaw C-812-12), and the proposed redistricting is consistent with its policies and Development Concept that identify it for "Low to Medium Density Residential" and "Dog Creek Natural Area" land use. The subject area is located along a cul-de-sac on Meadowgrove Lane and will provide low density residential options in the form of single-family residential lots.

Land Use Bylaw

The subject land is currently districted UR - Urban Reserve District, and redistricting of the land is required for subdivision and development to occur. The proposed R1 - Mixed Low to Medium Density Residential District accommodates a range of low to medium density dwellings including single-family residential. The proposed P2 - Natural Areas District restricts development in natural areas.

Development Agreement

As per Corporate Policy 7,005, a completed and signed development agreement is required prior to consideration of third reading. A signed development agreement has been executed.

OPTIONS / ALTERNATIVES:

Council may direct Administration to make amendments to the proposed bylaw or defeat the motion for third reading and choose to defeat this bylaw.

CONSULTATION / ENGAGEMENT:

This application was circulated to relevant City departments for their comments and has received no objections. Additionally, a notice was mailed directly to landowners within 30m of the subject lands and published on the City's website. A statutory Public Hearing, advertised per the requirements of the *Municipal Government Act*, was held prior to consideration of second reading on August 26, 2024.

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use map will be updated per Bylaw C-1341-24 and be published on the City's website.

IMPACTS:

Approvals will enable the development of Stage 9 in the McLaughlin neighbourhood.

FINANCIAL IMPLICATIONS:

n/a

THE CITY OF SPRUCE GROVE

BYLAW C-1341-24

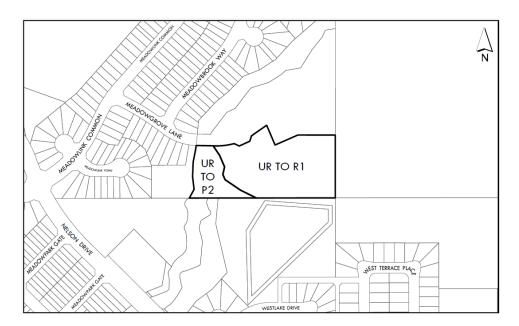
LAND USE BYLAW AMENDMENT - MCLAUGHLIN STAGE 9

WHEREAS, pursuant to the *Municipal Government Act,* RSA 2000 cM-26, a municipality shall pass a land use bylaw and may amend the land use bylaw;

AND WHEREAS, the City of Spruce Grove wishes to amend Bylaw C-824-12, the Land Use Bylaw;

NOW THEREFORE, the Council for the City of Spruce Grove, duly assembled, hereby enacts as follows:

- 1. Bylaw C-824-12, Schedule A: City of Spruce Grove Land Use Bylaw Map, is amended as follows:
 - 1.1 To redistrict a portion of NW ¼ Section 4 Township 53 Range 27 W4M from UR Urban Reserve District to R1 Mixed Low to Medium Density Residential District and P2 Natural Areas District as shown on the map below:



2. This amending bylaw shall be consolidated into Bylaw C-824-12.

First Reading Carried	8 July 2024	
Public Hearing	26 August 2024	
Second Reading Carried	26 August 2024	
Third Reading Carried	Click here to enter a date.	
Date Signed	Click here to enter a date.	
	Mayor	
		
	City Clerk	

This bylaw shall come into force and effect when it receives third reading and is

3.

duly signed.



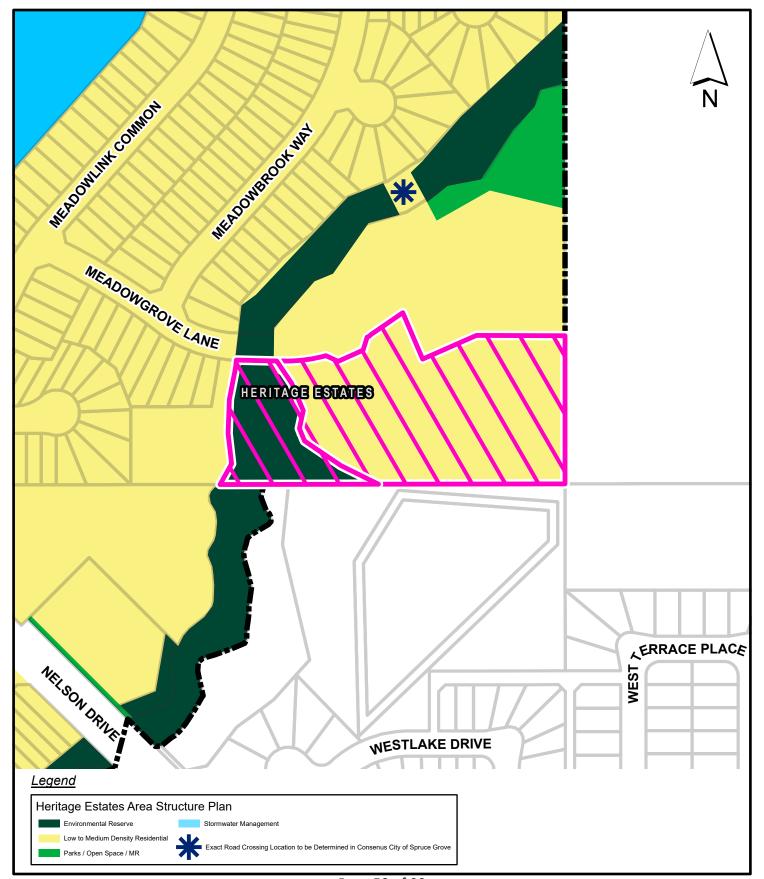


ASP Overview

Site of Proposed Redistricting

C-1341-24

McLaughlin Stage 9

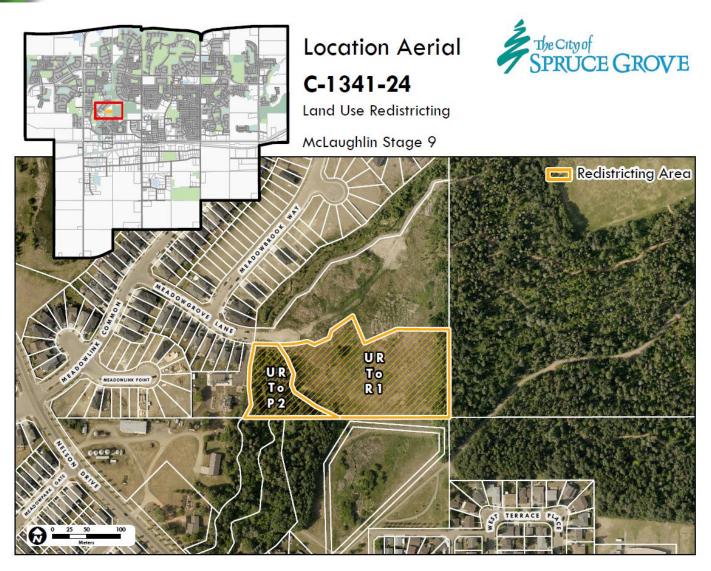


Bylaw C-1341-24 Land Use Bylaw Amendment McLaughlin Stage 9

City of Spruce Grove Third Reading May 12, 2025



Location



- McLaughlin Stage 9
 - Intended Land Use:
 - Residential
 - Natural Area



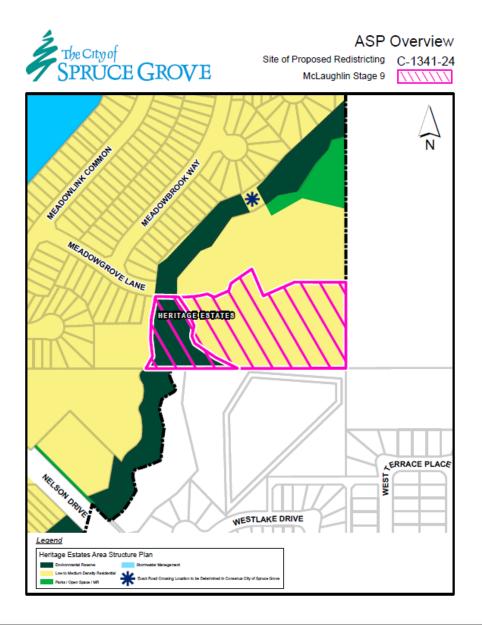
Heritage Estates Area Structure Plan



- McLaughlin Stage 9
 - Intended Land Use:
 - Residential
 - Dog Creek Natural Area



Heritage Estates Area Structure Plan

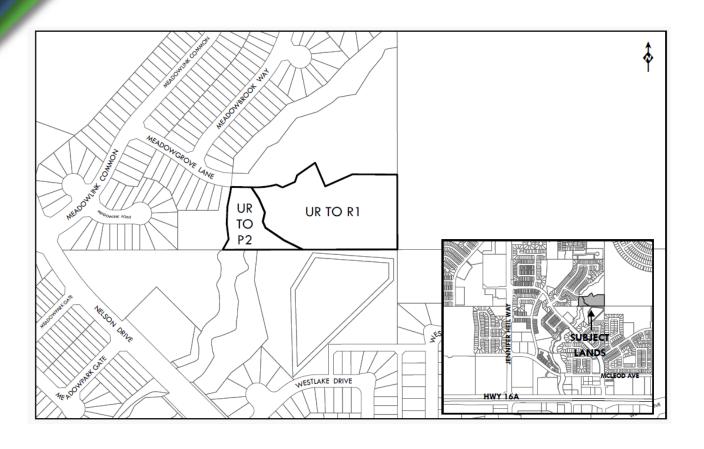


> Land Use Concept

- Mixed Low to Medium Density Residential
- Dog Creek Natural Area



Proposed Amendment



Legal Description:

Part of NW ¼ Section 4; Township 53; Range 27; W4M

Amendment Area: 2.03 ha

Proposed amendment

From: UR - Urban Reserve District

To: R1 - Mixed Low to Medium Density Residential District

P2 - Natural Areas District



Neighbourhood Plan





Questions and Comments





REQUEST FOR DECISION

MEETING DATE: May 12, 2025

TITLE: C-1367-24 - Land Use Bylaw Amendment - Redistricting - Easton

Stage 6 - Third Reading

DIVISION: Sustainable Growth and Development Services

SUMMARY:

Bylaw C-1367-24, a proposed Land Use Bylaw amendment for redistricting approximately 4.1 ha of land from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District, EPL - Easton Planned Lot District, and P1 - Parks and Recreation District, is being brought forward for consideration by Council. The proposed redistricting is consistent with the East Pioneer Area Structure Plan and will enable the development of Stage 6 in the Easton Neighbourhood.

PROPOSED MOTION:

THAT third reading be given to C-1367-24 - Land Use Bylaw Amendment - Redistricting - Easton Stage 6.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 4.1 ha of the SE 2-53-27-W4 in the Easton neighbourhood. A 2.71 ha area is proposed to be redistricted from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District, a 0.56 ha area from UR - Urban Reserve to EPL - Easton Planned Lot District, and 0.87 ha area from UR - Urban Reserve to P1 - Parks and Recreation District. The proposed redistricting will enable the subdivision and development of approximately 27 single detached lots, 15 zero lot line lots, 26 semi-detached lots, and one municipal reserve lot.

East Pioneer Area Structure Plan

The amendment area is within Bylaw C-843-13 - East Pioneer Area Structure Plan, and the proposed redistricting is in general compliance with the policies and Land Use Concept that

identify the area for "Low to Medium Density Residential" and "Park / Open Space". The park area is part of a centrally located park in the Easton neighbourhood.

Land Use Bylaw

The subject land is currently districted UR - Urban Reserve. The redistricting of the land is required for subdivision and development to occur. The proposed districting will provide for development as follows:

- R1 Mixed Low to Medium Density Residential District area will be used to accommodate approximately 27 single detached residential lots and 26 semi-detached lots
- EPL Easton Planned Lot District area will be used to accommodate approximately 15 zero lot line lots. The addition of this 0.38 ha EPL area (excluding roadway) will bring the projected neighbourhood percentage of zero lot line product to approximately 6.5 per cent of the qualifying residential lands (20 per cent is the maximum permitted)
- P1 Parks and Recreation District area is intended to provide for a portion of a centrally located park in the Easton neighbourhood.

Development Agreement

As per Corporate Policy 7,005, a completed and signed development agreement is required prior to consideration of third reading of a redistricting. The development agreement has been completed and the bylaw is ready for consideration of third reading.

OPTIONS / ALTERNATIVES:

Council may direct Administration to make amendments to the proposed bylaw or defeat the motion for third reading and choose to defeat this bylaw.

CONSULTATION / ENGAGEMENT:

This application was circulated to relevant City departments for their comments.

A statutory Public Hearing was held on March 10, 2025.

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use Bylaw map will be updated and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of Stage 6 in the Easton neighbourhood.

FINANCIAL IMPLICATIONS:

n/a

THE CITY OF SPRUCE GROVE

BYLAW C-1367-24

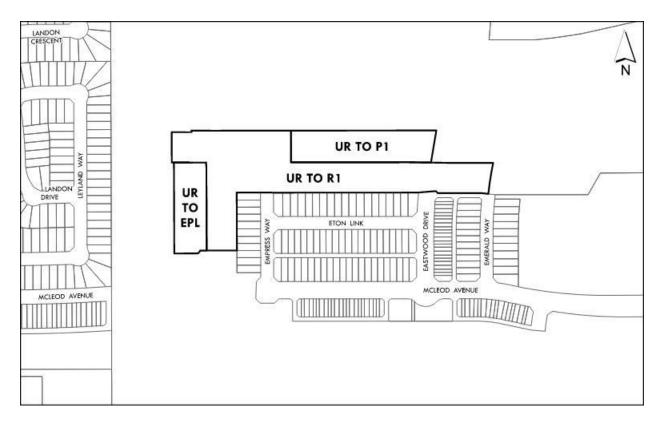
LAND USE BYLAW AMENDMENT – EASTON STAGE 6

WHEREAS, pursuant to the *Municipal Government Act,* RSA 2000 cM-26, a municipality shall pass a land use bylaw and may amend the land use bylaw;

AND WHEREAS, the City of Spruce Grove wishes to amend Bylaw C-824-12, the Land Use Bylaw;

NOW THEREFORE, the Council for the City of Spruce Grove, duly assembled, hereby enacts as follows:

- 1. Bylaw C-824-12, Schedule A: City of Spruce Grove Land Use Bylaw Map, is amended as follows:
 - 1.1 To redistrict a portion of the SE 2-53-27-W4 from UR Urban Reserve District to R1 Mixed Low to Medium Density Residential District, EPL Easton Planned Lot District, and P1 Parks and Recreation District, as shown on the map below:



First Reading Carried	13 January 2025	
Public Hearing Held	10 March 2025	
Second Reading Carried	10 March 2025	
Third Reading Carried	Click here to enter a date.	
Date Signed	Click here to enter a date.	
	Mayor	
	City Clerk	
	Oity Olerk	

This amending bylaw shall be consolidated into Bylaw C-824-12.

This bylaw shall come into force and effect when it receives third reading and is

2.

3.

duly signed.



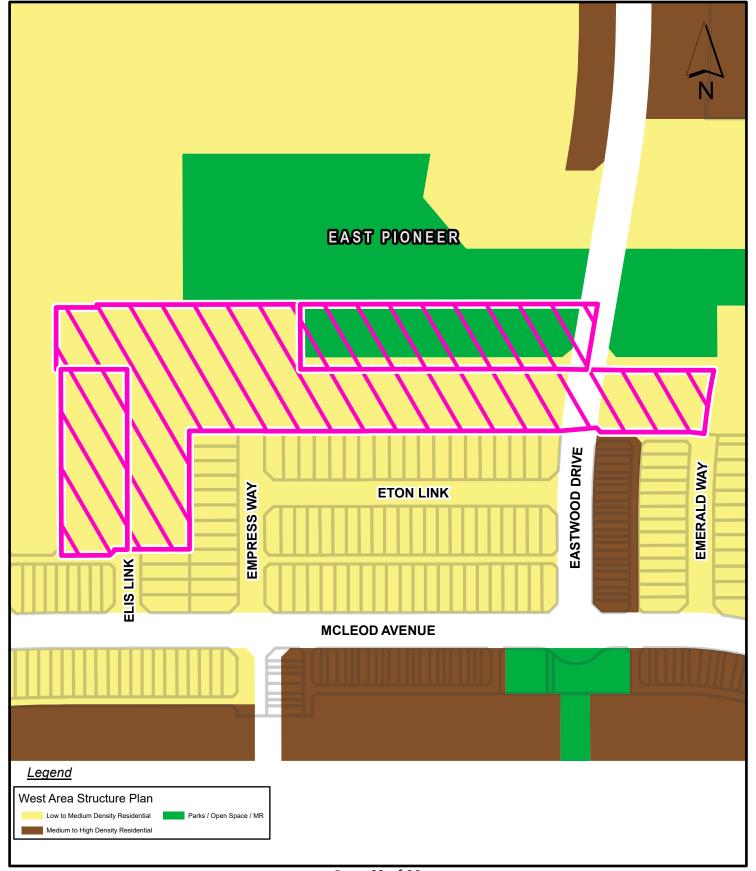
ASP Overview

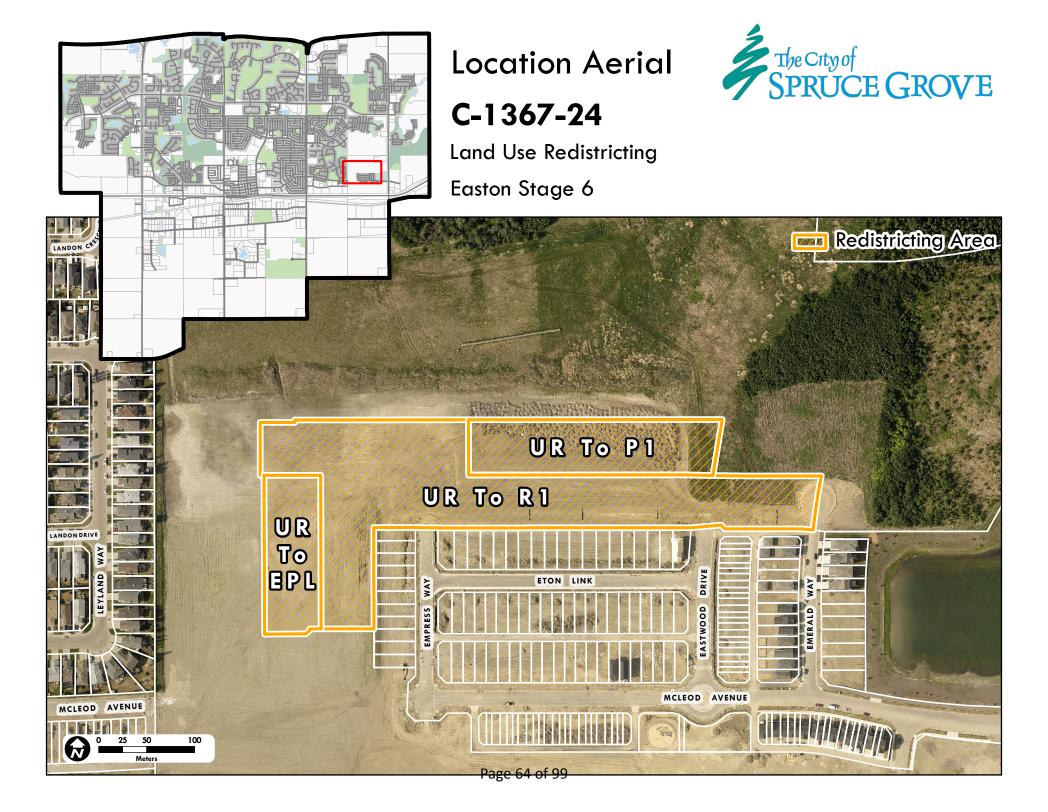
Site of Proposed Redistricting

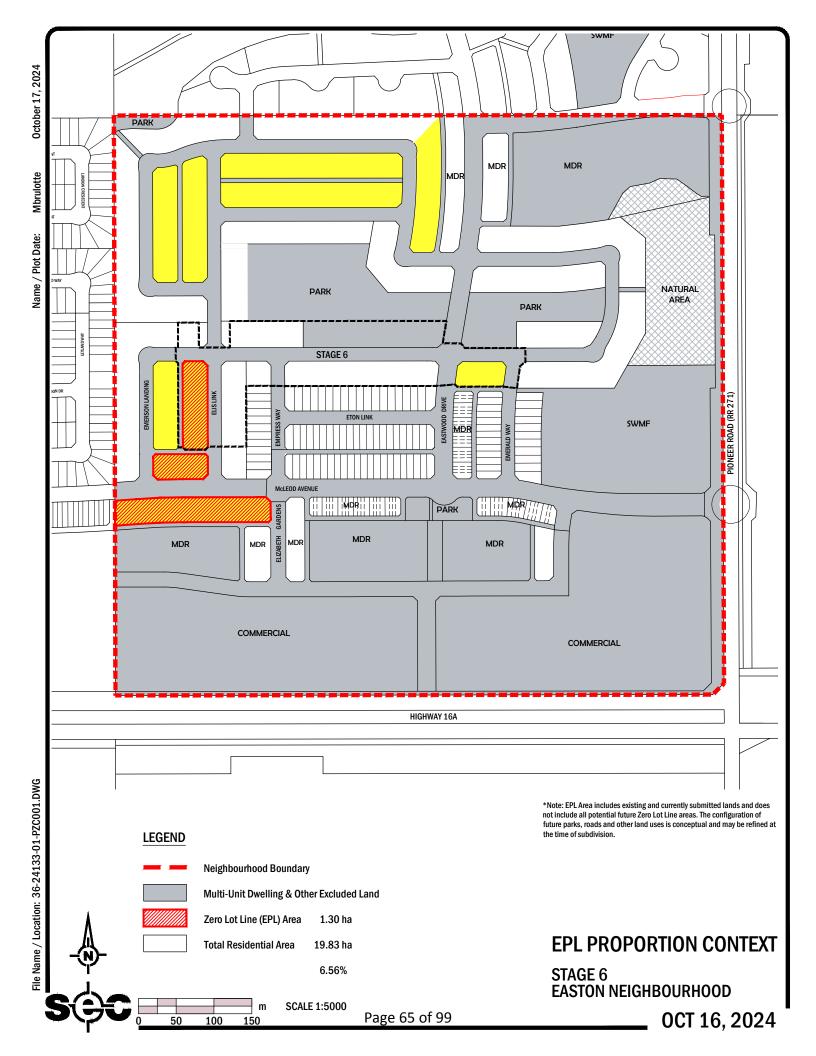
C-1367-24

Easton Stage 6







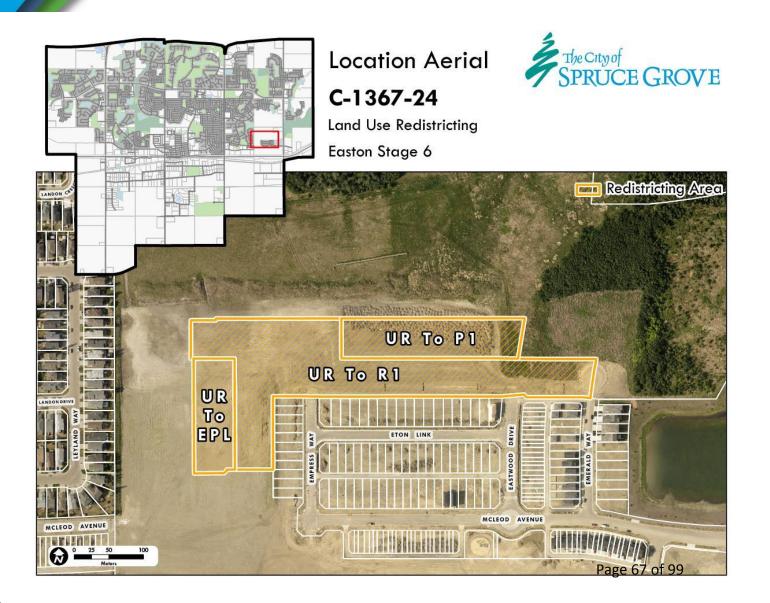


Bylaw C-1367-24 Land Use Bylaw Amendment **Easton Stage 6**

City of Spruce Grove Third Reading May 12, 2025



Location

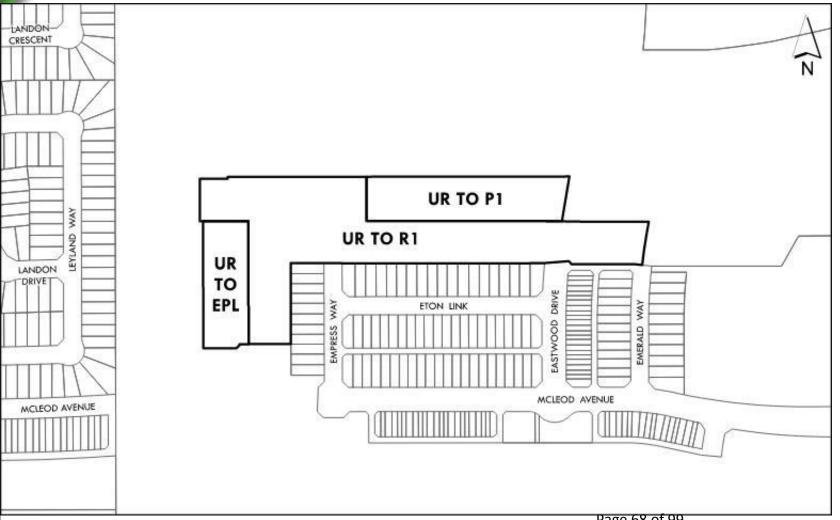


Easton Stage 6

- Intended Land Use:
 - Low to Medium Density Residential
 - Park



Proposed Amendment



Legal Description:

SE 2-53-27-W4

Amendment Area: 4.1 ha

Proposed Amendment

From: UR – Urban Reserve

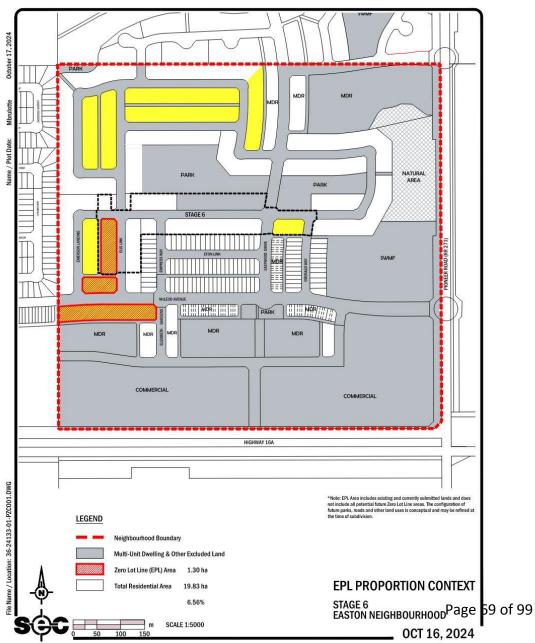
<u>To</u>:

R1 – Mixed Low to Medium Density Residential District (2.7 ha)

EPL – Easton Planned Lot District (0.6 ha)

P1 – Parks and Recreation District (0.9 ha)

Zero Lot Line Context Map - Easton



EPL Areas

Existing and Proposed: 1.3 ha

Total Residential: 19.8 ha

Percentage EPL: 6.56%



Questions and Comments





REQUEST FOR DECISION

MEETING DATE: May 12, 2025

TITLE: C-1402-25 - 2025 Property Tax and Supplementary Property Tax

Rate Bylaw - Third Reading

DIVISION: Corporate Services

SUMMARY:

Third Reading of C-1402-25 - 2025 Property Tax and Supplementary Property Tax Rate Bylaw is presented for consideration by Council. This bylaw sets the 2025 property tax rates.

PROPOSED MOTION:

THAT third reading be given to C-1402-25 - 2025 Property Tax and Supplementary Property Tax Rate Bylaw, as amended.

BACKGROUND / ANALYSIS:

First and second reading of C-1402-25 - 2025 Property Tax and Supplementary Property Tax Rate Bylaw was given on April 28, 2025.

Summary of Amendments

Amendments to C-1402-25 - 2025 Property Tax and Supplementary Property Tax Rate Bylaw since the second reading include:

- Updated Parkland County tax rates applicable to annexation area lands, to reflect their recently approved 2025 tax rates, from 4.4002 to 4.4605 for Residential / Farmland and from 8.9763 to 9.2772 for Non-Residential properties.
- Minor amendments to the taxable assessment and tax rates from the finalized assessment roll received from the assessor post first and second reading of the bylaw.

Municipal Tax Rate

The Municipal Government Act authorizes a municipality to pass an annual property tax bylaw that imposes a property tax sufficient to raise the necessary revenue to pay requisitions, expenditures, and transfers as set out in the approved budget.

The property tax bylaw sets out tax rates that must be imposed to raise the required property tax revenue.

The bylaw sets out the total of assessed property values by class and calculates the tax rates required to raise budgeted tax revenue in accordance with property tax policies. The amount of the tax revenue required is \$58,794,574 and is established in the 2025 - 2027 Corporate Plan (approved by Council on December 2, 2024) and adjusted by the \$350,664 of net increased property tax revenue resulting from higher than budgeted assessment growth as noted in the 2025 Spring Budget Adjustment (approved by Council on April 14, 2025).

The municipal property tax revenue split between residential and non-residential was 75 per cent residential and 25 per cent non-residential in 2024, and it remains the same for 2025.

The assessment complaint deadline was April 14, 2025.

Education Requisition

The 2025 Education requisition on behalf of the Government of Alberta is \$21,724,664 - an increase of \$2,657,664 or 13.94 per cent over 2024. This amount differs slightly from the bylaw due to an under levy from 2024.

This will result in an increase in the total property taxes payable by the tax payors in the City. Below is a breakdown of how residential and non-residential tax payors will be impacted by the change in the education requisition only.

Residential				
Avg. Assessed Value - \$408,824				
2025	2024	Annual Increase		
\$1,030.44	\$987.92	\$42.52		

Non-Residential				
Avg. Assessed Value - \$1,000,000				
2025	2024	Annual Increase		
\$3,844.80	\$3,544.80	\$300.00		

Administration will be including additional information for residents along with tax notices to inform them of the rate increases by the Government of Alberta.

Meridian Housing Foundation Requisition

The City of Spruce Grove, Town of Stony Plain, and Parkland County are required to collect taxes for seniors' lodges set by Meridian Housing Foundation. These funds are remitted to seniors' lodges. All taxpayers are required to pay these amounts whether or not they use the service.

The City of Spruce Grove 2025 tax levy for the Meridian Housing Foundation operating requisition is \$566,394 - an increase of \$23,781 or 4.38 per cent over 2024 requisition. This amount differs slightly from the operating requisition amount in the bylaw due to an over levy from 2024. The increase in the Meridian Housing Foundation operating requisition was approved by the Meridian Housing Foundation Board and is due to rising costs of inflation, increased consulting fees, building condition analysis reporting, and additional staff to meet the workload demands as the Meridian Housing Foundation continues to grow.

The City of Spruce Grove 2025 tax levy for the Meridian Housing Foundation capital requisition is \$207,163 - a decrease of \$22,837 or 9.93 per cent over 2024 requisition. This decrease is due to the difference between the estimated debt servicing cost used to determine the 2024 requisition versus the actual debt servicing cost provided once the actual debt was determined. The late draw of debt resulted in the 2024 requisition being over collected and is being trued up over the remaining period of debt.

Annexed Lands

Lands annexed in 2021 from Parkland County must be taxed at the lower of Parkland County's municipal tax rate or the City of Spruce Grove's municipal tax rate until 2051 or until a portion becomes a new registered parcel of land as set out in the 2020 Lieutenant Governor in Council's Annexation Order.

Supplementary Tax

For properties partially complete or under construction on December 31, 2024, taxpayers will receive a supplementary tax assessment based on the difference between their annual assessment and the assessed value of the property at completion. Supplementary assessments are based on market value as of July 1, 2024, and are sent out in May for new construction completed by April 30, 2025, and October for new construction completed by September 30, 2025. The supplementary taxation estimated at \$164,600 will be levied at the rates that are listed in the bylaw.

Property Tax Policy

The City does not tax overall market value appreciation or depreciation; however, individual market value changes relative to the overall average market value change will be different for each property with different impacts to their tax levies. On average, for the twelve months ending June 30, 2024, non-residential properties experienced an increase in market value of 3.89 per cent, multi-family increased by 11.50 per cent, and residential increased 4.75 per cent.

The 2025 bylaw maintains a multi-family dwelling rate split of 1.4 times the residential rate and an updated non-residential / residential rate split of 1.6340 as per CP-1042-22 - Property Tax Distribution Policy. The split rates used in the 2024 property tax rate bylaw were 1.4 and 1.5760, respectively.

Taxable Assessment Growth

Taxable assessment on new development was \$283,824,500 comprised of \$248,298,500 in residential, \$11,067,000 in multi-family, and \$24,459,000 in non-residential assessment.

Overall, the city's residential to non-residential assessment split is projected to be 82.9 per cent and 17.1 per cent respectively.

Prior Year Tax Rate Comparison

The chart below reflects the proposed 2025 tax rates in comparison to 2024 tax rates depicting the year over year change. Note that tax rates are impacted by changes in assessment values, market conditions and budgeted revenue requirements and therefore may go up or down year over year despite an increase in budgeted revenue requirement.

		2025	2024	YOY
				Change
Mun	nicipal			
	Residential	6.5781	6.6398	-0.93%
	Multi Family	9.2093	9.2957	-0.93%
	Non-Residential	10.7486	10.4643	2.72%
Educ	cation_			
	Residential	2.5205	2.4165	4.30%
	Non-Residential	3.8448	3.5448	8.46%
Mer	idian Housin <u>g</u>			
	Operating Requisition	0.0712	0.0742	-4.04%
	Capital Requisition	0.0262	0.0315	-16.83%

The city posts prior year tax rates online on the city's website at https://www.sprucegrove.org/government/property-tax-rates/

OPTIONS / ALTERNATIVES:

CONSULTATION / ENGAGEMENT:

Assessment property notices were mailed on February 3, 2025. The Assessment Open House was held virtually over the assessment complaint period. Assessors and Finance staff were available by phone or by virtual meeting to discuss current assessments, comparable assessments, and related concerns.

IMPLEMENTATION / COMMUNICATION:

The City advertises the tax notice mailing through the Spruce Grove Examiner, City website, social media, and reader boards. Tax notices must be mailed no later than May 23, and payment is due on June 30 (excluding those on a pre-authorized payment plan).

All tax notices will be accompanied by a tax information sheet which outlines information on annual taxes, education and Meridian Housing Foundation requisitions, and how tax dollars are spent. This notice will include detailed information on the impact of the education tax increase imposed by Government of Alberta.

Below are the strategies and tactics that the City will uses for advertisement purposes:

COMMUNICATIONS STRATEGIES

- Website tools
- Social media campaign
- Electronic communications
- Print materials
- Internal communications

COMMUNICATIONS TACTIC	TIMING
Website updates	May 13, once municipal property tax levy is approved by Council
Social media	May 13 - June 30
Property tax notice insert	May
Newspaper / CityPage	Throughout May and June
CityPulse e-newsletter	Throughout May and June
Digital billboards and reader boards	May 19 - June 30
Staff Intranet	May 13

IMPACTS:

C-1402-25 - 2025 Property Tax and Supplementary Property Tax Rate Bylaw will establish the property taxes for 2025.

FINANCIAL IMPLICATIONS:

The 2025 municipal tax requirement is \$58,794,574 comprised of annual tax revenue of \$58,579,531, estimated annexed lands revenue of \$50,443, and estimated supplementary tax revenue of \$164,600.

THE CITY OF SPRUCE GROVE

BYLAW C-1402-25

2025 PROPERTY TAX AND SUPPLEMENTARY PROPERTY TAX RATE BYLAW

WHEREAS, pursuant to the *Municipal Government Act*, R.S.A. 2000, c M-26, as amended, a council shall pass a property tax bylaw annually to impose a tax in respect of property in the municipality to raise revenue to be used toward the payment of requisitions and expenditures and transfers set out in the approved budget of the municipality;

AND WHEREAS, the *Municipal Government Act* provides that if in any year a council passes a bylaw authorizing supplementary assessments to be prepared, the council shall, in the same year pass a bylaw authorizing a council to impose a supplementary tax in respect of that property and that the supplementary tax rates be the same as imposed in the property tax bylaw;

AND WHEREAS, Council passed Bylaw C-1113-20 - Supplementary Assessment Bylaw, to authorize supplementary assessments in order to levy property taxes on new Improvements;

AND WHEREAS, the estimated revenue to be raised by taxation is \$58,794,574; which is further broken down between the estimated revenue to be raised by supplementary taxation of \$164,600 and the estimated revenue to be raised by annual taxation of \$58,629,974;

AND WHEREAS, Council is authorized to sub-classify assessed property, and to establish different rates of taxation in respect to each sub-class of property, subject to the Act;

AND WHEREAS, the City annexed lands from Parkland County by Order in Council 381/2020 and the order stipulates that for taxation purposes in 2021 and subsequent years up to and including 2051, the annexed land and the assessable Improvements to it must be assessed and taxed by the City on the same basis as if they had remained in Parkland County;

AND WHEREAS, the Act authorizes the recovery of costs related to the provincial assessor's operations and further provides that the tax rate be set by the Minister;

NOW THEREFORE, the Council of the City duly assembled, hereby enacts as follows:

1. BYLAW TITLE

1.1 This bylaw is called "2025 Property Tax and Supplementary Property Tax Rate Bylaw".

2. <u>DEFINITIONS</u>

- 2.1 "Act" means the *Municipal Government Act,* R.S.A. 2000, c M-26, as amended.
- 2.2 "Assessment" means a value of property determined pursuant to Part 9, Division 4 of the Act and Matters Relating to Assessment and Taxation Regulation, 2018, 203/2017, as amended.
- 2.3 "City" means the municipal corporation of the City of Spruce Grove in the Province of Alberta.
- 2.4 "City Manager" means the administrative head of the City.
- 2.5 "Council" means the Council of the City of Spruce Grove elected pursuant to the *Local Authorities Election Act*, R.S.A. 2000, c L-21, as amended.
- 2.6 "Improvement" means:
 - (a) a structure;
 - (b) anything attached or secured to a structure that would be transferred without special mention by a transfer or sale of the structure;
 - (c) a designated manufactured home; and
 - (d) machinery and equipment.

3. **LEVY RATES OF TAXATION**

3.1 The City Manager is hereby authorized to levy the following rates of taxation on Assessment value of all property as shown on the Assessment roll of the City.

	Tax Levy	Assessment	Tax Rate (Mills)
General Municipal:			
Residential/Farmland	41,047,686	6,240,052,050	6.5781
Multi-Family	2,974,475	322,986,020	9.2093
Non-Residential	14,557,370	1,354,350,340	10.7486
Annexed Properties			
Residential/Farmland	27,424	6,148,240	4.4605
Non-Residential	23,019	2,481,280	9.2772
Total Municipal*	58,629,974	7,926,017,930	
Education Requisition:			
Alberta School Foundation Fund			
Residential/Farmland	14,661,881	5,817,052,509	2.5205
Non-Residential	4,264,049	1,109,043,140	3.8448
	18,925,930	6,926,095,649	
Opted-Out School Board			
Residential/Farmland	1,895,753	752,133,801	2.5205
Non-Residential	932,350	242,496,480	3.8448
	2,828,103	994,630,281	
Total Education	21,754,033	7,920,725,930	
Meridian Housing Foundation Requisition			
Operating Requisition	563,956	7,920,725,930	0.0712
Capital Contribution	207,523	7,920,725,930	0.0262
Total Meridian Housing Foundation Requisition	771,479	7,920,725,930	0.0974
Designated Industrial Property Requisition	4,169	59,467,390	0.0701

The above amounts include 2024 over/under levies.

^{*} The supplementary taxation, estimated at \$164,600, will be levied at the rates in this bylaw.

4. **SEVERABILITY**

4.1 Every provision of this bylaw is independent of all other provisions and if any provision is declared invalid by a Court, then the invalid provisions shall be severed and the remainder provisions shall remain valid and enforceable.

5. **EFFECTIVE DATE**

5.1 This bylaw shall come into force and effect when it receives third reading and is duly signed.

First Reading Carried	28 April 2025
Second Reading Carried	28 April 2025
Third Reading Carried	Click here to enter a date.
Date Signed	Click here to enter a date.
	Mayor
	City Clerk



REQUEST FOR DECISION

MEETING DATE: May 12, 2025

TITLE: Motion - Cost Analysis of Double Banners on McLeod Avenue

DIVISION: Strategic and Communication Services

SUMMARY:

A Notice of Motion was brought forward by Councillor Houston at the April 28, 2025 Regular Council Meeting. The motion has been placed on the agenda for consideration by Council.

PROPOSED MOTION:

THAT Administration be directed to complete a cost analysis on installation of double banners on the twelve centre median light poles on McLeod Avenue.

BACKGROUND / ANALYSIS:

A Notice of Motion was provided by Councillor Houston at the April 28, 2025 Regular Council Meeting. In accordance with C-1204-22 - Council Procedure Bylaw, once notice is given at a Regular Council Meeting, the motion will automatically appear on the agenda of the next Regular Council Meeting unless otherwise stated.

OPTIONS / ALTERNATIVES:

Council may support the motion, amend the motion, or not support the motion.

CONSULTATION / ENGAGEMENT:

IMPLEMENTATION / COMMUNICATION:

If Council approves the motion, the cost analysis will be brought forward to the May 26, 2025 Regular Council Meeting.

IMPACTS:

n/a

FINANCIAL IMPLICATIONS:



REQUEST FOR DECISION

MEETING DATE: May 12, 2025

TITLE: Cancellation of May 20, 2025 Governance and Priorities

Committee Meeting

DIVISION: Strategic and Communication Services

SUMMARY:

To obtain Council's approval for the cancellation of the May 20, 2025 Governance and Priorities Committee (GPC) meeting.

PROPOSED MOTION:

THAT the Governance and Priorities Committee meeting scheduled for Monday, May 20, 2025 be cancelled.

BACKGROUND / ANALYSIS:

A schedule of Regular Council and GPC meetings was passed by Council at its Organizational meeting.

Due to no items being scheduled for the May 20, 2025 GPC meeting, it is recommended to be cancelled.

As per the *Municipal Government Act* (MGA), a resolution cancelling a Committee meeting is technically not required, however for transparency it is recommended. The MGA does stipulate that at least twenty-four hours' notice of a change to the schedule for a Committee meeting be given.

OPTIONS / ALTERNATIVES: n/a
CONSULTATION / ENGAGEMENT: n/a
IMPLEMENTATION / COMMUNICATION: All avenues currently used to advertise the Council and GPC meetings will also be used to notify the public of the cancellation.
IMPACTS: n/a
FINANCIAL IMPLICATIONS: n/a



REQUEST FOR DECISION

MEETING DATE:	May 12, 2025
---------------	--------------

TITLE: Councillor Reports - May 12, 2025

DIVISION: Strategic and Communication Services

SUMMARY:

Mayor and Council are appointed to the Internal and External Boards and Committees during the annual Organizational Meeting. The written reports are provided for information.

PROPOSED MOTION:

A motion is not required.

BACKGROUND / ANALYSIS:

n/a

OPTIONS / ALTERNATIVES:

n/a

CONSULTATION / ENGAGEMENT:

n/a

IMPLEMENTATION / COMMUNICATION:

IMPACTS:

n/a

FINANCIAL IMPLICATIONS:



Councillor Reports Board and Committee Updates

Date: May 1, 2025

Council Members: Dave Oldham and Erin Stevenson

1. Youth Advisory Committee May 1, 2025

<u>Update</u>

The Youth Advisory Committee had a presentation on the Community Development Framework. Youth learned about the various levels of support that are provided to community members and groups for events and activities within the City. A great example given was about the upcoming Re-imagine Central Park and how the community and City worked together on this project.

The committee also heard from Recreation and Culture about the changes to the fees and charges framework. The youth participated in the same interactive activity around the benefits based continuum as Council did. They shared some great perspective and had the chance to contribute to the larger report.

The Youth Advisory Committee will participate in Spruce Up Spruce Grove

Finally, you can look for them and their booth at the Canada Day festivities!

Emerging Issues

None



REQUEST FOR DECISION

MEETING DATE: May 12, 2025

TITLE: Various Boards and Committees Meeting Minutes and Reports -

May 12, 2025

DIVISION: Strategic and Communication Services

SUMMARY:

Internal and external board and committee minutes and / or reports are provided to Council for information.

PROPOSED MOTION:

A motion is not required.

BACKGROUND / ANALYSIS:

n/a

OPTIONS / ALTERNATIVES:

n/a

CONSULTATION / ENGAGEMENT:

n/a

IMPLEMENTATION / COMMUNICATION:

IMPACTS:

n/a

FINANCIAL IMPLICATIONS:



Meridian Housing Foundation Board of Directors Regular Meeting Minutes

February 27, 2025 @ 9:00 am

Housing Foundation

PRESENT: Chair, Member at Large Randy Dubord

Vice Chair, Member at Large Yvan Boutin

Councillor Stuart Houston, City of Spruce Grove via Zoom

Councillor Melanie Loyns, Town of Stony Plain Councillor Rob Wiedeman, Parkland County

Member at Large Jopie Belder Member at Large Cheryl Budzinski

STAFF: Lori-Anne St. Arn

Lori-Anne St. Arnault, Executive Director

Doreen Engelhardt, Director of Finance

Stephanie Sabadaska, Director of Lodge Operations

Stuart Fehr, Director of Maintenance & Asset Management

Tera Innes, Recording Secretary

REGRETS:

Virginia Mayer, Director of Housing

GUESTS:

Auditor, Curtis Friesen of Metrix Group LLP – 2024 Audit Presentation

1. Call to Order

The Chair, Member at Large, Randy Dubord called the board meeting of February 27, 2025 to order at 9:07 am.

2. Addition to/ Adoption of Agenda

Vice Chair, Member at Large, Yvan Boutin proposed adding a closed session with the auditor following the audit presentation, and a closed session to the end of the meeting.

Resolution #001/2025:

Moved by Member at Large, Jopie Belder to adopt the February 27, 2025 agenda as amended.

Carried Unanimously

3. Minutes

Resolution #002/2025:

Moved by Member at Large, Cheryl Budzinski to approve the Meridian Housing Foundation December 5, 2024 organizational and regular board meeting minutes as presented.

Carried Unanimously

4. Special Orders

4.1 2024 Year End Audit Presentation

Auditor, Curtis Friesen of Metrix Group LLP presented the 2024 Year End Audited financial statements for Meridian Housing Foundation and Senior Self-Contained to the Board of Directors. Further notes detailed under Item 7.1.

Closed Session

Financial Matter

Resolution #003/2025:

Moved by Vice Chair, Member at Large Yvan Boutin that the Board moves into closed session with the auditor at 9:39 am.

Carried Unanimously

Councillor, Rob Wiedeman joined the meeting at 9:40 am.

Resolution #004/2025:

Moved by Vice Chair, Member at Large Yvan Boutin that the Board moves out of closed session at 9:45 am.

Carried Unanimously

Auditor, Curtis Friesen left the meeting at 9:45 am.

5. Information Reports

Resolution #005/2025:

Moved by Member at Large Jopie Belder to receive and file all report items as information.

Carried Unanimously

6. Unfinished Business and General Orders

6.1 Spruce Grove Lodge

Construction is progressing well with the second parkade slab to be poured soon and framing set to begin mid-March. The CMHC funding agreement is in the final legal review stage, and administration continues to provide requested documentation. A naming contest for the Spruce Grove Lodge will be launched in the coming months.



6.2 Spruce Grove Affordable Housing

Administration updated the Board of Directors on the Affordable Housing Partnership Program application and ongoing advocacy efforts for the project. The application outcome is expected in April.

6.3 Office Renovation

The office renovation contract was awarded to Crossfire Contracting Ltd. following a tender process, with work commencing on January 6, 2025. Renovations are expected to be completed by March 14, 2025.

6.4 Asset Transfer: Alberta Rose Manor

Following the December 2024 board meeting, administration engaged Reynolds Mirth Richards & Farmer LLP to conduct a legal review of the asset transfer agreements as part of due diligence. Minor revisions were identified and submitted to the province before the January 9, 2025, deadline. The revised agreements have since been received, and Meridian Housing Foundation (MHF) has a new deadline of March 31, 2025, to submit the signed agreements.

The Alberta Social Housing Corporation (ASHC) plans to transfer ownership of Alberta Rose Manor, a 20-unit seniors' self-contained bungalow complex in Stony Plain, to MHF. These asset transfers are designed to leverage financing opportunities for Housing Management Bodies by increasing equity and supporting potential portfolio expansion.

7. New Business

7.1 2024 Year End Audit

Resolution #006/2025:

Moved by Member at Large Cheryl Budzinski to approve the reserve transfer as per the internally Restricted Net Assets report as presented within the Meridian Housing Foundation financial statements.

Carried Unanimously

Resolution #007/2025:

Moved by Member at Large Jopie Belder to approve the Meridian Housing Foundation Financial Statements for the year ended December 31, 2024 as amended.

Carried Unanimously



Resolution #008/2025:

Moved by Councillor Rob Wiedeman to approve the Meridian Housing Foundation Self-Contained Units Financial Statements for the year ended December 31, 2024 as amended.

Carried Unanimously

7.2 Appointment of Auditor

Resolution #009/2025:

Moved by Councillor Rob Wiedeman to appoint Metrix Group LLP as the external auditor for Meridian Housing Foundation's 2025 year-end financials.

In Favor:

Chair, Member at Large Randy Dubord

Councillor Stuart Houston Councillor Rob Wiedeman Member at Large Jopie Belder Member at Large Cheryl Budzinski

Opposed:

Vice Chair, Member at Large Yvan Boutin

Councillor Melanie Loyns

Carried

7.3 Self-Contained Maximum Rents

Resolution #010/2025:

Moved by Member at Large Jopie Belder to approve an immediate reduction of the maximum basic rent cap for 2-bedroom senior self-contained units in Stony Plain, lowering it from \$1,160 to \$1,060.

Carried Unanimously

8. Closed Session

Strategic Discussion

Resolution #011/2025:

Moved by Vice Chair, Member at Large Yvan Boutin that the Board moves into closed session at 11:49 am.

Carried Unanimously

Councillor, Stuart Houston left the meeting at 11:49 am.



Resolution #012/2025:

Moved by Councillor Melanie Loyns that the Board moves out of closed session at 12:50 pm.

Carried Unanimously

9. Date, Time and Place of Next Meeting

Meridian Housing Foundation's next regular board meeting will be held on April 24, 2025 at 9:00 am at Meridian Housing Foundation's Administration Office.

10. Adjournment

The Chair, Member at Large Randy Dubord, declared the meeting adjourned at 12:51 pm.

These minutes were approved on the 24 day of April , 2025

Chair of the Board

Vice-Chair





THE CITY OF SPRUCE GROVE

Minutes of Community Services Advisory Committee

April 17, 2025, 6 p.m.

3rd Floor - Poplar Room

315 Jespersen Ave

Spruce Grove, AB T7X 3E8

Members Present: Kimberley Shuya, Chair

Neil Quaid, Vice-Chair

Ambili Rose Gene Kushnir Hannah Dunbar

Jeff Tokar Lisa Iwanyk Shae Masse

Spencer Bennett

Tessa Scott

Councillor Carter Councillor Gillett

Also in Attendance: Deborah Comfort, Director of Recreation and Culture

Scott Rodda, Director Community Social Development

David Wolanski, Administrative Liaison

Laura Hall, Deputy City Clerk Karie Nothof, Recording Secretary

1. CALL TO ORDER

Chair Kimberley Shuya called the meeting to order at 6 p.m.

2. AGENDA

2.1 <u>Adoption of the Agenda - Community Services Advisory Committee - April 17, 2025</u>

The following addition was made to the agenda:

Item 7.1 - Heavy Metal Place Update

Resolution: CSAC-010-25

Moved by: Tessa Scott

THAT the agenda be adopted as amended.

Unanimously Carried

3. MINUTES

3.1 Approval of Minutes - Community Services Advisory Committee - March 6, 2025

Resolution: CSAC-011-25

Moved by: Neil Quaid

THAT the March 6, 2025 Community Services Advisory Committee meeting minutes be approved as presented.

Unanimously Carried

4. **DELEGATIONS**

4.1 <u>Recreation and Culture Fees and Charges Framework and Allocation Principles - Engagement Session</u>

Chair Kimberley Shuya introduced Deborah Comfort, Director of Recreation and Culture, and Meaghan Carey, Partner, RC Strategies.

Meagan Carey provided a presentation on the Recreation and Culture Fees and Charges Framework and Allocation Principles.

The Committee participated in an interactive activity to share feedback.

Committee thanked Deborah Comfort and Meaghan Carey for the presentation.

4.2 <u>2024 Social Impact Report - Community Social Development</u>

Chair Kimberley Shuya introduced Scott Rodda, Director of Community Social Development.

Scott Rodda provided a presentation on the 2024 Social Impact Report - Community Social Development.

Committee thanked Scott Rodda for the presentation.

5. <u>ADMINISTRATIVE UPDATES</u>

There were no Administrative Updates on the agenda.

6. **BUSINESS ITEMS**

6.1 <u>2025 Community Services Advisory Committee Work Plan Approval</u>

David Wolanski, Administrative Liaison, presented on the 2025 Community Services Advisory Committee Work Plan.

Committee thanked David Wolanski for the presentation.

Resolution: CSAC-012-25

Moved by: Gene Kushnir

THAT the 2025 Community Services Advisory Committee Work Plan be approved as presented.

Unanimously Carried

7. <u>INFORMATION ITEMS</u>

7.1 <u>Heavy Metal Place Update</u>

David Wolanski, Administrative Liaison, gave a verbal update on Heavy Metal Place.

DRAFT

8. CLOSED SESSION

Resolution: CSAC-013-25

Moved by: Jeff Tokar

THAT the Community Services Advisory Committee go into Closed Session at 7:58 p.m. under the following section of the *Freedom of Information and Protection of Privacy Act:*

<u>Item 8.1 - Microgrant Evaluation - Community Easter Egg Hunt</u>

Section 24: advice from officials

Unanimously Carried

8.1 Microgrant Evaluation - Community Easter Egg Hunt

The following persons were also in Closed Session to provide information or administrative support for item 8.1 Microgrant Evaluation - Community Easter Egg Hunt:

David Wolanski, Scott Rodda, Laura Hall, and Karie Nothof.

8.2 Return to Open Session - April 17, 2025

Resolution: CSAC-014-25

Moved by: Shae Masse

THAT Committee return to Open Session at 8:03 p.m.

Unanimously Carried

9. <u>BUSINESS ARISING FROM CLOSED SESSION</u>

9.1 <u>Microgrant Evaluation - Community Easter Egg Hunt</u>

Resolution: CSAC-015-25

Moved by: Ambili Rose

THAT the Community Services Advisory Committee approve funding of \$300 for a Community Easter Egg Hunt in Aspenglen on April 19, 2025.

Unanimously Carried

10. ADJOURNMENT

10.1 Adjournment - Community Services Advisory Committee - April 17, 2025

Resolution: CSAC-016-25

Moved by: Neil Quaid

THAT the Community Services Advisory Committee adjourn at 8:05 p.m.

Unanimously Carried	
Kimberley Shuya, Chair	
arie Nothof, Recording Secretary	
 Date Signed	