



## REGULAR COUNCIL MEETING AGENDA

Tuesday, May 20, 2025, 6 p.m.

3rd Floor - Council Chambers

315 Jespersen Ave

Spruce Grove, AB T7X 3E8

			Pages
1.	<u>CALL TO ORDER</u>		
2.	<u>AGENDA</u>		
3.	<u>CONSENT AGENDA</u>		
3.1	Consent Agenda - May 20, 2025		3
4.	<u>MINUTES</u>		
5.	<u>PUBLIC HEARINGS</u>		
6.	<u>PUBLIC INPUT SESSION</u>		
	For information on participating in the Public Input Session, please see the <u>Public Input Session - City of Spruce Grove</u> webpage.		
7.	<u>COUNCIL PRESENTATIONS</u>		
7.1	Outstanding Achievement Presentation - Justine Arcand-Strawberry	David Wolanski	5
8.	<u>DELEGATIONS</u>		
9.	<u>ADMINISTRATIVE UPDATES</u>		
10.	<u>BYLAWS</u>		
10.1	C-1372-25 - Land Use Bylaw Amendment - Redistricting - Greenbury Stage 15 - Third Reading	David Towle	8
10.2	C-1386-25 - Land Use Bylaw Amendment - Redistricting - Legacy Ridge Stage 1 - First Reading	David Towle	19
10.3	C-1393-25 - Land Use Bylaw Amendment - Redistricting - Deer Park Stage 7 - Third Reading	David Towle	26

**11. BUSINESS ITEMS**

**12. COUNCILLOR REPORTS**

**13. INFORMATION ITEMS**

**14. NOTICES OF MOTION**

**15. CLOSED SESSION**

15.1 Board and Committee Recruitment Lindsay O'Mara  
*FOIP Section 17; Disclosure harmful to personal privacy*

15.2 Economic Development Update Dave Walker  
*FOIP Section 25; Disclosure harmful to economic and other interests of a public body*

15.3 Return to Open Session - May 20, 2025

**16. BUSINESS ARISING FROM CLOSED SESSION**

**17. ADJOURNMENT**





## REQUEST FOR DECISION

**MEETING DATE:** May 20, 2025

**TITLE:** Consent Agenda - May 20, 2025

**DIVISION:** Strategic and Communication Services

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### 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.

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### PROPOSED MOTION:

THAT the recommendations contained in the following report be approved:

Item 10.2 C-1386-25 - Land Use Bylaw Amendment - Redistricting - Legacy Ridge Stage 1 - First Reading

### BACKGROUND / ANALYSIS:

n/a

### OPTIONS / ALTERNATIVES:

n/a

### CONSULTATION / ENGAGEMENT:

n/a

**IMPLEMENTATION / COMMUNICATION:**

n/a

**IMPACTS:**

n/a

**FINANCIAL IMPLICATIONS:**

n/a



## REQUEST FOR DECISION

**MEETING DATE:** May 20, 2025

**TITLE:** Outstanding Achievement Presentation - Justine Arcand - Strawberry

**DIVISION:** Community and Protective Services

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### SUMMARY:

In keeping with Policy CP-1055-24 - Outstanding Achievement Recognition, this presentation will recognize the efforts of Justine Arcand - Strawberry at a provincial level at the Miss Teenage Alberta 2025 pageant held in Calgary, Alberta on April 27, 2025.

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### PROPOSED MOTION:

A motion is not required.

### BACKGROUND / ANALYSIS:

The Outstanding Achievement Recognition Policy was developed to bring municipal recognition to Spruce Grove individuals, teams, groups, and organizations who have accomplished outstanding achievements in the fields of athletics, literary arts, dance, drama, athletics, sport, or academics at a provincial, national, or international level.

From her earliest pageant win at five years old, Justine's path as a Cree and Anishinabwin from Treaty 6 has been deeply rooted in Indigenous advocacy. This journey has been about honoring her heritage, living a spiritual life, and finding her place in a colonial world.

At 12, she co-founded the first Indigenous youth council in her middle school, and by 15, her dedication to both advocacy and academics was recognized with an award from the Alberta School Board Association. Speaking at the Youth Mentors Summit at 16 further fueled her commitment. Now, as Miss Teenage Central Alberta 2025, she is dedicated to amplifying

Indigenous voices and continuing the vital work started with Skydancer and a close friend in the larger youth council, organizing community events and supporting local Indigenous youth.

Congratulations is extended to Justine on this amazing accomplishment and dedication to her community.

**OPTIONS / ALTERNATIVES:**

n/a

**CONSULTATION / ENGAGEMENT:**

n/a

**IMPLEMENTATION / COMMUNICATION:**

n/a

**IMPACTS:**

n/a

**FINANCIAL IMPLICATIONS:**

n/a



## Outstanding Achievement Recognition Application Form

The Outstanding Achievement Recognition Program has been established to bring Municipal recognition to Spruce Grove individuals/ teams/ groups and organizations who have accomplished outstanding achievements in the fields of athletics, fine arts, academics, and cultural activities. It provides and opportunity to celebrate the achievements, as a community, with pride.

Please direct inquires and application to:  
City of Spruce Grove, Community & Protective Services Division  
315 Jespersen Avenue, Spruce Grove, AB, T7X 3E8  
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**1. NAME OF INDIVIDUAL OR GROUP TO BE RECOGNIZED:**

Justine Arcand-Strawberry

(If application is to be made for a group, use page 2 of this document)

**Address:** \_\_\_\_\_

**Phone:** (Home) \_\_\_\_\_ (Work) \_\_\_\_\_

**2. FOR TEAMS, PLEASE LIST:**

a) # of local participants ( Spruce Grove Residents ) \_\_\_\_\_

b) # of non local participants \_\_\_\_\_

**3. TYPES OF COMPETITION/ EVENT:**

☐

Visual Arts

☐

Performing Arts

☐

Literary Arts

☐

Athletics

☐

Academics

☒

Other Pageantry

(List type)

**4. NAME OF COMPETITION/ EVENT:** Miss Teenage Alberta 2025

**5. LEVEL:** ☒ Provincial ☐ National ☐ International ☐ Invitational \_\_\_\_\_  
(List type)

**6. NAME OF ORGANIZATION WHICH SANCTIONS/RECOGNIZES EVENT:**

Pageant Group Alberta Phone: 905-237-2000

**7. PLACEMENT/AWARD RECEIVED:** Miss Teenage Central Alberta 2025

**8. DATE RECEIVED:** April 27, 2025 **LOCATION:** Calgary, AB

**9. CONTACT FOR FURTHER INFORMATION:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone:** (Home) \_\_\_\_\_ (Work) \_\_\_\_\_

**E-mail Address:** \_\_\_\_\_

**Date:** \_\_\_\_\_



## REQUEST FOR DECISION

**MEETING DATE:** May 20, 2025

**TITLE:** C-1372-25 - Land Use Bylaw Amendment - Redistricting - Greenbury Stage 15 - Third Reading

**DIVISION:** Sustainable Growth and Development Services

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### SUMMARY:

Bylaw C-1372-25, a proposed Land Use Bylaw amendment for redistricting approximately 2.0 ha of land from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District is being brought forward for consideration by Council. The proposed redistricting is consistent with the Pioneer Lands Area Structure Plan and will enable the development of Stage 15 in the Greenbury Neighbourhood.

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### PROPOSED MOTION:

THAT third reading be given to C-1372-25 - Land Use Bylaw Amendment - Redistricting - Greenbury Stage 15.

### BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 2.0 ha of Lot 3, Block A, Plan 242 0044 in the Greenbury neighbourhood from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District. The proposed redistricting will enable the subdivision and development of approximately 41 single detached lots.

#### Pioneer Lands Area Structure Plan

The amendment area is within Bylaw C-686-08 - Pioneer Lands 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”.

**Land Use Bylaw**

The subject land is currently districted UR - Urban Reserve, and redistricting is required for subdivision and development to occur. The proposed R1 - Mixed Low to Medium Density Residential District will be used to accommodate approximately 41 single detached residential lots.

**Development Agreement**

Corporate Policy 7,005 requires a signed development agreement prior to consideration of third reading. A development agreement has been completed and signed.

**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 there are no outstanding concerns. Additionally, a notice was mailed directly to landowners within 30m of the subject lands and published on the City's website and in the local newspaper. A statutory Public Hearing, advertised per the requirements of the *Municipal Government Act*, was held prior to consideration of second reading on April 28, 2025.

**IMPLEMENTATION / COMMUNICATION:**

If approved, the Land Use Bylaw map will be updated for Bylaw C-1372-25 and be published on the City's website.

**IMPACTS:**

Approval of this bylaw will enable the development of Stage 15 in the Greenbury neighbourhood.

**FINANCIAL IMPLICATIONS:**

n/a

## **THE CITY OF SPRUCE GROVE**

### **BYLAW C-1372-25**

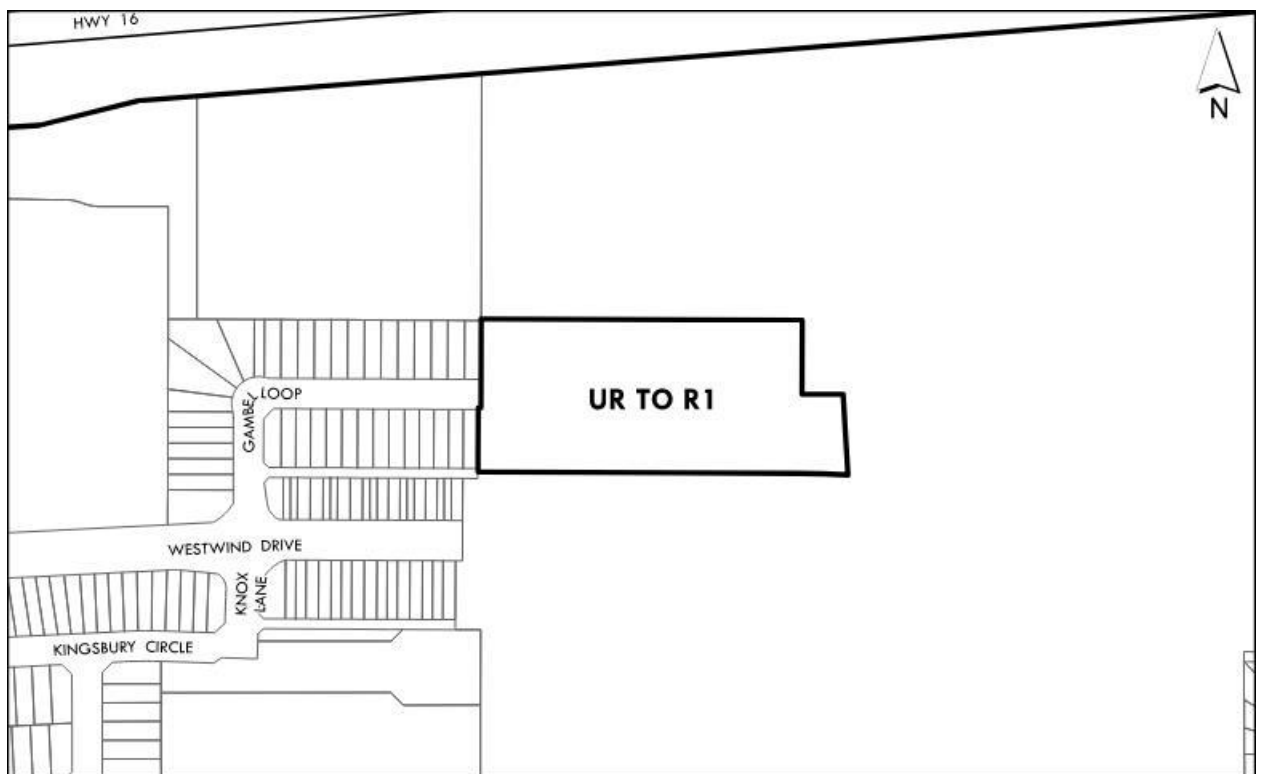
#### **LAND USE BYLAW AMENDMENT – GREENBURY STAGE 15**

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 Lot 3, Block A, Plan 242 0044 from UR – Urban Reserve District to R1 – Mixed Low to Medium Density Residential District, as shown on the map below:





2. This amending bylaw shall be consolidated into Bylaw C-824-12.
3. This bylaw shall come into force and effect when it receives third reading and is duly signed.

First Reading Carried                      14 April 2025

Public Hearing Held                        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.](#)

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Mayor

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City Clerk



# Location Aerial

## C-1372-25

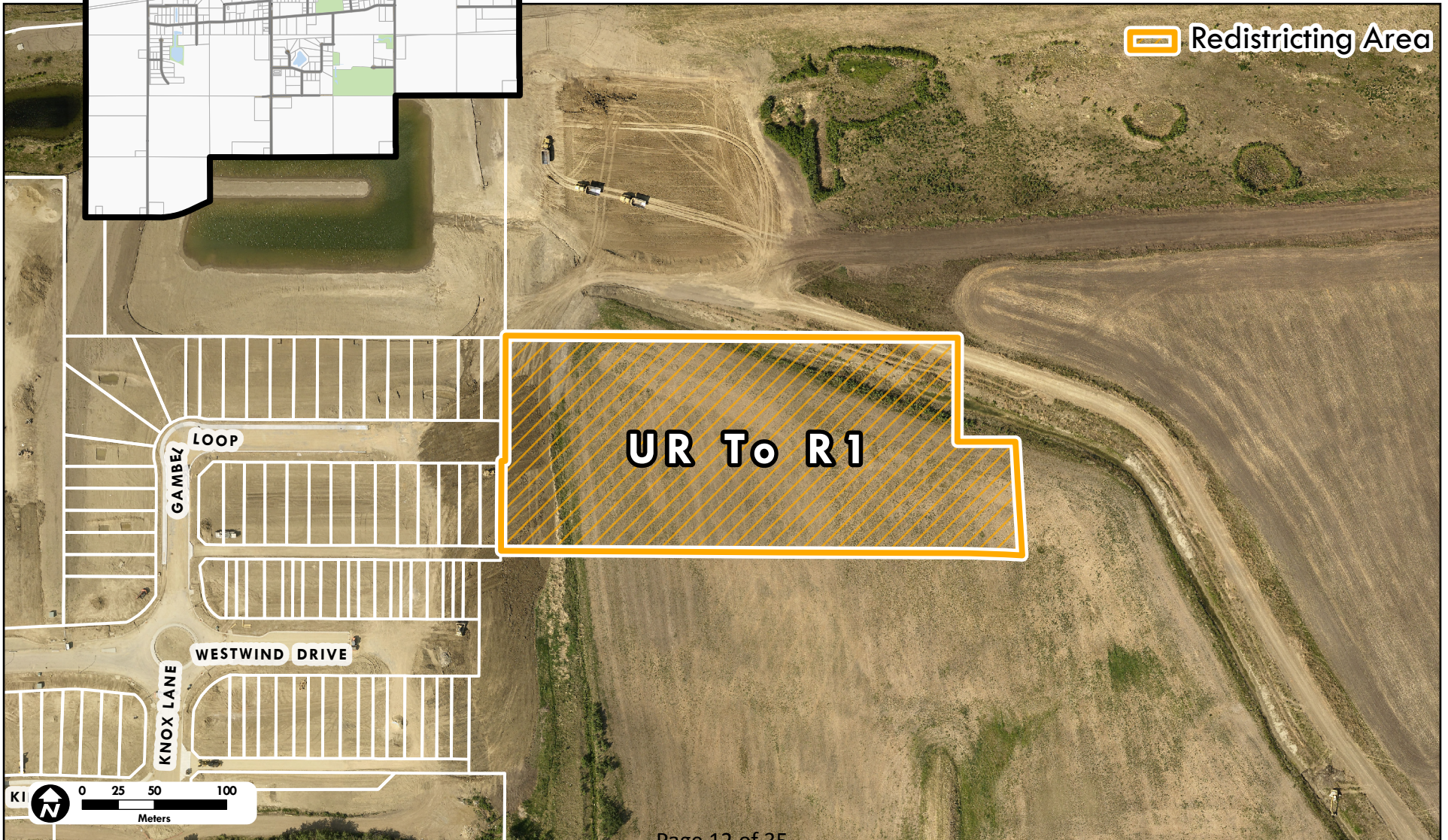
Land Use Redistricting

Greenbury Stage 15

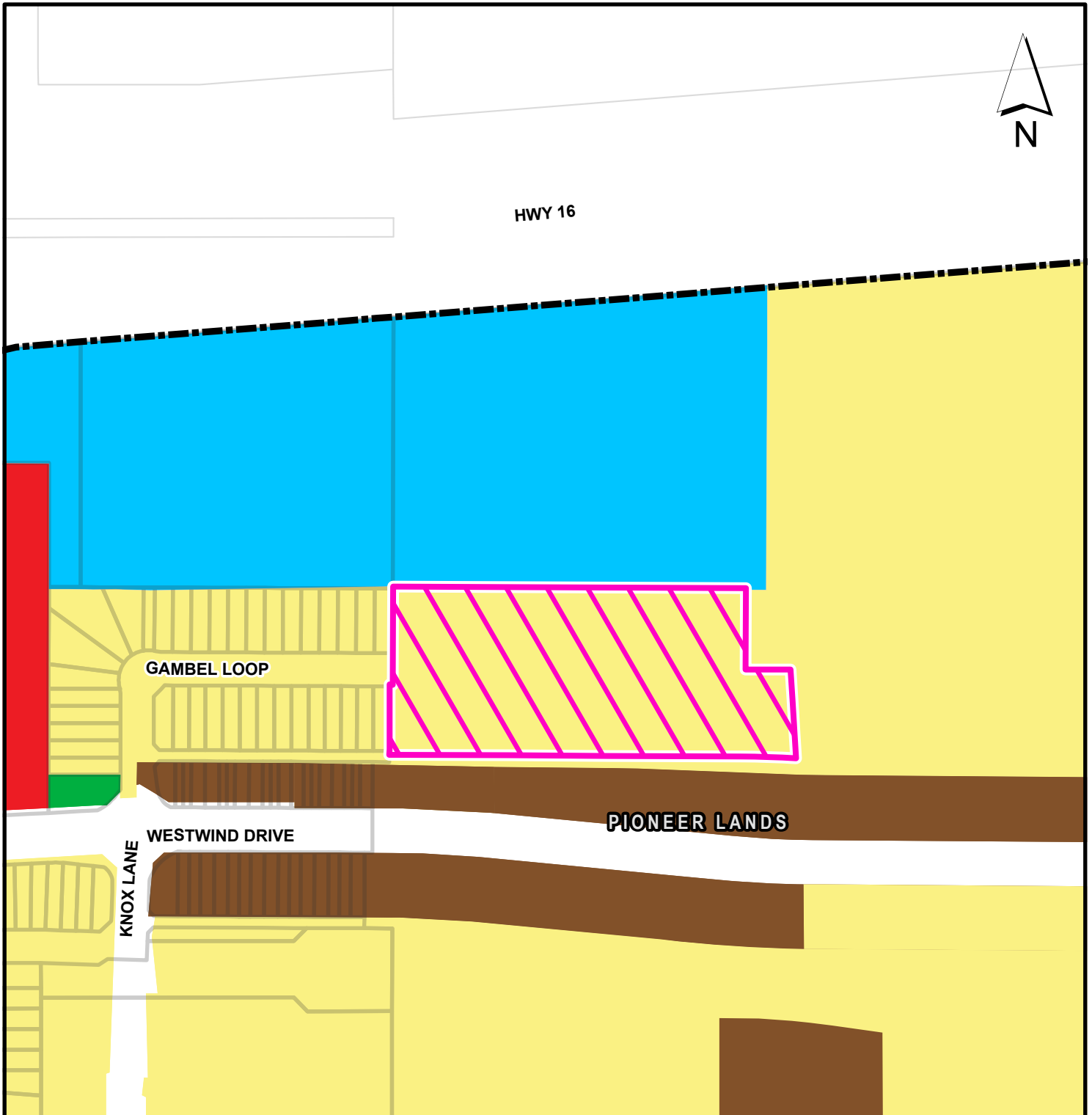


 Redistricting Area

**UR To R1**







## Legend

### West Area Structure Plan

<span style="color: red;">■</span> Commercial	<span style="color: brown;">■</span> Medium to High Density Residential	<span style="color: lightblue;">■</span> Stormwater Management
<span style="color: yellow;">■</span> Low to Medium Density Residential	<span style="color: green;">■</span> Parks / Open Space / MR	

0 45 90 180 Meters

# **Bylaw C-1372-15**

## **Land Use Bylaw Amendment**

### **Greenbury Stage 15**

City of Spruce Grove  
Third Reading  
May 20, 2025

# Location



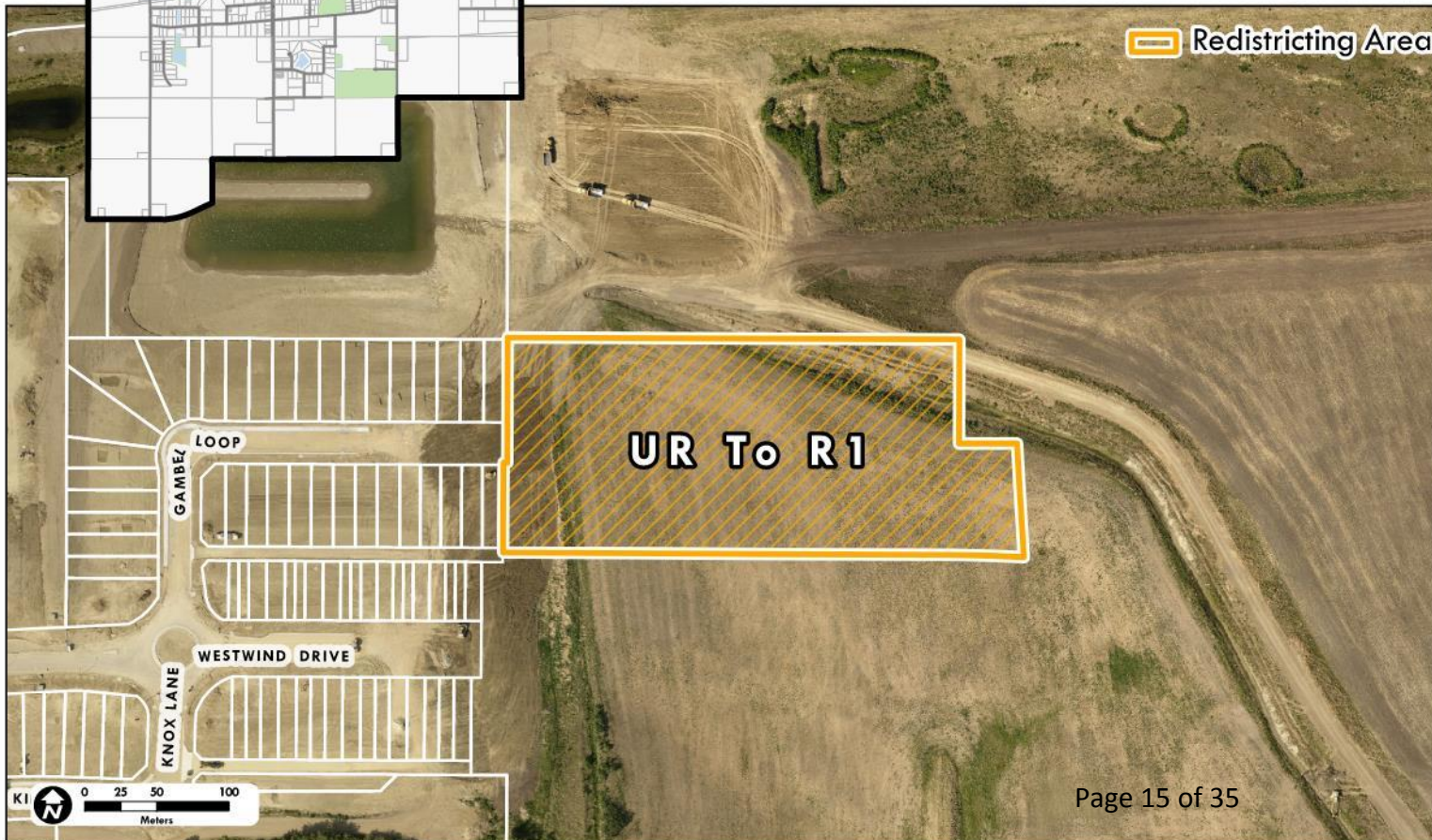
Location Aerial  
**C-1372-25**

Land Use Redistricting  
Greenbury Stage 15



## ➤ Greenbury Stage 15

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



# C-1372-25 – Redistricting Greenbury Stage 15

## Legal Description:

Lot 3, Block A, Plan 242 0044

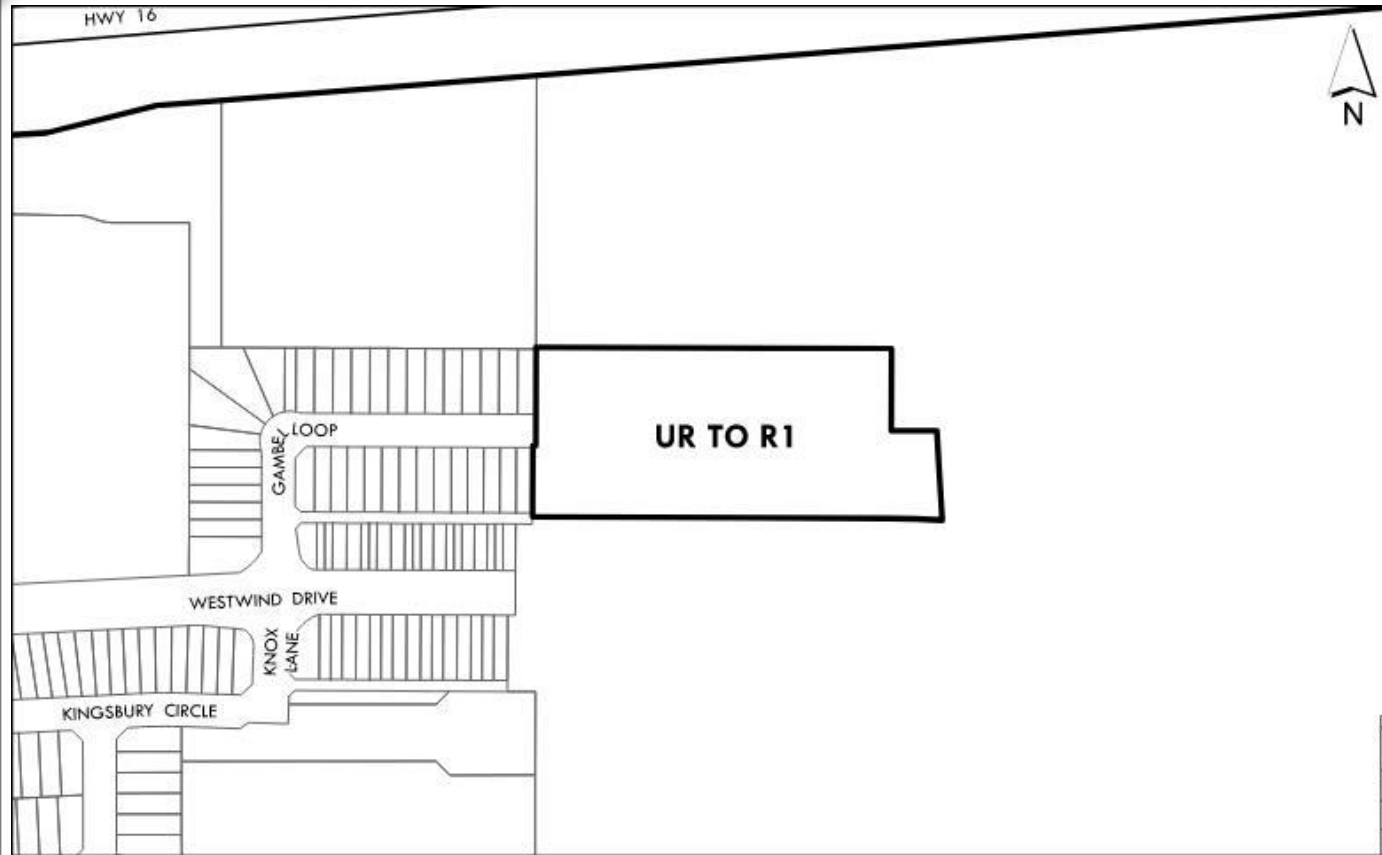
**Amendment Area: 2.0 ha**

## Proposed amendment

UR – Urban Reserve District

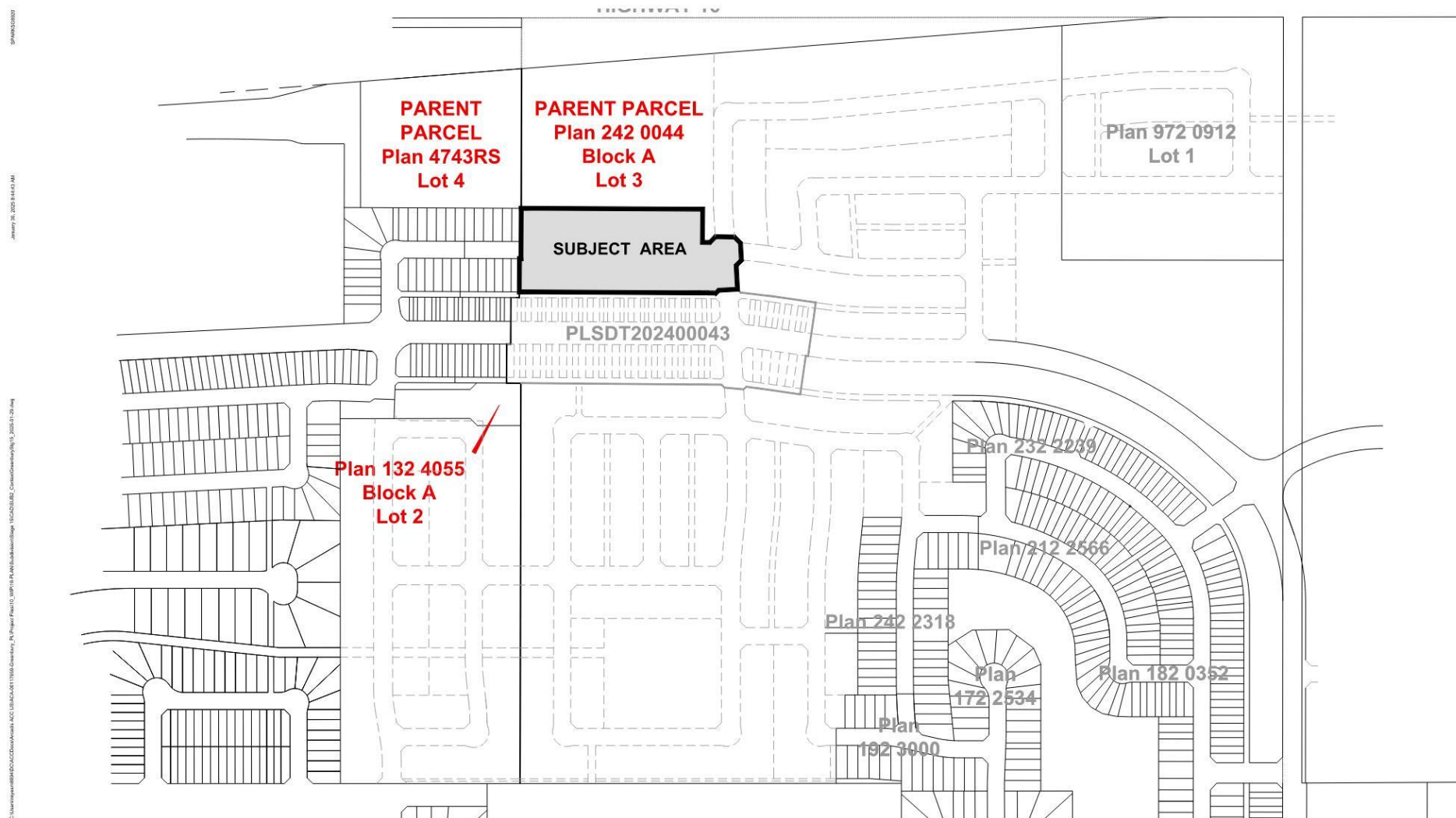
To:

R1 – Mixed Low to Medium Density  
Residential District





# Pioneer Lands – Draft Concept Plan



NO.	DATE	DESCRIPTION	BY	APPROV
1	29 JANUARY 2025	REPRESENTED TO CITY OF SPRUCE GROVE	MR	MR
2	05 NOVEMBER 2024	SUBDIVISION SUBMITTED TO CITY OF SPRUCE GROVE	MR	MR



# Questions and Comments





## REQUEST FOR DECISION

**MEETING DATE:** May 20, 2025

**TITLE:** C-1386-25 - Land Use Bylaw Amendment - Redistricting - Legacy Ridge Stage 1 - First Reading

**DIVISION:** Sustainable Growth and Development Services

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### SUMMARY:

Bylaw C-1386-25, a proposed Land Use Bylaw amendment for redistricting approximately 7.7 ha of land from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential and P1 - Parks and Recreation District, is being brought forward for consideration by Council. The proposed redistricting is consistent with the West Central Area Structure Plan and will enable the development of Stage 1 in the Legacy Ridge Neighbourhood.

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### PROPOSED MOTION:

THAT first reading be given to C-1386-25 - Land Use Bylaw Amendment - Redistricting - Legacy Ridge Stage 1.

### BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 7.7 ha of Lot 2, Block 5, Plan 242 0200 in the Legacy Ridge neighbourhood from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District, and P1 - Parks and Recreation District. The proposed redistricting will enable the subdivision and development of approximately 40 single detached lots, a stormwater management facility, and lands for parks and recreational uses. Access to this area will come from the southern extension of Spruce Ridge Road.

### West Central Area Structure Plan

The redistricting area is within Bylaw C-1016-17 -West 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, School / Park / Open Space Area, Trail, and Stormwater Management Facility.

### **Land Use Bylaw**

The 7.7 ha 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, a 1.9 ha area will be used to accommodate approximately 40 single detached residential lots.
- P1 - Parks and Recreation District, a 5.8 ha area will be used to accommodate a stormwater management facility and land for parks. Approximately 4.1 ha of this area is to accommodate the central stormwater management facility that is required to control storm runoff from this and future stages of the Legacy Ridge neighbourhood. The remaining 1.7 ha area is to accommodate the subdivision and dedication of a portion of the future school / park site. These lands will accommodate the development of a sports field and a multi-use trail that will connect from future McLeod Avenue to the Fuhr Sports Park and the Rotary Playscape.

### **Development Agreement**

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

### **OPTIONS / ALTERNATIVES:**

This bylaw is being brought forward for consideration of first reading. Discussion and consideration of changes to the bylaw may be made at future readings.

### **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.

### **IMPLEMENTATION / COMMUNICATION:**

If approved, the Land Use Bylaw map will be updated for Bylaw C-1386-25 and be published on the City's website.

**IMPACTS:**

Approval of this bylaw will enable the development of Stage 1 in the Legacy Ridge neighbourhood.

**FINANCIAL IMPLICATIONS:**

n/a

# **THE CITY OF SPRUCE GROVE**

## **BYLAW C-1386-25**

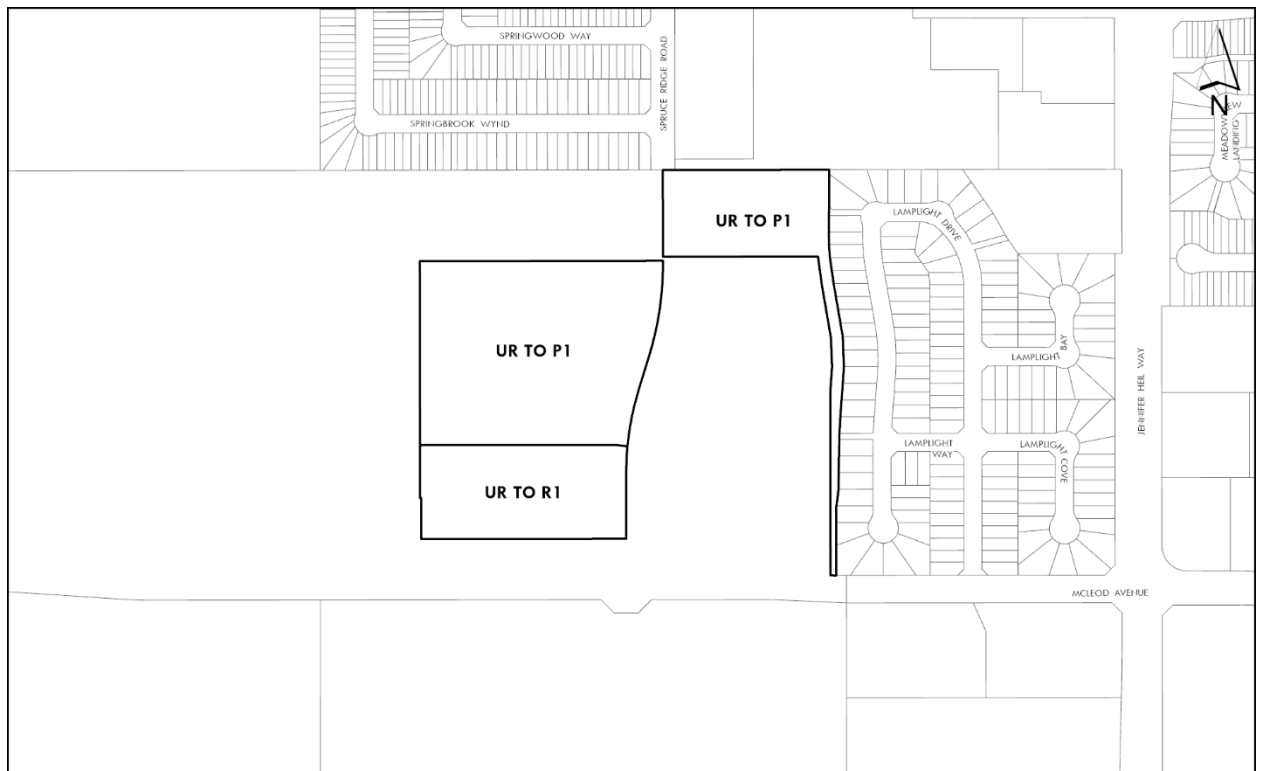
### **LAND USE BYLAW AMENDMENT – LEGACY RIDGE STAGE 1**

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 Lot 2, Block 5, Plan 242 0200 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:



2. This amending bylaw shall be consolidated into Bylaw C-824-12.
3. This bylaw shall come into force and effect when it receives third reading and is duly signed.

First Reading Carried [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.](#)

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Mayor

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City Clerk



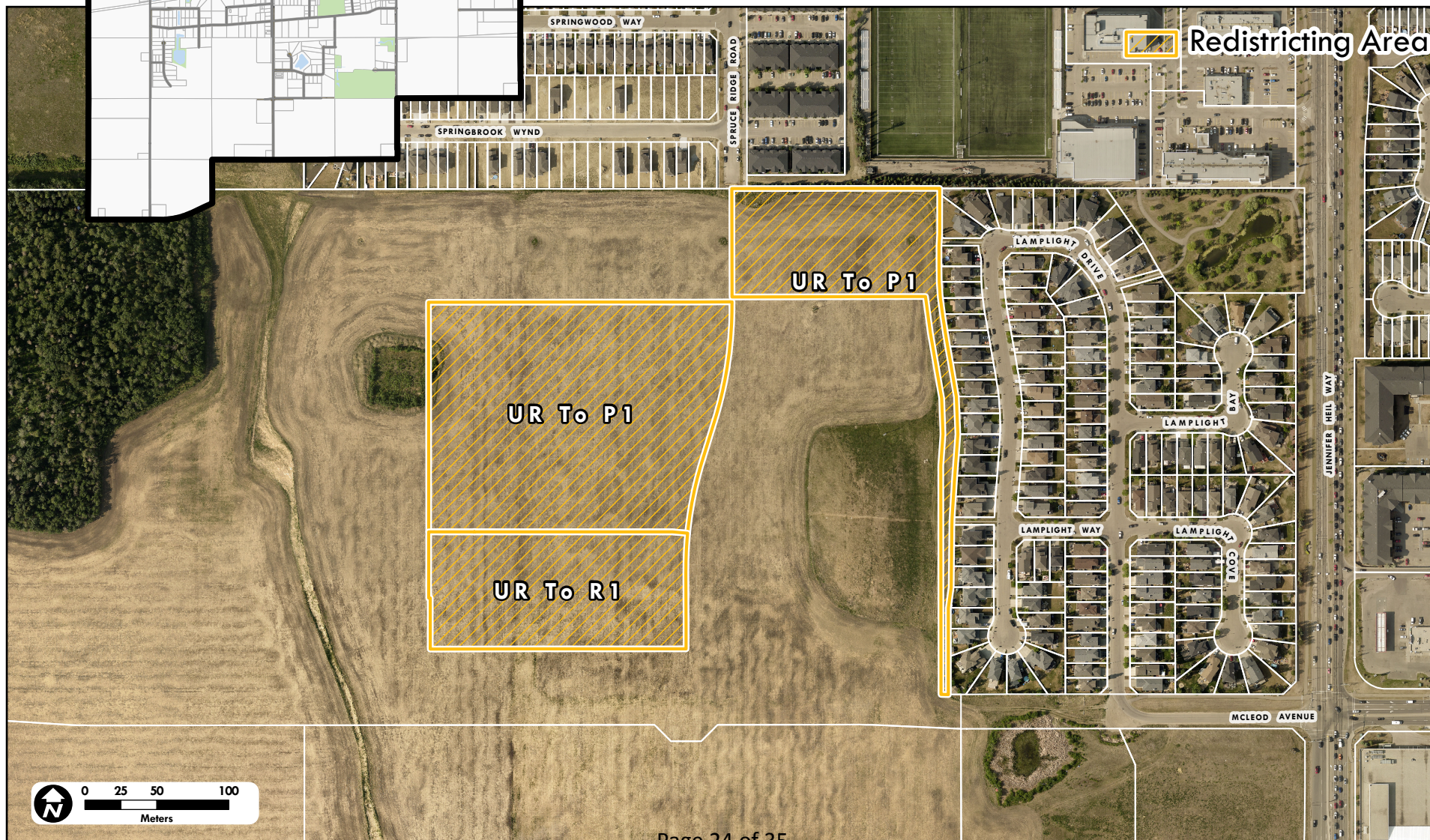


# Location Aerial

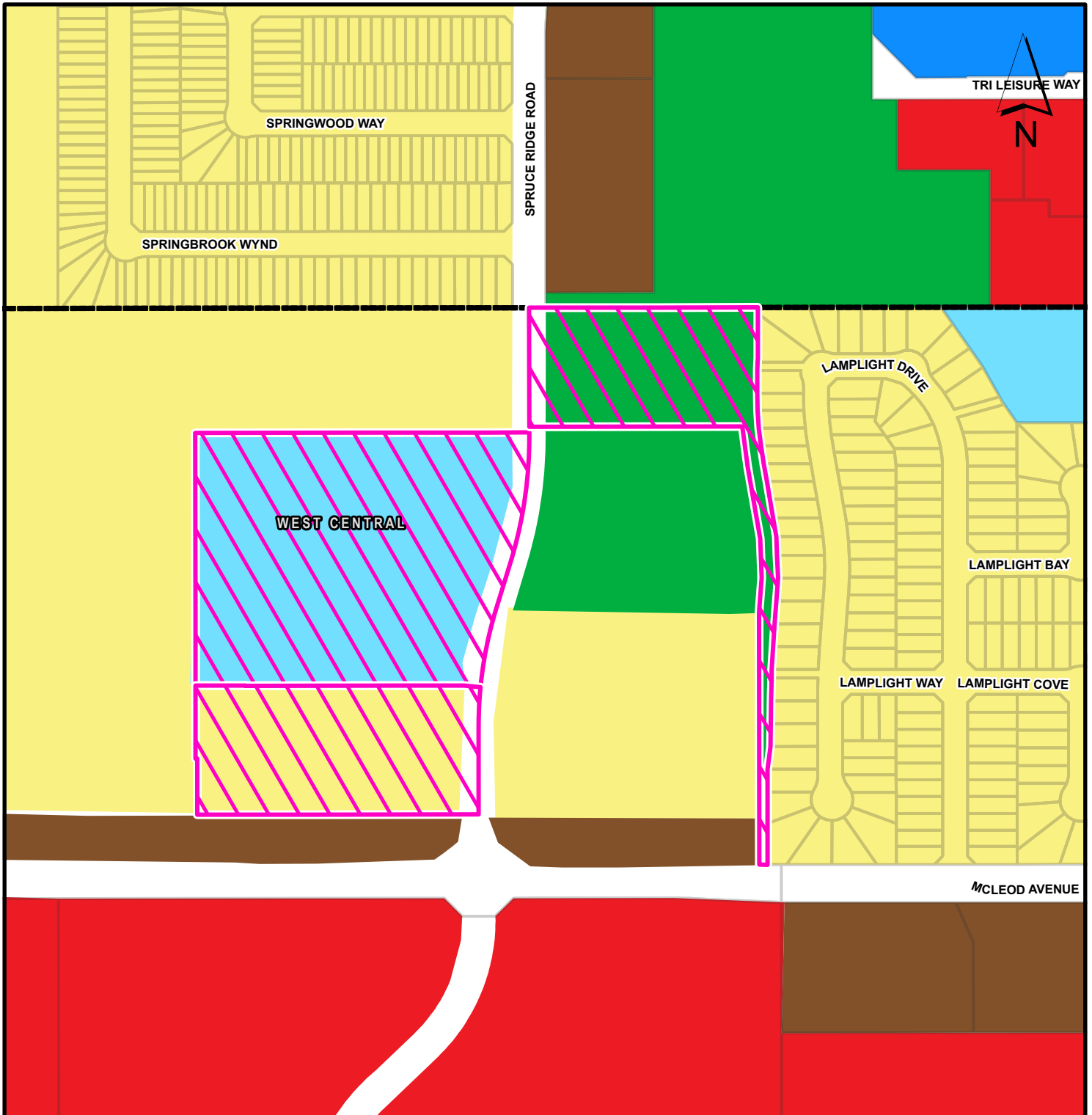
## C-1386-25

Land Use Redistricting

Legacy Ridge Stage 1







## Legend

### West Cental Area Structure Plan

<span style="color: red;">■</span> Commercial	<span style="color: yellow;">■</span> Low to Medium Density Residential	<span style="color: green;">■</span> Parks / Open Space / MR
<span style="color: blue;">■</span> Institutional	<span style="color: brown;">■</span> Medium to High Density Residential	<span style="color: lightblue;">■</span> Stormwater Management



## REQUEST FOR DECISION

**MEETING DATE:** May 20, 2025

**TITLE:** C-1393-25 - Land Use Bylaw Amendment - Redistricting - Deer Park Stage 7 - Third Reading

**DIVISION:** Sustainable Growth and Development Services

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### 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.

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### PROPOSED MOTION:

THAT third 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. A development agreement has now been completed and signed.

**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 May 12, 2025.

**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:**

n/a

## **THE CITY OF SPRUCE GROVE**

### **BYLAW C-1393-25**

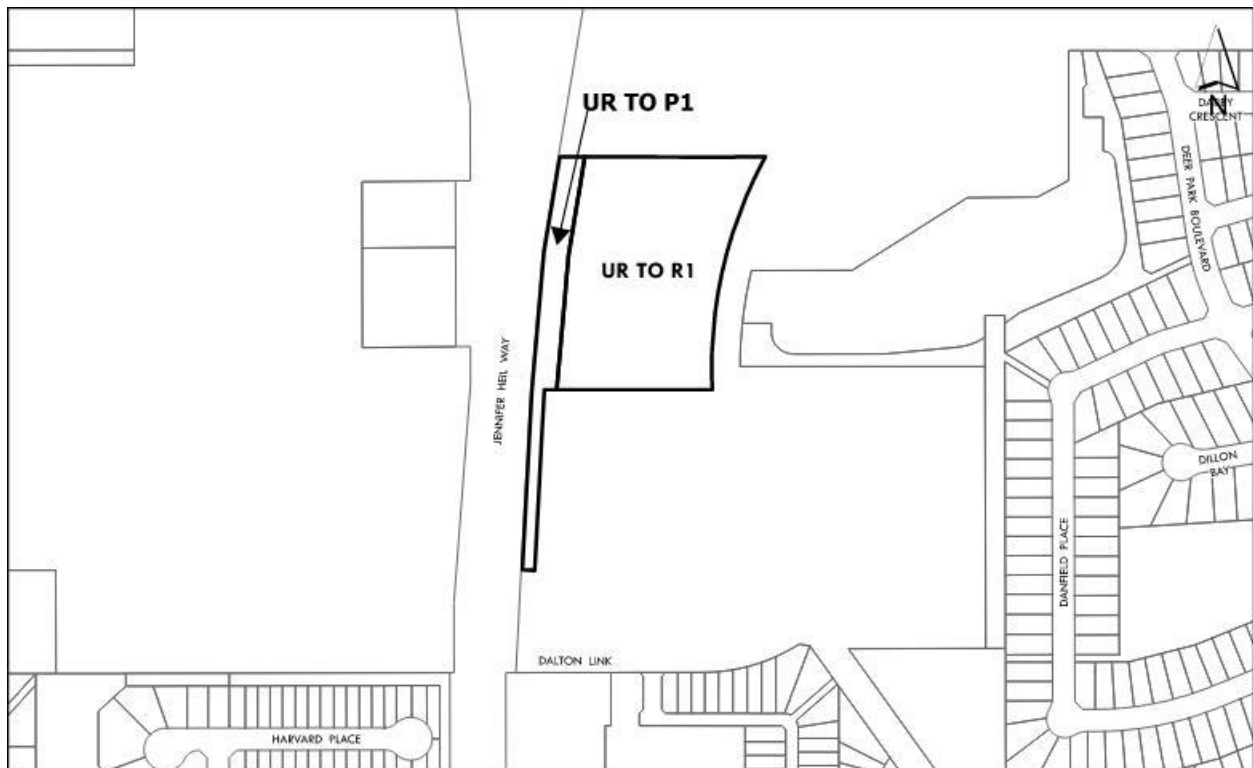
#### **LAND USE BYLAW AMENDMENT – DEER PARK STAGE 7**

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:



2. This amending bylaw shall be consolidated into Bylaw C-824-12.
3. This bylaw shall come into force and effect when it receives third reading and is duly signed.

First Reading Carried	22 April 2025
Public Hearing Held	12 May 2025
Second Reading Carried	12 May 2025
Third Reading Carried	<a href="#">Click here to enter a date.</a>
Date Signed	<a href="#">Click here to enter a date.</a>

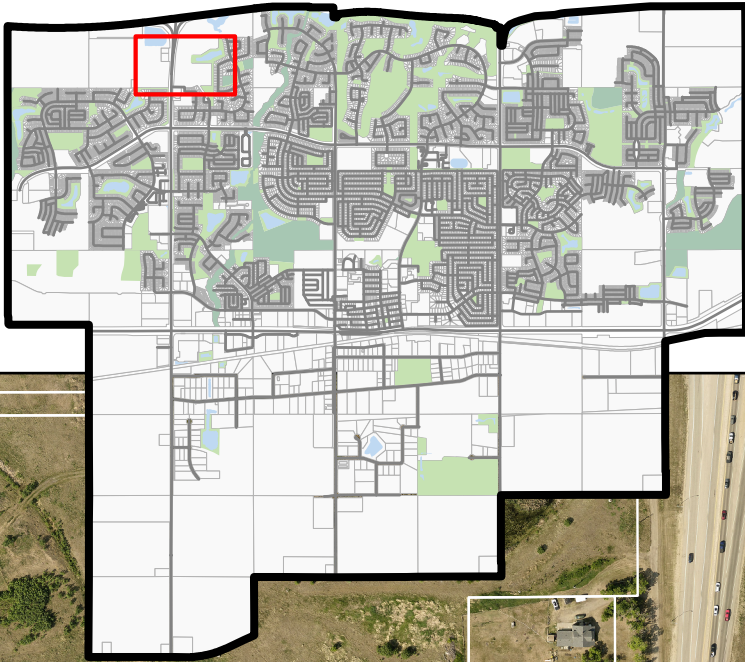
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Mayor

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City Clerk



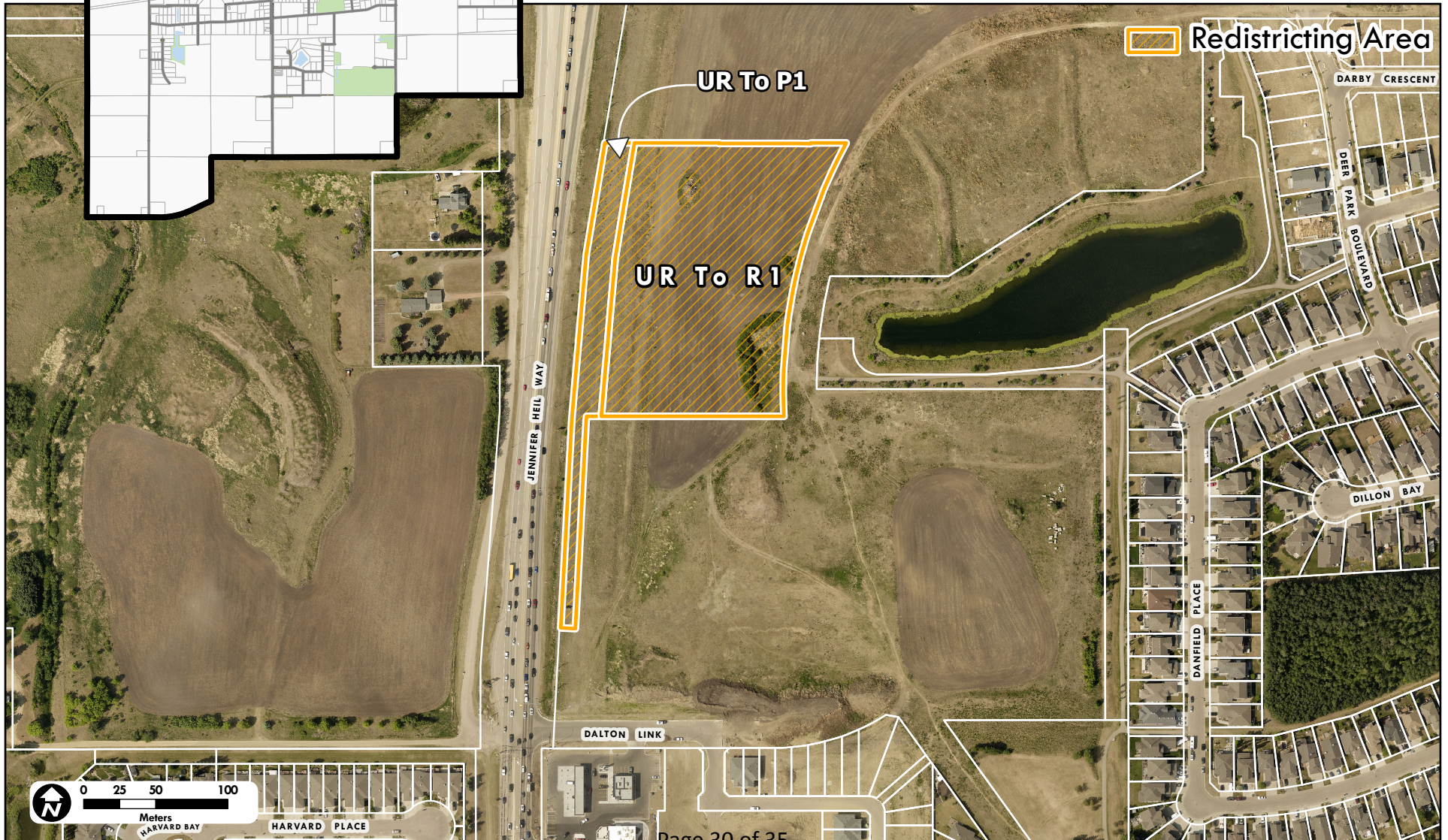


# Location Aerial

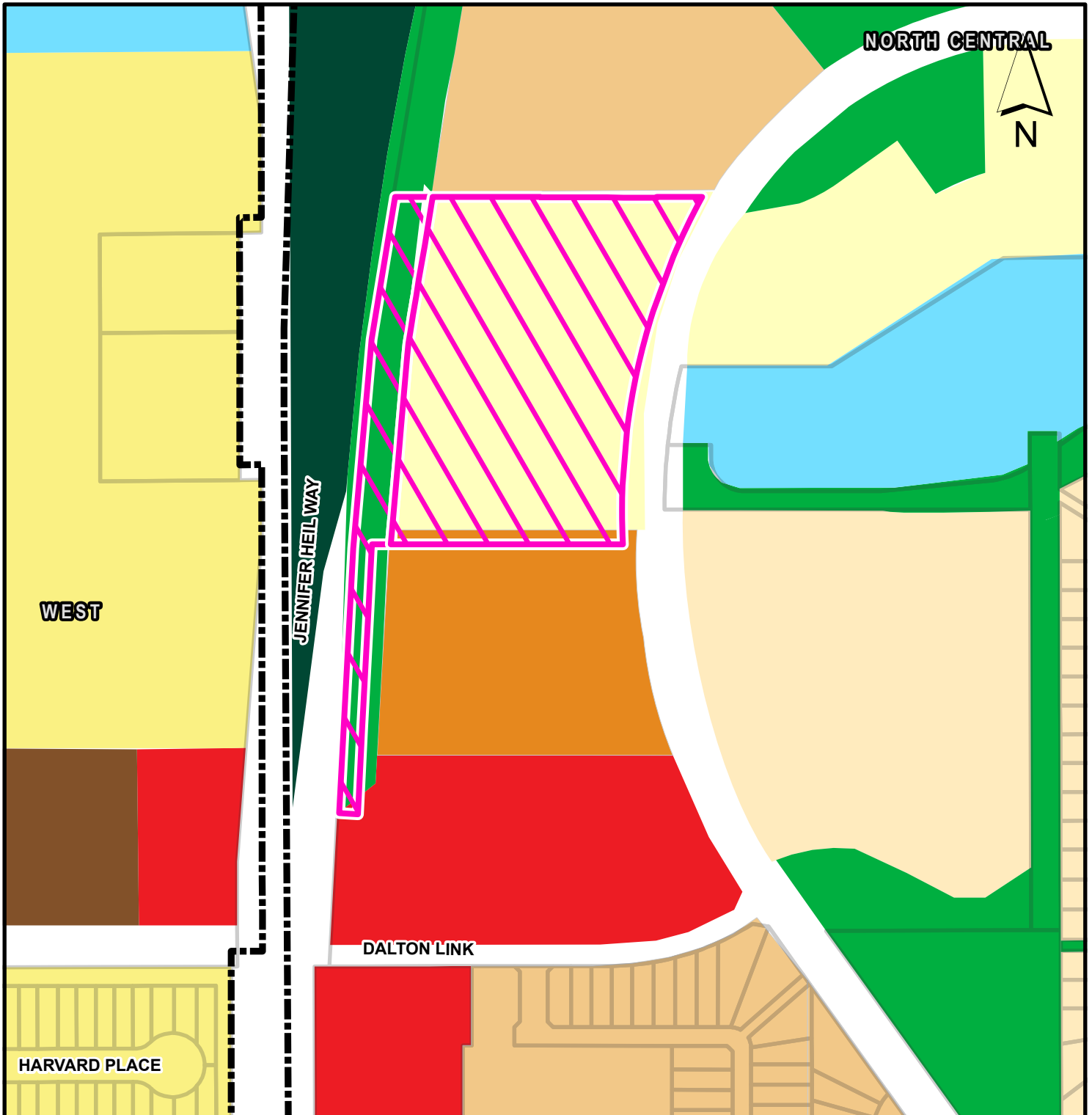
## C-1393-25

Land Use Redistricting

Deer Park Stage 7







## Legend

### West Area Structure Plan

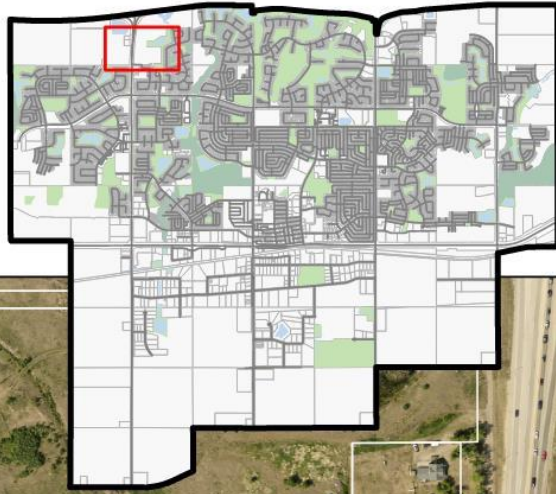
<span style="color: red;">■</span> Commercial	<span style="color: orange;">■</span> High Density Residential (max 87 units/ha)	<span style="color: lightorange;">■</span> Medium Density Residential (max 66 units/ha)
<span style="color: yellow;">■</span> Mixed Low to Medium Density Residential	<span style="color: lightyellow;">■</span> Low Density Residential (max 19.5 units/ha)	<span style="color: brown;">■</span> Medium to High Density Residential
<span style="color: darkgreen;">■</span> Environmental Reserve	<span style="color: yellow;">■</span> Low to Medium Density Residential	<span style="color: green;">■</span> Parks / Open Space / MR

0 45 90 180 Meters

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

City of Spruce Grove  
Third Reading  
May 20, 2025

# Location



Location Aerial

**C-1393-25**

Land Use Redistricting

Deer Park Stage 7



Page 33 of 35

## ➤ Deer Park Stage 7

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



# Proposed Amendment

## Legal Description:

Lot 3, Block 1, Plan 142 2642

**Amendment Area: 3.1 ha**

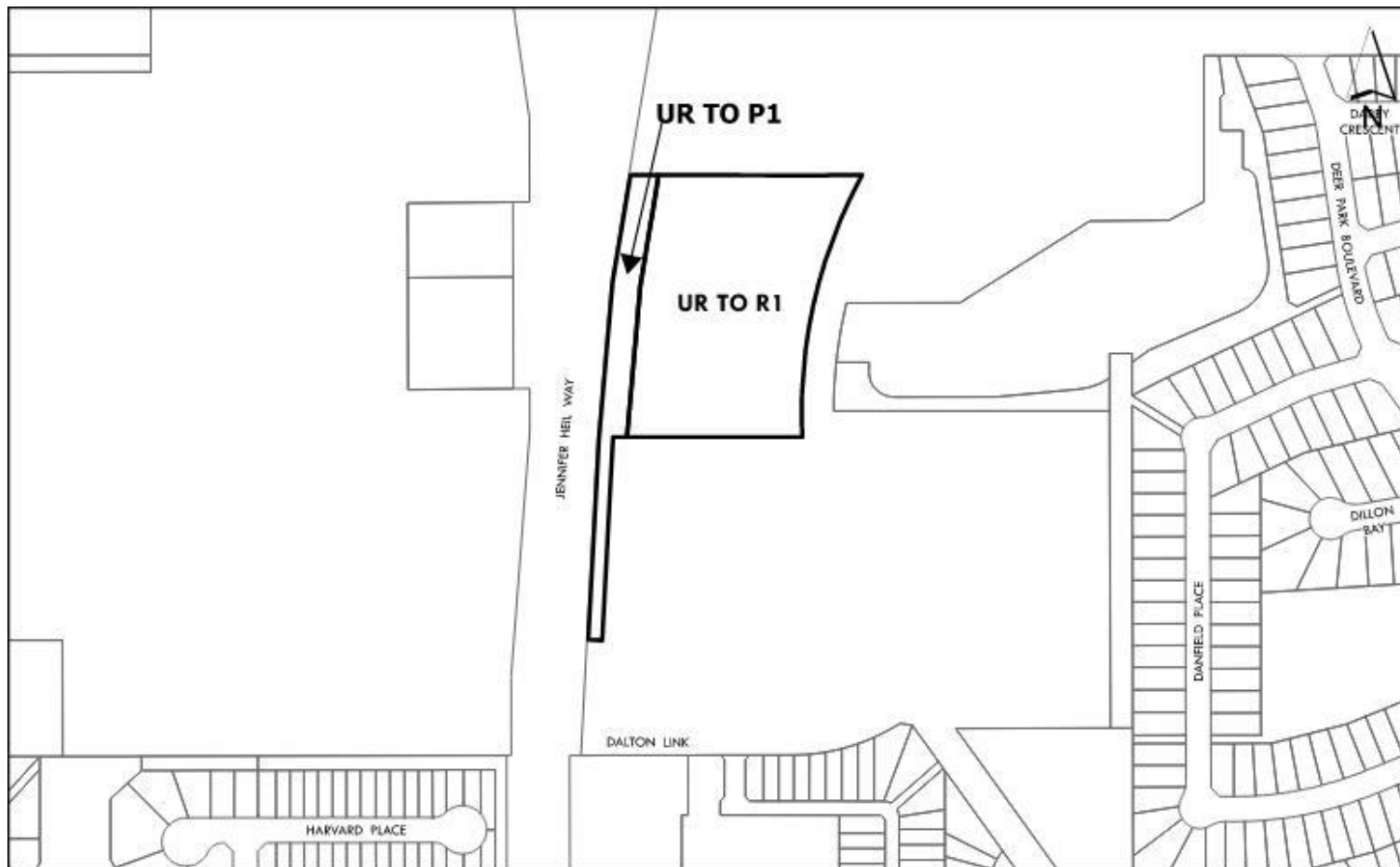
## Proposed Amendment

From: UR – Urban Reserve

To:

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

P1 – Parks and Recreation District (0.5 ha)





# Questions and Comments