A large, stylized teal graphic on the left side of the page, consisting of several overlapping, wavy, brushstroke-like shapes that create a sense of movement and depth.

# Bylaw C-1245-23

Land Use Bylaw

Amendment - Redistricting

## Westwind Stage 4

### Public Hearing

City of Spruce Grove

Council Meeting

Bylaw C-1245-23

May 8, 2023

A decorative element consisting of a teal dotted line that starts below the 'Public Hearing' header, runs vertically down the left side of the meeting details, and then turns horizontally to the right, ending with a red double arrow pointing right.



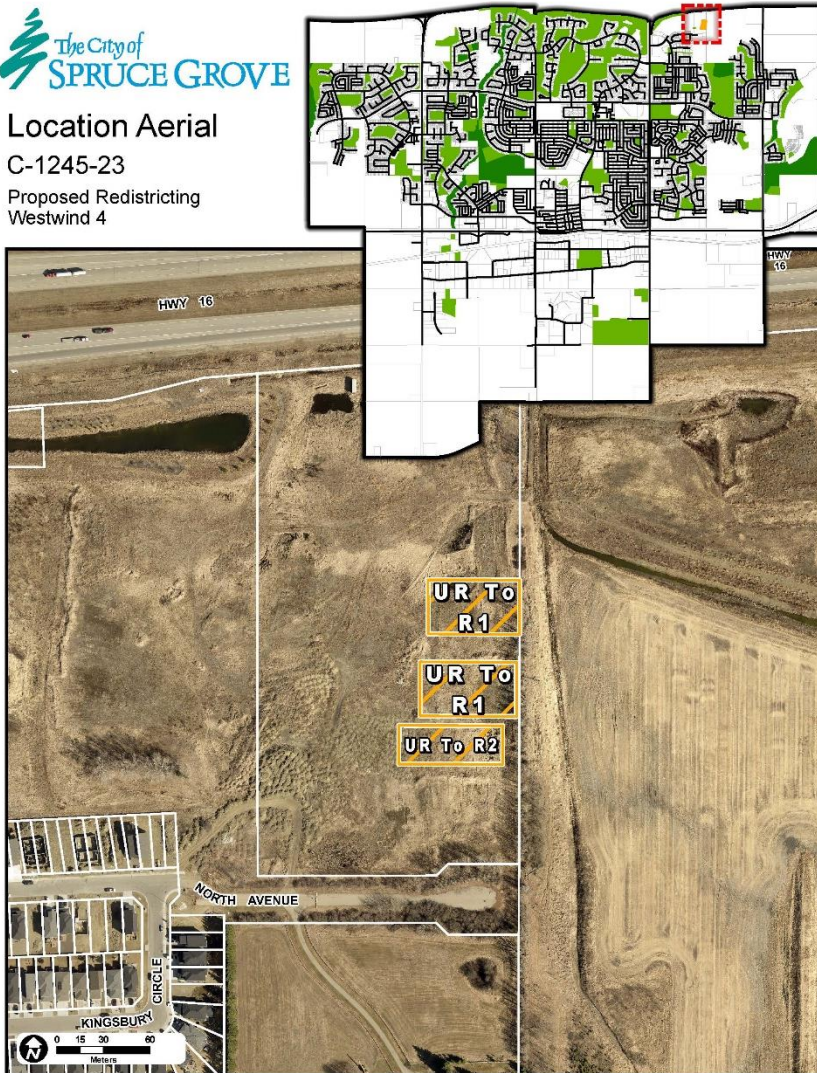
# Location



## Location Aerial

C-1245-23

Proposed Redistricting  
Westwind 4



## Westwind Stage 4



## Intended Land Use:

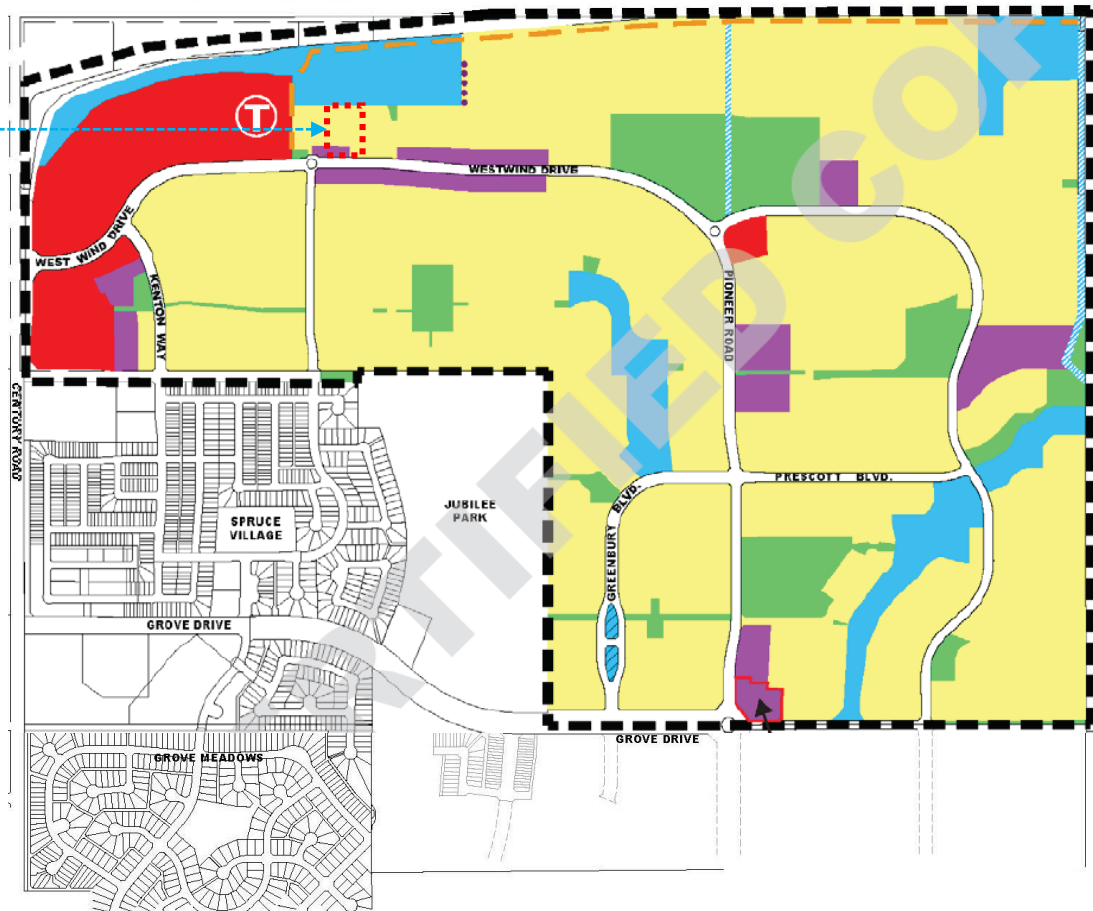
- Residential





# Pioneer Lands Area Structure Plan

Amendment  
Area



## LEGEND

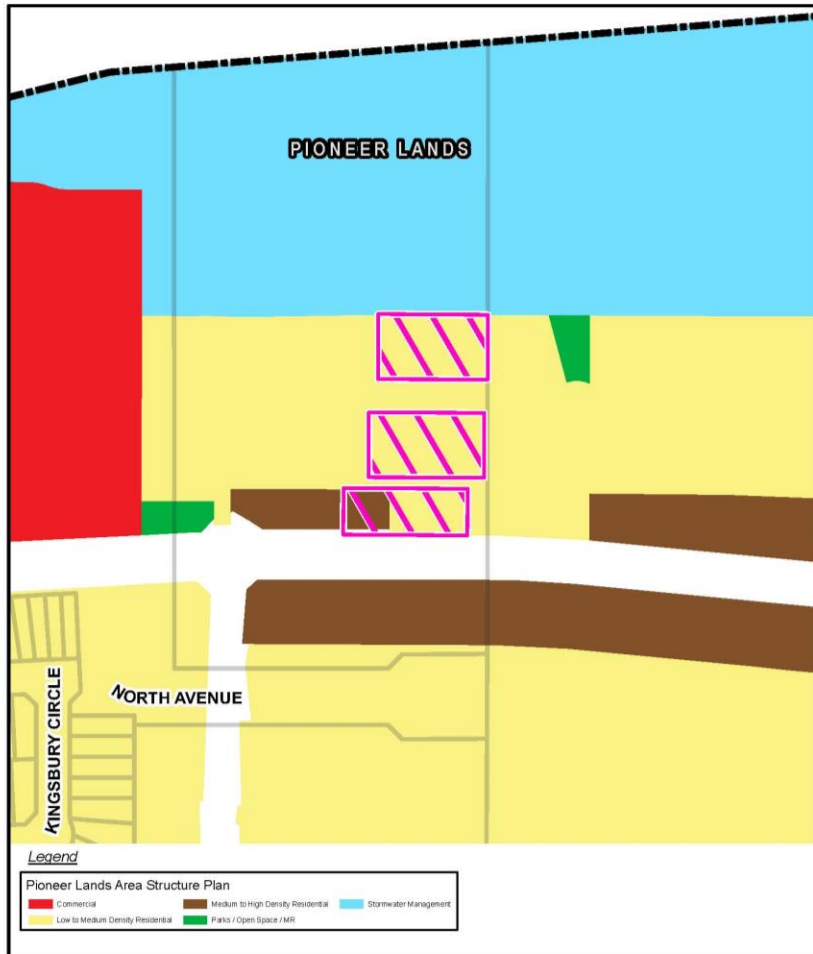
Commercial	Park/Open Space	ASP Boundary	Berm
Medium to High Density Residential	Berm	Transit Station	
Low to Medium Density Residential	Median PUL	Storm Management Facility Street Frontage	
Storm Management Facility	Public Utility Lot (PUL)		



# Pioneer Lands Area Structure Plan



ASP Overview  
Site of Proposed Redistricting C-1245-23  
Westwind 4



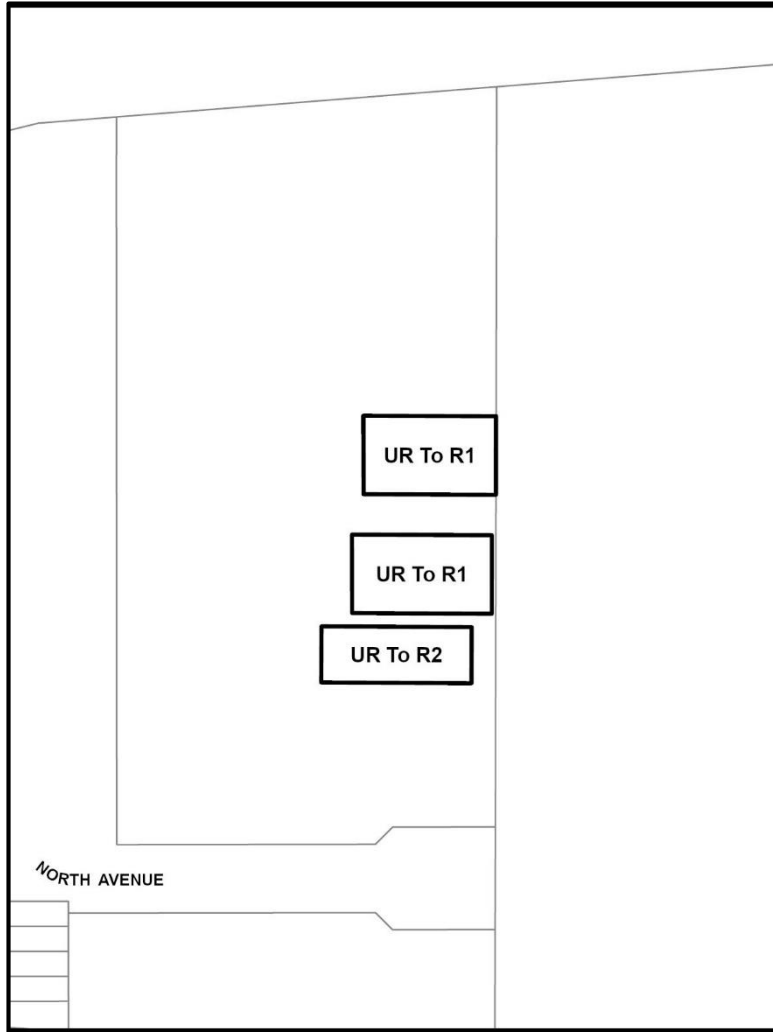
## Land Use Concept

- Mixed Low to Medium Density Residential;
- Mixed Medium to High Density Residential; and





# Proposed Amendment



## Legal Description:

Lot 4, Plan 4743RS

Amendment Area: 0.6 ha

## Proposed amendment

From: UR - Urban Reserve

To: R1 - Mixed Low to Medium  
Density Residential District;  
and,

R2 - Mixed Low to Medium  
Density Residential; and



Public Hearing

C-1245-23

# Questions & Comments

