

Bylaw C-1344-24

Municipal Development Plan Amendment
Legacy Park South Residential Conversion

Bylaw C-1334-24

West Central Area Structure Plan Amendment
Legacy Park Residential Addition

Bylaw C-1335-24

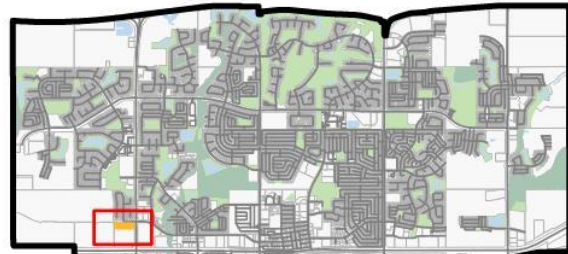
Land Use Bylaw Amendment
Redistricting - Legacy Park Stage 4

City of Spruce Grove

Public Hearing

July 8, 2024

Location

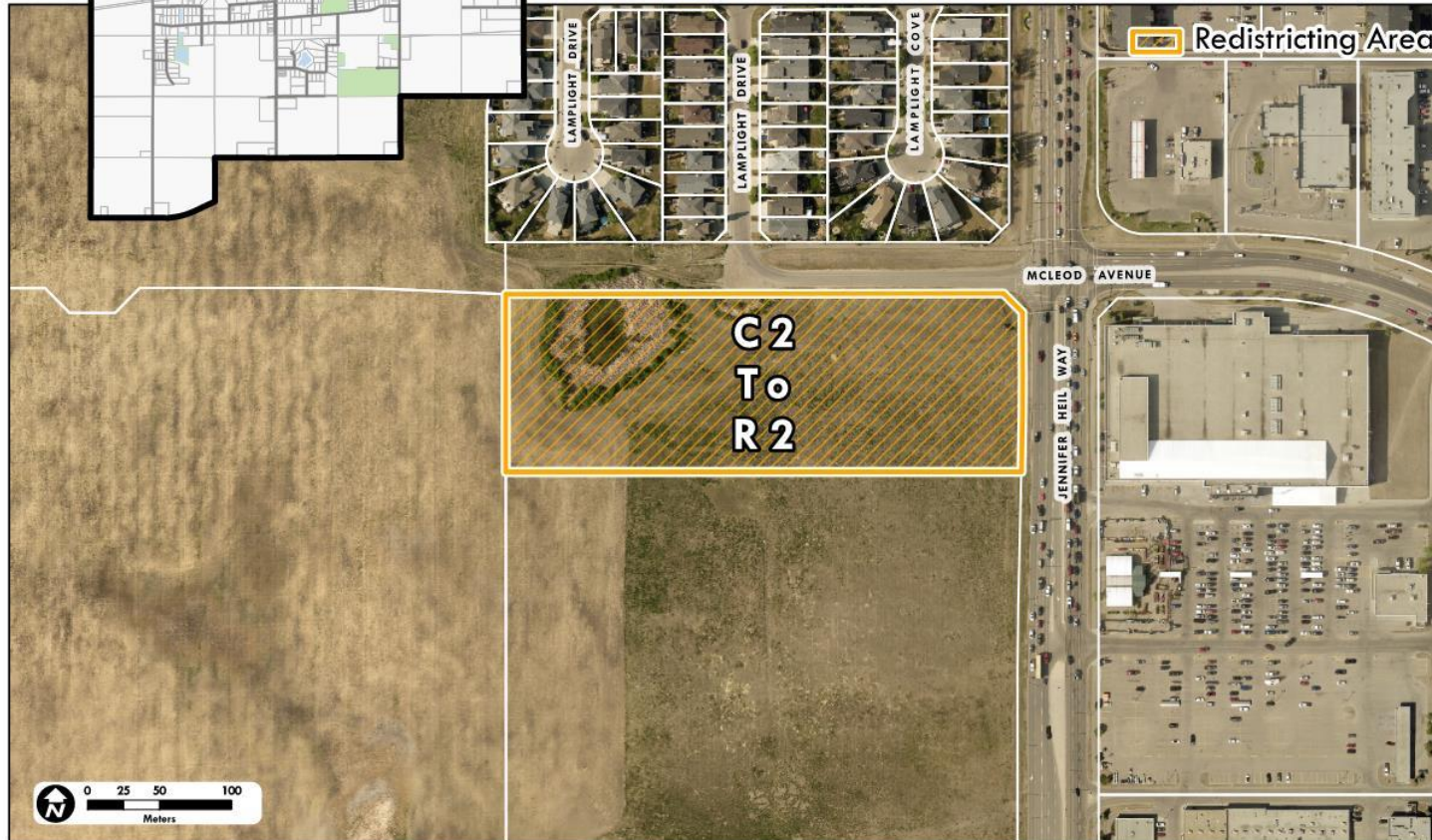


Location Aerial

C-1335-24

Land Use Redistricting

Legacy Park Stage 4



Legacy Park Stage 4

- Intended Land Use:
 - Medium to High Density Residential



Municipal Development Plan

C-1344-24

- Future Land Use Change:
 - Vehicle Oriented Commercial to Residential

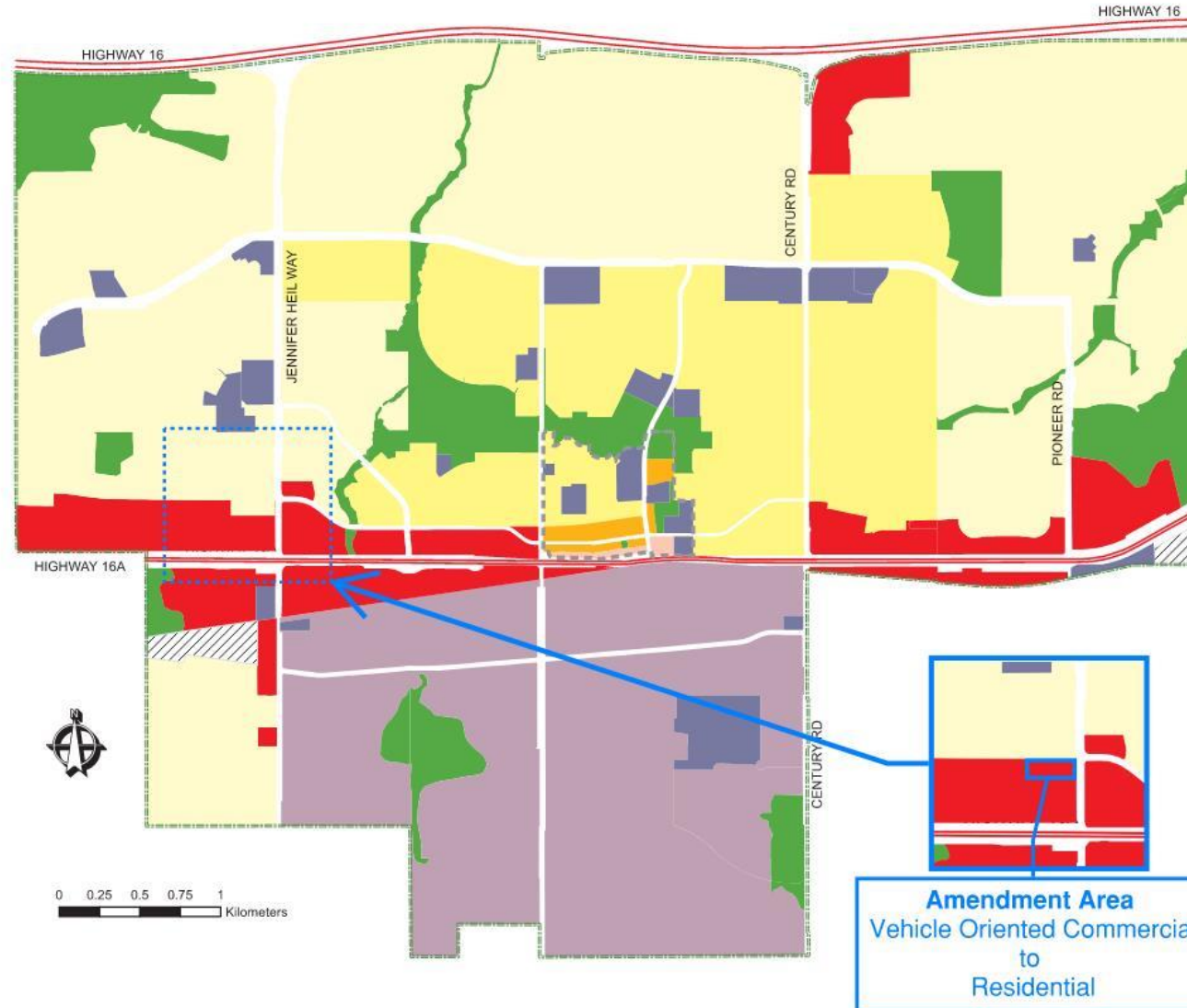


Figure 8
Future Land Use



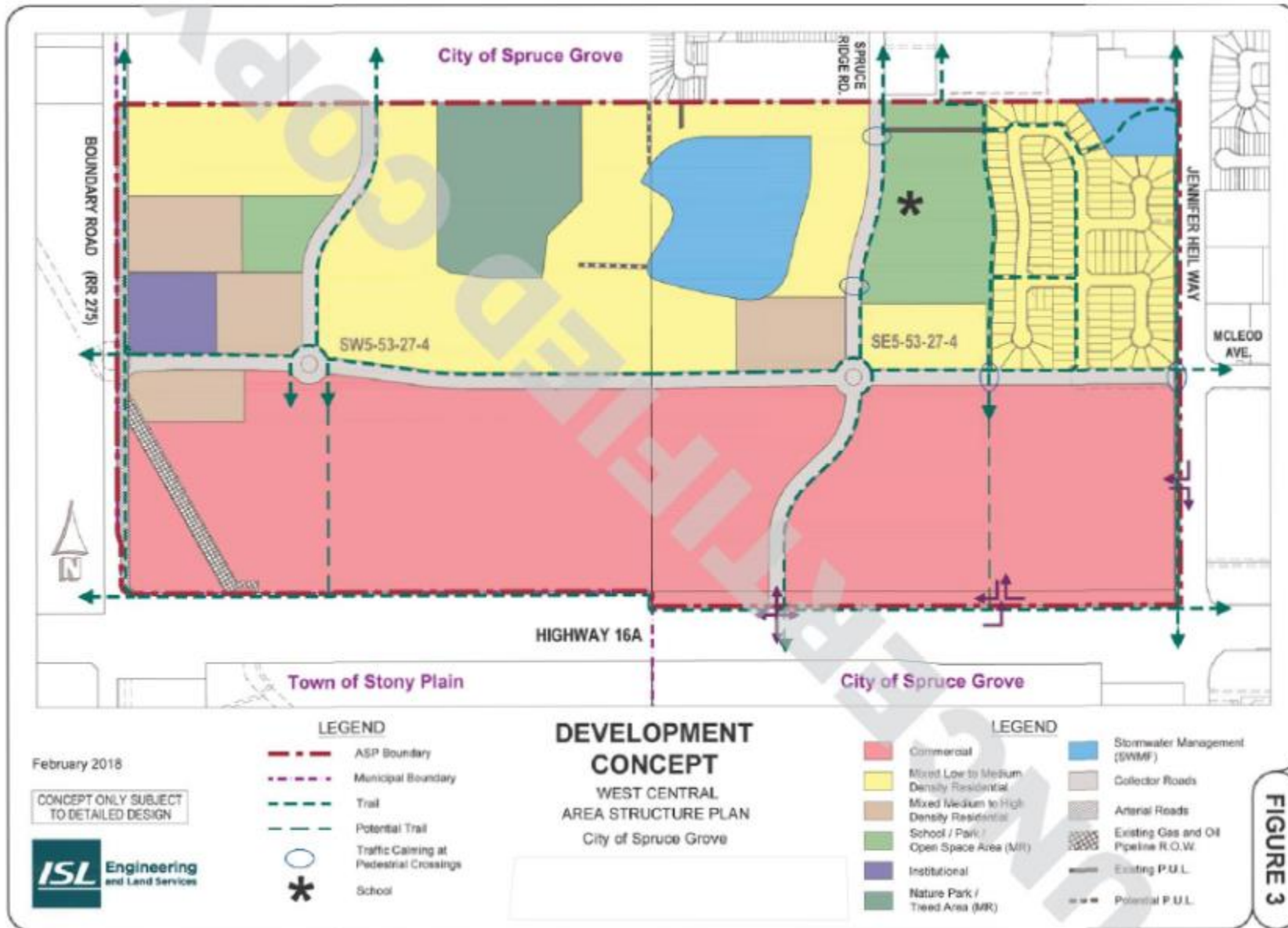
The City of
SPRUCE GROVE

Municipal Development Plan
2010-2020

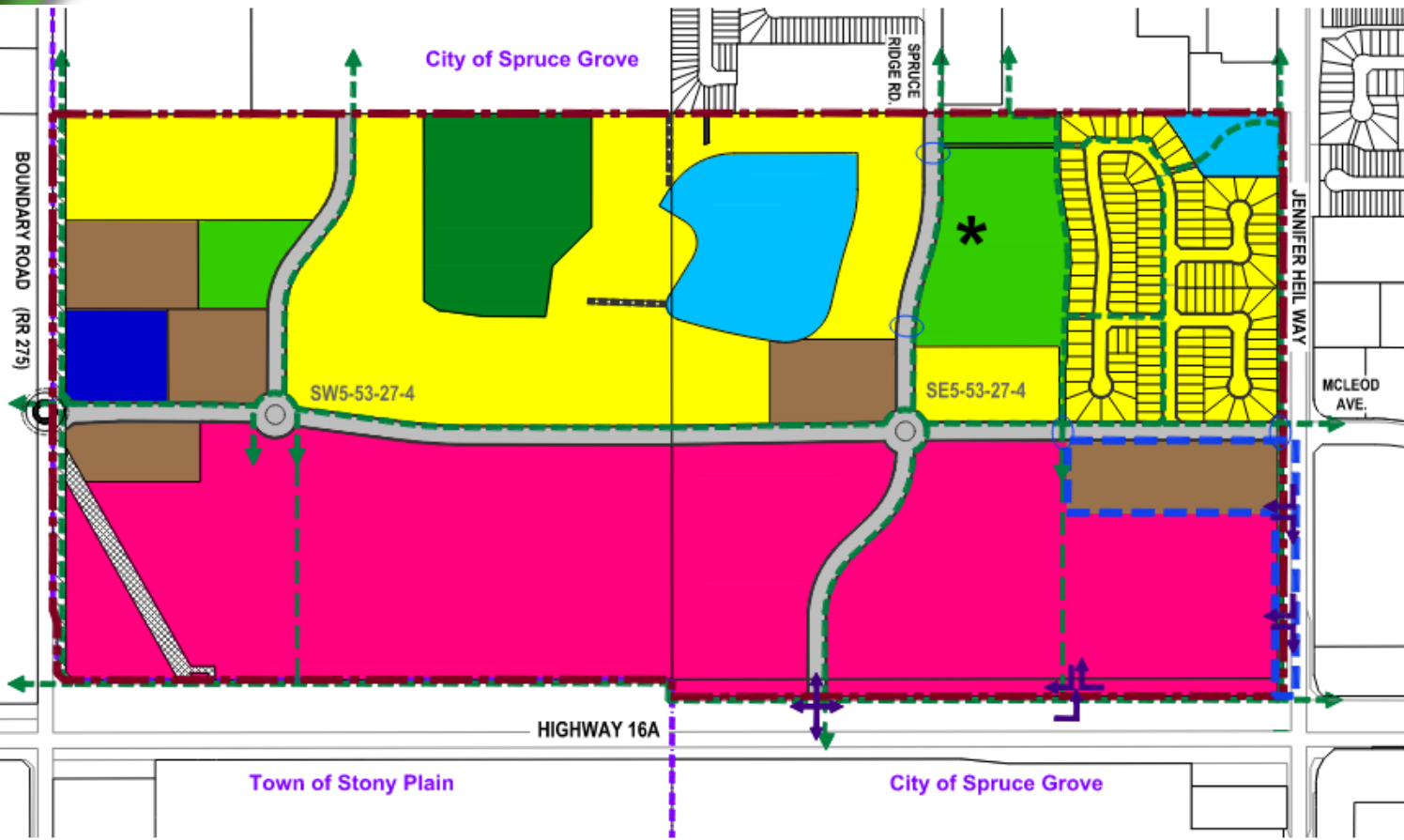
West Central Area Structure Plan

**Approved
Land Use Concept**

- Commercial



West Central Area Structure Plan



Proposed Land Use Concept

- Mixed Medium to High Density Residential

LEGEND

Commercial	Institutional	Traffic Calming at Pedestrian Crossings
Mixed Low to Medium Density Residential	Collector Roads	Trail
Mixed Medium to High Density Residential	Arterial Roads	Potential Trail
School/Park/Open Space Area (MR)	Existing Gas and Oil Pipeline R.O.W.	Municipal Boundary
Nature Park/ Treed Area (MR)	Existing P.U.L.	ASP Boundary
School	Potential P.U.L.	ASP Amendment Boundary
	Stormwater Management Facility	

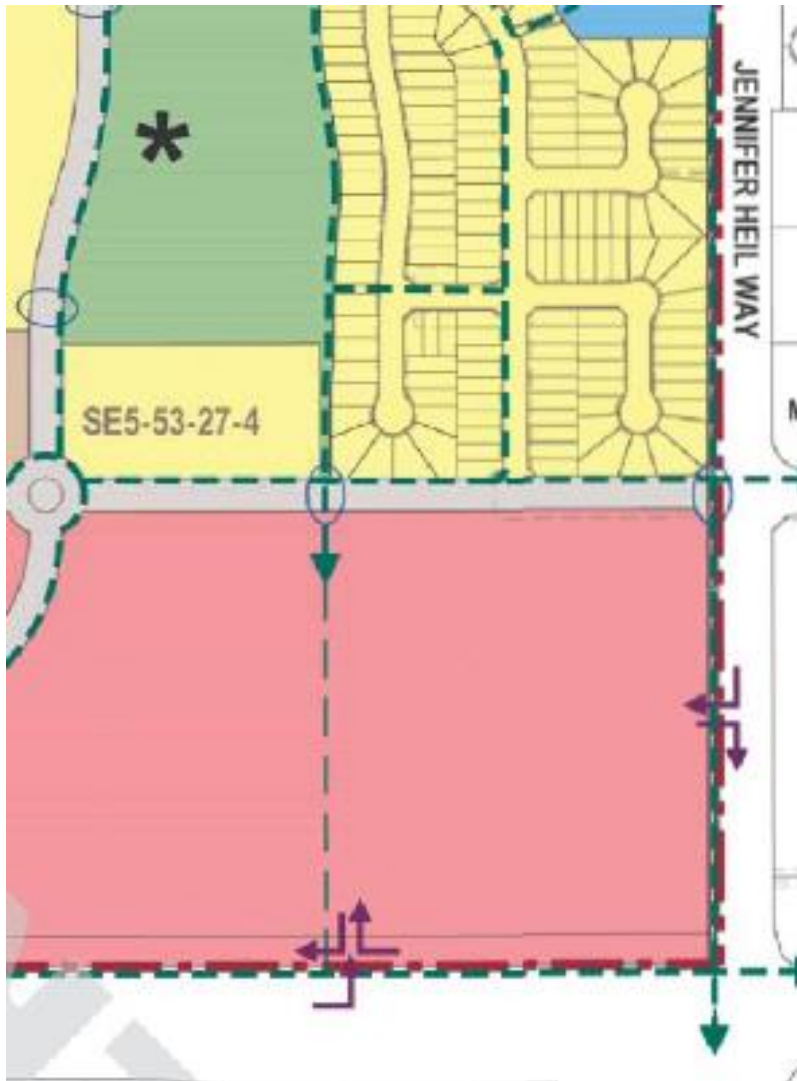
PROPOSED DEVELOPMENT CONCEPT

scale 1:7500

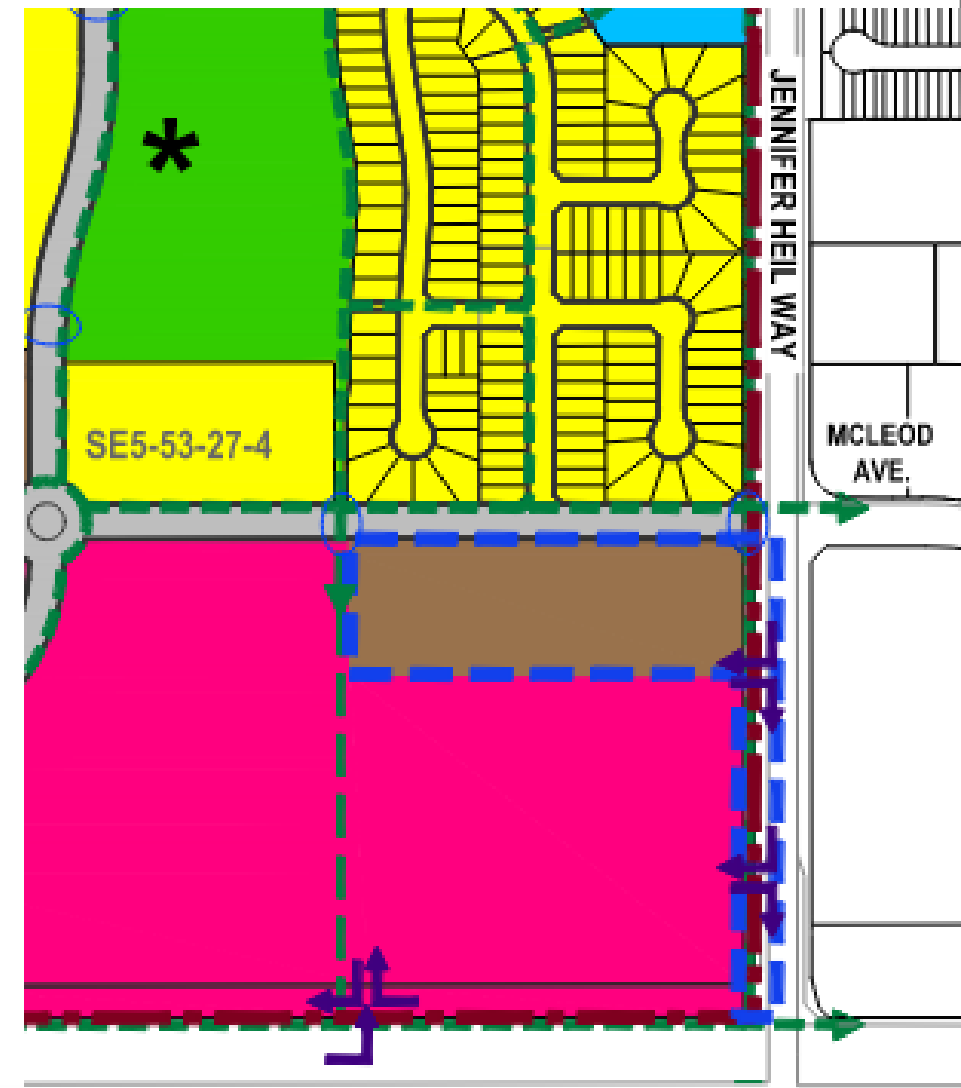
WEST CENTRAL
CITY OF SPRUCE GROVE

West Central Area Structure Plan Amendment C-1334-24

Approved Development Concept



Proposed Development Concept



C-1335-24 Land Use Bylaw Amendment Redistricting

Legal Description:

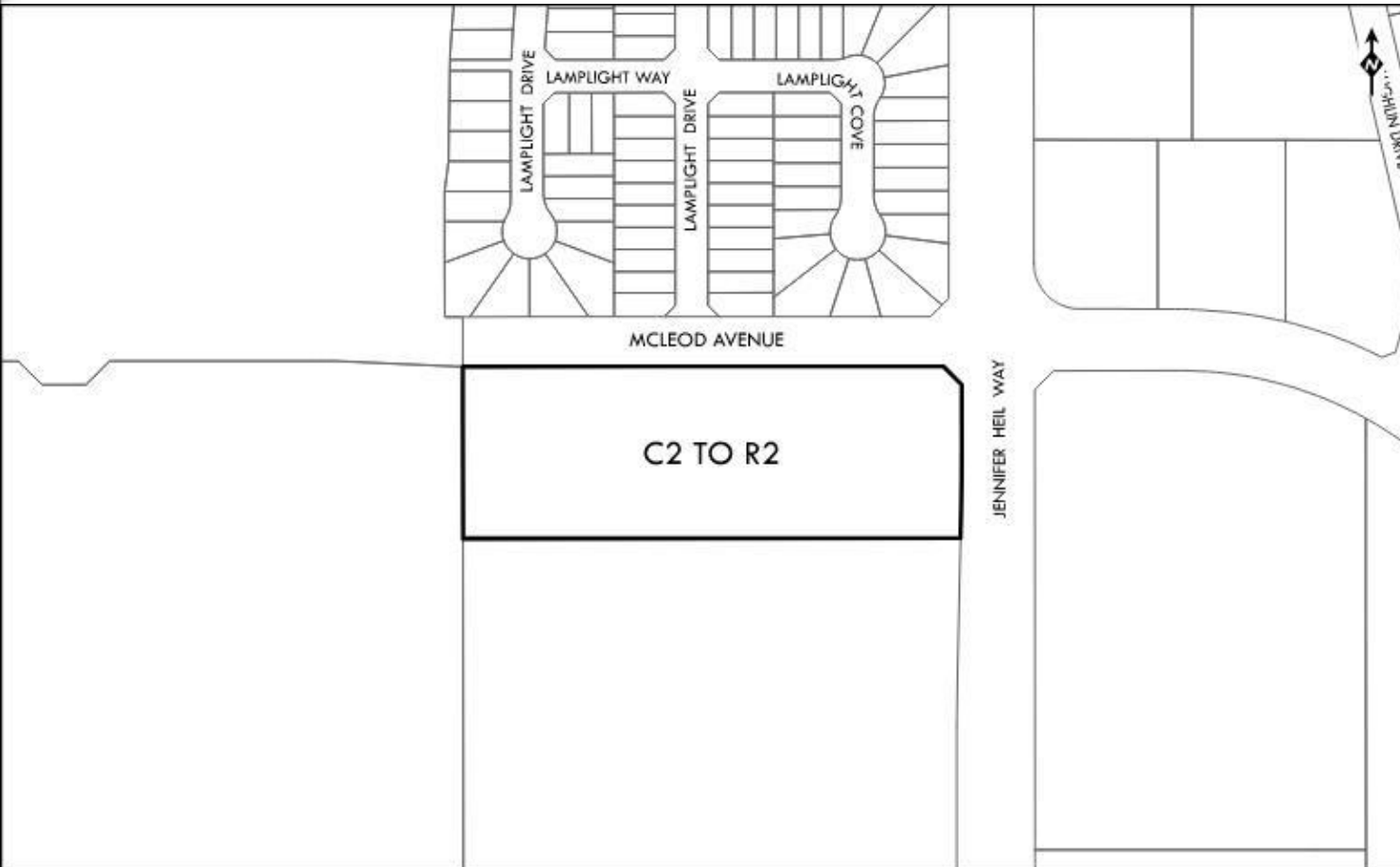
A portion of
Lot 2, Block 5, Plan 212 1546

Amendment Area: 2.56 ha

Proposed amendment

From: C2 - Vehicle Oriented
Commercial District

To: R2 - Mixed Medium to High
Density Residential Direct



Questions and Comments