

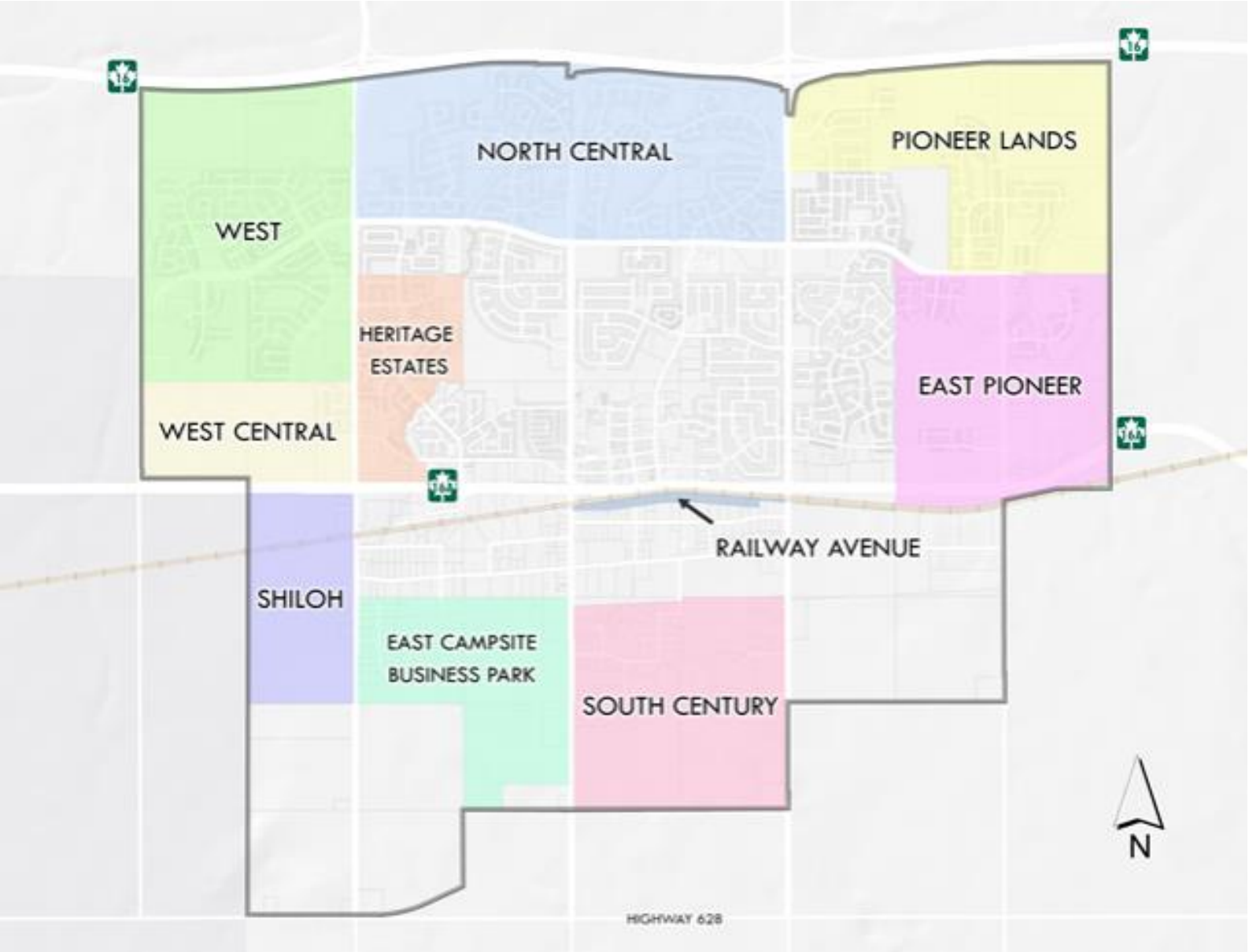
Bylaw C-1332-24

North Central Area Structure Plan Amendment
Deer Park

City of Spruce Grove
Public Hearing
February 3, 2025



Location



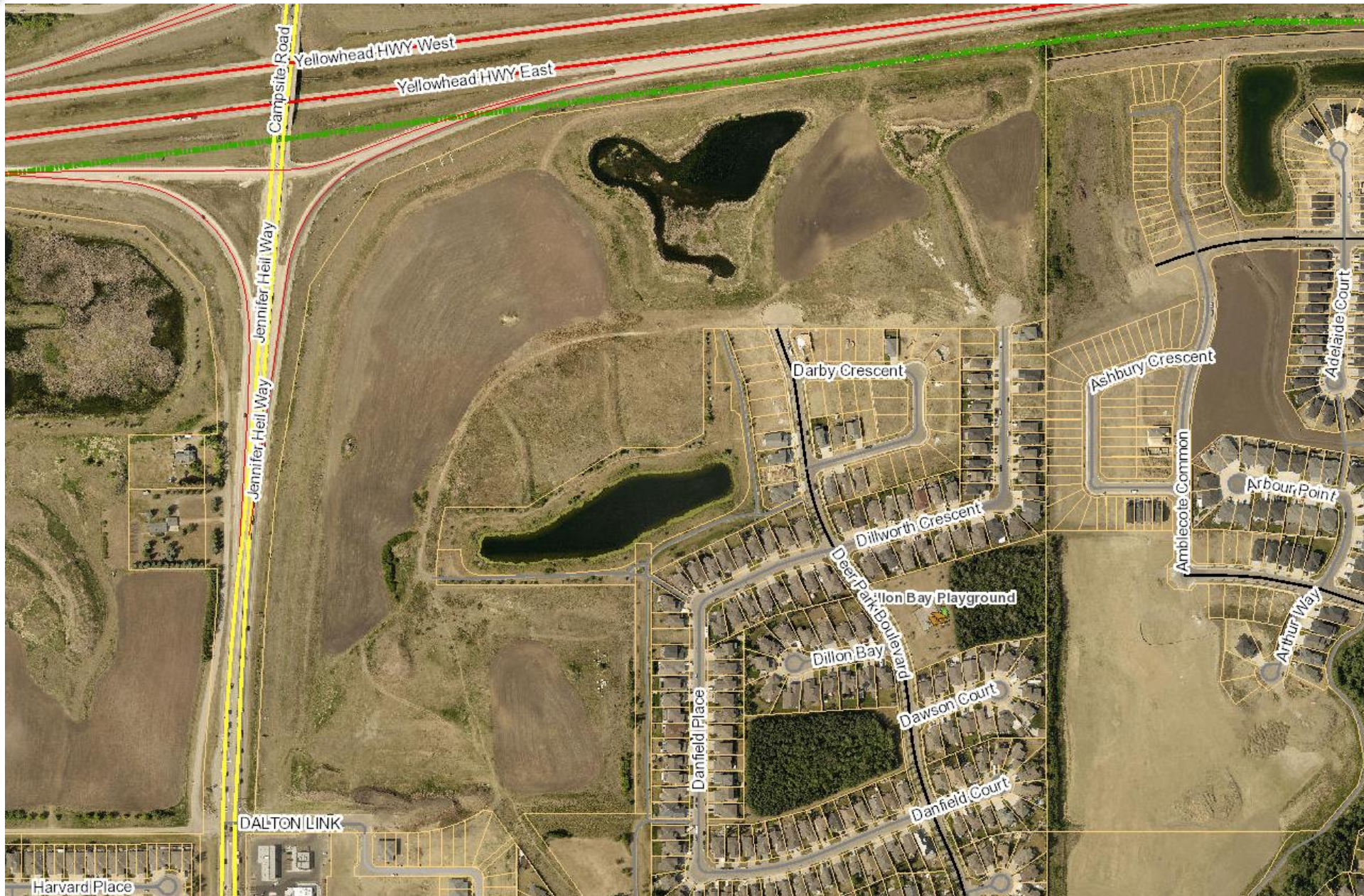
North Central Area Structure Plan

Location

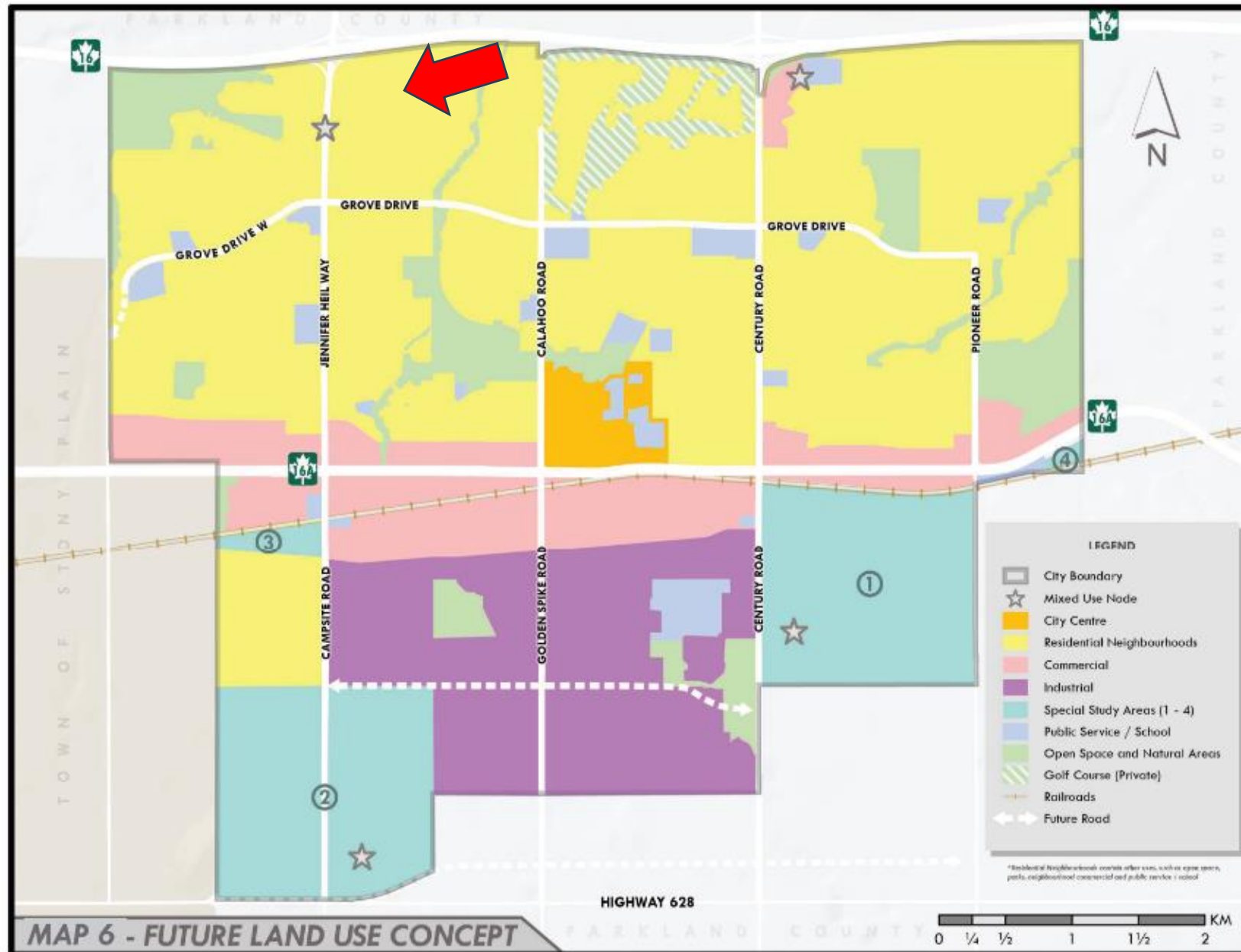


Bylaw C-1332-24 Amendment Area Deer Park North

Aerial Photo - 2023

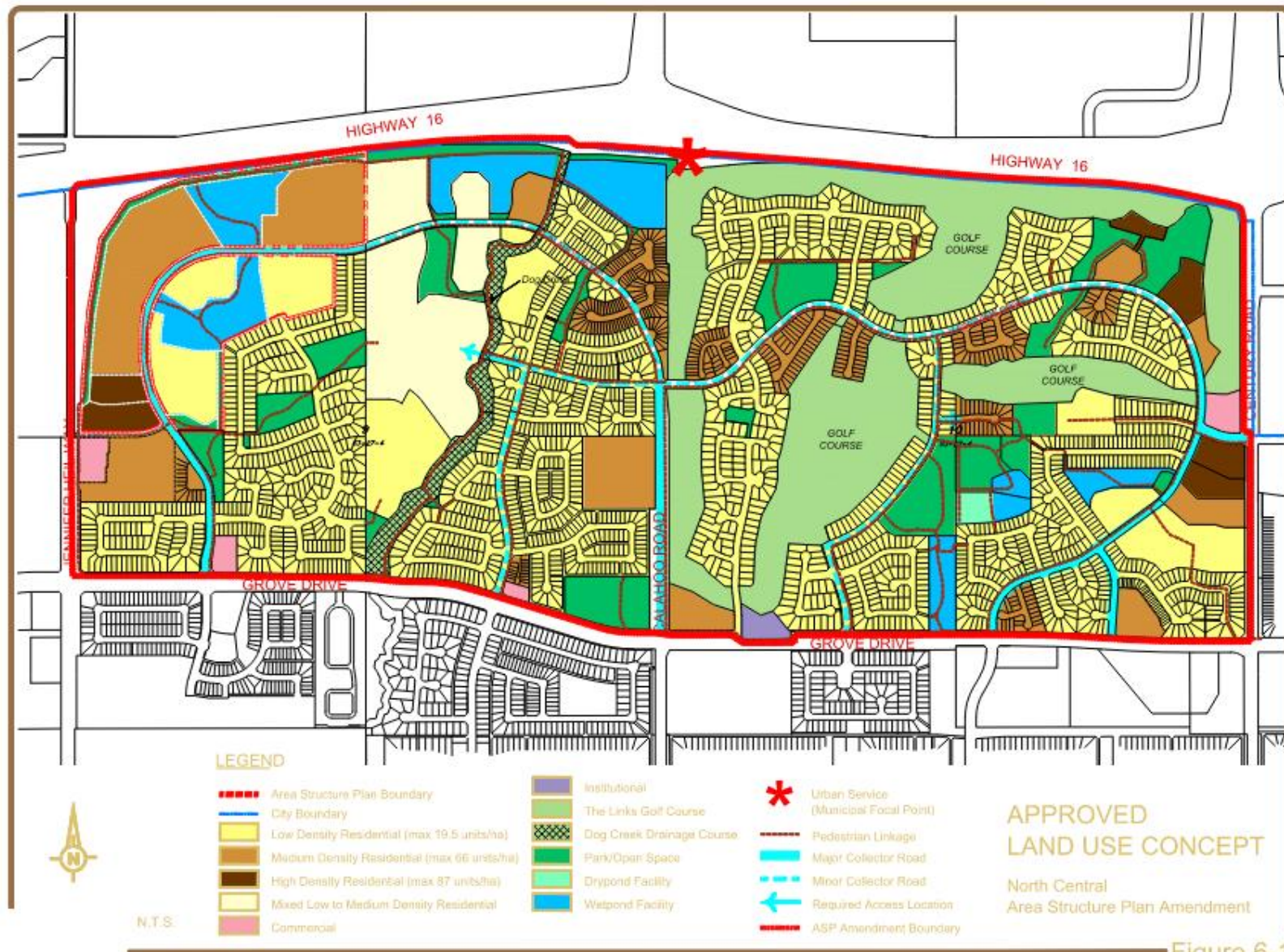


Municipal Development Plan



C-1338-24
The Shape of
Our Community

North Central Area Structure Plan

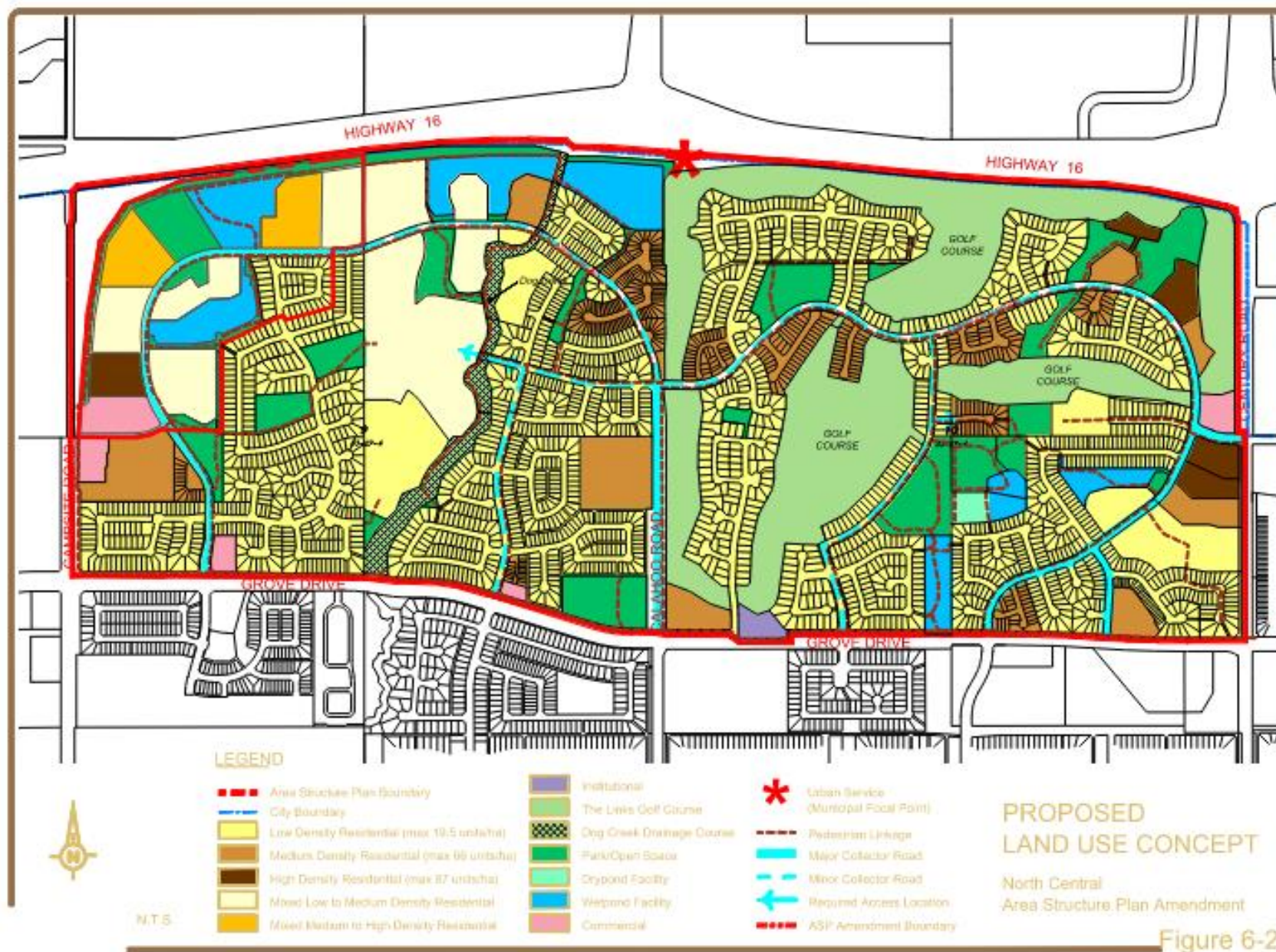


**Approved
Land Use Concept**

Figure 6-1

North Central Area Structure Plan

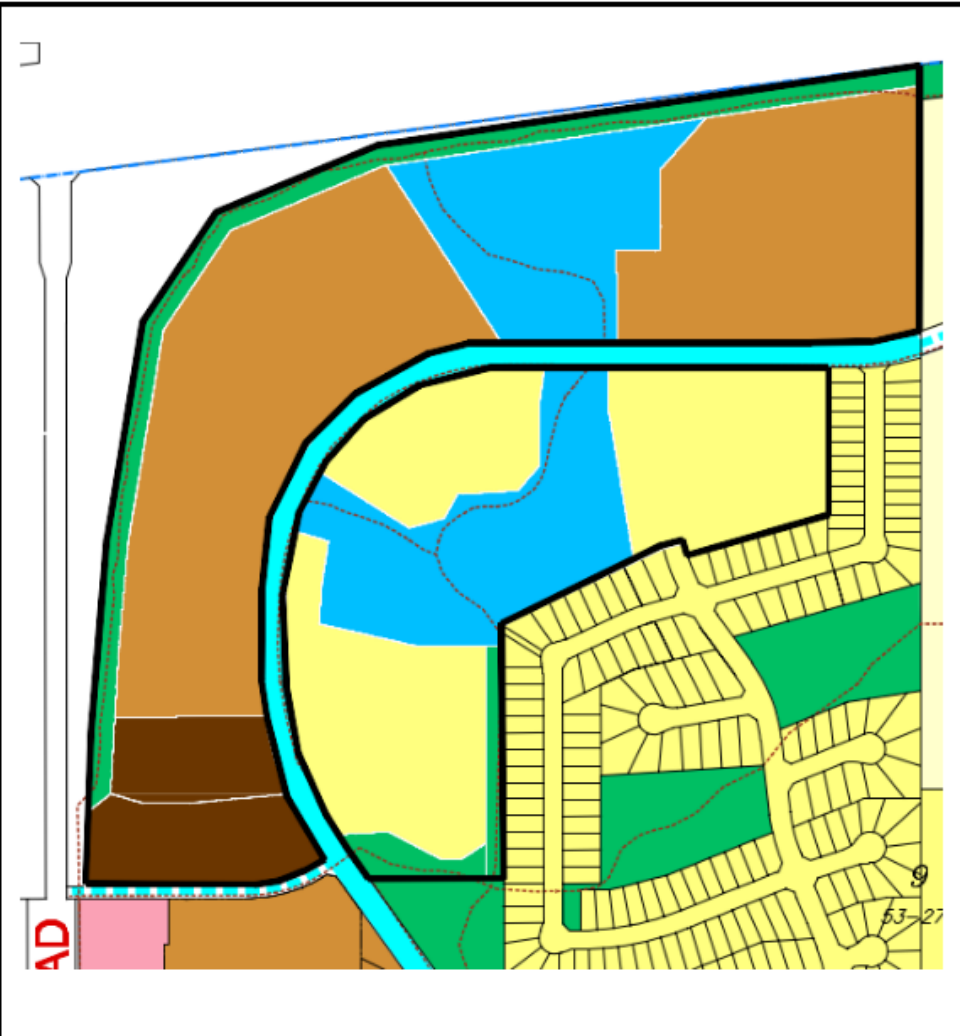
Bylaw C-1332-24 Proposed Land Use Concept



North Central Area Structure Plan Amendment C-1332-24

Approved Development Concept

Proposed Development Concept



Land Uses

- Low Density Residential (max 19.5 units/ha)
- Medium Density Residential (max 66 units/ha)
- High Density Residential (max 87 units/ha)
- Mixed Low to Medium Density Residential
- Mixed Medium to High Density Residential
- Wetpond Facility
- Commercial



Thank you

Questions & Comments