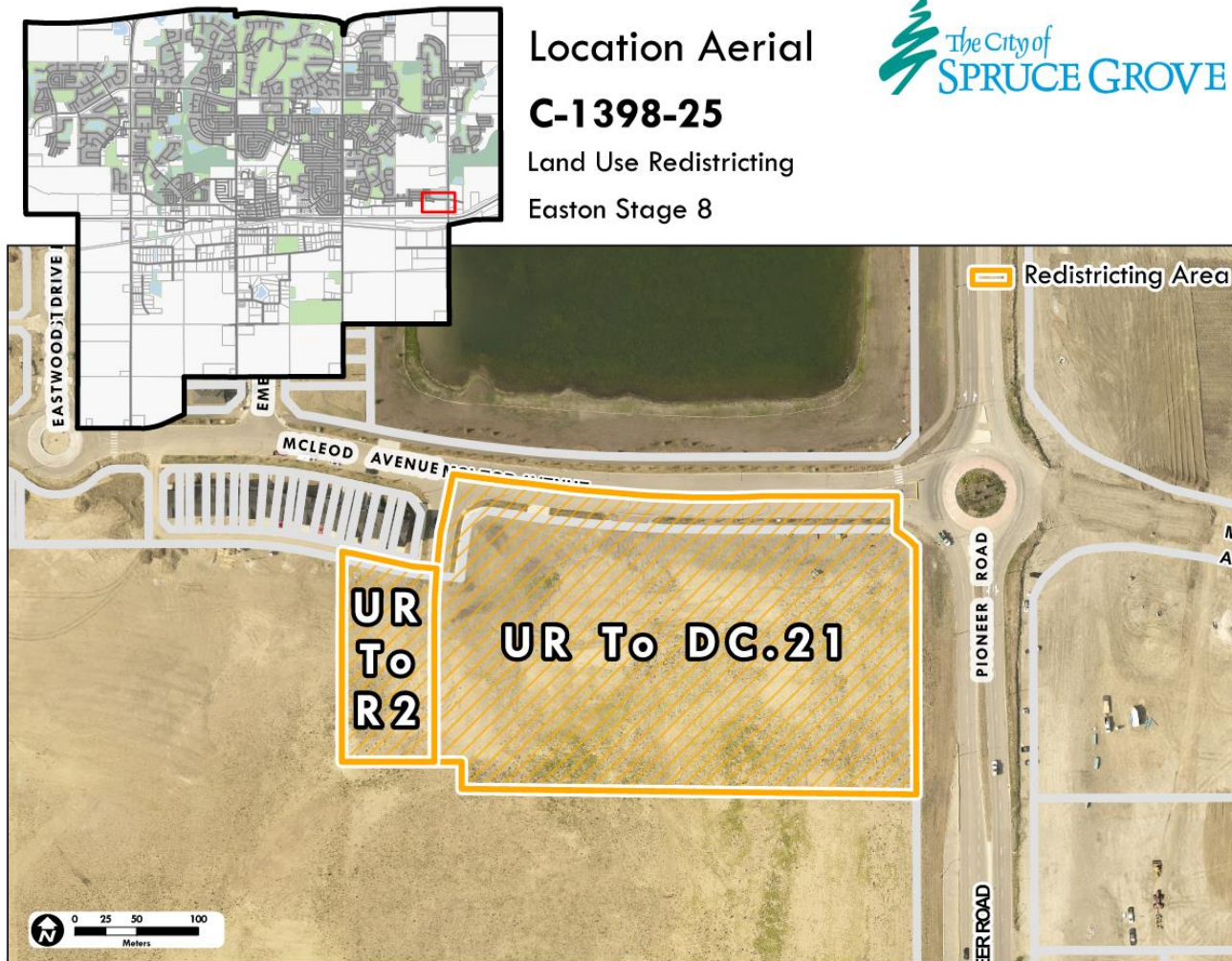


Bylaw C-1397-25
Land Use Bylaw Text Amendment
**Easton Back-to-Back Row
Housing Direct Control District**

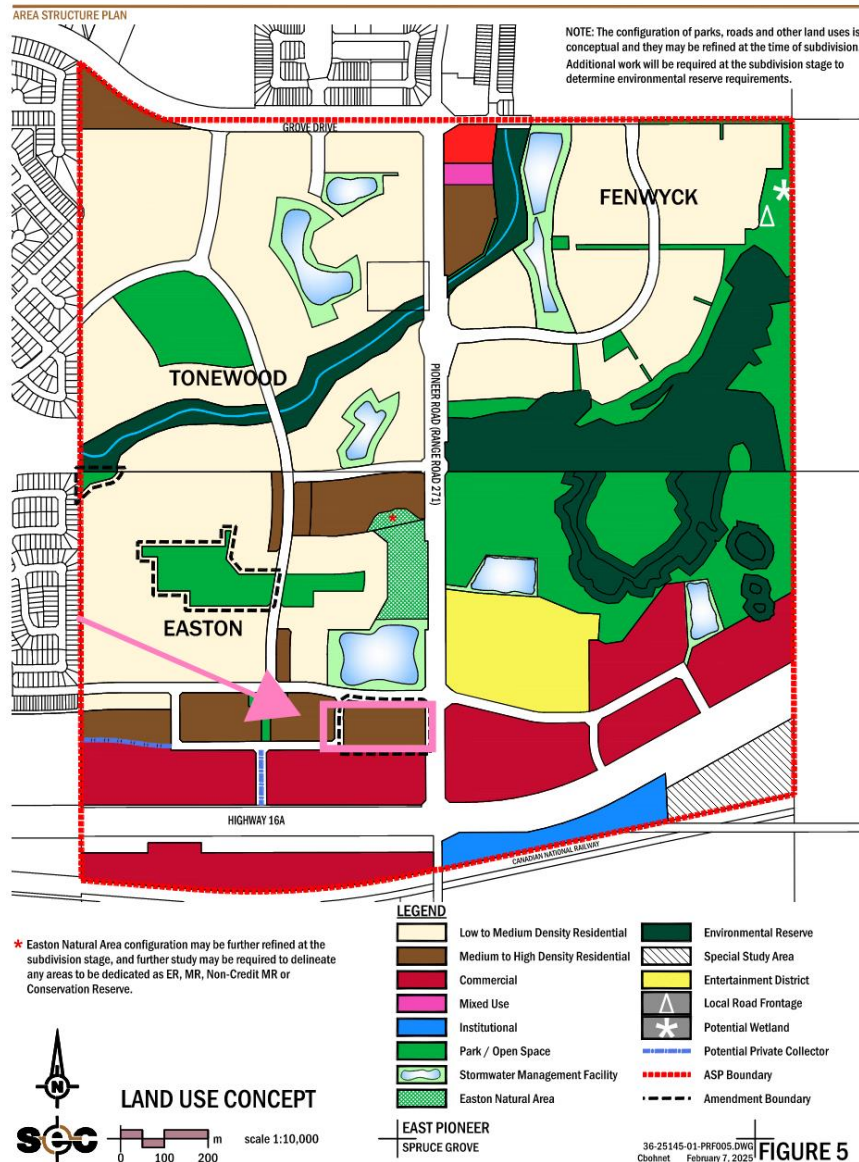
City of Spruce Grove
Public Hearing
July 7, 2025

Location



- **Easton Stage 8**
- Intended Land Use:
 - Residential

East Pioneer Area Structure Plan



- **Easton Stage 8**
 - Intended Land Use:
 - Residential

East Pioneer Area Structure Plan



ASP Overview

Site of Proposed Redistricting C-1398-25

Easton Stage 8



- **Land Use Concept**
- Medium to High Density Residential

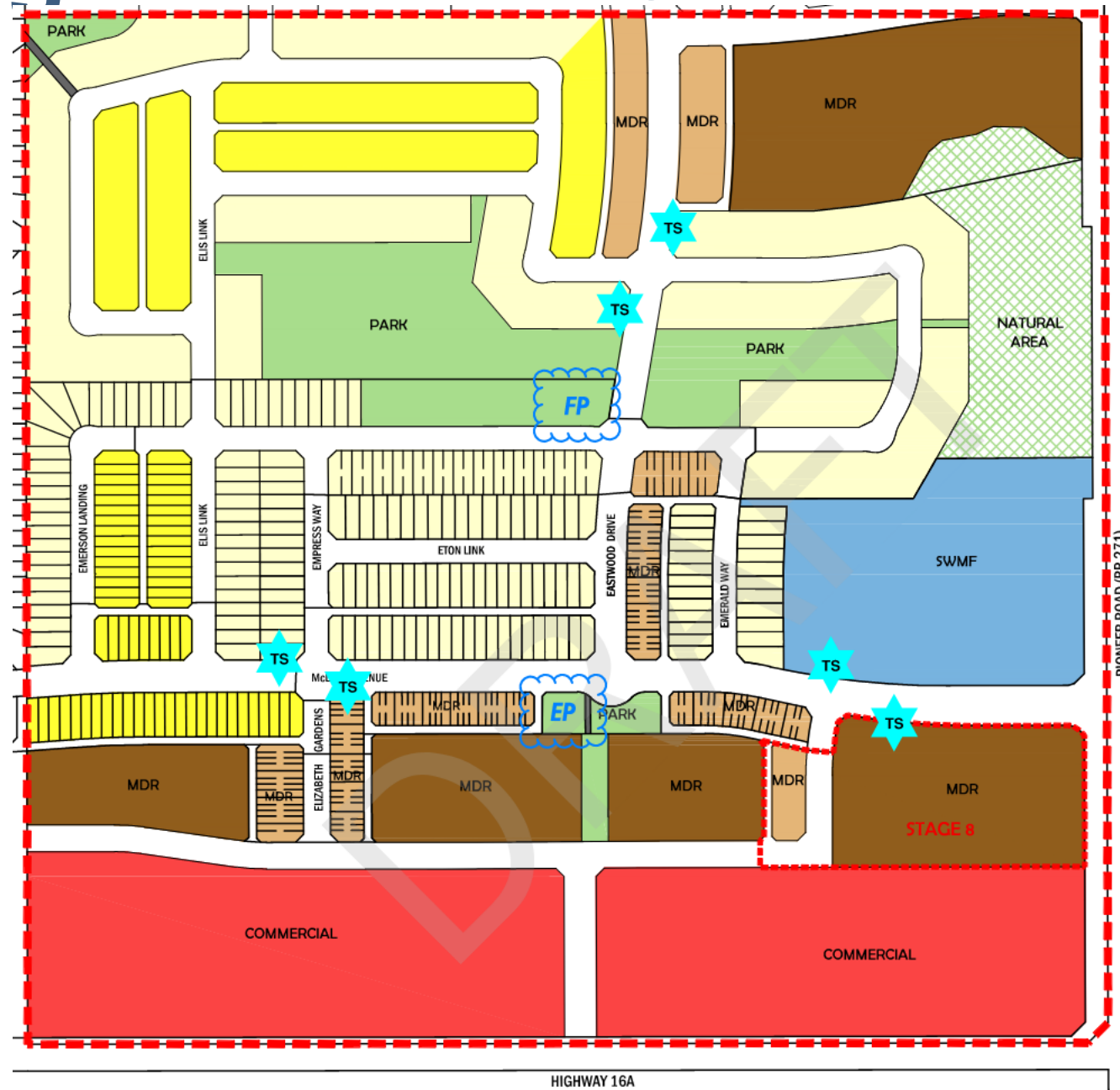


Neighbourhood Context Map - DRAFT

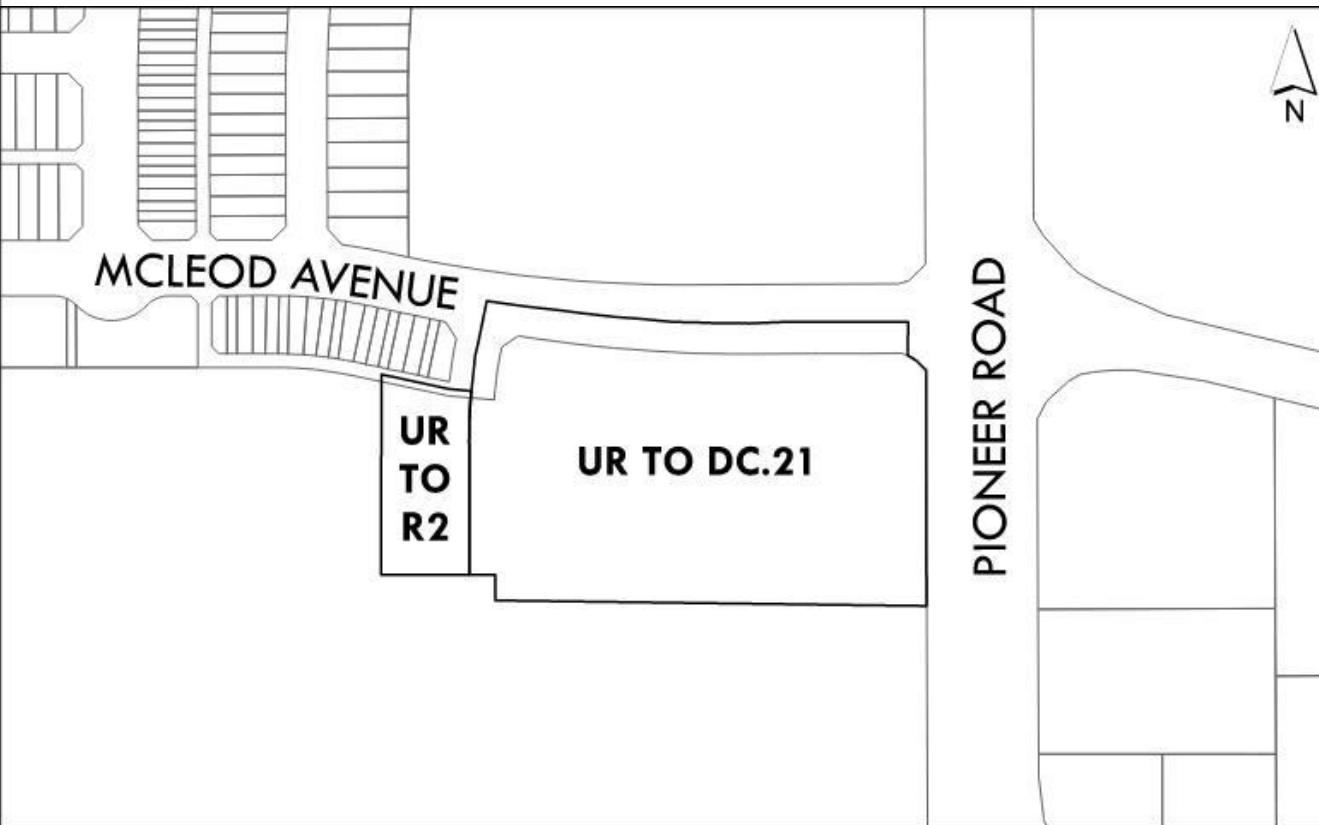
EP - Existing
Playground

FP - Anticipated
Future Playground

TS - Transit Stop
Location



Proposed Amendment



Legal Description:

Part of SE 2-53-27-W4

Amendment Area: 2.67 ha

Proposed amendment

From: UR - Urban Reserve District

To: DC.21 - Easton Back-to-Back Row
Housing Direct Control District (2.36 ha)

R2 - Mixed Medium to High Density
Residential District (0.31 ha)

DC.21 Easton Back-to-Back Row Housing Direct Control District

Direct Control Districts are used to accommodate specific development requirements not considered in a standard district of the Land Use Bylaw.

DC.21 - Easton Back-to-Back Row Housing Direct Control District:

- The purpose of this District area will be used to accommodate a mix of row housing and back-to-back row housing dwelling types along McLeod and Pioneer Road.

If approved, this direct control district will be used to accommodate a 2.0ha bareland condominium development along McLeod and Pioneer Road within the Easton neighbourhood where the Area Structure Plan identifies Medium to High Density Residential use.

Questions and Comments