

THE CITY OF SPRUCE GROVE

BYLAW C-1390-25

LAND USE BYLAW – LAND USE AND DEVELOPMENT NOTIFICATION SIGNS

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 is amended as follows:

1.1 By adding the following text in bold and renumbering accordingly:

SECTION 13 NOTICE OF DEVELOPMENT PERMIT APPLICATION

- (1) The Development Officer may require applicants to post a Notice of Application Sign on the subject Site in a location and format approved by the City for Development Permit applications for a Discretionary Use or requiring a variance.**
- (2) The Notice of Application Sign must be posted where required by the Development Officer within fourteen days, and removed within thirty days of the decision of the Development Permit application.**

1.2 By adding the following text in bold and renumbering accordingly:

SECTION 16 NOTICE OF DEVELOPMENT PERMIT DECISION

- (5) When a Development Permit is approved for a Discretionary Use, or a variance is granted, the Development Officer shall provide notice to the community by undertaking any or all of the following:**
 - (a) Publishing a notice in the local newspaper;**

- (b) Mailing a notice to all assessed property owners who may be affected by the proposed development, or those assessed property owners within 30.0 m of the subject Site, at the discretion of the Development officer; ~~and/or~~
- (c) Posting a notice on the City's website; **and/or**
- (d) **Posting a Notice of Development Approval Sign on the subject Site in a location and format approved by the City within seven days of the approval and removed within twenty one days of the approval.**

1.3 By adding the following text in bold and renumbering accordingly:

SECTION 21 AMENDMENT APPLICATIONS

- (5) After accepting an application to amend this Bylaw, the application shall be processed for consideration by Council in accordance with this Bylaw and City Policy 7,500 Information Requirements for Redistricting Bylaws.
(Bylaw C-981-16, Jan. 25, 2017)
- (6) **The applicant shall post a Notice of Application Sign on the subject Site in a location and format approved by the City within fourteen days of a redistricting amendment application being deemed complete, and removed within thirty days of the approval or refusal of the redistricting amendment.**
- (7) **Notwithstanding Section 21(6) a Notice of Application Sign may not be required where the redistricting amendment application:**
 - (a) **conforms with the Area Structure Plan in effect;**
 - (b) **will not impact abutting Sites and/or the neighbourhood, including the road network, infrastructure, or access to Parks, commercial, or other amenities; and**
 - (c) **the Director of Planning and Development waives the requirement.**
- ~~(7)~~ **(8)** When an application is made for an amendment to this Bylaw, the City requires the following steps to be followed to complete the public participation process including the public hearing:
 - (a) Notification of a public hearing to Registered Owners of land within 30.0 m of the affected area, or those determined by the City to be affected;

- (b) The public hearing held by Council; ~~and~~
- (c) The Director of Planning and Development may require that the applicant hold at least one public meeting prior to the public hearing; and
(Bylaw C-1247-33, June 12, 2023)
- (d) During any mail delivery stoppage or disruption to City services, the City may provide alternative means of notification of a public hearing.
(Bylaw C-1369-24, March 10, 2025)

1.4 By adding the following text in bold and renumbering accordingly:

SECTION 95 SIGN DEFINITIONS

NOTICE OF APPLICATION SIGN

A Sign posted on the subject Site to inform the public that a Development Permit or redistricting amendment application has been submitted for the subject Site.

NOTICE OF DEVELOPMENT APPROVAL SIGN

A Sign posted on the subject Site to inform the public that a Development Permit has been approved for the subject Site.

1.5 By adding the following text in bold and renumbering accordingly:

SECTION 96 SIGNS NOT REQUIRING A DEVELOPMENT PERMIT

(6) Notice of Application Sign and Notice of Development Approval Sign, provided:

- (i) The Sign conforms with this Bylaw;**
- (ii) The maximum number of Signs is two per Site, comprised of a Freestanding or Fence sign;**
- (iii) Each Sign shall not exceed 3.0 m² in area; and**
- (iv) Each Sign shall not exceed 3.0 m in Height.**

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.](#)

Public Hearing Held [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.](#)

Mayor

City Clerk