

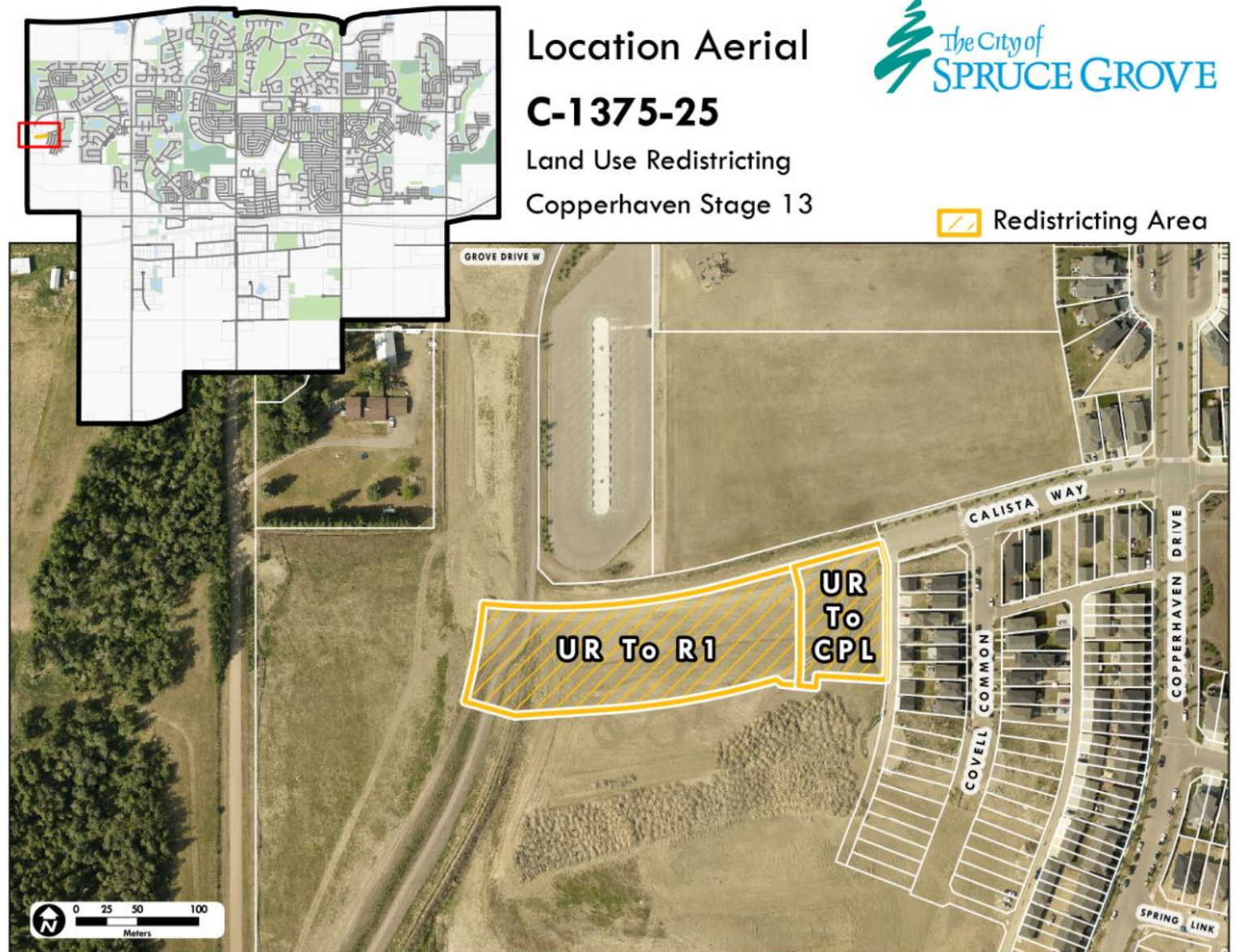
Bylaw C-1375-25 Land Use Bylaw Amendment **Copperhaven Stage 13**

City of Spruce Grove
Third Reading
August 25, 2025

Location

Copperhaven Stage 13

- Intended Land Use:
 - Low to Medium Density Residential



West Area Structure Plan

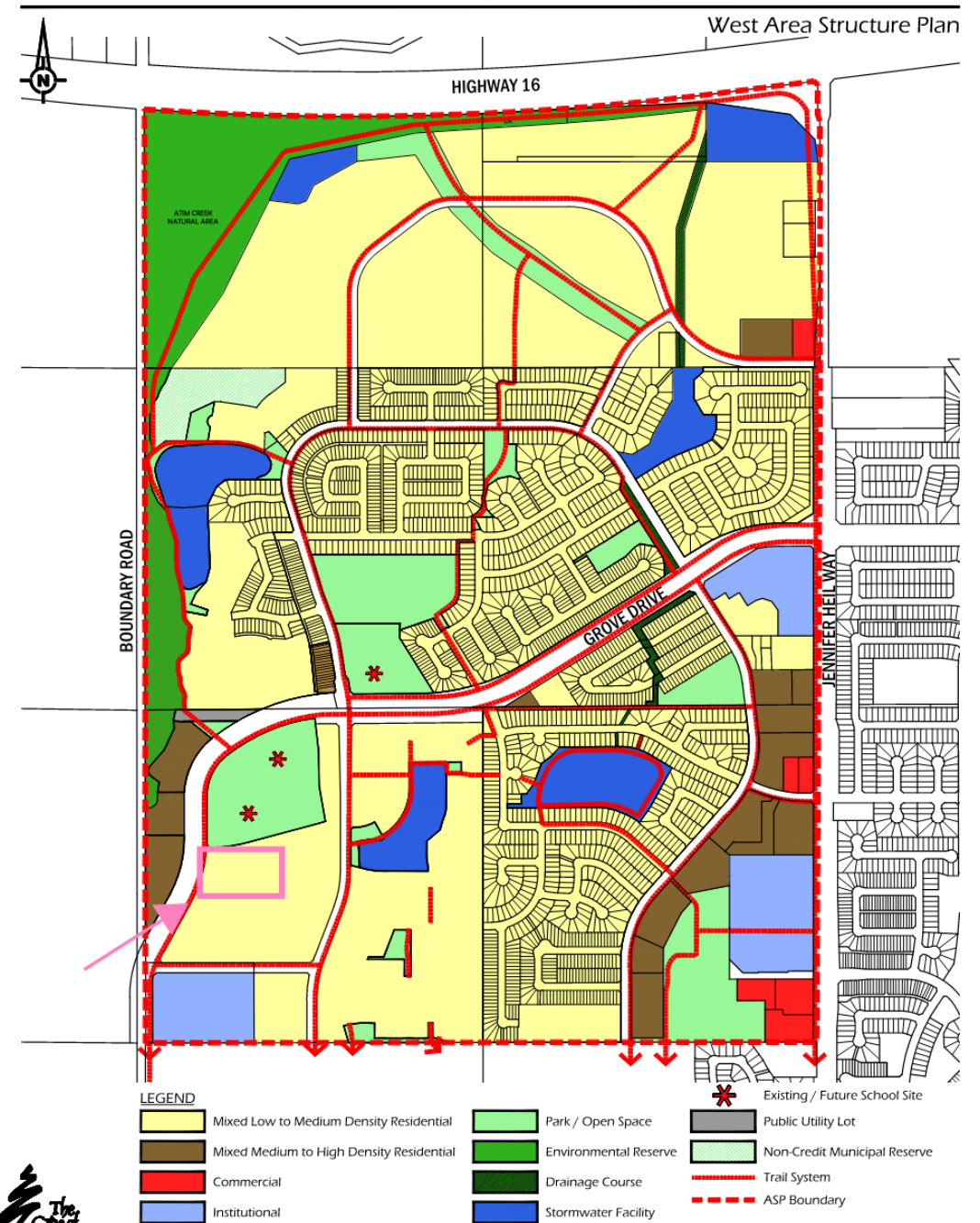


Figure 4a - Proposed Development Concept

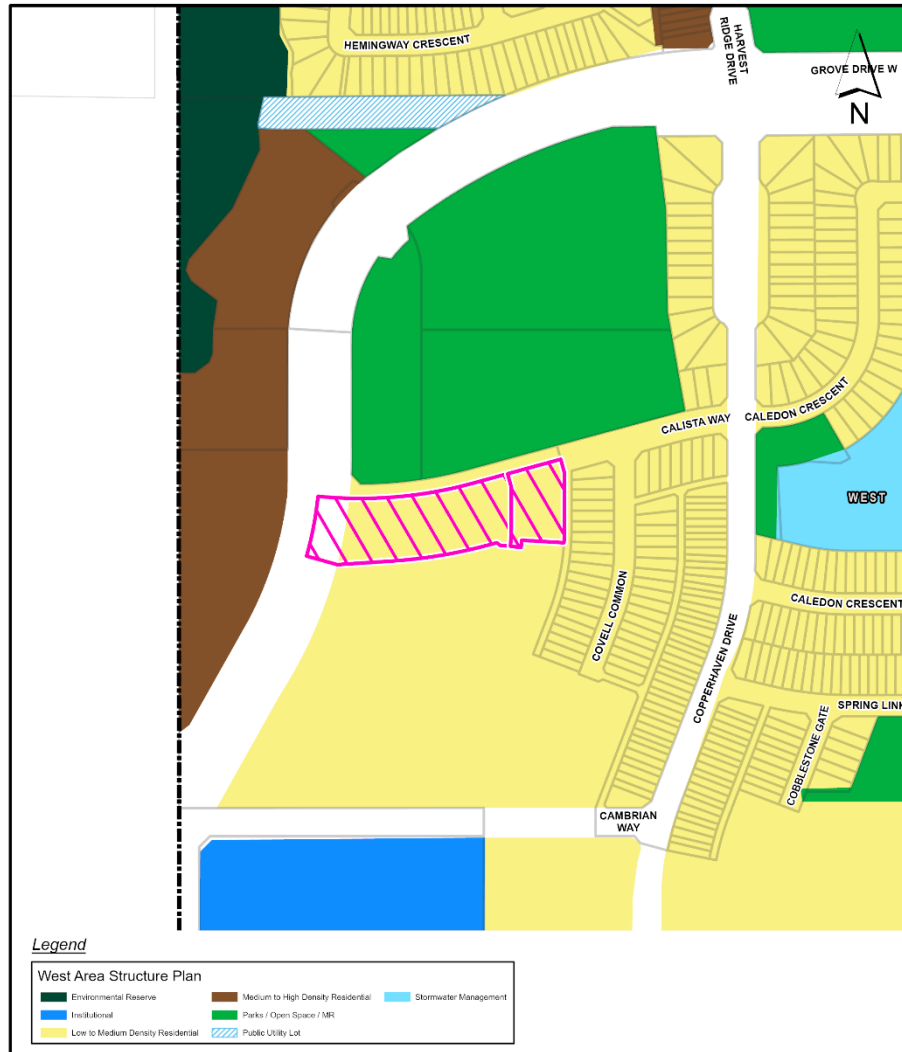
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West Area Structure Plan



ASP Overview

Site of Proposed Redistricting C-1375-25
Copperhaven Stage 13



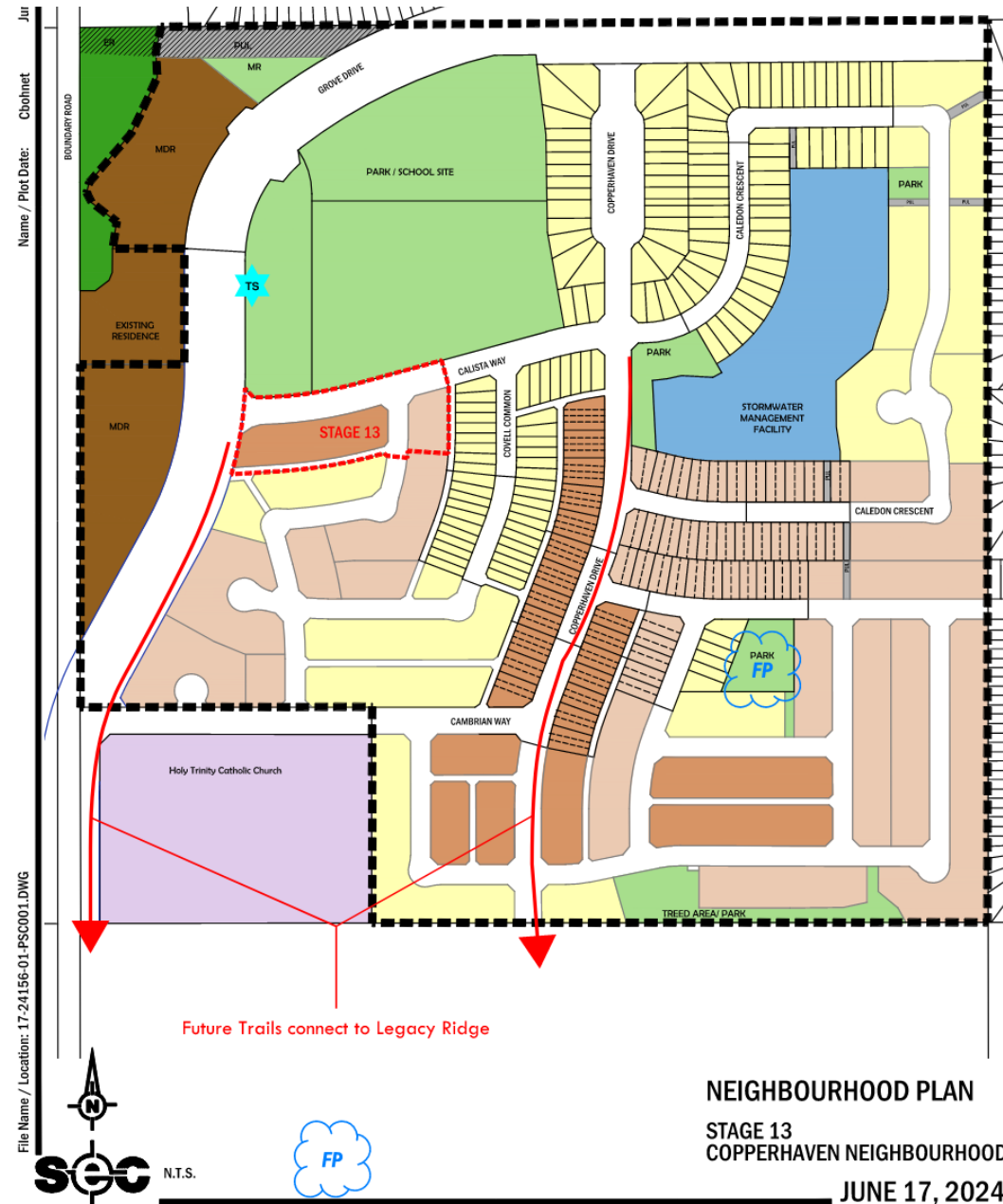
- **Land Use Concept**
 - Mixed Low to Medium Density Residential



Neighbourhood Context Map - DRAFT

FP - Anticipated
Future Playground

TS - Anticipated
Transit Stop



Proposed Amendment

Legal Description:

Lot 4, Block 1, Plan 052 2540

Amendment Area: 1.22 ha

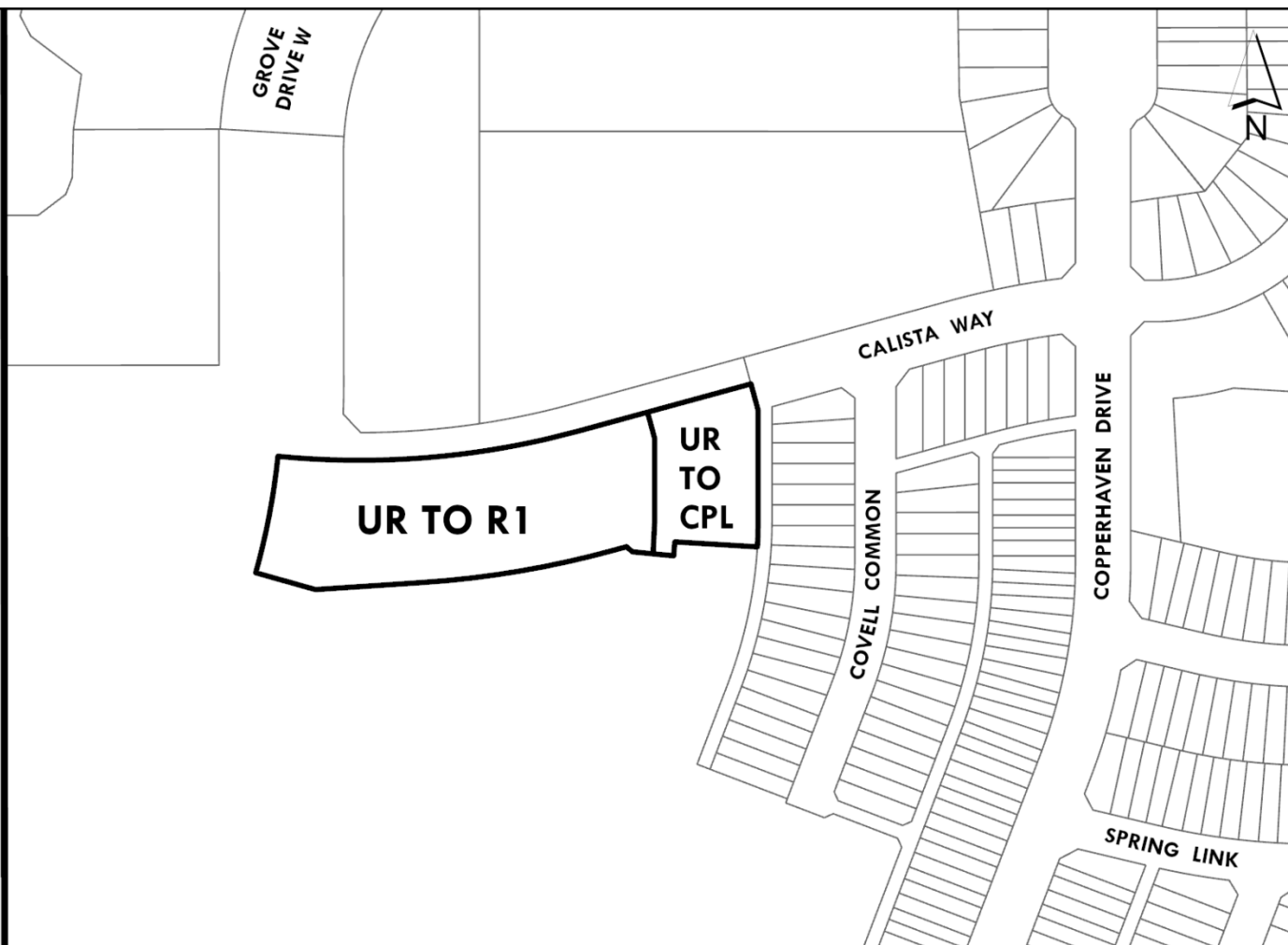
Proposed Amendment

From: UR – Urban Reserve

To:

R1 – Mixed Low to Medium Density Residential District (0.93 ha)

CPL – Copperhaven Planned Lot District
(0.29 ha)



Questions and Comments