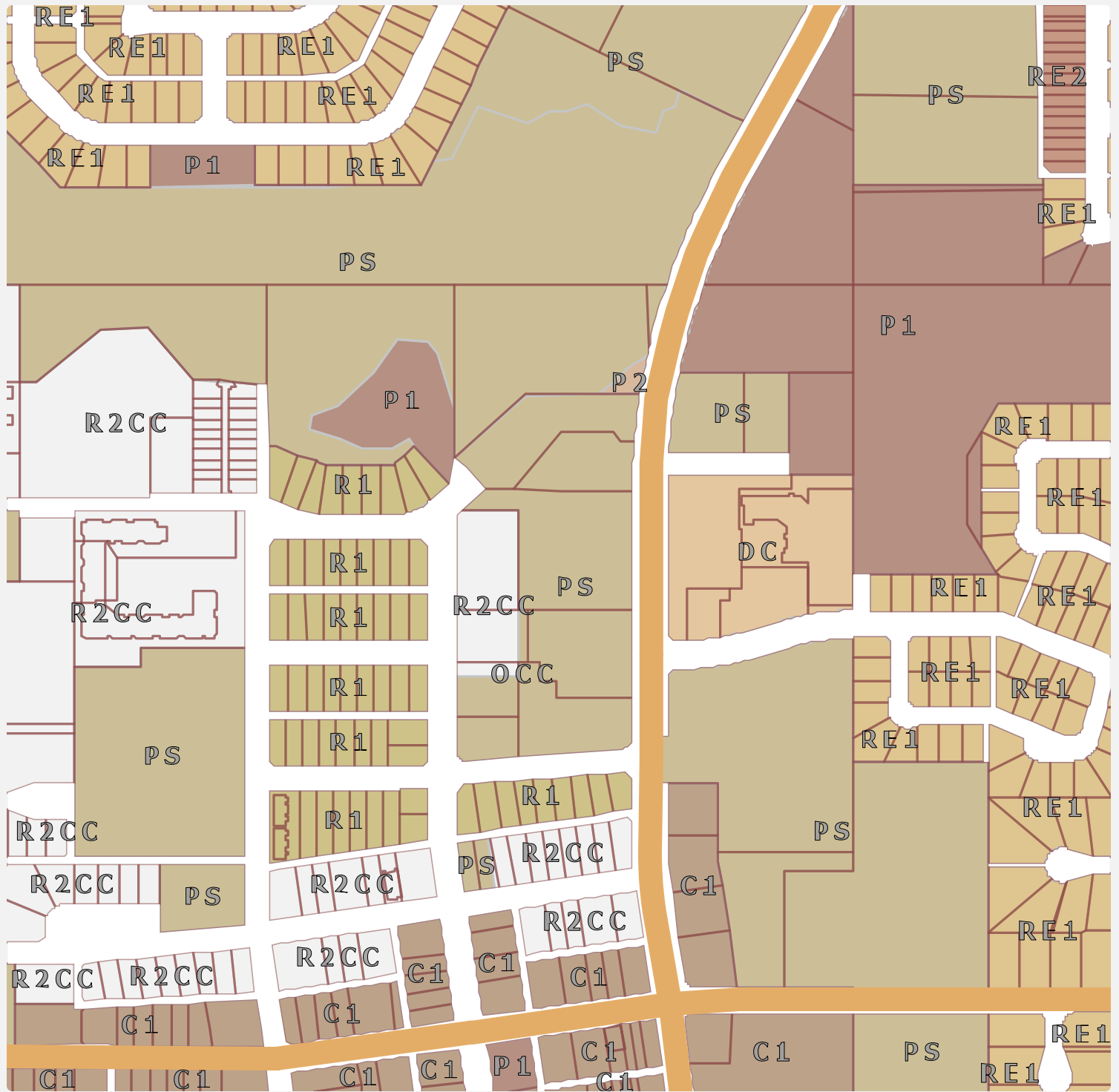


(Land Use Last Update: 12th April, 2024)

- Land Use Districts**
- R1 - Mixed Low to Medium Density Residential
 - R2 - Mixed Medium to High Density Residential
 - R2CC - City Centre High Density Residential District
 - RE1 - Established Neighbourhood Residential 1
 - RE2 - Established Neighbourhood Residential 2
 - RMHC - Mobile Home Court
 - RMHS - Mobile Home Subdivision Residential
 - HLC - Hawthorne Lifestyle Community
 - GPL - Greenbury Planned Lot
 - C1 - City Centre Commercial
 - C2 - Vehicle Oriented Commercial
 - C3 - Neighbourhood Retail and Service
 - C4 - Integrated Mixed Use
 - M1 - General Industrial
 - PS - Public Service Institutional
 - P1 - Parks and Recreation
 - P2 - Natural Areas
 - DC - Direct Control
 - DC.10 - Prescott Direct Control District
 - DC.11 - Lakewood Direct Control District
 - DC.12 - Fenwyck Semi-Detached Direct Control District
 - DC.13 - Fenwyck Row Housing Direct Control District
 - DC.16 - Westwind Direct Control District
 - SE - Sports and Entertainment
 - UR - Urban Reserve
 - UAT - Urban Agricultural Transition District
 - Overlay - City Centre**



Coordinate System: NAD 1983 3TM 114
Projection: Transverse Mercator
Date Prepared: 2024-06-18

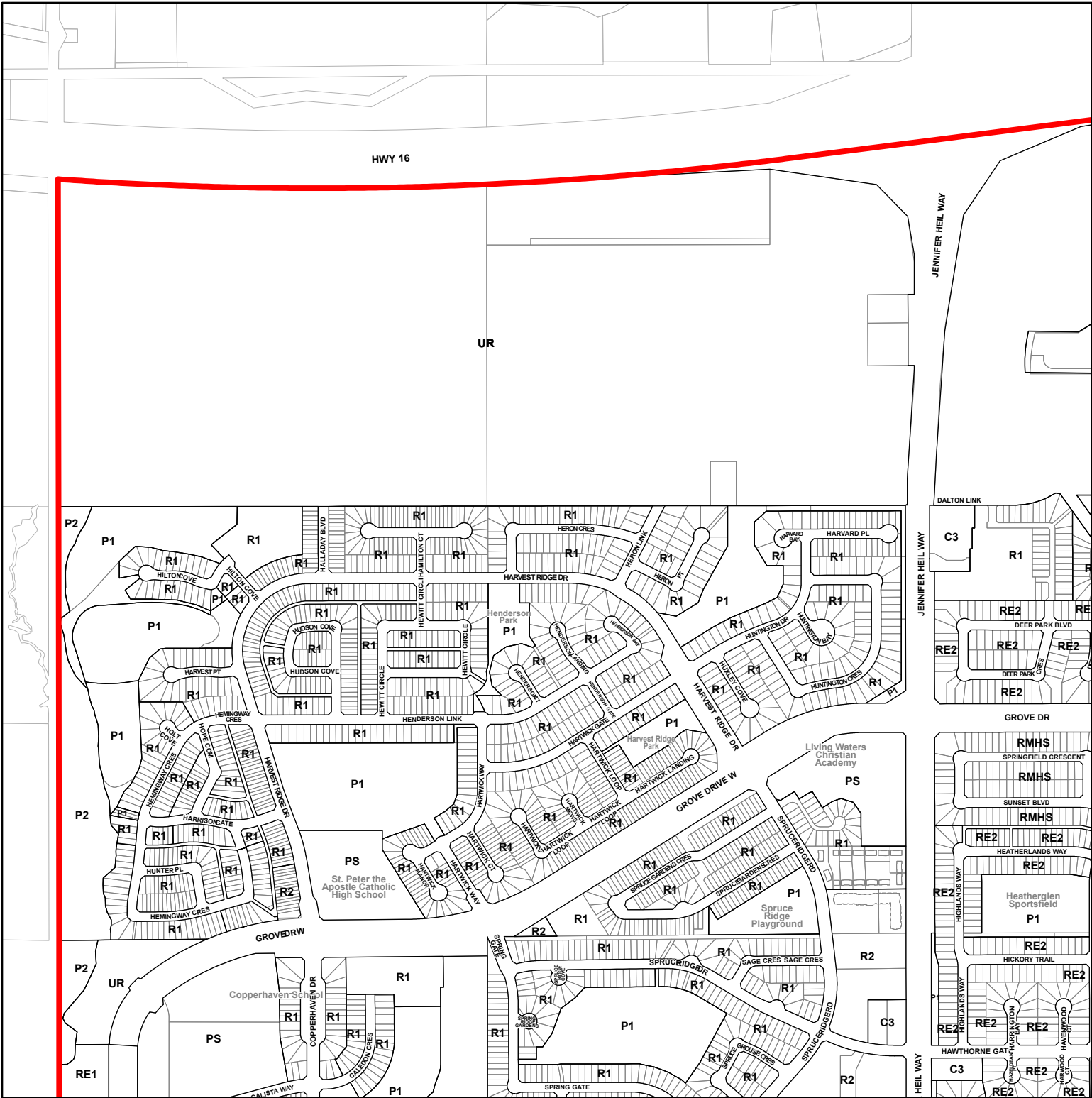


City of Spruce Grove Land Use Map Book

Date: 2024-06-18



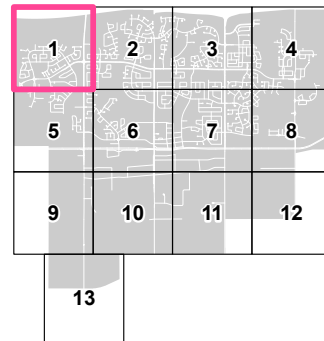
Neighbourhood Name	Page Number
Aspenglen	2
Brookwood	3;7
Broxton Park	7
Campsite Business Park	9;10
Century Crossing	7;8
City Centre	6;7
Copperhaven	5;1
Deer Park	2;1
Diamond Industrial	6;10
Easton	8
Fenwyck	4;8
Fieldstone	2
Greenbury	4
Grove Meadows	3;7;4;8
Grove Senior's Village	2
Harvest Ridge	1
Heatherglen	2;5;6;1
Heritage Creek	2;6
Highway 16A Commercial	5;6;7
Hilldowns	3
Kenton	3
Lakewood	7;8
Legacy Park	5
Linkside	2;3
Madison Industrial	5;6;9;10
McLaughlin	5;6
Millgrove	2;6
Mobile City Estates	6
NAIT Quarter	10
Prescott	4
Shep Industrial	6;7;10;11
South Century	11
Spruce Grove Industrial	10;11
Spruce Ridge	5;1
Spruce Village	3;4
Stoneshire	2;3
Tonewood	4;8
Westgrove	6
Westgrove Commercial	5;6
Westwind	3;4
Woodhaven	2;3;6;7
Yellowhead Industrial	6;7;11



Bylaw C-824-12 Schedule A: City of Spruce Grove Land Use Bylaw - Map 1

- | | |
|---|--|
| R1 Mixed Low to Medium Density Residential | C2 Vehicle Oriented Commercial |
| R2 Mixed Medium to High Density Residential | C3 Neighbourhood Retail and Service |
| R2CC City Centre High Density Residential District | C4 Integrated Mixed Use |
| RE1 Established Neighbourhood Residential 1 | M1 General Industrial |
| RE2 Established Neighbourhood Residential 2 | DC Direct Control |
| RMHC Mobile Home Court | DC.10 Prescott Direct Control District |
| RMHS Mobile Home Subdivision Residential | DC.11 Lakewood Direct Control District |
| GPL Greenbury Planned Lot | DC.12 Fenwyck Semi-Detached Direct Control District |
| HLC Hawthorne Lifestyle Community | DC.13 Fenwyck Row Housing Direct Control District |
| PS Public Service Institutional | DC.16 Westwind Direct Control District |
| SE Sports and Entertainment | UR Urban Reserve |
| P1 Parks and Recreation | UAT Urban Agricultural Transition District |
| P2 Natural Areas | |
| C1 City Centre Commercial | |

 **Overlay - City Centre**

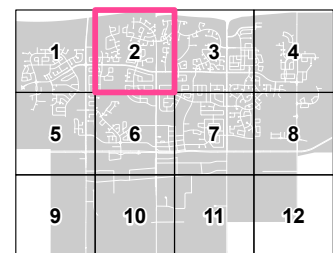




Bylaw C-824-12 Schedule A: City of Spruce Grove Land Use Bylaw - Map 2

- | | |
|---|--|
| R1 Mixed Low to Medium Density Residential | C2 Vehicle Oriented Commercial |
| R2 Mixed Medium to High Density Residential | C3 Neighbourhood Retail and Service |
| R2CC City Centre High Density Residential District | C4 Integrated Mixed Use |
| RE1 Established Neighbourhood Residential 1 | M1 General Industrial |
| RE2 Established Neighbourhood Residential 2 | DC Direct Control |
| RMHC Mobile Home Court | DC.10 Prescott Direct Control District |
| RMHS Mobile Home Subdivision Residential | DC.11 Lakewood Direct Control District |
| GPL Greenbury Planned Lot | DC.12 Fenwyck Semi-Detached Direct Control District |
| HLC Hawthorne Lifestyle Community | DC.13 Fenwyck Row Housing Direct Control District |
| PS Public Service Institutional | DC.16 Westwind Direct Control District |
| SE Sports and Entertainment | UR Urban Reserve |
| P1 Parks and Recreation | UAT Urban Agricultural Transition District |
| P2 Natural Areas | |
| C1 City Centre Commercial | |

 **Overlay - City Centre**



13

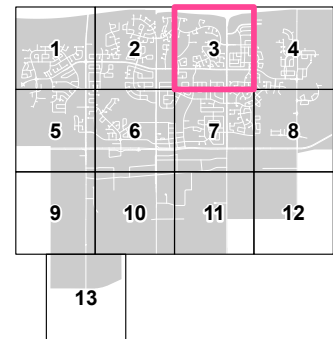


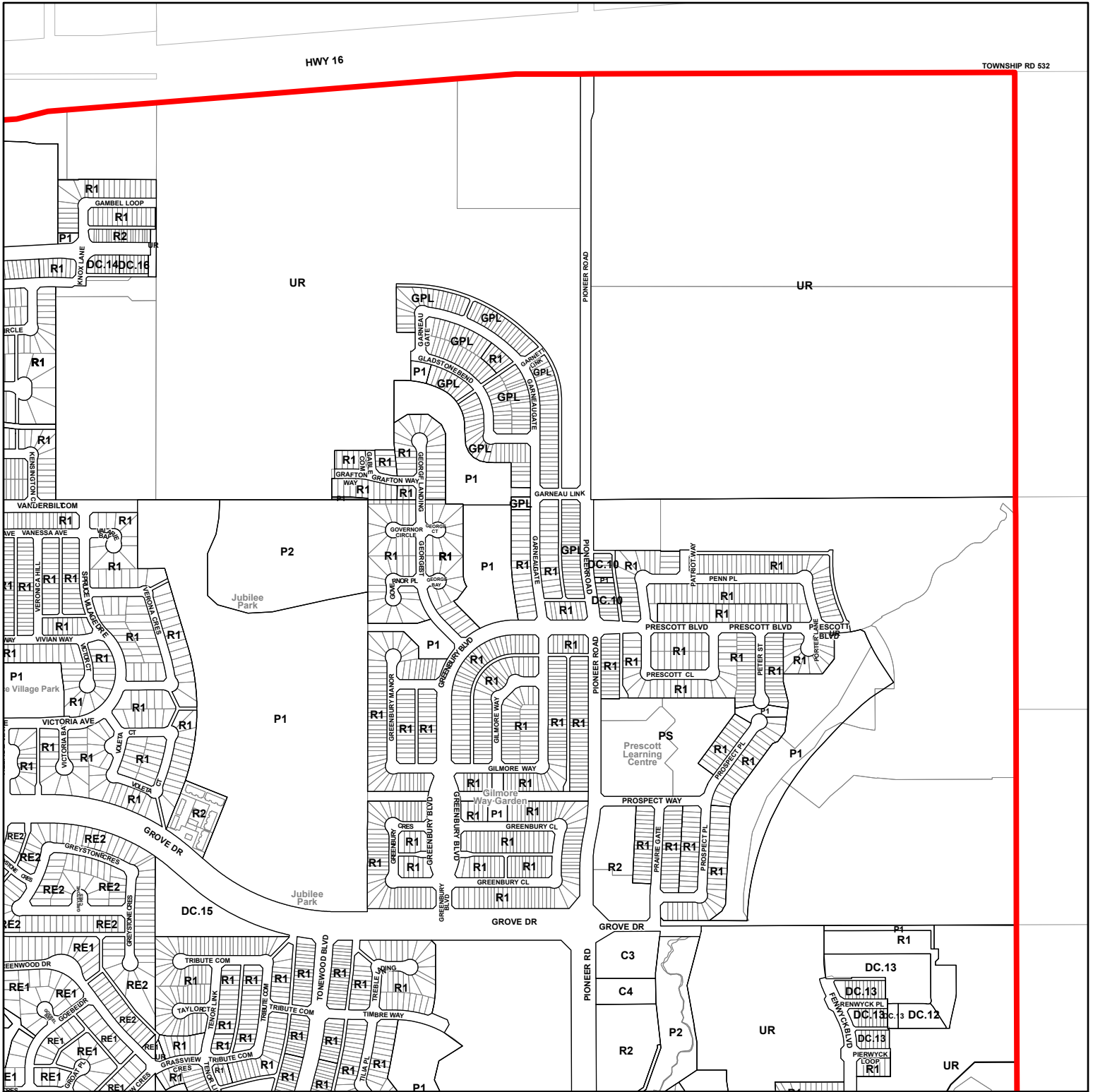


Bylaw C-824-12 Schedule A: City of Spruce Grove Land Use Bylaw - Map 3

- | | |
|---|--|
| R1 Mixed Low to Medium Density Residential | C2 Vehicle Oriented Commercial |
| R2 Mixed Medium to High Density Residential | C3 Neighbourhood Retail and Service |
| R2CC City Centre High Density Residential District | C4 Integrated Mixed Use |
| RE1 Established Neighbourhood Residential 1 | M1 General Industrial |
| RE2 Established Neighbourhood Residential 2 | DC Direct Control |
| RMHC Mobile Home Court | DC.10 Prescott Direct Control District |
| RMHS Mobile Home Subdivision Residential | DC.11 Lakewood Direct Control District |
| GPL Greenbury Planned Lot | DC.12 Fenwyck Semi-Detached Direct Control District |
| HLC Hawthorne Lifestyle Community | DC.13 Fenwyck Row Housing Direct Control District |
| PS Public Service Institutional | DC.16 Westwind Direct Control District |
| SE Sports and Entertainment | UR Urban Reserve |
| P1 Parks and Recreation | UAT Urban Agricultural Transition District |
| P2 Natural Areas | |
| C1 City Centre Commercial | |

 **Overlay - City Centre**

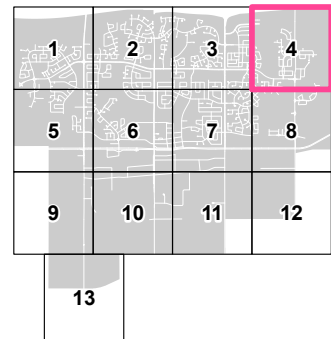


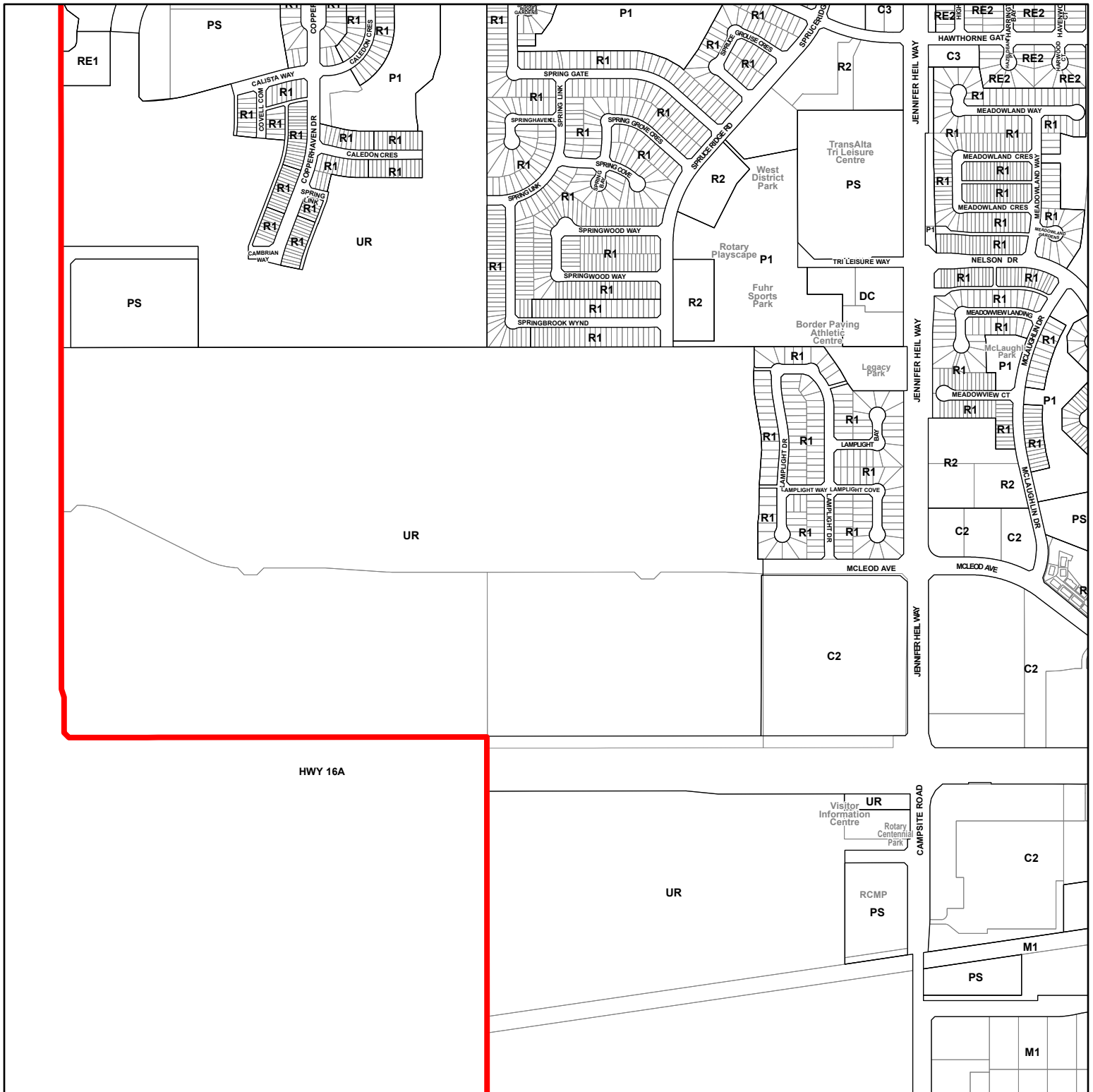


Bylaw C-824-12 Schedule A: City of Spruce Grove Land Use Bylaw - Map 4

- | | |
|---|--|
| R1 Mixed Low to Medium Density Residential | C2 Vehicle Oriented Commercial |
| R2 Mixed Medium to High Density Residential | C3 Neighbourhood Retail and Service |
| R2CC City Centre High Density Residential District | C4 Integrated Mixed Use |
| RE1 Established Neighbourhood Residential 1 | M1 General Industrial |
| RE2 Established Neighbourhood Residential 2 | DC Direct Control |
| RMHC Mobile Home Court | DC.10 Prescott Direct Control District |
| RMHS Mobile Home Subdivision Residential | DC.11 Lakewood Direct Control District |
| GPL Greenbury Planned Lot | DC.12 Fenwick Semi-Detached Direct Control District |
| HLC Hawthorne Lifestyle Community | DC.13 Fenwick Row Housing Direct Control District |
| PS Public Service Institutional | DC.16 Westwind Direct Control District |
| SE Sports and Entertainment | UR Urban Reserve |
| P1 Parks and Recreation | UAT Urban Agricultural Transition District |
| P2 Natural Areas | |
| C1 City Centre Commercial | |

 **Overlay - City Centre**

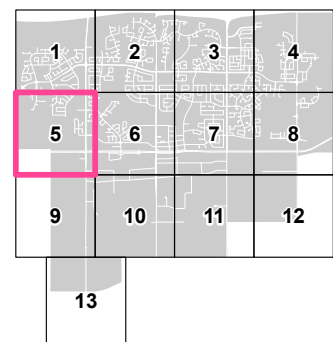




Bylaw C-824-12 Schedule A: City of Spruce Grove Land Use Bylaw - Map 5

R1 Mixed Low to Medium Density Residential	C2 Vehicle Oriented Commercial
R2 Mixed Medium to High Density Residential	C3 Neighbourhood Retail and Service
R2CC City Centre High Density Residential District	C4 Integrated Mixed Use
RE1 Established Neighbourhood Residential 1	M1 General Industrial
RE2 Established Neighbourhood Residential 2	DC Direct Control
RMHC Mobile Home Court	DC.10 Prescott Direct Control District
RMHS Mobile Home Subdivision Residential	DC.11 Lakewood Direct Control District
GPL Greenbury Planned Lot	DC.12 Fenwyck Semi-Detached Direct Control District
HLC Hawthorne Lifestyle Community	DC.13 Fenwyck Row Housing Direct Control District
PS Public Service Institutional	DC.16 Westwind Direct Control District
SE Sports and Entertainment	UR Urban Reserve
P1 Parks and Recreation	UAT Urban Agricultural Transition District
P2 Natural Areas	
C1 City Centre Commercial	

 **Overlay - City Centre**

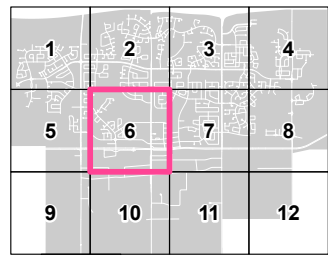


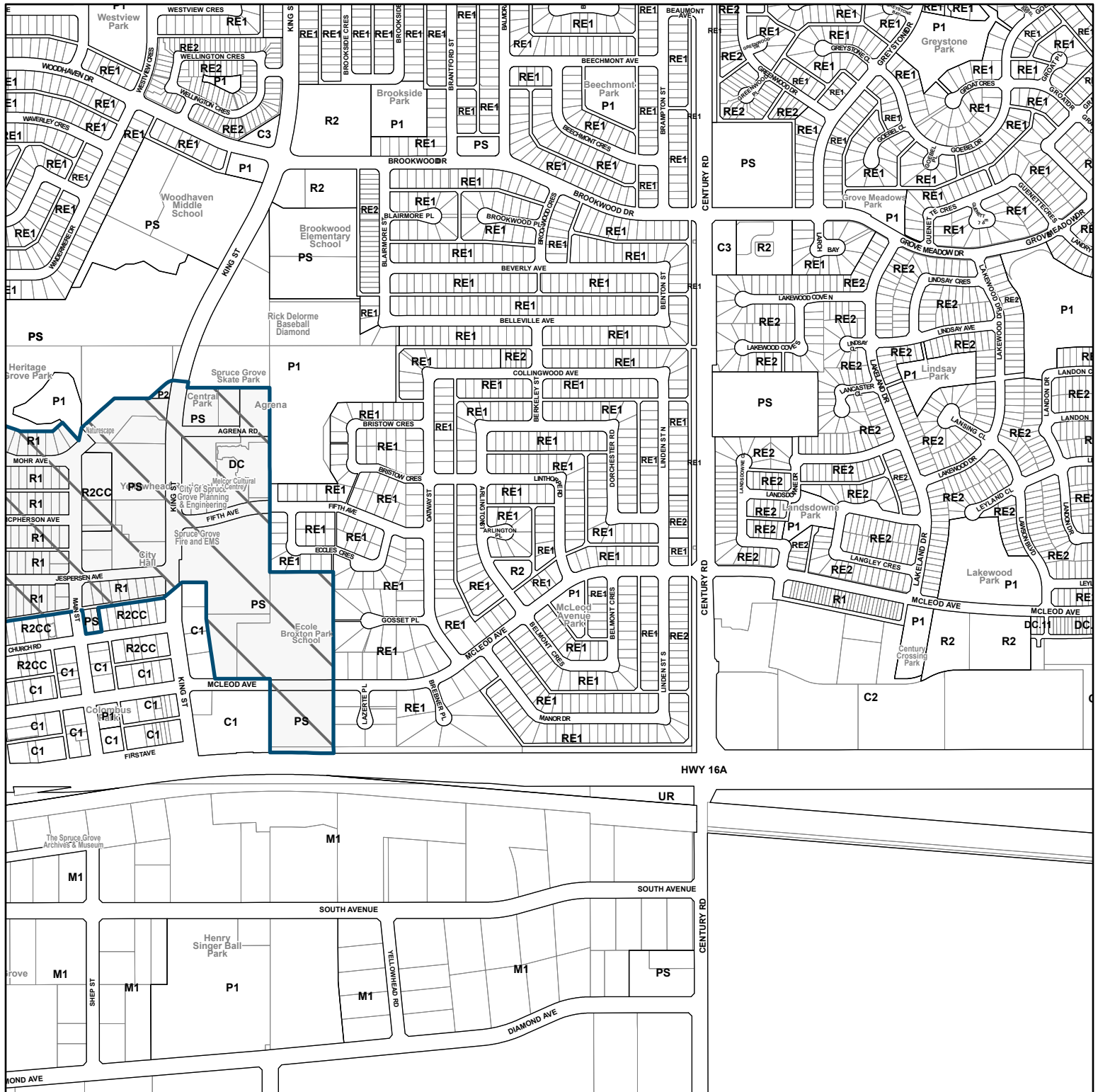


Bylaw C-824-12 Schedule A: City of Spruce Grove Land Use Bylaw - Map 6

- | | |
|---|--|
| <ul style="list-style-type: none"> R1 Mixed Low to Medium Density Residential R2 Mixed Medium to High Density Residential R2CC City Centre High Density Residential District RE1 Established Neighbourhood Residential 1 RE2 Established Neighbourhood Residential 2 RMHC Mobile Home Court RMHS Mobile Home Subdivision Residential GPL Greenbury Planned Lot HLC Hawthorne Lifestyle Community PS Public Service Institutional SE Sports and Entertainment P1 Parks and Recreation P2 Natural Areas C1 City Centre Commercial | <ul style="list-style-type: none"> C2 Vehicle Oriented Commercial C3 Neighbourhood Retail and Service C4 Integrated Mixed Use M1 General Industrial DC Direct Control DC.10 Prescott Direct Control District DC.11 Lakewood Direct Control District DC.12 Fenwyck Semi-Detached Direct Control District DC.13 Fenwyck Row Housing Direct Control District DC.16 Westwind Direct Control District UR Urban Reserve UAT Urban Agricultural Transition District |
|---|--|

Overlay - City Centre

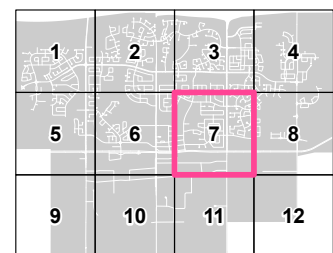




Bylaw C-824-12 Schedule A: City of Spruce Grove Land Use Bylaw - Map 7

- | | |
|---|--|
| R1 Mixed Low to Medium Density Residential | C2 Vehicle Oriented Commercial |
| R2 Mixed Medium to High Density Residential | C3 Neighbourhood Retail and Service |
| R2CC City Centre High Density Residential District | C4 Integrated Mixed Use |
| RE1 Established Neighbourhood Residential 1 | M1 General Industrial |
| RE2 Established Neighbourhood Residential 2 | DC Direct Control |
| RMHC Mobile Home Court | DC.10 Prescott Direct Control District |
| RMHS Mobile Home Subdivision Residential | DC.11 Lakewood Direct Control District |
| GPL Greenbury Planned Lot | DC.12 Fenwyck Semi-Detached Direct Control District |
| HLC Hawthorne Lifestyle Community | DC.13 Fenwyck Row Housing Direct Control District |
| PS Public Service Institutional | DC.16 Westwind Direct Control District |
| SE Sports and Entertainment | UR Urban Reserve |
| P1 Parks and Recreation | UAT Urban Agricultural Transition District |
| P2 Natural Areas | |
| C1 City Centre Commercial | |

 **Overlay - City Centre**




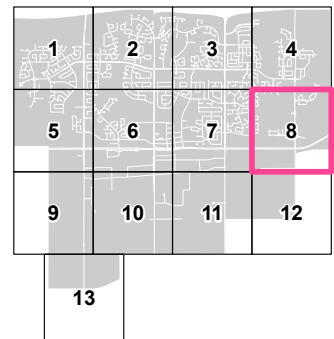
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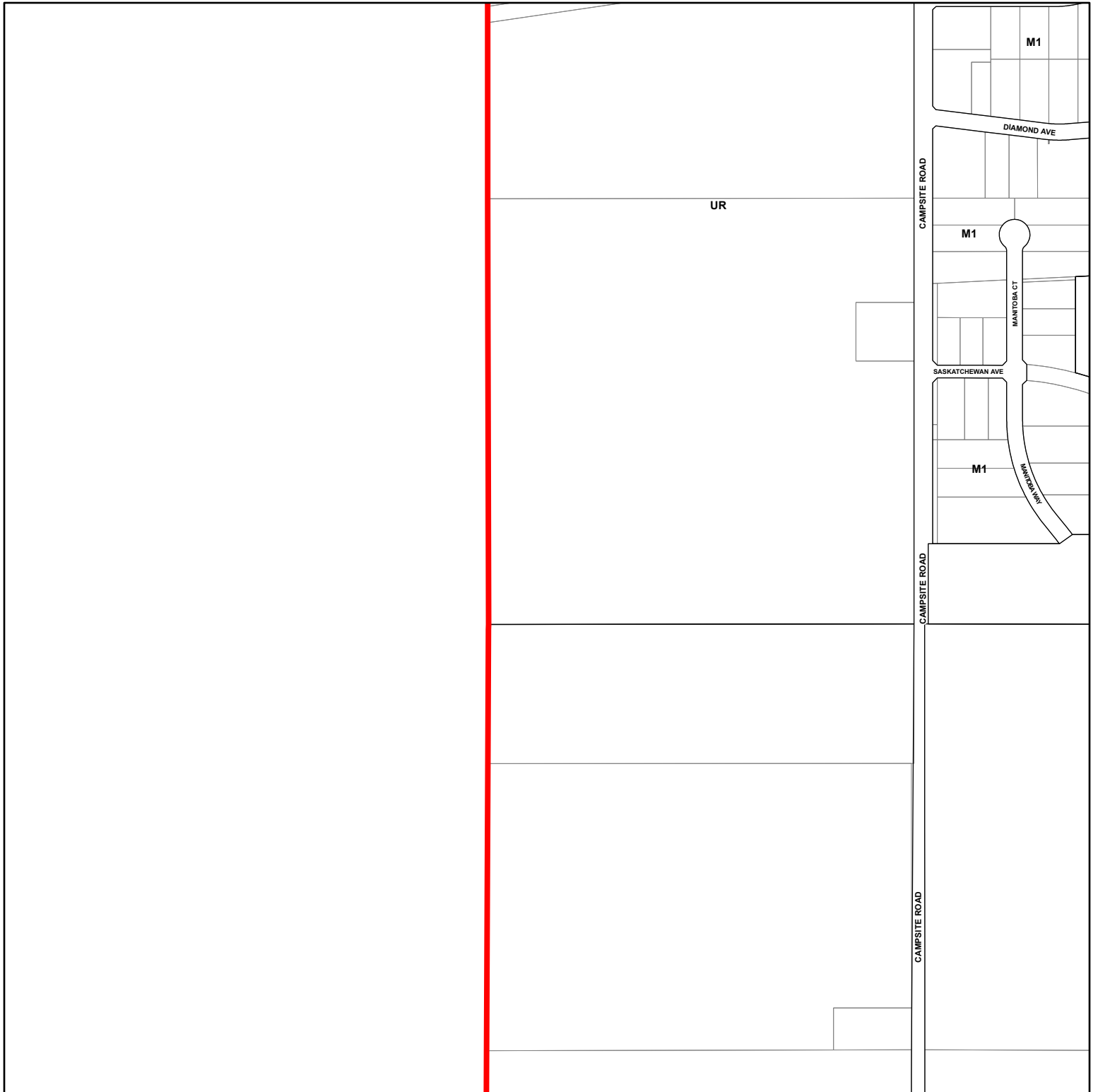




Bylaw C-824-12 Schedule A: City of Spruce Grove Land Use Bylaw - Map 8

- | | |
|---|--|
| R1 Mixed Low to Medium Density Residential | C2 Vehicle Oriented Commercial |
| R2 Mixed Medium to High Density Residential | C3 Neighbourhood Retail and Service |
| R2CC City Centre High Density Residential District | C4 Integrated Mixed Use |
| RE1 Established Neighbourhood Residential 1 | M1 General Industrial |
| RE2 Established Neighbourhood Residential 2 | DC Direct Control |
| RMHC Mobile Home Court | DC.10 Prescott Direct Control District |
| RMHS Mobile Home Subdivision Residential | DC.11 Lakewood Direct Control District |
| GPL Greenbury Planned Lot | DC.12 Fenwyck Semi-Detached Direct Control District |
| HLC Hawthorne Lifestyle Community | DC.13 Fenwyck Row Housing Direct Control District |
| PS Public Service Institutional | DC.16 Westwind Direct Control District |
| SE Sports and Entertainment | UR Urban Reserve |
| P1 Parks and Recreation | UAT Urban Agricultural Transition District |
| P2 Natural Areas | |
| C1 City Centre Commercial |  Overlay - City Centre |

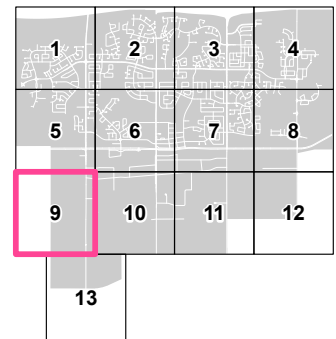


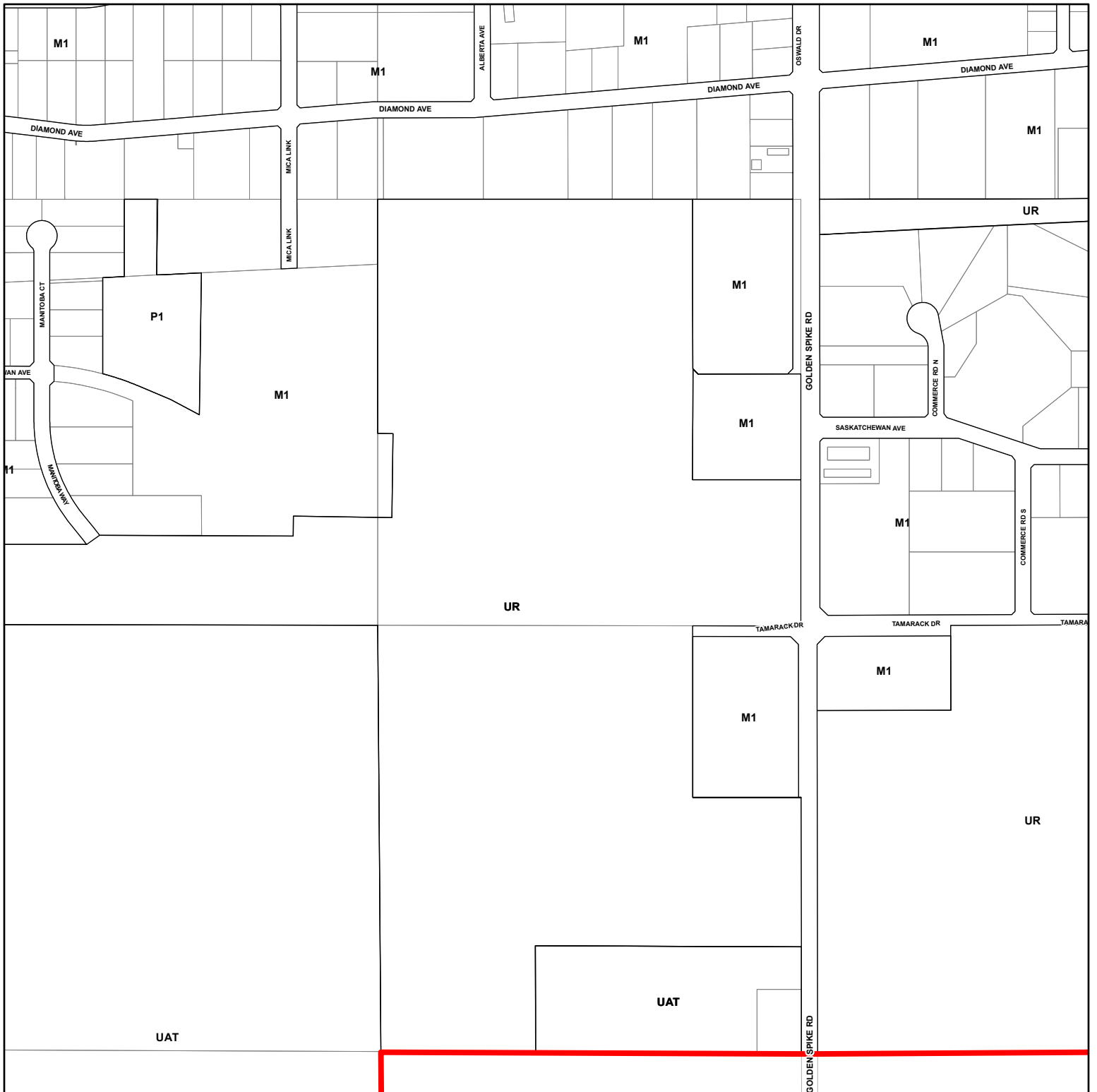


Bylaw C-824-12 Schedule A: City of Spruce Grove Land Use Bylaw - Map 9

R1 Mixed Low to Medium Density Residential	C2 Vehicle Oriented Commercial
R2 Mixed Medium to High Density Residential	C3 Neighbourhood Retail and Service
R2CC City Centre High Density Residential District	C4 Integrated Mixed Use
RE1 Established Neighbourhood Residential 1	M1 General Industrial
RE2 Established Neighbourhood Residential 2	DC Direct Control
RMHC Mobile Home Court	DC.10 Prescott Direct Control District
RMHS Mobile Home Subdivision Residential	DC.11 Lakewood Direct Control District
GPL Greenbury Planned Lot	DC.12 Fenwyck Semi-Detached Direct Control District
HLC Hawthorne Lifestyle Community	DC.13 Fenwyck Row Housing Direct Control District
PS Public Service Institutional	DC.16 Westwind Direct Control District
SE Sports and Entertainment	UR Urban Reserve
P1 Parks and Recreation	UAT Urban Agricultural Transition District
P2 Natural Areas	
C1 City Centre Commercial	

 **Overlay - City Centre**

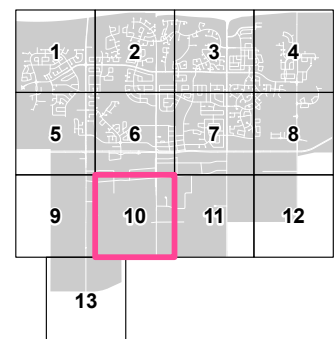


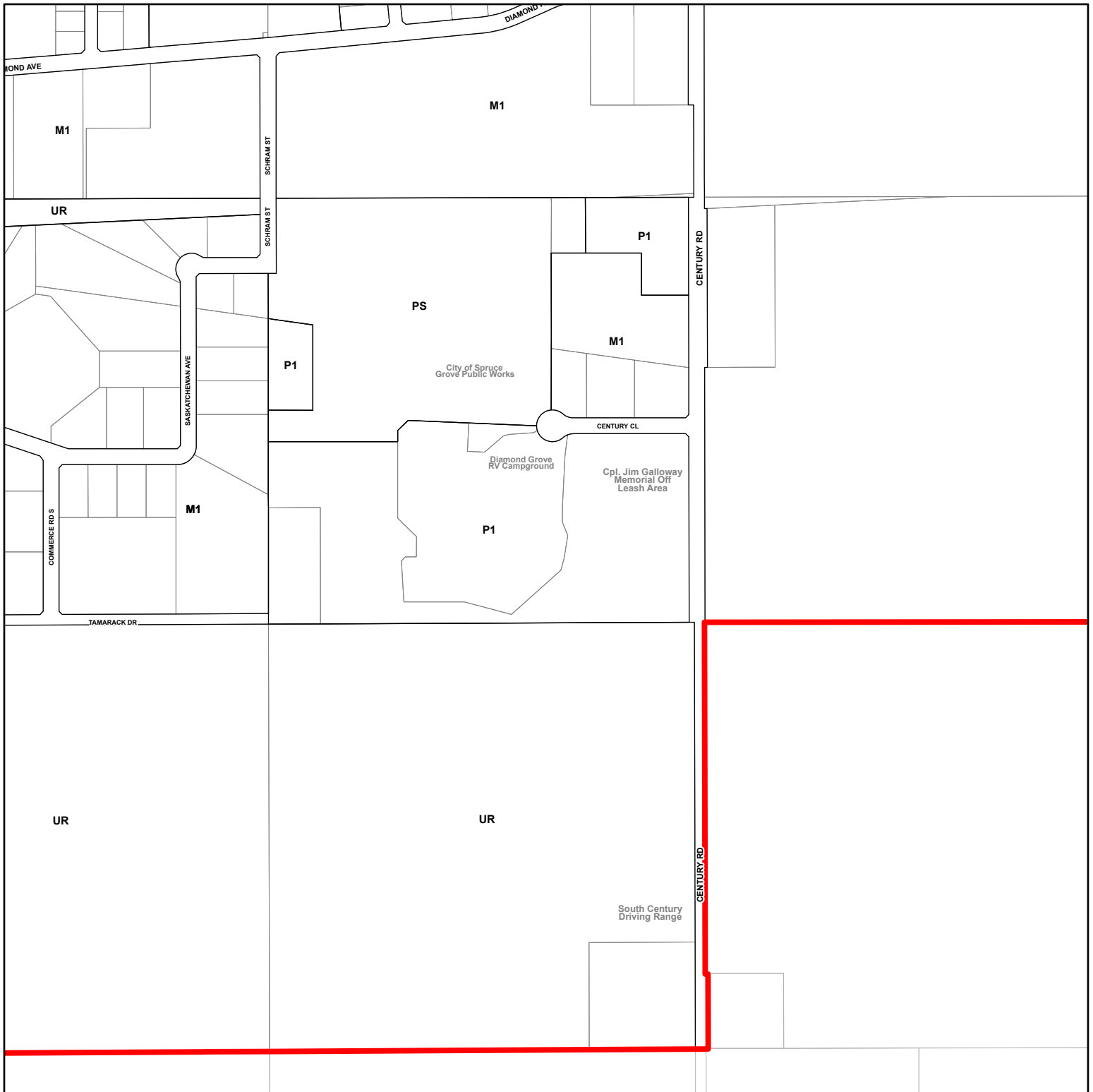


Bylaw C-824-12 Schedule A: City of Spruce Grove Land Use Bylaw - Map 10

- | | |
|---|--|
| R1 Mixed Low to Medium Density Residential | C2 Vehicle Oriented Commercial |
| R2 Mixed Medium to High Density Residential | C3 Neighbourhood Retail and Service |
| R2CC City Centre High Density Residential District | C4 Integrated Mixed Use |
| RE1 Established Neighbourhood Residential 1 | M1 General Industrial |
| RE2 Established Neighbourhood Residential 2 | DC Direct Control |
| RMHC Mobile Home Court | DC.10 Prescott Direct Control District |
| RMHS Mobile Home Subdivision Residential | DC.11 Lakewood Direct Control District |
| GPL Greenbury Planned Lot | DC.12 Fenwyck Semi-Detached Direct Control District |
| HLC Hawthorne Lifestyle Community | DC.13 Fenwyck Row Housing Direct Control District |
| PS Public Service Institutional | DC.16 Westwind Direct Control District |
| SE Sports and Entertainment | UR Urban Reserve |
| P1 Parks and Recreation | UAT Urban Agricultural Transition District |
| P2 Natural Areas | |
| C1 City Centre Commercial | |

 **Overlay - City Centre**

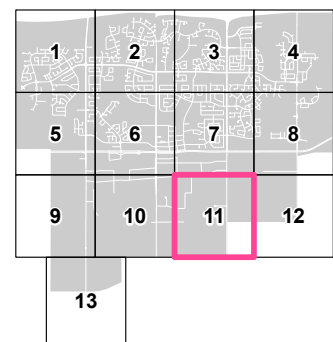


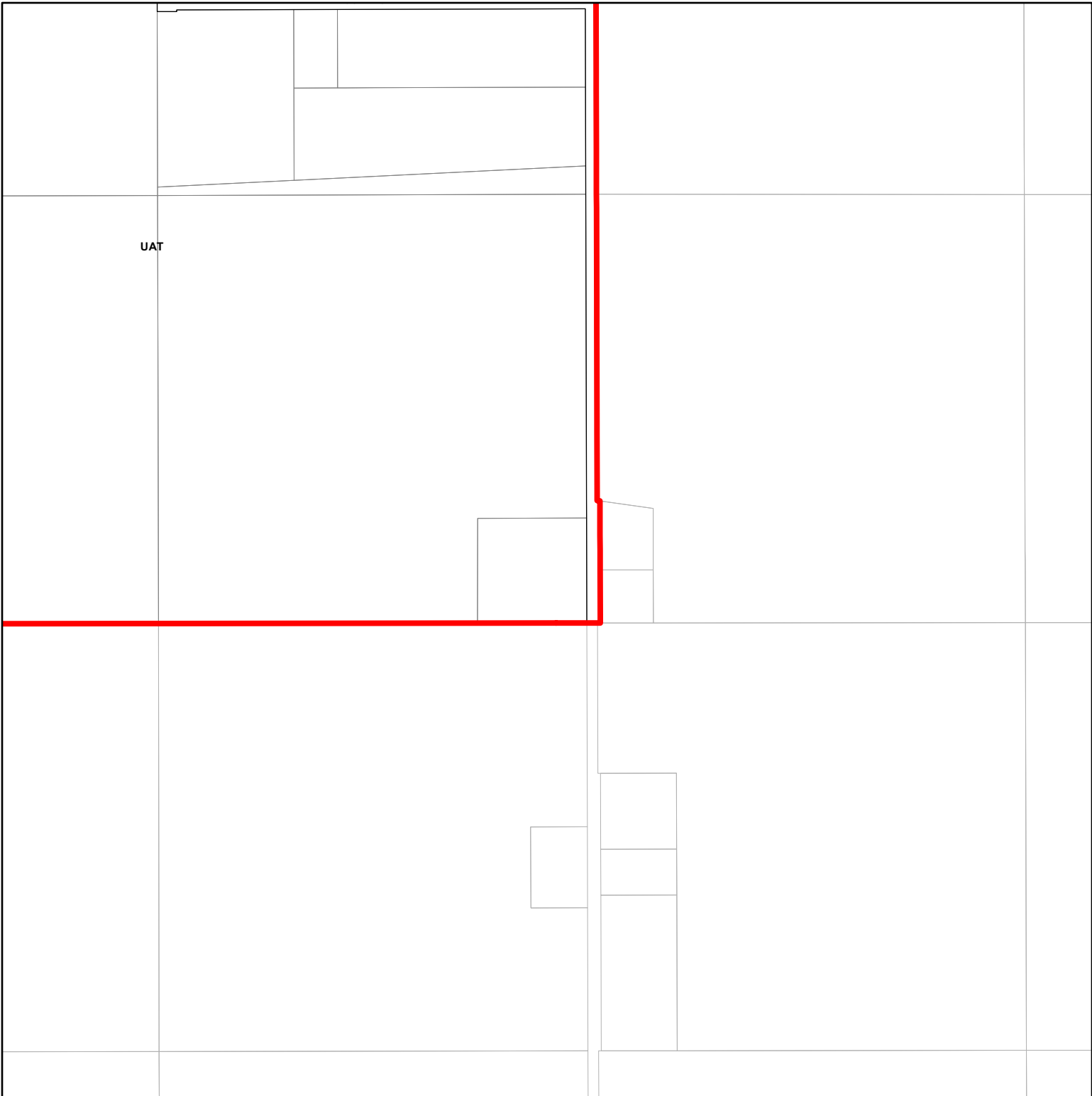


Bylaw C-824-12 Schedule A: City of Spruce Grove Land Use Bylaw - Map 11


R1 Mixed Low to Medium Density Residential	C2 Vehicle Oriented Commercial
R2 Mixed Medium to High Density Residential	C3 Neighbourhood Retail and Service
R2CC City Centre High Density Residential District	C4 Integrated Mixed Use
RE1 Established Neighbourhood Residential 1	M1 General Industrial
RE2 Established Neighbourhood Residential 2	DC Direct Control
RMHC Mobile Home Court	DC.10 Prescott Direct Control District
RMHS Mobile Home Subdivision Residential	DC.11 Lakewood Direct Control District
GPL Greenbury Planned Lot	DC.12 Fenwyck Semi-Detached Direct Control District
HLC Hawthorne Lifestyle Community	DC.13 Fenwyck Row Housing Direct Control District
PS Public Service Institutional	DC.16 Westwind Direct Control District
SE Sports and Entertainment	UR Urban Reserve
P1 Parks and Recreation	UAT Urban Agricultural Transition District
P2 Natural Areas	
C1 City Centre Commercial	

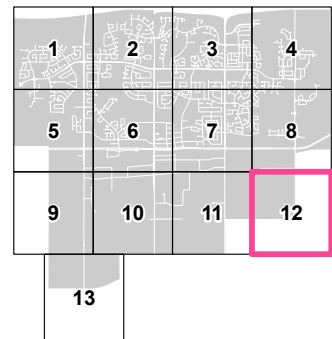
 **Overlay - City Centre**

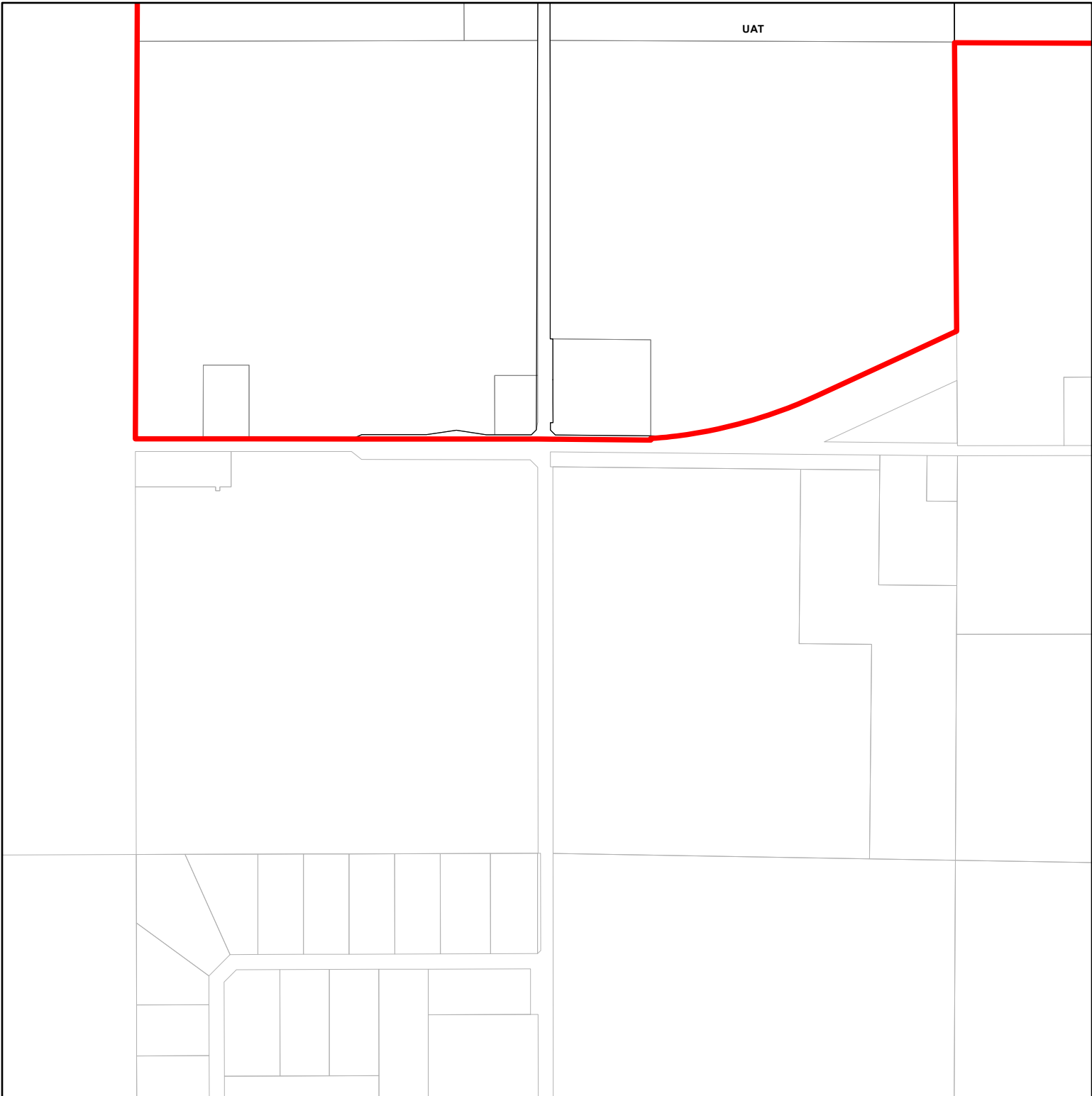




Bylaw C-824-12 Schedule A: City of Spruce Grove Land Use Bylaw - Map 12

- | | |
|---|--|
| R1 Mixed Low to Medium Density Residential | C2 Vehicle Oriented Commercial |
| R2 Mixed Medium to High Density Residential | C3 Neighbourhood Retail and Service |
| R2CC City Centre High Density Residential District | C4 Integrated Mixed Use |
| RE1 Established Neighbourhood Residential 1 | M1 General Industrial |
| RE2 Established Neighbourhood Residential 2 | DC Direct Control |
| RMHC Mobile Home Court | DC.10 Prescott Direct Control District |
| RMHS Mobile Home Subdivision Residential | DC.11 Lakewood Direct Control District |
| GPL Greenbury Planned Lot | DC.12 Fenwyck Semi-Detached Direct Control District |
| HLC Hawthorne Lifestyle Community | DC.13 Fenwyck Row Housing Direct Control District |
| PS Public Service Institutional | DC.16 Westwind Direct Control District |
| SE Sports and Entertainment | UR Urban Reserve |
| P1 Parks and Recreation | UAT Urban Agricultural Transition District |
| P2 Natural Areas | |
| C1 City Centre Commercial | |
-  **Overlay - City Centre**

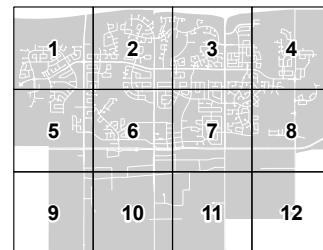




Bylaw C-824-12 Schedule A: City of Spruce Grove Land Use Bylaw - Map 13

- | | |
|---|--|
| R1 Mixed Low to Medium Density Residential | C2 Vehicle Oriented Commercial |
| R2 Mixed Medium to High Density Residential | C3 Neighbourhood Retail and Service |
| R2CC City Centre High Density Residential District | C4 Integrated Mixed Use |
| RE1 Established Neighbourhood Residential 1 | M1 General Industrial |
| RE2 Established Neighbourhood Residential 2 | DC Direct Control |
| RMHC Mobile Home Court | DC.10 Prescott Direct Control District |
| RMHS Mobile Home Subdivision Residential | DC.11 Lakewood Direct Control District |
| GPL Greenbury Planned Lot | DC.12 Fenwyck Semi-Detached Direct Control District |
| HLC Hawthorne Lifestyle Community | DC.13 Fenwyck Row Housing Direct Control District |
| PS Public Service Institutional | DC.16 Westwind Direct Control District |
| SE Sports and Entertainment | UR Urban Reserve |
| P1 Parks and Recreation | UAT Urban Agricultural Transition District |
| P2 Natural Areas | |
| C1 City Centre Commercial | |

 **Overlay - City Centre**



13

