

SUBDIVISION AND DEVELOPMENT APPEAL BOARD A G E N D A

DATE: **DATE**
TIME: **6:30 p.m.**
LOCATION: **Council Chambers**
 3rd Floor, 315 Jespersen Avenue

1. Call to Order
 6:30 p.m.
2. Appeal Hearing - PLDPR202500215

Appellant: Bailey MacFadyen

Against the conditional approval of Development Permit PLDPR202500215 to construct a multi-family development at 505 Grove Drive, Plan 1522888 Block 1; Lot 4. The Development Permit Application was approved with conditions on August 29, 2025.

3. Adjournment

City of Spruce Grove Subdivision and Development Appeal Board

Appeal Number: PLDPR202500215

Appellant: Bailey MacFadyen

Civic Address	Legal Description
505 Grove Drive	Plan 1522888 Block 1 Lot 4

Exhibit List

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EXHIBIT 1

DEVELOPMENT PERMIT No. PLDPR202500215

TIMELINES

Development Permit Application Received	September 17, 2025
Development Permit Application Decision Issued	August 29, 2025
Development Permit Appeal Period Expiry Date	September 18, 2025
Notice of Appeal Received	September 17, 2025
Notice of Hearing Sent to Appellant	September 23, 2025
Notice of Hearing Sent to Adjacent Property Owners	September 23, 2025
Notice of Hearing Advertised on City's Website	September 23, 2025 - October 2, 2025
Subdivision and Development Appeal Board Hearing	October 2, 2025

EXHIBIT 2

4 of 39

EXHIBIT 3



315 Jespersen Avenue
Spruce Grove, AB T7X 3E8

Phone: (780) 962-7582
Fax: (780) 962-1062

Business Hours
8:30 a.m. - 4:30 p.m. (Mon - Fri)

Development Permit Decision

Application: **PLDPR202500215**

Date: **August 29, 2025**

SELECT ENGINEERING CONSULTANTS
100, 17413 - 107 AVENUE NW
EDMONTON, AB T5S 1E5

Project Information

Civic Address: 505 GROVE DR;
Legal: 1522888;1;4
Project Type: Development Permit - Residential
Project Details: To construct a 63 unit row housing development

Status: **Approved w/Conditions**

Decision: **Permitted**

The development is approved as per the construction drawings dated August 28, 2025, subject to the following conditions of approval:

- 1 Prior to construction occurring on the site, the applicant/owner shall enter into a Development Agreement with the city for any public infrastructure and access being installed within city road right-of-way as part of this application. The applicant/owner shall contact the Engineering Department at rpedar@sprucegrove.org for information on the application process to complete the Development Agreement.
- 2 Separate development permit applications are required to be submitted for review by the Planning and Development Department with respect to any further proposed development, new tenant use, change of use, intensification of use, additions, accessory buildings, etc.
- 3 A separate development permit will be required for any signage on the site or building, including portable signs.
- 4 The landscaping on the site shall occur as per the approved landscape plan number 207-24009-LA100 dated August 11, 2025. All landscaping shall be completed on or before October 31, 2026. If landscaping does not occur within this time period, a request for extension shall be submitted to the Development Officer prior to the expiry date.
- 5 An irrevocable Letter of Credit or a certified cheque equal to 100% of the required Landscaping costs shall be submitted to the City within thirty (30) days of the date of this development permit decision. The amount shall be based on the approved landscape plan and associated cost estimate to be provided by the applicant and is subject to review and increase by the Development Officer if the amount is deemed to be sufficient.
- 6 Eighty percent of the Letter of Credit or certified cheque for Landscaping to an amount not less than \$1000.00 will be released upon issuance of a Construction Completion Certificate with respect to the Landscaping. The balance of the Letter of Credit or certified cheque will be released, upon written request, once an inspection of the Site demonstrates to the satisfaction of the Development Officer that the Landscaping has been well maintained and is in a healthy condition two growing seasons after issuance of the Construction Completion Certificate. All landscaping that does not survive the twenty-four month maintenance period shall be replaced to the satisfaction of the Development Officer.
- 7 Site servicing and grading on the site shall occur on the site as per the servicing and grading plans dated August 11, 2025 approved by the City of Spruce Grove.
- 8 A total of 118 parking stalls (combination of garage and surface parking) shall be provided on the site for the approved use. Two (2) parking stalls per unit shall be assigned to each unit, for use by that unit, as shown on the approved site plan. Nine (9) of the surface parking stalls shall be signed as visitor stalls.

- and one (1) surface barrier free stall. The required parking stalls shall be hard surfaced and clearly delineated on the site prior to occupancy.
- 9 Redline drawings are required to be submitted as an amendment to the original development permit for any changes to any of the approved drawings. Where changes are significant a new development permit application may be required.
 - 10 Any landscaping to be planted within or adjacent any utility right of way registered on the property is subject to approval by the utility provider whose line is within the right of way. The landscaping is to be completed at the owner's risk and should removal be required the cost shall be the responsibility of the registered owner.
 - 11 Not more than one Temporary Building, not to be used for residential purposes, shall be located on the site. The sole purpose of the Temporary Building shall be incidental to the construction of the building and located on the same site of the building approved under this development permit decision. The Temporary Building shall not be located on any Street and shall be removed within one year of commencement of construction or upon completion of construction whichever comes first.
 - 12 Any outdoor lighting shall be located and arranged so that: (a) No direct rays of light are directed at any adjoining properties; (b) Indirect rays of light do not adversely affect an adjacent site.
 - 13 An address number for the site with a minimum height of 10cm shall be installed such that it is visible from the street and located near the main entrance prior to occupancy. A separate addressing plan for each dwelling unit will be provided by the city under separate email. All dwelling units shall be signed with the assigned suite numbers, approved and provided by the city, prior to occupancy.
 - 14 All garbage containment areas shall be installed as shown on the detailed site plan dated August 28, 2025.
 - 15 No portion of the buildings shall be located on any utility rights of way registered on the property.
 - 16 All traffic and no parking signage, as shown on the detailed site plan dated August 28, 2025, shall be installed prior to occupancy of the buildings.
 - 17 All Pedestrian connections and related signage shall be constructed and installed prior to occupancy of the buildings.
 - 18 The applicant/owner shall contact the Development Officer to set up an inspection of the site, prior to occupancy, to confirm the development meets the approved plan including but not limited to; parking stalls delineation and related signage, traffic signage, garbage containment areas, fencing and access points.
 - 19 Any construction signage on the site shall not exceed: two per site, comprised of a Freestanding, a Fence, or a Fascia sign, or a combination of them, each of which shall not exceed 6.0m² in area and 3.0m in Height and is intended for identifying the construction of the building approved under this development permit decision.
 - 20 Prior to occupancy, the emergency access shall be signed as emergency access only and swing bollards shall be installed, as shown on the site plan dated August 28, 2025.
 - 21 A cc is required for each unit in a building.



Tanya Ouellette
Development Officer

APPEAL PERIOD EXPIRY DATE: September 18, 2025

Important Notices

- ✍ **THIS IS NOT A BUILDING PERMIT (must be obtained separately). A Building Permit may be required, please contact the Planning and Development Department for more information.**
- ✍ **A person applying for, or in possession of a valid development permit is not relieved from full responsibility for ascertaining and complying with or carrying out development in accordance with the conditions of any covenant, caveat, easement, bylaw, regulation (municipal or provincial) or instrument affecting a building or land.**
- ✍ **Any development carried out prior to the appeal expiry date is at the sole risk of the applicant.**
- ✍ **If you wish to appeal the decision of the Development Officer, a completed form along with the appeal fee can be submitted in the following manner:**

In person	By mail
City Hall 315 Jespersen Avenue Spruce Grove, AB	Clerk of the Subdivision and Development Appeal Board c/o City Clerk's Office City of Spruce Grove 315 Jespersen Avenue Spruce Grove, Alberta T7X 3E8

The request for appeal shall be submitted within the appeal expiry date.

For Information Purposes

1) **POSTING OF THE DEVELOPMENT OFFICER'S DECISION**

Where there is a right of appeal, by anyone other than the applicant, from a decision on an application, posting on the site may be required. Such a posting must be on the site as may be required by the Development Officer, describing the proposed development and the Development Officer's decision, and advising of the right of appeal to the Subdivision and Development Appeal Board. The notice shall be of durable material, and shall be at least one (1) foot by two (2) feet in size.

2) **REFERENCES TO THE MUNICIPAL GOVERNMENT ACT RSA 2000 Chapter M-26 AS AMENDED**

Grounds for appeal

685(1) If a development authority

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal the decision in accordance with subsection (2.1).

(1.1) A decision of a development authority must state whether an appeal lies to a subdivision and development appeal board or to the Land and Property Rights Tribunal.

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal the decision in accordance with subsection (2.1).

(2.1) An appeal referred to in subsection (1) or (2) may be made

- (a) to the Land and Property Rights Tribunal
 - (i) unless otherwise provided in the regulations under section 694(1)(h.2)(i), where the land that is the subject of the application
 - (A) is within the Green Area as classified by the Minister responsible for the Public Lands Act,
 - (B) contains, is adjacent to or is within the prescribed distance of a highway, a body of water, a sewage treatment or waste management facility or a historical site,
 - (C) is the subject of a licence, permit, approval or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission, or
 - (D) is the subject of a licence, permit, approval or other authorization granted by the Minister of Environment and Parks,

(ii) in any other circumstances described in the regulations under section 694(1)(h.2)(ii),

or

(b) in all other cases, to the subdivision and development appeal board.

(3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).

(4) Despite subsections (1), (2) and (3), if a decision with respect to a development permit application in respect of a direct control district

(a) is made by a council, there is no appeal to the subdivision and development appeal board, or

(b) is made by a development authority, the appeal is limited to whether the development authority followed the directions of council, and if the subdivision and development appeal board finds that the development authority did not follow the directions it may, in accordance with the directions, substitute its decision for the development authority's decision.

Appeals

686(1) A development appeal is commenced by filing a notice of the appeal, containing reasons, with the board hearing the appeal

(a) in the case of an appeal made by a person referred to in section 685(1)

(i) with respect to an application for a development permit,

(A) within 21 days after the date on which the written decision is given under section 642, or

(B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,

or

(ii) with respect to an order under section 645, within 21 days after the date on which the order is made,

or

(b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

(1.1) Where a person files a notice of appeal with the wrong board, that board must refer the appeal to the appropriate board and the appropriate board must hear the appeal as if the notice of appeal had been filed with it and it is deemed to have received the notice of appeal from the applicant on the date it receives the notice of appeal from the first board, if

(a) in the case of a person referred to in subsection (1), the person files the notice with the wrong board within 21 days after receipt of the written decision or the deemed refusal, or

(b) in the case of a person referred to in subsection (2), the person files the notice with the wrong board within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

(2) The board hearing an appeal referred to in subsection (1) must hold an appeal hearing within 30 days after receipt of a notice of appeal.

(3) The board hearing an appeal referred to in subsection (1) must give at least 5 days' notice in writing of the hearing

(a) to the appellant,

(b) to the development authority whose order, decision or development permit is the subject of the appeal, and

(c) to those owners required to be notified under the land use bylaw and any other person that the subdivision and development appeal board considers to be affected by the appeal and should be notified.

(4) The board hearing an appeal referred to in subsection (1) must make available for public inspection before the commencement of the hearing all relevant documents and materials respecting the appeal, including

(a) the application for the development permit, the decision and the notice of appeal, or

(b) the order under section 645.

(4.1) Subsections (1)(b) and (3)(c) do not apply to an appeal of a deemed refusal under section 683.1(8).

(5) In subsection (3), "owner" means the person shown as the owner of land on the assessment roll prepared under Part 9.

Hearing and decision

687(1) At a hearing under section 686, the board hearing the appeal must hear

(a) the appellant or any person acting on behalf of the appellant,

(b) the development authority from whose order, decision or development permit the appeal is made, or a person acting on behalf of the development authority,

(c) any other person who was given notice of the hearing and who wishes to be heard, or a person acting on behalf of that person, and

(d) any other person who claims to be affected by the order, decision or permit and that the subdivision and development appeal board agrees to hear, or a person acting on behalf of that person.

(2) The board hearing the appeal referred to in subsection (1) must give its decision in writing together with reasons for the decision within 15 days after concluding the hearing.

(3) In determining an appeal, the board hearing the appeal referred to in subsection (1)

- (a) repealed 2020 c39 s10(52);
- (a.1) must comply with any applicable land use policies;
- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clauses (a.4) and (d), must comply with any land use bylaw in effect;
- (a.4) must comply with the applicable requirements of the regulations under the Gaming, Liquor and Cannabis Act respecting the location of premises described in a cannabis licence and distances between those premises and other premises;
- (b) must have regard to but is not bound by the subdivision and development regulations;
- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
 - (i) the proposed development would not
 - (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,and
 - (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

(4) In the case of an appeal of the deemed refusal of an application under section 683.1(8), the board must determine whether the documents and information that the applicant provided met the requirements of section 683.1(2).

3) PERMIT VALIDITY

- (a) A development permit is effective for a period of one year from the date the Notice of Decision is given unless specified otherwise in the permit conditions. If the development permit cannot be fulfilled within the one year period an extension may be granted, by a Development Officer, if requested in writing prior to the expiry date and if substantial development has occurred on the site, in the opinion of the Development Officer.
- (b) A development once commenced is not to be discontinued or suspended for a period or periods totaling more than six months unless the Development Officer has notified the developer in writing that such discontinuance or suspension may be continued. If the notification of extension has not been obtained the development permit shall be considered to have lapsed.
- (c) In the case of an appeal the decision of the Subdivision and Development Appeal Board, to approve the development permit or amend any conditions, is effective for a period of one year from the date of the written notification. If the decision of the Subdivision and Development Appeal Board cannot be fulfilled within the one year period an extension may be granted, by a Development Officer, if requested in writing prior to the expiry date.

EXHIBIT 4



315 Jespersen Ave, Spruce Grove, AB
Phone: 780-962-2611

M-F: 8:30 a.m. – 4:30 p.m.

NOTICE OF APPEAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD

Development or Subdivision Application No.:	Appeal of the <input checked="" type="radio"/> Approval <input type="radio"/> Conditional approval <input type="radio"/> Refusal	<input type="checkbox"/> Representing group <input checked="" type="checkbox"/> List of names attached
Stop Order Dated:		

APPELLANT – REQUIRED

Appellant Name: Bailey MacFadyen	Home Phone No.: [REDACTED]	Work Phone No.:
Mailing address: [REDACTED] Tribute Common	City: Spruce Grove	Province: AB
		Postal Code: [REDACTED]
Signature: [REDACTED]	Date: September 17, 2025	
Email: [REDACTED]		

APPELLANT'S REPRESENTATIVE

Appellant Name: Bailey MacFadyen	Home Phone No.: [REDACTED]	Work Phone No.:
Mailing address: [REDACTED] Tribute Common	City: Spruce Grove	Province: AB
		Postal Code: [REDACTED]
Email: [REDACTED]		

ADDRESS OF SUBJECT SITE – REQUIRED

Suite:	Street Address: 505	Street Name: Grove Drive
Legal Description: Unit / Lot / Block / Plan or Quarter / Section / Township / Range / Meridian / / / /		

REASON FOR APPEAL - REQUIRED

The approved design for the site of 505 Grove Drive encroaches on the privacy and well being of the residents living along that parcel of land. The plan of an additional two entrances/exits onto Grove Drive will also create many negative scenarios for those that travel along that road. It is an arterial road that does not have adequate control.

This approved design has affected the ecological area for several endangered species.

The area is designated for low to medium density housing - the approved design does not account for proper waste management, it does not account for the proper amount of parking for the number of homes planned for the area.

OFFICE USE ONLY

Appeal Period Expiry Date:	Date Appeal Received:	Receipt No.:
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This information is being collected under the authority of section 33(c) the Freedom of Information and Protection of Privacy (FOIP) Act. It will be used to administer an appeal to the Subdivision and Development Appeal Board. The personal information provided will be protected in accordance with Part 2 of the Act. If you have any questions regarding the collection, use and disclosure of personal information, please contact the FOIP Coordinator at 780-962-2611.

Instructions for filing an appeal

Notice of appeal to Spruce Grove Subdivision and Development Appeal Board (SDAB) must be filed in accordance with the *Municipal Government Act* and City of Spruce Grove Land Use Bylaw.

The notice of appeal form must:

- Be filed within the relevant appeal period of receipt of written notice on a decision from the Development Authority or Subdivision Authority as indicated in the *Municipal Government Act*
- State specific reasons for the appeal
- Be signed by the appellant
- Be accompanied by the required filing fee as set out in the City's Development Fees and Fines Bylaw and be payable to City of Spruce Grove

Mail to: City of Spruce Grove
 Subdivision and Development Appeal Board
 315 Jespersen Avenue
 Spruce Grove, AB T7X 3E8

Email to: Email it to cityclerk@sprucegrove.org

You are cautioned that if you mail the appeal, it must be received on or before the final date for appeal.

Appeal fees may also be paid by VISA, MasterCard or by cheque payable to City of Spruce Grove.

Payments can be processed until 4:00 p.m. on any business day

You may contact the Subdivision and Development Appeal Board Clerk at 780-962-2611 or cityclerk@sprucegrove.org for any questions you may have about appeal deadlines, fee payment options and information regarding the appeal process. The Board Clerk may also advise individuals on how to prepare for and present an appeal, Board procedures and planning issues.

EXHIBIT 5



City Clerk's Office

September 23, 2025

<<Owner Name and Address>>

**RE: NOTICE OF HEARING - SUBDIVISION AND DEVELOPMENT APPEAL BOARD
Development Permit PLDPR202500215, Plan 1522888, Block 1, Lot 4**

An appeal has been filed against the conditional approval of Development Permit PLDPR202500215 to construct a multi-family development at 505 Grove Drive, Block 1; Lot 4. The Development Permit Application was approved with conditions on August 29, 2025.

The Subdivision and Development Appeal Board (SDAB) will hold an appeal hearing as follows:

DATE: Thursday, October 02, 2025

TIME: 6:30 p.m.

**LOCATION: Council Chambers, Third Floor, City Hall
315 Jespersen Avenue, Spruce Grove**

When an appeal is filed with the Subdivision and Development Appeal Board (SDAB), all persons who own property within 30 meters of the development are notified of the hearing by way of this letter. In addition, the owner of the property, the applicant of the development permit, and the person(s) who filed the appeal will also receive a copy of this letter.

Persons mentioned above and affected by this development have the right to submit a written and/o verbal submissions to the Board. The hearing relates to lands which are zoned Direct Control. Therefore under s. 685(4) of the *Municipal Government Act*, the Board's jurisdiction is limited to determining whether the Development Authority followed the directions of Council. Only if the Subdivision and Development Appeal Board finds that the Development Authority did not follow the directions, can it, in accordance with the directions, substitute its decision for the Development Authority's decision.

If you wish to submit written material to the Board for inclusion in the hearing agenda package, it should be received by the Clerk by **Monday, September 29, 2025 at 12 noon** by email at cityclerk@sprucegrove.org, or by mail to SDAB Clerk, 315 Jespersen Avenue, Spruce Grove, AB, T7X 3E8. Visuals such as PowerPoint presentations, photos, or graphics are considered to be written submissions. If you are unable to meet this submission deadline, please bring 10 copies of the materials to the hearing and it will be distributed at the start of the hearing. Any written and/or visual material received will be made available to the public.

The Community of Choice!



We will be pleased to answer any questions you may have regarding the appeal and can also provide information or advice on Board procedures and how to make presentations to the Board. Please feel free to contact me at 780-962-7615 should you have any questions.

Yours truly,

Lindsay O'Mara
Clerk, Subdivision and Development Appeal Board
Email: cityclerk@sprucegrove.org
Phone: 780-962-7615

The Community of Choice!


EXHIBIT 6

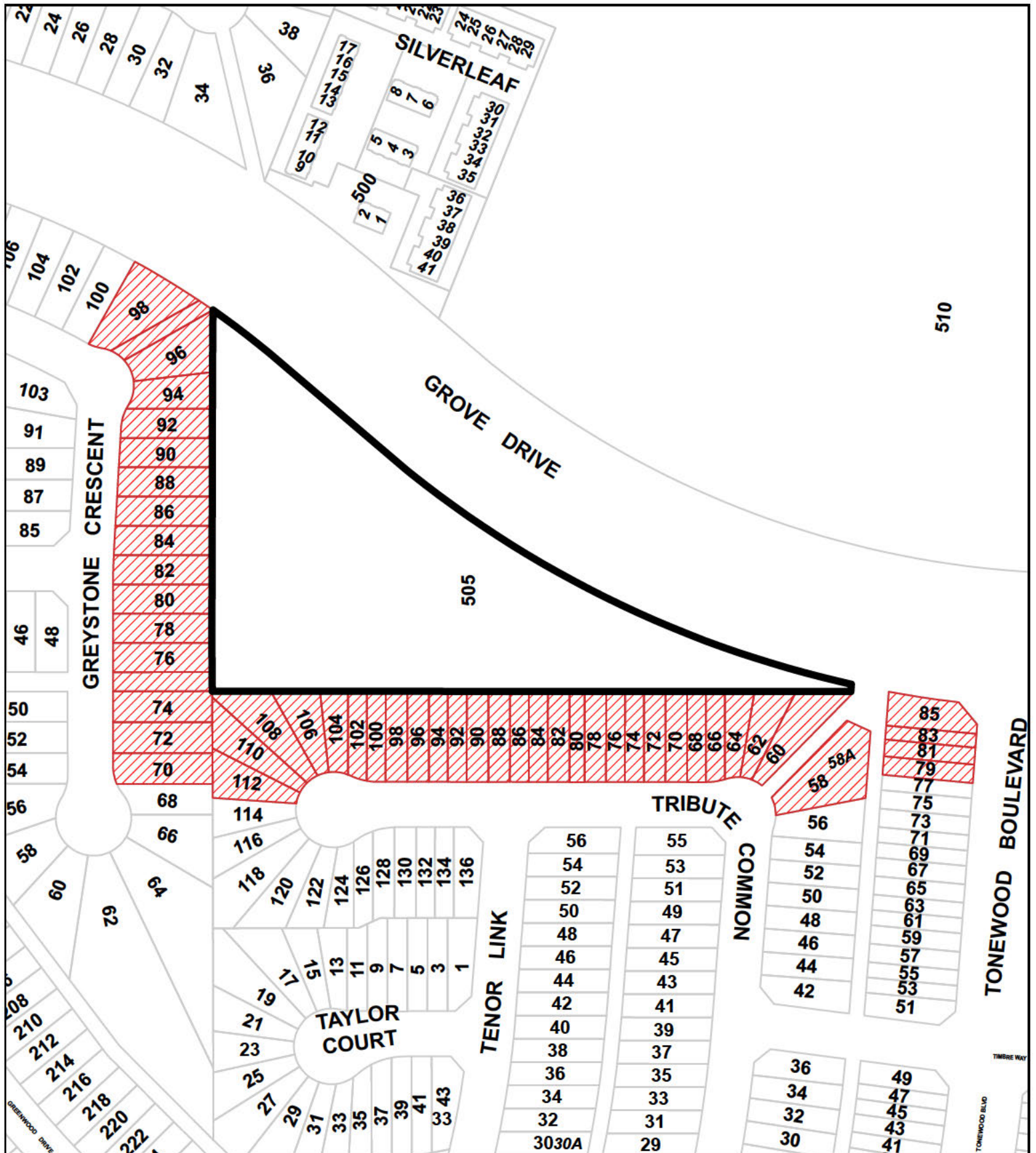
CONFIDENTIAL PAGES REMOVED

This information has been removed as per section 20 of the
Access to Information Act.

EXHIBIT 7

505 Grove Drive

Notification letters sent to properties marked with 

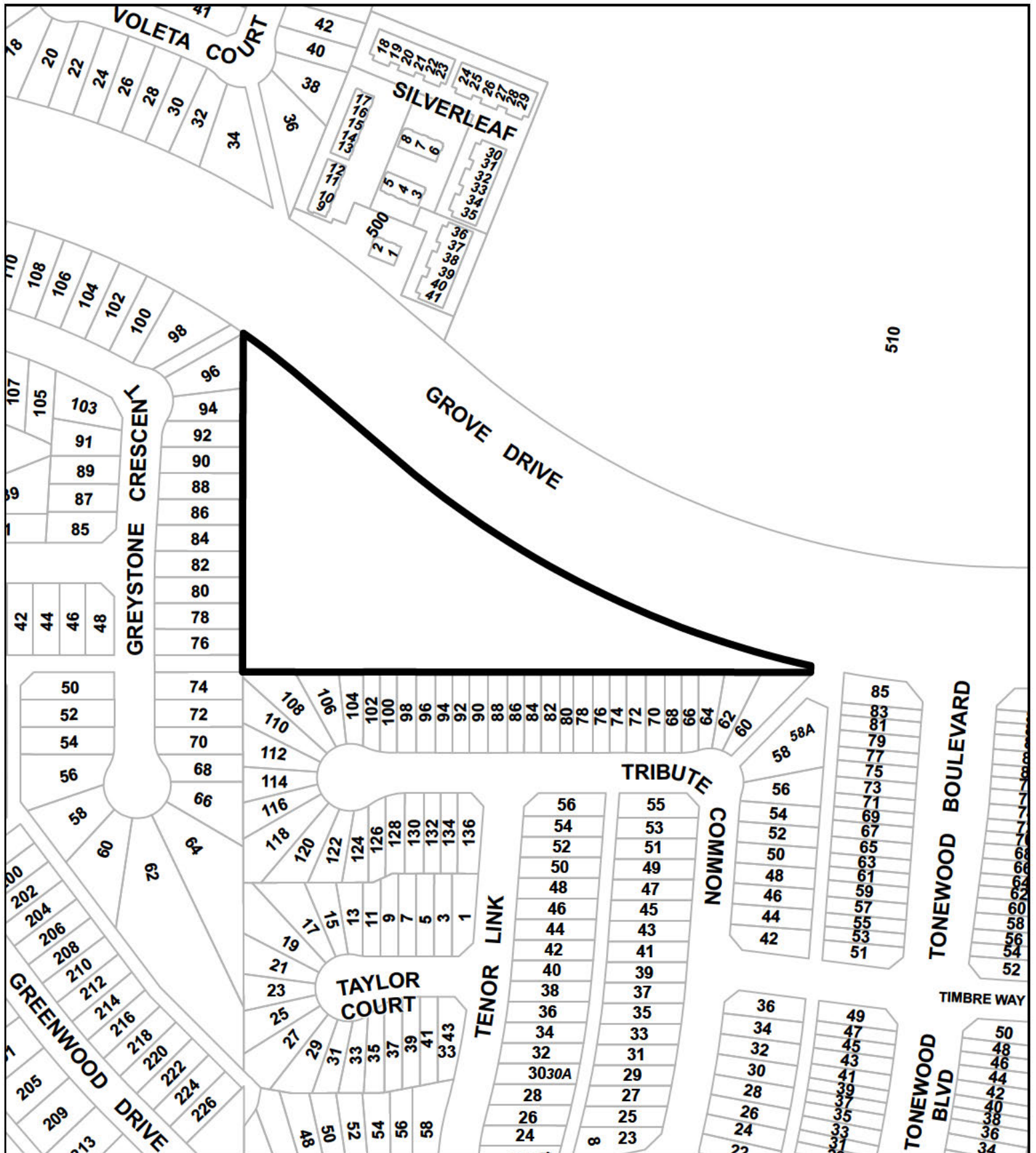


Scale: 1:2,000

EXHIBIT 8

505 Grove Drive

Subject Site



Scale: 1:2,250

EXHIBIT 9

505 Grove Drive

Site Plan



Scale: 1:2,250

EXHIBIT 10

**PLANNING STAFF REPORT TO: Subdivision & Development Appeal Board****ITEM: __****File No:** 152-2888-1-4**Date of Report:** September 23, 2025**Date of Meeting:** October 2, 2025**Subject:** An appeal against the conditional approval to construct a 63-unit row housing development at 505 Grove Drive (Plan 152-2888, Block 1, Lot 4).**I. BACKGROUND INFORMATION**

On November 24, 2022, the owner's consultant, Select Engineering Consultants, submitted a rezoning application for the parcel located at 505 Grove Drive.

On May 8, 2023, the public hearing for the proposed district was held where a preliminary plan was presented.

On August 14, 2024, Council approved the new district as DC.15 - Tonewood Row Housing Direct Control District.

On February 19, 2025, the owner's consultant, Select Engineering Consultants, submitted a development permit application for a 66-unit row housing development.

On August 29, 2025, the Development Authority conditionally approved the development permit to construct a 63-unit row housing development where no variances were required and the DC.15 district was followed as directed by Council.

On September 18, 2025, the appellant, Bailey MacFadyen of 90 Tribute Common, submitted an appeal against the conditional approval of Development Permit Decision PLDPR202500215.

The following is a summary of information relevant to the application:

Development Permit: PLDPR202500215

Date of Decision: August 29, 2025

Date of Appeal Received: September 18, 2025

Municipal Development Plan: Land Use Designation: Residential

Relevant Section of the Land Use Bylaw: Section 155 – DC.15 – Tonewood Row Housing Direct Control District

Land Use District: DC.15 – Tonewood Row Housing Direct Control District

Proposed Development: To construct a 63-unit row housing development

Municipal Address: **505 Grove Drive**

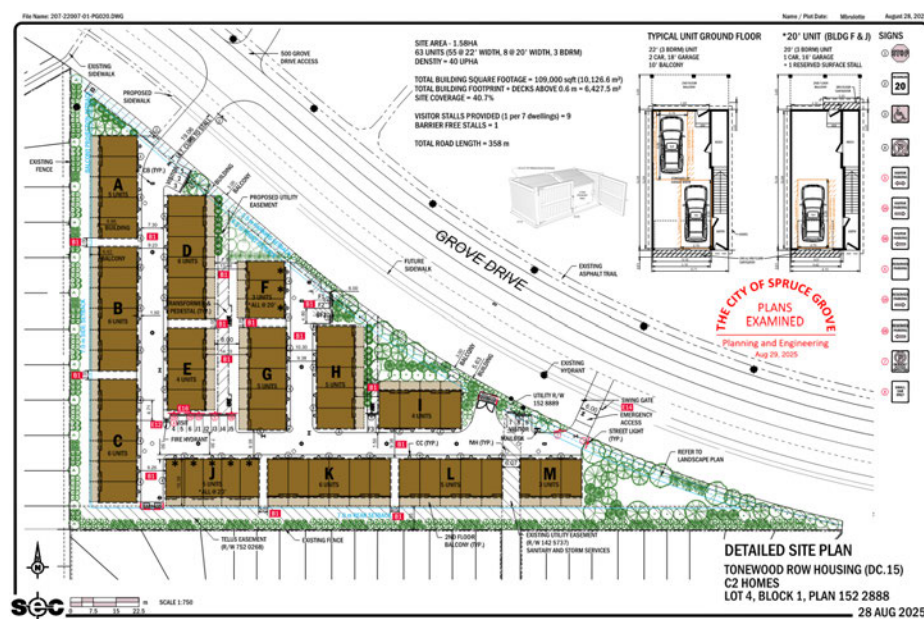
Legal Land Description: Plan 152-2888, Block 1, Lot 4

III. STAFF COMMENTS

A development permit application for a row housing development was submitted on February 19, 2025 and subsequently approved on August 29, 2025, allowing for the construction of a 63-unit row housing development. During the review of the development permit, the Development Authority

compared the proposed development against the Council approved Direct Control District. As the application met all regulations with regards to setbacks, height, density, site coverage, and all other regulations specific to the type of development, without requiring a variance, Section 642 of the *Municipal Government Act* (MGA) requires the Development Authority to issue the approval with or without conditions.

In accordance with the MGA, all development permit decisions are subject to a 21-day appeal period, and this applies to permitted and discretionary uses and variances. The notification of decision was published on September 5, 2025 in the newspaper and on the City's website. In this case, the last day to submit an appeal was September 18, 2025. However, given that this is a Direct Control District, the MGA limits the scope for appealing a development permit decision. Specifically, Section 685 - Grounds for Appeal, subsection (4)(b) the development permit decision was made by the Development Authority, so the basis of any appeal is limited to whether the Development Authority followed the direction of Council as prescribed in the district.



In conclusion, as the Development Authority followed the direction of Council as prescribed in the direct control district, and the process outlined in the MGA, the development permit was conditionally approved.

EXHIBIT 11

Dear Members of the Subdivision and Development Appeal Board,

I am writing as the owner and resident of, [REDACTED] Greystone Crescent, Spruce Grove, [REDACTED], to formally object to the conditional approval of Development Permit **PLDPR202500215** for a multi-family development at **505 Grove Drive**.

While I support balanced growth in Spruce Grove, this specific proposal will seriously and negatively impact my family and the neighbourhood in the following ways:

1. **Privacy & View** – The proposed multi-storey buildings will overlook my backyard and balcony, eliminating privacy and destroying the open views we currently enjoy.
2. **Noise & Neighbourhood Character** – A higher-density complex will bring significantly more people, cars, and activity, permanently altering the quiet, family-oriented character of this neighbourhood.
3. **Traffic & Safety** – Additional vehicle volume will strain Grove Drive and nearby streets, creating dangerous conditions for pedestrians and children, while parking overflow will further congest residential roads.
4. **Property Values** – Loss of privacy, higher noise levels, and density impacts are likely to reduce the value of surrounding single-family homes.
5. **Infrastructure & Services** – More units will add pressure on garbage pickup, snow clearing, water/sewer capacity, and road maintenance.
6. **Schools & Amenities** – Local schools, parks, and community facilities may be overwhelmed by the sudden population increase.
7. **Emergency Access** – Congested streets may delay fire, ambulance, and police response times in emergencies.
8. **Conflict with City Policy** – The City's Municipal Development Plan emphasizes livability, compatibility between new and existing neighbourhoods, and preserving quality of life. This project, in its current form, undermines those goals.

In addition to my own concerns, I have spoken with several neighbours in the surrounding area. The overwhelming response has been strong objection to this development. Many residents share deep worries about the same issues outlined above - particularly traffic safety, privacy loss, and overall change to the neighbourhood's character. This is not an isolated concern but a widespread community objection.

Requested Action:

I respectfully request that the SDAB **deny this development permit**. If the Board allows some form of development, I ask that significant modifications be required:

- Reduced height and overall density
- Larger setbacks and buffers to protect privacy
- Mandatory privacy screening and landscaping
- Adequate on-site parking to prevent spillover onto streets

Thank you for considering my objection. Please include this letter in the hearing package for **Thursday, October 2, 2025 at 6:30 p.m.**

Yours Sincerely,
Lama Al Tahesh
Greystone Crescent

EXHIBIT 12

Re: Notice of Hearing - Subdivision and Development Appeal Board

Development Permit PLDPR202500215, Plan 1522888, Block1, Lot4

Dear Chair and Board Members,

Please accept this letter to formally support the appeal against development permit PLDPR202500215.

I, Monika Deneke, am a resident of the Tonewood Subdivision, and my property backs onto the greenspace referred to in the appeal case.

I respectfully request a review of the development permit based on the following key grounds:

1. Traffic

Grove Drive does not have the capacity to handle the current traffic, not to mention the additional traffic.

- Traffic to and from Grove Drive - Tonewood
- Commute from Tonewood to connect to Yellowhead Highway
- Busy periods during School-bus transportation times and rush hours
- Traffic to and from Jubilee Park and at its special events
- Increase of traffic due to ongoing residential development in Tonewood

Since development started between Tonewood and Grove Drive, I observed and experienced significant additional delays: Construction equipment/ trucks joining onto Grove Drive, with construction safety crew stopping the already slow-moving traffic, now backing up traffic on Grove Drive as far to the east as the traffic circle. Access to and from Tonewood now means spending excessive time in traffic jams.

In my opinion, planning to widen Grove Drive sometime between 2026 and 2028 is insufficient, especially with the already existing traffic delays, and ongoing development in the Tonewood Subdivision. I suggest Grove Drive expansion to be completed BEFORE additional traffic from a possible future development may be approved.

2. Insufficient parking space

Residents of the new development may use the already congested neighbourhood of Tonewood for secondary parking.

3. Impact on neighbourhood SAFETY

Considering the size of the development with numerous tenants, valid privacy and safety concerns are as follows:

- Rental housing brings more crime and traffic to the area, due to the non-permanent nature of the housing. Tonewood is a young family orientated community.
- People gathering with drug abuse at Jubilee Park/small children play area.
- Location and space requirements for Waste Management of multi-residential building (smell, mess)
- Destroys privacy of existing neighbours: Future building will be taller than existing homes
- De-values neighbouring homes: Most neighbouring home-owners, including myself, purchased their properties based on the greenspace behind their homes!
- Loss of beautiful Greenspace: Losing more greenspace speaks against Spruce Grove's pride for providing high-quality of life with nature and greenspaces.

I appreciate your time and reconsideration.

Sincerely,

Monika Deneke
Tribute Common

EXHIBIT 13

To Spruce Grove City Council and the members of the Appeals Board,

I am writing to formally appeal the approval of the proposed townhouse development along Grove Drive, adjacent to the Tonewood community in Spruce Grove. As a resident of Tonewood since 2017, I have observed firsthand the rapid growth in this area, which has significantly strained local infrastructure, particularly Grove Drive. This critical roadway serves as the primary route for my daily commute, errands, and access to other parts of Spruce Grove. The proposed development, which includes approximately 60 new units, threatens to exacerbate existing challenges and introduce new concerns that will impact the safety, accessibility, and quality of life in Tonewood, Greystone, Greenbury, and Prescott. I respectfully urge the board to reconsider this project until critical infrastructure improvements and mitigation measures are implemented to address the concerns outlined below.

Traffic Congestion and Infrastructure Deficiencies

Grove Drive, currently a single-lane road, is already overwhelmed during peak periods, including morning and evening rush hours, as well as school dismissal times. Residents frequently face significant delays when attempting to turn into neighborhoods such as Tonewood, Jubilee Park, and Greenbury, with traffic backups creating frustration and potential safety hazards. The addition of a new turnoff for the proposed townhouse development will undoubtedly worsen congestion, further complicating access for residents, visitors, and emergency services. Moreover, the construction phase will introduce heavy vehicles, such as delivery trucks and equipment haulers, navigating Grove Drive for months, increasing risks for both drivers and pedestrians, including children walking to nearby schools.

While I understand that plans to twin Grove Drive are in development, I have been informed that this critical infrastructure upgrade is delayed by several years. Approving a development of this scale before addressing this fundamental shortfall is shortsighted and risks creating unsafe and unsustainable traffic conditions. The lack of space on the proposed development site also raises concerns about logistical challenges, such as snow removal and waste collection, which could further disrupt traffic flow and pedestrian safety, even after Grove Drive is eventually twinned. I urge the board to prioritize the completion of Grove Drive's twinning project and ensure that any new developments align with the area's infrastructure capacity to prevent undue strain on our community.

Parking Challenges and Neighborhood Disruption

The proposed townhouse development appears to offer limited parking, with each unit allocated a single garage. However, it is common for residents to use garages for storage

rather than vehicle parking, leading to a reliance on street parking for additional vehicles. Given the proximity of Tonewood and the existing pedestrian access "portal" to the townhouse development lot, it is almost certain that townhouse residents will seek parking on our neighborhood streets, which are already constrained by limited space. This spillover will aggravate existing parking challenges, making it difficult for Tonewood residents to find parking near their homes and potentially creating safety concerns, particularly during winter months when snow accumulation narrows streets.

Additionally, the rear entrance to Tonewood is frequently used as a bypass for Grove Drive, resulting in excessive noise and traffic within our neighborhood. The increased traffic from the proposed development will likely amplify this issue, further disrupting the peace and safety of our community. To mitigate these impacts, I request that council consider implementing measures such as resident-only parking permits, clear signage to deter non-resident parking, and traffic calming measures to discourage the use of Tonewood as a shortcut. Without such interventions, the development risks diminishing the livability of our neighborhood.

Density, Privacy, and Community Character

The proposed development's high density on a constrained lot raises serious concerns about its compatibility with the surrounding neighborhoods, particularly Tonewood and Greystone. The plan to fit approximately 60 units into a limited space will result in tightly packed housing, significantly reducing the privacy of existing residents whose properties border the site. Many homeowners in Tonewood and Greystone chose these neighborhoods for their spacious layouts and community-oriented design, qualities that this development threatens to undermine. The lack of adequate setbacks or green spaces in the proposed plan further amplifies these concerns, as it will create a cramped and visually intrusive environment.

While I support responsible densification to accommodate Spruce Grove's growth, this project appears to prioritize maximizing units over thoughtful urban planning. The limited lot size poses logistical challenges, including insufficient space for snow storage, waste management, and emergency vehicle access, all of which could compromise the safety and functionality of the development and its surroundings. I strongly encourage the board to reconsider the scale of this project and explore alternative designs that balance density with livability, ensuring that new developments enhance rather than detract from the character of established neighborhoods.

In conclusion, the proposed townhouse development along Grove Drive presents significant challenges related to traffic congestion, parking, privacy, and community

compatibility that have not been adequately addressed. The current infrastructure, particularly Grove Drive's single-lane configuration, is ill-equipped to handle the additional strain of approximately 60 new units. The lack of parking provisions and excessive density further threaten the safety and quality of life in Tonewood, Greystone, Greenbury, and Prescott. I respectfully request that the board delay approval of this project until Grove Drive is twinned, effective parking and traffic mitigation measures are implemented, and a more balanced approach to density is adopted that respects the needs and character of existing neighborhoods. Thank you for your time and consideration in reviewing these concerns, and for your dedication to ensuring that Spruce Grove remains a safe, accessible, and vibrant community for all residents.

Sincerely,
Mitchell Rawluk
Tonewood Resident