



QUARTERLY **REPORT**

FOR THE PERIOD ENDED
SEPTEMBER 30, 2025





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TRENDING DATA

The information provided in this report is “as is” and “as available” at the time of publishing. The City of Spruce Grove cannot guarantee its accuracy or completeness.

Building Permit Activity

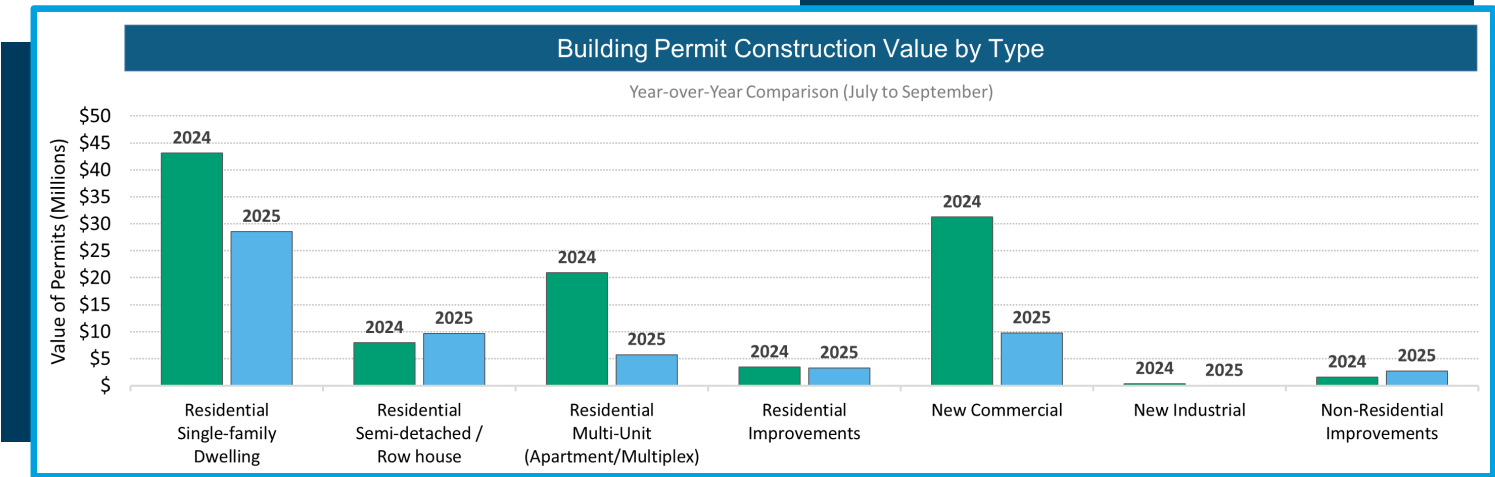
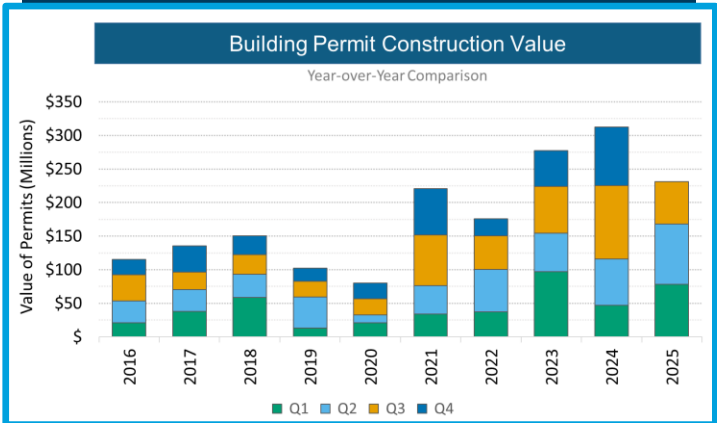
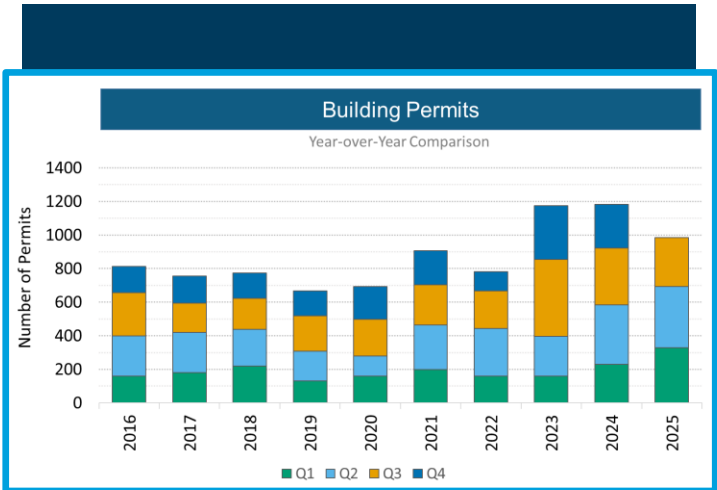
Building permit activity slowed in the third quarter of the year, with a total of 293 permits issued, valued at over \$63 million. Despite the slowdown in the third quarter, 2025 is on track for another record year.

The number of permits issued decreased by 14 per cent from the same time period last year, while the construction value of permits decreased 42 per cent from the same time period last year. Last year’s total construction value for the third quarter included the permit to construct the Myshak Metro Ballpark and two large multi-unit residential projects.

Building permits were issued for 132 new dwelling units in the third quarter compared to 267 in 2024 from the same time period, a 51 per cent decrease.

The construction value in the residential single-family dwelling category was 34 per cent lower in the third quarter of 2025 when compared to the same quarter of 2024, while for the residential semi-detached and row house category, it was 22 per cent higher.

There has been no building permit activity in the third quarter related to new industrial construction. There were 18 permits issued related to non-residential improvements, valued at just over \$2.7 million.



Permit Processing Times

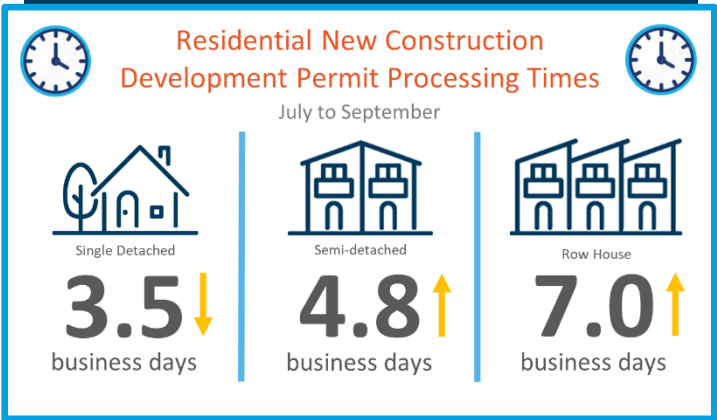
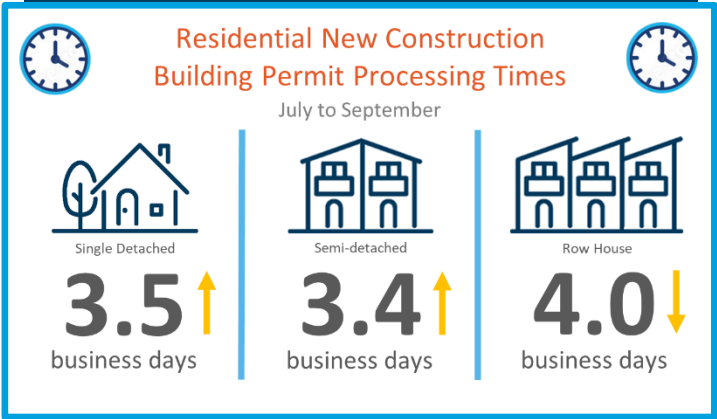
The permit processing time data represents the average processing time in business days for residential new construction building and development permits. The data provides insight into the efficiency of permit services and creates transparency around permit processing times.

The average processing time for single detached building permits was 3.5 days in the third quarter, up from 2.9 days in the second quarter, while for development permits it was 3.5 days, down from 4 days.

The average processing time for semi-detached building permits was 3.4 days in the third quarter, up from 3 days in the second quarter, while for development permits it was 4.8 days, up from 4.1 days.

The average processing time for row house building permits was 4 days in the third quarter, down from 7.3 days in the second quarter, while for development permits it was 7.0 days, up from 6.6 days.

Permit processing time is calculated from the date a building or development permit application has been deemed complete and paid for to when the building permit is issued or the development permit is approved. Any wait times due to revisions and other permit dependencies are subtracted from the processing time. The average processing time is calculated for all permits issued in the quarter for each category.



Transit Ridership

On-Demand Local Service



On-demand transit service ridership increased by 18 per cent when compared to the third quarter of 2024, with 19,349 riders in the third quarter of 2025.

Year to date, the ridership has increased by 14 per cent and is on track for another record year.

The average daily transit ridership is also trending upwards on both the weekday and Saturday service and both within Spruce Grove and the entire region.

Within the entire region, there was an average of 274 passenger trips per weekday in the third quarter of 2025, compared to an average of 242 passenger trips in the third quarter of 2024. For the Saturday service, including Stony Plain, there was an average of 161 passenger trips.

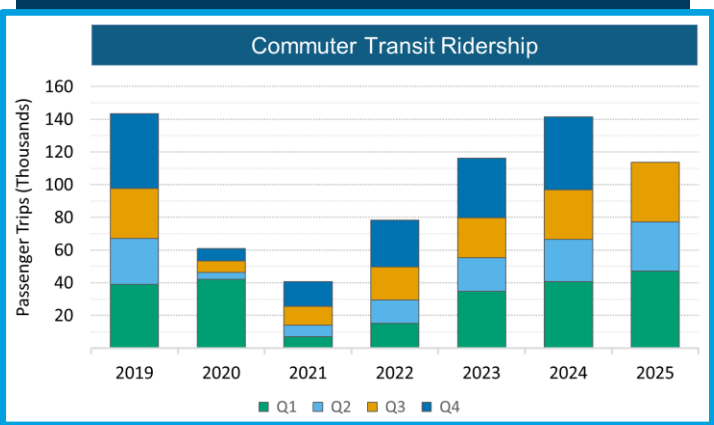
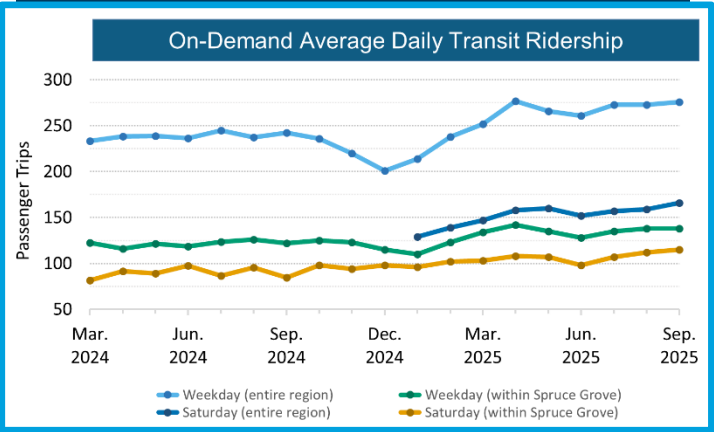
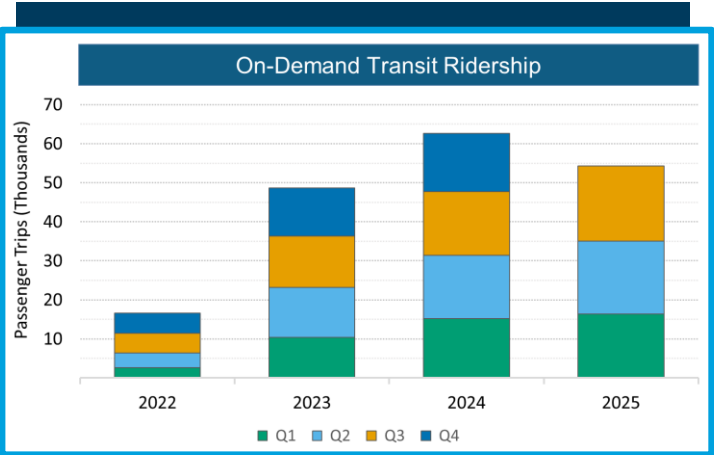
Commuter Service



The third quarter saw 36,710 riders on the commuter service, an increase of 21 per cent when compared to the same time period last year.

September ridership hits an all-time monthly record.

The month of September alone saw just over 21,000 riders, representing an all-time monthly record.



Economic Activity

Commercial and industrial vacancy rates

The vacancy rate in the total retail sector dropped to 1 per cent in September, primarily attributed to the small retail sector vacancy rate dropping from 5.3 per cent in June to 2.1 per cent in September.

The vacancy rate in the office sector increased to 5.5 per cent from 2.8 per cent in June. The vacancy rate in the industrial sector increased slightly to 1.5 per cent and continues to remain near historical lows.

Commercial and industrial vacancy rates are an important indicator of the health of the local economy. Low vacancy rates in these sectors are a strong positive factor for investors because they indicate a favourable economic climate.

Labour Force Trends¹

The unemployment rate in Alberta and the Edmonton region increased since June.

Alberta's unemployment rate increased to 7.8 per cent in September, up 1 percentage point from June, while the Edmonton region's unemployment rate increased to 8.7 per cent, up from 7.5 per cent in June.

Despite the increases in the unemployment rates when comparing to June, the labour market came back to life in September, with Alberta leading all provinces in job gains. Alberta lost nearly 31,000 jobs in July and August but gained 42,500 jobs in September.

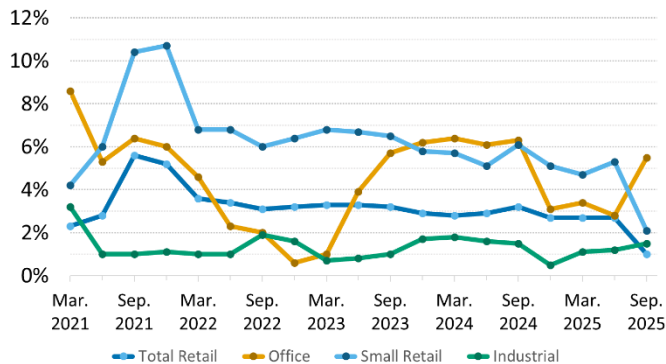
The unemployment rate across Canada increased slightly to 7.1 per cent, up 0.2 percentage points from June.

The Edmonton region's participation rate increased to 69.1 per cent in September, up 1.3 percentage points from June. Participation rate measures the total labour force (comprised of those who are employed and unemployed) relative to the size of the working-age population.

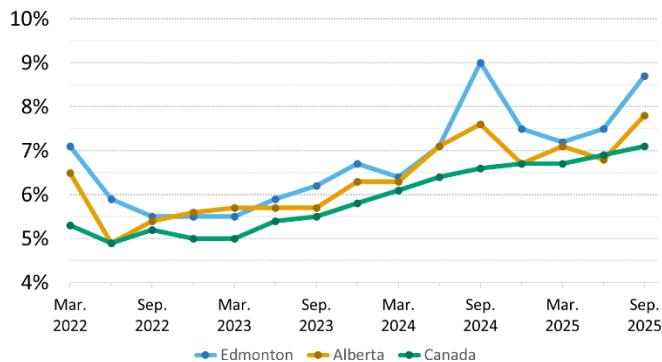
Alberta's participation rate increased to 69.3 per cent in September, up 0.6 percentage points from June. The participation rate across Canada decreased slightly to 65.2 per cent, down 0.2 percentage points from June.

¹ Statistics Canada. Table 14-10-0287-03 Labour force characteristics by province, monthly, seasonally adjusted
<https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1410028703>

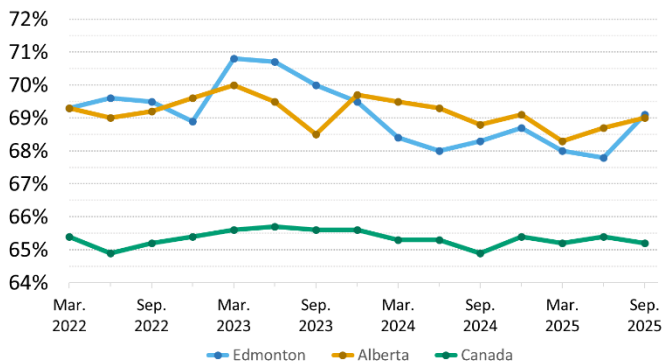
Commercial & Industrial Vacancy Rates



Unemployment Rate



Participation Rate

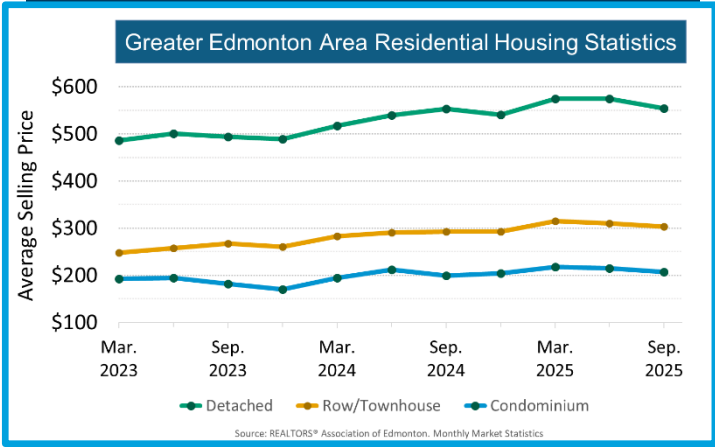
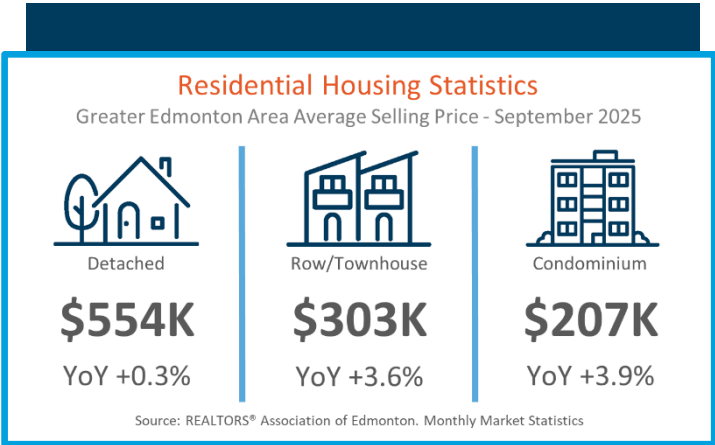


Residential Housing Statistics¹

According to the market statistics from the Realtors Association of Edmonton, average selling prices in the Greater Edmonton Area have decreased in all categories since the last quarter. When comparing year-over-year prices, however, the prices increased in those same categories.

The average selling price for detached homes in the Greater Edmonton Area in September 2025 was \$554,084, a 0.3 per cent year-over-year increase and a June-to-September decrease of 3.5 per cent.

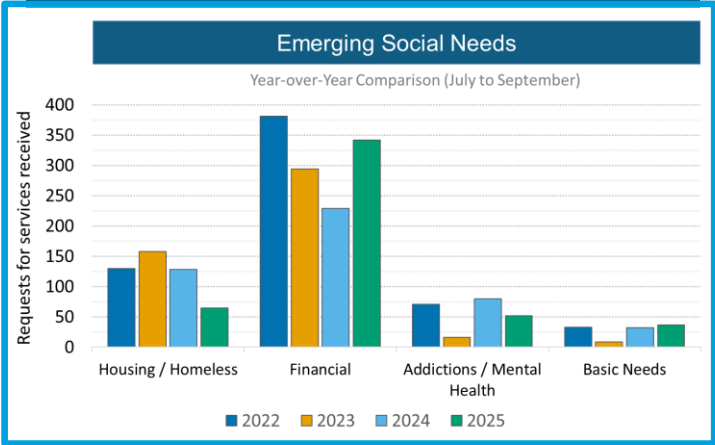
Row/townhouse prices averaged \$303,382, seeing an increase of 3.6 per cent year-over-year and a decrease of 2.1 per cent when compared to June. Condominiums sold for an average of \$207,363, seeing an increase of 3.9 per cent year-over-year and a decrease of 3.5 per cent when compared to June.



Emerging Social Needs

The chart represents the most common requests for service received by Community Social Development including navigation, information and referral from new and existing clients as supported through the Bridging Connections program.

In the third quarter, requests related to housing / homeless saw a 49 per cent decrease when compared to the same time period last year. This can be primarily attributed to the fact that some individuals are now being supported by the community outreach program instead. Assistance to access financial support continues to be the most requested service with 342 requests.



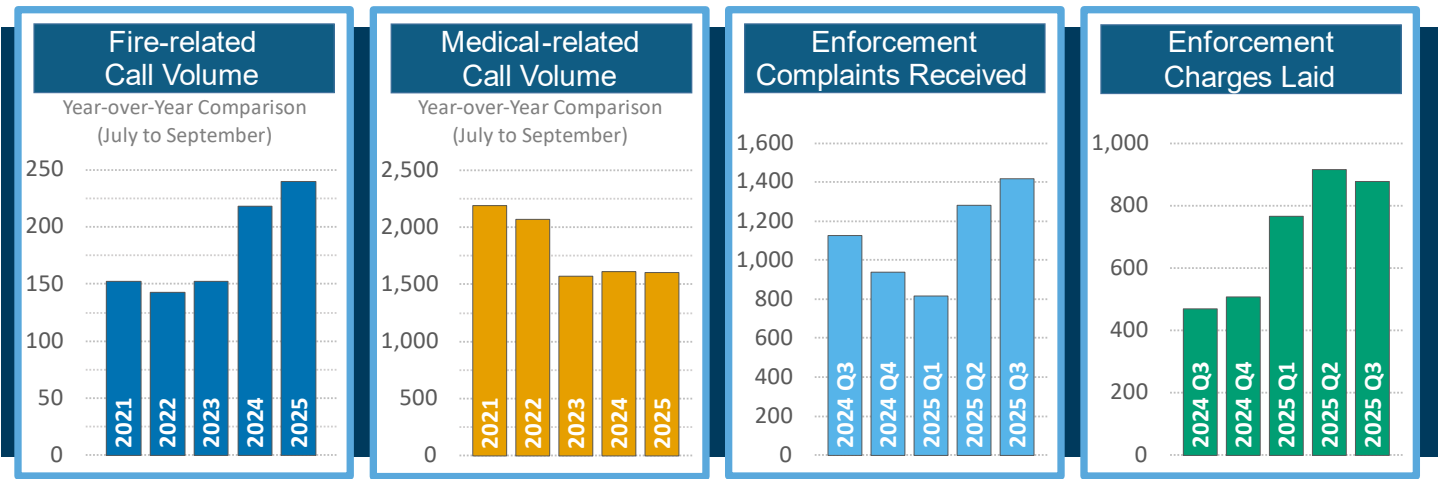
¹ REALTORS® Association of Edmonton, Monthly Market Statistics, <https://realtorsofedmonton.com/stat-type/monthly-market-statistics>

Protective Services Statistics

The charts below represent the call volumes related to fire and medical calls as well as enforcement complaints received and charges laid. Enforcement complaints and charges laid represent both citizen-initiated and officer-initiated.

Fire-related call volume increased 10 per cent in the third quarter of 2025 when compared to the same time period in 2024. Medical-related call volume decreased by 1 per cent in the third quarter of 2025 when compared to the same time period in 2024.

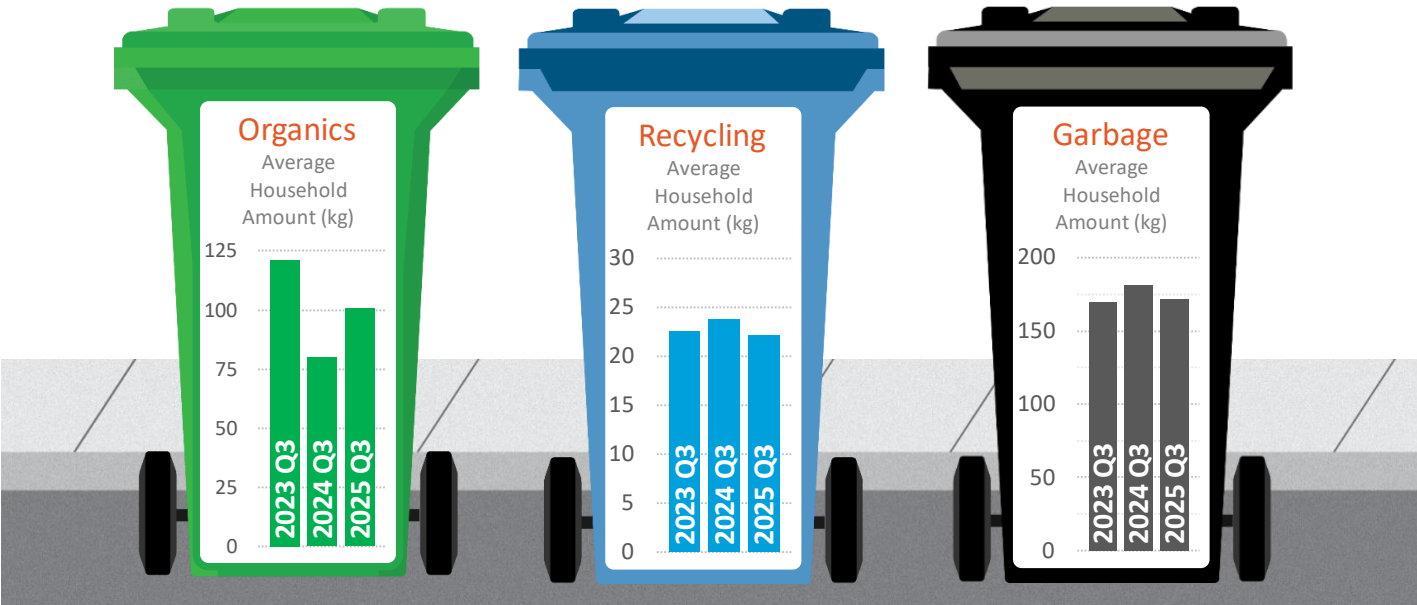
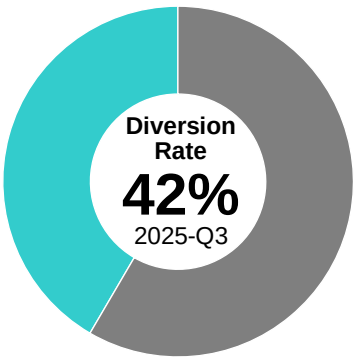
The number of enforcement-related complaints increased by 11 per cent in the third quarter when compared to the second quarter and is 26 per cent higher when compared to the third quarter of 2024. The number of enforcement charges decreased by 4 per cent in the third quarter when compared to the second quarter.



Solid Waste Collection Statistics

The charts below represent the year-over-year comparison (July to September) of the average household curbside solid waste collected in kilograms (kg) for each of the three streams. Between July and September 2025, on average, the City collected 100 kg of organics, 22 kg of recycling, and 172 kg of garbage from each household.

The waste diversion rate for the third quarter of 2025 is 42 per cent. Waste diversion rates fluctuate through the seasons and the rate is typically higher in the spring and summer months due to yard waste. Waste diversion represents the proportion of waste diverted from the landfill and is calculated by dividing the amount of organics and recycling by the total waste collected.

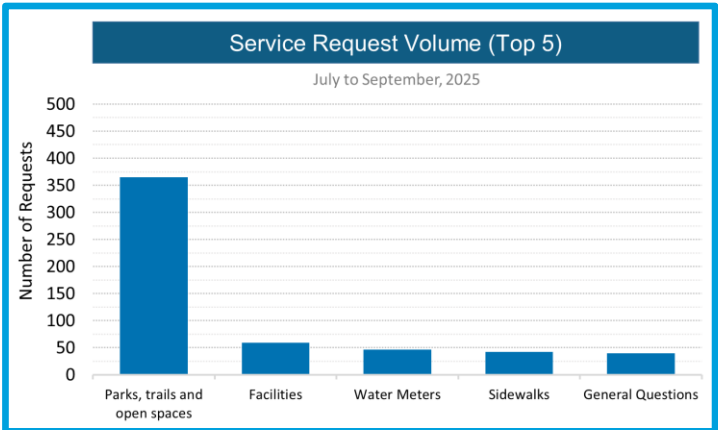


Customer Experience - Issue Reporting

The City offers several convenient ways residents and business owners can report issues and request service.

The data represents the most common requests for services received by the City either through the self-service online portal, email, through the phone, or in-person for common, non-emergency issues related to City services and property. This data provides insight into the overall pattern of service requests and demand for services.

In the third quarter, the City received 848 non-waste related service requests. The top 5 request categories included 365 requests related to parks, trails and open spaces, 59 requests related to facilities, 46 requests related to water meters, 42 requests related to sidewalks, and 40 general questions.



For more information on how to report an issue or submit a request, visit sprucegrove.org/OnlineTools.

Customer Experience - Waste Related Requests

In the third quarter, the City received 805 waste related requests. This included 408 requests related to damaged waste carts, 194 requests for waste cart deliveries, 172 requests related to missed waste collection, and 31 other waste related requests.

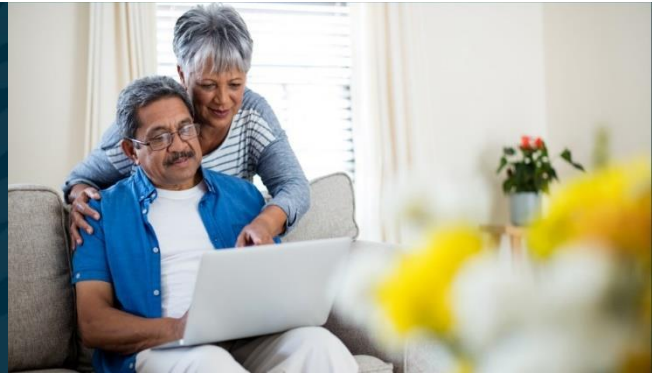
In the fall of 2023, the City began using the current service request system to track and respond to all waste related requests, providing a quicker, easier and more convenient way to report damaged carts, missed waste collection, or other issues.



ACCESS ONLINE TOOLS

To complete common tasks online 24/7

sprucegrove.org/OnlineTools



Spruce Grove residents and businesses now have access to [Online Tools](#), a convenient place to look and find all the ways you can complete common tasks and report non-emergency issues to the City. From accessing permitting tools and tax information, to reporting a crime or missed waste collection, there are a lot of ways for you to self-serve online.

Reporting Dashboard

The City's reporting dashboard provides key data to monitor and share important information about the community and the City's programs and services.

The dashboard includes data related to population and demographics, development and construction, local economy, community safety, social media, environment and transit.

The dashboard is updated quarterly and displays historical data trends.

To view the Reporting Dashboard, please visit sprucegrove.org/Dashboard.



Social Media and Website Statistics



397,222 Q3 Website Visits
(+18% over 2024 Q3)



17,924 Followers
(+6% over 2025 Q2)



6,225 Followers
(+5% over 2025 Q2)



6,718 Followers
(+2% over 2025 Q2)

FOLLOW US AND STAY INFORMED

 sprucegrove.org

 [@sprucegrove](https://www.facebook.com/sprucegrove)

 [@cityofsprucegrove](https://www.instagram.com/cityofsprucegrove)

 [City of Spruce Grove](https://www.linkedin.com/company/cityofsprucegrove)

The most engaging Facebook post of the third quarter

Our most engaging Facebook post from the third quarter came in late July and was about the nearing completion of the Re-imagined Central Park revitalization project.

The Central Park was transformed into a vibrant recreation hub with a wheeled sports park and a playground with accessible features.

The grand opening of the Re-imagined Central Park was held on Sunday, August 31.

You can read more about it on page 17.





At the end of the third quarter, there were 1,412 subscribers to the CityPulse bi-weekly e-newsletter, representing a 3 per cent increase from the end of the second quarter. The bi-weekly e-newsletter provides timely updates on City news, projects, and events. To subscribe to the e-newsletter, please visit sprucegrove.org/CityPulse.

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2025 Third Quarter Report

Community Connections



Summer Programs & Events



Spruce Grove's Canada Day festivities have become a cornerstone of the community calendar, drawing larger crowds with each passing year. From live music and food trucks to family activities and the fireworks finale, the event has steadily evolved.

Attendance has grown consistently year over year, with this year's celebration attracting an estimated 18,000 people, a 20 per cent increase from the prior year. The rising numbers highlight not only the event's success but also the strong sense of community that defines Spruce Grove.

From the moment gates opened, visitors were treated to a full day of activities. The park was filled with live music from local performers, cultural displays, inflatables and games for kids, and artisan vendors showcasing the best of Spruce Grove.

For many, the Canada Day event is about more than just fireworks and festivities—it's about community connection. Families reunite, neighbours mingle, and new residents experience the best of what Spruce Grove has to offer.

Survey respondents noted that they particularly enjoy attending for the free activities and site shows, food trucks and stage entertainment.

With record-setting attendance and overwhelmingly positive feedback from attendees, the City is already looking at ways to expand and improve next year's celebration.



This year's Summer in the City programming for children and teens included Adventure Camps, Art Explorer Camps, Pop-up Playground, Teen Retreat, Youth at the Log Cabin, and Leaders in Training.

Adventure and Art Explorer Camps

Adventure Camps were at 99 per cent capacity, while the Art Explorer Camps were at 69 per cent. Over 90 per cent of respondents indicated that they were either satisfied or very satisfied with the programs. Survey respondents praised the camp for its friendly and professional staff, excellent organization, engaging variety of activities and field trips, and enjoyable outdoor experiences that kept children excited and involved.

Pop-Up Playground

The Pop-Up Playground drop-in program started on July 7 and ran through to August 22. On the average, 30 children participated each day the program ran. All respondents to a survey indicated that they were either satisfied or very satisfied with the program.

Teen Retreat

The Teen Retreat took place August 18-22 and 11 teens registered for the program. This program was in its third year and provides experiences for teens ages 13-17 to make friends, gain life insight, get active with swimming, engage in healthy competition and more.

Leaders in Training Program

Twenty-seven youth participated in the Leaders in Training program this year and they volunteered over 1,000 hours to help run the Summer in the City programs in July and August. Participants gained valuable work experience, had an opportunity to meet new friends and strengthen their leadership skills.

Youth at the Log Cabin Drop-in Program

The Youth at the Log Cabin drop-in program started on July 7 and ran until August 18. On the average, 22 youth participated each day the program ran. New programming included Community Cones where Peace Officers served free ice cream to youth to help build positive connections, board game evenings, and weekly art projects led by a recognized local artist. The program wrapped up the summer season with a celebration which included a fun evening of free food, foam fighter Nerf games, a youth resource fair, and an outdoor movie.



This year, a total of 42 block parties were hosted in 18 different Spruce Grove neighbourhoods, a 35 per cent increase from the year prior. Registration for the 2025 Block Party program opened on April 25 and block parties could be held between May 17 and September 28.

The program provides an opportunity to get to know your neighbours and help create a more connected community.

Block Party hosts received a voucher to help pay for food and refreshments and had access to games/activity rentals and signage to advertise the party.

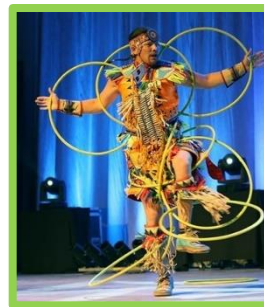
For more information on the Block Party program, please visit sprucegrove.org/BlockParty.

Alberta Day

On September 1, the city came together to celebrate the 120th anniversary of the province of Alberta at its annual Alberta Day celebration. An estimated 1,000 people were in attendance.

The event was held in Central Park and included musical entertainment, food vendors, family-friendly activities, and a chance to try out the brand-new wheeled sports park and playground equipment.

The festivities kicked off with a hoop dance performance by Dallas Arcand, followed by indie alternative artist King of Foxes.



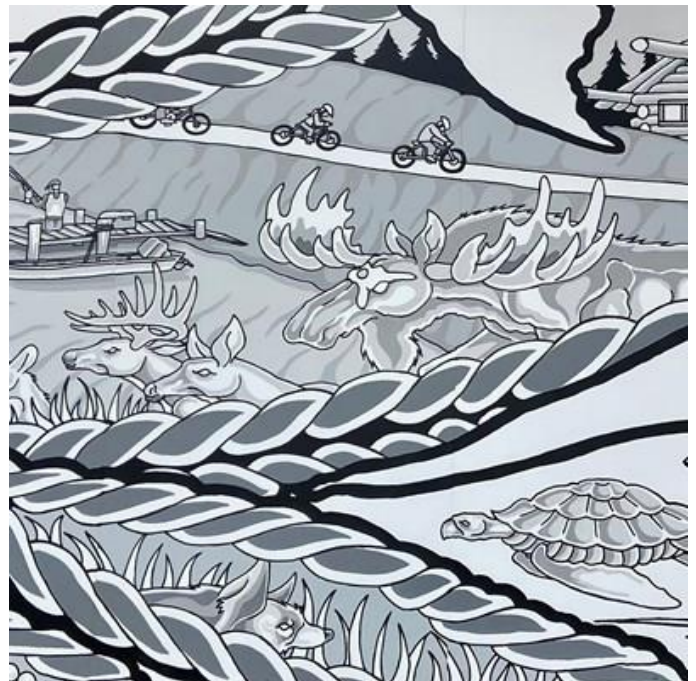
National Day for Truth and Reconciliation

To commemorate the National Day for Truth and Reconciliation, an evening of reflection, learning, and connection took place on September 30. The event was hosted at Horizon Stage Performing Arts Centre in partnership with the Spruce Grove Public Library and Skydancer Indigenous Cultural Centre. The event was funded by the Government of Canada's Canada Arts Presentation Fund.

The gathering created space to journey through the truths of Canada's past, deepen our understanding of the present, and envision a future rooted in respect, justice, and shared responsibility.

Guests were welcomed with tea, bannock, and fruit-infused water. Emotional support was available during the event, offering a safe environment for participants to process difficult topics.

The event was attended by 166 people.





The City once again brought its public park spaces to life with music, laughter, and great entertainment. The community-building, free-to-attend performances took place every Tuesday from July 8 to August 26.

Grove Gatherings featured a diverse lineup of performers including the witty improv of the Rapid Fire Theatre on July 8, followed by the country-flavoured sounds of Ryan Snow on July 15, then the blend of alt-rock Irish fusion of OStella on July 22. On July 29, Dallas Arcand, the three-time world champion hoop dancer and Indigenous entertainer, brought his incredible talent and colourful performance to the stage at Jubilee Park.

The momentum continued on August 5 with family-friendly circus acts from Jojo's Magic Circus, then the blues and roots music of Sean Pinchin on August 12. August 19 featured a nostalgic set from the throwback-style band Strictly Business who revisited hits from the 1950s and '60s, and the series wrapped up on August 26 with the genre-defying folk songs of Jed and the Valentine.

The outdoor performances offered residents and visitors the chance to explore the City's outdoor spaces while enjoying top-notch entertainment.

Each event was attended by approximately 250 people and 96 per cent of surveyed participants indicated that they were either very satisfied or satisfied with the event.

Grove Gatherings was made possible through funding from the Government of Canada's Canadian Arts Presentation Fund and the City of Spruce Grove.



Community Events

Grove Rotary Ribfest

The City supported the Rotary Club of Spruce Grove in organizing its fifth annual Grove Rotary Ribfest from July 11-13.



The multi-day event included family activities, a vendor market, live auction, food and entertainment.

Agra Fair

The Spruce Grove & District Agricultural Society hosted its annual Agra Fair from August 23-24.



The event celebrates the city's agricultural history, traditions, and vibrant community spirit.

The family-friendly event included multicultural dancers, live music, bench shows, local vendors, a parade and a first annual car show. The City provided operational support and helped promote the event.

Summer at the Centre Markets

The Spruce Grove City Centre Business Association, in partnership with the City, hosted four summer markets throughout July and August.

It is estimated that the markets attracted an estimated 10,500 attendees. The markets featured over 100 vendors and food trucks at each event, live entertainment, and family friendly activities for all ages.



Tri-Municipal Region Fall Info Night

The Tri-Municipal Region Fall Information Night was held on August 24 at the TransAlta Tri Leisure Centre, featuring 68 organizations representing sports, recreation, arts, culture, heritage, health, and well-being.



This annual event is designed to foster connections among community organizations, businesses, and residents and provides a platform to showcase a wide range of programs and services available across the Tri-Region.

The groups engaged with over 250 visitors, 63 per cent of whom identified Spruce Grove as their home. Notably, 65 per cent of attendees were new to the region, highlighting the event's role in welcoming newcomers and connecting them to local resources and opportunities.

Re-imagined Central Park Grand Opening



After several years of planning, design, and construction, the City proudly welcomed residents to the grand opening of the Re-imagined Central Park on August 31. The evening marked the completion of a multi-year revitalization effort to enhance one of Spruce Grove's most beloved green spaces. The grand opening event was attended by an estimated 5,000 people.

Central Park has long been at the heart of Spruce Grove community life — hosting festivals, events, outdoor recreation, and family time. The revitalization project aimed to retain the park's iconic features while introducing new amenities that respond to the evolving needs of diverse users. New additions include a wheeled sports facility (skatepark, pump track, bike skills area), a playground with accessible features, upgraded trails, picnic and shelter areas, and improved lighting.

The grand opening event included a ribbon-cutting ceremony, demonstrations by BMX and skateboard riders, live entertainment, food vendors, family-friendly activities, and as dusk arrived, a family-friendly outdoor movie screening attended by an estimated 400 people.

The construction of the new wheeled sports facility was partially funded by a \$1 million grant from the Government of Alberta's Community Facility Enhancement Program, awarded to the Spruce Grove Skate Park Society.

For more information about Central Park, please visit sprucegrove.org/CentralPark.

Spruce Grove's Newest Piece of Public Art

In September, the City officially unveiled Spruce Grove's newest piece of public art.

"Our Grove Gathering" is a mural painted by Edmonton-based artist Maaïke Lynn and depicts a summer evening alive with music, dancing, and entertainment featuring charming and playful characters. Inspired by our summer concert and performance series Grove Gatherings, Maaïke hopes the community will embrace the vibrant cultural life in Spruce Grove and visitors will return to the mural to find something new to smile at every time.

You can find "Our Grove Gathering" at 115 Main Street.

To learn about this and other public works of art, visit sprucegrove.org/PublicArt.



Urban Hen Pilot Program

In early 2024, the City started a two-year urban hen keeping pilot program that created opportunities for residents to house three to six hens safely in their backyard.

Since the start of the pilot program, the City received seven applications. Currently, there are five active hen keeping licences in the city, all of which have been issued in 2024.

Interested residents need to apply for a hen keeping licence and follow guidelines to ensure hens and their enclosures are kept in good condition.

For more information on the Hens Bylaw or pilot program, please visit sprucegrove.org/Hens.



DID YOU KNOW?

You can garden on City-owned land adjacent to your property!

Your green thumb doesn't have to stop at your front yard — the City actually encourages residents to create gardens in the boulevard space between the sidewalk and the street!

The Residential Boulevard Garden program allows homeowners to turn that often-overlooked strip of grass between the sidewalk and curb into a vibrant garden.

These residential boulevard gardens are a unique way to beautify neighbourhoods, support pollinators, and bring a little extra charm to your curb appeal.

Some types of residential boulevard gardens require a permit. To learn more about the Residential Boulevard Garden program and review official guidelines, please visit sprucegrove.org/BoulevardGardens.

Linking and Learning: Gather for Impact

On September 25, the Tri-Municipal Region's Community Development Committee hosted **Gather for Impact**, the first session in its Linking and Learning Series for non-profit organizations in the region.

The event focused on peer-to-peer networking, with an emphasis on identifying and sharing available resources, as well as highlighting areas of need within the non-profit sector.

It was a productive and engaging session for the 11 participating organizations, with 90 per cent reporting an increased awareness of supports and resources available to non-profits in the Tri-Region.

Community Outreach Handbook

The City released a comprehensive new handbook designed to help support understanding of individuals experiencing vulnerability in Spruce Grove, including providing an overview of the City's and community's role in supporting individuals.



The Community Outreach handbook outlines key definitions, local context, roles of government and community partners, and pathways to connect with help.

The handbook reflects the City's commitment to building a strong, inclusive community that meets the diverse needs of all residents.

To download a copy of the handbook, please visit sprucegrove.org/Outreach.



Spruce Grove's Community Outreach Team not only supports individuals facing homelessness and other unmet needs, but they also work closely with the local business community. Sometimes, vulnerable individuals seek warmth, food, or access to washrooms inside businesses. These situations can be challenging, and staff may feel unsure about how to respond.

Discover how the Community Outreach Team is making a difference in Spruce Grove through a three-part video series. Visit sprucegrove.org/Outreach to watch the videos.

Community Outreach Team

Between July and September, the Community Outreach Team provided 1,276 instances of support to 127 unique individuals. The top three services provided included 469 instances of basic needs support, 244 instances of message delivery, and 122 instances of welfare checks.

Basic needs support includes providing items such as food, clothing, toiletries, and shower passes. Message delivery includes appointment reminders, coordination of resources, and information relayed related to calls for service.

If you see members of our vulnerable or unsheltered population who may need support, contact the City's **Outreach Team** at **780-962-7583** (Monday to Friday from 8:30 a.m. to 4:30 p.m.)

In the event of an emergency, call 9-1-1.

To learn more about the Community Outreach program, please visit sprucegrove.org/Outreach.



Clean Energy Improvement Program Hits Capacity

The Clean Energy Improvement Program (CEIP) provides homeowners with an innovative way to make energy efficiency and renewable energy upgrades to their homes — like doors, windows, and solar panels — by offering flexible, low-interest financing to cover eligible upfront costs. Repayment is convenient, with financing paid off through a homeowner's property tax bills over the effective useful life of the upgrades.

Since launching in May 2025, the Clean Energy Improvement Program (CEIP) has received strong interest with 136 applications submitted, reaching program capacity faster than any similar-sized municipality in Alberta. As the program is now at full capacity, intake of new applications is temporarily paused while existing applications continue to be processed in the order they were received. Depending on available funding, CEIP may re-open sometime in 2026 — interested parties are encouraged to monitor sprucegrove.org/CEIP and the City's social media channels for the latest updates.

CEIP is co-administered by Alberta Municipalities and the City and is supported by the Federation of Canadian Municipalities' Green Municipal Fund, an endowment created by the Government of Canada.



Home Energy Efficiency Kits

The City partnered with the Spruce Grove Public Library to offer new Home Energy Efficiency Kits to residents.

Created by the City and available to borrow through the library (available at the North East Branch), Home Energy Efficiency Kits include six sophisticated tools designed to help households assess and improve their energy usage:

- Thermal scanners (for detecting heat loss and insulation gaps).
- Fridge/freezer thermometers (to monitor appliance efficiency).
- Radon detectors (addressing indoor air quality and health).
- Thermometer/hygrometer combo (temperature + humidity—two big factors in comfort and energy).
- Wattmeters (to measure appliance energy consumption in real-time).
- Indoor air-quality monitors (CO₂ levels and particulate matter like PM2.5).

The kits allow residents to assess their current energy consumption, discover opportunities for efficiencies and potential cost savings, and see the associated environmental impacts.





Storefront Improvement Program



The Spruce Grove City Centre Storefront Improvement Program is a three-year program in its final year (2023-2025). Over that time, 19 successful projects have been completed, with one final project pending approval.

Since its launch, the program has generated more than \$1.9 million in total private-sector investment into City Centre improvements, demonstrating strong community participation.

The City allocated \$75,000 per year to provide up to 50 per cent matching grants to a maximum of \$7,500 per storefront or up to \$10,000 for improvements on a street corner where improvements are made to two façades.

For more information about the program or to apply visit bit.ly/SGCityCentreSIP.

Check out the most recent edition of the Economic & Business Development Newsletter!

Find out about featured local businesses, stay informed about new development, and learn about interesting upcoming events.

Visit investsprucegrove.ca and subscribe to the newsletter.





Community Standards Bylaw Implementation Update



Over the past several months, there has been a noticeable improvement in the cleanliness and maintenance of construction sites across the community. Thanks to the effective implementation of the Community Standards Bylaw (CSB), proactive enforcement measures, and strengthened engagement with local builders, the City has achieved a cleaner, safer, and more appealing environment for residents and visitors alike.

The CSB provides a clear framework for maintaining the appearance, safety, and livability of Spruce Grove. Among its key objectives is ensuring that construction sites are properly managed to minimize debris and unsightly materials that can affect nearby neighborhoods.

A major factor in the City's recent success has been the proactive efforts of the new Construction Compliance Officer engaging with the builders and proactively enforcing the issues before there is a complaint.

The City continues to track and monitor public complaints, but early data suggests a significant decrease in public complaints related to construction site cleanliness.

Another area related to the bylaw that saw significant improvement has been to do with the response to graffiti identification and abatement. Public Works, Enforcement Services, and Facilities teams proactively identify graffiti during routine visual inspections and maintenance checks of City facilities, parks and trail systems. So far in 2025, approximately 73 per cent of graffiti incidents were proactively identified by City staff before any public complaints were received.

Enforcement officers continue to provide education and awareness as the first and most effective tools when inquiries related to the bylaw occur.

The CSB enables and regulates activities on public and private property related to the safety and wellbeing of residents, community organizations, building developers and commercial property owners. It defines standards related to public behaviour, property maintenance, neighbour relations, noise control and excessive odours.

For more information about the CSB, visit sprucegrove.org/CommunityStandards.

CAPITAL PLAN IMPLEMENTATION HIGHLIGHTS

Municipal New Capital

Civic Infrastructure

Solar Installation at Protective Services

- The City expanded its renewable energy initiatives by installing solar panels on the Protective Services Building. The construction of the 159 kW solar photovoltaic (PV) system was completed in early October.

Community Facilities

Heavy Metal Place

- Construction of the new recreation and culture facility was completed and opened to the public on May 10.

Parks and Open Spaces

Re-imagined Central Park

- Construction on the Re-imagined Central Park completed in August. The grand opening celebration was held on August 31.

Pioneer Cemetery Scattering Garden

- Construction of a scattering garden within the Pioneer Cemetery was completed in September. The garden is centrally located within the cemetery and includes a walkway and landscaping.

Public Transit

Transit - Local Service: Install Bus Stops

- 12 new bus stop pads and 4 sidewalk extensions were constructed in 2025 as part of the bus stop pad construction program. The new concrete pads make the bus stops more accessible and easier for individuals to get on and off the bus.

Transportation

Boundary Road corridor widening project

- Construction on the Boundary Road corridor widening project began July 2025 for the first phase, with final completion planned for October 2026.

Snow Removal Equipment

- New snow removal equipment was ordered and put into service to support enhanced snow and ice control operations on sidewalks and pathways, helping residents with properties with walkways on the side of the yard.



Municipal Repairs, Maintenance and Replacement

Transportation

Golden Spike Road resurfacing

- Resurfacing work on Golden Spike Road from Highway 16A to Railway Avenue was completed.

Heatherglenn alley resurfacing

- Reconstruction of asphalt alleyways and catch basin repairs within the Heatherglenn neighbourhood was completed.
- The project gives new life to aged storm sewer and surface infrastructure in alleyways.

Fieldstone neighbourhood surface upgrades

- Revitalization of aged storm sewer and surface infrastructure in the Fieldstone neighbourhood was completed.
- Work included catch basin repairs, concrete curb and gutter installation and concrete sidewalk repairs, followed by the asphalt resurfacing of all roads in the neighbourhood.

Mohr Avenue surface rehabilitation

- Surface rehabilitation on Mohr Avenue from Calahoo Road to Main Street was completed following water mainline and sanitary sewer mainline rehabilitation work.

Madison Crescent surface rehabilitation

- Surface rehabilitation of aged surface infrastructure on Madison Crescent from Campsite Road to Diamond Avenue was completed.
- Work included road reconstruction as well as the paving of all primary road access points into industrial properties along the crescent.

Pedestrian access improvements

- Upgrades to crosswalks and concrete surfaces at 24 different locations throughout the city were completed with 5 more being worked on.
- Improvements included the installation of pedestrian-activated rectangular rapid flashing beacons or pedestrian-activated flashing crosswalk lights, pedestrian ramps, audible signals, concrete upgrades, and freshly painted crosswalks.
- The upgrades improve pedestrian safety and enhance accessibility.



Traffic signal upgrades

- Traffic signal upgrades on Century Road and Highway 16A, and Golden Spike Road and Highway 16A were completed for the future CN Rail tracks integration.
- The intersection at Jennifer Heil Way and Highway 16A was upgraded for pedestrian crossings and to allow new technology to be installed in the future.

Community Facilities

Agrena Ice Plant Replacement

- A new ice plant has been ordered with installation taking place in 2026. The replacement involves upgrading and replacing major ice plant components—including additional critical systems identified in a 2024 condition assessment, converting to a safer low-ammonia system, and updating the Direct Digital Control automation system.



Utility New Capital

Water and Sanitary Sewer

Grove Meadows water pressure upgrades

- Two new mechanical devices were installed in the Grove Meadows neighbourhood to regulate the pressure and optimize the flow of water.



Utility Repairs, Maintenance and Replacement

Water and Sanitary Sewer

Water reservoir fill point construction

- The work to construct a new water fill building is almost completed.
- The underground connections to the two existing reservoirs are scheduled for installation in the fourth quarter, weather permitting.

Mohr Avenue watermain and sanitary sewer rehabilitation

- The remaining water mainline and sanitary sewer mainline rehabilitation along Mohr Avenue from Spruce Glen (East) to Queen Street was completed.

First Avenue alley watermain and sanitary rehabilitation

- Watermain and sanitary sewer rehabilitation behind First Avenue in the alley from Queen Street going west was completed.

Weston Drive sanitary line replacement

- The replacement of the sanitary sewer service line at the west entrance of Weston Drive was completed.

King Street water valve repair and replacement

- Water valve repair and replacement on King Street and McLeod Avenue and King Street and Agrena Road was completed.

Stormwater

The following two projects are part of the stormwater management facility remediation program, which will improve efficiency in several stormwater management facilities throughout the city.

Fairway stormwater facility rehabilitation

- Rehabilitation work has been completed at the stormwater facility located behind Halden Crescent and Hilldowns Drive.

Century Crossing stormwater facility rehabilitation

- Rehabilitation work has been completed at the Century Crossing stormwater facility and at the Fenwyck stormwater facility north outfall.

Highway 16A Dry Pond

- Rehabilitation work has been completed at the Highway 16A stormwater facility.

Grove Drive Pond Outfall Repair

- The pond outfall at Grove Drive, north of Fenwyck, has been repaired.



FINANCIAL HIGHLIGHTS

Operating Summaries

Municipal Operating Summary

The following are the highlights from the Municipal Operating Summary on page 31 in this report.

The municipal operating results for the third quarter reflect a projected annual surplus of \$2,805,000. This surplus is based on a forecasted changes in revenue and expenses as outlined below.

- Sales and User fees are projected to increase \$717,000 mainly due to Planning and Development application fees and Engineering development agreements due to higher than anticipated development activities, and Transit advertising revenue and sales of service due to an increase in ridership.
- Sales to Other Governments are projected to increase by \$125,000 mainly due to increased payments from AHS for cost-of-living adjustments as per our contract and for a requested additional ambulance in circulation as needed.
- Fines are expected to increase by \$219,000 for a projected \$178,000 in residual Automated Traffic Enforcement (ATE) fines revenue from violations prior to the removal of ATE and a \$40,000 increase in bylaw fines.
- Government Transfers – Operating are projected to increase \$148,000 mainly due to higher than budgeted cost share revenue of \$112,000 and \$33,000 for the Body Worn Cameras provincial grant.
- Licenses and Permits are projected to increase \$1,157,000 due to increased permitting and inspection activity resulting from large developments including Forum Residential and commercial application, Kenton apartment building by Cantiro and 404 Calahoo Road (assisted living facility).
- Rental revenue is projected to increase by \$309,000 mainly due to an increase in facility rentals and leases of \$195,000, billboard rentals of \$57,000 and natural fields of \$56,000.
- Utility Administration Fee is expected to increase by \$236,000 based on a projected overall increase of utility fund expenses by year end. See utility operating summary for details.
- Transfer from Reserves is projected to decrease by \$481,000 as funding projections are adjusted and to reflect corresponding reduction in project expenditures.
- General Government expenses are projected to decrease by \$175,000 mainly due anticipated savings in City insurance premiums, savings in corporate memberships due to the dissolution of Edmonton Metropolitan Region Board and projected increase in salaries, wages and benefits mainly due to higher than anticipated WCB premiums and benefits
- Protective Services is projecting an overall decrease of \$584,000 mainly due to projected savings for the RCMP contract of \$496,000 due to member vacancy and associated savings and a \$106,000 decrease for EMS training due to a reduced number of members requiring paramedic training in 2025.

- Transportation and Roadway is projecting an increase of \$217,000 mainly due to increase in city facilities repairs and maintenance, and increase for fuel, power and natural gas
- Community Services expenses are projected to increase \$69,000 mainly due to contracted and general services primarily related to events added in 2025 including, Oilers Watch Parties, Central Park Grand Opening and movie in the park programming.
- Gain on Disposal of TCA and land sales are increasing by \$1,222,000 due to the sale of a portion of the Westwind lands and gains on sales of City fleet vehicles and equipment. This is offset by a corresponding increase in Transfers to Reserves, not impacting the annual projected surplus.
- Investment Income is projected to increase by \$627,000 due to higher than anticipated returns on investments and improved cashflow forecasting. This is offset by the internal transfer interest expense to the utility fund and transfers to reserve for interest bearing reserves, not impacting the annual projected surplus.

Utility Operating Summary

The following are the highlights from the Utility Operating Summary on page 33 in this report.

- Sales and User Fees projected to increase \$540,000 mainly due to increased growth and use of services. This increase is offset by increased water and wastewater purchases in Sanitary Sewer and water utility respectively.
- Internal Transfer Interest revenue is projected to increase \$382,000 to reflect the transfer of interest income from municipal to the utility fund.
- Transfer from Utility Reserves is projected to decrease \$300,000 for lower than anticipated program shortfalls.
- Solid Waste program is projecting an overall increase in expenses of \$67,000 mainly due to contracted and general services for the Eco Centre.
- Utility Administration Fee is projected to increase by \$236,000 to reflect overall increase in utility expenses.
- Transfer to Utility Reserve is projected to decrease \$190,000 transfer of utility interest earned on reserves and adjustments for in-year surplus and deficits to the respective restricted utility reserves.

Developer Operating Summary

The following are the highlights from the Developer Summary on page 34 in this report.

Third quarter developer results are projecting an overall increase in revenue of \$2,759,000 for developer contributions and levies, offset with \$2,848,000 transfer to the developer reserve for anticipated surpluses.

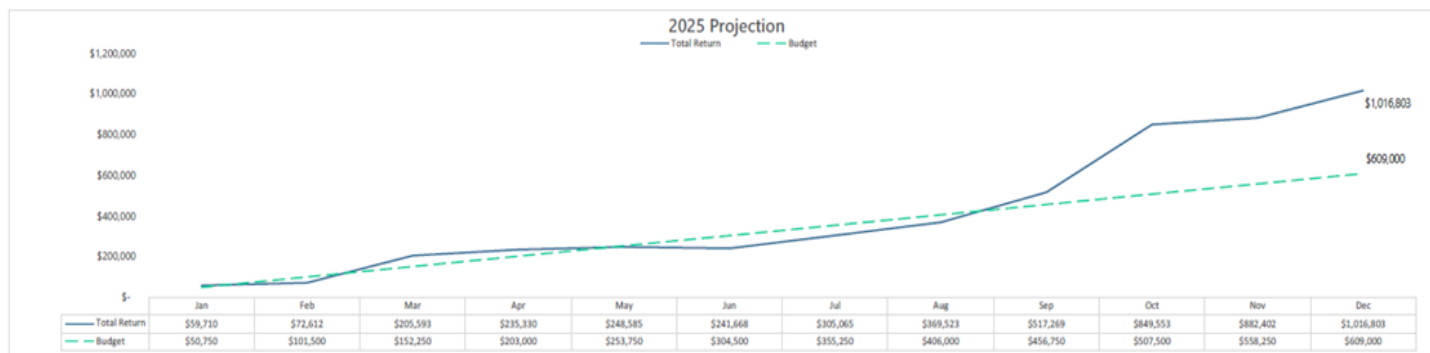
Investment Reporting

Investments as at September 30, 2025

	Book Value	Market Value	% of Total Portfolio	Yield to Maturity - Cost
Cash & Cash Equivalents	\$13,545,741.22	\$12,617,520.72	27.31%	1.72%
Short-term Fixed Income	\$11,620,529.20	\$11,681,325.01	25.28%	3.18%
Medium-Term Fixed Income	\$19,353,477.90	\$19,882,382.47	43.03%	4.01%
Other	\$2,000,000.00	\$2,027,400.00	4.39%	-%
	\$46,519,748	\$46,208,628	100%	3.47%

The market value is measured at a point in time (September 30, 2025, in this case). The City intends to hold the investments to maturity and would receive a return of 3.47%. The portfolio return is expected to naturally increase/decrease over time as interest earnings and maturities are reinvested into the current rate environment.

Portfolio Performance	3 Month	1 Year
Portfolio Performance	1.981%	3.150%
Benchmark Return (FTSE Canada Short Term All Government Index)	1.240%	3.670%



The above chart depicts the 2025 budgeted interest earned on the City's investment portfolio to the projected interest to be earned by year end.

Investment Policy Compliance

Investment Policy Constraints	Actual	Compliant
Compliant with the <i>Municipal Government Act</i> (Section 250 – Investments)	100%	YES
Minimum DBRS Credit Rating of "A"	100%	YES
Maximum 75% with DBRS Credit Rating of "A"	31%	YES
Minimum 25% with DBRS Credit Rating of "AA"	69%	YES
Maximum 10% Per Security	7%	YES
Maximum 35% Per Issuer	27%	YES
Maximum 75% Total Portfolio Limit Provincial Issues	27%	YES
Maximum 75% Total Portfolio Limit Chartered Bank Issues	68%	YES

Capital Summaries

The following are capital highlights from the Capital Summaries on pages 35-40 of this report.

Municipal Capital Summary

- **Solar Installation at Protective Services** forecast is \$142,000 lower than budgeted due to removal of solar installation at 410 King Street facility from the project as well as the receipt of unbudgeted rebate revenue of \$84,000.
- **Spruce Grove to Stony Plain Trail Phase 1 and 2** forecast is \$285,000 lower than budget, however there is potential for deficiency work to be required prior to closure of the project.
- **Re-imagine Central Park** is forecasted to be \$160,000 over budget due to higher than anticipated tenders and deficiency work.
- **Boundary Road West & Grove Drive Extension Design** forecast is \$117,000 lower than budget due to tender and design work coming in lower than anticipated.

- **Civic Infrastructure Facilities Lifecycle Replacement** program is expected to be \$64,000 lower than budget due to savings related to HVAC heating pumps and the fire panels at Elks Hall no longer requiring replacement.
- **Civic Infrastructure Vehicle & Equipment Lifecycle Replacement** program is expected to be \$69,000 lower than budget mainly due to \$38,000 for a John Deere Mower being deferred and \$30,000 for Transit Bus Mid Life Engine replacement being cancelled.
- **Public Safety Vehicle & Equipment** program is forecasted to be \$58,000 higher than budgeted due to addition of a Stryker Power Load to ambulance equipment.
- **Support to City Centre for Calahoo, First Ave Lanes, and Main (Queen – Calahoo)** is anticipated to complete \$56,000 under budget.
- **Traffic Signal Rehabilitation** is expected to be \$100,000 lower than budgeted due to scope changes related to CN Rail.
- **Collector Roadway/Local Roadway – Surface** is expected to be \$200,000 lower than budgeted due to tender coming in lower than anticipated.
- **Industrial Watermain & Surface Rehabilitation – Surface** is expected to be \$300,000 lower than budget due to costs coming in lower than anticipated.

Utility Capital Summary

- **Support to City Centre Area Redevelopment Plan for the Watermain - Mohr Avenue** is forecasted to be \$300,000 lower than budget due to actual costs being lower than anticipated offset by the **Support to City Centre Area Redevelopment Plan for Sanitary Sewer - Mohr Avenue** forecasted to be \$300,000 higher than budget.
- **Support to City Centre Area Redevelopment Plan for the Sanitary Sewer for Queen to West** is forecasted to be \$250,000 lower than budgets due to actual costs being lower than anticipated.
- **Storm Sewer Rehabilitation** is forecasted to be \$125,000 lower than budget due to actual costs being lower than anticipated.

Developer Capital Summary

- Boundary Road project is forecasted to be on budget.

FINANCIAL STATEMENTS

Operating Summaries

**CITY OF SPRUCE GROVE
MUNICIPAL OPERATING SUMMARY
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**
In Thousands of Dollars

	2025 YTD Actual	2025 Approved Budget	2025 Annual Forecast	Forecast		Actual	
				Budget vs Forecast Variance (\$)	Forecast Variance vs Budget (%)	Budget Remaining (\$)	Actuals vs Budget (%)
Revenue							
Property Taxes	44,003	58,883	58,958	75	0%	14,880	75%
Sales and User Fees	2,780	2,669	3,386	717	27%	(112)	104%
Sales to Other Governments	2,804	3,611	3,736	125	3%	807	78%
Franchise Fees	6,728	8,800	8,826	26	0%	2,073	76%
Fines	391	255	474	219	86%	(136)	153%
Government Transfers - Operating	3,019	4,177	4,325	148	4%	1,157	72%
Licenses and Permits	2,923	2,534	3,691	1,157	46%	(388)	115%
Rentals	1,793	2,545	2,854	309	12%	752	70%
Penalties	670	695	752	58	8%	25	96%
Other	1,828	886	1,852	966	109%	(943)	206%
Investment Income	1,093	1,075	1,703	627	58%	(18)	102%
Utility Administration Fee	2,384	2,983	3,219	236	8%	599	80%
Transfer from Reserve	1,833	3,489	3,007	(481)	-14%	1,655	53%
Gain (Loss) on Disposal of TCA	256	-	256	256	0%	(256)	0%
	72,505	92,601	97,039	4,438	5%	20,095	78%

(continued)				Forecast		Actual	
	2025 YTD Actual	2025 Approved Budget	2025 Annual Forecast	Budget vs Forecast Variance (\$)	Forecast Variance vs Budget (%)	Budget Remaining (\$)	Actuals vs Budget (%)
Expenses							
General Government	14,859	23,718	23,543	(175)	-1%	8,859	63%
Protective Services	15,693	22,823	22,240	(584)	-3%	7,131	69%
Transportation and Roadway	17,918	22,984	23,201	217	1%	5,065	78%
Community Services	11,344	13,962	14,031	69	2%	2,618	81%
Development Services	3,434	4,694	4,797	102	2%	1,260	73%
Internal Transfer Interest	291	-	382	382	0%	(291)	0%
Transfer to Reserve	5,349	4,420	6,041	1,620	37%	(928)	121%
	68,888	92,601	94,234	1,633	2%	23,713	74%
Excess (Deficiency) of Revenue over Expenses	3,618	-	2,805	2,805	-	(3,618)	

*Variance represents the difference between annual forecast and annual budget.

**CITY OF SPRUCE GROVE
UTILITY OPERATING SUMMARY
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**
In Thousands of Dollars

				Forecast		Actual	
	2025 YTD Actual	2025 Approved Budget	2025 Annual Forecast	Budget vs Forecast Variance (\$)	Forecast Variance vs Budget (%)	Budget Remaining (\$)	Actuals vs Budget (%)
Revenue							
Sales and User Fees	23,906	31,113	31,653	540	2%	7,206	77%
Government Transfer Operating	1	-	1	1	0%	(1)	0%
Penalties	104	128	135	7	5%	24	81%
Other	243	389	420	32	8%	146	63%
Internal Transfer Interest	291	-	382	382	0%	(291)	0%
Transfer from Utility Reserves	357	842	543	(300)	-36%	486	42%
Gain (Loss) on Disposal of TCA	210	-	-	-	0%	(210)	0%
	25,112	32,472	33,133	661	2%	7,360	77%
Expenses							
Sanitary Sewer	5,585	7,306	7,505	199	3%	1,721	76%
Stormwater	1,076	1,548	1,543	(5)	0%	472	69%
Solid Waste	2,588	3,479	3,546	67	2%	891	74%
Water	7,042	9,097	9,452	355	4%	2,055	77%
Utility Administration Fee	2,384	2,983	3,219	236	8%	599	80%
Transfer to Utility Reserve	6,436	8,058	7,868	(190)	-2%	1,622	80%
	25,112	32,472	33,133	661	2%	7,360	77%
Excess of Revenue over Expenses							
	-	-	-	-		-	

*Variance represents the difference between annual forecast and annual budget.

**CITY OF SPRUCE GROVE
DEVELOPER OPERATING SUMMARY
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**
In Thousands of Dollars

				Forecast		Actual	
	2025 YTD Actual	2025 Approved Budget	2025 Annual Forecast	Budget vs Forecast Variance (\$)	Forecast Variance vs Budget (%)	Budget Remaining (\$)	Actuals vs Budget (%)
Revenue							
Developer Contributions and Levies	5,760	4,665	7,580	2,914	62%	(1,095)	123%
Transfer from Reserve		223	68	(156)	-70%	223	0%
	5,760	4,888	7,647	2,759	56%	(872)	118%
Expenses							
Principal Repayment on Long-Term Debt	946	1,436	1,464	27	2%	491	66%
Interest on Long-Term Debt	755	1,172	1,056	(116)	-10%	417	64%
Transfer to Reserve	4,060	2,280	5,128	2,848	125%	(1,780)	178%
	5,761	4,888	7,647	2,759	56%	(872)	118%
Excess of Revenue over Expenses							
	-	-	-	-		-	

*Variance represents the difference between annual forecast and annual budget.

Capital Summaries

**CITY OF SPRUCE GROVE
MUNICIPAL CAPITAL SUMMARY
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

					Forecast		Actual	
	Project Years	Total Approved Project Budget	Total Project Actuals	Total Project Forecast	Budget vs Forecast Variance (\$)	Forecast Variance vs Budget (%)	Budget Remaining (\$)	Actuals vs Budget (%)
Municipal New Capital								
Fibre Ring	2025	321,789	243,184	321,789	-	-	78,604	24.43%
Solar Installation Protective Services Building	2024	424,911	283,050	283,050	(141,861)	(33.39%)	141,861	33.39%
Total Civic Infrastructure		746,700	526,235	604,839	(141,861)	(19.00%)	220,465	29.53%
Agrena Railings	2025	120,000	-	125,000	5,000	4.17%	120,000	100.00%
Civic Centre Development (Heavy Metal Place)	2022-2025	85,226,730	84,633,306	85,226,730	-	-	593,424	0.70%
Horizon Stage New Construction	2025-2027	5,400,000	-	5,400,000	-	-	5,400,000	100.00%
Plumber/Gasfitter Vehicle (25PLN7108)	2025	85,000	61,627	65,000	(20,000)	(23.53%)	23,373	27.50%
Total Community Facilities		90,831,730	84,694,933	90,816,730	(15,000)	(0.02%)	6,136,797	6.76%
Brookside - Implementation of Outdoor Facilities Strategy	2025	30,000	-	18,930	(11,070)	(36.90%)	30,000	100.00%
Spruce Grove - Stony Plain Trail Phase 1 & 2	2024	815,000	511,128	530,000	(285,000)	(34.97%)	303,872	37.28%
Re-imagined Central Park	2022-2025	8,670,000	8,122,774	8,830,000	160,000	1.85%	547,226	6.31%
Scattering Garden - Pioneer Cemetery	2025	100,000	90,101	94,606	(5,394)	(5.39%)	9,899	9.90%
Utility Vehicle	2025	23,000	22,663	22,663	(337)	(1.47%)	337	1.47%
Total Parks and Open Spaces		9,638,000	8,746,665	9,496,199	(141,801)	(1.47%)	891,335	9.25%
Transit - Local Service: Install Bus Stops	2025	62,500	63,319	63,319	819	1.31%	(819)	(1.31%)
Spruce Grove Transit Centre	2022-2025	5,131,790	5,053,219	5,083,219	(48,571)	(0.95%)	78,571	1.53%
Total Public Transit		5,194,290	5,116,538	5,146,538	(47,751)	(0.92%)	77,751	1.50%
Boundary RD W & Grove Drive Extension Design	2024	400,000	283,399	283,399	(116,601)	(29.15%)	116,601	29.15%
Equipment for Service Expansion of Snow Removal on Public Walkways	2025	100,000	92,935	92,935	(7,065)	(7.07%)	7,065	7.07%
F550 With Dump Box	2025	140,000	72,283	140,000	-	-	67,717	48.37%
Total Transportation		640,000	448,617	516,334	(123,666)	(19.32%)	191,383	29.90%
Total Municipal New Capital		107,050,719	99,532,989	106,580,641	(470,079)	(0.44%)	7,517,730	7.02%

					Forecast		Actual	
(continued)	Project Years	Total Approved Project Budget	Total Project Actuals	Total Project Forecast	Budget vs Forecast Variance (\$)	Forecast Variance vs Budget (%)	Budget Remaining (\$)	Actuals vs Budget (%)
Municipal Lifecycle (RMR) Capital								
Wireless Phase 1 - City Hall + Agrena - IS LCP	2024	400,000	400,000	400,000	-	-	-	
City Hall Renovation 2024 - 2025	2024-2025	4,662,615	4,163,794	4,662,615	-	-	498,821	10.70%
Information Services Lifecycle Replacement Plan	2025	561,000	136,569	555,265	(5,735)	(1.02%)	424,431	75.66%
Facilities Lifecycle Replacement Plan	2025	2,706,544	405,244	2,642,213	(64,331)	(2.38%)	2,301,300	85.03%
Vehicle & Equipment Lifecycle Replacement Plan	2025	2,276,648	628,487	2,207,346	(69,302)	(3.04%)	1,648,161	72.39%
Total Civic Infrastructure		10,606,807	5,734,094	10,467,439	(278,735)	(2.63%)	4,872,713	45.94%
Fire Equipment Lifecycle Plan Purchases Thermal Imaging Camera - TIC Camera Argus (L1)	2025	10,000	8,611	10,000	-	-	1,390	13.90%
(A-6) 2017 Ford E450 Ambulance - Equipment LCP	2024	190,000	194,113	194,113	4,113	2.16%	(4,113)	(2.16%)
2003 Ford F450 - Fleet LCP	2024	250,000	74,014	250,000	-	-	175,986	70.39%
Unit 2166 (A-4) 2013 Ford E450 Ambulance - Equipment LCP	2024	301,675	355,812	355,933	54,258	17.99%	(54,137)	(17.95%)
Total Public Safety		751,675	632,550	810,046	58,371	7.77%	119,125	15.85%
Agrena Ice Plant Replacement	2024	1,285,000	301,748	1,285,000	-	-	983,253	76.52%
Agrena HVAC Natural Gas Furnace	2024	10,000	-	5,000	(5,000)	(50.00%)	10,000	100.00%
Lighting Replacement Horizon Stage	2025	58,000	-	-	(58,000)	(100.00%)	58,000	100.00%
Total Community Facilities		1,353,000	301,748	1,290,000	(63,000)	(4.66%)	1,051,253	77.70%
Parks & Open Spaces Rehabilitation Program	2025	20,000	-	17,000	(3,000)	(15.00%)	20,000	100.00%
Total Parks and Open Spaces		20,000	-	17,000	(3,000)	(15.00%)	20,000	100.00%
Back Lane Resurfacing - Surface	2025	310,000	5,552	310,000	-	-	304,448	98.21%
CP_CE727 Support to City Centre Calahoo, First Ave, Lanes, Main(Queen-Calahoo)	2024	956,333	877,708	900,000	(56,333)	(5.89%)	78,625	8.22%
Traffic Signal Rehab	2024	800,000	557,460	700,000	(100,000)	(12.50%)	242,540	30.32%
5T Tandem - Sanding/Snow Plowing/Material Haul - Equipment LCP	2024	337,363	362,057	362,057	24,694	7.32%	(24,694)	(7.32%)
2022 International HV607 SBA - Equipment LCP	2024	337,363	362,057	362,057	24,694	7.32%	(24,694)	(7.32%)
Woodchipper	2025	60,000	37,450	61,450	1,450	2.42%	22,550	37.58%
Crosswalk Improvements	2025	160,000	130,314	160,000	-	-	29,686	18.55%
Collector Roadway/Local Roadway (SURFACE)	2025	1,800,000	1,177,939	1,600,000	(200,000)	(11.11%)	622,061	34.56%

(continued)	Project Years	Total Approved Project Budget	Total Project Actuals	Total Project Forecast	Forecast		Actual	
					Budget vs Forecast Variance (\$)	Forecast Variance vs Budget (%)	Budget Remaining (\$)	Actuals vs Budget (%)
Support to City Centre ARP - Mohr Avenue (Calahoo to Main)	2025	1,300,000	856,675	1,300,000	-	-	443,325	34.10%
Pedestrian Walkways Rehabilitation Program	2025	200,000	198,434	200,000	-	-	1,566	0.78%
Traffic Signal Rehab	2025	75,000	72,560	75,000	-	-	2,440	3.25%
Golden Spike Road	2025	75,000	-	75,000	-	-	75,000	100.00%
Industrial Watermain & Surface Rehab (SURFACE)	2025	1,500,000	963,921	1,200,000	(300,000)	(20.00%)	536,079	35.74%
Total Transportation & Roadways		7,911,059	5,602,125	7,305,564	(605,495)	(7.65%)	2,308,934	29.19%
Total Municipal Lifecycle (RMR) Capital		20,642,541	12,270,516	19,890,049	(891,860)	(4.32%)	8,372,025	40.56%
Total Municipal Capital		127,693,260	111,803,505	126,470,689	(1,361,939)	(1.07%)	15,889,755	12.44%

**CITY OF SPRUCE GROVE
UTILITY CAPITAL SUMMARY
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

					Forecast		Actual	
	Project Years	Total Approved Project Budget	Total Project Actuals	Total Project Forecast	Budget vs Forecast Variance (\$)	Forecast Variance vs Budget (%)	Budget Remaining (\$)	Actuals vs Budget (%)
Utility New Capital								
Water Operator Vehicle 4x4 Pickup Truck	2025	65,000	-	65,000	-	-	65,000	100.00%
Boundary Road - Water	2025	680,000	393,722	680,000	-	-	286,278	42.10%
Pickup Truck - Utilities (50% WATER)	2025	37,500	-	37,500	-	-	37,500	100.00%
Pressure Reducing Valves	2025	650,000	620,372	650,000	-	-	29,628	4.56%
Water Meter Growth Program	2025	450,000	314,248	450,000	-	-	135,752	30.17%
Total Water		1,882,500	1,328,341	1,882,500	-	-	65,000	3.45%
Sanitary Sewer Operator Vehicle 4x4 Pickup Truck	2025	65,000	-	65,000	-	-	65,000	100.00%
Boundary Road - Sanitary Sewer	2025	220,000	47,151	220,000	-	-	172,849	78.57%
Pickup Truck - Utilities (50% SAN SEWER)	2025	37,500	-	37,500	-	-	37,500	100.00%
Total Sanitary Sewer		322,500	47,151	322,500	-	-	275,349	85.38%
Boundary Road - Stormwater	2025-2026	1,568,000	265,914	1,568,000	-	-	1,302,086	83.04%
Total Stormwater		1,568,000	265,914	1,568,000	-	-	1,302,086	83.04%
Total Utility New Capital		3,773,000	1,641,406	3,773,000	-	-	2,131,594	56.50%

					Forecast		Actual	
(continued)	Project Years	Total Approved Project Budget	Total Project Actuals	Total Project Forecast	Budget vs Forecast Variance (\$)	Forecast Variance vs Budget (%)	Budget Remaining (\$)	Actuals vs Budget (%)
Utility Lifecycle (RMR) Capital								
2-281 Ford F250 - 4x4	2025	75,090	75,387	75,387	297	0.40%	(297)	(0.40%)
Support to CCARP - Alley behind Jacks (Queen to West)	2025	1,000,000	544,082	1,000,000	-	-	455,918	45.59%
Water Meter Replacement Program	2025	340,000	332,677	332,677	(7,323)	(2.15%)	7,323	2.15%
Water Reservoir	2025-2026	3,487,000	58,433	3,487,000	-	-	3,428,567	98.32%
CE727 Support to CCARP Watermain Mohr Ave	2024	1,500,000	1,193,379	1,200,000	(300,000)	(20.00%)	306,621	20.44%
2014 5T Tandem Flusher	2024	77,520	76,342	76,342	(1,178)	(1.52%)	1,178	1.52%
Total Water		6,479,610	2,280,300	6,171,406	(308,204)	(4.76%)	4,199,310	64.81%
Support to CCARP - Alley behind Jacks (Queen to West)	2025	800,000	297,085	550,000	(250,000)	(31.25%)	502,915	62.86%
CE727 Support to CCARP Sanitary Sewer Mohr Ave	2024	1,000,000	1,277,296	1,300,000	300,000	30.00%	(277,296)	(27.73%)
2014 5T Tandem Flusher	2024	232,560	229,026	229,026	(3,534)	(1.52%)	3,534	1.52%
Total Sanitary Sewer		2,032,560	1,803,408	2,079,026	46,466	2.29%	502,915	24.74%
2-278 Silverado 1/2 Ton - Solid Waste	2025	58,845	-	58,845	-	-	58,845	100.00%
Total Solid Waste		58,845	-	58,845	-	-	58,845	100.00%
Storm Rehabilitation - SWMF Aeration	2025	200,000	185,592	188,000	(12,000)	(6.00%)	14,408	7.20%
Storm Rehab - Storm Water Management Facility (Ponds)	2025	200,000	201,172	201,172	1,172	0.59%	(1,172)	(0.59%)
Collector Roadway/Local Roadway (STORM)	2025	180,000	131,155	132,000	(48,000)	(26.67%)	48,845	27.14%
Storm Sewer Rehabilitation	2024	1,200,000	1,075,096	1,075,096	(124,904)	(10.41%)	124,904	10.41%
2014 5T Tandem Flusher	2024	465,120	458,053	458,053	(7,067)	(1.52%)	7,067	1.52%
Total Stormwater		2,245,120	2,051,068	2,054,321	(190,799)	(8.50%)	186,985	8.33%
Total Utility Lifecycle (RMR) Capital		10,816,135	6,134,776	10,363,599	(452,536)	(4.18%)	4,681,359	43.28%
Total Utility Capital		14,589,135	7,776,182	14,136,599	(452,536)	(3.10%)	6,812,953	46.70%

**CITY OF SPRUCE GROVE
DEVELOPER CAPITAL SUMMARY
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

					Forecast		Actual	
	Project Years	Total Approved Project Budget	Total Project Actuals	Total Project Forecast	Budget vs Forecast Variance (\$)	Forecast Variance vs Budget (%)	Budget Remaining (\$)	Actuals vs Budget (%)
Developer New Capital Municipal								
Boundary Road	2025-2026	11,695,117	777,135	11,695,117	-	-	10,917,981	93.36%
Total Transportation & Roadways		11,695,117	777,135	11,695,117	-	-	10,917,981	93.36%
Total Utility Lifecycle (RMR) Capital		11,695,117	777,135	11,695,117	-	-	10,917,981	93.36%
Total Developer New Capital Municipal		11,695,117	777,135	11,695,117	-	-	10,917,981	93.36%