



BUILDER e-NEWSLETTER



July 2026 Update

Reminders

Windows, doors and skylights shall conform to the **Canadian Standards Association** specifications.

Electrical outlet boxes penetrating fire separation shall comply with the **National Building Code - 2023 Alberta Edition**.



All entries, walkways, stairways, doors, handrails, and safeguards at the sites shall comply with the **Occupational Health and Safety Code** and **Safety Codes Services Permit Bylaw**. If the Authority Having Jurisdiction deems the site unsafe to enter, the inspection will be failed.

The Builders' Annual meeting is scheduled for October 15, 2026! Watch for further details in the future.

Planning Updates

Planning and Development is amending the Land Use Bylaw and introducing Neighbourhood Plans and Concept Plans to the planning framework.

- **Neighbourhood Plans and Concept Plans** will be subsets of an Area Structure Plan. Effective November 1, 2026, a Neighbourhood Plan will be required for undeveloped neighbourhoods containing approximately one quarter section of land, while a Concept Plan will be required for partially developed, smaller neighbourhoods. Though not mandatory yet, it is strongly encouraged to submit these plans before November 1. Click [here](#) for more information.
- The new R4 - High Density Residential District has been introduced to the **Land Use Bylaw**. This new district is centred on apartment buildings, providing clarity on housing development in existing residential districts, and prohibiting secondary suites on certain properties.



*Going forward, this newsletter will be issued on a quarterly basis.

Questions?

To learn more about building in Spruce Grove visit our **website** for more details.

If you have any questions, please contact the Planning and Development department by **email** or by phone at **780-962-7582**.

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