



March 7, 2025

Spruce Grove City Council
Spruce Grove City Hall
315 Jespersen Avenue
Spruce Grove, AB, T7X 3E8

RE: C-1369-24 - 2024 Land Use Bylaw Update - Text Amendment - Public Hearing, 2nd and 3rd Reading

Dear Mayor Acker and Members of City Council:

BILD Edmonton Metro is a non-profit organization representing over 500 companies in the building and development industry. Our members are committed to shaping our region to ensure more people and businesses choose to live, invest, and thrive here.

We are concerned that Land Use Bylaw updates advanced to Public Hearing for second and third reading without industry engagement. BILD Edmonton Metro was not engaged on these updates, nor did the City raise this item during our February 13 meeting. While we appreciate the opportunity to meet, ongoing collaboration is necessary to ensure transparency and awareness of the impacts of regulatory changes on the building and land development industry.

We urge the City to adopt a more flexible approach to the proposed prohibition of side door entrances. Restricting secondary entrances to only the front or back limits homeowner and builder choice. Allowing flexibility ensures that decisions can be made based on individual needs and market demand.

Moreover, clarification is needed regarding the regulations on easements for zero lot line sites, particularly whether sidewalks to side entrances are allowed within an easement. There is a conflict between two regulations—one states no hard surfacing is permitted, while the other allows a sidewalk to an entrance if it meets grading requirements and an easement agreement. To resolve this, the City should explicitly state that sidewalks are an exception to clause (b).

We remain committed to working with the City to develop a bylaw that supports sustainable growth, economic development, and housing choice. We value our partnership with the City of Spruce Grove and look forward to finding a balanced solution that keeps the community a viable option for future residents.



Sincerely,

A handwritten signature in black ink, appearing to read "L. Butterfield".

Lindsey Butterfield, RPP, MCIP
VP, Government Relations & Policy
BILD Edmonton Metro

Copy: Office of the City Clerk
 Dean Screpnek, City Manager
 Carol Bergum, Director of Planning and
 Development
 Kalen Anderson, Chief Executive Officer
 Scott Labuick, Chair, Spruce Grove
 Regional Working Group

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