



Bylaw C-1216-22
Fenwyck Mixed Use

Redistricting and
Text Amendment

• Public Hearing

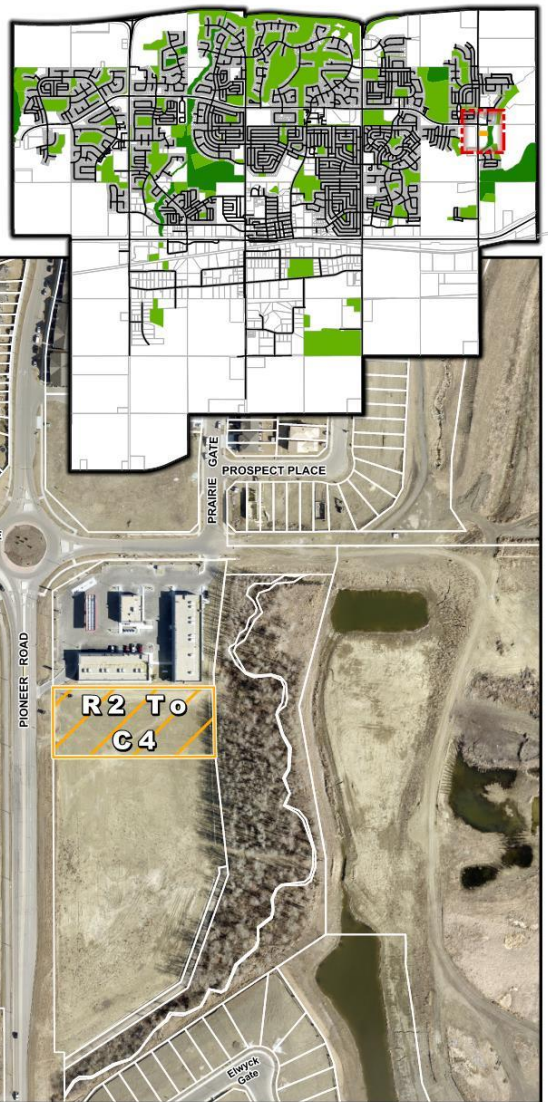
City of Spruce Grove
Council Meeting
Bylaw C-1216-22
September 12, 2022



Location and Amendment



Location Aerial
C-1216-22
Proposed Redistricting
Fenwyck



REDISTRICTING

» Fenwyck Mixed Use

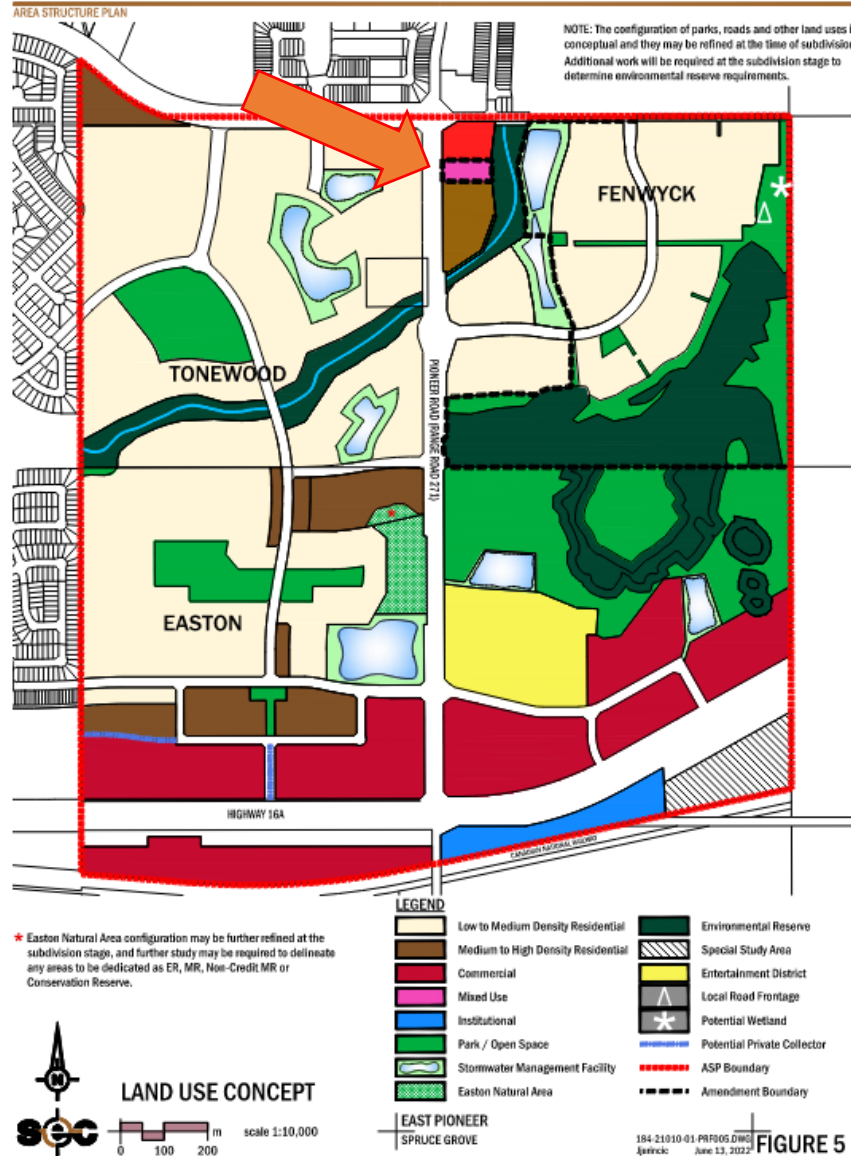
» Intended Land Use:

- Mixed Use - Commercial / Residential





East Pioneer Area Structure Plan



East Pioneer Area Structure Plan



ASP Overview

Site of Proposed Redistricting C-1216-22

Fenwyck



» Land Use Concept
» Mixed Use



Proposed Redistricting



Legal Description: Lot 31, Block 4, Plan 212 1297

Amendment Area: 0.55 ha

Proposed amendment:

From: R2 - Mixed Medium to High Density Residential District

To: C4 - Integrated Mixed Use District



Proposed Text Amendment



Text changes to the C4 - Integrated Mixed Use District include:

- Removal of “Mixed Use Development” and addition of “Multi Unit Dwellings, above ground floor” in permitted uses;
- Expanding the maximum front yard setback from 3.0m to 6.0m;
- Adding clarity that only Commercial Uses are permitted on the ground floor and non-mixed use buildings are not permitted;
- Giving the Development Officer discretion in requiring building stepbacks.



Public Hearing

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Questions & Comments

