

A large, stylized teal graphic on the left side of the page, consisting of several overlapping, curved, brushstroke-like shapes that resemble a stylized letter 'S' or a series of connected curves.

Bylaw C-1216-22 Fenwyck Mixed Use

Redistricting and
Text Amendment

● Second Reading

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





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.



Second Reading

C-1216-22

Questions & Comments

