

THE CITY OF SPRUCE GROVE

BYLAW C-1213-22

**LAND USE BYLAW AMENDMENT – DC.14 WESTWIND DIRECT CONTROL
DISTRICT**

WHEREAS, pursuant to the *Municipal Government Act*, RSA 2000 cM-26, a municipality shall pass a land use bylaw and may amend the land use bylaw;

AND WHEREAS, the City of Spruce Grove wishes to amend Bylaw C-824-12, the Land Use Bylaw;

NOW THEREFORE, the Council for the City of Spruce Grove, duly assembled, hereby enacts as follows:

1. Bylaw C-824-12 is amended as follows:
 - 1.1 The document entitled “SECTION 154 DC.14 – WESTWIND DIRECT CONTROL DISTRICT”, attached hereto as Schedule “1” to this bylaw, is hereby adopted.
2. Bylaw C-824-12, Schedule A City of Spruce Grove Land Use Bylaw Map, is amended as follows:
 - 2.1 To redistrict portion of Lot 4, Plan 4743RS from UR - Urban Reserve District to DC.14 – Westwind Direct Control District, as shown on the map below:



3. This amending bylaw shall be consolidated into Bylaw C-824-12.
4. This bylaw shall come into force and effect when it receives third reading and is duly signed.

First Reading Carried 18 July 2022

Second Reading Carried 22 August 2022

Third Reading Carried [Click here to enter a date.](#)

Date Signed

Mayor

City Clerk

Schedule “1”

SECTION 154 DC.14 – WESTWIND DIRECT CONTROL DISTRICT

(1) GENERAL PURPOSE

The purpose of this District is to allow Row Housing, Street Oriented with Secondary Suites, while maintaining the low-rise built form character of the Neighbourhood.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Accessory Building • Row Housing, Street Oriented • Secondary Suite 	<ul style="list-style-type: none"> • Home Occupation • Show Home • Sales Centre

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Width (Minimum):	<ul style="list-style-type: none"> • Row Housing, Street Oriented (internal unit) • Row Housing, Street Oriented (end unit) 	<ul style="list-style-type: none"> • 5.5 m • 6.7 m
Site Depth (Minimum):	<ul style="list-style-type: none"> • Row Housing, Street Oriented 	<ul style="list-style-type: none"> • 30.0 m
Front Yard Setback (Minimum):	<ul style="list-style-type: none"> • Principal Building 	<ul style="list-style-type: none"> • 3.0 m
Side Yard Setback (Minimum):	<ul style="list-style-type: none"> • Row Housing, Street Oriented • Row Housing, Street Oriented Abutting a Street 	<ul style="list-style-type: none"> • 1.2 m • 3.0 m
Rear Yard Setback (Minimum):	<ul style="list-style-type: none"> • Garage as an Accessory Building accessed from an Alley (setback excluding any corner cuts) • Principal Building 	<ul style="list-style-type: none"> • 6.0 m • 14.0 m
Height (Maximum):	<ul style="list-style-type: none"> • Three storeys not exceeding 12.0 m 	
Density:	<ul style="list-style-type: none"> • 40 units per net hectare (minimum) 	
Site Coverage (Maximum):	<ul style="list-style-type: none"> • 50% for end units; 57% for internal Dwelling units with no Side Yard. In cases where the garage is not an integral part of the principal dwelling, the Dwelling shall not exceed 40% coverage with the total site coverage at 57% 	

	Site Standard
Amenity Area (Minimum):	<ul style="list-style-type: none"> 7.5 m² per Dwelling for Row Housing for private outdoor Amenity Area

(3) ADDITIONAL REGULATIONS

- (a) Notwithstanding the Front Yard and Side Yard requirements in (2), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard or Street Side Yard in accordance with Section 29 of this Bylaw and take into account the context of the Site and orientation of other Developments and Buildings on Adjacent Sites, the block face, and within the neighbourhood.
- (b) Row Housing, Street Oriented shall be developed:
 - (i) On its own block face;
 - (ii) With each dwelling individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the facade, porches or entrance features, building materials, or other treatments;
 - (iii) With the facades of a principal building abutting the front lot line and flanking side lot line on corner sites, using consistent building materials and architectural features; and
 - (iv) Cross lot drainage easements may be required for surface drainage and roof leader drainage to accommodate center units.
- (c) Garage as an Accessory Building shall be constructed at the same time as the Principal Building.

(4) ISSUANCE OF DEVELOPMENT PERMIT

- (i) Council shall delegate authority to a Development Officer to make decisions on Development Permit Applications pursuant to this Direct Control District.