

THE CITY OF SPRUCE GROVE

BYLAW C-1240-23

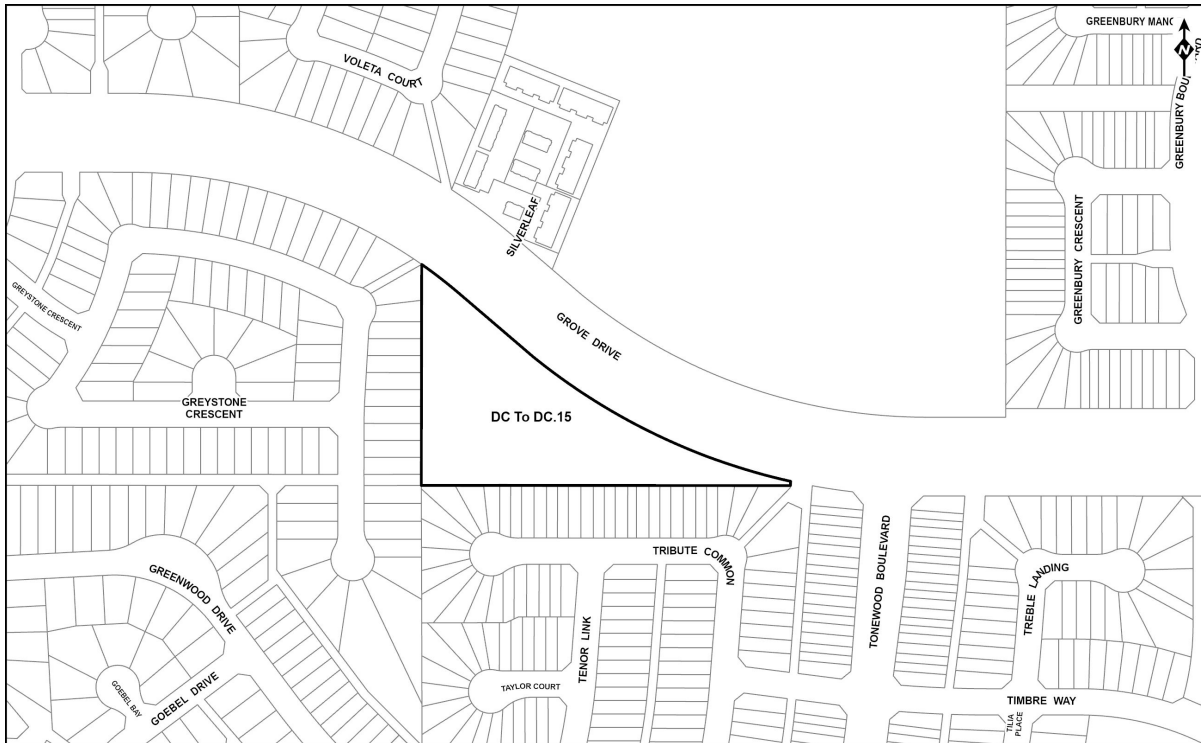
**LAND USE BYLAW AMENDMENT – DC.15 TONEWOOD ROW HOUSING
DIRECT CONTROL DISTRICT**

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 155 DC.15 – TONEWOOD ROW HOUSING 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 Lot 4, Block 1, Plan 152 2888 from DC - Direct Control District to DC.15 – Tonewood Row Housing 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

Second Reading Carried

Third Reading Carried

Date Signed

Mayor

City Clerk

SCHEDULE "1"

Bylaw C-1240-23

SECTION 155 DC.15 - TONEWOOD ROW HOUSING DIRECT CONTROL DISTRICT

(1) GENERAL PURPOSE

The purpose of this District is to accommodate a residential Row Housing development. The district ensures development at a height and scale contiguous with surrounding low density residential.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Accessory Buildings • Row Housing Development 	<ul style="list-style-type: none"> • Sales Centres

(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	
Front Yard Setback- Grove Drive (Minimum):	<ul style="list-style-type: none"> • Principal Buildings • Parking 	<ul style="list-style-type: none"> • 4.5 m • 1.5 m
Side Yard Setback-West & East (Minimum):	<ul style="list-style-type: none"> • Principal Buildings • Parking • All Others Uses 	<ul style="list-style-type: none"> • 7.0m • 1.5 m • 3.0 m
Rear Yard Setback- South (Minimum):	<ul style="list-style-type: none"> • Principal Buildings • All Other Uses 	<ul style="list-style-type: none"> • 7.0 m • 7.0 m
Building Separation Distance	<ul style="list-style-type: none"> • Principal Buildings 	<ul style="list-style-type: none"> • 3.0 m
Height (Maximum):	<ul style="list-style-type: none"> • Three Storeys not exceeding 12.0 m for Row Housing Dwelling 	
Density:	<ul style="list-style-type: none"> • 40 units per net hectare (minimum) • 70 units per net hectare (maximum) 	
Site Coverage (Maximum)	<ul style="list-style-type: none"> • Row Housing Developments 	<ul style="list-style-type: none"> • 57%
Amenity Area (Minimum):	<ul style="list-style-type: none"> • 7.5 m² per Dwelling for private outdoor Amenity Area 	

(3) ADDITIONAL REGULATIONS

- (a) A single all directional access to this Site should align with existing access to 500 Grove Drive. If secondary access is requested, it will be right-in/right-out or emergency access only and supported by a Traffic Impact Assessment.

- (b) Any parking provided adjacent existing residential uses shall provide light shielding to prevent vehicular light pollution from impacting the residential uses, to the satisfaction of the Development Officer

(4) ISSUANCE OF DEVELOPMENT PERMIT

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