

NOTICE OF PUBLIC HEARING

BYLAW C-1240-23 – LAND USE BYLAW – REDISTRICTING – DC.15 TONEWOOD ROW HOUSING DIRECT CONTROL DISTRICT

It is City Council's intention to hold a public hearing as part of their consideration of Bylaw C-1240-23 – Land Use Bylaw – Redistricting – DC.15 Tonewood Row Housing Direct Control District. This redistricting amendment would apply to Lot 4, Block 1, Plan 152 2888 (municipal address 505 Grove Drive) and will provide for the development of a Row Housing development with site specific development regulations to integrate with the existing low density residential to the west and south of the site. These regulations include restricting the number of storeys to three, identify a maximum height of 12.0m, limiting the density to a maximum of 70 units per ha, and identify a 7.0m setback for Principal Buildings from existing low density residential uses. The proposed DC.15 - Tonewood Row Housing Direct Control District would replace the existing Direct Control districting.



BYLAW C-1241-23 – EAST PIONEER AREA STRUCTURE PLAN AMENDMENT - TONEWOOD ROW HOUSING

It is City Council's intention to hold a public hearing as part of their consideration of Bylaw C-1241-23 – East Pioneer Area Structure Plan Amendment - Tonewood Row Housing. The purpose of this amendment is to revise Bylaw C-843-13, the East Pioneer Area Structure Plan, to change the site-specific development regulations identified for Lot 4, Block 1, Plan 152 2888 - municipal address 505 Grove Drive. The Area Structure Plan currently identifies that the subject site will be developed as a seniors' housing facility and includes development regulation that would be implemented through a direct control district. The proposed development of the site has now changed and a seniors' housing facility is no longer planned; a new row housing development is now proposed for the site. The proposed amendments in Bylaw C-1241-23 will change the site-specific development regulations identified for Lot 4, Block 1, Plan 152 2888; these include a decrease in the maximum building height previously identified as 24.0 meters, reduction in the maximum site density from 85 to 70 units per hectare, increasing the minimum setback from adjacent low density residential from 6.0 to 7.0 meters, and identifying a maximum site coverage of 57%.

REPRESENTATION

If you or someone you represent is affected by the proposed bylaw, you may address Council at the public hearing by attending the meeting in-person or by participating virtually.

The Public Hearing is to be held on Monday, May 8, 2023, at 6 p.m.

In-Person: Those wishing to address Council in person may attend:
Council Chambers, City Hall, 315 Jespersen Avenue

Virtual: The Public Hearing may be viewed online at:
www.sprucegrove.org/LiveCouncil

Persons who wish to attend virtually can either verbally speak or submit a question or statement to Council by email until the Public Hearing is closed. To arrange to verbally speak virtually you must pre-register with the City Clerk by Monday, May 8, 2023 at 12 p.m. by email cityclerk@sprucegrove.org or by calling 780-962-7615. Persons who wish to address Council in-person are not required to register to speak. Speakers will be limited to 5 minutes and permitted to speak only once.

To provide an emailed question or statement to be read out during the hearing you may email it to cityclerk@sprucegrove.org until the Public Hearing is closed. Only one email per person is permitted.

Written submissions will be received by the City Clerk by mail at City Hall, 315 Jespersen Avenue, Spruce Grove, AB, T7X 3E8, or by email to cityclerk@sprucegrove.org, until noon on Wednesday, May 3, 2023. These must be signed, dated, and contain your civic address. Written submissions received by this date/time will be included as part of the council meeting agenda package.

Copies of the proposed bylaw amendment(s) are available upon request from the Planning and Development Department by calling or emailing the case planner as noted below.

QUESTIONS?

Please call or email David Towle, Senior Planner,
at 780-962-7601, dtowle@sprucegrove.org