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Bylaw C-1246-23

Land Use Bylaw

Amendment - Redistricting

**DC.16 Westwind Direct
Control District**

Public Hearing

City of Spruce Grove

Council Meeting

Bylaw C-1246-23

May 8, 2023

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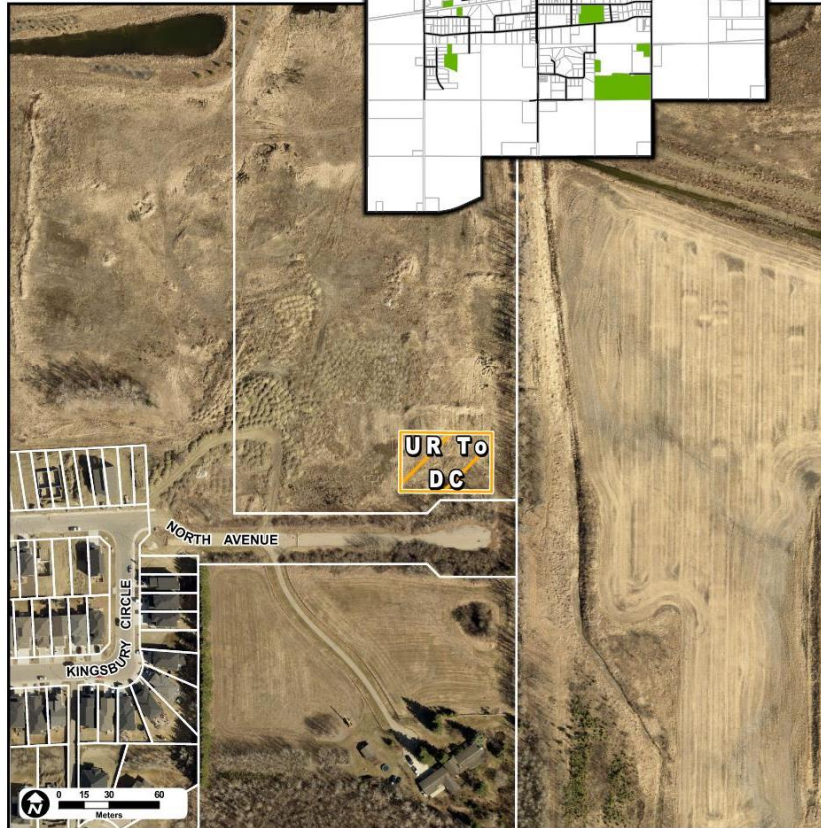
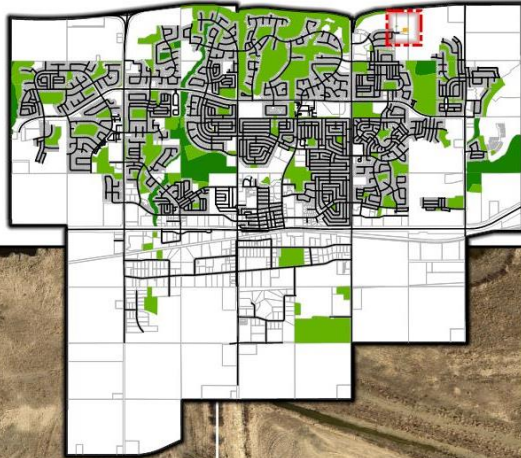
Location



Location Aerial

C-1246-23

Proposed Redistricting
Westwind 4



» DC.16 Westwind Direct Control District

» **Intended Land Use:**
• Residential

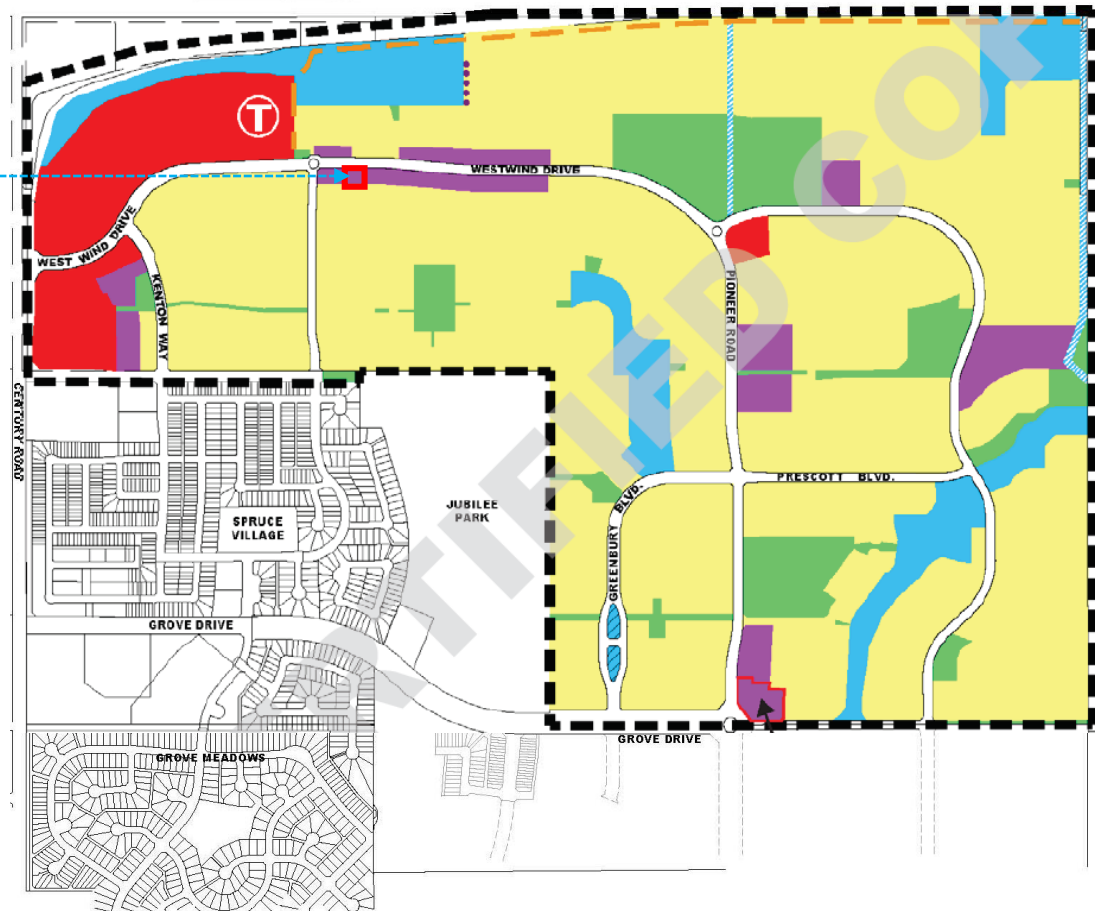




Pioneer Lands Area Structure Plan



Amendment
Area



LEGEND

	Commercial		Park/Open Space		ASP Boundary		Berm
	Medium to High Density Residential		Berm		Transit Station		
	Low to Medium Density Residential		Median PUL		Storm Management Facility		
	Storm Management Facility		Public Utility Lot (PUL)		Street Frontage		





Pioneer Lands Area Structure Plan



ASP Overview
Site of Proposed Redistricting
Westwind 4

C-1246-23



Land Use Concept



Mixed Medium to High Density Residential





DC.16 Westwind Direct Control District



Schedule "1"

SECTION 155 DC.16 – 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 on a portion of Lot 4, Plan 4743RS.

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):	Row Housing, Street Oriented	30.0 m
Front Yard Setback (Minimum):	Principal Building	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):	Three storeys not exceeding 12.0 m	
Density:	40 units per net hectare (minimum)	
Site Coverage (Maximum):	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	

	Site Standard
	dwelling, the Dwelling shall not exceed 40% coverage with the total site coverage at 57%
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.





Bylaw Amendment



Bylaw at First Reading

Bylaw as amended

Schedule "1"

Schedule "1"

SECTION 155 DC.16 – 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 ~~on a portion of Lot 4, Plan 4743RS~~

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

SECTION 155 DC.16 – WESTWIND DIRECT CONTROL DISTRICT

(1) GENERAL PURPOSE

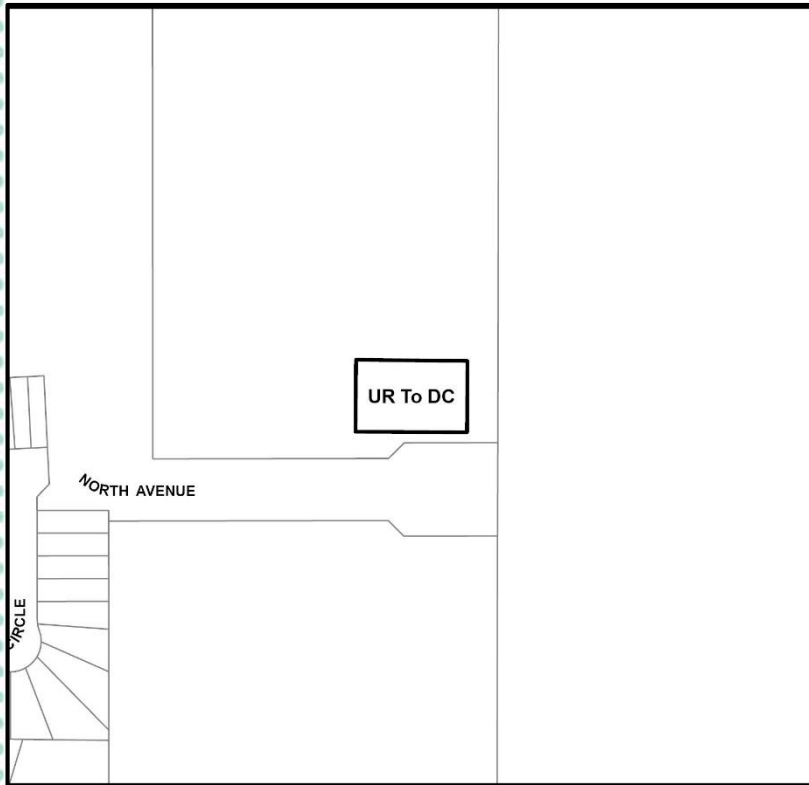
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Permitted Uses	Discretionary Uses
<ul style="list-style-type: none">• Accessory Building• Row Housing, Street Oriented• Secondary Suite	<ul style="list-style-type: none">• Home Occupation• Show Home• Sales Centre





Proposed Amendment



Legal Description:

Lot 4, Plan 4743RS

Amendment Area: 0.2 ha

Proposed amendment

From: UR - Urban Reserve

To: DC.16 Westwind Direct Control District

Public Hearing

C-1246-23

Questions & Comments

