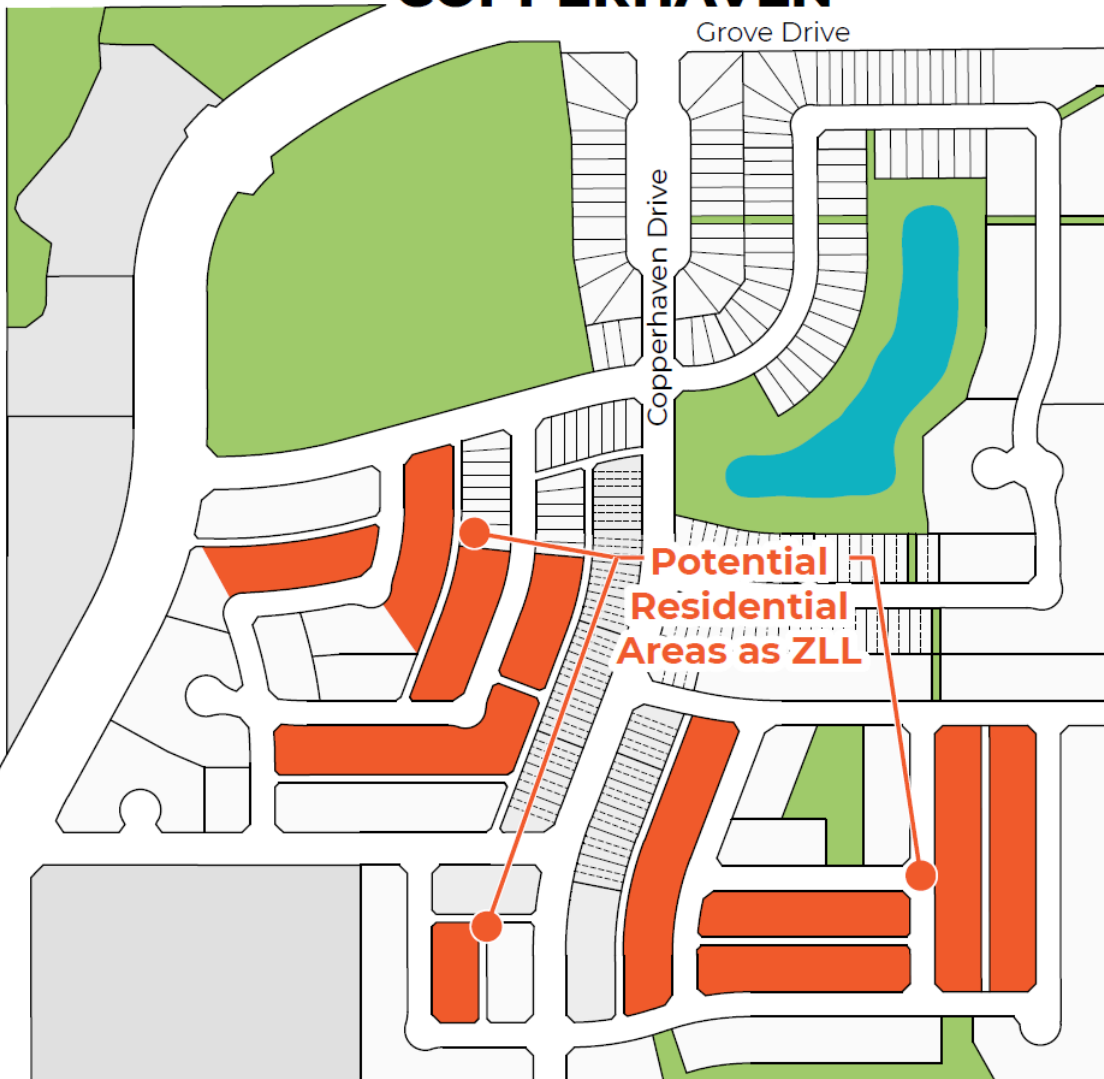


Reconsideration of **Bylaw C-1229-22 - Land Use Bylaw Amendment - Easton and Copperhaven Planned Lot Districts**

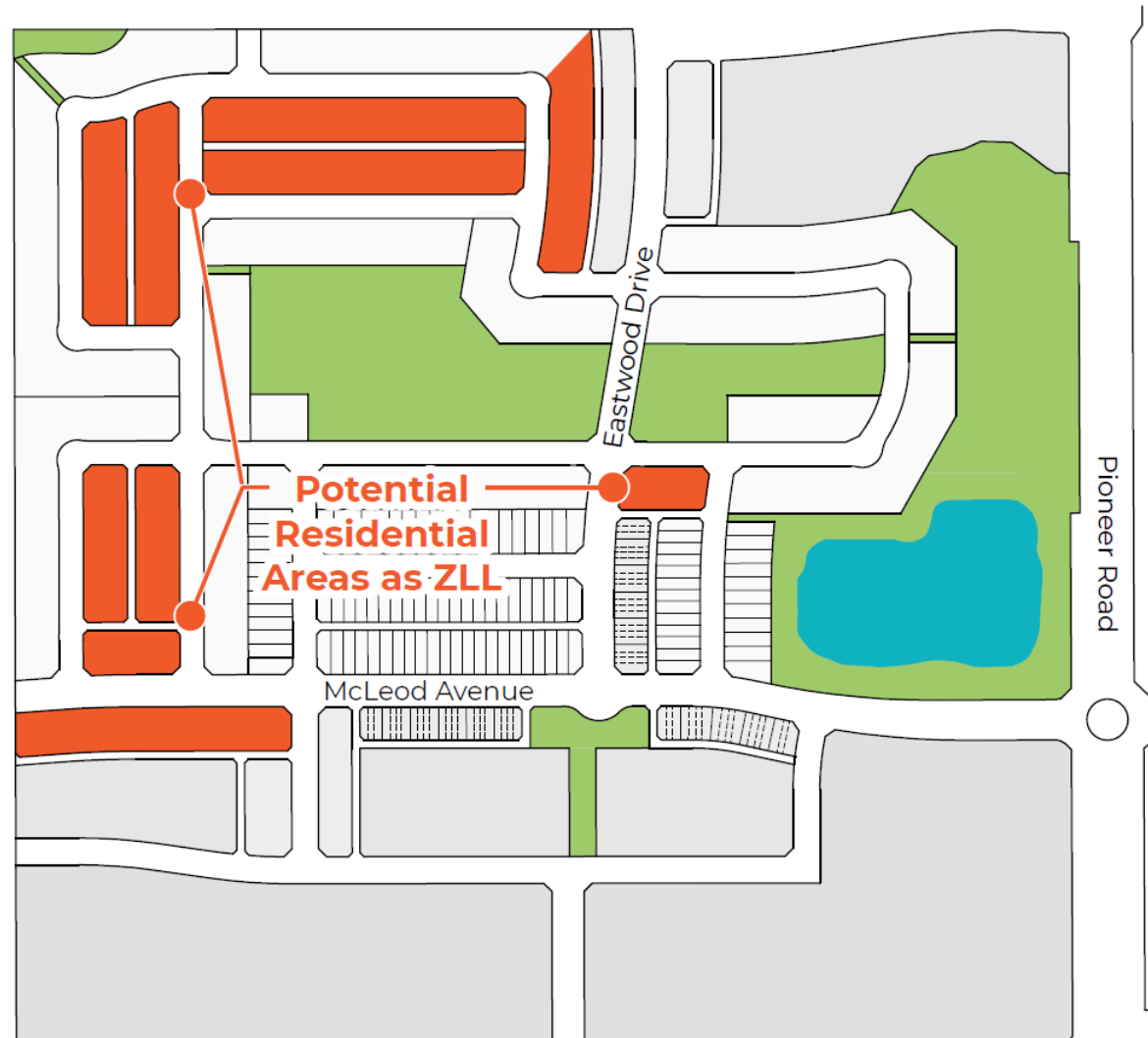
City of Spruce Grove
Public Hearing
Bylaw C-1229-22
February 26, 2024

Proposed Neighbourhood Locations

COPPERHAVEN



EASTON



Proposed Districts

Easton Planned Lot District (EPL) - Easton

Copperhaven Planned Lot District (CPL) - Copperhaven

Key changes to the Bylaw to address operational issues:

- Semi-Detached dwellings with zero side yard not permitted to reduce shared easement concerns.
- Lane based access only, to ensure on-street parking and waste collection from lanes and reduce congestion on streets.
- Roof leaders connected to storm servicing to alleviate on-site drainage.
- Homeowner education.

EPL- Easton Planned Lot District

Schedule “1”

SECTION 117A EPL - EASTON PLANNED LOT DISTRICT

(1) GENERAL PURPOSE

The purpose of this District is to accommodate single dwellings with vehicular access from a rear lane only with one side built to the property line within the Easton neighbourhood.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Accessory Building • Single Detached Dwelling 	<ul style="list-style-type: none"> • Bed and Breakfast Establishment • Boarding and Lodging House • Family Day Home • Garage Suite • Group Homes, Limited • Home Occupation • Sales Centre • Secondary Suite • Show Home

(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"> • Single Detached Dwelling • Single Detached Dwelling - one side Zero Side Yard 	<ul style="list-style-type: none"> • 8.5 m • 7.6 m
Site Depth (Minimum):	<ul style="list-style-type: none"> • All uses 	<ul style="list-style-type: none"> • 33.0 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"> • Single Detached Dwelling • Street Side yard 	<ul style="list-style-type: none"> • 1.2 m or 1.5m when adjacent to Zero Side Yard development • 2.4 m

	Site Standard	
Rear Yard Setback (Minimum):	<ul style="list-style-type: none"> • Attached Garage, access from an alley, Corner Site • Attached Garage, accessed from an alley • All other Principal Buildings 	<ul style="list-style-type: none"> • 3.0 m • 6.0 m • 7.0 m
Height (Maximum):	<ul style="list-style-type: none"> • Three storeys not exceeding 12.0 m 	
Density:	<ul style="list-style-type: none"> • 25 units per net hectare (minimum) • An application that proposes a density lower than the minimum may be permitted if the neighbourhood's average density remains 25 units per hectare or higher. 	
Site Coverage (Maximum):	<ul style="list-style-type: none"> • 50% 	

(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 and Street Side Yard in accordance with Section 29 of this Bylaw.
- (b) Zero Side Yard Development shall only be considered when a private maintenance easement, a minimum of 1.5 m wide, has been registered at the time of subdivision that provides for:
 - (i) A 0.30 m eave encroachment with the requirement that the eaves must not be closer than 0.90 m to the eaves of the adjacent building;
 - (ii) A 0.60 m footing encroachment;
 - (iii) A drainage swale, constructed as per the City of Spruce Grove Minimum Engineering Standards; and
 - (iv) Permission to access the easement area for maintenance of both properties.
- (c) All roof leaders from the Dwelling are connected to the storm service.

EPL - Easton Planned Lot District

- (d) For all Zero Side Yard Development, any Accessory Building must meet the same minimum Side Yard as the Principal Building.
- (e) For all subdivision proposed for land within this District, all lots proposed for Zero Side Yard shall be delineated on the tentative plan of subdivision.
- (f) No front drive access will be permitted in this district.
- (g) For all Zero Side Yard Development, a Real Property Report shall be submitted to the City of Spruce Grove after the completion of foundation construction and prior to commencement of framing.
- (h) Notwithstanding Section 117A(3)(g) above, the builder, at their own risk, may install main floor joists and subfloor only on a completed foundation to protect and maintain the integrity of the foundation and footings.
- (i) Notwithstanding Section 117A(3)(g) above, the builder, at their own risk, on a walkout lot, may install main floor joists, subfloor and applicable pony walls only on a completed foundation to protect and maintain the integrity of the foundation and footings.
- (j) No storage, air conditioners, garbage cans, accessory uses and buildings, or landscaping other than ground covering shall be located within the private maintenance area.

CPL- Copperhaven Planned Lot District

Schedule "2"

SECTION 117B CPL - COPPERHAVEN PLANNED LOT DISTRICT

(4) GENERAL PURPOSE

The purpose of this District is to accommodate single dwellings with vehicular access from a rear lane only with one side built to the property line within the Copperhaven neighbourhood.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Accessory Building • Single Detached Dwelling 	<ul style="list-style-type: none"> • Bed and Breakfast Establishment • Boarding and Lodging House • Family Day Home • Garage Suite • Group Homes, Limited • Home Occupation • Sales Centre • Secondary Suite • Show Home

(5) 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"> • Single Detached Dwelling • Single Detached Dwelling - one side Zero Side Yard 	<ul style="list-style-type: none"> • 8.5 m • 7.6 m
Site Depth (Minimum):	<ul style="list-style-type: none"> • All uses 	<ul style="list-style-type: none"> • 33.0 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"> • Single Detached Dwelling • Street Side yard 	<ul style="list-style-type: none"> • 1.2 m or 1.5m when adjacent to Zero Side Yard development • 2.4 m
Rear Yard	<ul style="list-style-type: none"> • Attached Garage, access from an 	<ul style="list-style-type: none"> • 3.0 m

	Site Standard	
Setback (Minimum):	<ul style="list-style-type: none"> • alley, Corner Site • Attached Garage, accessed from an alley • All other Principal Buildings 	<ul style="list-style-type: none"> • 6.0 m • 7.0 m
Height (Maximum):	<ul style="list-style-type: none"> • Three storeys not exceeding 12.0 m 	
Density:	<ul style="list-style-type: none"> • 25 units per net hectare (minimum) • An application that proposes a density lower than the minimum may be permitted if the neighbourhood's average density remains 25 units per hectare or higher. 	
Site Coverage (Maximum):	<ul style="list-style-type: none"> • 50% 	

(6) 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 and Street Side Yard in accordance with Section 29 of this Bylaw.
- (b) Zero Side Yard Development shall only be considered when a private maintenance easement, a minimum of 1.5 m wide, has been registered at the time of subdivision that provides for:
 - (i) A 0.30 m eave encroachment with the requirement that the eaves must not be closer than 0.90 m to the eaves of the adjacent building;
 - (ii) A 0.60 m footing encroachment;
 - (iii) A drainage swale, constructed as per the City of Spruce Grove Minimum Engineering Standards; and
 - (iv) Permission to access the easement area for maintenance of both properties.
- (c) All roof leaders from the Dwelling are connected to the storm service.
- (d) For all Zero Side Yard Development, any Accessory Building must meet the same minimum Side Yard as the Principal Building.

CPL- Copperhaven Planned Lot District

- (d) For all Zero Side Yard Development, any Accessory Building must meet the same minimum Side Yard as the Principal Building.
- (e) For all subdivision proposed for land within this District, all lots proposed for Zero Side Yard shall be delineated on the tentative plan of subdivision.
- (f) No front drive access will be permitted in this district.
- (g) For all Zero Side Yard Development, a Real Property Report shall be submitted to the City of Spruce Grove after the completion of foundation construction and prior to commencement of framing.
- (h) Notwithstanding Section 117A(3)(g) above, the builder, at their own risk, may install main floor joists and subfloor only on a completed foundation to protect and maintain the integrity of the foundation and footings.
- (i) Notwithstanding Section 117A(3)(g) above, the builder, at their own risk, on a walkout lot, may install main floor joists, subfloor and applicable pony walls only on a completed foundation to protect and maintain the integrity of the foundation and footings.
- (j) No storage, air conditioners, garbage cans, accessory uses and buildings, or landscaping other than ground covering shall be located within the private maintenance area.

Easton and Copperhaven Planned Lot Districts

Questions and Comments