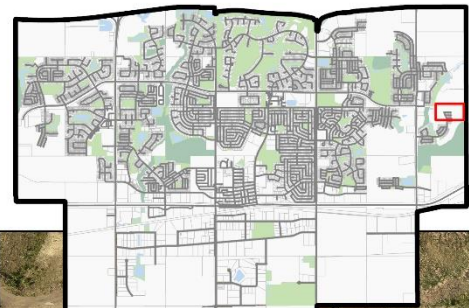


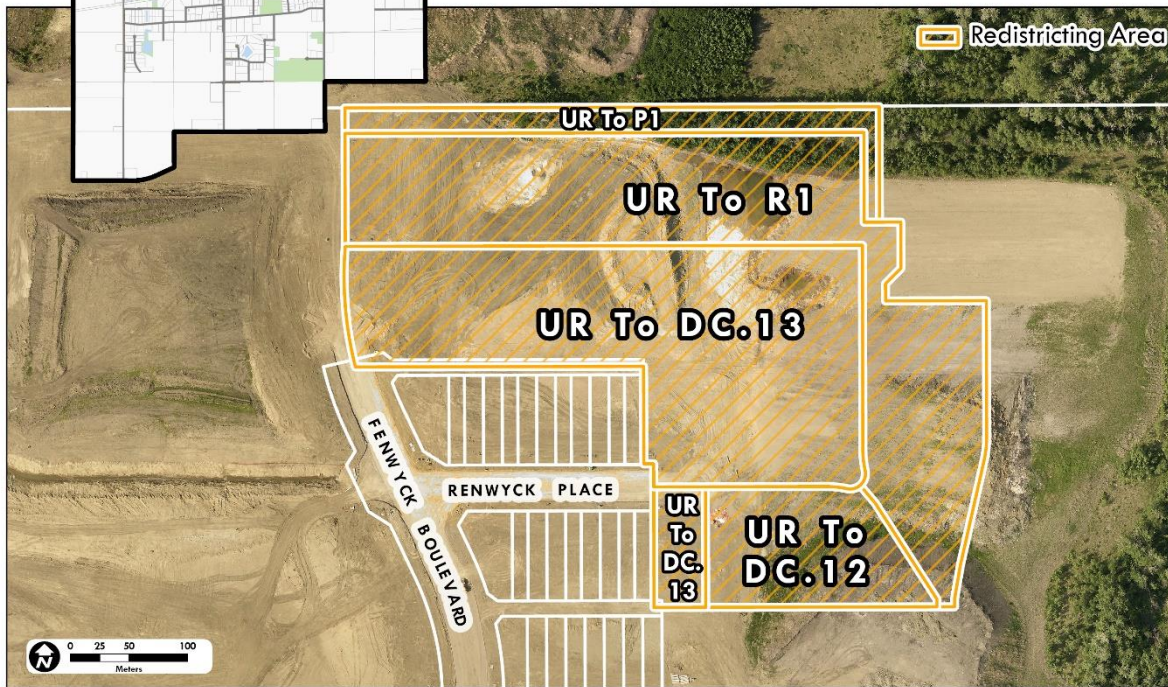
Bylaw C-1296-24  
Land Use Bylaw Amendment  
**Fenwyck Stage 7**

City of Spruce Grove  
Public Hearing  
April 8, 2024

# Location



Location Aerial  
**C-1296-24**  
Land Use Redistricting  
Fenwyck Stage 7



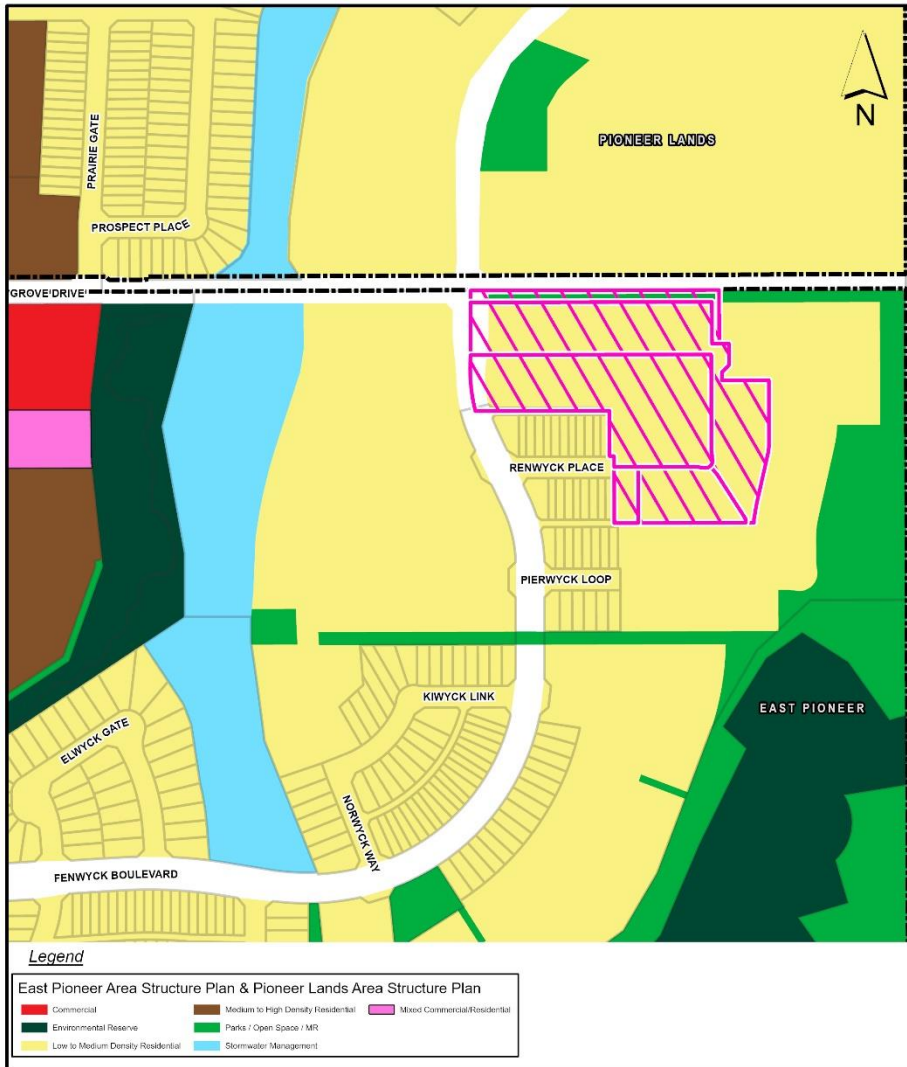
## ➤ Fenwyck Stage 7

- Intended Land Use:
  - Low to Medium Density Residential
  - Park / Trail

# East Pioneer Area Structure Plan



ASP Overview  
Site of Proposed Redistricting C-1296-24  

- **Land Use Concept**
  - Mixed Low to Medium Density Residential
  - Park / Open Space



# Proposed Amendment

## Legal Description:

Lot 1, Block A, Plan 172 3519

**Amendment Area: 3.41 ha**

## Proposed amendment

From: UR - Urban Reserve

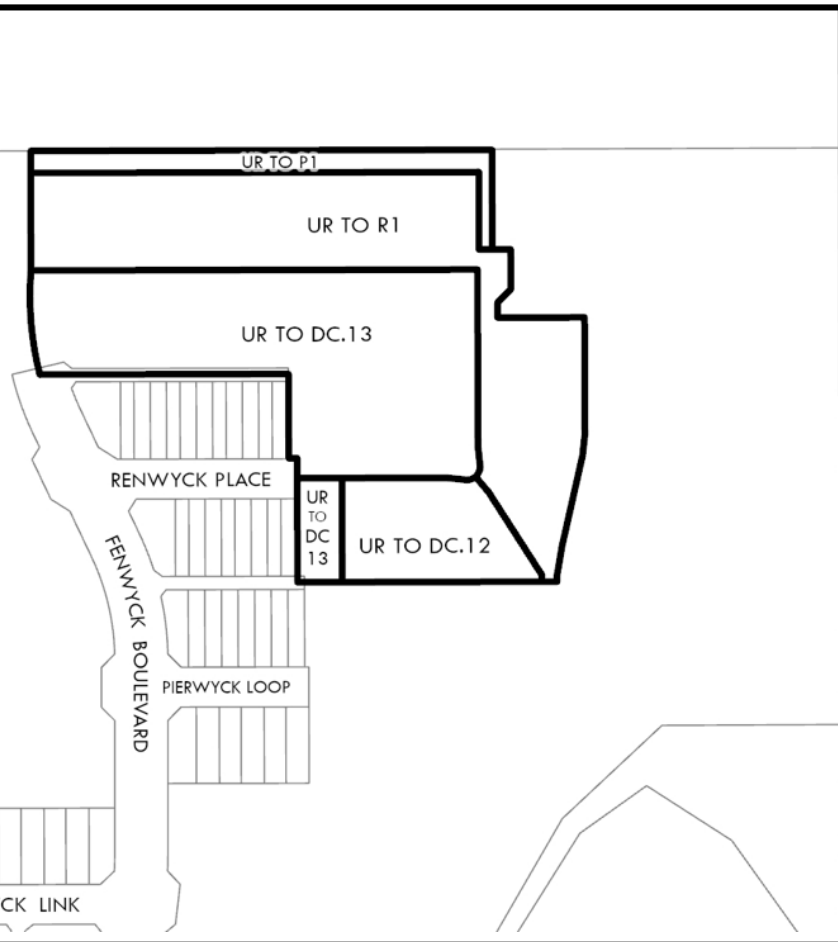
To:

R1 - Mixed Low to Medium Density Residential District (1.39 ha)

DC.12 - Fenwyck Semi-detached Direct Control District (0.36 ha)

DC.13 - Fenwyck Row Housing Direct Control District (1.43 ha)

P1 - Parks and Recreation District (0.23 ha)



# Direct Control Districts

Two direct control districts have been established for use within the Fenwyck neighbourhood. These provide for unique development types within the neighbourhood as follows:

## DC.12 - Fenwyck Semi-detached Direct Control District

The purpose of this District is to allow semi-detached dwelling units with a combination of alternating front and rear Site access.

## DC.13 - Fenwyck Row Housing Direct Control District

The purpose of this District is to allow Row Housing, Street Oriented dwelling units with opportunities to develop Secondary Suites while maintaining the built form of the neighbourhood.



# Thank you

Questions and Comments