

Bylaw C-1356-24

Land Use Bylaw Amendment - Administrative Updates

Public Hearing

City of Spruce Grove
Regular Council Meeting
October 15, 2024

Introduction

Purpose: Provide additional clarity to existing districts and regulations and improve efficiencies.

Scope:

- Administrative update, no changes to the intent of the Land Use Bylaw districts and regulations.
- Land Use Bylaw - Administrative Updates Report reviews issues, regulatory framework, comparable municipalities, and provides an analysis and recommendations.

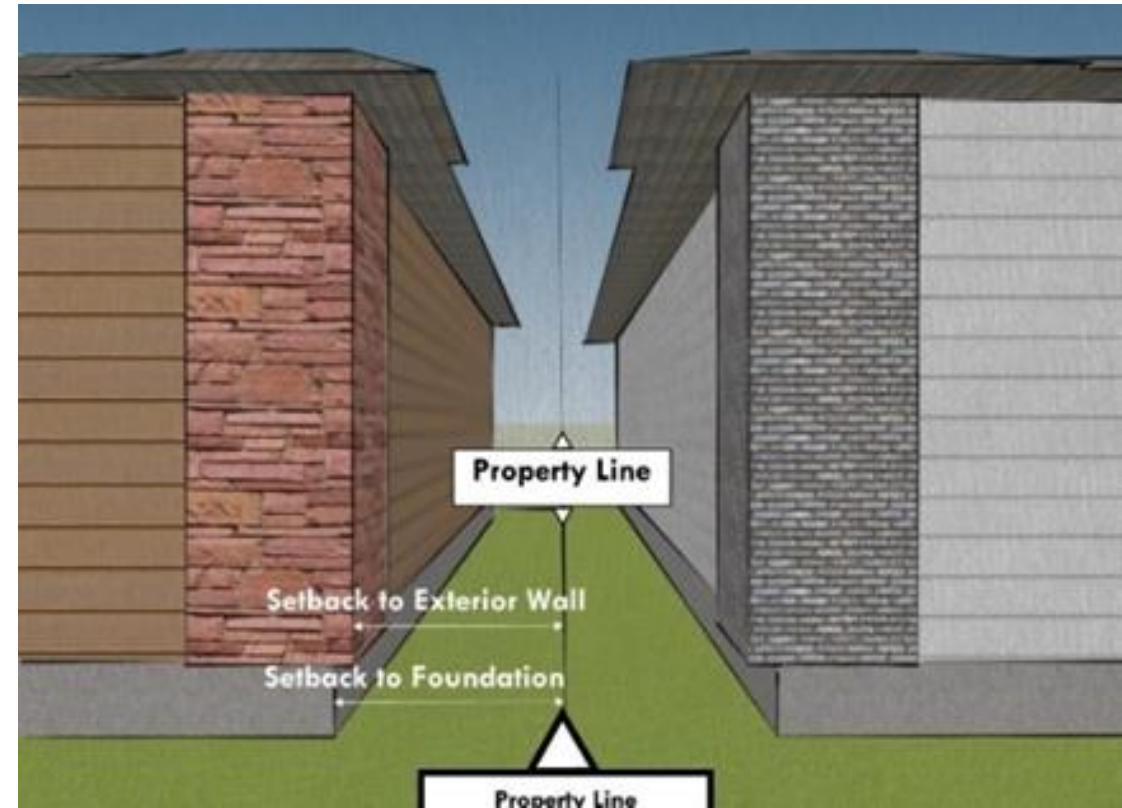
Proposed Amendment #1 - Side Yard Setback Measurements

Issue

- New residential developments not providing the minimum 1.2 m side yard setbacks as approved in their Development Permit. RPR deemed noncompliant due to minimum side yard setbacks not met.

Background

- RPR is required as a Development Permit condition/Compliance Certificate.
- Typically, a few centimeters of building cladding encroaches into required side yard setback.
- Compliance through renovations, alternations, or lot line adjustments.



Proposed Amendment #1 - Side Yard Setback Measurements

Regulatory Framework

- *National Building Code - Alberta Edition* - Properties with less than a 1.2 metre side yard setback can trigger thermal barriers requirements (removing a window or adding fire rated drywall).
- Land Use Bylaw regulates side yard setbacks.

Municipal Comparisons

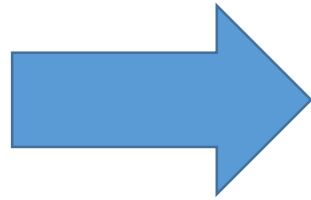
- Edmonton, St. Albert, Fort Saskatchewan, and Beaumont provide an ability to round measurements to the tenth decimal place.



Proposed Amendment #1 - Side Yard Setback Measurements

Recommendation

- **Section 6 Interpretation**
 - **Setback measurements shall be in metric and rounded off to the tenth decimal point.**



Rationale

- Aligns with LUB and Code, which both measure to the tenth decimal point.
- Enables more residential developments to satisfy requirements of the LUB and Code.
- Aligns with other Edmonton area municipalities.
- Streamlines development and improves efficiencies.

Proposed Amendment #2 - Freestanding Signs, R2CC District

Issue

- Applications for freestanding signs in the R2CC - City Centre High Density Residential District cannot be approved as not allowed in the R2CC District.

Background

- R2CC - City Centre High Density Residential District adopted in 2023 to accommodate high density residential development within the City Centre Overlay.



Proposed Amendment #2 - Freestanding Signs, R2CC District

Regulatory Framework

- LUB regulates sign size, location and number of signs allowed on each site.
- Most signs require a Development Permit and are a permitted use.
- Development Officer can impose conditions to mitigate potential impacts.
- Allowed within Commercial Districts, Industrial Districts and R2 - Mixed Medium to High Density Residential District.
- LUB regulates the size, setback, height, and landscaping of freestanding signs.

Municipal Comparisons

- Edmonton, Stony Plain, and Beaumont allow for Freestanding signs in residential districts with associated regulations.

Proposed Amendment #2 - Freestanding Signs, R2CC District

Recommendation

Section 108 Freestanding Signs

- (1) Except as otherwise provided, Freestanding Signs are permitted in Commercial, Industrial Districts, and the R2 - Mixed Medium to High Density Residential District, **R2CC- City Centre High Density Residential District**, RMHC - Residential Manufactured Home Court District, PS - Public Service Institutional District, P1 - Parks and Recreation District and SE - Sports and Entertainment District.
- (3) The maximum Sign Height of Freestanding Signs shall be:
 - (c) 2.5 m in the R2 - Mixed Medium to High Density Residential District, **R2CC- City Centre High Density Residential District**, RMHC - Residential Manufactured Home Court District, PS - Public Service Institutional District, P1 - Parks and Recreation District and C1 - City Centre Commercial District.



Rationale

- Allows landowners to advertise or provide information.
- Aligns with regulations in the R2 District.

Proposed Amendment #3 - Hard Surfaced Parking in Residential Areas

Issue

- LUB lacks clarity around requiring residential parking to be hard surfaced.

Background

- Most builders provide hard surfaced residential parking spaces and are required to show it on plot plans.



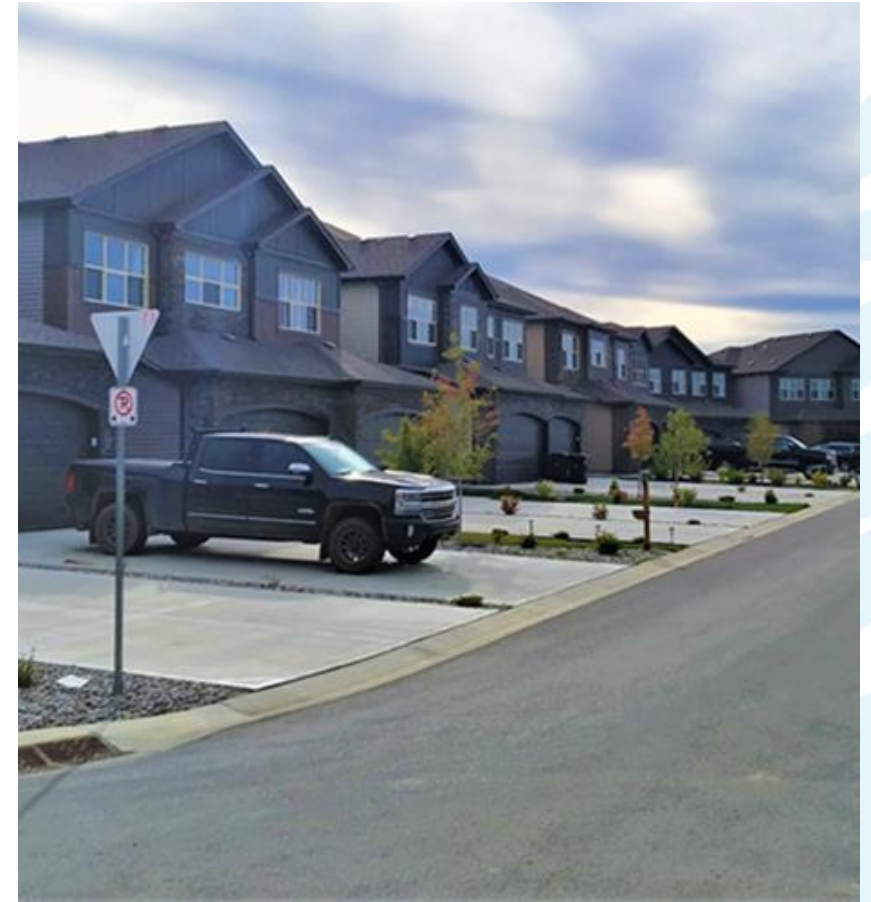
Proposed Amendment #3 - Hard Surfaced Parking in Residential Areas

Regulatory Framework

- LUB only requires commercial and industrial developments to be hard surfaced
- For residential properties, *Section 82 Access from Streets and Alleys* requires driveway extensions located over City Boulevards to be made of concrete only, but not the rest of the driveway.

Municipal Comparisons

- Edmonton, St. Albert, Stony Plain, and Beaumont all require residential parking to be hard surfaced.

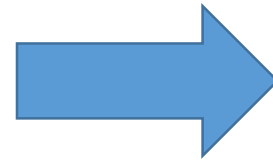


Proposed Amendment #3 - Hard Surfaced Parking in Residential Areas

Recommendation

Section 83 On Site Parking Requirements

All motor vehicle parking spaces in residential districts shall be hard surfaced and accessible by a permanent vehicle access. Permeable pavers or materials can be considered for additional parking stalls at the discretion of the Development Officer.



Rationale

- Provides clear regulations to builders.
- Aligns with regulations of surrounding municipalities.
- Improves neighbourhood aesthetics.

Proposed Amendment #4 - Regulations for Semi-Detached Dwellings and Duplexes

Issue

LUB lacks clear development regulations within the following districts:

- 1) **R1 - Mixed Low to Medium Density Residential District** does not contain minimum site width requirements for Duplexes.
- 2) **R2 - Mixed Medium to High Density Residential District** does not contain minimum site width or site depth regulations for Semi-detached dwellings or Duplexes.

Background

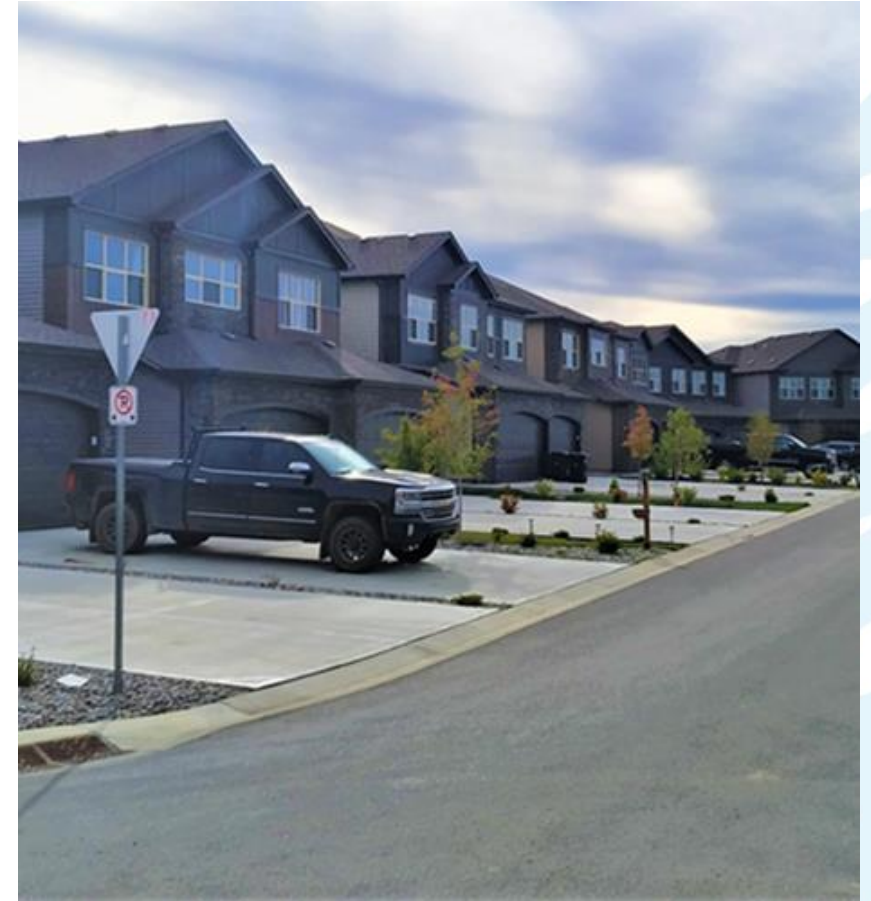
- Limited applications received for Duplexes in the R1 district, and Semi-detached Dwellings or duplexes in the R2 district.
- Development trends could lead to additional applications.



Proposed Amendment #4 - Regulations for Semi-Detached Dwellings and Duplexes

Regulatory Framework

- **R1 District:** Semi-detached Dwellings and Duplexes are a permitted use and must be approved if associated regulations met. R1 District lacks site width requirements for Duplexes.
- **R2 District:** Semi-detached Dwellings and Duplexes are a discretionary use but there are no minimum site width or site depth regulations for them. Can approve or refuse DP applications for these developments, or development defaults to R2 District regulations that are tailored towards row housing and multi-unit structures, including setbacks and height.



Proposed Amendment #4 - Regulations for Semi-Detached Dwellings and Duplexes

SECTION 115 R1- MIXED LOW TO MEDIUM DENSITY RESIDENTIAL DISTRICT

(2) Development Regulations

	Site Standard	
Site Width (Minimum)	Duplex (Side by Side)	• 15 m

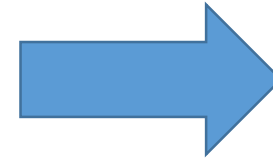
SECTION 116 R2- MIXED MEDIUM TO HIGH DENSITY RESIDENTIAL DISTRICT

(1) DEVELOPMENT REGULATIONS

(b) Duplexes and Semi-Detached Dwellings shall use the development regulations in the R1 - Mixed Low to Medium Density Residential District.

Rationale

- Provides clear regulations to builders.
- More significant changes require public consultation and will be addressed with the LUB update.



Questions and Comments