

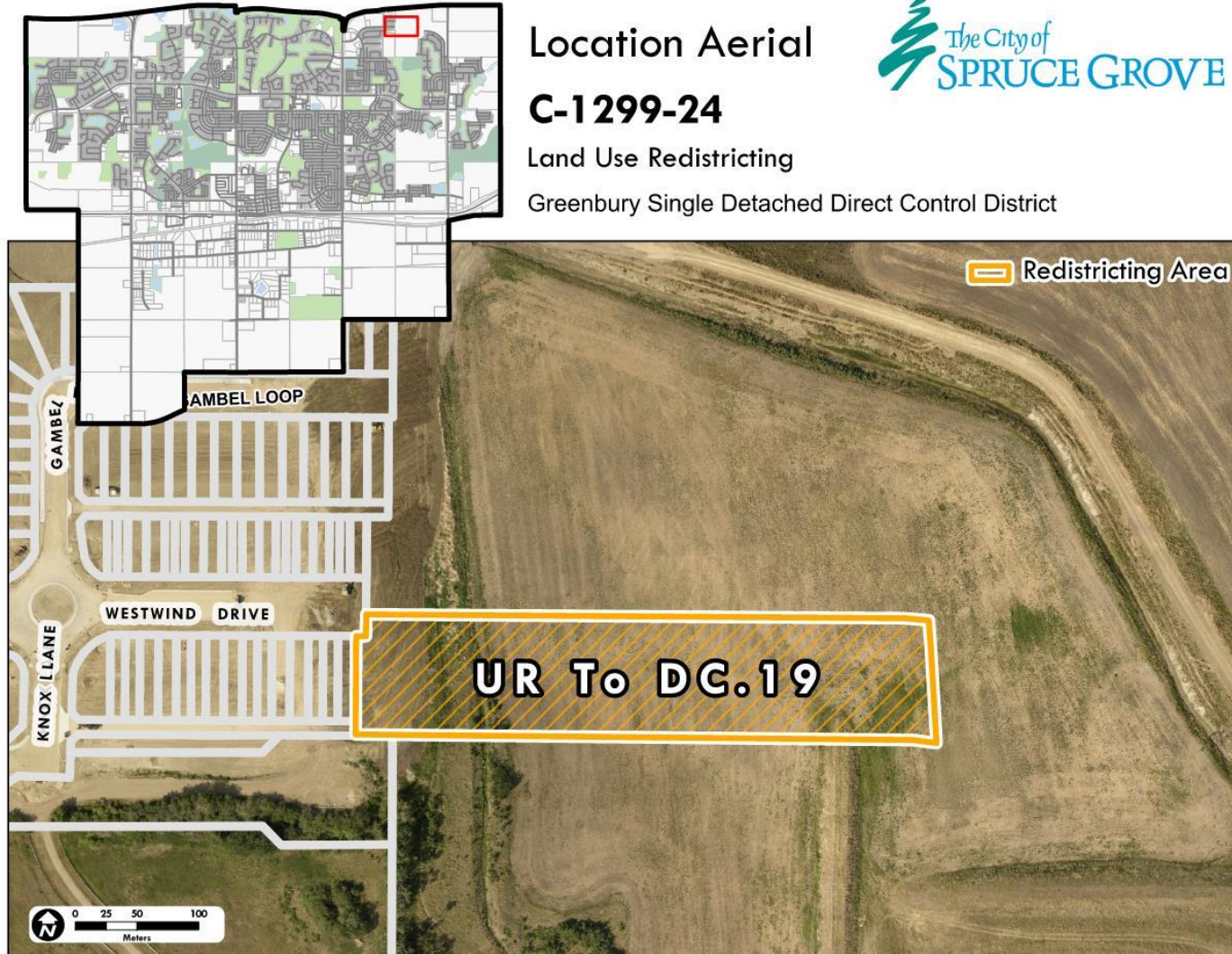
Bylaw C-1299-24

DC.19 - Greenbury Single Detached Direct Control District

Third Reading

City of Spruce Grove
Public Hearing
June 9, 2025

Location



DC.19 - Greenbury Single Detached Direct Control District

- Intended Use/Purpose:
 - To create a balanced streetscape along Westwind Drive
 - Single Detached Residential

C-1299-24 – Direct Control District DC.19 Greenbury Single Detached Redline Change 1

SECTION 159 DC.19 – GREENBURY ~~ROW HOUSING SINGLE DETACHED~~ DIRECT CONTROL DISTRICT

- All reference to Row Housing has been removed
- Secondary Suite use has been removed

(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.~~

The purpose of this District is to provide for two storey Single Detached Dwellings to balance the streetscape along Westwind Drive.

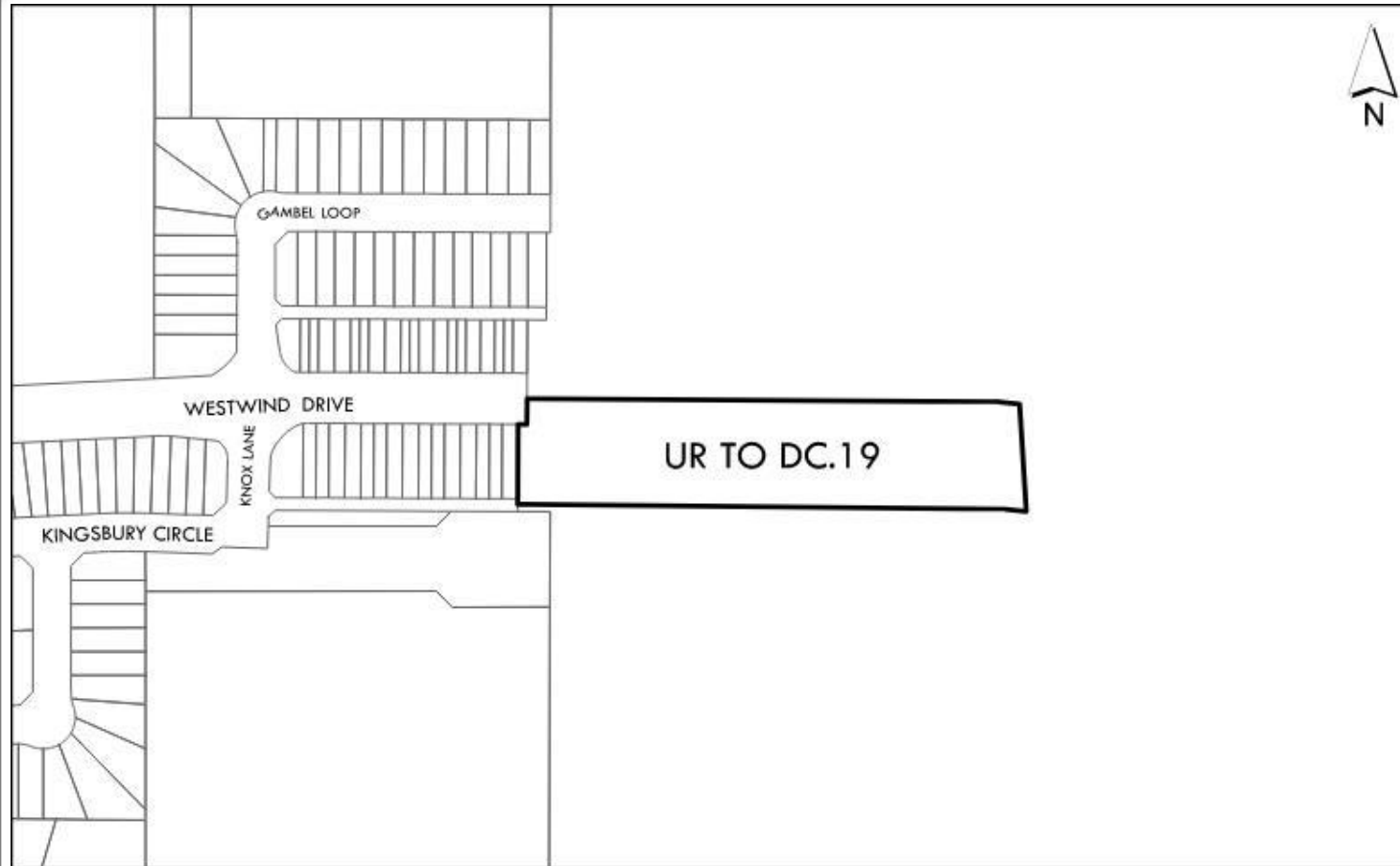
Permitted Uses	Discretionary Uses
<ul style="list-style-type: none">• Accessory Buildings• Home Occupation, Minor• Single Detached Dwelling• Row Housing, Street Oriented• Secondary Suite	<ul style="list-style-type: none">• Show Home• Sales Centre

C-1299-24 – Direct Control District DC.19 Greenbury Single Detached Redline Change 2

- **Site Standards have been revised to reflect the Single Detached use**

	Site Standard	
Site Width (Minimum)	• Single Detached Dwelling	• 8.5 m
Site Depth (Minimum)	• Single Detached Dwelling	• 30.0 m
Front Yard Setback (Minimum)	• Principal Building	• 4.5 m
Side Yard Setback (Minimum)	• Street Side Yard • All Other	• 3.0 m • 1.2 m
Rear Yard Setback (Minimum)	• Principal Building	• 7.0 m
Height (Maximum)	• <u>Two storeys</u> not exceeding 10.0 m	
Density	• 25 units per net hectare (minimum)	
Site Coverage (Maximum):	• 50%	

C-1299-24 – Direct Control District DC.19 Greenbury Single Detached



Legal Description:

Lot 3, Block A, Plan 242 0044

Amendment Area: 0.9 ha

Proposed amendment

UR – Urban Reserve District

To:

DC.19 – Greenbury Single Detached
Direct Control District

Questions and Comments