



## REQUEST FOR DECISION

**MEETING DATE:**

July 7, 2025

**TITLE:**

C-1397-25 - Land Use Bylaw Text Amendment - DC.21 Easton  
Back-to-Back Row Housing Direct Control District - Public Hearing,  
Second and Third Reading

**DIVISION:**

Sustainable Growth and Development Services

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**SUMMARY:**

Bylaw C-1397-25, a proposed Land Use Bylaw text amendment, will establish a site-specific direct control district on a medium density residential site. The proposed district will provide for a bare land condominium development to accommodate residential Row Housing and Back-to-Back Row Housing.

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**PROPOSED MOTION:**

THAT second reading be given to C-1397-25 - Land Use Bylaw Text Amendment - DC.21 Easton Back-to-Back Row Housing Direct Control District.

THAT third reading be given to C-1397-25 - Land Use Bylaw Text Amendment - DC.21 Easton Back-to-Back Row Housing Direct Control District.

**BACKGROUND / ANALYSIS:**

The proposed Land Use Bylaw text amendment will establish a site-specific direct control district for a medium density residential site. The proposed direct control district was required to introduce a new proposed use: *Row Housing, Back-to-Back*. In addition to providing for this new use, the direct control district provides specific setbacks from adjacent roadways, reduces minimum lot widths for row housing, identifies the need for exclusive use parking stalls, and requires pedestrian access to each dwelling from onsite parking areas.

C-1398-25, a Land Use Bylaw Redistricting Amendment for Easton Stage 8 requires third reading of this bylaw to support the redistricting of 2.3ha site within the Easton neighbourhood from

UR - Urban Reserve District to DC.21 - Easton Back-to-Back Row Housing Direct Control District. Defeat or deferment of this bylaw will subsequently require defeat or deferment of third reading for C-1398-25 - Easton Stage 8.

### **Adjacent Roadways**

The subject lands are bordered by McLeod Avenue to the north, Pioneer Road to the east, and a future local roadway to the west. As all these roadways have no parking or parking restrictions, all parking for the development must be accommodated on site. The future subdivision and/or development permit will need to satisfy the parking requirements of the Land Use Bylaw and will specifically identify visitor parking stalls in addition to any dedicated stalls for units with no attached parking (Back-to-Back Row Housing units).

Units will not be permitted to front or flank onto Pioneer Road and will be developed with a minimum 7.0m development setback. Units will be permitted to front onto the McLeod Avenue collector and will be developed with a minimum 4.5m development setback, but no direct access will be permitted from individual dwellings.

### **Back-to-Back Row Housing**

This is a type of housing where multiple homes are built in a row, sharing walls on the sides and rear, leaving only one front wall with exterior windows and door; the back of one house faces and is attached to the back of another, creating two houses within a single row of buildings.

The Back-to-Back Row Housing use is defined within the direct control district to localise the use to this one district and not introduce it as a standard use to be considered in other districts. The definition is as follows:

Row Housing, Back-to-Back: Row Housing, of three or four Dwellings, except that Dwellings shall be joined in whole or in part at the side and the rear, with none of the Dwellings being placed over another.

While a new addition to the City of Spruce Grove Land Use Bylaw, the proposed Back-to-Back Row House dwelling form has previously been developed in both Edmonton and Calgary.

The area will be subdivided into bare land condominium units prior to development.

### **OPTIONS / ALTERNATIVES:**

Bylaw C-1397-25 is being presented at a Public Hearing. Should Council feel they need further information to make a decision on this bylaw, they may choose to adjourn the public hearing

for continuance at a later date. If Council chooses this option, second reading of the bylaw will be rescheduled.

The bylaw is also being brought forward for consideration of second reading and third reading. Upon closing of the Public Hearing and based on information provided at the Public Hearing, discussion and consideration of changes to the bylaw may be made. Alternatively, Council may defeat the motion for second reading and choose to defeat the bylaws or a Councillor may make the following motions if they wish to defer third reading to the next Council meeting:

*THAT third reading for C-1397-25 - Land Use Bylaw Text Amendment - DC.21 Easton Back-to-Back Row Housing Direct Control District be deferred to the August 18, 2025, Regular Council Meeting.*

### **CONSULTATION / ENGAGEMENT:**

This application was circulated to relevant City departments for their comments.

A statutory Public Hearing, advertised per the requirements of the *Municipal Government Act*, will be held prior to consideration of second reading. Advertising of the Public Hearing was placed in the Spruce Grove Examiner on June 27, 2025, and uploaded to the City website on June 24, 2025, as per the Advertising Bylaw thereby satisfying the requirements of the *Municipal Government Act*.

In addition to the public hearing, the information regarding this proposed district were presented by the applicant to the public via direct mail out to owners within 150m of the site and newspaper advertisement; both notification methods provided links to additional, more detailed, information and comment collection on the applicant's website. A summary of this engagement can be found in the attached What We Heard Report.

### **IMPLEMENTATION / COMMUNICATION:**

If approved, the Land Use Bylaw will be updated by adding DC.21 Easton Back-to-Back Row Housing Direct Control.

### **IMPACTS:**

Approval of this bylaw will enable the development of the new *Row Housing, Back-to-Back* use within the future DC.21 District approved area. The specific subject area will be identified via the proposed redistricting for Easton Stage 8, as presented in Bylaw C-1398-25.

**FINANCIAL IMPLICATIONS:**

n/a