

Bylaw C-1168-21 Drive Through Business Plan 142 2641, Block 1, Lot 1

Public Hearing

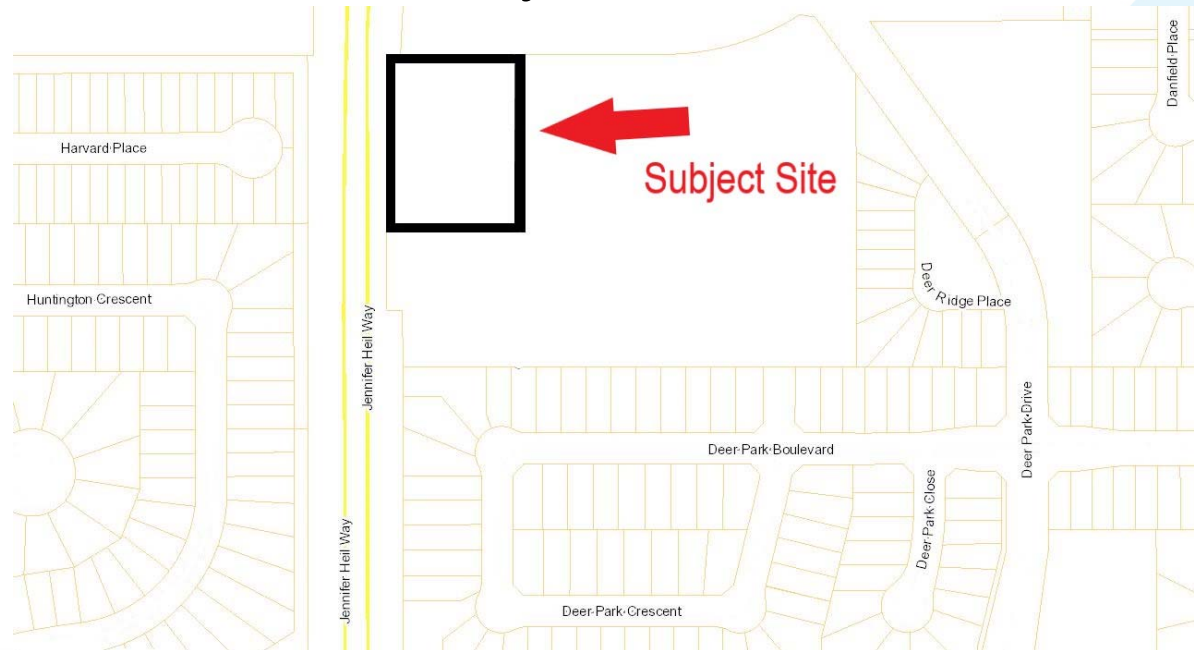
City of Spruce Grove
Council Meeting
October 12, 2021

Location

Public Hearing
C-1168-21

Plan 142 2641, Block 1, Lot 1

- **Intended Land Use:** C3 - Neighbourhood Retail and Service
- **Site Specific Text Amendment:** addition of Drive Through Business as a discretionary use



North Central Area Structure Plan

Land Use Concept

Proposed land use is consistent with the area structure plan:

➤ Commercial

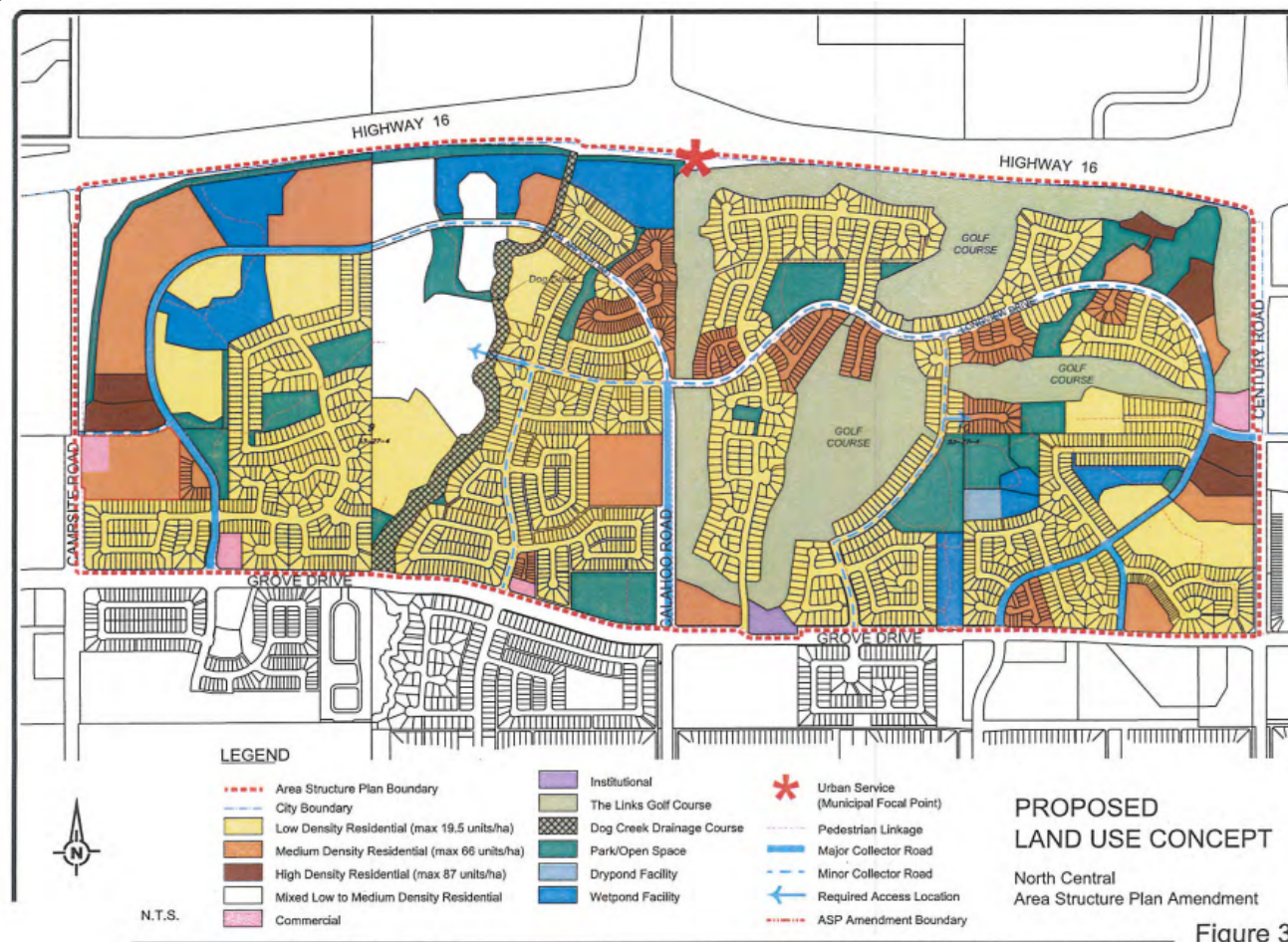


Figure 3

Proposed Text Amendment

Site Specific to:

Plan 142 2641, Block 1, Lot 1

Proposed Amendment:

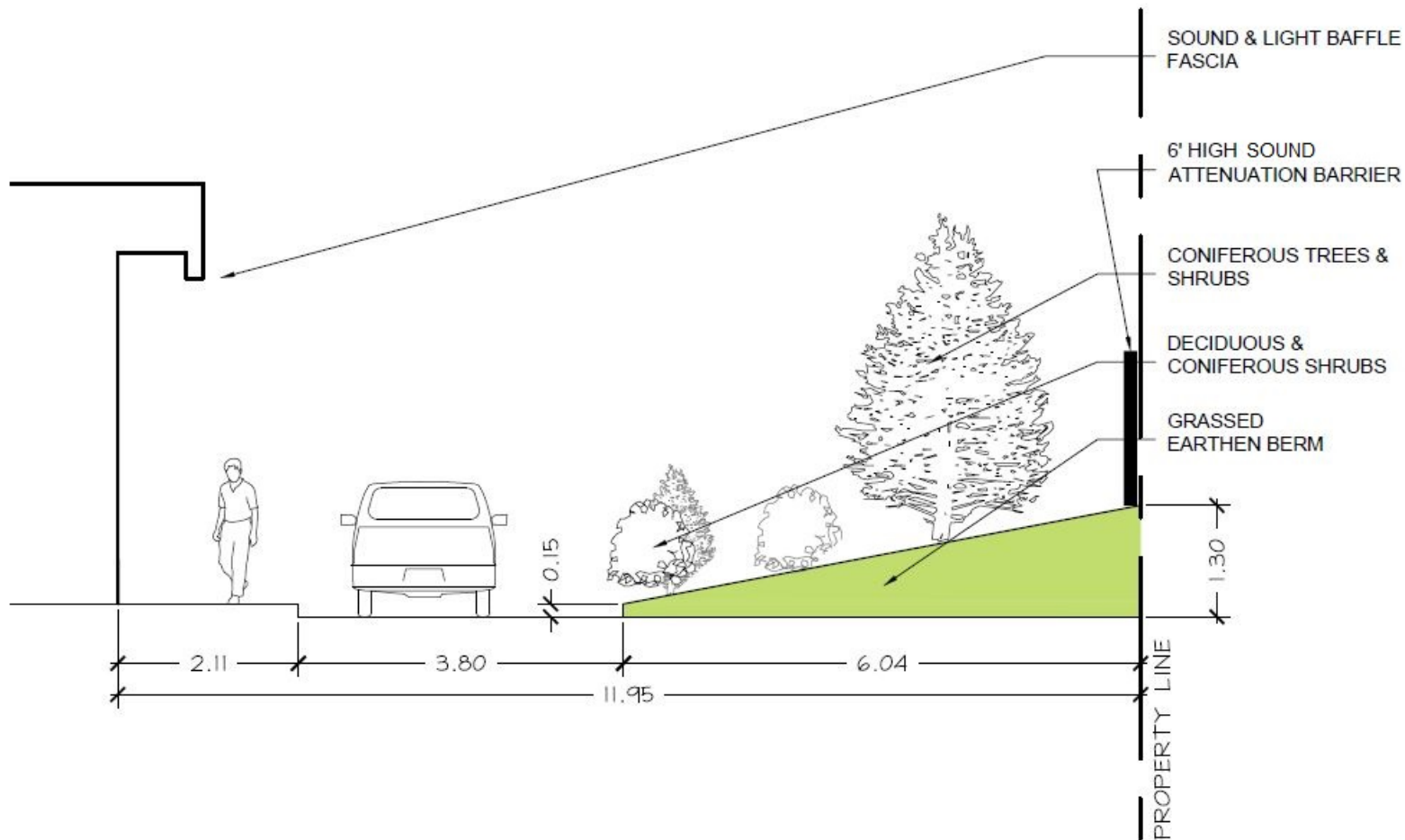
Addition of Drive Through Business as a discretionary use to the C3
Neighbourhood Retail and Service District

Proposed Text Amendment

Additional Regulations for Drive Through Business:

- provide appropriate screening and sound attenuation measures from adjacent lands identified for residential use through the use of:
 - solid sound attenuation fence, minimum height of 1.8 m;
 - a landscaped berm, with a minimum height of 1.0 m;
 - a minimum grading separation of 2.75 m between the drive through lane and the top of the sound attenuation fence;
 - prepare a lighting plan as per Section 37;
 - position and operate all outdoor speakers to minimize potential noise pollution to adjacent lands;
 - provide aesthetically pleasing fence design;
- All to the satisfaction of the Development Officer.

Draft Cross-Section Drive Through / Residential Interface



Site Access / Egress





Public Hearing

Bylaw C-1168-21

Drive Through Business
Plan 142 2641, Block 1, Lot 1

Questions & Comments