

THE CITY OF SPRUCE GROVE

BYLAW C-1168-21

**LAND USE BYLAW AMENDMENT – DRIVE THROUGH BUSINESS,
PLAN 142 2641, BLOCK 1, LOT 1**

WHEREAS, pursuant to the *Municipal Government Act*, RSA 2000 cM-26, a municipality shall pass a land use bylaw and may amend the land use bylaw;

AND WHEREAS, the City of Spruce Grove wishes to amend Bylaw C-824-12, the Land Use Bylaw;

NOW THEREFORE, the Council for the City of Spruce Grove, duly assembled, hereby enacts as follows:

1. Bylaw C-824-12 is amended as follows:

1.1 To add the following in bold to Section 125 C3 – Neighbourhood Retail and Service District, (1) Discretionary Uses

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

1.2 To add within Section 125 C3 – Neighbourhood Retail and Service District, (3) Additional Regulations, the following text as shown in bold lettering:

(f) **In addition to Section 65, Drive Through Business on Plan 142 2641, Block 1, Lot 1 shall:**

i. **provide appropriate screening and sound attenuation measures from adjacent lands identified for residential use through the use of:**

a. **solid sound attenuation fence, minimum height of 1.8 m;**

b. **a landscaped berm, with a minimum height of 1.0 m;**

c. **a minimum grading separation of 2.75 m between the drive through lane and the top of the sound attenuation fence;**

- ii. prepare a lighting plan as per Section 37;**
- iii. position and operate all outdoor speakers to minimize potential noise pollution to adjacent lands;**
- iv. provide aesthetically pleasing fence design;**
- to the satisfaction of the Development Officer.**

- 2. This amending bylaw shall be consolidated into Bylaw C-824-12.
- 3. This bylaw shall come into force and effect when it receives third reading and is duly signed.

First Reading Carried 13 September 2021

Second Reading Carried

Third Reading Carried

Date Signed

Mayor

City Clerk