

**CITY OF SPRUCE GROVE**

**BYLAW C-824-12**

**LAND USE BYLAW**

**WHEREAS**, pursuant to the Municipal Government Act, R.S.A. 2000, c. M-26, including amendments, a municipality shall pass a land use bylaw;

**AND WHEREAS**, the City of Spruce Grove adopted Bylaw No. C-711-09, the Municipal Development Plan, in July 2010, which set a long term vision for the City;

**AND WHEREAS**, the City of Spruce Grove wishes to adopt a new Land Use Bylaw to implement the vision, goals and policies of the Municipal Development Plan;

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

**THAT**, this bylaw shall be known as the “Land Use Bylaw.”

**THAT**, the Land Use Bylaw, attached hereto as Schedule ‘A’ to this bylaw, be adopted.

**And**

**THAT**, Bylaw C-721-09, the Land Use Bylaw, and all its amendments, are hereby repealed.

This bylaw comes into force and effect on January 1, 2013.

First Reading Carried 04 May 2012

Public Hearing Held 11 June 2012 and 24, 25 September 2012

Second Reading Carried 22 October 2012

Third Reading Carried 13 November 2012

Date Signed

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Mayor

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City Clerk

Schedule A – Land Use Bylaw



**City of Spruce Grove**

**Land Use Bylaw**  
**Effective Date: January 1, 2013**

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SCHEDULE A: City of Spruce Grove Land Use Bylaw – Maps 1 to 15

## **PART 1 – ENACTMENT AND ADMINISTRATION**

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### **SECTION 1 TITLE**

- (1) This Bylaw is the Land Use Bylaw of the City of Spruce Grove in the Province of Alberta, and is referred to throughout as “this Bylaw.”

### **SECTION 2 PURPOSE**

- (1) The purpose of this Bylaw is to regulate the use and development of land and Buildings within the City of Spruce Grove to achieve the orderly and economic Development of land in the City. In pursuit of that purpose, this Bylaw will:
  - (a) Divide the City of Spruce Grove into land use Districts;
  - (b) Prescribe and regulate for each District the purpose for which land and buildings may be used;
  - (c) Specify how many Dwellings are allowed per Site;
  - (d) Establish the office of a Development Authority;
  - (e) Establish the method of making decisions on applications for Development Permits including the issue of Development Permits; and
  - (f) Prescribe a procedure to notify owners of land likely to be affected by the issue of a Development Permit.

### **SECTION 3 APPLICATION**

- (1) Except as provided hereafter, this Bylaw applies to the whole City of Spruce Grove, including all lands and Buildings contained within its corporate limits.
- (2) This Bylaw does not apply to any lands contained within a registered public road plan.

### **SECTION 4 OTHER LEGISLATIVE REQUIREMENTS**

- (1) Nothing contained within this Bylaw and no approval or permit issued hereunder relieves any person from the requirement to comply with the provisions of any other applicable Federal, Provincial or municipal law nor the provisions of any caveat, easement or other instrument affecting a Building or land.



## SECTION 5      TRANSITION

- (1) No provision of any other Bylaw with respect to districting, development control, development schemes and land Use classifications shall hereafter apply to any parts of the City described in this Bylaw, except as specifically provided for in this Bylaw.
- (2) The City of Spruce Grove Land Use Bylaw C-721-09, as amended is repealed.
- (3) The provisions of this Bylaw come into effect on January 1, 2013 (the “Effective Date”).
- (4) The Density regulations of the R1 and R2 Districts shall apply only to development where less than 30% of the Plan area is developed in accordance with Policy 5.2.4.1 of the Municipal Development Plan. The Development Officer shall consider the applicable Area Structure Plan, character, built form and density of existing development when reviewing Development Permit applications and applications to amend the Land Use Bylaw in these circumstances.
- (5) Subject only to the provisions in the *Municipal Government Act* respecting legal non-conforming Uses and notwithstanding the effect it may have on rights, vested or otherwise, the provisions of this Bylaw govern from the Effective Date onward. In particular, no application for a Development Permit shall be evaluated under the procedural or substantive provisions of the previous Land Use Bylaw after the Effective Date, even if the application was received before the Effective Date.