

SECTION 117 GPL – GREENBURY PLANNED LOT DISTRICT

(Bylaw C-900-15, Feb. 23, 2015)
(Bylaw C-1000-17, June 27, 2017)

(1) GENERAL PURPOSE

The purpose of this District is to accommodate single and semi-detached dwellings built to the property line and street-oriented row housing with standard side yards within the Greenbury neighbourhood on a pilot project basis.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none">• Accessory Building• Home Occupation, Minor• Semi-Detached Dwelling• Single Detached Dwelling	<ul style="list-style-type: none">• Bed and Breakfast Establishment• Boarding and Lodging House• Family Day Home• Group Homes, Limited• Public Utility Building• Sales Centre• Secondary Suite• Show Home• Row Housing, Street Oriented, up to four units

(Bylaw C-1057-18, March 18, 2019)
(Bylaw C-1104-19, May 29, 2020)
(Bylaw C-1269-23, Feb. 12, 2024)

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Width (Minimum):	<ul style="list-style-type: none">• Single Detached Dwelling• Single Detached Dwelling – one side Zero Side Yard• Semi-Detached Dwelling• Semi-Detached Dwelling – two sides Zero Side Yard• Semi-Detached Dwelling – one side Zero Side Yard• Row Housing, Street Oriented – Internal Dwelling• Row Housing, Street Oriented – End Dwelling	<ul style="list-style-type: none">• 8.5 m• 7.6 m• 6.7 m• 5.5 m• 6.9 m• 5.5 m• 6.7 m

Site Width (Maximum):	<ul style="list-style-type: none"> • Single Detached Dwelling – one side Zero Side Yard • Semi-Detached Dwelling – one side Zero Side Yard 	<ul style="list-style-type: none"> • 11.9 m • 10.7 m
Site Depth (Minimum):	<ul style="list-style-type: none"> • All uses 	<ul style="list-style-type: none"> • 33.5 m
	Site Standard	
Front Yard Setback (Minimum):	<ul style="list-style-type: none"> • Principal Building • Attached Garage • Street Side Yard • Single Detached Dwelling • Single Detached Dwelling with one side Zero Side Yard • Semi-Detached Dwelling • Semi-Detached with two sides Zero Side Yard • Street Oriented Row Housing 	<ul style="list-style-type: none"> • 3.0 m • 6.0 m • 3.0 m • 1.2 m or 1.5 m when adjacent to Zero Side Yard Development • 1.5 m • 1.2 m or 1.5 m when adjacent to Zero Side Yard Development • 0 m • 1.2 m or 2.25 m when adjacent to Zero Side Yard Development
Rear Yard Setback (Minimum):	<ul style="list-style-type: none"> • Principal Building, Corner Site • All other Principal Buildings • Attached Garage, access from an Alley, Corner Site • Attached Garage, accessed from an Alley, all other Sites 	<ul style="list-style-type: none"> • 4.5 m • 7.0 m • 3.0 m • 6.0 m
Height (Maximum):	<ul style="list-style-type: none"> • Three storeys not to exceed 12.0 m • A maximum differential of one Storey allowed between Adjacent Sites 	
Density:	<ul style="list-style-type: none"> • 25 units per net hectare (minimum) • An application that proposes a Density lower than the minimum may be permitted if the neighbourhood's average Density remains 25 units per hectare or higher. 	
Site Coverage (Maximum):	<ul style="list-style-type: none"> • 50% • 57% for Street Oriented Row Housing: this shall only apply to internal Dwelling units with no side Yard. In cases where the garage is not an integral part of the principal dwelling, the Dwelling shall not exceed 40% of the total site coverage at 57%. 	

Amenity Area (Minimum):	<ul style="list-style-type: none"> • 7.5 m² per dwelling for Row Housing on one site for private outdoor Amenity Area.
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(3) ADDITIONAL REGULATIONS

- (a) Notwithstanding the Front Yard and Side Yard requirements in (2), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard and Street Side Yard in accordance with Section 29 of this Bylaw.
- (b) Zero Side Yard Development shall only be considered when a private maintenance easement, a minimum of 1.5 m wide, has been registered at the time of subdivision that provides for:
 - (i) A 0.30 m eave encroachment with the requirement that the eaves must not be closer than 0.90 m to the eaves of the adjacent building;
 - (ii) A 0.60 m footing encroachment;
 - (iii) A drainage swale, constructed as per the City of Spruce Grove Minimum Engineering Standards; and
 - (iv) Permission to access the easement area for maintenance of both properties.
- (c) For all Zero Side Yard Development, any Accessory Building must meet the same minimum Side Yard as the Principal Building.
- (d) For all subdivision proposed for land within this District, the following information shall be delineated on the tentative plan of subdivision:
 - (i) All lots proposed for Zero Side Yard Development; and
 - (ii) Whether the block(s) will be front or rear loading.
- (e) For all Zero Side Yard Development, a Real Property Report shall be submitted to the City of Spruce Grove after the completion of foundation construction and prior to commencement of framing.
- (f) Notwithstanding Section 117(3)(e) above, the builder, at their own risk, may install main floor joists and subfloor only on a completed foundation to protect and maintain the integrity of the foundation and footings.
(Bylaw C-1025-17. March 5, 2018)
- (g) Notwithstanding Section 117(3)(e) above, the builder, at their own risk, on a walkout lot, may install main floor joists, subfloor and applicable pony

walls only on a completed foundation to protect and maintain the integrity of the foundation and footings.

(Bylaw C-1025-17, March 5, 2018)

- (a) For all sites that accommodate a dwelling less than 6.6 m wide excluding any architectural features such as cantilevers or archways, the maximum permitted width of a front attached garage is 4.9 m.

(Bylaw C-1025-17, March 5, 2018)

(Bylaw C-1104-19, May 29, 2020)

- (i) No storage, air conditioners, garbage cans, accessory uses and buildings, or landscaping other than ground covering shall be located within the private maintenance area.

(Bylaw C-1025-17, March 5, 2018)

- (j) Variance shall not be granted to a Side Yard Setback.

(Bylaw C-1369-24, March 10, 2025)

- (k) All roof leaders from the dwelling are connected to the storm service.

(Bylaw C-1369-24, March 10, 2025)

SECTION 117A EPL – EASTON PLANNED LOT DISTRICT

(1) DEVELOPMENT REGULATIONS

The purpose of this District is to accommodate single dwellings with vehicular access from a rear Alley only, with one side built to the property line within the Easton neighbourhood.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none">• Accessory Building• Single Detached Dwelling	<ul style="list-style-type: none">• Bed and Breakfast Establishment• Boarding and Lodging House• Family Day Home• Garage Suite• Group Homes, Limited• Home Occupation• Sales Centre• Secondary Suite• Show Home

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Width (Minimum):	<ul style="list-style-type: none"> • Single Detached Dwelling • Single Detached Dwelling - one side Zero Side Yard 	<ul style="list-style-type: none"> • 8.5 m • 7.6 m
Site Depth (Minimum):	<ul style="list-style-type: none"> • All uses 	<ul style="list-style-type: none"> • 33.0 m
Front Yard Setback (Minimum):	<ul style="list-style-type: none"> • Principal Building 	<ul style="list-style-type: none"> • 3.0 m
Side Yard Setback (Minimum):	<ul style="list-style-type: none"> • Single Detached Dwelling • Street Side yard 	<ul style="list-style-type: none"> • 1.2 m or 1.5m when adjacent to Zero Side Yard development • 2.4 m
Rear Yard Setback (Minimum):	<ul style="list-style-type: none"> • Attached Garage, access from an alley, Corner Site • Attached Garage, accessed from an alley • All other Principal Buildings 	<ul style="list-style-type: none"> • 3.0 m • 6.0 m • 7.0 m
Height (Maximum):	<ul style="list-style-type: none"> • Three storeys not exceeding 12.0 m 	
Density:	<ul style="list-style-type: none"> • 25 units per net hectare (minimum) • An application that proposes a density lower than the minimum may be permitted if the neighbourhood's average density remains 25 units per hectare or higher. 	
Site Coverage (Maximum):	<ul style="list-style-type: none"> • 50% 	

(3) ADDITIONAL REGULATIONS

- (a) Notwithstanding the Front Yard and Side Yard requirements in (2), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard and Street Side Yard in accordance with Section 29 of this Bylaw.
- (b) Zero Side Yard Development shall only be considered when a private maintenance easement, a minimum of 1.5 m wide, has been registered at the time of subdivision that provides for:

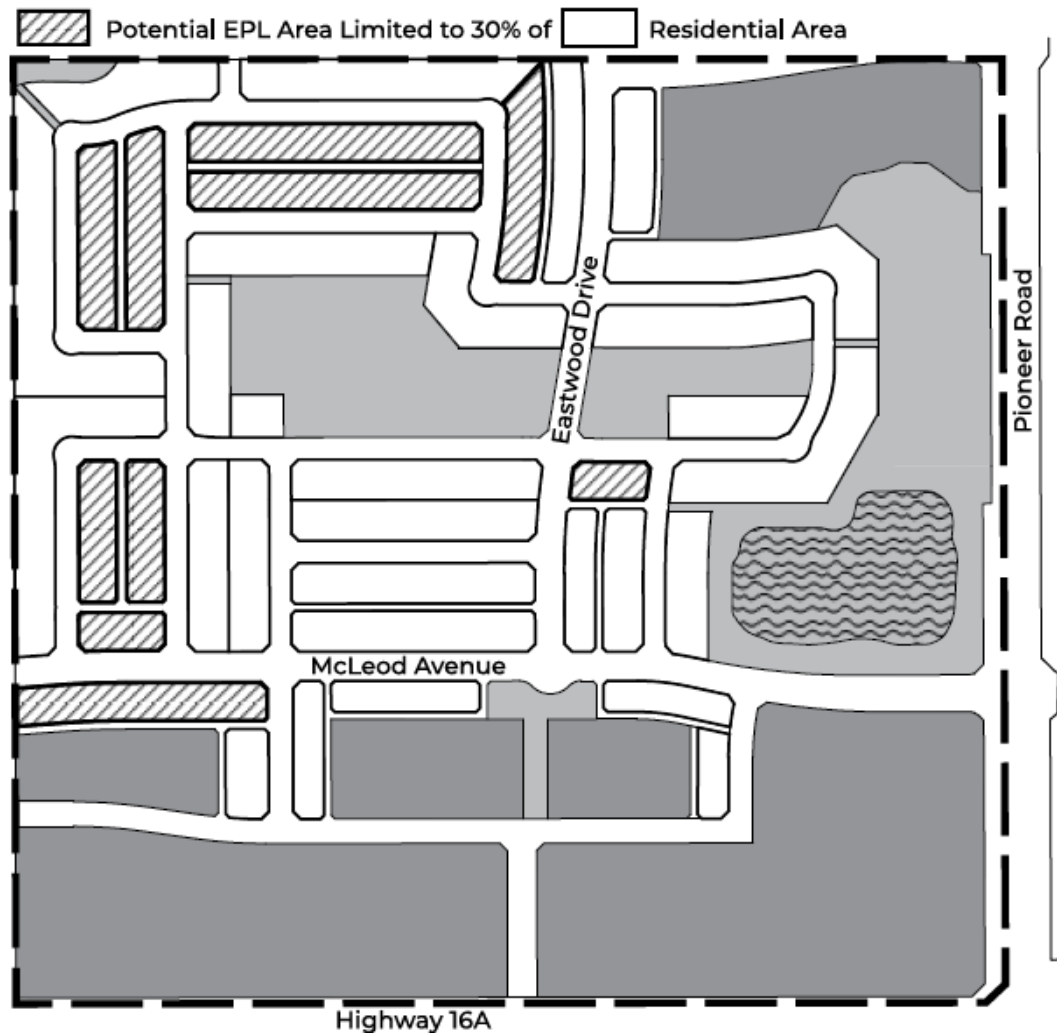
- (i) A 0.30 m eave encroachment with the requirement that the eaves must not be closer than 0.90 m to the eaves of the adjacent building;
 - (ii) A 0.60 m footing encroachment;
 - (iii) A drainage swale, constructed as per the City of Spruce Grove Minimum Engineering Standards; and
 - (iv) Permission to access the easement area for maintenance of both properties.
- (c) All roof leaders from the Dwelling are connected to the storm service.
- (d) For all Zero Side Yard Development, any Accessory Building must meet the same minimum Side Yard as the Principal Building.
- (e) For all subdivision proposed for land within this District, all lots proposed for Zero Side Yard shall be delineated on the tentative plan of subdivision.
- (f) No front drive access will be permitted in this district.
- (g) For all Zero Side Yard Development, a Real Property Report shall be submitted to the City of Spruce Grove after the completion of foundation construction and prior to commencement of framing.
- (h) Notwithstanding Section 117A(3)(g) above, the builder, at their own risk, may install main floor joists and subfloor only on a completed foundation to protect and maintain the integrity of the foundation and footings.
- (i) Notwithstanding Section 117A(3)(g) above, the builder, at their own risk, on a walkout lot, may install main floor joists, subfloor and applicable pony walls only on a completed foundation to protect and maintain the integrity of the foundation and footings.
- (j) No storage, air conditioners, garbage cans, accessory uses and buildings, or landscaping other than ground covering shall be located within the private maintenance area.
- (k) The designation and location of the EPL District may be applied to residential areas serviced by an alley, in general accordance with Figure 1 – Areas of Potential EPL District.
 - (i) Notwithstanding Section 3(k) above, the maximum total area of residential land which may be applied for under the EPL District

shall be limited to 20% of the residential area, excluding sites intended for Multi-Unit Dwellings.

- (l) Variance shall not be granted to a Side Yard Setback.

(Bylaw C-1369-24, March 10, 2025)

Figure 1 – Areas of Potential EPL District



*Note: This figure shows potential blocks of EPL and does not reflect 20% area. The configuration of parks, roads and other land uses is conceptual and may be refined at the time of subdivision.