

LAND USE BYLAW UPDATES – RESIDENTIAL DISTRICTS AND SECONDARY SUITES

WHAT IS A LAND USE BYLAW

The Land Use Bylaw regulates how land can be used and what can be built in our City. Under the Land Use Bylaw, each parcel of land is assigned a land use district. Each land use district includes regulations about what can be built on the property.

WHAT IS BEING PROPOSED

Spruce Grove's Land Use Bylaw has two standard residential districts that allow a range of different residential building types to be built:

- **R1- Mixed Low to Medium Density Residential District** allows single-detached dwellings, semi-detached dwellings, duplexes and street-oriented row housing (up to 4 units), and
- **R2 – Mixed Medium to High Density Residential District** allows semi-detached dwellings, duplexes, row housing (Development, Stacked and Street Oriented), apartments, assisted living facilities, designated assisted living facilities and special care facilities.

Changes are proposed to the Land Use Bylaw to provide more certainty about what types of housing is being developed and where it will be located in the future. The changes include:

- **A new R4- High Density Residential District** to accommodate apartments, and assisted living facilities, designated assisted living facilities and special care facilities.
- **Update R1 – Mixed Low to Medium Density Residential District** to continue allowing single detached dwellings, semi detached dwellings and duplexes while shifting **future** street-oriented row housing (up to four units) to the R2 – Mixed Medium to High Density Residential District.
- **Update R2- Mixed Medium to High Density Residential District** to continue allowing row housing (developments, stacked and street oriented) while shifting **future** apartments, and assisted living facilities, designated assisted living facilities, and special care facilities to the new R4 – High Density Residential District.

The proposed changes will only impact future residential development that is proposed after a certain timeframe in the planning and development process.

Another proposed amendment is to restrict future secondary suites in housing fronting onto collector roads to reduce traffic and on-street parking impacts.

WILL THIS IMPACT MY PROPERTY?

The proposed changes will:

- not increase the number of row housing, apartments or large-scale developments in your neighbourhood only regulate them more carefully.
- not change your current property or what has already been built.
- not change how your neighbourhood is developed with homes but will provide more certainty about what types of housing is being developed and where it will be located in the future.
- Not impact existing secondary suites in housing that fronts onto collector roads. This amendment only applies to future development.

- Require development proposed in undeveloped areas to provide more details on the proposed building typologies.
- If you cannot participate in the event please provide feedback to landusebylaw@sprucegrove.org

NEXT STEPS

We will be bringing the proposed changes to the Land Use Bylaw forward to Council for consideration this summer. Once the Public Hearing is scheduled, the date will be advertised on the City website. Residents can attend or speak at the Public Hearing, or provide an email that will be read out during the Public Hearing.

PROPOSED REGULATIONS

R1 – Mixed Low to Medium Density Residential District	R2 - Mixed Medium to High Density Residential District	R4 – High Density Residential District
Single Detached Dwellings	Semi-Detached Dwelling	Multi-Unit Dwellings (apartments) <i>(Propose change to move from R2 to R4 District)</i>
Semi-Detached Dwellings	Duplex	Assisted Living Facility <i>(Propose change to move from R2 to R4 District)</i>
Duplex	Row Housing Development	Designated Assisted Living Facility <i>(Propose change to move from R2 to R4 District)</i>
	Row Housing, Stacked	Special Care Facility <i>(Propose change to move from R2 to R4 District)</i>
	Row housing, Street Oriented (up to 4 units) <i>(Proposed change to move from R1 to R2 District)</i>	
	Row Housing, Street Oriented with rear attached Garage	
	Row Housing, Street Oriented	