



**BYLAW NO. 19-16  
OF THE TOWN OF STRATHMORE  
IN THE PROVINCE OF ALBERTA**

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**BEING A BYLAW OF THE TOWN OF STRATHMORE IN THE PROVINCE OF ALBERTA  
TO AMEND THE LAND USE BYLAW NO. 14-11**

**WHEREAS** the *Municipal Government Act*, being Chapter M-26, of the *Revised Statutes of Alberta 2000* and amendments thereto provides authority for the Town to regulate such matters;

**NOW THEREFORE BE IT RESOLVED THAT** the Municipal Council of the Town of Strathmore, in the Province of Alberta duly assembled **HEREBY ENACTS AS FOLLOWS:**

**Bylaw no. 14-11 is amended by:**

1. Deleting and replacing that portion of the Land Use District Map affecting lands legally described as Lots 1 – 3, Block 1, Plan 2461K with Schedule “A” to this Bylaw, including any and all land use designations, land uses, and development guidelines contained in said Schedule “A”.

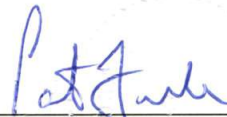
**ENACTMENT**


1.1 This Bylaw comes into full force and effect upon third and final reading.

**READ A FIRST TIME THIS** 16<sup>th</sup> day of October, 2019.

**READ A SECOND TIME THIS** 4<sup>th</sup> day of December, 2019.

**READ A THIRD AND FINAL TIME THIS** 4<sup>th</sup> day of December, 2019.

  
\_\_\_\_\_  
**MAYOR**

  
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**CAO**

Schedule "A"

<b>SCHEDULE E6</b>	<b>DIRECT CONTROL DISTRICT - WHEATLAND FUNERAL HOME</b>
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(1)**PURPOSE:** The provisions of this Direct Control (DC) District apply to the subject property legally described as Lots1-3, Block 1, Plan 2461K



(2) **USES:**

**a) Permitted Uses**

- Accessory Building
- Bed and Breakfast
- Contractor Services,
- Limited Custom Manufacturing Establishments
- Eating and Drinking Establishments, Minor
- Government Services Health Services
- Home Office
- Libraries and Cultural Exhibits
- Liquor Store
- Mixed Use Building
- Parking
- Personal Service Shops
- Professional Offices and Office Support Services



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Protective and Emergency Services  
Public Assembly Establishments, Minor  
Public Parks  
Retail Stores, Convenience  
Retail Stores, General Signs  
Utilities

**b) Discretionary Uses**

Athletic and Recreational Facility, Indoor  
Cannabis Stores  
Child Care Services  
Contractor Services  
Crematorium  
General Eating and Drinking Establishments, Major  
Education Services  
Fleet Services  
Funeral Services  
Gas Bar  
Home Occupation  
Hotels  
Pet Care Facility  
Private Club  
Public Assembly Establishment, Major  
Religious Assembly  
Residential Sales Centre  
Utility Building  
Veterinary Services, Minor

**(3) GENERAL SITE REQUIREMENTS:**

**a) Application of the Downtown Overlay District**

i. In addition to the regulations of this District, the regulations of the Downtown Overlay District (DOD), Section 4.13, also apply.

**b) Lot Area**

i. 232m<sup>2</sup>

**c) Minimum Site Width**

i. 7.6m

**d) Minimum Front Yard**

i. Zero, or up to 2m, at the discretion of the Approving Authority, to enable appropriate maintenance of the sidewalk





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**e) Habitable Floor Area**

- i. 110m<sup>2</sup>

**f) Maximum Number of Dwellings for Mixed Use Buildings – 100 units per ha**

**g) Minimum Side Yard Setbacks**

- i. Zero side yard setback, unless on a Corner lot, then the side yard setback is 1.2 meters

**h) Minimum Rear Yard Setbacks**

- i. 3.0 meters to accommodate staff parking and garbage containers

**i) Building Height**

- i. 16 m or four storeys with the opportunity for 6 storeys if the first level is stepped back from the street and/or the building is a mixed use building and/or the building qualifies for density bonusing under the Downtown Overlay Bylaw.

**(4) OTHER SITE REQUIREMENTS:**

**a) Exterior Materials**

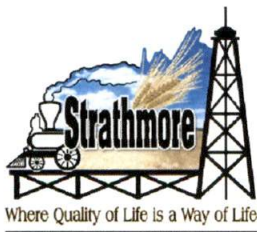
- i. All Developments in this District shall use any one or combination of wood clapboard or equivalent, metal cladding, hardy board, brick, stucco, masonry, or vinyl siding, for exterior finishing. The exterior finishing shall also use contrasts, relief and texture in the design and use of materials, including public art.
- ii. No blank walls will be permitted greater than 1.5 meter in a horizontal dimension. All large blank walls must be broken up with display windows, doors, variance in materials, texture and /or colour. Town of Strathmore Land Use Bylaw No. 14-11 Adopted September 17, 2014 (Consolidated February 7, 2019) 99

**b) Landscaping**

- i. Landscaping may include soft or hard landscaping, awnings and canopies, public art, potted plants and trees and may be located in the front of the building or in the rear of the building particularly if it enhances the rear lane, and will be guided by the Downtown Overlay District and the Downtown Revitalization Strategy.

**c) Parking Areas**

- i. If a Development abuts a hard surfaced lane, any on-site parking provided for the Development shall be hard surfaced. If the abutting lane is not paved,



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then any surfacing treatment of the on-site parking shall be at the discretion of the Approving Authority.

**d) Crematorium**

1. For the purposes of this Direct Control (DC) District:

**"Crematorium"** means:

- i. an establishment with a maximum of one (1) cremation chamber used for the reduction of the human body by heat and the keeping of human bodies other than in cemeteries, related funeral services to include the preparation of the deceased, arranging and direction of funerals.
  - ii. is an accessory use tied to the primary and discretionary use of Funeral Services.
2. The applicant, Wheatland Funeral Home, shall at all times;
  - a) comply at all times, with the Crematory Regulation under the Cemeteries Act, Alberta Regulation 248/1998 or any superseding policies;
  - b) ensure that the Facility/Equipment is properly operated and maintained at all times;
  - c) ensure that the noise or emissions from the Facility comply with the limits set in the Town of Strathmore Community Standards Bylaw 13-05 and with the regulations of the Alberta Environmental Protection and Enhancement Act;
  - d) restrict the operation of the Equipment to the hours from 7 a.m. to 10 p.m. weekdays, and the hours of 9 a.m. to 10 p.m. if the following day is a Sunday or any other holiday, as per the Town of Strathmore Community Standards Bylaw 13-05.
3. If at any time, Wheatland Funeral Home receives any environmental complaints from the public regarding the operation of the Facility, Wheatland Funeral Home shall respond to these complaints according to the following procedure:
  - a) Wheatland Funeral Home shall record each environmental complaint and notify the Manager of Planning at the Town of Strathmore, in writing within two (2) business days of the receipt of a complaint, including the following information:



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- i. nature of the complaint;
- ii. weather conditions and wind direction at the time of the complaint;
- iii. name and address of the complainant (if provided); and time and date of the complaint and incident to which the complaint relates.