



**BYLAW NO. 21-08
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.

AND 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:**

1. Bylaw No. 14-11 is amended by:
 - 1.1 Deleting and replacing the name of “Schedule E8 Direct Control District – Secondary Suite” (affecting Lot 19, Block 7, Plan 5894P) to “Schedule E9 Direct Control District – Secondary Suite 513 Third Street”; and
 - 1.2 Deleting and replacing that portion of the Land Use District Map affecting lands legally described as Lots 12 to 16 inclusively, Block 4, Plan 141 3461 and Lots 18 to 19 inclusively, Block 4, Plan 141 3461, as shown on Figure 1. with Schedule “A” to this Bylaw, including any and all land use designations, land uses, and development guidelines contained in said Schedule “A”.

READ A FIRST TIME this 17th day of February, 2021

PUBLIC HEARING HELD this 17th day of March, 2021

READ A SECOND TIME this 17th day of March, 2021

READ A THIRD AND FINAL TIME this 17th day of March, 2021

MAYOR

CHIEF ADMINISTRATIVE OFFICER

Schedule "A"

SCHEDULE E10	DIRECT CONTROL DISTRICT – LAKEWOOD PHASE 1 DUPLEXES
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- (1) **PURPOSE:** The provisions of this Direct Control (DC) District apply to the subject properties legally described as Lots 12 to 16 inclusively, Block 4, Plan 141 3461 and Lots 18 to 19 inclusively, Block 4, Plan 141 3461, as shown in red below:

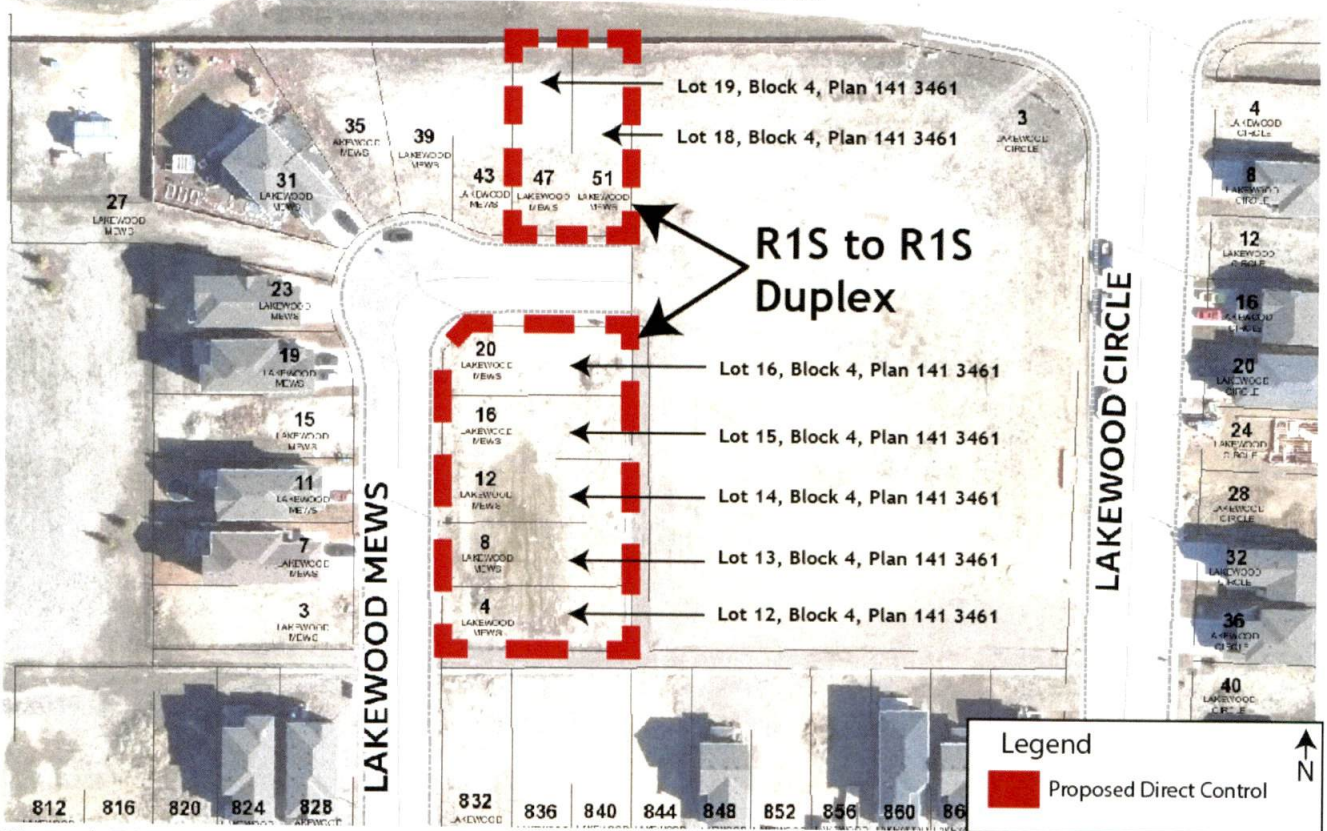


Figure 1: Direct Control District Lakewood Phase 1 Duplexes.

(2) **USES:**

a) Permitted Uses

- Accessory Building
- Home Office
- Housing, Single Detached
- Housing, Duplex
- Parks
- Protective Emergency Services
- Residential Sales Centre 1
- Utilities





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b) Discretionary Uses

Bed and Breakfast
Child Care Services
Government Services
Home Occupation
Residential Sales Centre 2
Secondary Suite
Utility Building

(3) GENERAL SITE REQUIREMENTS:

a) Minimum Lot Area

i) 235m²

b) Minimum Site Width

i) 9.75 meters for Internal Lots
j) 11.25 meters for Corner Lots

c) Minimum Site Depth

i) 30.5 meters for all lots

d) Habitable Floor Area

i) Minimum Gross Floor Area – 70m²

e) Maximum Number of Dwellings

i) One dwelling per lot, unless a Secondary Suite has been approved
ii) The maximum density for an approved Duplex is two dwelling units

f) Minimum Yard Setbacks – Principal Building

i) Front Yard – 6.0m
ii) Rear Yard – 5.0m
iii) Side Yard – 1.2 m from a side property line shared with an internal lot; and
3.0 m from a side property line shared with a street, other than a lane.

g) Site Coverage

i) The maximum total site coverage is 60%

h) Building Height

i) 10.0 m for the Principal Building
ii) 5.0 m for Accessory Buildings

(4) OTHER SITE REQUIREMENTS:

a) General

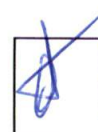
i) Attached front garages are not allowed if the distance between the façade containing the vehicular entrance to the garage and the back of the public sidewalk or the back of the curb where there is no public sidewalk is less than 6.0 m.

c) Landscaping



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- i) Minimum landscaping requirements of at least one (1) tree per internal lot and two (2) trees per corner lot.
- ii) The Front Yard and the Rear Yard must be landscaped.

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