



**BYLAW NO. 19-12
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:

- a) Deleting and replacing that portion of the Land Use District Map affecting lands legally described as Lot 1, Block 1, Plan 001 0784 with Schedule "A" to this Bylaw, including any and all land use designations, land uses, and development guidelines contained in Schedule "A".

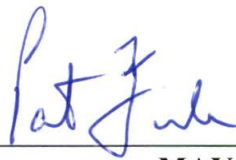
ENACTMENT

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


READ A FIRST TIME THIS 16th day of October, 2019.

READ A SECOND TIME THIS 20th day of November, 2019.

READ A THIRD AND FINAL TIME THIS 20th day of November, 2019.



MAYOR



CAO



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Greenhouses and Plant Nurseries
Health Services
Hotels
Liquor Store
Professional Offices and Office Support Services
Protective and Emergency Services
Public Assembly Establishments, Minor
Public Assembly Establishments, Medium
Retail Stores,
Convenience Retail Stores, General
Shopping Centers
Signs, excepting Billboards
Utilities

b) Discretionary Uses

Accessory Uses
Adult Entertainment
Auctioneering Establishment
Autobody and Paint Shop
Automotive and Equipment Repair Shops
Campground
Cannabis Stores
Contractor Services – General
Cultural Facilities
Eating and Drinking Establishments, Major
Education Services
Emergency Shelter
Equipment and Storage Yard
Funeral Services
Housing, Apartment
Housing, Security
Mini or Self Storage
Personal Service Shops
Pet Care Facility
Private Clubs
Private Recreational Vehicle Storage
Public Assembly Establishment, Major
Religious Assembly
Residential Sales Centre



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Signs, Billboards
Truck and Mobile Home Sales/Rentals
Utility Building
Veterinary Services, Minor

(1) GENERAL SITE REQUIREMENTS:

- a) Lot Area**
 - i. 929m²
- b) Minimum Front Yard**
 - i. 8.0 meters
- c) Minimum Side Yard Setbacks**
 - i. 3.0 meters
- d) Minimum Rear Yard Setbacks**
 - i. None, 3.0 meters if the rear property line abuts a public roadway.
- e) Building**
 - i. must orient any building on the parcel to minimize any potential adverse affects on adjacent uses.
- f) Landscaping**
 - i. A landscaping plan demonstrating a minimum 4.5m wide landscaped strip parallel to the main road or service road, and a 3m wide landscaped strip parallel to any other abutting road or land use, to the satisfaction of the Approving Authority;
 - ii. The development must be landscaped with drought resistant and Chinook tolerant trees, shrubs and/or grasses to the satisfaction of the Approving Authority;
 - iii. Storm water must be managed and detained on the site to the satisfaction of the Approving Authority.

(4) OTHER SITE REQUIREMENTS:

- a) Parking Areas**
 - i. All parking areas shall be paved, unless exempted by the Approving Authority.
- b) Autobody and Paint Shops:**
 - i. May include automotive glass repair, the sale, installation or servicing of related accessories and parts;

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- ii. The development must be screened with an opaque, 2.4 m high fence to the satisfaction of the Approving Authority;
 - iii. Vehicles, equipment, machinery, or goods must not be stacked higher than the height of the fence;
 - iv. All vehicles, equipment, machinery, or goods must be located inside the screened portion of the site to ensure no vehicles, equipment, machinery, or goods are visible from adjoining lands including public roadways;
 - v. Must keep service bay doors closed, except when being used by vehicles to exit or enter the service bay;
 - vi. Must not keep vehicles outside of a building or screened enclosure for more than 72 consecutive hours.
- c) Housing, Apartment:**
- i. The buildings on the property legally described as Lot 1, Block 1, Plan 001 0784 may have Dwelling Units on the second storey, as a Discretionary Use.

PA