

Town of Strathmore
Land Use Bylaw No. 14-11



Adopted September 17, 2014

Consolidated July 29, 2024
Updated October 2, 2025

Bylaw No.	Description	Third Reading Date
14-11	Bylaw to adopt Land Use Bylaw #14-11	September 17, 2014
14-13	Re-Designation: Lot 8, Block 1, Plan 9711726 (3 Centre Street) from R2 to R2X	October 1, 2014
14-17	Re-Designation: Lot 14-15, Block 16, Plan 5894P (121 Waddy Lane) from R1 to R2X	November 5, 2014
14-22	Textual Amendments: Rain Barrels, Community Gardens, and Garage setbacks	January 21, 2015
14-23	Re-Designation: Lot 1, Block 28, Descriptive Plan 1412244 (Strathmore Lakes Estates) to MR	December 3, 2014
15-01	Textual Amendments: Site Width, Side yard Setbacks, and Accessory Building Setbacks	March 4, 2015
15-03	Re-Designation: Lot 1, Block 3, Plan 0711894 (Edgefield Phase 2) from AG to R1N, R2, and P1	March 18, 2015
15-06	Textual Amendments: Removing Secondary Suites	March 4, 2015
15-10	Re-Designation: Direct Control District Overlay Schedule "E" Highway 1 and Range Road 254	June 17, 2015
15-11	Re-Designation: Blocks 4 and 7 Plan Unregistered (Wildflower Ranch Phase 2B) from R1 to R1N	June 17, 2015
15-14	Textual Amendments: Notification, Issuance, and Validity of Development Permits	July 8, 2015
15-19	Re-Designation: Lot 9-12, Block 8, Plan 5894P (224 4th Avenue) from CB to R3	September 16, 2015
15-20	Textual Amendments: Eating and Drinking Establishments Major to CHWY	October 7, 2015
15-22	Textual Amendments: Protective Emergency Services to Land Use Districts	September 16, 2015
15-24	Re-Designation: Lot 1, Block 3, Plan 0711894 (Edgefield Phase 2) from AG, R1N, and R2 to P1, R1N, and R2	September 16, 2015
15-28	Clerical, Technical, Grammatical and Typographical error corrections	March 16, 2016
15-29	Textual Amendments: Protective Emergency Services to R1S	November 4, 2015
15-30	Re-Designation: Lot 9-10, Block 31, Plan 2131 JK (303 Waddy Lane) from R1 to R3M	December 16, 2015
15-31	Textual Amendments: New Land Use District: R3M Medium Density Modest Residential District (Small Apartments)	November 4, 2015

Bylaw No.	Description	Third Reading Date
15-33	Textual Amendments: Manufactured Homes definitions and wording, MHS Setbacks, and Minimum Lot Sizes	October 19, 2016
15-40	Textual Amendments: Emergency Shelters P1, CHWY, and M1. Residential Care to P1, and R3	February 17, 2016
16-02	Re-Designation: Direct Control District Overlay Schedule "E1" Secondary Suite - 2300 Range Road 254 District Overlay	April 6, 2016
16-09	Re-Designation: Direct Control District Overlay Schedule "E2" Lakewood Meadows Portion of Block 1 Plan 891 1138	July 6, 2016
16-10	Textual Amendments: Vehicle Storage, Equipment Storage, Eating and Drinking in M1, Sea Cans, and More	October 19, 2016
16-19	Textual Amendments: Penalties for RV and Motor Vehicle Parking, Signs, and Existing Parking in Downtown	January 11, 2017
17-09	Re-Designation: Direct Control District Overlay Schedule "E3" 133 Orchard Way, Auto Body and Paint Shops, Salvage Yards	July 19, 2017
17-12	Textual Amendments: Government Services, Utilities, Utility Building to almost all Land Use Districts	November 1, 2017
18-08	Textual Amendments: Cannabis Stores regulations and Discretionary Uses in CB, CHWY, and M1 districts	September 19, 2018
18-09	Textual Amendments: Cannabis Store separation distances between schools when Highway 1 separates the uses	November 7, 2018
18-11	Re-Designation: Direct Control District Overlay Schedule "E4" Autobody and Paint Shop, and Salvage Yard 82 and 86 Slater Road	September 19, 2018
18-25	Textual Amendments: RV Parking in a residential district, driveway lengths, and access to public roadways	February 6, 2019
19-02	Textual Amendments: Removing Licenced Medical Marijuana Production Facility and Adding Cannabis and Cannabis Micro Production Facilities	March 6, 2019
19-12	Re-Designation: District Overlay Schedule "E8" Autobody and Paint Shop Lot 1, Block 1, Plan 0010784 (717 Westlake Rd) from CHWY to DC	November 20, 2019
19-13	Re-Designation: Block 8, Plan 1411906 and Block 3, Plan 0711894 (Edgefield) from R1N to R2, and from R2 to R1N	September 4, 2019
19-14	Re-Designation: Direct Control District Overlay Schedule "E5" Lots 1- 6, Block 9, Plan 1910111 and Lots 72-89, Block 4, Plan 1910111 (Wildflower Phase 4) to allow Secondary Suites	November 6, 2019

Bylaw No.	Description	Third Reading Date
19-15	Re-Designation: Direct Control District Overlay Schedule "E7" Lot 26, Block 4, Plan 1413461(19 Lakewood Mews) to allow Secondary Suite	November 20, 2019
19-16	Re-Designation: Direct Control District Overlay Schedule "E6" Lots 1-3, Block 1, Plan 2461K (202 Lakeside Blvd) to allow Crematorium	December 4, 2019
20-04	Textual Amendments: Adding Secondary Suites	June 3, 2020
20-24	Re-Designation: Direct Control District Overlay Schedule "E9" Lot 19, Block 7, Plan 5894P for Downton Re-zoning	December 2, 2020
21-08	Re-Designation: Direct Control District Overlay Schedule "E10" Lot 12 to 16 inclusively, Block 4, Plan 141 3461 and Lots 18 to 19 inclusively, Block 4, Plan 141 3461 to allow Duplexes	March 17, 2021
21-13	Textual Amendments: Adding Home Occupation as a Discretionary Use in the R3 District	April 21, 2021
21-15	Textual Amendments: Bench Signage	July 21, 2021
22-01	Textual Amendments: Clarifying regulations, improve safety around sea cans, align regulations with Provincial and Federal law, and reduce red tape	May 18, 2022
22-18	Re-Designation: +/- 0.0805 hectares (+/- 0.199 acres) of NW-22- 24-25-W4M from R1N to P1, and; Re- Designation: Direct Control District Overlay Schedule "E11" Lakewood Phase 2A to decrease minimum side yard setbacks of internal lots.	July 6, 2022
22-21	Re-Designation +/- 10.76 hectares (+/- 26.6 acres) of SW-11-24- 25-W4M from AG – Agricultural General District to M1 – Light Industrial District, District Overlay; Textual Amendments: Adding a definition for Agricultural Processing and Manufacturing; and Re-Designation: Direct Control District Overlay Schedule "E12" Phyto Organix M1 Light Industrial District Overlay to add Agricultural based uses and other regulations.	September 7, 2022
22-25	Re-Designation of Lot 127; Block 3; Plan 211 0103 (from R3 – High Density Residential District to R2 – Low Density Residential District). Re-Designation: Direct Control District Overlay Schedule "E13" – R2 Green Meadows Crescent Duplex District Overlay of Lot 127; Block 3; Plan 211 0103 Direct Control District Overlay to decrease the minimum site width.	December 7, 2022

Bylaw No.	Description	Third Reading Date
23-02	Textual amendment: Removal of regulation that required any variance request over 25% be referred to Council.	March 1, 2023
23-03	Textual amendment: Amending section 1.15 to exempt temporary sea cans from permits and section 3.35: Sea Cans	March 15, 2023
23-15	Redesignation of Lot 9, Block 1, Plan 781 0935 (9 Bayside Place) from M2 – General Industrial District to R2X – Medium Density Attached Housing District & R2X Direct Control District Overlay.	June 21, 2023
24-01	Redesignation of Lot 9, Block 1, Plan 961 1453 (1016 Westridge Road) from “CHWY” Highway Commercial District to CHWY - Highway Commercial District Direct Control District Overlay, to include childcare services as a use.	March 20, 2024
24-02	Redesignation of Lot 5, Block 31, Plan 2131JK (318 First Avenue) from “R3” to “R3(DCD)” – a Direct Control District to permit a Secondary Suite.	March 20, 2024
24-03	Redesignation of Lot 1, Block 15, Plan 781 0935 (15 Bayside Place) to permit the construction of two apartment buildings comprising 54 apartments and a Childcare Facility at 15 Bayside Place in Strathmore.	May 1, 2024
24-07	Redesignation of Lot 19/20, Block 17, Plan 5894P (62 Lakeside Blvd.), containing +/- 0.056 hectares (+/- 6006.13 sq ft.) from R1 – Single Detached Residential District to R2 – Low Density Residential District.	June 5, 2024
24-14	Amendment to add Garden and Garage Suites as a Discretionary Use to several lower density residential land use districts, making it possible for some residents to apply for a Development Permit for a Garden or Garage Suite on their property. Regulations to be met by applicants include: minimum site area, minimum site width, maximum height, parking regulations, servicing of the proposed suite, and more.	July 3, 2024
24-16	A land use redesignation for 137 Orchard Way (Lot 23 Block 01 Plan 981 3631) containing +/- 0.72 hectares (+/- 77500 sqft.) from M1 – Light Industrial District to M1 – Light Industrial District.	September 18, 2024
24-22	A land use redesignation from CHWY to R3 High Density Residential District, District Overlay The addresses and legal land description for the land use amendment consists of 4 parcels: 710 Third Street, Strathmore AB. Lot 2A, Block 28, Plan 992HV	April 16, 2025

	• 712 Third Street, Strathmore AB. Lot 2B, Block 28, Plan 992HV • Municipal Address NA. Area/Block A, Plan 0313207 • 380 Ridge Road, Strathmore AB. Lot 3, Block 1, Plan 8510985	
25-04	Lakewood Phase 2B Land use redesignation of Portion of NW-22-24-25-W4M, containing +/- 17.0059 hectares (+/- 42.023 acres) from R1S – Single Detached Residential (Small Lot) District, R1N – Single Detached Residential (Narrow Lot), and P1 Public Service District to R1N – Single Detached Residential (Narrow Lot) District, District Overlay, R2 – Low Density Residential District, District Overlay, R2X – Medium Density Attached Housing, District, District Overlay, R3 – High Density Residential District, District Overlay, P1 - Public Service District.	March 19, 2025
25-06	Edgefield Phase 3 Schedule A – Land Use District Map is amended by changing the land use designation of Portion of Lot 1, Block 3, Plan 071 1894 and Portion of Lot 1, Block 2, Plan 031 0070, containing +/- 9.92 hectares (+/- 24.5 acres) from AG - Agricultural General District to R1N - Single Detached Residential (Narrow Lot) District, R2 – Low Density Residential District, R3M – Medium Density Modest Residential District, P1 – Public Service District.	April 16, 2025
25-08	WestCreek Phase 1 Land use redesignation of Part of Lot 1, Block A, Plan 9410061, from “R1”, Single Detached Residential, “R1S”, Single Detached Residential (Small Lot), “R2”, Low Density Residential, “RX”, Attached Housing, and “UR”, Urban Reserve to “DC-R1”, Direct Control – Single Detached Residential, “DC-R1S”, Direct Control – Single Detached Residential (Small Lot), “DC-R2”, Direct Control – Low Density Residential, and “P1”, Public Service District.	June 18, 2025
25-09	Amendment to remove Garden and Garage Suites as a Discretionary Use.	June 4, 2025
25-16	Textual Amendments • Clarifying notification timelines for development permit decisions. • Replacing the term “Lot Area” with the defined term “Site Area” throughout the bylaw. • Updating permitted yard projection regulations. • Deleting the maximum site area requirement in the R3 District.	July 2, 2025



Strathmore
RURAL REIMAGINED

Town of Strathmore Land Use Bylaw No. 14-11 Office Consolidation

Please Note:

Land Use Bylaw No. 14-11 was adopted by Town Council on September 17, 2014 and became effective on that date. Land Use Bylaw No. 14-11 replaced Land Use Bylaw No. 89-20 which was simultaneously rescinded on that date. This Bylaw is subject to change (amendment) following the processes outlined in the *Municipal Government Act RSA 2000* and amendments thereto. A current listing of any amendments can be obtained from the Town of Strathmore Municipal Office (1 Parklane Dr, Strathmore AB, T1P 1K2).

Please contact Development Services via email development@strathmore.ca or by phone 403-934-3133 with respect to any questions concerning the interpretation and application of this Bylaw.

TABLE OF CONTENTS

SECTION 1 INTRODUCTION AND INTERPRETATION

1.1	Title of Bylaw	1
1.2	Previous Legislation	1
1.3	Effective Date	1
1.4	Transitional Provisions	1
1.5	Land Use District Map	2
1.6	Approval Required for Development	2
1.7	Compliance with Other Legislation	3
1.8	Sections Found Invalid	3
1.9	Authority and Responsibility of the Approving Authority	3
1.10	Authority and Responsibility of the Subdivision Authority	5
1.11	Authority and Responsibility of the Council	7
1.12	Authority and Responsibility of the Subdivision and Development Appeal Board	7
1.13	Authority and Responsibility of the Peace Officer	7
1.14	Development Referrals	8
1.15	No Development Permit Required	8
1.16	Required Information for an Application for Development Permit	10
1.17	Conditions Attached to a Development Permit	11
1.18	Notification, Issuance and Validity of Development Permit	12
1.19	Development Application Forms, Notices and Fees	14
1.20	Subdivision Applications, Decision and Conditions of Appeal	14
1.21	Right of Entry	15
1.22	Bylaw Contravention	15
1.23	Offences and Penalties	15
1.24	Land Use Bylaw Amendments	17
1.25	Temporary Permits	17
1.26	Non-Conforming Uses and Buildings	18

SECTION 2 DEFINITIONS

2.0	Definitions	19
-----	-------------	----

SECTION 3 GENERAL PROVISIONS – ALL ZONES

3.1	Regulation for Special Yard Setbacks	40
3.2	Projections into Yards	40
3.3	Utilities Servicing	41
3.4	Accessory Buildings and Uses	42
3.5	Prohibited and Restricted Objects	43
3.6	Fences and Retaining Walls	44
3.7	Screening, Storage, Garbage and General Appearance	45
3.8	General Site Landscaping	45
3.9	Off-street Parking, Loading Facilities and Vehicle Stacking	49
3.10	Mini or Self Storage	56
3.11	Demolition, Relocation and Removal of Buildings	56
3.12	Bicycle Parking and Facilities	57
3.13	Development of Hazardous Lands	57
3.14	Signs	57
3.15	Home Offices and Home Occupations	63
3.16	Child Care Services, Day Homes and Group Homes	64
3.17	Bed and Breakfasts	64
3.18	Religious Assembly	65
3.19	Utilities	65
3.20	Excavation, Stripping, Stockpiling and Grading of Soil	65
3.21	Condominium Development	65
3.22	Temporary Residential Sales Centre	65
3.23	Liquor Stores	66
3.24	Mixed Use Buildings and Development	66
3.25	Garage and Garden Suites	66
3.26	Drainage and Grading	69
3.27	Adult Entertainment	70
3.28	Outdoor Storage and Equipment and Storage Yards	71
3.29	Gas Bars	71
3.30	Access to a Public Roadway	71
3.31	District Overlay	73
3.32	Protective Emergency Services	73
3.33	Cannabis Stores	73
3.34	Secondary Suites	76
3.35	Sea Cans	76

SECTION 4 ZONE PROVISIONS

4.1	R1 – Single Detached Residential District	78
4.2	R1N – Single Detached Residential (Narrow Lot) District	80
4.3	R1S – Single Detached Residential (Small Lot) District	82
4.4	R2 – Low Density Residential District	84

4.5	R2X – Medium Density Attached Housing District	86
4.6	R3 – High Density Residential District	89
4.7	MHP – Manufactured Home Park District	92
4.8	MHS – Manufactured Home Subdivision District	94
4.9	CR – Country Residential District	96
4.10	CB – Central Business District	98
4.11	CHWY – Highway Commercial District	101
4.12	C1 – Neighbourhood Commercial District	104
4.13	DOD – Downtown Overlay District	106
4.14	M1 – Light Industrial District	111
4.15	M2 – General Industrial District	115
4.16	P1 – Public Service District	117
4.17	AG – Agriculture General District	119
4.18	R3M – Medium Density Modest Residential District	121
SCHEDULES		
Schedule A	Land Use District Map	124
Schedule B	Downtown Overlay District Map	125
Schedule E	DC District Overlay – Highway 1 and Range Road 254	126
Schedule E1	DC District Overlay – Secondary Suite 2300 Range Road 254	128
Schedule E2	DC District Overlay – Lakewood Meadows Portion of Block 1 Plan 891 1138	130
Schedule E3	DC District Overlay – 133 Orchard Way Auto Body and Paint Shop, Vehicle Disassembly, and Salvage Yard	133
Schedule E4	DC District Overlay – 82 & 86 Slater Road Auto Body and Paint Shop, Vehicle Disassembly, and Salvage Yard	135
Schedule E5	DC District Overlay – Wildflower Phase IV Secondary Suites	137
Schedule E6	DC District Overlay – Wheatland Funeral Home	140
Schedule E7	DC District Overlay – 19 Lake Wood Mews Secondary Suite	143
Schedule E8	DC District Overlay – Autobody and Paint Shop	146
Schedule E9	DC District- Secondary Suite	149
Schedule E10	DC District- Lakewood Phase 1 Duplexes	152
Schedule E11	DC District Overlay – Lakewood Phase 2A narrow lots	154
Schedule E12	DC District Overlay – Phyto Organix M1 Light Industrial District	155
Schedule E13	DC District Overlay – Green Meadows Crescent Duplex District Overlay	157
Schedule E14	9 Bayside Place R2X Medium Density Attached Housing District, District Overlay (2-storey)	158
Schedule E16	Direct Control District Overlay – 1016 Westridge Road	160
Schedule E17	Direct Control District Overlay – 318 First Avenue – Secondary Suite	161
Schedule E18	Direct Control District Overlay – 137 Orchard Way	162
Schedule E23	Direct Control District Overlay – Lakewood Phase 2B	163
Schedule E25	Direct Control District Overlay – 710 & 712 Third Street, Area/Block A, Plan 0313207, and 380 Ridge Road	165
Schedule E26	Direct Control District Overlay – WestCreek Phase 1	166

SECTION 1 INTRODUCTION AND INTERPRETATION

SECTION 1.1 TITLE OF BYLAW

1. **Title:** This Bylaw may be cited as the “Town of Strathmore Land Use Bylaw”.
2. **Headings and Titles:** Headings and Titles within this Bylaw shall be deemed to form a part of the text of this.
3. **Interpretation:** In this Bylaw, words used in the singular include the plural, and works using the masculine gender include the feminine gender.
4. **Measurement Standards:** In this bylaw, metric measurements shall prevail and govern, and approximate Imperial equivalents may be indicated following the Metric measurements, for convenience.

SECTION 1.2 PREVIOUS LEGISLATION

1. Subject to any transitional provisions of this Bylaw, no provision of any other Bylaw with respect to land use designation, development control, and land use classifications shall apply to any parts of the Town described in this Bylaw.
2. Land Use Bylaw No. 89-20, as amended, is repealed as of the effective date of this Bylaw.

SECTION 1.3 EFFECTIVE DATE

1. This Bylaw shall come into force at the Third and Final reading of this Bylaw.

SECTION 1.4 TRANSITIONAL PROVISIONS

1. District Equivalencies for the Purpose of Interpreting the Transitional Provisions

Notwithstanding any differences in the regulations of the applicable District and for the purpose of interpreting the transitional provisions of this Section 4 of the Land Use Bylaw, Land Use Districts, are deemed to be equivalent to the Land Use Districts of Bylaw No. 89-20, being as follows:

- i. R1 – Single Detached Residential District
- ii. R1N – Residential Narrow Lot, Single Detached District
- iii. R2 – Mixed Housing District
- iv. R2X – Medium Density Attached Housing District
- v. R3 – High Density Residential District
- vi. MHP – Manufactured Home Park District
- vii. MHS – Manufactured Home Subdivision District
- viii. CR – Country Residential District
- ix. CB – Central Business District
- x. CHWY – Highway Commercial District
- xi. C1 – Neighbourhood Commercial District
- xii. DO – Downtown Overlay District
- xiii. M1 – Light Industrial District
- xiv. M2 – General Industrial District

- xv. P1 – Public Service District
- xvi. AG – General Agricultural District

2. Development Application in Process Prior to

An application for a development permit which is received in its complete and final form prior to the effective date of this Bylaw shall be processed, and any permit issued shall be in accordance with Land Use Bylaw No. 89-20 as amended.

SECTION 1.5	LAND USE DISTRICT MAP
--------------------	------------------------------

1. The attached Land Use District Map (Map 1) is part of this Bylaw. The Map specifies the District Boundaries applying to particular lands in the Town of Strathmore.
2. The format and colour scheme of the Land Use District Map may be changed without an amendment to this Bylaw, provided no changes to the actual Land Use Districts that are stated on the map are made.
3. In the case of a dispute over any portion of the boundary of any Land Use District as shown on the Land Use Maps, its location shall be determined by the following process:
 - a. Where a district boundary is shown as following a street or lane, it shall be deemed to follow the centre line.
 - b. A land use district boundary shall be deemed to be the same as the site boundary in as much as both boundaries coincide.
 - c. Where neither a. or b. apply, the location of the district boundaries shall be determined to be the nearest property line.
 - d. Where, despite the application of the rules in this Section, the land use district boundary is still in dispute, its location shall be determined by the Development Officer, provided that only a minor boundary adjustment is required.
 - e. If anything other than a minor boundary adjustment is required, as determined at the sole discretion of the Development Officer, the location of the Land Use District boundaries shall be determined by Council.
 - f. Where the Development Officer or Council has determined any part of a land use district boundary, no further adjustment to it shall be made except by amendment of this Bylaw.
 - g. The owners of all properties whose boundaries are affected by a boundary adjustment dispute shall be notified of the decision in writing.
4. The Downtown Overlay Map (Map 2) illustrates the area for the application of the Downtown Overlay District.

SECTION 1.6	APPROVAL REQUIRED FOR DEVELOPMENT
--------------------	--

1. Except as otherwise provided in Section 1.15, no development shall be started unless a Development Permit application for it has been approved and shall not be allowed to continue unless a Development Permit has been issued.
2. A Development Permit shall conform with this Bylaw and the Act to be valid.

SECTION 1.7 COMPLIANCE WITH OTHER LEGISLATION

A person applying for, or in possession of a valid development permit, or not requiring a Development Permit in respect of a development as described in Section 1.15 of this Bylaw shall comply with any relevant legislation other than this Bylaw, or the conditions of any documents registered on a Land Title affecting a building or land.

SECTION 1.8 SECTIONS FOUND INVALID

If one or more provisions of this Bylaw are for any reason declared to be invalid, all remaining provisions shall remain in full force and effect.

SECTION 1.9 AUTHORITY AND RESPONSIBILITY OF THE APPROVING AUTHORITY

1. The position of the Development Officer is hereby established.
2. Council is a Development Authority.
3. The Development Officer, except as detailed below, is a Development Authority, for the purposes of the Act.
4. The Chief Administrative Officer shall be a Development Officer and may appoint one or more Development Officers as considered necessary.
5. The Subdivision and Development Appeal Board, as required, may exercise the functions of the Development Officer.
6. The Development Officer shall receive all applications for development, and
 - a. Shall review each development application to ascertain whether it is complete in accordance with the requirements of Section 1.16 of this Bylaw, and shall, if the application complies with such requirements, receive the application;
 - b. Shall take into account in the decision of a permit application; utility servicing requirements, Land Use District requirements and referral agency comments;
 - c. Shall approve, with or without conditions, all applications for development of a Permitted Use provided the development complies with the regulations of this Bylaw;
 - d. May refuse or may approve, with or without conditions, all applications for development of a Discretionary Use, excavation or stockpiling or grading of soil, or demolition or removal of buildings;
 - e. May impose conditions on an approval of a Development Permit application, including but not limited to access, parking, vehicle stacking, appearance, garbage enclosures, utilities servicing, patron movement facilities, and outdoor lighting;
 - f. Shall refuse an application for development if the development does not comply with the regulations of this Bylaw, unless variance is granted pursuant to Section 1.9.7 or 1.9.8
 - g. Shall not receive an application for development if the development is neither a Permitted nor Discretionary Use in the Land Use District in which the property is

located. The Development Officer may offer suggestions on the process to be undertaken by the applicant for the proposal to be received;

- h. May refuse an application if a development might have a significant adverse environmental impact;
- i. Shall provide reasons for the decision where an application is refused;
- j. May refer with their report to Council for its consideration and decision, as an Approving Authority, any Development Permit application which the Development Officer considers to significantly affect any statutory plans and which are being prepared or have been adopted, or any of Council's policies and directions;
- k. May refer with this report to Council for its consideration and decision, as an Approving Authority, any Development Permit Application at the Development Officer's discretion;
- l. Shall advise the Council and Subdivision and Development Appeal Board on questions relating to the development of land, as required;
- m. Shall instruct the applicant as an application for a use which is not listed as a "Permitted Use" or "Discretionary Use" in the District which the building or land is situated, of their option of applying to Council for an amendment to this Bylaw, and;
- n. Shall sign, issue (if approved), and forward the notice of decision to the applicant all Development Permit decisions from any of the appropriate Approving Authorities.

7. The Development Officer or Approving Authority may vary the requirements of this Bylaw for any Development Permit or Certificate of Compliance, subject to the following conditions;

- a. The Development shall not unduly interfere with the amenities of the neighbourhood, and shall not materially interfere with the use, enjoyment, and value of neighbouring parcels of land.
- b. If the variance exceeds 10%, the Development Officer shall notify adjacent landowners and may publish in the local paper and/or post on site.
- c. Notwithstanding the above variances, the Development Officer or Approving Authority is bound by the use of the adopted land use designation.

Bylaw #23-02

8. The Development Officer or Approving Authority may approve an enlargement, alteration, or addition to a non-conforming building if the non-conforming building complies with the Uses prescribed for that land in this Bylaw and the proposed development would not, in their opinion:

- a. Unduly interfere with the amenities of the neighbourhood; or
- b. Materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

Bylaw #22-01

9. Certificate of Compliance

- a. The Development Officer shall receive all requests for Certificates of Compliance.
- b. The Development Officer may issue a compliance based on this or proclaim the property as legal non-conforming based on a previous Land Use. In both cases the

determination shall be based solely on the information on the documents provided and documentation from previous development approvals.

- c. The Development Officer may allow variance on the requirements of this for a Certificate of Compliance, subject to subsection 7 and provided that the terms and conditions of any development have been met, to the satisfaction of the Development Officer.

10. Public Inspection of Applications

The Development Officer shall ensure that a Register of Applications is maintained for all applications for development for a period of seven (7) years. This Register shall be made available for inspection to any interested person during normal office hours.

11. Maintenance and Inspection of the Bylaw

The Development Officer shall;

- a. make available for inspection to the public during normal office hours, copies of this Bylaw and all subsequent amendments thereto, and
- b. charge the specified fee for supplying print copies of this Bylaw to the Public.

12. Development Permits Issued by Fraud, Misrepresentation and Error

Wherever it appears to the Development Officer that a Development Permit has been obtained by fraud or misrepresentation or has been issued in error, the Development Officer may suspend, cancel, or amend the Development Permit, as required.

SECTION 1.10 AUTHORITY AND RESPONSIBILITY OF THE SUBDIVISION AUTHORITY

1. The Subdivision Authority for the Town is hereby established.
2. The position of Subdivision Officer is hereby established.
3. The Subdivision Authority for the Town is;
 - a. Council; and/or
 - b. Chief Administrative Officer as a Subdivision Officer
4. The Chief Administrative Officer may appoint one or more Subdivision Officers as considered necessary.
5. The Subdivision and Development Appeal Board may exercise the functions of the Subdivision Authority.
6. The Subdivision Authority is authorized to grant any time extension authorized under the Act.
7. Council may approve, with or without conditions or refuse an application as provided for in the Act, and any applicable legislation.
8. When the Council is acting as the Subdivision Authority;

- a. Only those elected members of Council in attendance at such a meeting of the Subdivision Authority, may vote on any matter than before it. The Chief Administrative Officer, or their designate, may not vote.
 - b. The decision of the majority of the members present at a meeting duly convened shall be deemed to be the decision of the whole Subdivision Authority.
9. The Subdivision Officer has the authority to approve, with or without conditions, or refuse all applications for subdivisions that comprise 10 lots or less; any subdivision on lands where an Area Structure Plan, Concept Plan or Outline Plan has been approved by Council; or any other subdivision that the Chief Administrative Officer delegates to the Subdivision Officer in writing, on a case by case basis.
10. For any other subdivisions not included in the above, the Subdivision Officer shall forward subdivision applications to Council for a decision.
11. The Subdivision Officer;
 - a. Shall keep and maintain for the inspection of the public during normal office hours, copies of all decisions and provide copies to the public at the specified fee;
 - b. Shall keep a register of all applications for subdivision for a minimum period of seven (7) years;
 - c. Shall refer for comment an application for subdivision to an adjacent municipality when the site is within 60 metres of the Municipal boundaries;
 - d. Shall solicit comments from adjacent property owners on applications for subdivision;
 - e. Shall prepare, sign and transmit all notices of decision for an application for subdivision;
 - f. Shall review instruments for Land Titles registration for conformity with the Subdivision Officer or Council's decision;
 - g. May endorse Land Titles instruments in order to affect the registration of the subdivision of land.
12. After 30 days from the date of referral to authorities, agencies or landowners, the application may be dealt with by the Subdivision Officer, whether or not comments have been received.
13. In approving an application for subdivision or the preparation of a report and recommendation, the Subdivision Authority shall give due consideration to the comments received from any authority or agency.
14. When sufficient details of the proposed subdivision have not been included with the application for a subdivision, the Subdivision Officer may return the application to the applicant for further details, or may hold the application and refuse to continue processing it until the applicant provides the required information in which case the deadline for making a

decision may be extended by the amount of time it takes for the applicant to produce the required information, at the Subdivision Officer's discretion.

15. The Subdivision Officer shall advise the Council and Subdivision and Development Appeal Board on questions relating to the subdivision of land as required.

16. The Subdivision Officer shall appear before and represent Council at appeal hearings of the Subdivision and Development Appeal Board and Municipal Government Board on decisions on applications for subdivision.

SECTION 1.11	AUTHORITY AND RESPONSIBILITY OF THE COUNCIL
---------------------	--

1. Duties with respect to Development Applications, the Council

- a. May refuse or may approve, with or without conditions, an application for development having regard to the regulations of this Bylaw, in a Direct Control District;
- b. May refuse or may approve, with or without conditions, any Development Permit application which the Development Officer has referred to Council as per section 1.9 (6)(j) or (k) of this Bylaw; and
- c. Shall decide on time extensions for those development permits which were initially approved by Council.
- d. The Council may allow a variance of any or all the requirements where the development would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment or value of the neighbouring parcels of land. Notice of a variance approved by Council is not required to be given.

SECTION 1.12	AUTHORITY AND RESPONSIBILITY OF THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD
---------------------	---

1. The Subdivision and Development Appeal Board is established as per the Act.

SECTION 1.13	AUTHORITY AND RESPONSIBILITY OF THE PEACE OFFICER
---------------------	--

1. The Peace Officer has the following authority and responsibility with respect to the Land Use Bylaw;
 - a. Respond to and investigate complaints as directed by the Development Officer from time to time, and
 - b. Issue warnings, notices, tickets and tags as directed by the Development Officer from time to time, in accordance with section 1.23 of this Bylaw.

SECTION 1.14 DEVELOPMENT REFERRALS

1. Notwithstanding any requirements of any statutory plan in effect, the Approving Authority may refer to the Wheatland County any development application that may be of mutual interest to the Wheatland County, as determined by the Approving Authority and located within the area identified as the Referral Area in the Town of Strathmore Municipal Development Plan.
2. The Development Officer or Council may refer for comment any matter or any application for a development permit to any authority it deems necessary, and shall give due consideration to their reply.
3. An application may be held pending comments from referrals for a maximum of 30 days, unless the applicant has agreed in advance to a longer referral period.

SECTION 1.15 NO DEVELOPMENT PERMIT REQUIRED

1. No Development Permit is required under this Bylaw in respect of the following, provided that such developments shall comply with the regulations of this Bylaw where applicable;
 - a. Works of maintenance repair or alteration on a structure, either internally or externally, if in the opinion of the Development Officer such works do not change the use or intensity of use of the structure;
 - b. The completion of a building which was lawfully under construction at the date this Bylaw comes into full force and effect for which the Approving Authority has issued a Development Permit, provided that;
 - i. The building is completed in accordance with the terms of any permit granted by the Approving Authority, subject to the conditions of that permit, including timeframe for completion, or
 - ii. The building, if no permit was required in respect of it, is completed within a period of twelve (12) months from the date this comes into full force and effect unless a time extension to this time period shall have been granted by the Approving Authority;
 - c. The erection, construction or the maintenance of gates, fences, walls, or other enclosures of 2m or less in height, or of retaining walls of 1m or less in height, provided that its erection does not contravene any other provisions of this Bylaw;
 - d. The erection or installation of machinery need in connection with construction of a building for which a development permit has been issued, for the period of the construction;

Bylaw #22-01

- e. The construction and maintenance of that part of a public utility placed in or upon a public thoroughfare or public utility easement;
- f. The use of a building or part thereof as a temporary polling station for a Federal, Provincial or Municipal election, referendum or plebiscite;
- g. An official notice, placard or bulletin required to be displayed pursuant to the provision of Federal, Provincial or Municipal legislation;
- h. One temporary, portable on-site free-standing or fascia sign when properly erected and secured, and intended for:
 - i. Advertising the sale or lease of a dwelling unit, provided the sign does not exceed 1.0 m² in copy area and 1.5 m in height; or
 - ii. Advertising the sale or lease of other than a dwelling unit, for which a development permit has been issued for the development of said property provided the sign does not exceed 4.5m²; or
 - iii. Advertising the sale or lease of vacant undeveloped property providing the sign does not exceed 4.5 m² in copy area; or
 - iv. Identifying a construction or demolition project for which a development permit has been issued for such a project; or
 - v. Identifying a political campaign, provided the sign is displayed for no more than 45 days prior to the end of the campaign, is removed within 7 days of the end of said campaign, and is not higher than 1 metre with a maximum copy area of 1.5m², or
 - vi. Advertising a campaign or drive for a charitable or municipal sponsored activity or community event;
- i. Window signs, provided the area of the signs do not exceed 50% of the glassed area of the windows;
- j. The construction, maintenance and repair of patios and decks less than 0.6 m high at finished grade, private walkways, pathways, and similar works where such works are wholly contained within the owner's property;
- k. The on-site excavation of land, stockpiling or stripping of soil and grading provided that either the stripping or excavation or grading is part of a development for which a development permit has been issued, or that the applicant has already signed a development agreement with the town for the area concerned;
- l. Municipal works, specifically roads, traffic management infrastructure, vehicular and pedestrian bridges, water and utility installations, substations and pumping stations, water reservoirs storm and sanitary sewer installations, street furniture and signs, work depots, public works buildings and facilities, parks and landscaping projects;

Bylaw #18-25

- m. The construction of municipal public roadways and walkways, the installation of utilities and the grading of a site which is the subject of an approved subdivision for which a development agreement has been duly executed, or the undertaking of public roadway construction that has been authorized by Council;
- n. The placement of a mobile home and any additions or accessory structures in a Mobile Home Park, where they comply with the provisions of this Bylaw;
- o. One on-site sign which does not exceed 0.18 m² in area used to identify a person's or a building's name and address;
- p. Temporary buildings and protective fences when associated with a construction project for which a development permit has been issued for such a project;
- q. Exterior renovations to any building provided the proposed renovations do not increase the area of the building and comply with all setback and height requirements of the applicable land use district;
- r. The construction or replacement of an accessory building having an area of less than 10 m² and that has a height not greater than 4 m;
- s. Antenna structures;

Bylaw #22-01

- t. Home Offices;

Bylaw #22-01

- u. A change of use on a Site where:
 - i. The Building in which the Use is to be located is part of an approved Development Permit;
 - ii. In the opinion of the Development Officer, the change of use does not change the intensity of the use of the structure; and
 - iii. The proposed use is a Permitted Use in the Land Use District and meets all the requirements of the Land Use Bylaw.

Bylaw #22-01

This does not exempt a development from requiring a Building, Plumbing, Electrical or Gas Permit or from following the requirements in the Town's *Sanitary Sewer Fats Oils and Grease (FOG) Management Policy* #4201.

Bylaw #23-03

- v. A Sea Can placed on an Industrially or Commercially zoned parcel for the purposes of moving or receipt of a shipment for a period of 28 days or less
 - i. A building permit may still be required,
 - ii. If the temporary Sea Can is storing hazardous materials, it must be registered with the Fire Department

- 2. If the Development Officer receives a development permit application in respect of the developments noted in (1) above, they shall advise the applicant that no permit is required and return their submission, including any fees paid.

3. Notwithstanding subsection 2 above, the Development Officer may issue a development permit when the applicant requests a permit to be issued to indicate compliance with this Bylaw.

SECTION 1.16	REQUIRED INFORMATION FOR AN APPLICATION FOR A DEVELOPMENT PERMIT
---------------------	---

1. Requirements include;
 - a. An application for a development permit shall not be considered to have been received until the applicant has submitted all information required pursuant to the following sections of this Bylaw, and any information specifically required pursuant to the regulations of the applicable land use district or any other section of this Bylaw, and until the applicant has paid the appropriate fee specified by the relevant Bylaw or Policy.
 - b. Notwithstanding clause a. above, the Development Officer may receive an application if, in their opinion, the proposed development is such a nature as to enable a decision to be made on the application without all of the information required in this section.
 - c. The Development Officer may require an applicant to submit any additional information as they consider necessary to evaluate a Development Permit application.
 - d. Where an application for a development permit is determined to contain incorrect or incomplete information, no development permit shall be issued until such information is corrected by the applicant.
 - e. The approval or issuing of a Development Permit shall not prevent the Development Officer from requiring the correction of errors in the application, nor from prohibiting the development being carried out when the same is in violation of this Bylaw.

SECTION 1.17	CONDITIONS ATTACHED TO A DEVELOPMENT PERMIT
---------------------	--

1. The Approving Authority may, with respect to a development permit, impose any conditions deemed appropriate, having regard to the regulations of this Bylaw, the provisions of any Statutory Plan and the Act.
2. A Development Permit for a Permitted Use or a Discretionary Use may include conditions related to;
 - a. Utility Servicing
 - b. Site Access
 - c. Vehicle Management and Parking
 - d. General Appearance
 - e. Accessory Uses

- f. Land Use District Requirements
 - g. Timeframe of Validity of Permit
 - h. Security
 - i. Pedestrian Movement
 - j. Landscaping Plan
 - k. Garbage Storage, and
 - l. Signage
3. The Approving Authority may require an applicant, as a condition of issuing a Development Permit, to enter into agreements to service the property as provided by the Act.
 4. The Approving Authority may place conditions that may be:
 - a. Approval Conditions, or
 - b. Issuance Conditions

SECTION 1.18	NOTIFICATION, ISSUANCE AND VALIDITY OF DEVELOPMENT PERMITS
---------------------	---

Notification Methods

1. When an application for a Development Permit is approved for any use, the Notice of Decision or Permit, as the case may be, shall be delivered to the applicant in a manner acceptable to the Approving Authority.
2. If the application is for a permitted use that requires a variance pursuant to Section 1.9.7 or 1.9.8 of the Bylaw, or is for a discretionary use, the Development Officer shall also issue a notice stating the legal description of the property, civic address, and the nature of the use or development, to be send by ordinary mail to adjacent landowners and may, at the discretion of the Development Officer;
 - a. Be published in a local newspaper circulating within the municipality;
 - b. Be posted conspicuously on the property; or
 - c. Be published on the Town of Strathmore's website.
3. When an application for a development permit is refused, the Notice of Decision shall be sent to the applicant by ordinary mail.
4. For the purposes of this Bylaw, notice given by the Development Officer on an application for a Development Permit is deemed to have been given and to have been received when sent by the reply method selected by the applicant or by ordinary mail.
 - a. In the case of a decision of refusal an application for a development permit, seven (7) days from the date that the Notice of Decision is sent to the applicant, and

Bylaw #25-16 b. In the case of notice as detailed in Subsection (2), seven (7) days from the date the notice is sent to adjacent landowners.

5. When an application for a development permit has been approved by the Approving Authority, the development permit shall not be considered valid unless and until all conditions noted as "Prior to Release Conditions" with the approval of the Permit have been met to the satisfaction of the Development Officer.
6. If the development authorized by a Development Permit is not commenced within twelve (12) months from the date of its issue, and completed within twenty-four (24) months of the commencement of construction, the permit is deemed to be cancelled, unless an extension to this period shall first have been granted by the Development Officer.
7. Upon written request by an applicant, the Development Officer, at their sole discretion may extend a Notice of Decision or Development Permit for an appropriate period beyond its expiry to allow additional time for the applicant to meet the conditions for issuance of the Development Permit, or to complete the project to which the Permit applies.
8. A Development Permit, when issued by an Approving Authority, remains valid provided the use is not abandoned for a period of up to 6 months or comes to the end date noted in the conditions of the issuance.
9. A Development Permit issued pursuant to this Bylaw is not a Building Permit, and construction shall not commence until a Building Permit has been approved.

Bylaw #15-14

10. Subject to Section 13., when an application for a development permit is refused, another application for a development permit for the same or similar use of the site shall not be made by the same or any other applicant until six months after the date of the refusal of the application.
11. When an application for a development permit is refused, another application for a development on the same site may be made within six months of the date of the refusal of the application if the application was refused because the application did not comply with this Bylaw and the development that is the subject of the subsequent application complies with this Bylaw.

Bylaw #22-01

12. Subject to the provisions of the *Municipal Government Act*, any person
 - a. affected by a decision issued by a Development Officer, or
 - b. applying for a Development Permit

may appeal the decision of the Development Officer to the Subdivision and Development Appeal Board by filing a written notice of appeal with the Subdivision and Development Appeal Board within 21 days after the date of decision concerning the Development Permit was made.

13. If the Subdivision and Development Appeal Board is served with a notice of an application for leave to appeal their decision under the *Municipal Government Act*, such notice shall operate

to suspend the development permit until final determination of the appeal validates, amends or revokes the suspended Development Permit.

14. When a development permit has been issued under an application to the Court of Appeal has been commenced, any action taken by the permit holder in proceeding with the development prior to the suspension of the Permit is at the sole risk of the Permit holder.

SECTION 1.19	DEVELOPMENT APPLICATION FORMS, NOTICES AND FEES
---------------------	--

1. For the purpose of administering the provisions of this Bylaw, the Chief Administrative Officer may authorize the use of any forms or notices that are required.
2. For the purposes of administering the provisions of this Bylaw, Council may authorize the imposition of fees or other charges, by way of Bylaw, Policy or Resolution

SECTION 1.20	SUBDIVISION APPLICATIONS, DECISIONS AND CONDITIONS OF APPEAL
---------------------	---

1. An Application for subdivision approval shall be made to the Subdivision Officer using the prescribed form, signed by the owner or their agent.
2. The Subdivision Officer may require an application for multi-lot residential, commercial, highway commercial and industrial uses to include:
 - a. A functional servicing report, a traffic impact assessment, a geotechnical assessment, storm water management plan, historical/archaeological assessment, analysis of the use of the lands, and other matters as the Development Officer or Approving Authority may require.
 - b. Statistics in tabular form showing calculations of the gross area of land in the plan area and the allocation of that land to streets, lanes, lots, Municipal Reserve, Municipal and School Reserve, School Reserve and Environmental Reserve.
 - c. A development phasing plan, if applicable.
 - d. A plan showing how natural features and views will be preserved.
3. A Subdivision Officer shall take into account in their decision the Design Guidelines for Subdivision Servicing, Land Use Bylaw and Statutory Plan requirements, and referred agency comments.
4. A decision on an application for subdivision approval is not an approval to develop, construct, or build on the land. Site grading, earthwork or any other construction shall not commence nor proceed until a development agreement has been signed or where applicable, a development permit has been issued.
5. When an application for a subdivision is approved, with or without conditions, or refused, the Notice of Decision shall be sent by ordinary mail to the applicant and those persons and authorities that are required to be given a copy of the application under the Subdivision and

Development Regulations, and by any other additional means acceptable to the Subdivision Authority.

6. In their decision to approve an application for subdivision, the Approving Authority may apply any conditions to ensure the application conforms to this Bylaw, Act, adopted Statutory Plans or other legislation, including conditions that;
 - a. Require the applicant to enter into agreements with the municipality as contemplated by the Act, provided that any security provided as a result shall be outlined in the Development Agreement accepted by the Subdivision Officer
 - b. Require the applicant to repair or reinstate, or to pay for the repair or reinstatement, to original condition, any roads, municipal signage, curbing, sidewalk, boulevard landscaping and tree planting which may be damaged, destroyed, or otherwise harmed during construction of the development or subdivision
 - c. Respect the time within in which a subdivision or any part of it is to be completed
 - d. Limit the length of time for the phasing of development or subdivision
 - e. The maximum density of dwelling units, persons or animals that may be allowed to occupy the site.

SECTION 1.21	RIGHT OF ENTRY
---------------------	-----------------------

1. Right of Entry procedures shall be governed by the Act.
2. The Chief Administrative Officer, the Deputy Chief Administrative Officer, the Development Authority, Subdivision Authority, Peace Officer, or such other person designated by Council, are “designated officers” for the purposes of Section 1. above, and the Act.

SECTION 1.22	BYLAW CONTRAVENTION
---------------------	----------------------------

1. Orders and municipal actions to remedy a contravention under this Bylaw shall be governed by the Act.

SECTION 1.23	OFFENCES AND PENALTIES
---------------------	-------------------------------

1. This Bylaw shall be enforced and contravention of any provision contained herein will be acted upon within the legal authority of the Council and potentially by the Court of Queen’s Bench of Alberta.
2. A person who
 - a. Contravenes any provision of the Act or the regulations under the Act
 - b. Contravenes this Bylaw
 - c. Contravenes an Order under this Bylaw or Act

- d. Contravenes a development permit or subdivision approval or a condition attached thereto
- e. Obstructs or hinders any person in the exercise or performance of their powers or duties under this Bylaw, the regulations under the Act or this Bylaw

is guilty of an offence and is liable to the penalties provided in the Act.

Bylaw #16-19

- 3. Any person who commits the following offences under this Bylaw shall be liable for the prescribed penalties and fines set out below:
 - a. The fee for commencing a development prior to the issuance of a development permit is double the applicable fee for the development;
 - b. The penalty for contravening Section 3.9 5. respecting Recreational, Commercial, and Motor Vehicle parking is \$500.00;
 - c. The penalty for locating a Sea Can on a parcel in a residential district is \$500.00; and
 - d. The penalty for contravening any provision in Section 3.14 respecting signs is \$250.00.
- 4. Municipal Tags
 - a. A Peace Officer is hereby authorized and empowered to issue a Municipal Tag to any Person whom the Peace Officer has reasonable grounds to believe has contravened any provision of this Bylaw.
 - b. A Municipal Tag shall be served upon such Person personally, or in the case of a corporation, by serving the Municipal Tag personally upon the Manager, Secretary or other Officer of the corporation, or a person apparently in charge of a branch office, or by mailing a copy to such Person by registered mail.
 - c. Where personal service cannot be affected upon a Person, a Peace Officer may serve the Municipal Tag by leaving the Tag with a Person on the premises who has the appearance of being at least eighteen (18) years of age.
 - d. A Municipal Tag shall be in a form approved by Council, and shall contain the following information:
 - i. The name of the Person to whom the Municipal Tag is issued;
 - ii. The date of issuance;
 - iii. A description of the offence, the section number of the Bylaw, and the date on which the offence occurred;
 - iv. The appropriate penalty for the offence as specified in the *Provincial Offences Procedure Act, RSA 2000, c.P-34*, and any amendments and regulations thereto, and this Bylaw, as amended by Council from time to time;
 - v. That the penalty shall be paid within a time prescribed by the Peace Officer in order to avoid prosecution; and

- vi. Any other information as may be required by the town Council from time to time.
 - e. Where a Municipal Tag has been issued pursuant to Section 1.24 (2) d), the person to whom the Municipal Tag has been issued may, in lieu of being prosecuted for the offence, pay to the Town the penalty specified on the Municipal Tag within the time period provided.
5. Violation Tickets
- a. In those cases where a Municipal Tag has been issued and the penalty specified on the Municipal Tag has not been paid within the prescribed time, the Bylaw Enforcement Officer is hereby authorized and empowered to issue a Violation Ticket pursuant to Part II of the *Provincial Offences Procedure Act, RSA 2000* and amendments thereto.
 - b. Notwithstanding Section 1.23(4) above, a Bylaw Enforcement Officer is hereby authorized and empowered to immediately issue a Violation Ticket to any Person whom the Bylaw Enforcement Officer has reasonable grounds to believe has contravened any provision of this Bylaw, notwithstanding that a Municipal Tag has not first been issued.
 - c. Where a Violation Ticket has been issued to a Person pursuant to this Bylaw, that Person may plead guilty to the offence by submitting to a Clerk of the Provincial Court, the specified penalty set out on the Violation Ticket at any time prior to the appearance date indicated on the Violation Ticket.
6. Any written notice, or Order, or decision that is required under any provision of this Bylaw to be provided to any person shall be deemed to have been so provided if it is;
- a. Delivered personally to the person or their agent it is directed to; or
 - b. Mailed by certified mail to the last known address of the person it is directed to; or
 - c. Left with any agent or employee or resident at the last known address of the person to whom it is directed.
7. Paying a penalty or pleading guilty does not constitute an approval to continue the activity in violation of the Land Use Bylaw.

SECTION 1.24	LAND USE BYLAW AMENDMENTS
---------------------	----------------------------------

- 1. Any person applying to amend any part of this Bylaw shall apply in writing to the Council on the required form, accompanied by the appropriate application and any necessary drawing or documentation.
- 2. The Town of Strathmore, at its sole discretion may initiate any amendment to this Bylaw.

SECTION 1.25	TEMPORARY PERMITS
---------------------	--------------------------

- 1. The Approving Authority may, except in Residential Districts, approve an application for discretionary use for any temporary period of time.

2. If the subject lands are in a Residential District, the Approving Authority may only approve an application for temporary development if the application is for a Residential Sales Centre.
3. A Temporary Permit may be issued for the stripping and grading of lands in any District where an engineered stamped drawing for the grading of the lands approved by the Town's engineer is submitted with the application.
4. A Temporary Permit may be issued for a period of up to one year, with extensions granted at the sole discretion of the Approving Authority.
5. A Temporary Building shall consist of a building constructed without any foundation below grade or any other building determined by the Approving Authority to be temporary as a condition to the issuance of the development permit.

SECTION 1.26	NON CONFORMING USES AND BUILDINGS
---------------------	--

1. Non-conforming use and non-conforming buildings shall be governed by the Municipal Government Act, Revised Statutes of Alberta 2000 Chapter M-26.

SECTION 2 DEFINITIONS

This section outlines the definitions for all uses and terms utilized in the Land Use Bylaw for interpretation of the bylaw. Where applicable, terms and words in this By-law defined by the Municipal Government Act shall take precedence. For words and terms not included in this section, reference should be made to Webster's Third New International Dictionary.

Where a proposed Development does not meet the definition of any Use, or meets the definition of two or more Use definitions, the Development Officer may, at their discretion, deem that the use meets the definition of the Use which it considers to be the most appropriate in character and purpose. A Use determined in this manner shall always be considered a Discretionary Use for that Development.

Other terms and words are defined as follows:

A

- | | |
|---|---|
| Bylaw #14-22 | <ol style="list-style-type: none"> 1. Abut or Abutting means contiguous and adjoining. 2. Accessory Building or Accessory Use means a use or a building which, in the opinion of the Approving Authority, is naturally or normally incidental and subordinate to the Principal Use or Building located on the same site. This Use includes private detached Garages, private swimming pools, private sheds or private greenhouses. |
| Added by Bylaw #24-14
Removed by Bylaw 25-09 | <ol style="list-style-type: none"> A. Accessory Dwelling Unit is a Secondary Residential Unit located on the same lot as a Principal Building. Accessory Dwelling Units are self-contained living spaces that include their own kitchen, bathroom, and sleeping areas. |
| | <ol style="list-style-type: none"> 3. Act means the Municipal Government Act RSA 2000 Chapter M-26, as amended. 4. Addition means any subsequent external construction to an existing building which results in increasing the building's area or external dimensions in any manner. 5. Adult Entertainment means a facility where live performances, motion pictures, videos, slides or any type of electronic or photographic reproductions, the main feature of which is nudity or partial nudity of any person, are performed in the show or where such materials are sold or rented and at all times are kept physically separate from the entrance area, display windows or any other goods for sale on the premises and are only available to persons proven to be over the age of 18 years. |
| Bylaw #14-22 | <ol style="list-style-type: none"> 6. Adjacent means contiguous and abutting or would be contiguous and abutting if not for an intervening street, lane, river, stream, railway, utility right of way, or land that is identified as reserve land on a Certificate of Title and, including, but not limited to, Municipal Reserve and Environmental Reserve. 7. Agricultural Building/Structure means a facility or building normally associated with and generally essential to the operation of an agricultural use. Such structures and facilities shall include, but are not limited to; machine sheds, storage sheds, granaries, grain bins for the storage of on-farm produced crop products, silos, animal housing facilities, animal feeding floors, repair shop etc. |

8. **Agricultural Operation** means an agricultural operation as defined in the *Agricultural Operation Practices Act*; (MGA, Part 17, Section 616(a)) and shall not include confined feeding operations.
- Bylaw #22-01 9. **Agricultural Processing – Major** means a large-scale business operation that includes the use of land and/or a building for the upgrading of a product for distribution or sale that was originally produced in an agricultural operation. Due to the large-scale nature of the business, the agricultural products may be produced onsite or offsite. An Agricultural Processing – Major operation may produce some offsite impacts such as noise, appearance, or odour. A *Cannabis Micro Production Facility is excluded from this use*.
10. **Agricultural Processing – Minor** means a facility employing two (2) or less full time equivalent non-residents of the property where agricultural produce, such as, but not limited to, meats, grains, legumes, poultry, swine and dairy products are collected, sorted, washed, slaughtered, cleaned, dusted, waxed, cooked, cured, smoked or otherwise prepared or processed and from which such produce is shipped off-site for further processing.
- Bylaw #22-21 11. **Agricultural Processing and Manufacturing** means
 - (a) Facilities which store, process, manufacture, assemble, produce or package food, agricultural products, or other products originally produced in an agricultural operation, including grains, vegetables, raw food, animal products, and non-food crops for wholesale or direct sale purposes, and
 - (b) Any associated or related research and development and administration for such facilities.
12. **Approval Conditions** means one or more actions the developer must complete prior to the approval being issued.
13. **Approval Date** means the date a Development Permit is dated and signed by the Approving Authority in the course of their duties.
14. **Athletic and Recreational Facility, Indoor** means a sport facility where the users are active participants or spectators, including racquet courts, gymnasias, weight lifting, exercise classes, arenas, swimming pools, bowling alleys or stadia and includes ancillary uses such as cafeterias, pro-shop and amusement arcades exclusively servicing the users of the facility.
15. **Athletic and Recreational Facility, Outdoor** means development providing facilities which are available to the public at large for sports and active recreation conducted outdoors. Typical Uses include golf courses, driving ranges, sports fields, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, boating facilities, outdoor swimming pools, bowling greens, riding stables and fitness trails.
16. **Auctioneering Establishments** means development specifically intended for the auctioning of goods, equipment and livestock, including any necessary temporary storage.
- Bylaw #17-09 17. **Auto Body and Paint Shop** means development where bodies of motor vehicles are repaired or painted or both. Auto Body and Paint Shops may have activities associated with the use, including auto parts, equipment, scrap, and other materials located outside of a building provided they are contained within a screened enclosure.
18. **Automotive and Equipment Repair Shops** means development used for the servicing and mechanical repair of automobiles, motorcycles, snowmobiles, and similar vehicles, and the

sale, installation or servicing of related accessories and parts. This Use Class includes transmission shops, muffler shops, tire shops, automotive glass shop, and upholstery shops, but does not include body repair and paint shops, and Automotive Services.

Bylaw #22-01

19. **Automotive and Recreation Vehicle Sales/Rentals** means development used for the retail sale and rental of new or used automobiles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light recreational vehicles or crafts, together with incidental maintenance services and sale of parts. This Use includes automobile dealerships, car rental agencies and motorcycle dealerships.

Bylaw #22-01

20. **Automotive Service** means an establishment for the sale of automotive fuel, lubricating oils and associated automotive fluids, providing rapid cleaning and lubrication to motor vehicles and may also include an accessory service and repair facility, automotive parts sales, a towing service or convenience store, and gas bars.

21. **Approved** means, when used in reference to a Development Permit, approved with or without conditions by the Approving Authority.

22. **Approving Authority** means the Development Authority, Subdivision Authority, Subdivision and Development Appeal Board, or Council, as the case may be.

B

23. **Balcony** means a horizontal structure adjoining a building above the first storey floor level and intended for use as a private outdoor amenity space with access only from within the building.

24. **Basement** means the portion of a building or structure which is wholly or partially below grade and has no more than 1.8m (5.9 ft.) of its height lying above grade and below the finished level of the floor directly above. A basement does not constitute a storey for the purpose of this By-law.

25. **Bed and Breakfast** mean an accessory use carried on within an owner-occupied Dwelling where temporary accommodation is provided for a fee, and breakfast is the only meal served.

26. **Bedroom** means a room or a group of two or more rooms intended to be used for sleeping but not equipped with self-contained cooking facilities.

Bylaw #21-15

27. **Advertising Bench:** means a Sign affixed to, painted on, or placed upon a part of a bench and;

28. **Buffer** means a row or a like massing of trees or shrubs, earth berms, or fencing to provide visual screening, noise abatement, and separation between sites, districts and non-compatible uses.

29. **Building** includes anything constructed or placed on, in over or under land but does not include a highway or public roadway or a bridge forming part of a highway or public roadway.

30. **Building area** means the total floor area of a building at grade level, measured from the outside surface of the exterior walls, including cantilevers.

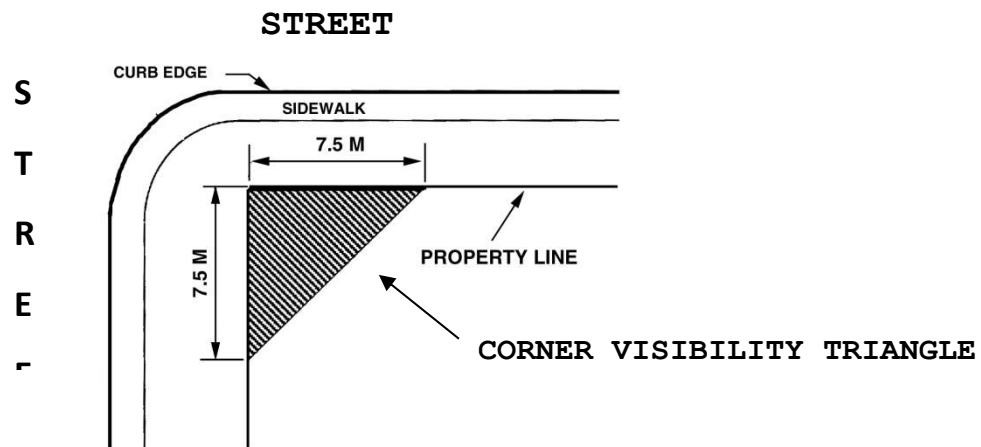
31. **Bus Services** means development used for passenger bus and transportation purposes and includes baggage and freight handling. Typical uses include bus terminals and bus charters.

C

- Bylaw #19-02
32. **Caliper** means the diameter of the trunk of a tree measured at 300 millimetres above the ground.
33. **Cannabis Micro Production Facility** means a development where
- (a) where cannabis is grown, propagated, processed, packaged, tested, destroyed, or stored; and
 - (b) where the total surface area where cannabis plants are grown, cultivated propagated or harvested does not exceed 200 m², in accordance with a license issued by Health Canada.
- Bylaw #18-08
34. **Cannabis Store** means a use that is licensed by the Alberta Gaming and Liquor Commission
- (a) where cannabis is sold for consumption off the premises and where cannabis must not be consumed on the premises;
 - (b) that may include the ancillary sale or rental of merchandise to customers; and
 - (c) where counselling on cannabis may be provided.
35. **Campground** means development of land which has been planned and improved for the seasonal short-term use of holiday trailers, motor homes, tents, campers and similar recreational vehicles, and is not used as year-round storage, or accommodation for residential use. Typical uses include tourist trailer parks, campsites and tenting grounds.
36. **Cemeteries** means development of a parcel of land primarily as landscaped open space for the final disposal of deceased persons and may include columbarium and mausoleums.
37. **Certificate of Compliance** means a document signed by the Development Officer, certifying that a development is in accordance with this By-law with respect to property line setback requirements as represented on a current Alberta Land Surveyors' Real Property Report or an Alberta Land Surveyors' Real Property Report or Survey Certificate that is older than three months and supported by an affidavit that the Real Property Report or Survey Certificate is an accurate representation of the development on the property.
- Bylaw #22-01
38. **Child Care Services** means development that may or may not be licensed by the Province, to provide daytime personal care and education to children. Typical uses include daycare centres, day homes, day nurseries, nursery schools and play schools, but does not include Education Services.
39. **Community Building and Facility** means a facility which is owned or leased by a community association or group, non-profit organization, or corporate entity for the purposes of public service, use or recreation.
- Bylaw #14-22
40. **Community Gardens** means development used by a non-profit organization for the growing of vegetables, fruit or flowers, or for horticultural education on an area of land where the land may be divided into plots for the use by members of the organization.
41. **Contractor Services, General** means development used for the provision of building construction, landscaping, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature, which require on-site storage space for materials, construction equipment or vehicles normally associated with the contractor service. This Use also includes activities involving the rental of equipment associated with above, and interior manufacturing when accessory to the Use and where

there is minimal impact to adjacent Development. Any sales, display, office or technical support service areas shall be accessory to the principal Use only.

42. **Contractor Services, Limited** means development used for the provision of electrical, plumbing, heating, painting and similar contractor services and the accessory sale of goods normally associated with the contractor services. It also includes activities for the provision of repair services to goods, equipment and appliances normally found within the home. In all cases, materials are kept within an enclosed building.
43. **Commercial Vehicle** means a motor-driven vehicle used for commercial purposes on public roads, including for the transportation of goods, wares and other merchandise, motor coaches carrying passengers, and trailers and semi-trailers and tractors when used in combination with trailers and semi-trailers, while excepting such vehicles as are run only upon rails or tracks.
44. **Corner Visibility Triangle** means a triangular area formed on the corner site by the two street property lines and a straight line which intersects 7.5m (24.6 ft.) from the corner where they meet, illustrated as follows:



45. **Council** means the Municipal Council of the Town of Strathmore.
46. **Crime Prevention through Environmental Design (CPTED)** is a crime prevention philosophy that proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime, as well as an improvement in the quality of life.
47. **Cultural Facilities** means a facility used for the enjoyment and entertainment of the public and may include art galleries, museums, libraries, planetariums, libraries, performing arts buildings or such like uses.
48. **Custodial Dwelling Unit** means a development containing one dwelling unit for those persons guarding, protecting, or maintaining a facility or a parcel of land and is incidental or subordinate to the principal use of the land or facility.
49. **Custom Manufacturing Establishments** means development used for small scale on-site production and retail sale of goods by hand manufacturing, primarily involving the use of hand tools provided such developments have few production employees. Typical uses include jewelry, toy and musical instrument manufacturing, gunsmiths, pottery and sculpture studios, bakeries and butchers.

D

50. **Deck** means an uncovered horizontal structure with a surface height greater than 0.6 metres above grade at any point, but generally no higher than the first storey floor level, and intended for use as a private outdoor amenity space.
51. **Density** means the number of dwelling units on a site expressed in dwelling units per *gross* or *net* acre or hectare.
52. **Density, Gross** means the maximum number of dwelling units permitted for each hectare (or acre) of land and includes all lands within the site except Environmental Reserve as defined by the Act.
53. **Density, Net** means the number of dwelling units allowed for each hectare (or acre) of land but does not include those lands within the site required for public roads, public utility lots, environmental reserve or municipal and school reserve.
54. **Detention and Correction Services** means development for the purpose of holding, confining, treating, or rehabilitating persons. Typical uses may include jails, remand centres, correction centres, and drug treatment and alcohol rehabilitation centres.
55. **Development** means
- (a) an excavation or stockpile and the creation of either of them,
 - (b) a building or an addition to or replacement or repair of a building and the construction or placing of any of them on, in, over or under land,
 - (c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or
 - (d) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building
56. **Development Permit** means an application for a development that conforms to the Land Use Bylaw, which may be refused or approved with or without conditions by the Development Officer or the Approving Authority.
57. **District** means a Section contained in this Bylaw which regulates the use and development of an area of land as depicted Land Use District on the Map.
58. **Double Fronting Site** means a site which abuts two streets which are parallel or nearly parallel in the vicinity of the site.
59. **Drive-through Food Services**, means development used for food and beverage which offers a menu for rapid customer service and includes one or more of the following features drive through pick up services, inside seating, on-site parking.
60. **Dwelling or Dwelling Unit** means at least one self-contained room provided with sleeping and cooking facilities, intended for domestic use, and used or intended to be used permanently or semi-permanently as a residence.

E

- Bylaw #22-01
61. **Eating and Drinking Establishments, Major**, means development where food and beverages are prepared and offered for sale to the public from establishments which are characterized by one or more of the following features: the provision of theatre, dancing or comedy entertainment; facilities primarily intended for the on-premise catering of food to large groups; and facilities primarily intended for the provision and consumption of alcoholic beverages which have a seating capacity for 50 or more persons. Typical uses include beverage rooms, cocktail lounges, nightclubs, theatre restaurants and banquet facilities.
62. **Eating and Drinking Establishments, Minor**, means development where food and beverages are prepared and offered for sale to the public, for consumption within the premises and off the site. Such developments shall have a seating capacity not to exceed 50 persons. This Use Class includes neighbourhood pubs, licensed restaurants, cafes, delicatessens, tea rooms and take out restaurants. This Class of Use does not include Drive-through Food Services.
63. **Education Services** means development involving assembly for educational, training or instruction purposes, and includes the administrative offices required for the provision of such services on the same site and Child Care Services as an Accessory Use. This Use includes public and private schools, community colleges, and their administrative offices, remote university campuses, and trade schools.
- Bylaw #15-40
64. **Emergency Shelter** means a development that
- (a) may provide transitional housing for people in need of shelter;
 - (b) provides staff supervision of the people being accommodated at all times the facility is in operation;
 - (c) may provide temporary accommodation for persons in need of short-term accommodation;
 - (d) may offer health, education, and other programs and services to the population the development serves; and
 - (e) may provide food preparation, a kitchen or an eating area for the staff or the population that the development serves.
65. **Equestrian Facilities** means a facility for the training, exercising and boarding of horses and is used for horse shows, rodeos or similar events.
- Bylaw #16-10
66. **Equipment and Storage Yard** means a development:
- (a) Where goods, materials, supplies and unoccupied manufactured homes are stored outdoors;
 - (b) Where large vehicles and equipment used in road or building construction, oilfield development or similar industries are stored when they are not in use and where such vehicles or equipment may be cleaned or serviced;
 - (c) Where the sale or the rental of the items described in (a) above and the sale and rental of large vehicles and equipment may be allowed at the discretion of the Approving Authority provided a development permit specifically authorizes the sales or rental of these items;
 - (d) That does not include the storage of waste materials, derelict equipment or derelict vehicles; and

(e) That may include a building for the purposes of administering the development.

67. **Excavation** means digging, scraping or gouging soils, sand, gravel or other materials from the ground. **Stripping** shall have a similar meaning.
68. **Existing** means existing with all necessary Development Permits as of the date of adoption of this Bylaw.
69. **Extended Medical Treatment Services** means development providing room, board, and surgical or other medical treatment for the sick, injured or infirm, including out-patient services and accessory staff residences. Typical uses include hospitals, sanitariums, nursing homes, convalescent homes, isolation facilities, auxiliary hospitals, and detox centres.
70. **Extensive Agricultural** means system of tillage and animal husbandry, through which one may gain livelihood from large areas of land by the raising of crops or the rearing of livestock either separately or in conjunction with one another in unified operation and includes buildings and other structures incidental to the operation.

F

71. **Farm** means development for the primary production of farm products such as wheat or other grains, vegetables or other field crops and grazing of horses, cattle, sheep or exotic animals. This Use includes one Dwelling, and a second or additional Dwelling for farm help.
72. **Fence** means a vertical physical barrier intended to provide visual screening or to prevent unauthorized access which is not an artificial embankment such as a retaining wall.
73. **Firing Range** means an indoor facility where firearms are discharged for recreation, sport or training purposes and may provide seating for occasional viewing of the sport associated with the firing range and meets all of the regulations for firearms possession. This does not include outdoor firing ranges.
74. **Fleet Services** means a business using a fleet of vehicles for the delivery of people, goods or services. This Use Class includes taxi services and messenger and courier services, but does not include Heavy Vehicle and Equipment Sales and Rentals, or Bus Services or moving or cartage firms involving trucks or bus line terminals.
75. **Frontage** means, where used with reference to residential development, the lineal distance measured along the Front Property Line; and where used with reference to non-residential development, the length of the property line of any part of a separate business development which is parallel to, and abuts, a public roadway, not including a lane, which is directly accessible from the development.
76. **Functional Servicing Study** means a study providing engineering information on a development for water, sanitary sewer, storm water and roads, to the satisfaction of the Town of Strathmore.
77. **Funeral Home** means development used for the preparation of the deceased for burial or cremation, and the holding of funeral services. This Use includes funeral homes and undertaking establishments.

G

78. **Garage** means an accessory building or part of a principal building designed and used primarily for the storage of private motor vehicles.

~~79. **Garage Suite** means a second Accessory Dwelling Unit on a parcel located above or adjacent to a Garage structure, it serves as a separate living space from the Principal Building.~~

Added by Bylaw #24-14
Removed by Bylaw 25-09

~~1. **Garden Suite** means a second Accessory Dwelling Unit on a parcel, to be used as a separate accommodation that is accessory to the Principal Building and may be a standalone unit.~~

Bylaw #22-01

80. **Gas Bar** means development for the retail sale of gasoline and other petroleum shall not sell or store bulk propane. This Use Class does not include Automotive Services.

81. **General Industrial, Major** means development used principally for one or more of the following activities, where such activities are likely to have an impact on the environment or adjacent land uses, by virtue of its potential emissions, effects or appearance:

- (a) the processing of raw materials;
- (b) the manufacturing or assembling of semi-finished or finished goods, products or equipment;
- (c) the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing or repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in non-industrial districts or adjacent to residential districts;
- (d) the storage or transshipping or materials, goods and equipment, including the outdoor storage of the same;
- (e) the sale or rental of heavy vehicles, machinery or equipment; and
- (f) any indoor display, office, technical or administrative support areas or any retail sale operations shall be accessory to the activities identified above, including Automotive and Equipment Repair Shops, at the discretion of the Approving Authority.

82. **General Industrial, Minor** means development used principally for one or more of the following activities and where such activities are likely to have a negligible impact on the environment or adjacent land uses by virtue of its appearance, noise, size, odour, or other operational characteristics:

- (a) the manufacturing or assembling of semi-finished or finished goods, products, or equipment;
- (b) the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in non-industrial districts or adjacent to residential districts;
- (c) the storage or transshipping of materials, goods and equipment;
- (d) the distribution and sale of materials, goods and equipment to institutions or industrial and commercial businesses for their direct use or to Retail Stores or other sales use Classes defined this Bylaw or resale to individual customers;

- (e) the training of personnel in General Industrial operations; and
- (f) any indoor display, office, technical or administrative support areas or any retail sale operations shall be accessory to the activities identified above, including Automotive and Equipment Repair Shops and Recycling Depots, Composting Depots, and Landfill Sites, at the discretion of the Approving Authority.

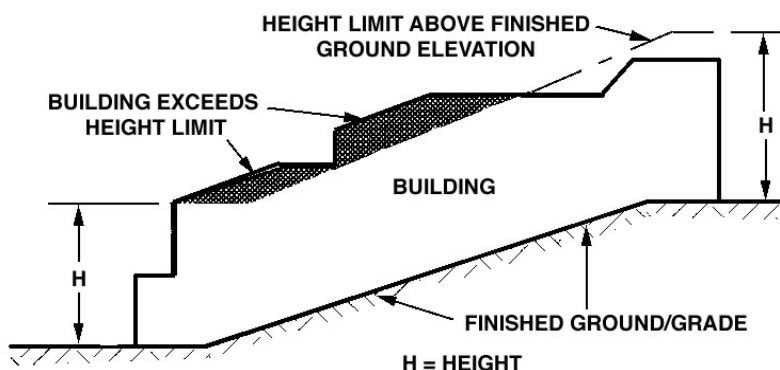
83. **Government Services** means development providing municipal, provincial or federal government services directly to the public. This Use does not include Protective and Emergency Services, Detention and Correction Services, Minor or Major Impact Utility Services or Education Services.
84. **Grade** means the elevation of the natural ground level of the site, or the finished level of the ground adjoining a building at all exterior walls or the level of the ground established by an approved grade plan, as the case may be.
85. **Grade Plan** means, a drawing or specification prepared by a professional engineer or a member of a similar profession which specifies elevations for building floors and foundations, streets, lanes, walks and the finished ground level of the site.
86. **Grading** means work done on land to change or adjust the grade of a property, normally according to a grading plan.
87. **Greenhouses and Plant Nurseries** means development used primarily for the raising, storage and sale of bedding, household and ornamental plants.
88. **Gross Usable Floor Area (GUFA)** means the total horizontal area of every enclosed floor, basement and mezzanine used exclusively by a single use area in a building and is measured from the exterior face of the exterior wall and the centerline of an interior partition wall that separates at least two uses but does not include:
- (a) elevator shafts, stairwells, and common corridors and halls available to more than one use;
 - (b) crawl spaces and areas below grade used for storage and not accessible to the public;
 - (c) mechanical or electrical rooms;
 - (d) indoor garbage or recycling storage; and
 - (e) areas used for parking and loading.
89. **Group Homes** means development consisting of the use of a building as a primarily residential facility which is authorized, licensed or certified by the Province to provide room and board for six residents or less, exclusive of staff, for foster children or disabled persons, and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. The occupants shall live together as a single housekeeping group and using cooking facilities shared in common. This Use does not include Detention and Correction services, but does include “halfway houses” of six residents or less, excluding staff.

Bylaw #16-10

H

90. **Habitable Floor Area** means the finished floor area intended primarily for human occupancy.

91. **Health Services** means development used for the provision of physical and mental health services on an out-patient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counseling nature. Typical uses include medical and dental offices, health clinics, laboratories for testing, radiology and counseling services.
92. **Heavy Vehicle and Equipment Sales/Rentals** – means development used for the sale or rental of heavy vehicles, machinery or mechanical equipment, typically used in the building, road, pipeline, oilfield and mining construction industries, manufacturing, assembling and processing operations and agricultural production. This Use Class does not include Truck and Mobile Home Sales /Rentals.
93. **Height** means, when used with reference to a building or structure, the average vertical distance between finished grade and the apex of the roof line measured at the front and rear



corners of a building or structure, excluding a roof stairway entrance, elevator shaft, ventilating fan, sky light, steeple, chimney, smoke, vapor or ventilation stack, fire or parapet wall, flag pole, antenna or similar device not structurally essential to the building or structure, as per the sketch below:

94. **Home Occupation** means a business, occupation, trade, profession, or craft carried on by an occupant of a dwelling unit as a use secondary to the residential use of the dwelling, and which does not change the character of the building in which it is located. A home occupation may include, but is not restricted to, hairdressing and cutting, dressmaking, millinery and similar domestic crafts, music and/or dance instruction, minor repairs to household equipment, eating and drinking establishments, minor, a bed and breakfast establishment, a day home, and tutoring.
95. **Home Office** means development consisting of the use of a Dwelling as a “desk-and-phone” operation only by a person who occupies the Dwelling as their private residence. There shall be no warehousing of goods and no client contact in the home. A Home Office may include, but is not restricted to, the offices of accountants and bookkeepers, business and professional consultants, contractors, and catalogue and internet sales.
96. **Hospital** means a use, other than a nursing home, that is authorized by the *Hospitals Act RSA 2000* that provides facilities for the care of diseased, injured, sick or mentally disordered people.
97. **Hotel** means development used for the provision of rooms or suites for temporary sleeping accommodation, where the rooms have access from a common interior corridor. Hotels may include accessory Public Assembly Establishments, meeting rooms, Personal Service Shops, Minor Amusement Establishments and a manager’s suite or residence. Motel has a similar

definition but is not required to provide a common interior corridor and may have individual access from the exterior.

98. **Housing, Apartment** means a building designed with one main water, sewer, electrical, telecommunication service and a common entrance to serve the building, and contains three or more dwelling units and other common areas and facilities.
99. **Housing, Attached** means a structure designed and built to contain three or more dwelling units separated from each other by a firewall with each unit having separate entrances from grade level.
100. **Housing, Duplex** means development consisting of a building containing two Dwellings, with one Dwelling above the other. Each unit shall have separate and individual entrance.
102. **Housing, Security**, means a dwelling unit, provided on site, for the sole purpose of housing a 24 hour security person.
103. **Housing, Semi-Detached** means development consisting of a building containing two side by side Dwelling Units. Each dwelling shall have separate, individual, and direct access to grade.
104. **Housing, Senior's** means a development consisting of a building containing Sleeping Units, where lodging or sleeping accommodation with or without meals is provided for remuneration. Typical uses include housing and lodges for Senior Citizens.
105. **Housing, Single Detached** means development consisting of a building containing not more than one Dwelling Unit, which is separate from any other Dwelling Unit or building. This Use does not include Modular Homes.

Bylaw #15-28

I

106. **Industrial/Construction Vehicle** means a motor vehicle, capable of legally travelling on a public road that is to be used for industrial and not personal purposes.
107. **Internal Lot** means a lot other than a corner lot.
108. **Issuance Conditions** means conditions which will be addressed and/or completed through the time frame of the Permit.
109. **Issue date** means the date an order under the Act is dated and signed by the Approving Authority, or conditions being met prior to when a Development Permit is deemed issued, as the case may be.

Bylaw #14-22

K

110. **Kennel** means a development where domestic animals normally considered to be household pets are cared for, maintained, boarded, bred or trained whether or not the owner receives compensation for such activities. This may include outdoor enclosures, pens, runs or exercise yards and may provide the incidental sales of products relation to the services provided by the use.

L

111. **Lane** means a public thoroughfare of a maximum 9m (29.5 ft.) wide right-of-way, which provides a secondary means of access to a site.

- 112. **Landscaping** means the modification and enhancement of a site through the use of either or both of soft landscaping consisting of vegetation such as trees, shrubs, hedges, grass and ground cover, or of hard landscaping consisting of non-vegetative materials such as brick, stone, concrete, tile and wood.
- 113. **Libraries and Cultural Exhibits** means development for the collection of literary, artistic, musical and similar reference materials in the form of books, manuscripts, recordings and films for public use, or a development for the collection, preservation and public exhibition of works or objects of historical, scientific or artistic value. Typical uses include libraries, museums and art galleries.
- 114. **Liquor Store** means a building, or portion thereof, licensed by the Province to sell alcohol.

M

Bylaw #15-33

- 115. **Manufactured Home** means a prefabricated building consisting of one dwelling unit, other than a modular single detached dwelling, that is constructed in a factory and includes:
 - (a) a Single-Wide Manufactured Home that consists of a single module; and
 - (b) a Sectional Manufactured Home that consists of 2 modules designed by the factory to be joined together to form a single dwelling unit on delivery to site.
- 116. **Market Garden** means the growing of vegetables and/or fruit for commercial purposes. This includes an area for the display and sale of goods or produce grown or raised on site.
- 117. **Mini or Self Storage** means a use where goods are stored in one or more buildings including the use of sea cans, where the building is made up of separate compartments and each compartment has separate access; and, may be available to the general public for the storage of personal items not including any flammable or hazardous goods; and, may include the administrative functions associated with the business and may incorporate custodial quarters for the custodian of the facility.
- 118. **Mixed Use Building** means a building used partly for residential and partly for non-residential uses and must include a component of both.
- 119. **Mobile Home Lot** means the area allotted for the installation of one Mobile Home and may be either a leased lot or a bare-land condominium lot depending on whether the lot is located in a Mobile Home Park or a Mobile Home Subdivision.
- 120. **Municipal Sustainable Housing** means Dwellings and Dwelling Units for households which occupy housing that falls below any of the Canada Mortgage and Housing Corporation (CMHC) dwelling adequacy, suitability or affordability standards, and which would otherwise have to spend 30% or more of their before-tax income to pay for the median rent of alternative local marketing housing that meets all three standards, and is municipally sponsored.
- 121. **Municipality** means the Municipal Corporation of the Town of Strathmore and its legal successors and, when the context requires, the area of land contained within its corporate limits.

N

122. **Natural Habitat Areas** means development used primarily for the protection, and preservation of public or private lands as habitats for wildlife and native vegetation. Typical uses include water fowl nesting ponds, storm water storage ponds, wildlife sanctuaries, pathways and wildlife observations sites.
123. **Non-conforming Use or Building** means a lawful specific use
- (a) being made of land or a building or intended to be made of a building lawfully under construction at the date a land use bylaw affecting the land or building becomes effective, and
 - (b) that on the date the land use bylaw becomes effective does not, or in the case of a building under construction will not, comply with the land use bylaw shall have the same definition as in the Act.

O

124. **Offensive or objectionable** means a use or development which by its nature or form, creates or is liable to create noise, vibration, smoke, dust or other particulate matter, odour, toxic or non-toxic matter, radiation hazard, fire or explosive hazard, heat, humidity, glare, unsightly storage of goods and materials, or any other condition, that in the opinion of the Approving Authority may be or become hazardous or injurious to health or safety, or is offensive to the senses, or which adversely affects the amenities of the neighbourhood or otherwise interferes with or may interfere with the normal enjoyment of any land, building, or structure.

P

125. **Parapet** means a low wall or railing to protect the edge of a roof.
126. **Parking** means a development providing vehicular parking, either independent of or integral to an approved use, and may comprise open lots or structures for payment or provided at no cost.
127. **Party Wall** means either a wall erected at, or upon, a line separating two parcels of land each which is, or capable of being, a separate legal parcel subdivided under the Act, 2000, as amended, or a wall separating two dwellings each of which is, or capable of being, a separate legal parcel divided under the Condominium Act, as amended.
128. **Peace Officer** means any member of the RCMP, Peace Officer appointed pursuant to the Alberta Peace Officers Act or a Bylaw Enforcement Officer employed by the Municipality.
129. **Personal Service Shops** means development used for the provision of personal services to an individual which are related to the care and appearance of the body, or the cleaning and repair of the personal effects. This Use Class includes barbershops, hairdressers, beauty salons, tailors, dressmakers, shoe repair shops, dry cleaning establishments, and laundromats.
130. **Pet Care Facility** means a development where domestic animals, normally considered to be household pets are washed, groomed, or boarded during the day only, with no overnight

stays or outdoor runs, pens or exercise yards and may provide for the incidental sale of products related to the services provided.

131. **Private Clubs** means development used for the meeting, social or recreational activities of members of a non-profit philanthropic, social service, athletic, business or fraternal organization, without on-site residences. Private Clubs may include facilities for eating, drinking and assembly.

Bylaw #16-10

132. **Private Recreation Vehicle Storage** means a development:

(a) where recreational vehicles are stored when they are not in use; and

(b) that does not include or involve

i. the storage of equipment or dilapidated vehicles; or

ii. the servicing, cleaning, repairing, production, display or sale of recreational vehicles either in a building or outdoors; and

iii. that may include a building for the purposes of administering the development.

133. **Professional Offices and Office Support Services** means development primarily used for the provision of financial, general professional, management, administrative or consulting services, or development used to provide support services to businesses such as printing, binding, photographic processing, office maintenance or custodial services, office security, and the sale, rental, repair or servicing of office equipment.

134. **Property line, Front** means the property line separating a lot from an abutting street. In the case of a Corner Site, the Front Line is the shorter of the property lines abutting a street.

Bylaw #15-22

135. **Protective Emergency Services** means development that provides fire, police or emergency medical services and where such service is publicly-owned or administered to the satisfaction of the Development Authority.

136. **Public Assembly Establishments, Minor** means development providing facilities within any building, room or area for less than 100 people for social or recreational purposes including participants and spectators where food and/or beverages may be served.

137. **Public Assembly Establishments, Major** means development providing facilities within any building, room or area for over 100 people for social or recreational purposes including participants and spectators where food and/or beverage may be served. This use includes ancillary uses such as cafeterias, pro-shop, and arcades exclusively servicing the users of the facility.

138. **Public Parks** means development of public land specifically designed or reserved for the general public for active or passive recreational use and includes all natural and man-made landscaping, facilities, playing fields, buildings and other structures that are consistent with the general purposes of public parkland, whether or not such recreational facilities are publicly operated or operated by other organizations pursuant to arrangements with the public entity owning the park. Typical uses include tot lots, picnic grounds, pedestrian trails, and paths, landscaped buffers, playgrounds and water features.

139. **Principal Building** means a building, which in the opinion of the Approving Authority:

(a) Occupies the major or the central portion of the site; or

- (b) Is the chief or the main one among the buildings on the site; or
- (c) Constitutes by reason of its Use the primary purpose for which the site is used.

140. **Property Line, Rear** means either the property line of a lot which is furthest from and opposite the Front Property Line or where there is no such property line, the point of intersection of any property lines other than a Front Property Line which is furthest from and opposite the Front Property Line.
141. **Property Line, Side** means the property line of a lot other than a Front Property Line or Rear Property Line.

R

142. **Recreational Vehicle** means a vehicle or portable structure designed to be carried on a motor vehicle, or else designed and built to be transported on its own wheels, that is used to provide temporary living accommodation for travel and/or recreational purposes, which includes but is not limited to motorhomes, travel trailers, fifth-wheels, truck campers, and tent trailers.
143. **Recycling Depots** means development used for the buying and temporary storage of bottles, cans, newspapers and similar household goods for reuse and recycling, where all storage is contained within an enclosed building. Typical uses include newspaper recycling establishments and bottle depots.
144. **Religious Assembly** means development available for the purpose of divine worship and related religious, philanthropic or social activities and includes accessory residences for clergy and related religious workers, meeting rooms, classrooms, dormitories and other buildings. Typical uses include churches, chapels, mosques, temples, synagogues and parish halls.
145. **Residential Care** means a development
- (a) where physical, social or mental care is provided to 7 or more persons who live full-time in the facility; and
 - (b) that must provide at least 1 staff person at the development at all times.
146. **Residential, Rural** means development for small-scale, agricultural pursuits ancillary to rural residential uses. This Use shall be developed so that it will not unduly interfere with the general enjoyment of adjacent property. Typical uses include small scale market gardens. Animals shall be kept for the use or enjoyment of the householder only.
147. **Residential Sales Centre 1** means a temporary sales office located in a house planned for sale as a residential unit.
148. **Residential Sales Centre 2** means a temporary building or structure used for a limited period of time for the purpose of marketing residential land or buildings.
149. **Retail Stores, Convenience** means development used for the retail sale of those goods required by area residents or employees on a day-to-day basis, from business premises which do not exceed 186m² in gross floor area. Typical uses include small food stores, and variety stores selling confectionery, tobacco, groceries, beverages, pharmaceutical and personal care items, hardware or printed matter.

150. **Retail Stores, General** means development used for the retail sale of groceries, beverages, household goods, pet stores (including small animal grooming) furniture and appliances clothing, hardware, printed matter, confectionery, tobacco, pharmaceutical and personal care items, office equipment, stationary and similar goods from within an enclosed building. Additional services, such as postal outlets and film processing depots are permitted within general retail stores. This Use does not include Liquor Stores and Automotive Services.
151. **Retaining Wall** means a wall erected for holding in place a mass of earth or the like, such as at the edge of a terrace or excavation.

S

- Bylaw #18-08 152. **Salvage Yard** means development where dilapidated vehicles or damaged, inoperable or obsolete equipment, machinery or goods are stored, dismantled or crushed. Part or all of the activities pertaining to Salvage Yards may occur outside of a building. Salvage Yards may include the incidental sale of parts that are recovered from dilapidated vehicles, equipment, machinery or goods, and may also include space for the administration of the use.
- Bylaw #17-09 153. **School – Private** means a use
- (a) where an operator, other than the following, teaches the education curriculum from kindergarten to grade 12 and where other educational programs may be provided all pursuant to the School Act RSA 2000:
 - i. a school district or division; or
 - ii. a society or company named within a charter approved by the Minister of Education operating a charter school;
 - (b) that may provide before or after school programs that are defined as Child Care Service; and
 - (c) that may provide food service for students and staff.
- Bylaw #18-08 154. **School – School Authority** means a use
- (a) where any of the following teaches the education curriculum from kindergarten to grade 12 and where other educational programs may be provided all pursuant to the School Act RSA 2000:
 - i. a school district or division; or
 - ii. a society or company operating a charter school in accordance with a charter approved by the Minister of Education operating a charter school.
155. **Screening** means a fence, earth berm, hedge, or other appropriate landscaping, used to visually separate areas or functions which, in the opinion of the Approving Authority, detract from the urban street or neighboring land uses.
- Bylaw #16-10 156. **Sea Can** means a shipping container that is designed to be moved from one mode of transport to another without unloading or reloading.
157. **Setback** means the distance that a development or a specified portion of a Development is setback from a property line.
- Bylaw #20-04 158. **Secondary Suite** means a use that:

- a) contains two or more rooms used or designed to be used as a residence not shared with the primary dwelling unit, by one or more persons;
 - b) contains living, sleeping and sanitary facilities; a kitchen or appliances designed to be used for the cooking or preparation of food;
 - c) is self-contained and located within a Dwelling Unit; and
 - d) is considered part of and secondary to a Dwelling Unit.
159. **Shopping Centre** means a group of commercial uses that are primarily Retail Stores and Personal Service Shops, with shared on-site parking.
160. **Sign** means any visual medium, including its structure and other component parts, which is used or capable of being used, on a permanent or temporary basis, to identify or convey information, or to advertise or attract attention to a product, service, place, activity, person, institution or business. Signs shall include banners, placards, and painted messages, but not territorial or heraldic flags, interior window displays of merchandise or signs painted on or attached to a motor vehicle intended for use on a public roadway. Signs are divided into several forms and are defined as:
- (a) **“A” or Sandwich Board** means an A-shaped sign which is set upon the ground and has no external supporting structure.
 - (b) **Abandoned Sign** means any sign which no longer correctly identifies a business or the products and services that business offers, or any sign which has not been maintained and would materially interfere with or affect the use, enjoyment or value of neighboring properties, as determined by the Approving Authority.
 - (c) **Balloon, Banner, or Pennant**, means signs constructed of cloth, canvas, paper, metal or plastic or similar material which depends upon existing structural elements for their support or anchorage. Dirigibles and hot air balloons are included in this Use.
 - (d) **Billboard Advertising Sign** means a sign to which advertising is displayed for products, services, information locations, etc. to permit its periodic replacement. Such signs would exceed the maximum size and height requirements of Freestanding Signs in this Bylaw.
 - (e) **Canopy Sign** means a sign attached to or forming part of a permanent building, with projecting or fixed structural framework which extends outward from the exterior wall of a building and which may be roofed over or covered to provide protection over the entrance to a building
 - (f) **Copy** means the letters, graphics or characters which make up the message on a sign face and can be permanent or readily changed either manually or electronically.
 - (g) **Directional Sign** means an on-premise sign providing direction to pedestrian or vehicular traffic without advertising copy, except for a business logogram. Directional signs include such signs as exit and parking signs.
 - (h) **Fascia Sign** means any sign painted on or attached to an exterior building wall and does not project more than 300mm (12 inches) perpendicularly from the building face, and does not cover more than 20% of the building front.

- (i) **Free Standing Sign** means any sign supported independently of a building and permanently fixed to the ground including materials used to conceal or improve the visual appearance of the structure.
 - (j) **Height (sign)** means the vertical distance measured from the highest point of the sign or sign structure to grade.
 - (k) **Identification Sign** means a sign which contains only the name and address of a building, institution or person and the activity carried on in the building or institution.
 - (l) **Official Sign** means a permanent sign required by, or erected pursuant to the provisions of federal, provincial, or municipal legislation, including signs installed by Alberta Transportation, tourism identification signs and signs installed by the Town of Strathmore to direct people.
 - (m) **Projecting Sign** means any sign, except a canopy or awning sign, which is supported by an exterior building wall and projects outward from the building wall by more than 300mm.
 - (n) **Real Estate Sign** means a temporary sign identifying real estate that is for sale, for lease, for rent, or has been sold.
 - (o) **Roof Sign** means any sign erected upon, against, or above a roof, or on top of or above the parapet of a building.
 - (p) **Rotating Sign** means a sign or part of a sign which moves in a revolving manner.
 - (q) **Temporary Sign** means a sign which is not permanently anchored to, affixed to, or painted on a building. Temporary Signs shall relate to an activity, use or event of a limited time duration. Temporary signs include such signs as political campaign signs, real estate signs, construction identification signs, community events and festivals, fundraising campaigns, sign identifying seasonal businesses, signs advertising specific community events, and signs providing temporary identification for developments awaiting installation of permanent sign but do not include portable signs, or "A" or Sandwich Board or Balloon, Banner, or Pennant Signs.
 - (r) **Window Sign** means any sign painted on, or affixed to, the inside or outside of a window, or installed inside a window and intended to be viewed from outside the premises. Window sign does not include merchandise on display.
161. **Sign Area** means the entire area of the sign on which copy is intended to be placed.
162. **Site** means an area of land consisting of one or more lots.
163. **Site Area** means the total land area of a site.
164. **Site Width** means the average horizontal distance between the side property boundaries of a site.
165. **Site, Corner** means a site located at the inter-section of two public streets.
166. **Site Coverage** means the total horizontal area of all buildings or structures on a site which are located at or higher than 0.3m above grade, including accessory buildings or structures. This definition shall not include:
- (a) steps, walkways, eaves, cornices, and similar projections; or

(b) driveways, aisles and parking lots, unenclosed inner or outer courts, terraces and patios where these are less than 0.3m above grade; or

(c) buildings or structures having an area not greater than 10m².

167. **Site, Interior** means any site other than a corner site.
168. **Site Plan** means a plan showing the boundaries of a site, the location of all existing and proposed buildings on the site, the uses of all portions of the site on which there are no building, and which may also include parking, landscaping, fencing, signage, screening, or utilities.
169. **Soft-Covered Structure** means a building, designed and constructed with a rigid frame, which has a man-made or natural soft covering for its exterior.
170. **Storey** means that portion of a building which is situated between the top of any floor and the top of the floor next above it. If there is no floor above, the storey is the portion of the building which is situated between the top of any floor and the ceiling above it. Basements whose ceilings are 1.8m above grade shall be considered as storeys.
171. **Street** means a public roadway other than a lane.

T

172. **Third Party Advertising Sign** means content on a sign which directs attention to products sold or services provided which cannot be considered as the principal product sold or principal services provided on the premises at which the sign is located.
173. **Truck and Mobile Home Sales/Rentals** means development used for the sale or rental of new or used trucks, motor homes, mobile homes, and automobiles together with incidental maintenance services and the sale of parts and accessories. Typical uses include truck dealerships, recreation vehicle sales and mobile home dealerships.

U

174. **Use** means the purpose or activity for which a piece of land or its buildings are designed, arranged, developed, or intended, or for which it is occupied or maintained.
175. **Use, Change of** means the conversion of land or building or portion thereof from one Use to another, or a change to the Intensity of Use.
176. **Use, Discretionary** means the use of land, buildings or structures for which is listed in the column captioned "Discretionary Uses" in each Land Use District appearing in this Bylaw and which a Development Permit may be issued at the discretion of the Approving Authority.
177. **Use, Intensity of** means a measurement of the density (number of units or seating capacity) per gross floor area of a structure, or of the uses on that site.
178. **Use, Permitted** means the use of land, building or structures which is listed in the column captioned "Permitted Uses" in each Land Use District appearing in this Bylaw and which a Development Permit shall be issued if it meets the applicable provisions of this Bylaw.
179. **Use, Principal** means the use of a site or of a building which in the opinion of the Approving Authority constitutes the primary purpose for which the site is used.

- Bylaw #17-12 180. **Utilities** means a system of works, other than a Utility Building, used to provide one or more of the following for public consumption, benefit, convenience or use:
- (a) water, steam, irrigation or drainage;
 - (b) water heating or cooling for the purpose of district heating or cooling;
 - (c) sewage collection, treatment and disposal facilities;
 - (d) public transportation operated by on behalf of the Town; and
 - (e) cable telephone and telecommunication lines and includes the thing that is provided for public consumption, benefit, convenience or use.
- Bylaw #17-12 181. **Utility Building** means, a building that contains a utility that is partially or wholly above grade.

V

182. **Variance** means an authorization by the Approving Authority to deviate from the requirements of this Bylaw.
183. **Veterinary Services, Major** means development used for the medical care and treatment of animals, including but not limited to; cattle, horses, swine, sheep, goats and poultry, where the veterinary services primarily involve out-patient care and minor medical procedures involving hospitalization for short periods. This may include outdoor enclosures, pens, runs and exercise yards and may provide for the incidental sale of products relating to the services provided by the use.
184. **Veterinary Services, Minor** means development used for the medical care and treatment of domestic animals normally considered to be household pets, where the veterinary services primarily involve out-patient care and minor medical procedures involving hospitalization for short periods. All animals shall be kept within an enclosed building. This may include the incidental sale of products related to the services provided

Y

185. **Yard** means required open space unoccupied by any portion of a building or structure 0.3m or more above grade, unless otherwise permitted by this Bylaw.
186. **Yard, Front** means the portion of a site extending across the full width of the site from the front property line to the closest front wall of the building or the closest front boundary of the Use.
187. **Yard, Rear** means the property line to the closest rear wall of the building or the closest rear boundary.
188. **Yard, Side** means that portion of a site abutting a Side Property Line extending from the Front Yard to the Rear Yard.

SECTION 3 GENERAL PROVISIONS – ALL ZONES

SECTION 3.1 REGULATIONS FOR SPECIAL YARD SETBACKS

1. Double Fronting sites shall be considered to have two front yards; any proposed development shall meet the minimum front yard setback for both front yards, for the respective district.
2. The minimum distances required for yards do not apply to development that is wholly beneath the surface of the ground.
3. Notwithstanding any other setback provision in this Bylaw,
 - (a) Development adjacent to a canal of the Western Irrigation District shall have a setback as determined by the Approving Authority upon consultation with the Western Irrigation District.
 - (b) Development adjacent to any high vapor pressure (HVP) pipeline or any hydrocarbon pipeline shall maintain a setback as required by the Province.
 - (c) Notwithstanding clause (b), in the case of public institutions where people are dependent upon others for evacuation (hospitals, schools, senior citizens homes, mental institutions, etc.) the minimum setback shall be 200m from the centerline of the above noted pipelines.
 - (d) Development abutting the north side of Brent Boulevard that are also west of the eastern boundary of Plan 931 0071 shall have a minimum front yard setback of 36 metres.
4. Development abutting the north side of Brent Boulevard that are also west of the eastern boundary of Plan 931 00071 shall have a minimum front yard setback of 36 metres.
5. All Corner lots shall maintain clear visibility on corners for vehicular safety. The only development and or landscaping allowed within the corner visibility triangle are grass and flower beds. Any planting that at maturity will be expected to be taller than 0.8 metres or structures including fencing, statues or landscaping of any kind, is prohibited. See the definition of **Corner Visibility Triangle** for illustration and detailed information.

SECTION 3.2 PROJECTIONS INTO YARDS

- Bylaw #25-16 1. The following features are permitted to project into a required yard as provided for in the table below or as determined at the discretion of the Approving Authority:

Structure	Yard in Which Projection is Permitted	Maximum Projection into Required Setback Permitted
Sills, cornices, landings, eaves, gutters, chimneys or pilasters	Any yard	0.6 metres

Bylaw #22-01

Steps, raised walkways, one (1) metre or less in height	Front, Rear, and one (1) Side Yard	1.5 metres
Bay or similar windows	Front Yard, Rear Yard, and Street Side Yard of a corner site	1 metres
Balconies	Front & Rear Yards	2 metres
Decks, open, or roofed porch or patio not exceeding one storey in height	Rear Yards	2 metres including eaves and cornices
Cantilevered encroachments, one per side, (excluding balconies, bay or similar windows) not exceeding 2.75m in horizontal width.	Side Yard, Front Yard, Rear Yard	0.6 metres

2. The minimum distance required for setback from property does not apply to
 - (a) exterior finishing materials applied to principal buildings, provided the materials do not encroach more than 10 cm into any yard;
 - (b) features that are less than 0.2 m above finished grade, or are underground, including window wells required under the Alberta Building Code;
 - (c) swimming pools, fishponds, ornaments, flagpoles or the like;
 - (d) any loading space required under the provisions of this By-law that is not in a front yard;
 - (e) any parking area or driveway or walkway required under this by-law, provided that no parking area in any Multi-Family Residential Site or Central Business District shall be located within the required Front Yard, or
 - (f) wheelchair ramps.
3. All projections for non-residential development shall require authorization at the sole discretion of the Development Authority.
4. Projections onto Town property, a Town Right of Way or a Road Right of Way are prohibited, unless an encroachment agreement has been signed with the Town and registered on the land title for the property, or unless the projection is a sign in the Downtown (which will be regulated by the Downtown Overlay District).

Bylaw #22-01

SECTION 3.3 UTILITIES SERVICING

1. All residential, commercial, industrial, institutional and recreational buildings that are not Accessory Buildings shall be serviced by the municipality's sanitary sewer and water supply systems.
2. Each unit of a Housing, Semi-Detached shall be serviced individually to the municipality's sewer and water lines.
3. Notwithstanding subsections (1) and (2), alternate arrangements for private utility services may be considered at Council's discretion, who in considering this matter shall give due regard

to the advice of any Federal or Provincial agency, any private firm qualified to advise on such matters, the Town Engineer, and the current Water and Waste Water Utility Bylaw(s).

4. The Approving Authority shall not issue a development permit for a development which is to be serviced by private sewer or water systems until the systems have been approved by the appropriate provincial agencies and Council, as per (3) above.
5. Any development which proposes to use any process that may result in any form of hazardous waste shall provide information on the manner in which such wastes are to be disposed; the Municipality shall require approvals of the disposal method from the appropriate provincial agencies.
5. Site improvements shall not alter or disrupt the drainage pattern as established in the approved surface drainage plan.

SECTION 3.4	ACCESSORY BUILDINGS AND USES
--------------------	-------------------------------------

Bylaw #22-01

1. Accessory Buildings and Uses shall not be placed within the front or side yards along the length of the principal building, unless a clear distance of not less than 1.2m is maintained between the Accessory Building and the interior side yard property line.
2. Notwithstanding Subsection (1) Accessory Buildings and Uses shall not be placed within the front or side yard area in multi-family, commercial or industrial districts.
3. Accessory Buildings and Uses shall not be placed in a way that may impede emergency access to a Development.
4. Accessory buildings over 10m² shall provide a site drainage sketch to demonstrate that the structure will not impact site drainage and cause any flooding or excess drainage on neighbouring properties.
5. An Accessory Building shall not be used as a Dwelling.
6. For the purposes of calculating yard setbacks and site coverage requirements as provided in this By-law, an Accessory Building that is attached to the Principal Building shall be deemed to be part of the Principal Building.
7. Accessory Buildings shall be constructed with exterior building materials compatible with those of the Principal Building.
8. Accessory Buildings shall not be constructed so as to cause roof drainage to directly go onto adjacent properties.
9. Swimming pools or their accessory buildings shall not be constructed in a front yard.
10. Accessory buildings shall not alter or disrupt the drainage pattern as established in the approved surface drainage plan.

Bylaw #14-22

11. If a vehicular entrance to a Private Garage faces a lane or otherwise connects to a lane via a driveway, that driveway shall be the following lengths measured along the direction of vehicular travel:

- a) If the lane is 6 m in width the minimum length is 2 m; and

- b) If the lane is less than or greater than 6 m in width, the minimum length necessary to ensure that the distance from the façade of the Private Garage containing the vehicular entrance to:
 - i. any obstruction in or on the opposite side of the lane including but not limited to power poles, fences, and utility cabinets, or;
 - ii. in the absence of an obstruction, the property line on the opposite side of the lane is at least 8 m from the façade containing the vehicular entrance.

Bylaw #15-01

12. Unless otherwise required in a Residential District:

- a) An Accessory Building in a residential district shall be located not less than
 - i. 0.6 m from a side property line shared with an Internal Lot;
 - ii. 1.0 m from a side property line shared with an Internal Lot if one side of the Accessory Building is located less than 1.0 m from a side property line shared with an Internal Lot and the rear property line of the lot is shared with a lane;
 - iii. 3.0 m from a side or rear property line shared with a street unless the Accessory Building is a Private Garage or a Carport and the façade of either of these that faces the street includes the vehicular entrance to the Private Garage or Carport in which case Section 11 applies;
 - iv. 0.6 m from a rear property line in all other cases; and
- b) the eaves of an Accessory Building, excluding eaves troughs, shall be located not less than:
 - i. 0.45 m from a side property line shared with an Internal Lot
 - ii. 0.45 m from a rear property line shared with a lane; and
 - iii. 0.15 m from a rear property line shared with a lane, if the gable faces the lane.

Bylaw #22-01

- c) No side yard setback or one less than the minimum requirement for an Accessory Building in a Residential District is required provided that
 - a. There will not be any overhang of eaves, or encroachment of footings or foundations onto the adjacent property; and
 - b. All roof drainage is directly by means of eavestroughs, drain spouts, or such other suitable means, and remains on the property where the Accessory Building is located.
 - c. The Accessory Building does not encroach into a Utility Right of Way.
- d) If an Accessory Building is located less than 1.2 m from a lane, the Approving Authority shall request confirmation that there is no conflict with overhead power lines.
- e) If a Housing, Semi-Detached has been subdivided to provide a lot for each dwelling unit, a Private Garage to serve both lots may be constructed over the shared side property line and no setback from that property line is required.

SECTION 3.5	PROHIBITED AND RESTRICTED OBJECTS
--------------------	--

- 1. No development shall include, on any part of a site or street in any Residential District

- (a) any commercial or public service vehicle, loaded or unloaded, with a licensed gross vehicle weight (GVW) rating in excess of 4,082kg (9,000 lbs.) for a period of time longer than is needed to load or unload the vehicle; or
- (b) any parking or storage of a licensed school bus; or
- (c) any industrial or construction vehicle not owned by the homeowner, except when such a vehicle is required pursuant to a development or building permit for that site; or
- (d) more than one unregistered motor vehicle, or any dismantled or wrecked motor vehicle, or portions thereof, outside for more than seven (7) consecutive days, or
- (e) any other object or chattel which, in the opinion of the Approving Authority, is unsightly or tends to adversely affect the amenities of the area.

SECTION 3.6	FENCES AND RETAINING WALLS
--------------------	-----------------------------------

1. The maximum allowable fencing in a residential district is:
 - (a) 1m in the Front Yard; or
 - (b) 1m for the portion of the fence that does extend beyond the foremost portion of the principal building in the side yard or front yard abutting the street side of a corner site; or
 - (c) 2m in the Rear Yard or Side Yards other than the side yard abutting the street side of a corner site, or
 - (d) 1m for the first 10m measured from the Front Lot Line towards the Rear Lot Line and 2m for that portion back of the 10m, for the side yard abutting the street side of a corner site,unless a Variance pursuant to this By-law has been granted.
2. Where a residential property backs onto a municipal open space and the developer has constructed the required 1.2 m high black vinyl chain link fence, the fence shall be registered on title by the developer and the land owner shall maintain this fence and shall at no time construct any other type of fence in addition to, or in replacement of this fence.
3. The height of a fence in any non-residential District shall be determined at the sole discretion of the Approving Authority, having due regard for adjacent development and land use districts.
4. Barbed wire fences are prohibited in a Residential District and shall be placed at least 100m from the boundary of the nearest Residential District.
5. Barbed wire fences shall be at least 1.8m above grade and have a maximum height of 2.5m, except on land used for agricultural purposes, where it may be a lower height.
6. Electrified fences are prohibited in the Town of Strathmore, with the exception of an electrified fences that occurred on lands designated Agricultural General and existed prior to the adoption of this Bylaw. Should these fences be damaged and require replacement, they must be replaced with non-electrified fencing.

- Bylaw #22-01
7. Notwithstanding subsection 1, fence heights in double fronting sites shall be at the discretion of the Development Officer, having regard to the location of fences in the surrounding area and the need for screening.
 8. Retaining walls greater than 1m in height, or which are proposed to be on a property line, shall be designed by an engineer and be satisfactory to the Approving Authority as to height, design and drainage.
 9. Fences and retaining walls shall not alter or disrupt the drainage pattern as established in the approved surface drainage plan.

SECTION 3.7 SCREENING, STORAGE, GARBAGE, AND GENERAL APPEARANCE

1. Garbage shall be stored in weatherproof and animal proof containers, screened from adjacent sites and public thoroughfares, and be in an easily accessible location on private property.
2. Garbage shall not be stored in any manner within the front yard setback in lane-less subdivisions, except on collection day.
3. Outside storage areas shall be screened from adjacent sites and thoroughfares to the satisfaction of the Approving Authority.
4. All mechanical equipment or apparatus on the roof of any office, apartment, commercial, industrial, or public service building shall be screened to the satisfaction of the Approving Authority.
5. All exterior work areas, storage areas and waste handling areas shall be screened and/or enclosed from view of adjacent sites, roadways, walkways, park areas and municipal or environmental reserve parcels in a manner compatible with the design and exterior materials of the Principal Building, to the satisfaction of the Approving Authority.
6. Wrecked or damaged vehicles approved to be stored on a site, shall be screened or enclosed to the satisfaction of the Approving Authority.
7. All construction sites shall be kept in a clean and tidy manner and containers for the disposal of construction waste shall be provided on site in accordance with the requirements of the Approving Authority.
8. The design, character, and appearance of any accessory buildings shall be compatible with the primary use on the lot.

SECTION 3.8 GENERAL SITE LANDSCAPING

- Bylaw #22-01
1. **General Requirements**
 - (a) All portions of a site not covered by structures, parking or traffic circulation areas shall be landscaped.
 - (b) Existing trees and shrubs shall be preserved and protected unless the need for removal is demonstrated to the satisfaction of the Development Authority.
 - (c) Existing grassed landscaping within Road Right of Ways shall not be replaced with gravel or mulch.
 - (d) Any new development on multi-family residential, commercial, or institutional-zoned lots of more than 0.4 ha, and residential development including more than

4 lots, and industrial-zoned lots of more than 0.6 ha, shall require a landscaping plan, signed by a landscape architect or a horticultural expert acceptable to the Town of Strathmore. Development on these lots that are smaller than these sizes may incorporate the landscaping plan into the site plan required for the Development Permit application. The landscaping plan or landscaped part(s) of the site plan shall include adjacent boulevards and Reserve lands, as required, and shall provide:

- (i) Existing landscaping
 - (ii) Total area of site and required landscaping
 - (iii) Buffering setbacks
 - (iv) Common botanical names
 - (v) Location and number of trees and shrubs
 - (vi) Size of trees and shrubs at time of planting
 - (vii) Hard landscaped areas not covered by seed/sod or mulch bed.
- (d) Any area requiring landscaping or topographic reconstruction shall either follow the approved landscaping plan and shall not cause any increased surface drainage rate onto adjacent properties.
- (e) The majority of landscaping shall be concentrated to the street-side of a development, unless the applicant can demonstrate to the Approving Authorities' satisfaction that doing so would be impractical or creates a landscaped communal area for the residents of a multi-family development.
- (f) All Town boulevards adjoining a site shall be landscaped by the developer.
- (g) Crime Prevention Through Environmental Design (CPTED) and other safety considerations shall be incorporated into proposed landscaping, to the satisfaction of the Approving Authority.
- (h) Landscaping shall not be planted or placed in such a manner as to impede traffic lines-of-sight or visibility.
- (i) In the event seasonal conditions prohibit the completion of landscaping, the lot shall have all landscaping completed prior to July 31st of the following growing season.
- (j) Notwithstanding subsection (h), development in the Downtown will be allowed to gain credit for landscaping inner courtyards and rear laneway as per the Downtown Overlay District.

2. Soft Landscaping

- (a) Trees and shrubs shall be planted as follows:
- i. 1 tree per 35 m² and 1 shrub per 25 m² of designated landscaped area within the site.
 - ii. All Boulevard planting to the satisfaction of the Town.
 - iii. 16 to 20 m linear spacing along applicable boulevards in industrial areas.

- iv. All boulevard tree planting to the satisfaction of the Town.
- (b) The minimum requirements for tree size and types at the time of planting shall be as follows:
 - i. 50 mm caliper for smaller deciduous trees and 35mm for ornamental flowering trees
 - ii. 85 mm for larger deciduous trees
 - iii. 2 m height for coniferous trees
 - iv. 600 mm height or spread for shrubs
 - v. A minimum of ½ of the trees shall be larger trees at maturity (≥ 6 m)
 - vi. Conifers shall make up a minimum of a minimum of 25% of the proposed trees and shrubs for a development.
- (c) Trees shall be planted within landscaped areas so as to provide a mixture of species, color and seasonal foliage.
- (d) Trees and shrubs shall be planted together in clusters, unless shown to be impractical to the satisfaction of the Approving Authority.
- (e) All new development shall be sodded unless seeding is approved by the Approving Authority.
- (f) All trees and shrubs provided as landscaping shall be capable of long-term survival in Strathmore and conform to the standards of the Canadian Nursery Landscape Association for nursery stock and the Town encourages all development to utilize drought resistant species.

3. Hard Landscaping

- (a) The amount of hard landscaping provided shall not exceed 50% of the required landscaping area.
- (b) Hard landscaping shall consist of any combination of decorative concrete, unit pavers, brick pavers, decorative crushed granular rock, washed rock, pea gravel, shale topping, or quarry tile, but not road gravel.
- (c) The Approving Authority may treat raised planters constructed with concrete, concrete blocks, or wood with a height of not less than 0.61 m (2 ft), flower boxes attached to the structure, detached planter boxes, and benches as hard landscaping.

4. Screening and Buffering

- (a) Where screening is required between two incompatible uses, a combination of landscaping, fencing and berming are appropriate methods of providing screening, to the satisfaction of the Development Officer or Approving Authority and shall meet Town standard for slope and fence height.

5. Parking Lots

- (a) Trees, shrubs, fencing, and berming shall be selectively arranged to provide for the screening of off-street parking facilities as viewed from the street, or as otherwise required by the Approving Authority.

- (b) Shade trees shall be provided on the perimeter of parking lots of over 25 vehicles, to the satisfaction of the Development Officer or Approving Authority, based on an approved Landscape Plan.
- (c) Where a parking area exceeds 8 parking stalls, the developer shall provide islands of landscaping within the parking lot to the satisfaction of the Development Officer or Approving Authority.
- (d) Parking lots shall be designed to allow collection of site stormwater flows. This may include bio-swales or other natural storage and filtration systems integrated with landscaping and tree planting requirements.

6. Landscaping Security

- (a) The Approving Authority may require an applicant, as a condition of development permit approval, to provide to the Town either cash or an Irrevocable Letter of Credit equal to up to 100% of the estimated landscaping costs, based on the average of up to three quotes or the costs as estimated by the Development Authority and shall include the costs of:
 - (i) Rough grading of landscaped area;
 - (ii) Minimum of 15 cm of topsoil and sod/seed;
 - (iii) Cost of trees/shrubs, and
 - (iv) Minimum of 15 cm of concrete or wooden curbing separating landscaped areas and parking areas.
- (b) The Approving Authority may release:
 - (i) 80% of the cash or Letter of Credit to an amount of not less than \$1,000.00 upon issuance of a construction completion certificate with respect to the landscaping; or
 - (ii) All of the cash or Letter of Credit, as provided in Subsection (6)(e);
- (c) If the proposed landscaping that is the subject of the security does not survive the one-year maintenance period, the applicant shall replace all dead vegetation with vegetation of similar size and type.
- (d) If the landscaping is not completed within one year of the date the development permit is issued, then the cash or proceeds of the Letter of Credit shall be used by the Town to undertake the landscaping. If such amount shall be insufficient to cover the cost of the work, the remaining cost shall be a debt due from the developer to the Town and placed against the tax roll for the property.
- (e) The cash or Letter of Credit shall be released to the developer, upon written request, once an inspection of the site demonstrates to the satisfaction of the Development Authority that the landscaping is well maintained and in a healthy condition one growing season after completion of the landscaping.

SECTION 3.9 OFF-STREET PARKING, LOADING FACILITIES, AND VEHICLE STACKING

Bylaw #16-19

1. Parking spaces shall be provided in accordance with Tables 3.9A below.

- (a) The Parking Table shall be used to calculate the number of off-street parking spaces required for all uses, subject to the following conditions:
- i. If a development is not listed in Schedule 3.9A, the off-street parking requirement shall be determined by the Approving Authority.
 - ii. The Approving Authority shall require the next higher whole number of parking or loading stalls, when the calculation results in a fractional number of parking spaces.
 - iii. Where the terms “patrons” or “seats” are used, the calculations of parking spaces shall be based upon the fire occupancy ratings, or the seating capacity of the development as stated by an Architect or Licensed Interior Designer or Registered Interior Designer, whichever is less.
 - iv. If the site has multiple uses, parking and loading requirements shall be calculated on the basis of the intent and purpose of the district and the intended use to be made of the building units at the time of Development Permit application for the shell of the building.
 - v. For commercial and industrial uses, parking shall be calculated on the basis of gross floor area less 15% for halls, stairways and mechanical rooms,
 - vi. If an application is made for a development permit for a proposed use of an existing building in the Downtown, the existing off-street parking spaces on the site shall be deemed to comply with the parking requirements of this Bylaw at the sole discretion of the Approving Authority.

Bylaw #16-19

TABLE 3.9A – PARKING REQUIREMENTS:

Use Class	Minimum Required Parking
Auto Body and Paint Shop	1 Parking Stall per 50 m ² of GUFA
Automotive Services	1 parking space/45m ² gross floor area
Bed and Breakfast	1 parking space per sleeping unit in addition to the number of spaces required for the Principal Dwelling
Child Care Services	1 per staff member
Curling Rinks	6 parking spaces per ice sheet
Eating and Drinking Establishments in a multiple-use Development, All Types	At the discretion of the Approving Authority
Elementary and Junior High Schools	One space per classroom One space per employee

Bylaw #17-09

	0.25 spaces per classroom for visitor parking
Emergency Shelter	At the Discretion of the Approving Authority
Equipment and Storage Yard	For a building, the greater of: (a) 1 stall per 100 m ² of GUFA for the first 2,000 m ² and then 1 stall for each subsequent 500 m ² ; or (b) 1 stall per 3 employees, based on the maximum number of employees at the use at any given time; and For outdoor storage: 1 stall per 400 m ² for areas up to 4,000 m ² and 1 stall per 1,000 m ² thereafter.
Fleet and Bus Services	At the discretion of the Approving Authority
Funeral Home	At the discretion of the Approving Authority
Garden or Garage Suite4.1	A minimum of one (1) on-site parking stalls shall be provided for a Garden or Garage Suite in addition to the required parking stalls for the Principal Building
General Industrial, All Types	1 parking space/37m ² gross floor area, for customer service, retail sales, and office areas only
Group Home, Limited	1 parking space per non-resident employee, plus the number of spaces required for the Dwelling
Extended Medical Treatment Services	1 parking spaces per employee 0.2 visitor parking spaces per bed
Hotels and Motels	1 parking space/suite, plus 1 per employee
Medical Offices and Clinics	One parking space per 25m ²
Mixed-Use Building	One parking space per dwelling One parking space/37m ² gross non-residential floor area 0.2 visitor parking spaces per dwelling unit
Modular Home Parks	2 spaces per mobile home lot, plus 0.15 spaces per mobile home lot for visitor parking
Natural Science Exhibit	1 parking space/37m ² gross floor area

Added by Bylaw #24-14
 Removed by Bylaw 25-09

Bylaw #15-40

Private Clubs	1 parking space/37m ² gross floor area
Professional Offices	1 parking space/37m ² gross floor area
Protective and Emergency Services	1 parking space/37m ² gross floor area
Public Assembly Establishments, All Types	1 parking space per 10m ² of gross floor area, or 0.25 parking spaces/seat, whichever is greater, plus 1 parking space per employee
Recreation Facilities, All Types	1 parking space per 10m ² of gross floor area, or 1 parking space per 5 seats, whichever is greater
Religious Assembly	0.2 parking spaces/seat
Residential Care	1 parking space per 4 residents and 1 space for each staff member
Residential Sales Centre	1 parking space per employee plus 0.2 parking spaces/unit of the development being marketed or sold
Retail Stores, All Types	1 parking space/37m ² gross floor area
Housing, Apartment	1-bedroom units – 1.0 space per unit 2-bedroom units – 1.5 space per unit 3 or more-bedroom units – 1.75 space per unit Visitor Parking – 0.15 spaces per unit Development within the Downtown – 1.0 space per unit
Housing, Single Detached	2 parking spaces
Housing, Row or Attached	1.5 spaces/unit, plus 0.15 spaces/unit for visitor parking if the unit or the parcel containing the unit does not adjoin a roadway which provides on-street parking immediately adjoining the unit or parcel at rate of at least 0.15 spaces/ unit.
Housing, Semi-Detached and Duplex	2 parking spaces/unit, plus 0.15 spaces/unit for visitor parking if the unit or the parcel containing the unit does not adjoin a roadway which provides on-street parking immediately adjoining the unit or parcel at a rate of at least 0.15 spaces/ unit.
Housing, Seniors	1 stall per staff

Bylaw #17-09

	0.2 parking spaces per unit Visitor parking – 0.2 spaces per unit
Salvage Yard	(i) for a building, the greater of: (a) 1 parking stall per 100 m ² of GUFA for the first 2,000 m ² and then 1 stall for each subsequent 500 m ² ; or (b) 1 parking stall per 3 employees based on a maximum number of employees at the use at any given time; (ii) for outdoor storage: 1 parking stall per 400 m ² of outdoor storage areas for areas up to 4,000 m ² and 1 stall for each 1,000 m ² thereafter;
Senior High School	7 parking spaces per classroom, plus 1 parking space per employee
Shopping Centres	1 parking space/25m ² gross floor area 0.25 parking spaces/seat if a restaurant is in the Shopping Centre
Warehousing and Bulk Storage	1 parking space/100m ² gross floor area
Any other non-residential uses not listed in this table	One (1) parking space/35m ² gross floor area

- vii. Each required parking space shall be a minimum of 2.7m in width, and a minimum of 6m in length. The depth of aisle will be to the satisfaction of the Development Officer or Approving Authority and shall demonstrate adequate maneuvering space.
- viii. A parking area that requires more than 8 parking stalls may provide up to 10% of the stalls for “small car” parking, which will be signed appropriately and may reduce the individual parking stall size to 2.43m by 5.486 m.
- ix. Parking lots for shopping malls that include large numbers of stalls for multiple owners will be required to provide islands of landscaping in the parking lots to break up the asphalt and to provide shade and aesthetic appeal, as well as to provide landscaping that could reduce the surface runoff.
- x. Loading spaces shall be provided in accordance with Table 3.9B below and wherever possible, shall be located in the rear of the building and a loading space shall be at least 28m² in area, 3.5m wide, and have a minimum 3.5m overhead clearance.

TABLE 3.9B – LOADING REQUIREMENTS:

USE OF BUILDING OR SITE	TOTAL GROSS FLOOR AREA OF BUILDING	SPACES REQUIRED
Any development within the Commercial or Industrial Use Classes, excluding Professional Offices:	Less than 930m ²	None
	930-1860 m ²	1 space
	Each additional 2,300m ²	1 additional space
Hospital		2 spaces
Arena		2 spaces
Community Halls and Recreation Services		1 space

2. All vehicle stacking space shall be provided on the site and no vehicles waiting for service shall be stacked up on a public road.
3. General Requirements for Parking Spaces
 - (a) When a Development Permit application is received for an expansion of a building or an intensification of use, the applicant shall provide additional parking and loading facilities as required through this bylaw, for the expansion or intensification only.
 - (b) All developments requiring more than four (4) parking stalls shall hard-surface the parking stalls to the Approving Authority's satisfaction.
 - (c) Adequate curbs, concrete bumpers, fences, and marked stalls in proposed parking areas shall be provided to the satisfaction of the Approving Authority.

- (d) All parking areas required for a development shall be graded and surfaced so as to ensure that drainage will be confined to the relevant site or otherwise disposed of in a manner acceptable to the Approving Authority.
- (e) A parking space shall be located on the same site as the development it is provided for and shall be well-identified and reasonably accessible to its users.
- (f) Notwithstanding clause (e), the Approving Authority may permit a development in a non-residential district to provide some or all of its required off-street parking on a site other than the development site if:
 - (i) the alternate parking site is within 125m of the site where the principal building is located or where the approved use is carried on, and is in the same land use district;
 - (ii) the alternate parking site is under the control of the developer or their successor to the principal development for a term of years equal to the life of the approved principal development and will be maintained and made available at all times in the same manner as an on-site parking space and such rights shall be registered by caveat in the name of the Town of Strathmore;
 - (iii) the applicant or their successor provides a substitute parking site acceptable to the Approving Authority, if they seek at any time during the life of the development to discontinue the use of the approved off-site parking site, and
 - (iv) the applicant enters into an agreement under seal with the Town respecting the provision and maintenance of the off-site parking site, which may be registered at the Land Titles Office at the Town's discretion.
- (g) Developments requiring more than ten (10) parking stalls shall reserve 5% of the required stalls for handicapped users, which shall also be located near building entrances and meet Alberta Building Code requirements.
- (h) Developments requiring more than forty (40) stalls shall be broken up into clusters of less than 30 stalls and, to the Approving Authority's satisfaction,
 - i. Provide pedestrian sidewalks or paths connecting the entrance of the development to both the parking lot and to sidewalks on the adjacent public road.
 - ii. Provide a landscaped island with at least one shade tree within each cluster, with the total area of the islands to equal at least 2m² multiplied by the total number of stalls on site, and
 - iii. Provide landscaped nodes at the boundaries of each cluster with a minimum width of 1.5m.
- (i) Developments requiring eight (8) or more parking spaces and which are adjacent to a Residential District or a public roadway other than a lane shall have appropriate landscaped screening, to the satisfaction of the Development Authority.

5. Regulations for Recreational, Commercial, and Motor Vehicle Parking

- a. The parking or storage of more than one recreational vehicle within 6.0 m of a front property line is prohibited

- (i) in a residential district, or
 - (ii) on a site containing one or more dwelling units
unless the site contains 30 dwelling units or more and the parking or storage is located on a parking lot that has been approved by issuing a development permit for the parking of recreational vehicles.
- b. In a residential district or on a site containing one or more dwelling units, a maximum of one recreational vehicle is allowed at the following locations provided that the requirements of Subsection c. below are complied with:
 - (i) within 6.0 m of a front property line; or
 - (ii) within 0.60 m of a side property line if that side property line is shared with a public roadway other than a lane.
- c. The requirements referred to in Subsection b. above are as follows:
 - (i) the recreational vehicle must be parked on a driveway or a parking pad and the driveway or the parking pad must be surfaced with asphalt, concrete, or paving stone and must not be surfaced with gravel;
 - (ii) the driveway and the parking pad described in c. (i) above together with any curb cuts have been approved by the issuance of Development Permit; and
 - (iii) the recreational vehicle and any portion thereof must not project onto or over
 - A. a sidewalk or a curb,
 - B. into a corner visibility triangle, or
 - C. beyond the property line property line of a parcel unless the vehicle is parked on a driveway and a portion of the vehicle projects over a boulevard that adjoins a property line shared with a public roadway in which case the vehicle may project over that boulevard subject to Subsection (iv) below; and
 - (iv) a recreational vehicle parked parallel to and along a side property line that is shared with a public roadway must not project beyond the property line over a boulevard and the recreational vehicle must be screened with an opaque fence to a height of not less than 1.5m.
- d. A motor vehicle, as defined in the Traffic Safety Act R.S.A. 2000 c. T-6 as amended, must not:
 - (i) project over or onto a sidewalk or a curb if the curb or sidewalk are located within the right-of-way of a public roadway; or
 - (ii) be parked on a parcel or lot so that it constitutes a hazard to traffic or public safety in the opinion of a Bylaw Enforcement Officer or a Peace Officer.

- e. A commercial vehicle with a Gross Vehicle Weight of more than 5500 kilograms must not be parked on a parcel or lot containing one or more dwelling units in a residential district for more than 24 hours.

SECTION 3.10 MINI OR SELF-STORAGE

1. Mini or self-storage developments are considered discretionary uses in commercial and industrial districts and shall meet the following requirements:
 - (a) a comprehensive site plan illustrating the property boundaries, the adjacent land uses and access,
 - (b) a comprehensive site plan illustrating the siting of buildings, outdoor storage and fencing, internal roadways and parking,
 - (c) a storm water management plan for the entire site, which must include locations of storm ponds, low impact development initiatives, rainwater harvest and other storm water features,
 - (d) a landscaping plan demonstrating the location and type of plants, that provide screening from adjacent uses, planting on the site, as well as an indication of the irrigation system for the landscaping,
 - (e) proposed water and sanitary servicing, and if no piped services are required, a signed deferred servicing agreement for connection to services at a later date,
 - (f) full description of the business, and contact information for on or off-site office,
 - (g) images and locations of the proposed signage,
 - (h) images and descriptions of the exterior colour and treatment, colours and how the structures will be constructed or sited on the lot (concrete pads, blocks or permanent foundations).

SECTION 3.11 DEMOLITION, RELOCATION, AND REMOVAL OF BUILDINGS

1. The relocation and placement of a previously owned building shall be a discretionary use in all districts.
2. The Approving Authority may require an applicant, as a condition of approval for a Development Permit to demolish, relocate, remove, or move on a building, to provide proof of adequate insurance or otherwise provide adequate security by cash or letter of credit to the satisfaction of the Approving Authority, in order to cover the costs of reclamation of the building and any damage to public property caused by the move.
3. The applicant shall indemnify the municipality against any damages that may occur to any public utilities as a result of the relocation.

4. All required renovation to a relocated building shall be completed within one year of the issuance of the development permit.
5. The developer shall, as a part of relocating a building, protect any wall, sidewalk, or roadway liable to be affected by displacement during the relocation from displacement and ensure they remain in the same condition as before the relocation.
6. When a building is removed or demolished, the site shall be properly reclaimed, all debris removed, left in a graded condition that does not pose an unsafe condition to the public, or otherwise fenced to the satisfaction of the Approving Authority.

SECTION 3.12 BICYCLE PARKING AND FACILITIES

1. Bicycle parking shall be provided by the developer and/or building owner for all multi-family, institutional, and commercial developments.
2. No specified bicycle parking or storage facilities are required for single family residential developments or attached housing developments.
3. Multi-family residential developments with over 20 units shall provide a minimum of 6 spaces per 20 units of indoor bicycle storage for residents.
4. All other uses will provide outdoor bicycle storage facilities based on Schedule 3.12A

Bylaw #15-28

Schedule 3.12A

Use	Bicycle Stalls
Housing Attached and Housing Apartment	Six (6) indoor storage spaces / 20 units Four (4) outdoor spaces / 30 units
Institutional – Hospital	Minimum of 6 spaces at the main entrance
Institutional – School	Elementary - 1 per 20 students Senior High School – 1 per 40 students
Institutional – Church	Minimum of 6 spaces
Cultural / Recreational Centre	Six (6) spaces per 1,500 m ²
Theatre	Six (6) spaces per 300 seats
Commercial	Six (6) spaces per 1000 m ²
Office	Six (6) spaces per 2,000 m ²

SECTION 3.13 DEVELOPMENT OF HAZARDOUS LANDS

1. It is the responsibility of the developer to provide adequate protection against flooding, subsidence, and slumping and to engage such professional assistance as is necessary to protect the development.

SECTION 3.14 SIGNS

1. All signs, unless specifically exempted by Section 1.15 of this Bylaw, must meet the requirements of this Section of this Bylaw.

2. Notwithstanding all regulations in Section 4.13, the Downtown Overlay District may establish additional regulations for signs located in the Downtown
3. In the case of signs which may project into or over public land (such as sidewalks), the developer/owner may be required to sign an indemnification agreement with the Town.

Prohibited Signs

4. No sign shall be erected, operated, used or maintained which:
 - (a) due to its position, shape, color, format or illumination obstructs the view of, or may be confused with, an official traffic sign, signal or device;
 - (b) have the effect of materially obscuring the view of any landscaping or otherwise adversely affect the surrounding area;
 - (c) display lights resembling the flashing lights usually associated with danger or those used by emergency vehicles;
 - (d) is a permanent Third-Party Advertising Sign;
 - (e) interferes with traffic lines-of-sight or visibility;
 - (f) is for a Home Office or Home Occupation, either on-site or within 100m of the site; or
 - (g) interferes with normal traffic movements.

Abandoned Signs and Unlawful Signs

5. When the Development Authority finds a sign to be abandoned or is otherwise contravening this Bylaw the Development Authority may require the registered owner, the person in possession of the land or building or the person responsible for the abandoned sign to:
 - (a) remove the sign within ten days after receipt of the notice;
 - (b) take such measures as are specified in the notice to alter the sign to meet the requirements of this Bylaw; or
 - (c) remove the sign and charge incurred costs to the owner and order the owner to pay a penalty or fine as set out in Section 1.23 of this Bylaw.
6. Signs shall be considered in Land Use Districts as stated in Table 3.14A below.

TABLE 3.14A – SIGNAGE ALLOWED

SIGNAGE ALLOWED IN RESIDENTIAL DISTRICTS (R1, R1N, R1S, CR1, R2, R2X, R3, MHS, MHP)	
i.	Freestanding Signs or Fascia Signs to identify an Apartment Building, Child Care Services, or Mobile Home Park, that is less than 2m high and has a maximum area of 1.5m ²
ii.	One Freestanding Sign for identification purposes for a subdivision or neighbourhood or Mobile Home Park, provided the sign is on private property, the sign copy only contains the name and logo of the subdivision, neighbourhood, or Mobile Home Park, and is landscaped in a manner consistent with landscaping of adjacent development

SIGNAGE ALLOWED IN NON-RESIDENTIAL DISTRICTS (CB, CHWY, C1, M1, M2, - Non-residential uses only)	
i.	Freestanding signs of a maximum 9m height and 28m ² area for each sign face
ii.	Fascia Signs with a maximum area equal to 20% of the face of the building or bay to which the sign is attached
iii.	Projecting Signs of a maximum 9m ² area
iv.	Roof Signs of a maximum 7.5m ² area
v.	Portable Signs
vi.	Temporary Signs
vii.	Canopy Signs
viii.	Changeable Copy Signs
ix.	Window Signs
x.	Local Advertising Signs, which may include Banners, Pennants, Balloons, and Dirigibles
xi.	One "A" or Sandwich Board Signs for per business for Local Advertising, which shall be a maximum 0.6m width and 1m height, and a. shall not be illuminated; b. shall be removed at the end of the business day; and c. shall not impede safe pedestrian traffic or block a fire exit or doorway.
xii.	One Freestanding Sign per use on a site, which shall be a maximum of 2.0 m in height and 1.5 m ² in area; and a. shall have a minimum setback of 1.6 m from a public right-of-way, or 0.6m from a public sidewalk, except in the Downtown where no front setback is required; and b. shall not be placed on a private internal walkway, sidewalk, or parking area.
DISCRETIONARY SIGNS	
i.	Billboard signs are discretionary in P1, AG and M2
SIGNAGE ALLOWED IN THE AGRICULTURE GENERAL DISTRICT	
i.	Portable Signs
ii.	Temporary Signs
iii.	One Fascia Sign per building, with a maximum 1.5m ² area and 3.5m height
iv.	Freestanding signs with a maximum 9 m height and 28m ² for each face of the sign

General Regulations for Signs

7. These regulations shall only apply to Canopy, Under-canopy, Fascia Freestanding, Projection, Roof and Window signs.
 - a. Signs shall not project over an abutting public roadway or easement or over public property, unless otherwise allowed by the Approving Authority through an encroachment agreement.
 - b. All Roof, Canopy and Projecting Signs shall be erected in such manner that the structural support elements are designed to minimize visual impact from a public roadway.
 - c. Canopy Signs shall be painted on or directly affixed to the canopy covering, and not suspended from the canopy covering or support structure.

8. The top of a Canopy Sign shall not:

- a. extend more than 30cm above a 1-storey building's roof; or
 - b. extend more than 75cm above the floor of the second storey or above the window sills of the second storey of a building with more than one storey, whichever is less;
 - c. the bottom of the sign be placed less than 2.4m above grade, and
 - d. be over 1.5m in vertical height.
9. A Fascia Sign shall not extend more than 40cm out from the face of a building wall.
10. Freestanding Signs shall not extend out from the face of the property line of the site which the sign is intended to serve or be placed upon property other than that which the sign is to serve, and have a minimum side property line setback of 3 metres.

Bylaw #22-01

11. Freestanding Signs shall have power provided from underground.
12. The face or blade of the sign shall have a minimum property line setback of 0.6 m, with the exception of the Commercial Business District.
13. Except for Temporary Community Event Signs and Temporary Real Estate Signs, all parts of Temporary and Portable Signs, including electrical cords, are prohibited on a public road or right-of-way.

Garage Sale Signs

14. Garage Sale signs
- a. may be placed one day prior to the sale and must be removed within 24 hours of the completion of the garage sale;
 - b. are prohibited from being placed on Canada Post mailboxes, light poles, telephone poles or any municipal property;
 - c. shall have a maximum copy area of 0.6m²;
 - d. where the Development Officer finds that the sign contravenes the provision of this Bylaw, may order the person responsible for the contravening sign to remove the sign; or
 - e. where the person responsible does not remove the sign as requested, the Development Officer may remove the sign and charge costs to the owner or charge a penalty or fine as set out in this Bylaw.

Temporary Real Estate Signs

15. Notwithstanding any other part of this Section, Temporary Real Estate Signs may be placed on public roads in all Districts, provided that the sign owner or applicant indemnifies and saves harmless the Town from any damage done to the Temporary Real Estate Sign, and from any and all damages, losses, claims, suits resulting from any incident of death, personal injury or property damage occurring as a result of the sign.
- a. The Town may remove the Temporary Real Estate Sign if it impedes visibility or pedestrian or vehicular traffic.
 - b. Temporary Real Estate Signs shall have a maximum 0.6 m² area and 1.0 m height.
 - c. Temporary Real Estate Signs may be placed on Rights-of-Way, as a Discretionary Use.

Projecting Signs

16. A Projecting Sign shall
 - a. have a minimum property line setback of 0.6m;
 - b. have a vertical clearance of at least 3m from grade;
 - c. not project more than 2.5m from a building face;
 - d. have a minimum 1.5m setback from the frontage of an adjacent business, and
 - e. be placed at right angles to the building face to which it is attached, unless it is also a corner sign.
17. The top of a Projecting Sign shall not
 - a. Extend more than 30cm above a 1-storey building's roof; or
 - b. Extend more than 75cm above the floor of the second storey or above the window sills of the second storey of a building with more than one storey, whichever is less.

Roof Signs

18. Roof Signs, including the support structure, shall have a maximum height of 2 metres.
19. The maximum area of a Roof Sign shall be 7.5 m².
20. No part of a Roof Sign shall overhang the roof on which it is located.

Third Party Advertising Signs

21. When a sign is to display third party advertising it must be limited to:
 - a. Local advertising;
 - b. General advertising not limited to a specific location; or
 - c. Advertising for a recreation, sporting, cultural, or charitable event.

Window Signs

22. One permanent window business identification sign shall be allowed per window, and the sign area shall not exceed fifty percent (50%) of the window in which it is located.
23. Where materials permit, a Window Sign shall be placed on the inside of the window.
24. A Window Sign may be painted on or attached to the window.
25. A Window Sign may be illuminated, provided the Sign area is less than 0.4m².
26. Businesses and buildings in the Downtown may receive variance to these regulations under the Downtown Overlay District application.

Balloons and Dirigibles

27. The size of a Balloon or Dirigible to be used as a Sign shall be at the sole discretion of the Approving Authority and shall be secured or anchored to a support structure on private property.

Banners and Pennants

28. Banners and Pennants may only be used to identify the building, contracting, or real estate company associated with the sale of a building or bay, or in the Downtown, may be used for decoration, advertising and or festival purposes.
29. Banners and Pennants shall be a maximum size of:
 - a. 1.8m², if the sign is affixed to the building and the top of the sign is no higher than the bottom of the second storey, or
 - b. 5m² in any other case.
30. Banners and Pennants shall be secured or anchored to a support structure on private property.

Temporary Signs

31. All Temporary Signs
 - a. may only be approved for a maximum one (1) year period, and
 - b. shall have a minimum property line setback of 0.6m.
32. The maximum face or copy area of a Temporary sign shall be 3.7 sq. m. (40 sq. ft.), and the support structure or top of sign shall have a maximum height of 1.5m and length of 2.9m, excluding any trailer hitches.
33. More than one Temporary Sign may be placed on a multi-use or a large site at the discretion of the Development Officer.
34. Temporary Signs shall not contain continuously illuminated lighting, any flashing or intermittent lights, or means or devices to intensify their illumination or create any impression of flashing lighting abutting any provincial highway.
35. Temporary Signs shall not be located in such a manner so as to restrict the view of a traveler on any street from obtaining a clear view of approaching vehicles or pedestrians for a distance of 45 metres (150 feet) along a street.
36. There shall be a maximum of one (1) sign per Advertising Bench;
37. An Advertising or Memorial Bench must be located in an approved location which is of benefit to the general public as an amenity, and not solely for the purpose of signage;
38. An Advertising or Memorial Bench must be located adjacent to a building, public sidewalk, pedestrian trail or area where pedestrian traffic is expected, and must be easily accessible to pedestrians;
39. An Advertising or Memorial Bench must have appropriate ground cover and landscaping around it;
40. The exterior finish and appearance of an Advertising Bench must complement the form and architectural character of nearby buildings and the character of the streetscape or area in which it is located;
41. No person shall tamper with or relocate an Advertising or Memorial Bench or make any alterations to the signage without prior written approval from the Development Authority;
42. An Advertising or Memorial Bench shall not be placed within the Corner Visibility Triangle;

Bylaw #21-15

43. There is a minimum of 100.0 m separation from another Advertising Bench unless they are on opposite sides of a Street; and
44. Advertising or Memorial Benches must not impede, pose a distraction, or a hazard to pedestrian or vehicular traffic.

SECTION 3.15 HOME OFFICES AND HOME OCCUPATIONS

- | | |
|--------------|---|
| Bylaw #22-01 | <ol style="list-style-type: none"> 1. Home Occupations must make application for a development permit which may be approved with conditions. 2. Home Offices and Home Occupations shall be an incidental and subordinate Use to the Dwelling. 3. There may be a maximum of one (1) Home Occupation at any time in a Dwelling,. 4. Home Offices and Home Occupations shall not: <ol style="list-style-type: none"> (a) change the principal character or external appearance of the Dwelling or of any Accessory Buildings; (b) use more than 35m² of the combined area of the Dwelling or Accessory Building(s) used, not including any space required for the storage of one vehicle; (c) have any outdoor business activity or storage on the site; (d) create a nuisance by way of noise, dust, odour, smoke, visible or audible interference with electronic or computerized equipment in adjacent dwellings, or by any means that are deemed to be objectionable or offensive in nature; (e) generate traffic volumes that, in the opinion of the Approving Authority, are unreasonable for the area the Use is located; (f) store hazardous materials in quantities exceeding that of an average household, in the opinion of the Approving Authority; (g) park or maintain a vehicle exceeding 4800kg Gross Vehicle Weight on site, and (h) have advertising on the site that is visible within 100 m of the site. |
| Bylaw #16-19 | <ol style="list-style-type: none"> 5. Development Permits issued for Home Occupations shall be deemed cancelled if the applicant for the Permit no longer resides in the dwelling. 6. Home Occupations may <ol style="list-style-type: none"> (a) conduct limited on-premise sales of products produced by the business; (b) have a maximum of one (1) non-resident employee; and (c) have a maximum of three (3) clients on the premises at any time 7. Home Offices shall not <ol style="list-style-type: none"> (a) have non-resident employees working at the premises; (b) have on-premise sales or display of goods; (c) have clients normally coming to the dwelling to conduct business. |

- Bylaw #21-13
8. Applications for Development Permits for Home Occupations may be refused if, in the Approving Authority's opinion, such use is more appropriately and compatibly located in a non-residential District.
 9. Applications for Development Permits for Home Occupations within a Condominium Development must include a letter of support from the Condominium Board or their Agent.

SECTION 3.16	CHILD CARE SERVICES, DAY HOMES, AND GROUP HOMES
---------------------	--

1. Before approving a Development Permit application for a Child Care Services, Day Home, or Group Home, the Approving Authority shall be satisfied that the property is suitable for the proposed development, by being satisfied that
 - (a) the traffic generated as a result of the development will not exceed normal levels for the land use District;
 - (b) the property is or will be appropriately buffered or shielded from adjacent uses;
 - (c) the intensity of the Use is appropriate for the location in the land use District;
 - (d) the Use will not unduly affect the use of adjacent developments; and
 - (e) the property has reasonable access to parks and open space, if required.
2. A Group Home, Limited shall be located on land abutting a collector road, as determined by the Approving Authority, and shall have access from a rear lane if available.
3. A Day Home, for the purposes of this Bylaw, shall be treated as a Home Occupation and shall also meet the requirements of this Bylaw for that Use, except that a Day Home is exempt from any floorspace limitations.
- Bylaw #22-01 4. An overnight Child Care Service requires a fire safety inspection prior to opening day.

SECTION 3.17	BED AND BREAKFASTS
---------------------	---------------------------

1. Bed and Breakfasts shall be a Discretionary Use, and incidental and subordinate to the Dwelling.
2. Development Permits for a Bed and Breakfast shall be issued with conditions.
3. A Bed and Breakfast shall not:
 - (a) use any Accessory Buildings on the property, except for detached garages used for parking purposes;
 - (b) require any structural alterations;
 - (c) create a nuisance by way of noise, parking or traffic generation;
 - (d) occupy more than three (3) rooms for sleeping accommodation;
 - (e) provide more than one meal per day to registered guests that is prepared in a common kitchen and served in a common room; and
 - (f) provide accommodation for more than one non-renewable 14-day term.

SECTION 3.18 RELIGIOUS ASSEMBLY

1. A Religious Assembly site shall have a minimum 30m frontage.
2. A Religious Assembly site shall have a minimum site area of 1300m² if the development is also to include residences for clergy and staff.

SECTION 3.19 UTILITIES

1. Utilities shall be allowed in all Districts as either a permitted or discretionary use depending on the extent of the impact of the utility and shall be constructed and/or installed to the satisfaction of the Development Authority.

SECTION 3.20 EXCAVATION, STRIPPING, STOCKPILING AND GRADING OF SOIL

1. Excavation, stripping, stockpiling and grading of soils shall require a Development Permit.
2. Any area subject to topographic change due to excavation, stripping, stockpiling, or grading of soils shall be landscaped or reconstructed so that the finished surfaces do not direct surface drainage onto adjoining sites.

SECTION 3.21 CONDOMINIUM DEVELOPMENT

1. Whereas condominium refers to a form of ownership where the owners share the ownership and responsibility for the maintenance of common areas, all applications for a condominium shall be considered a subdivision and shall conform to Provincial legislation.
2. Where a condominium project comprises a single structure, a landscaping and site plan shall be provided identifying on-site parking, accessory structures and amenity areas, to the satisfaction of the Development Authority.
3. Where a condominium project comprises of a comprehensively planned site with multiple structures a landscaping and site plan shall be provided illustrating building separation, front yards, common areas and amenity spaces, internal pathways and sidewalks, parking, accessory buildings and demonstrate an interface with the public roadway, to the satisfaction of the Development Authority.

SECTION 3.22 TEMPORARY RESIDENTIAL SALES CENTRES

1. Temporary Residential Sales Centres shall be a Discretionary Use in all residential Districts.
2. A Development Permit for a Temporary Residential Sales Centre shall be issued for a maximum two-year period on a site.
3. Residential Sales Centres shall be situated on site where there are minimal impacts to the adjacent neighbourhood(s) and there is appropriate access to major transportation routes.
4. Connection points between Residential Sales Centres which cross property lines or encroach on setbacks shall be temporary in nature and removed when the Temporary Residential Sales Centre is vacated, or when the Development Permit for the Use expires.
5. Any exterior lighting of Residential Sales Centres shall be directed to illuminate the structure and not the surrounding area or interfere with adjacent properties.

6. All on or offsite signage and advertising for Residential Sales Centres shall be in accordance with this Bylaw.

SECTION 3.23	LIQUOR STORES
---------------------	----------------------

1. A Liquor Store shall not be located within 150m of the property line of a school site.
2. A Liquor Store shall be exempt from this requirement if the school site and proposed Liquor Store site are on opposite sides of Highway 1.

SECTION 3.24	MIXED-USE BUILDINGS AND DEVELOPMENT
---------------------	--

1. If a Mixed-Use Development contains two or more Dwelling Units,
 - a. the residential uses shall have dedicated access to the outside ground level, which shall not be shared with any non-residential Uses, and
 - b. the residential uses must have separate electrical and water metres, either as part of the unit or contained within an externally accessible vault or metre room.
2. Parking shall be provided on the basis of 1 space per dwelling unit and 1 space per 37 m² for the non-residential use with a minimum width of 2.5m and length of 6m, unless located within the Downtown Overlay District, at which time the parking is at the discretion of the Development Authority.

SECTION 3.25	GARAGE AND GARDEN SUITES
---------------------	---------------------------------

Added by
 Bylaw #24-
 14
 Removed
 by Bylaw
 25-09

11. ~~Garage Suites:~~

- ~~a. A Garage Suite requires a Development Permit and Building Permit.~~
- ~~b. Only one Garage or Garden Suite shall be allowed per lot.~~
- ~~c. A Garage Suite may be detached from the Principal Building.~~
- ~~d. The subdivision and strata titled of a Garage Suite is prohibited.~~
- ~~e. A Garage Suite is only allowed in conjunction with a one single or semi-detached dwelling.~~
- ~~f. A Principal Building should be constructed prior Garage suite.~~
- ~~g. A Garage Suite shall not be constructed on any site less than 400 m² in area.~~
- ~~h. A Garage Suite shall not be constructed on a lot having an average Site Width of less than 10 m.~~
- ~~i. A Garage Suite shall not exceed the Height of the Principal Building on the same site.~~
- ~~j. A Garage Suite shall have a residential character and shall be finished in a manner compatible with the character and appearance of the Principal Building. The appearance and quality of the finishing materials of the Garage Suite shall reflect the fact that it is a residential Accessory Dwelling Unit.~~

Added by Bylaw #24-14
 Removed by Bylaw 25-09

- ~~k. On a lot where a Garage Suite is to be located, only one servicing connection per utility will be permitted. The Utilities must be first connected to the Principal Building and then fed to the Garage Suite.~~
- ~~l. Any Garage Suite shall be separated a minimum of 1.5 meters from all other Accessory Buildings.~~
- ~~m. Internal pathways should facilitate barrier free access and should integrate seamlessly with the adjacent sidewalk, on-site surface parking areas, main and secondary dwelling entrances, garage entrances, porches, decks, and other access points between Principal Building and Garage Suite.~~
- ~~n. A Garage Suite shall comply with the National Building Code Alberta Edition and Alberta Fire Codes and all other applicable provincial and municipal regulations.~~
- ~~o. A Garage Suite application for Development Permit must demonstrate how it:~~
 - ~~a. Retains the privacy of adjacent Principal Buildings (e.g. window placement, landscaping, outdoor amenity space).~~
 - ~~b. Considers the shadow the Accessory Dwelling Unit will cast and mitigate any negative effects.~~
 - ~~c. Fits with the character of the neighborhood (e.g. facade, roof, design of building, height, massing, placement on the lot).~~
 - ~~d. Retains existing landscaping or provides new landscaping.~~
 - ~~e. Provides year-round access through a hard surfaced pathway or driveway.~~
- ~~p. A Garage Suite shall provide a minimum of one additional on-site parking stall, as required under Table 3.9A Parking Requirements.~~
- ~~q. The entrance to a Garage Suite that is attached to or developed above a garage shall be separate from the entrance to the Garage portion of the structure either by a common indoor landing or directly from the exterior of the structure.~~
- ~~r. A Home Occupation within a Garage Suite will be reviewed at the Development Permit stage on a case by case basis to ensure that their potential impact to the neighborhood including noise and traffic generated by the Home Occupation is minimized and mitigated where determined to be necessary.~~
- ~~s. Minimum Yard Setbacks – Garage Suite~~
 - ~~a. Rear Yard (no laneway access) – 1.5m~~
 - ~~b. Rear Yard (with laneway access) – 2m*~~
 - ~~c. Side Yard (internal lots) – 1.5m~~
 - ~~d. Side Yard (corner lots) – 3.0m~~

~~* If the Garage Suite is an addition to an existing Garage that does not meet the 2 m setback, the second storey shall be designed in such a manner to reduce the appearance of Height, such as lowering the Height of the primary façade or stepping the roofline.~~

2. Garden Suites:

- ~~a. A Garden Suite requires a Development Permit and Building Permit.~~
- ~~b. Only one Garden or Garage Suite shall be allowed per lot.~~
- ~~c. The subdivision and strata-titling of a Garden Suite is prohibited.~~
- ~~d. A Garden Suite is only allowed in conjunction with a one single detached house or one semi-detached house.~~
- ~~e. A Principal Building should be constructed prior Garden Suite.~~
- ~~f. A Garden Suite shall not be constructed on any site less than 400 m² in site area.~~
- ~~g. A Garden Suite shall not be constructed on a lot having an average Site Width of less than 10 m.~~
- ~~h. A Garden Suite shall be located only in a Rear Yard.~~
- ~~i. A Garden Suite shall not be constructed within the Front Yard of the Principal Building.~~
- ~~j. A Garden Suite shall not exceed the Height of the Principal Building on the same lot.~~
- ~~k. A Garden Suite shall have a residential character and shall be finished in a manner compatible with the character and appearance of the Principal Building. The appearance and quality of the finishing materials of the Garden Suite shall reflect the fact that it is a residential Accessory Dwelling Unit.~~
- ~~l. On a lot where a Garden Suite is to be located, only one servicing connection per utility will be permitted. The Utilities must be first connected to the Principal Building and then fed to the Garden Suite.~~
- ~~m. A Garden Suite shall be separated from the Principal Building by a minimum of 5 m and a minimum of 1.5 m from all other Accessory Buildings.~~
- ~~n. Internal pathways should facilitate barrier-free access and should integrate seamlessly with the adjacent sidewalk, on-site surface parking areas, main and secondary dwelling entrances, garage entrances, porches, decks, and other access points between a Principal Building and Garden Suite.~~
- ~~o. A Garden Suite shall comply with the National Building Code Alberta Edition and Alberta Fire Codes, and all other applicable provincial and municipal regulations.~~
- ~~p. A Garden Suite application for Development Permit must demonstrate how it:
 - ~~a. Retains the privacy of adjacent Principal Buildings (e.g. window placement, landscaping, outdoor amenity space).~~
 - ~~b. Considers the shadow that the Garden Suite will cast and mitigates any negative effects.~~
 - ~~c. Fits within the existing character of the neighborhood (e.g. façade, roof, design of building, height, massing, placement on the lot).~~
 - ~~d. Retains existing landscaping or provides new landscaping.~~~~

- ~~e. Provides year round access through a hard surfaced pathway or driveway.~~
- ~~q. A Garden Suite shall provide a minimum of one additional on-site parking stall, as required under Table 3.9A – Parking Requirements.~~
- ~~r. A Home Occupation within a Garden Suite will be reviewed at the Development Permit stage on a case-by-case basis to ensure that their potential impact to the neighborhood including noise and traffic generated by the Home Occupation is minimized and mitigated where determined to be necessary.~~
- ~~s. Minimum Yard Setbacks – Garden Suite~~
 - ~~a. Rear yard (no laneway access) – 1.5m~~
 - ~~b. Rear yard (with laneway access) – 2m~~
 - ~~c. Side yard (internal lots) – 1.5m~~
 - ~~d. Side Yard (corner lots) – 3.0m"~~

~~Garden Suite subsection under land use districts under “other site requirements”.~~

SECTION 3.26 DRAINAGE AND GRADING

1. The Approving Authority may require the submission, to its satisfaction, a plan or other documents that address the grading and the final landscaping of lands and how storm water or surface drainage from the lands will be managed
 - a. prior to approving either an application for subdivision approval or an application for a development permit; or
 - b. as a condition of approving either an application for subdivision or an application for a development permit.
2. If the Town of Strathmore has approved a lot grading or a drainage plan for an area of land, the grading and development of the lands must be consistent with the lot grading or drainage plan unless otherwise authorized by the Approving Authority.
3. If a site is in the process of being developed or has been developed, no surface drainage from that site shall be directed onto any private lands adjoining the site and all surface drainage from that site shall be directed onto
 - a. a street,
 - b. a lane, or
 - c. a right of way, an easement or other instrument registered against the Certificate for the purpose of conveying storm water or surface water drainage, to the satisfaction of the Approving Authority.
4. Despite Section 3 above the Approving Authority may authorize surface drainage onto lands owned by the Town.
5. If a utility right of way agreement, an easement or an instrument for the purpose of storm water or surface water conveyance is registered against a Certificate of Title, the lands

affected by that right of way, easement or other instrument must be maintained to ensure that storm water or surface water conveyance is not compromised to the satisfaction of the Approving Authority.

6. The Development Authority may require
 - a. the modification of grade;
 - b. the construction of on-site storm water detention areas, retaining walls, window wells, swales, trench drains and eaves troughs or other objects or apparatus; and
 - c. the installation and proper orientation of downspouts to properly manage surface drainage or storm water resulting from the development of the land.
7. Subject to Section 8 below, at least one rain barrel with a minimum capacity of 220 litres must be provided for a principal building containing one or more dwelling units if the lot containing the building was created after January 1, 2015 and the lot is contained in a Plan of Subdivision which creates 3 or more lots.
8. Section 7 above does not apply to a lot that is located in the CR-Country Residential District and the lot has an area of 650 m² or more.
9. The Approving Authority may require one rain barrel for each downspout from a building in order to manage surface drainage.
10. If a rain barrel is required for a building, that rain barrel must be connected to a downspout to the satisfaction of the Approving Authority to ensure the effectiveness of the barrel.

Bylaw #14-22

SECTION 3.27 ADULT ENTERTAINMENT

1. Any Adult Entertainment facility shall be located a minimum of 200 metres from:
 - a. The property line of any School, Religious Institution, Public Park, Cultural Facility or any indoor or outdoor Athletic and Recreation Facility
 - b. The nearest wall of any building, or in the case of a building with multiple tenants, the nearest wall of the unit or bay occupied by:
 - i. A childcare facility
 - ii. A commercial school offering programs to children
 - iii. A private recreation facility (such as a bowling alley)
 - c. A public playground structure.
2. All signs approved as part of or in connection to the Adult Entertainment use shall be subject to the following conditions:
 - a. The general sign provisions of this Bylaw shall apply; and
 - b. If the sign is visible from a public park or trail or any of the uses identified in 1 above, the sign shall not display:
 - i. Words conveying a message concerning erotic or sexual matters, gambling, smoking or drugs, except for the name of the business; or

- ii. Images conveying a message concerning erotic or sexual matters, gambling, smoking or drugs.

SECTION 3.28	OUTDOOR STORAGE AND EQUIPMENT AND STORAGE YARDS
---------------------	--

- | | |
|--------------|--|
| Bylaw #16-10 | <ol style="list-style-type: none"> 1. Storage yards and all storage areas shall be screened from all adjacent sites and thoroughfares to the satisfaction of the Approving Authority. 2. Storage yards and storage areas for wrecked or damaged vehicles shall be enclosed by buildings and/or screening fence with a minimum height of 2 metres to the satisfaction of the Approving Authority. 3. All outdoor storage of building supplies for Building Supply Centres in a commercial district shall be enclosed by buildings and/or screening fence with a height of 2.5 metres to the satisfaction of the Approving Authority. |
|--------------|--|

SECTION 3.29	GAS BARS
---------------------	-----------------

1. Gas Bars means development for the retail sale of gasoline and other petroleum products
2. No bulk propane storage is allowed.
3. The sale of motor vehicle accessories is permitted.
4. The gas bar shall not have a canopy that exceeds 5.0 metres in height
5. The canopy shall have fully recessed canopy lighting
6. May have outdoor display of products related to the use provided they are within 4.5 metres from the building entrance or on the gas pump islands
7. Requires a minimum of 2.0 motor vehicle stalls per 100.0 m² of gross usable floor space
8. No bike racks are required

SECTION 3.30	ACCESS TO A PUBLIC ROADWAY
---------------------	-----------------------------------

- | | |
|--------------|---|
| Bylaw #18-25 | <ol style="list-style-type: none"> 1. All access to a public roadway other than a lane must be to the satisfaction of the Development Authority subject to the requirements of Alberta Transportation. 2. Subject to Section 3. below, the Development Authority in a development permit may: <ol style="list-style-type: none"> a. Prescribe the width, dimensions and configuration of an access onto a public roadway other than a lane in accordance with municipal standards; b. Prescribe the length of a driveway throat having regard to the guidelines established by the Transportation Association of Canada in the Geometric Design Guidelines for Canadian Roads; c. Disallow access to a lane if the access projects beyond the property line of subject property; and d. Require that an access to a roadway be hard surfaced to the satisfaction of the development authority. |
|--------------|---|

Bylaw #16-10

3. Subject to Section 2. a. above and Sections 4 and 5 below, in a residential district:
- a. if the façade containing the vehicular entrance to a garage faces a street other than a lane that façade must be located not less than 6.0 m from the back of the sidewalk or the back of the curb where there is no sidewalk, if the garage is an Accessory Building or forms part of the Principal Building;
 - b. a driveway that provides access to a site or otherwise connects a site to a roadway other than a lane must be not less than 6.0 m in length along the intended direction of travel for motor vehicles and must contain an area of not less than 6.0 m in length and 3.0 m in width and is measured from the back of the sidewalk or the back of the curb where there is no sidewalk; and
 - c. the Approving Authority may require the setback described in 3. a. above to be increased to not less than 6.5 m if in the case of a project-style development or in other cases where a property line is co-terminus with the back of the curb or the sidewalk and there is no intervening boulevard between the property line and the back of the curb or the sidewalk.

Bylaw #18-25

4. As a guideline in a residential district:
- (a) the width of driveway in a front yard must not exceed 45% of the lot width or 8 m whichever is less;
 - (b) the combined area of a driveway and a parking pad in a front yard must not exceed 45% of the total area of the required front yard; and
 - (c) a driveway and any parking pad in a front yard must be:
 - (i) perpendicular to a public roadway if the driveway connects to the public roadway; or
 - (ii) approximately perpendicular to the public roadway if the driveway connects to the public roadway and the front property line is curved;unless otherwise required by the Development Authority.
5. If a residential district establishes a setback for a Principal Building or an Accessory Building and that setback thereby increases the setback to the vehicular entrance to a garage or results in a greater driveway length than that prescribed in Section 3. above, then that greater setback or length applies.
6. Despite Section 3 above, if the Approving Authority believes that a sidewalk is likely to be constructed in the future, then the approving Authority may require either:
- (a) that the minimum setback and the minimum driveway length described in Section 3 above is measured from the property line shared with a street or;
 - (b) that the minimum setback and the minimum driveway length is measured from the expected location of the back of the future sidewalk.

SECTION 3.31 DISTRICT OVERLAY

- Bylaw #15-10
1. In addition to the Districts in Section 4, a development shall be subject to the provisions of a District Overlay attached as Schedule E of this Bylaw, if that District Overlay applies to the site of the proposed development.
 2. If there is a conflict between the provisions of a District Overlay and the regulations contained in a District in Section 4, the provisions of the District Overlay shall govern to the extent of the inconsistency.

SECTION 3.32 PROTECTIVE EMERGENCY SERVICES

- Bylaw #15-22
1. Despite any provision to the contrary, if an application for a development permit proposes a Protective Emergency Services development either by itself or in conjunction with another development, the Development Authority:
 - a. is not required to notify by any means the adjacent owners of the land or the public of either the development permit or the application for the permit, if the lots adjacent to the site of the proposed development are vacant; and
 - b. may issue the development permit with relaxations and is not required to refer the development permit requiring relaxations to Council for decision; or
 - c. may refer the development permit as described in (b) above to Council for decision.
 2. Despite a provision to the contrary, the Development Authority may:
 - (a) impose requirements on a Protective Emergency Services development in addition to or in substitution of the requirements of this Bylaw, and
 - (b) require the registration of a restrictive covenant to manage the use and development of lands and buildings including access to public roadways.

SECTION 3.33 CANNABIS STORES

A. Cannabis Production Facility

- Bylaw #19-02
1. A Cannabis Production Facility must:
 - (a) be licensed or otherwise authorized by Health Canada;
 - (b) be located not less than 100 m from a residential district measured from the building containing the facility to the nearest property line of a site in a residential district;
 - (c) include equipment that removes odors from any airborne discharges into the outdoors; and
 - (d) include security features to the satisfaction of the Development Authority including but not limited to chain link and security fencing not less than 3 m in height.
 2. A Cannabis Production Facility, subject to Section 3 below, must be

- (a) located inside a free-standing building that is not joined to another building; and
 - (b) the sole use on the site or the parcel of land.
- 3. The site containing a Cannabis Production Facility may include the following:
 - (a) a separate ancillary building for security purposes; and
 - (b) a Cannabis Store provided the Cannabis Store complies with the requirements for a Cannabis Store and recognizing that cannabis sold by the store must be purchased from the Alberta Gaming and Liquor Commission, unless otherwise authorized by the Commission.
- 4. The Development Authority may require:
 - (a) that a plan be prepared by a qualified person that addresses the following in detail to the satisfaction of the Development Authority:
 - i. how waste products will be managed;
 - ii. whether or not waste products will be incinerated and if they are incinerated how air borne emissions and odor will be addressed;
 - iii. the quantity and characteristics of liquid and other waste material discharged by the facility;
 - iv. how and where liquid and other waste material will be collected and disposed of; and
 - (b) that the plan be submitted concurrent with an application for a development permit, or as a condition of issuing a development permit for a Cannabis Production Facility.

B. Cannabis Micro Production Facility

- 1. A Cannabis Micro Production Facility must:
 - (a) be located not less than 100 m from a residential district measured from the building containing the facility to the nearest property line of a site in residential district;
 - (b) include equipment that removes odors from any airborne discharges into the outdoors; and
 - (c) must include security features to the satisfaction of the Development Authority.
- 2. Not more than one Cannabis Micro Production Facility is allowed
 - (a) on a site or a parcel of land, or
 - (b) in a building if the building contains two or more bays.
- 3. The Development Authority may require any of the information described in Subsection 3.33.A.4. above at the time an application for a development permit that includes a Cannabis Micro Production Facility is considered.

C. Parking and Signage

- 1. Despite any provision to the contrary, signage for:

- (a) a Cannabis Micro Production Facility or a Cannabis Production Facility must
 - i. identify only the address and the name of the business or facility; and
 - ii. be unobtrusive without attracting undue attention to the facility to the satisfaction of the Development Authority; and
 - (b) a Cannabis Store that is located in the same building or on the same site as either a Cannabis Production Facility or a Cannabis Micro Production Facility must not be unduly obtrusive and in all cases must be to the satisfaction of the Development Authority.
2. A Cannabis Production Facility and a Cannabis Micro Production Facility must provide a minimum number of parking stalls that is the greater of:
- (a) stalls per 1 00 m² of gross usable floor area for the first 2,000 m² and then 1.0 stalls for each subsequent 500 m²; or
 - (b) 1 stall per employee based on the maximum number of employees at the development at any time.

D. Cannabis Stores

1. In addition to the Provincial and Federal Requirements, a Cannabis Store

Bylaw #18-08

Bylaw #22-01

Bylaw #18-09

- (a) must be located not less than 125 metres from the boundary of a parcel
 - (i) containing a School – School Authority or a School-Private subject to Section 2, below;
 - (ii) that is identified as School Reserve or Municipal and School Reserve on a Certificate of Title or in an Area Structure Plan; and
 - (iii) that is identified as Municipal Reserve on a Certificate of Title or in an Area Structure Plan and the parcel contains 0.5 ha or more;
- (b) must be located not less than 100 m from the boundary of a parcel containing
 - (i) an Emergency Shelter; or
 - (ii) a Hospital;

Bylaw #22-01

- (c) may be open for business and sell to customers only between the hours of 10:00 a.m. and 2:00 a.m. on any given day, unless
 - (i) a license issued by the Alberta Gaming and Liquor Commission restricts the hours of operation to a lesser period of time; and
- (d) requires a minimum of 1 parking stall per 30 m² gross useable floor area.

Bylaw #18-09

2. If a School – School Authority or a School-Private is located in the CB - Central Business District, a Cannabis Store must be located not less than 50 metres from the boundary of the parcel containing the School.

3. A Cannabis Store located on the south side of Highway 1 may be located any distance from the following and is not subject to any separation distance from the following:
 - (a) a School – School Authority; or
 - (b) a School – Private.
4. The separation distance from a Cannabis Store to the property line of a parcel described in Subsections 1(a) and 1(b) and Section 2 above is measured from the closest external wall of
 - (a) the building containing the Cannabis Store, where the store occupies the entire building; or
 - (b) that portion of the building containing the Cannabis Store if the Cannabis Store occupies a portion of a building.
5. The 125 m, 100 m and 50 m separation distances described in Subsections 1(a) and 1(b) and Section 2. above must not be reduced by the Development Authority despite any provision to the contrary in this Bylaw.

SECTION 3.34	SECONDARY SUITES
---------------------	-------------------------

Bylaw #20-04

1. Only one (1) Secondary Suite may be developed in conjunction with a principal dwelling.
2. A minimum of one (1) on-site parking stalls shall be provided for a Secondary Suite in addition to the required parking stalls for the principal dwelling.
3. On-site tandem parking arrangements shall be supported by the Development Authority.
4. Adjacent street parking shall not receive credit towards achieving the minimum parking calculations for a Secondary Suite

SECTION 3.35	SEA CANS
---------------------	-----------------

Bylaw #16-10

Bylaw #22-01

1. A Sea Can must comply with the regulations in the Accessory Buildings and Uses Section. The Approving Authority may substitute requirements or otherwise ensure that
 - (a) A Sea Can used for storage is screened from public view from an adjoining street other than a lane; and
 - (b) The Sea Can is located to the satisfaction of the Approving Authority.
2. A Sea Can used for storage shall only be located on a parcel where there is an existing principal use.
3. The Approving Authority may require that a Sea Can be clad, painted, or covered to ensure that its appearance is compatible with the surrounding area.
4. After a dwelling unit on a site in a residential district has been occupied, a Sea Can may be located on that site for no longer than 10 consecutive days to enable temporary storage or moving of goods, materials or equipment. The Approving Authority may require that the Sea Can be located to their satisfaction.
 - (a) The Approving Authority must be notified prior to the Sea Can being located on site.

5. Subject to sub-section 4 above, Sea Cans are not allowed in a residential district and the Development Officer
 - (a) may require the removal of a Sea Can on a parcel in a residential district within a specified period of time and may prohibit a Sea Can on a parcel in a residential district; and
 - (b) must notify the owner of the parcel in writing if the Development Officer requires the removal of a Sea Can from that parcel.
6. A Sea Can must be set back a minimum of 3.0 m from another building/structure, and a minimum of 6.0 m from the exits, windows, and unprotected openings of another building/structure.
7. Sea Cans used for storage shall not be placed within 15 m of a parking area.
8. Sea Cans used for storage are only permitted in the rear or side yards.
 - (a) Sea Cans in the side yard must meet the side yard setback of the applicable Land Use District.
9. Prior to issuing a decision on a Development Permit application for a Sea Can used for storage, the Fire Department is to complete a site inspection with the applicant to review the proposed location of the Sea Can.
- Bylaw #23-03 10. Sea Cans may not be used to store compressed gasses.
11. Sea Cans shall not be used for advertising purposes.
12. Sea Cans shall not be used as a Dwelling Unit.
- Bylaw #23-03 13. All Sea Cans requiring a Development and/or Building Permit
 - (a) must be registered through the Fire Department; and
 - (b) must follow the Fire Department's Inspection Procedure No. 2.09.10 as amended from time to time.
- Bylaw #23-03 14. A Sea Can placed on a commercially or industrially zoned parcel for a period of 28 days or less for the purposes of moving or receipt of a shipment is exempt from obtaining a development permit. A building permit may still be required. If said temporary Sea Can is storing hazardous materials, it must be registered with the Fire Department.

SECTION 4 LAND USE DISTRICT PROVISIONS

4.1 R1 – SINGLE DETACHED RESIDENTIAL DISTRICT

1. PURPOSE: To provide for the development of single detached dwellings at low densities.

2. USES:

a) Permitted

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

Bylaw #15-22

Bylaw #17-12

b) Discretionary

Bed and Breakfast
 Child Care Services
~~Garage Suite~~
~~Garden Suite~~
 Government Services
 Group Home, Limited
 Home Occupation
 Housing Duplex
 Residential Sales Centre 2
 Secondary Suite
 Utility Building

Added by Bylaw #24-14

Removed by Bylaw 25-09

Bylaw #15-06

Bylaw #20-04

Bylaw #17-12

3. GENERAL SITE REQUIREMENTS:

a) Minimum Site Area

i 457.0 m² per Dwelling

b) Minimum Lots Size Corner Lots

i 503.0 m² per Dwelling Unit

c) Minimum Site Width

i 15.0 metres

ii 9.0 metres for a pie shaped lot at front yard

d) Minimum Site Depth

i 30.5 metres for all lots

e) Habitable Floor Area

Bylaw #15-06

- i. Minimum Gross Floor Area – 102 m²

f) Maximum Number of Dwellings

Bylaw #20-04

- i. One dwelling per lot, unless a legal Secondary Suite has been approved

Bylaw #15-01

g) Minimum Yard Setbacks – Principle Building

Bylaw #15-28

- i. Front Yard – 6.0 m
- ii. Rear Yard – 7.0 m
- iii. Side Yard - 1.5 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

h) Site Coverage

- i. Maximum total site coverage of 50%
- ii. Maximum site coverage for Accessory Buildings is 13%

i) Building Height

Bylaw #16-10

- i. 10 m for the Principal Building
- ii. 5.0 m for Accessory Buildings* see OTHER SITE REQUIREMENTS below

Bylaw #22-01

4. OTHER SITE REQUIREMENTS:

a. Pie-Shaped Lots:

- i. The minimum lot frontage of a Pie-Shaped Lot shall be 9.0m, measured between the points determined by the intersection of the side property lines and the front property line.
- ii. The minimum lot depth of a Pie-Shaped Lot shall be 30.5m, measured from the midpoint of the front property line to the midpoint of the rear property line.

b. Garages:

- i. If a principal building does not have an attached garage at the front of the Dwelling or has a garage with a side entrance with a driveway parallel to the front property line, the Minimum Front Yard Setback shall be 4.8m.
- ii. If the doors of an attached garage face any public roadway and abut a side yard, the Minimum Side Yard Setback shall be 6.0m.

c. Landscaping

- i. Minimum landscaping requirement of at least two (2) trees per internal lot and three (3) trees per corner lot.

Bylaw #22-01

d. Accessory Building

- i. Maximum Accessory Building height shall be influenced by existing development on adjacent parcels.

4.2 R1N – SINGLE DETACHED RESIDENTIAL (NARROW LOT) DISTRICT

1. PURPOSE: To provide for the development of single detached homes on narrow lots.

2. USES:

a) Permitted Uses

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

Bylaw #15-22

Bylaw #17-12

b) Discretionary Uses

Bed and Breakfast
 Child Care Services
~~Garage Suite~~
~~Garden Suite~~
 Government Services
 Home Occupation
 Housing Duplex
 Residential Sales Centre 2
 Secondary Suite
 Utility Building

Added by Bylaw #24-14
 Removed by Bylaw 25-09

Bylaw #15-06

Bylaw #20-04
 Bylaw #17-12

3. GENERAL SITE REQUIREMENTS:

a) Minimum Site Area

i. 372.0 m² per Dwelling

b) Minimum Lot Size Corner Lots

i. 417.0 m² per Dwelling Unit

Bylaw #15-01

c) Minimum Site Width

i. 11.0 metres

d) Site Depth

i. 30.5 metres for all lots

e) Habitable Floor Area

i. Minimum Gross Floor Area – 84.0m²

Bylaw #15-06

Bylaw #20-04
 Bylaw #22-01

f) Maximum Number of Dwellings

Bylaw #15-28

- i. One dwelling per lot, unless a legal Secondary Suite or Housing Duplex have been approved

g) Minimum Yard Setbacks – Principal Building

Bylaw #15-01

- i. Front Yard – 6.0 m
- ii. Rear Yard – 7.0 m
- iii. Side Yard – 1.5 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

h) Site Coverage

- i. Maximum total site coverage of 50%
- ii. Maximum total site coverage of 60% if the site is serviced by a rear lane
- iii. Maximum site area for accessory buildings of 13%

i) Building Height

Bylaw #16-10
Bylaw #22-01

- i. 10 m for the Principal Building
- ii. 5.0 m for Accessory Buildings* see OTHER SITE REQUIREMENTS below

4. OTHER SITE REQUIREMENTS:

Bylaw #15-01

Garages

- a) If a principal building does not have an attached garage at the front of the Dwelling or has a garage with a side entrance with a driveway parallel to the front property line, the Minimum Front Yard Setback shall be 4.8m.
- b) Notwithstanding above, if there is no rear lane, and no attached front garage, there shall be one 3.3 metre side yard to allow for access to a rear detached garage.

Landscaping

- c) Minimum landscaping requirement of at least one (1) tree per internal lot and two (2) trees per corner lot.

Bylaw #22-01

Accessory Building

- d) Maximum Accessory Building height shall be influenced by existing development on adjacent parcels.

4.3 R1S – SINGLE DETACHED RESIDENTIAL (SMALL LOT) DISTRICT

1. PURPOSE: To provide for the development of single detached homes, served by a rear lane.

2. USES:

a) Permitted Uses

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

Bylaw #15-29

Bylaw #17-12

b) Discretionary Uses

Bed and Breakfast
 Child Care Services
 Added by Bylaw #24-14 ~~Garage Suite~~
 Removed by Bylaw 25-09 ~~Garden Suite~~
 Government Services
 Home Occupation
 Residential Sales Centre 2
 Secondary Suite
 Utility Building

Bylaw #15-06

Bylaw #20-04

Bylaw #17-12

3. GENERAL SITE REQUIREMENTS:

a) Minimum Site Area

i. 235 m² per dwelling unit

Bylaw #15-01

b) Minimum Site Width

i. 9.75 m for Internal Lots

ii. 11.25 m for Corner Lots

c) Minimum Site Depth

i. 30.5 m for all lots

d) Habitable Floor Area

i. Minimum Gross Floor Area - 70 m²

Bylaw #15-06

e) Maximum Number of Dwellings

Bylaw #20-04

- i. One dwelling per lot, unless a legal Secondary Suite has been approved

Bylaw #15-28

f) Minimum Yard Setbacks – Principal Building

Bylaw #15-01

- i. Front Yard – 4.0 m if the lot is served by a rear lane; and 6.0 m if the lot is not served by a rear lane

- ii. Rear Yard – 7.0 m

Bylaw #15-01

- iii. Side Yard – 1.5 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. Maximum site coverage 60% if served by a rear lane

- ii. Maximum site coverage for an accessory building - 23%

Bylaw #16-10

h) Building Height

- i. 10.0 m for Principal Buildings

Bylaw #22-01

- ii. 5.0 m for Accessory Buildings* see OTHER SITE REQUIREMENTS below

4. OTHER SITE REQUIREMENTS:

General:

- a) All lots in this District shall be served by paved rear lane access

Bylaw #16-10

- b) Attached front garages are not allowed if:

- i. the distance between the façade containing the vehicular entrance to the garage and the back of public sidewalk or the back of curb where there is no public sidewalk is less than 6.0 m; and

- ii. the lot is served by a rear lane.

- c) Notwithstanding (A) and (B) above, if there is no rear lane, and no attached front garage, there shall be one 3.3 metre side yard to allow for access to a rear detached garage.

- d) The Approving Authority may require differing front yard setbacks if, in their opinion, it is necessary to create and/or enhance the visual appearance of the proposed and adjacent developments as a group. The front yard setback shall not be less for any individual dwelling than that specified for this District.

Landscaping

- e) Minimum landscaping requirement of at least one (1) tree per internal lot and two (2) trees per corner lot.

Bylaw #16-10

- f) If no attached front garage is provided, then no vehicle parking is allowed in the Front Yard and the Front Yard must be landscaped.

Bylaw #22-01

Accessory Building

- g)** Maximum Accessory Building height shall be influenced by existing development on adjacent parcels.

4.4 R2 – LOW DENSITY RESIDENTIAL DISTRICT

- 1. PURPOSE:** To provide for low density development in the form of duplex, and semi-detached dwellings.

2. USES:

a) Permitted Uses

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

Bylaw #15-22

Bylaw #17-12

b) Discretionary Uses

Added by Bylaw #24-14
 Removed by Bylaw 25-09

Bed and Breakfast
 Child Care Services
~~Garage Suite~~
~~Garden Suite~~
 Government Services
 Group Home
 Home Occupation
 Housing, Single Detached
 Residential Sales Centre 2
 Secondary Suite
 Utility Building

Bylaw #15-06

Bylaw #20-04

Bylaw #17-12

3. GENERAL SITE REQUIREMENTS:

Bylaw #15-01

a) Minimum Site Area

- i. 235 m² for each Dwelling Unit in a Housing, Duplex and Housing, Semi-Detached

b) Minimum Site Width

- i. Housing, Single-Detached: 11 m for an Internal Lot and 12.5 m for a Corner Lot;
 ii. Housing, Duplex: 15 m for an Internal Lot and 17 m for a Corner Lot;
 iii. Housing, Semi-Detached: 7.5 m for each Dwelling Unit on an Internal Lot and 9 m for each Dwelling Unit on a Corner Lot;

Bylaw #15-01

- iv. Housing, Duplex and Housing, Semi-Detached on lane-less sites: Despite Subsections (3) b) ii. and iii., if a site does not share a property line with a lane either at the rear or at the side of the site and no provision is made for a Private Garage either at the front or at the side of the building, then the Approving Authority may require a site width of 18 m for an Internal Lot and a width of 20 m for a corner site.

c) Minimum Site Depth

- i. 30.5 metres for all lots

d) Habitable Floor Area

- Bylaw #15-28
- i. Minimum Gross Floor Area - 70 m² per dwelling unit

e) Minimum Yard Setbacks - Principal Building

- i. Front Yard – 4.0 m if the lot is served by a rear lane; and 6.0 m if the lot is not served by a rear lane
- Bylaw #15-01
- ii. Rear Yard – 7.0 m
- Bylaw #15-01
- iii. Side Yard – 1.5 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

f) Site Coverage

- i. Maximum total site coverage - 50%
- ii. Maximum site coverage for Accessory Buildings - 13%

Bylaw #16-10

g) Building Height

- i. 10.0 m for Principal Buildings
- Bylaw #22-01
- ii. 5.0 m for Accessory Buildings* see OTHER SITE REQUIREMENTS below

4. OTHER SITE REQUIREMENTS:

Garages:

- a. If a principal building does not have an attached garage at the front of the Dwelling, the Minimum Front Yard Setback shall be 4.8m.
- b. If the doors of an attached garage face any public roadway and abut a side yard, the Minimum Side Yard Setback shall be 6.0m.
- c. Notwithstanding (a) and (b) above, if there is no rear lane, and no attached front garage, there shall be one 3.3 metre side yard to allow for access to a rear detached garage.

Landscaping

- d. Minimum landscaping requirement of at least two (2) trees per internal lot and three (3) trees per corner lot.

Bylaw #22-01 **Accessory Building**

- e. Maximum Accessory Building height shall be influenced by existing development on adjacent parcels.

4.5 R2X MEDIUM DENSITY ATTACHED HOUSING DISTRICT

1. PURPOSE: To provide for the development of attached housing with a maximum density approaching 55 Dwellings per Hectare.

2. USES:

a) Permitted Uses

Accessory Building
 Home Office
 Housing Attached
 Housing, Duplex
 Housing, Semi Detached
 Parks
 Protective Emergency Services
 Residential Sales Centre 1
 Utilities
 Single Detached Dwellings on the following lots only: Lots 1 to 13 inclusive, Block 20, Plan 0414524

Bylaw #14-22

Bylaw #15-22

Bylaw #17-12

b) Discretionary Uses

Bed and Breakfast
 Child Care Services
~~Garage Suite~~
~~Garden Suite~~
 Garden Suite on the following lots only: Lots 1 to 13 inclusive, Block 20, Plan 0414524
 Government Services
 Group Home
 Home Occupation
 Residential Sales Centre 2
 Utility Building

Added by Bylaw #24-14

Removed by Bylaw 25-09

Bylaw #14-22

Bylaw #17-12

3. GENERAL SITE REQUIREMENTS:

a) Minimum Site Area

- i. 235 m² for each Dwelling Unit in a Housing, Duplex and Housing, Semi-Detached, and
- ii. 175 m² for each Dwelling Unit in a Housing, Attached

b) Minimum Site Width

- i. Housing, Single-Detached: 11 m for an Internal Lot and 12.5 m for a Corner Lot;

Bylaw #15-01

- ii. Housing, Duplex: 15 m for an Internal Lot and 17 m for a Corner Lot;
- iii. Housing, Semi-Detached: 7.5 m for each Dwelling Unit on an Internal Lot and 9 m for each Dwelling Unit on a Corner Lot;
- iv. Housing, Duplex and Housing, Semi-Detached on lane-less sites: Despite Subsections (3) b) ii. and iii., if a site does not share a property line with a lane either at the rear or side of the site and no provision is made for a garage either at the front or at the side of the building, then the Approving Authority may require a site width of 18 m for an Internal Lot and a width of 20 m for a corner site.

c) Minimum Site Depth

- i. 30.5 metres for all lots

d) Habitable Floor Area

- i. Minimum Gross Floor Area - 70 m² per dwelling unit

e) Maximum Number of Dwelling Units

- i. The maximum density is 55 dwelling units per hectare

f) Minimum Yard Setbacks – Principal Building

- i. Front Yard – 6.0 m and, at the discretion of the Approving Authority, 4.0 m if the lot is served by a rear lane
- ii. Rear Yard – 7.0 m
- iii. Side Yard – 1.5 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) Building Height

- i. 10 m for the Principal Building for Duplex and Semi-Detached Housing
- ii. 12 m for the Principal Building for an Attached Housing
- iii. 5.0 m for Accessory Buildings* see OTHER SITE REQUIREMENTS below

4. OTHER SITE REQUIREMENTS:

- a)** If the doors of an attached garage face any public roadway and abut a side yard, the Minimum Side Yard Setback shall be 6.0m.
- b)** Notwithstanding (a) and (b) above, if there is no rear lane, and no attached front garage, there shall be one 3.3 metre side yard to allow for access to a rear detached garage.
- c)** Condominiums may have shared attached garages at the rear of the property.
- d)** Condominiums may have a reduced front yard setback up to 4m at the discretion of the Approving Authority, where a lane meeting current Town Design Standards is provided for access.

Landscaping

- e) Minimum landscaping requirement of at least one (1) tree per internal lot and two (2) trees per corner lot for duplex and semidetached dwellings.
- f) Attached housing shall provide a landscape and a site plan showing parking, landscaping and access.

Accessory Building

- g) Maximum Accessory Building height shall be influenced by existing development on adjacent parcels.

Bylaw #22-01

4.6 R3 HIGH DENSITY RESIDENTIAL DISTRICT

1. PURPOSE: To provide for high density multi-family housing to a maximum of 100 dwellings per hectare.

2. USES:

a) Permitted Uses

Accessory Building
 Home Office
 Housing, Apartment
 Housing, Attached
 Protective Emergency Services
 Public Parks
 Residential Sales Centre 1
 Utilities

Bylaw #15-22

Bylaw #17-12

b) Discretionary Uses

Child Care Services
 Extended Medical Treatment Services
 Government Services
 Home Occupation
 Housing, Duplex, existing prior to the adoption of this bylaw
 Housing, Single Detached, existing prior the adoption of this bylaw
 Residential Care
 Residential Sales Centre 2
 Seniors Housing
 Utility Building

Bylaw #15-40

Bylaw #17-12

3. GENERAL SITE REQUIREMENTS:

a) Minimum Site Area

Bylaw #25-16 i. The minimum site area shall be 930m².

b) Minimum Site Area

- i. 175.0 m² per attached dwelling unit
- ii. 40 m² per apartment dwelling unit

c) Minimum Site Width

- i. 30.5 m apartment
- ii. 7.62m single detached or duplex
- iii. 7.0 m for a pie shaped lot at the front yard

Bylaw #22-01

d) Minimum Site Depth

- i. 30.5 metres for all lots

e) Habitable Floor Area

- i. Minimum Gross Floor Area - 40 m² per dwelling unit

f) Maximum Number of Dwelling Units

Bylaw #15-28

- i. The maximum density is 100 dwelling units per hectare

g) Minimum Yard Setbacks – Principal Building

Bylaw #16-10

- i. Front Yard – 6.0 m and, at the discretion of the Approving Authority, 4.0 m if the lot is served by a rear lane
- ii. Rear Yard – 7.0 m
- iii. Side Yard – The setback from a side property line is as follows:

Bylaw #15-01

- a. 1.5 m from the side property line shared with an Internal Lot if the Principal Building is 9.0 m or less in height at the eaveline;
- b. 3.0 m from a side property line shared with an internal lot if the Principal Building is more than 9.0 m in height at the eaveline;
- c. 3.0 m from a side property line shared with a street other than a lane unless the building is 9.0 m or less in height at the eaveline and the building is located in the Downtown Overlay District in which case the setback from the side property line shared with a street may be reduced, at the discretion of the Approving Authority, to not less than 1.5 m

Bylaw #16-10

h) Building Height

Bylaw #22-01

- i. 10.0 m for Duplex
- ii. 12.0 m for Attached Housing
- iii. 5.0 m for Accessory Buildings* see OTHER SITE REQUIREMENTS below
- iv. 14.0 m or four (4) storeys for Apartment Housing

Bylaw #22-01

i) Site Coverage

- i. Maximum Site coverage for the entire site, including all accessory buildings and detached garages shall be 70%

4. OTHER SITE REQUIREMENTS:

Parking

- a) All parking spaces on a Site in this District shall be hard surfaced.

Landscaping

- b) A minimum of 30% of the site area shall be landscaped and a landscape and site plan shall be prepared by a professional landscape architect.

Uses and appearance

- c) The Approving Authority shall give due consideration to the compatibility of a proposed Development in this District to existing Uses on or near the Site.
- d) If the site is located within the Downtown Overlay District, the development will be required to meet all of the requirements of that District as well as be subject to a review by the Downtown Design Review Committee.

Bylaw #22-01

Accessory Building

- e) Maximum Accessory Building height shall be influenced by existing development on adjacent parcels.

Bylaw #15-33	4.7	MHP – MANUFACTURED HOME PARK DISTRICT
--------------	------------	--

Bylaw #15-33 **1. PURPOSE:** The purpose of this district is to accommodate Manufactured Homes where each home is located on a plot of leased land which is not subdivided from the balance of the Manufactured Home Park.

2. USES:

a) Permitted Uses

- | | |
|--------------|---|
| Bylaw #15-33 | Home Office |
| | Manufactured Home, less than 10 years old |
| Bylaw #15-22 | Protective Emergency Services |
| | Public Parks |
| Bylaw #17-12 | Utilities |

b) Discretionary Uses

- | | |
|--------------|---------------------------------------|
| | Accessory Buildings |
| | Government Services |
| | Home Occupation |
| | Manufactured Home, 10 to 20 years old |
| | Private Recreational Vehicle Storage |
| Bylaw #17-12 | Utility Building |

3. GENERAL SITE REQUIREMENTS:

a) Minimum Park Area

- i. 1 ha, for the Mobile Home Park

b) Minimum Site Width

- | | |
|--------------|--------|
| Bylaw #15-33 | i. 30m |
|--------------|--------|

c) Minimum Plot Area

- | | |
|--------------|----------------------|
| Bylaw #15-28 | i. 300m ² |
|--------------|----------------------|

d) Minimum Plot Width

- i. 10m

e) Minimum Plot Depth

- i. 30 m

f) Minimum Habitable Area

- i. 100.0 m²

g) Minimum Yard Setbacks

- i. Front Yard – 2.0 m for Principal Building

- ii. Rear Yard – 3.0 m for the Principal or accessory building, 4.0 metres if the plot abuts a public road or lane
- iii. Side Yard – 1.5 m for the Principal Building and 1.0 metre for the accessory building, unless the building abuts a public road or lane and then the side yard setback is 3.0 metres

h) Site Coverage

- i. 45% for the entire site,

4. OTHER SITE REQUIREMENTS:

- | | |
|--------------|--|
| Bylaw #15-33 | a) Each plot shall be identified by an address and its boundaries shall be identified by physical features to the satisfaction of the Development Authority. |
| Bylaw #15-33 | b) Each Mobile Home Park plot shall provide a level, durable base on which the Mobile Home shall be placed. |
| Bylaw #15-33 | c) The undercarriage and hitch of each Manufactured Home shall be completely screened from view by the foundation or by skirting, within 30 days of the placement of the Manufactured Home. |
| Bylaw #15-33 | d) All accessory structures such as steps, patios, porches, additions, skirting and storage facilities shall complement the Manufactured Home in design and construction. |
| Bylaw #15-33 | e) Additions to a Manufactured Home shall have a foundation and skirting equivalent to that of the Manufactured Home. |
| | f) All roads in a Mobile Home Park shall be paved, well drained and maintained. |
| Bylaw #15-33 | g) All Manufactured Homes and all community facilities in a Mobile Home Park shall be connected by a safe, convenient, pedestrian walkway which shall be at least 1.0 m in width. |
| | h) At least 15% of the gross area (excluding boulevards) of the Mobile Home Park shall be devoted to outdoor communal amenities and landscaped areas, and the majority of these areas shall be provided in a convenient and accessible location. |
| Bylaw #15-33 | i) In a Mobile Home Park, common storage areas of a size satisfactory to the Approving Authority, separate from the Manufactured Home lot, shall be provided for the storage of seasonal recreational equipment and other equipment not capable of storage on the Manufactured Home lot. Such storage areas shall be enclosed by a fence and screened by trees or landscape features. |
| | j) All utility lines shall be placed underground. |
| | k) All required parking areas shall be paved. |
| Bylaw #15-33 | l) A mobile home park must be landscaped, and a landscaping plan must be submitted to the satisfaction of the Approving Authority. |

Bylaw #15-33	4.8	MHS – MANUFACTURED HOME SUBDIVISION DISTRICT
--------------	------------	---

Bylaw #15-33 **1. PURPOSE:** The purposed of this district is to accommodate Manufactured Homes where each home is located on a separate lot.

2. USES:

a) Permitted Uses

Accessory Buildings
 Home Office
 Manufactured Home
 Parks
 Protective Emergency Services
 Utilities

Bylaw #15-33

Bylaw #15-22

Bylaw #17-12

b) Discretionary Uses

Child Care Services
 Government Services
 Home Occupation
 Residential Sales Centre
 Utility Building

Bylaw #17-12

GENERAL SITE REQUIREMENTS:

a) Minimum Site Area

ii. 300m²

b) Minimum Lot Width

The minimum lot widths are as follows:

- (i) Corner lots and lots for Sectional Manufactured Homes: 15 m or as required by the Development Officer; and
- (ii) Other Lots: 10 m

c) Minimum Lot Depth

ii. 30 m

d) Minimum Habitable Ground Floor Area

i. 55m², excluding basements

e) Maximum number of Residential Units per lot

The maximum number of dwelling units per lot is one dwelling unit.

f) Minimum Yard Setbacks

- i. Principal and Accessory Buildings must be setback not less than 3.0 m from a front property line subject to Section 3.31;

Bylaw #15-28

Bylaw #15-33

Bylaw #15-33

Bylaw #15-01

- ii. Principal Buildings must be located not less than:
 - (a) 4.0 m from a rear property line; and
 - (b) 1.5 m from one 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.
- iii. A Principal Building located on a lot after January 1, 2017 must provide one unobstructed side yard of 3.0 m unless an attached garage is provided at the front of the building in which case a 1.5 m setback is required subject to Section 3.31

g) Building Height

Bylaw #22-01

- i. Principal Building: 5.5m
- ii. Accessory Building; 5.0m* see OTHER SITE REQUIREMENTS below

h) Maximum Site Coverage

- i. 50% for the entire site,

3. OTHER SITE REQUIREMENTS:

Bylaw #15-33

- a) If the vehicular doors of an attached garage face any public roadway and abut a side yard, the Minimum Side Yard Setback shall be 6.0m.

Bylaw #15-33

- b) All homes in a Mobile Home Subdivision shall be placed on permanent foundations and it shall be a permanent foundation of a height of less than 1m above grade, capable of supporting the maximum anticipated load of the Principal Building in all seasons without settlement or other movement, shall be provided for each Manufactured Home

Bylaw #15-33

- c) All Accessory structures such as steps, patios, porches, additions, skirting and storage facilities shall be factory prefabricated units, or of an equivalent quality, so that design and construction will complete and/or complement the Manufactured Home.
- d) Additions to a Manufactured Home shall have a foundation and skirting equivalent to that of the Manufactured Home.

Landscaping

Bylaw #15-33

- e) Each lot in this district must be landscaped to the satisfaction of the Approving Authority and unless otherwise required by the Approving Authority the landscaping must consist of soft landscaping.

Bylaw #22-01

Accessory Building

- f) Maximum Accessory Building height shall be influenced by existing development on adjacent parcels.

4.9 CR – COUNTRY RESIDENTIAL DISTRICT

1. PURPOSE: To provide for the creation of low-density acreage style Single Detached homes with municipal servicing.

2. USES:

a) Permitted Uses

Accessory Building
 Home Office
 Housing, Single Detached
 Public Parks
 Utilities

Bylaw #17-12

b) Discretionary Uses

Bed and Breakfast
 Child Care Services
 Added by Bylaw #24-14 ~~Garage Suite~~
 Removed by Bylaw 25-09 ~~Garden Suite~~
 Government Services
 Home Occupation
 Residential Sales Centre
 Secondary Suite
 Utility Building

Bylaw #20-04

Bylaw #17-12

3. GENERAL SITE REQUIREMENTS:

a) Site Area

- i. Minimum Site Area is 1,800m² per Dwelling

b) Minimum Site Width

- i. 30m

c) Minimum Habitable Ground Floor Area

- i. 110m² for single storey dwellings, including bungalows, bi-levels, and split-levels

d) Maximum Number of Dwellings

- i. One dwelling per lot, unless a legal Secondary Suite has been approved

e) Minimum Yard Setbacks

- i. Front Yard – 10.0 m for Principal Building
- ii. Rear Yard – 20.0 m for the Principal Building and 2.0 m for Accessory Buildings
- iii. Side Yard
 - a. 5.0 m for Principal or Accessory buildings

f) Site Coverage

Bylaw #20-04

- i. 30% for the Principal Building
- ii. 7% or 90m², whichever is less

g) Building Height

- i. 15m for the Principal Building
- ii. 5.0 m for Accessory Buildings or as required by the Approving Authority* see
OTHER SITE REQUIREMENTS below

Bylaw #16-10
Bylaw #22-01

4. OTHER SITE REQUIREMENTS:

- a)** If the doors of an attached garage face any public roadway and abut a side yard, the Minimum Side Yard Setback shall be 6.0m.
- b)** Each site shall provide a minimum of 5 parking stalls.

Landscaping

- c)** Minimum landscaping requirement of at least two (2) trees per internal lot and three (3) trees per corner lot.

Bylaw #22-01

Accessory Building

- d)** Maximum Accessory Building height shall be influenced by existing development on adjacent parcels.

4.10	CB – CENTRAL BUSINESS DISTRICT
-------------	---------------------------------------

1. PURPOSE: To provide for a pedestrian oriented downtown area that is the focus of retail and commercial service activities and office development.

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

Bylaw #17-12

b) Discretionary Uses

Athletic and Recreational Facility, Indoor
 Cannabis Stores
 Child Care Services
 Contractor Services, General
 Eating and Drinking Establishments, Major
 Education Services
 Fleet Services
 Funeral Home
 Gas Bar
 Home Occupation
 Hotels
 Housing, Single Detached, existing prior the adoption of this bylaw
 Pet Care Facility
 Private Club
 Public Assembly Establishment, Major

Bylaw #18-08

Bylaw #22-01
Bylaw #20-04
Bylaw #17-12

Religious Assembly
Residential Sales Centre
Sea Can
Secondary Suite
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) Site Area

- i. 232m²

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

e) Habitable Floor Area

- i. 110m²

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

g) Minimum Side Yard Setbacks

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

h) Minimum Rear Yard Setbacks

- i. 3.0 metres 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:

Exterior Materials

- a) 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.

- b) No blank walls will be permitted greater than 1.5 metre in a horizontal dimension. All large blank walls must be broken up with display windows, doors, variance in materials, texture and /or colour.

Landscaping

- c) 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.

Parking Areas

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

Bylaw #22-01

Sea Cans

- e) Sea Cans within the Central Business District may not be used for storage purposes.
- f) A Development Permit issued for a Sea Can within the Central Business District shall be for a specified limited time period.

Bylaw #22-01

Mechanical Equipment

- g) All mechanical equipment on a roof of any building shall be concealed in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.

4.11 CHWY – HIGHWAY COMMERCIAL DISTRICT

1. PURPOSE: To provide for a commercial area adjoining designated highways and service roads to provide for the development of regional shopping facilities and to service the traveling public.

2. USES:

a) Permitted Uses

Athletic and Recreational Facility, Indoor
 Automotive and Recreation Vehicle Sales/Rentals
 Automotive Services
 Contractor Services, Limited
 Custom Manufacturing Establishments
 Drive Through Food Services
 Eating and Drinking Establishments, Minor
 Fleet Services
 Gas Bar
 Government Services
 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

Bylaw #17-12

b) Discretionary Uses

Accessory Uses
 Adult Entertainment
 Auctioneering Establishment
 Auto Body 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 Home
 Housing, Apartment, (if approved prior to adoption of this bylaw)

Bylaw #22-01

Bylaw #18-08

Bylaw #15-20

Bylaw #15-40

Bylaw #16-10

Bylaw #16-10

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

Bylaw #22-01

Sea Can
 Signs, Billboards
 Truck and Mobile Home Sales/Rentals

Bylaw #17-12

Utility Building
 Veterinary Services, Minor

3. GENERAL SITE REQUIREMENTS:

a) Site Area

- i. 929m²

b) Minimum Front Yard

- i. 8.0 metres

c) Minimum Side Yard Setbacks

- i. 3.0 metres

d) Minimum Rear Yard Setbacks

- i. None, 3.0 metres if the rear property line abuts a public roadway

e) Landscaping

- i. The landscaping plan shall show, at a minimum:
 - a. A 4.5m wide landscaped strip parallel to the main or service road.
 - b. A 3m wide landscaped strip parallel to the side and rear property lines.

All to the satisfaction of the Approving Authority.

4. OTHER SITE REQUIREMENTS:

Parking Areas

- a) All parking areas shall be paved, unless exempted by the Approving Authority.

Automotive Services:

- b) Traffic circulation, vehicular queuing, and the location of pump islands and the canopy must be to the satisfaction of the Approving Authority.

Bylaw #16-10

- c) A canopy over a pump island in an Automotive Services may extend to 3m of the boundary of the site.

Housing, Apartment:

- d) The buildings on the property legally described as Lot 1, Block 10, Plan 921 0950 may have Dwelling Units on the second storey, as a Discretionary Use.

Bylaw #22-01

Mechanical Equipment

- e) All mechanical equipment on a roof of any building shall be concealed in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.

Bylaw #22-01

Auto Body and Paint Shop

- f) The bay doors of the building containing an Auto Body and Paint Shop must not face an adjacent residential district.

4.12

C1 – NEIGHBOURHOOD COMMERCIAL DISTRICT

1. PURPOSE: To provide for street-oriented mixed-use forms of local commercial retail and services to complement surrounding neighbourhoods.

2. USES:

a) Permitted Uses

Child Care Services
 Eating and Drinking Establishments, Minor
 Government Services
 Health Services
 Home Office
 Mixed Use Building
 Personal Service Shops
 Professional Offices and Office Support Services
 Protective Emergency Services
 Public Assembly Establishments, Minor
 Retail Stores, Convenience
 Retail Stores, General
 Signs
 Utilities

Bylaw #15-22

Bylaw #17-12

b) Discretionary Uses

Accessory Uses
 Athletic and Recreational Facility, Indoor
 Custom Manufacturing Establishments
 Drive Through Food Services
 Gas Bar
 Liquor Store
 Pet Care Facility
 Private Club
 Public Assembly Establishments, Major
 Utility Building
 Veterinary Services, Minor

Bylaw #17-12

3. GENERAL SITE REQUIREMENTS:

a) Site Area

- i. Minimum Area of 1,393.0 m²
- ii. Maximum Area of 15,000.0 m²

b) Minimum Front Yard

- i. 3.0 metres

c) Minimum Side Yard Setbacks

- i. Zero if attached as in a strip mall

- ii. 3.0 metres, if developed as separate structures

d) Minimum Rear Yard Setbacks

- i. Principal and Accessory Building - 6.0 m for all lane-less Developments;
- ii. 3 m for any Development served by a lane.

e) Boundary Treatment

- i. Any yard adjacent to or abutting a residential area will require a 4.5 m setback and the construction of a 1.8m fence

f) Landscaping

- i. 15% of gross area

4. OTHER SITE REQUIREMENTS:

a) Parking Areas

- i. All parking areas shall be paved.

Mechanical Equipment

- b)** All mechanical equipment on a roof of any building shall be concealed in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.

4.13

DOD DOWNTOWN OVERLAY DISTRICT

1. GENERAL PURPOSE

To establish an overlay for the downtown that will direct development to create a positive visual impression to revitalize the downtown core to encourage economic and residential growth.

Purposes of the Downtown Overlay District are:

- To build upon the historic development patterns in the existing downtown area to create an attractive, vibrant, walkable, and economically successful downtown
- To encourage adaptive reuse of abandoned, vacant or underutilized buildings or structures where appropriate
- To encourage residential uses in the downtown
- To allow for a mix of new land uses that are appropriate to both the needs of the community and the scale of the surrounding neighbourhoods
- To provide incentives to develop larger parcels at higher densities in a coordinated, planned approach
- To maintain a consistent high level of design quality through the district
- To enhance the quality of appearance of developed properties

2. USES

The Permitted and Discretionary Uses in this Overlay District are the Permitted and Discretionary Uses of the applicable underlying District.

3. APPLICATION

- a) The DOD regulation applies to all development or redevelopment of lands within the Downtown District (illustrated on Land Use Map 4.2) regardless of the underlying land use designation of Central Business District or High Density Residential District.
- b) The DOD regulations are to be applied as a condition of a Development Permit.
- c) The Development Officer shall act as the approving authority in accordance with the Land Use Bylaw. Where standards or other requirements listed as part of this overlay district may conflict with the underlying district, the overlay district regulations will apply.
- d) Wherever possible, trees existing on the site shall be preserved and protected or replaced. Notwithstanding the status of the existing vegetation, landscaping of the site shall be subject to the overlay district.
- e) The provisions of the overlay district shall take effect upon development or re development. However, property owners can make aesthetic and façade upgrades at any time, through Development Permit process.

Bylaw #22-01

- f) The Downtown Design Review Committee will review applications and provide recommendations as determined by the Approving Authority, within 21 days of receiving a referral from the Approving Authority. The Approving Authority will consider these recommendations when considering the approval of the application and the application of conditions to the Development Permit.
- g) All existing buildings and uses may continue to operate if they currently meet the requirements of the underlying land use district.

4. DEFINITIONS

The following definitions apply in the context of the Downtown Overlay District:

- a) **Civic Use** means a land use that provides a public, cultural, or institutional benefit to the community. Specific uses may include, but shall not be limited to, government offices, religious institutions, educational institutions, and medical facilities (not including veterinarian operations). For the purpose of the DOD, civic uses shall not include open spaces.
- b) **Personal Services** means services for the everyday affairs, including barber shops, esthetic salons, laundrettes, dry cleaning, shoe repair or other similar service businesses.
- c) **Open Space** means areas set aside for public use as part of a coordinated site development process and may include patios, parks, paths, plazas, and other spaces open and available to the public.
- d) **Transparency** means area of a building front or side façade, primarily including street level storeys, and including doorways and display windows.

5. DIMENSIONAL REQUIREMENTS

- a) Setbacks for Non-residential and Mixed Use: setbacks shall fall within the range of 0 to 5.5 m and shall be subject to the site design standards.
- b) Setbacks for Stand-Alone Residential Use: setbacks for proposed new development that is exclusively residential shall comply with the setback requirements in the underlying land use districts.
- c) Height Limitations for Non-Residential and Mixed Use: building height for mixed use or non-residential uses shall not exceed 15m and or three storeys.
- d) Height Limitations for Stand-Alone Residential Use: building height limits for proposed development that is exclusively for residential uses shall comply with the restrictions in the underlying land use district.
- e) Mixed use development is encouraged and relaxation to Central Business District and Residential 3 District will be considered if mixed use is proposed.

6. PARKING

The base parking standards for the underlying land use districts shall apply to individual uses in the Downtown Overlay District. As part of a Development Permit or Site Plan Approval, the applicant may request reductions to minimum requirements or alternative methods of providing the required parking by one of the following options:

- a) Shared on-site parking – an applicant may apply for reduction in parking standards if the development is a mixed-use development where the uses are non-competing uses (for example, residential utilizing the parking spaces in the evening and the office uses the parking during the daytime). Up to 75% of the predominant use parking requirements may be waived by the Approving Officer if the applicant can demonstrate that the peak times for both uses do not overlap.
- b) Off Site parking – If a development cannot provide on-site parking as required by this Bylaw, off-site parking may be used to supplement the parking deficiency provided that such off-site parking is dedicated and assigned to the specific use or site and is located less than 150 m from the property requiring the supplemental parking. A caveat or alternate legal instrument to the satisfaction of the Approving Authority must be registered against the Certificates of Title of the parcel containing the off-site parking area and the benefitting parcel.
- c) Employee Parking – if the applicant can demonstrate that the employees are directed to park in a designated area off-site and not on the street in front of the business, the parking requirements may be reduced by 50%. This parking arrangement will be subject to a legally binding agreement with the Town of Strathmore as a condition of the Development Permit.
- d) On-site parking shall be located in the rear of the buildings.
- e) Landscape Islands shall be required within at grade parking areas with a capacity of 25 or more vehicles. These parking islands shall be placed to provide visual relief and to organize larger parking areas into smaller cells. The number of islands and the landscaping plan shall be to the satisfaction of the Approving Authority.

7. DESIGN STANDARDS

The Design Standards provided in this section shall be applied to all development within the Downtown Overlay District when new or re development occurs. The Town of Strathmore embraces the concept of Western-Old Town- Messy Vibrancy. These concepts are considered to be complimentary and not limiting to the owners of businesses and properties in the Downtown Core. The images provided in Appendix X illustrate the concepts and the ability to blend and mix these concepts.

- a) All buildings shall have a principal façade and entry, with openable doors to the business, facing a street or open space. Buildings may have more than one principal façade or entry.

- b) Street level frontage shall be devoted to entrances and display windows.
- c) Building finish materials shall be appropriate to western-old town- and messy vibrancy architecture and may include, but shall not be limited to, brick, high quality brick face, wood, stone, high quality stone-face, hardy board, and other natural materials.
- d) Blank walls facing the street are not encouraged, but should they exist and be part of a re development project, and where windows cannot be provided, vertical articulation in the form or raised or recessed surfaces, along with public art, shall be used to break up blank walls.
- e) New retail buildings shall have one of the following features along the front surface at intervals sufficient to provide continuity to pedestrians including; awnings, marquee, arcade and or colonnade along with display windows and entrance features.
- f) Larger buildings with multiple commercial tenants on the first floor shall articulate the façade in a manner that distinguishes the location of these tenants through the use of decorative raised or depressed vertical surfaces, variations in acceptable signage, awnings, marquees, plazas, colonnades or arcades.
- g) Mixed use buildings that provide residential uses on upper levels must have a clearly defined entrance for the residential uses. This definition can be through signage or awning.
- h) At the discretion of the Approving Authority, a development may utilize a portion of a sidewalk or other public space for outdoor seating or assembly if there is an adequate aisle to accommodate the flow of pedestrian traffic and this aisle has a width of at least 1.8 m
- i) Adequate access for loading and emergency vehicles shall be maintained on one side of the building, if possible. If access on the side of the building is not possible, emergency access shall be designated in front of the building.
- j) Clear pedestrian pathways shall be provided between buildings, where possible, to provide a continuous pedestrian pathway through the district.
- k) Rear lanes should be kept clear and tidy to provide additional pedestrian connection.
- l) Where residential neighbourhoods abut commercial, office or mixed-use buildings, appropriate transitional features shall be used and may include landscaping, open space, parks, or streets with clearly designed pedestrian features.

Bylaw #15-28

Bylaw #22-01

8. LANDSCAPING

- a) A landscaping plan must be provided for all new development and major redevelopment of a site.
- b) The landscaping plan shall include:
 - i. Boundaries and dimensions of the site

- ii. Location of all buildings, parking areas, driveways, entrances and loading areas
 - iii. Location of all exterior lights on the site and their projected light patterns in relation to adjacent buildings and the public areas
 - iv. Location of existing plant material to be retained
 - v. Location of new plant materials
 - vi. All other physical features existing or proposed including benches, art, signage
- c) The owner of the property shall be responsible for landscaping and proper maintenance. As a condition of Development Permit, an irrevocable letter of credit may be required, up to the value of the estimated cost of the proposed landscaping or planting to ensure that such landscaping and planting is carried out, and
- d) The owner of the property shall be responsible for replacing any plant material that does not survive the 2-year guarantee period, and
- e) The owner shall enter into an agreement with the Town of Strathmore to ensure maintenance of the landscaping and planting.

9. SIGNAGE

Signage is a critical element in the rejuvenation of a downtown and as such, the following signage regulations are applied:

- a) Primary signs shall be flat against the façade, or mounted projecting from the façade,
- b) Signs that project from the building shall have at least 3.0 m of clearance from grade.
- c) Signs may be lit externally from the front, but back lighting of signs is prohibited.
 - a. Existing back-lit signs may be replaced if they are damaged through natural disasters such as a windstorm.
- d) Neon flashing lighted signs, moving signs and roof signs are prohibited.
- e) Temporary signs, such as sandwich boards, that sit on the sidewalk in front of the building, may be allowed in accordance with other regulations of this Land Use Bylaw and may only be displayed during the hours of operation of the business.
- f) Signs shall be made of attractive materials consistent with the character of the district. Materials may include wood (painted or natural), stone, copper, brass, galvanized steel, painted canvas, paint or engraving directly on the façade of the building, or other materials approved by the Approving Authority.
- g) Signage may only be incorporated into the skirt of awnings and not on the primary angled surface of the awning.

10. USE OF VACANT BUILDINGS

Vacant buildings and store fronts detract from the continuous pedestrian experience. As such, business owners are encouraged to work with local artists to use the window space for the display of local artists.

11.VARIANCE

Applicants may apply for a variance to the Downtown Overlay District. The purpose for a variance may be to increase the density or height of a new development. The variance application will be subject to the following provisions, which must be documented through architectural drawings:

- a) The proposed development does not propose more than 10% of the main floor for residential purposes.
- b) The proposed development contains a minimum of 5% civic use and a minimum of 20% of the site for open space with accessibility for the public.
- c) The proposed development may be granted a height variance to 15.25m or 5 storeys if the building is proposed for mixed use and meets all of the other requirements of the DOD.
- d) The applicant may apply for a front width reduction to 12.0m if other guidelines are met.
- e) The proposed development has a minimum of 60% of the newly constructed structure of a non-residential building is transparent.
- f) The proposed use is consistent with the underlying land use district.
- g) Where multiple structures are proposed, the site design shall reflect a thoughtful arrangement of elements that will facilitate movement of pedestrians between the structures through the use of sidewalks, internal walkways, alleys, atriums, plazas and open space.

4.14

M1 – LIGHT INDUSTRIAL DISTRICT

1. PURPOSE: To provide for a light industrial district with uses that are carried on in buildings, on-site, with limited outside storage and retail sales.

2. USES:

a) Permitted Uses

Accessory Buildings
 Auctioneering Establishments
 Automotive and Equipment Repair Shops
 Automotive and Recreational Vehicle Sales/Rentals
 Automotive Services
 Bus Services
 Contractor Services, General
 Contractor Services, Limited
 Custodial Dwelling Unit
 Custom Manufacturing Establishments
 Detention and Correction Services
 Fleet Services
 Funeral Home
 General Industrial – Minor
 Government Services
 Greenhouses and Plant Nurseries
 Heavy Vehicle and Equipment Sales and Rentals
 Indoor Firing Range
 Kennels
 Parking
 Public Parks
 Private Recreational Vehicle Storage
 Professional Offices and Support Services, ancillary to the Primary Use Only
 Protective and Emergency Services
 Recycling Depots
 Religious Assembly
 Residential Sales Centre
 Retail Stores, General
 Sea Can
 Signs
 Truck and Mobile Home Sales/Rentals
 Utilities
 Veterinary Services, Minor

Bylaw #22-01

Bylaw #17-12

b) Discretionary Uses

Adult Entertainment
 Athletic and Recreational Facility, Indoor
 Athletic and Recreational Facility, Outdoor
 Auto Body and Paint Shops
 Cannabis Stores

Bylaw #17-09

Bylaw #18-08

Bylaw #16-10	Drive Through Food Services
	Eating and Drinking Establishments, Major
	Eating and Drinking Establishments, Minor
	Education Services
Bylaw #15-40	Emergency Shelter
Bylaw #16-10	Equipment and Storage Yard
	Firing Range
	Gas Bar
	Mini or Self Storage
Bylaw #22-01	Public Assembly Establishments, Major and Minor
	Utility Building
	Veterinary Services, Major
	Emergency Shelter

3. GENERAL SITE REQUIREMENTS:

a) Site Area

- i. 929m²

b) Minimum Landscaped Area

- i. A minimum 4.5m landscaped strip parallel to the front road and a 3.0m landscaped strip on every other property edge that abuts a non-industrial use, to the satisfaction of the Approving Authority

c) Minimum Front Yard Setback

- i. Principal Building – 6 m
- ii. Accessory Building – As determined by the Development Officer

d) Minimum Rear Yard Setback

- i. Principal Building – 1 m
- ii. Accessory Building – 1 m

e) Minimum Side Yard Setback - As determined by the Development Officer

f) Site Coverage - As determined by the Development Officer

g) Building Height

- | | |
|--------------|--|
| Bylaw #16-10 | <ul style="list-style-type: none"> i. As required by the Approving Authority for the Principal Building ii. 5.0 m for the Accessory Building |
|--------------|--|

4. OTHER SITE REQUIREMENTS:

Parking Areas

- a) All required parking areas shall be at minimum graveled and maintained to minimize dust.

Exterior Building Materials

- b)** Exteriors of Additions to existing buildings shall be constructed with materials compatible to the existing buildings, to the satisfaction of the Approving Authority.

Bylaw #22-01

Mechanical Equipment

- c)** All mechanical equipment on a roof of any building visible from the highway shall be concealed in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.

Bylaw #22-01

Sea Cans

- d)** Sea Cans used for storage shall not be placed on a property adjacent to a residential district.

4.15 M2 – GENERAL INDUSTRIAL DISTRICT

1. PURPOSE: To provide for a range of industrial uses that carry out a significant portion of their operations outdoors or require outdoor storage, and which may create impacts that may be considered offensive or objectionable in nature but will minimize the visual and environmental impacts.

2. USES:

a) Permitted Uses

Accessory Buildings
 Athletic Recreational Facilities, Indoor
 Auctioneering Establishments
 Automotive and Equipment Repair Shops
 Contractor Services, General
 Custodial Dwelling Unit
 Eating and Drinking Establishments, Minor
 General Industrial Minor
 Government Services
 Fleet Services
 Greenhouses and Plant Nurseries
 Mini or Self Storage
 Heavy Vehicle and Equipment Sales/Rentals
 Parking
 Protective Emergency Services
 Public Parks
 Signs
 Utilities
 Veterinary Services, Minor

Bylaw #15-22

Bylaw #17-12

b) Discretionary Uses

Auto Body and Paint Shops
 Automotive and Recreation Vehicle Sales/Rentals
 Detention and Correction Facilities
 Equipment and Storage Yard
 General Industrial Major
 Parking
 Private Recreational Vehicle Storage
 Public Parks
 Retail Stores, General
 Utility Building
 Veterinary Services, Major

Bylaw #17-09

Bylaw #16-10

Bylaw #16-10

Bylaw #16-10

Bylaw #17-12

3. GENERAL SITE REQUIREMENTS:

a) Site Area

i. 929m²

b) Minimum Landscaped Area

- i. A minimum 4.5m landscaped strip parallel to the front road and a 3.0m landscaped strip on every other property edge that abuts a non-industrial use, to the satisfaction of the Approving Authority

c) Minimum Front Yard Setback

- i. Principal Building – 6 m
- ii. Accessory Building - As determined by the Development Officer

d) Minimum Rear Yard Setback

- i. 1 m for both Principal and Accessory Buildings, unless abutting a non-industrial site.

e) Minimum Side Yard Setback

- i. As determined by the Development Officer

f) Site Coverage

- i. As determined by the Development Officer

g) Building Height

- i. 12m for both Principal and Accessory buildings

4. OTHER SITE REQUIREMENTS:

Parking Areas

- a) All required parking area shall be at minimum graveled and maintained to minimize dust.
- b) All parking lots will be required to include landscaping and buffering and dust control if the lot is not hard surfaced.

Outside Storage

- c) The Approving Authority may require that any outdoor storage be screened and, unless authorized by the Approving Authority in a development permit, storage must not project above the height of the screening required.

Mechanical Equipment

- d) All mechanical equipment on a roof of any building visible from the highway shall be concealed in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.

Sea Cans

- e) Sea Cans used for storage shall not be placed on a property adjacent to a residential district.

Bylaw #16-10

Bylaw #22-01

Bylaw #22-01

4.16

P1 – PUBLIC SERVICE DISTRICT

1. PURPOSE: To provide a District for publicly owned land and facilities of an institutional or community service nature.

2. USES:

Bylaw #14-22

a) Permitted Uses

Accessory Buildings
 Athletic and Recreational Facility, Outdoor
 Cemeteries
 Child Care Services
 Cultural Facilities
 Custodial Dwelling Unit
 Education Services
 Extended Medical Treatment Services
 Government Services
 Municipal Sustainable Housing
 Natural Habitat Areas
 Protective Emergency Services
 Public Assembly, Minor
 Public Parks
 Religious Assembly
 Residential Care
 Sea Can
 Seniors Housing
 Signs
 Utilities

Bylaw #15-40

Bylaw #22-01

Bylaw #22-01

Bylaw #17-12

b) Discretionary Uses

Athletic and Recreational Facility, Indoor
 Campground
 Community Garden
 Detention and Correction Services
 Emergency Shelter
 Public Assembly, Major
 Utility Building

Bylaw #15-40

Bylaw #17-12

3. GENERAL SITE REQUIREMENTS:

All site requirements in this District shall be at the discretion of the Approving Authority.

4. OTHER SITE REQUIREMENTS:

Special Use Requirements

a) Notwithstanding Subsection 3, any Religious Assemblies shall be developed in accordance with Section 3.18 of this Bylaw.

- b)** Municipal Sustainable Housing shall be approved on a case by case basis, with all requirements to be determined in accordance with the unique circumstances of the individual proposal including, but not limited to landscaping and parking, provided any variances do not compromise community livability.

Bylaw #22-01

- c)** Per the *No Development Permit Required* Section, a Development Permit is not required for Municipal works, including signs.

4.17 AG - AGRICULTURE GENERAL DISTRICT

1. PURPOSE: To provide for lands annexed in 2010 that have not yet been re-designated for urban uses, planned by Area Structure Plan or Concept Plan and to retain the original agricultural purposes while preventing premature or scattered subdivision of those lands intended for future urban development.

2. USES:

a) Permitted Uses

	Accessory Buildings and Uses
	Agricultural Buildings/Structures
	Agricultural Processing – Minor
	Agricultural Operations
	Extensive Agricultural Operations
	Government Services
	Greenhouse and Plant Nursery
	Home Occupation
	Home Office
	Housing, Single Detached
Bylaw #15-33	Manufactured Home
	Market Garden
	Pet Care Services
	Religious Assembly
	Utilities
Bylaw #17-12	Veterinary Services, Minor

b) Discretionary Uses

Bylaw #22-01	Agricultural Processing - Major
	Animal Hospital and Shelter
	Auctioneering Establishment
	Bed and Breakfast
	Community Buildings and Facilities
	Equestrian Facility
	Housing, Duplex
	Housing, Security
	Kennel
	Protective Emergency Services
Bylaw #20-04	Sea Can
Bylaw #22-01	Secondary Suite
	Utility Building
Bylaw #17-12	
Bylaw #15-22	Veterinary Services, Major

3. GENERAL SITE REQUIREMENTS:

All site requirements in this District shall be at the discretion of the Approving Authority.

4. OTHER REGULATIONS:

- (a)** Approvals to subdivide any lot in this District shall be subject to a redistricting amendment to this By-law to designate the lands to the applicable Land Use District. Any proposed amendment shall also comply with the Town Municipal Development Plan and any statutory plans in effect for the subject lands.

4.18

R3M – MEDIUM DENSITY MODEST RESIDENTIAL DISTRICT

- 1. PURPOSE:** To accommodate apartment buildings with modest profile as well as select multi-unit dwellings with a density not exceeding 110 units per hectare and a height of not more than 3 storeys.

Bylaw #15-31

2. USES:

a) Permitted Uses

Home Office
 Housing, Apartment
 Protective Emergency Services
 Public Parks
 Utilities

Bylaw #17-12

b) Discretionary Uses

Accessory Buildings
 Child Care Services
 Government Services
 Housing, Attached
 Utility Building

Bylaw #17-12

3. GENERAL SITE REQUIREMENTS

a) Minimum Site Area

- i. 550 m²

b) Minimum Site Width and Frontage

- i. 15.0 m

c) Minimum Site Depth

- i. 25.0 m

d) Maximum Number of Dwelling Units

- i. 110 Dwelling Units per Hectare
 ii. Despite any provision to the contrary, the maximum number of dwelling units must not be relaxed unless the development complies with all other requirements of this district.

e) Minimum Yard Setbacks – Principal Building

- i. Front Yard – 3.0 m if the site is located in the Downtown Overlay District and not less than 5.0 m in all other locations.
 ii. Rear Yard – 7.5 m
 iii. Side Yard Internal Lots – 1.5 m
 iv. Side Yard Corner Lots – 3.0 m where the side property line adjoins a street except in the Downtown Overlay District where the setback must not be less than 1.5 m.

- v. Side Yard All Lots – 3.0 m where a side of a site is used to provide vehicular access to the rear of the property.

f) Projections into Yards

- i. Despite any provision to the contrary, in this district
 - a. eaves and bay windows may project a maximum of 0.6 m into a front yard, side yard or rear yard
- ii. balconies must not project
 - a. more than 1.85 m from the building façade; and
 - b. into a side yard unless that side yard adjoins a street and the balcony is located at least 30 cm from the property line or public sidewalk whichever is the greater distance
- iii. landings and ramps other than wheelchair ramps may project into a front yard provided
 - a. they provide access to the main floor or lower level of the building;
 - b. the area of the landing does not exceed 2.5 m²; and
 - c. the face of any step is located not less than 30 cm from a front property line or a public sidewalk whichever is the greater distance
- iv. portions of a building more than 2.4 m above grade and eaves may project a maximum of 0.6 m into a required side yard;
- v. landings may project a maximum of 3 m into a rear yard and the face of any step must be located at least 30 cm from a property line;
- vi. wheelchair ramps may project without limits into any yard to the satisfaction of the Development Authority.

g) Maximum Building Height

- i. Accessory Building – 5.0 m
- ii. Principal Building: 3 storeys not exceeding 9.0 m at any eave line

4. OTHER REQUIREMENTS

a) Parking

- i. All off street parking stalls in this district must be hard surfaced to the satisfaction of the Development Authority.
- ii. As a condition of a development permit, the Development Authority may require that the owners of site contribute to paving a lane if the lane provides vehicular access to the site.

b) Landscaping

- i. A minimum of 35% of the site and boulevards adjoining the site must be landscaped with vegetation and a landscaping plan must be submitted to the satisfaction of the Development Authority.

c) Design, Character and Appearance

- i. If the site is located within the Downtown Overlay District, the development must meet all of the requirements of that district and must be referred to the Downtown Design Review Committee for comment.
- ii. The Development Authority may require that a principal building in this district have a pitched roof with gables facing the street or avenue.

SCHEDULE A

LAND USE DISTRICT MAP

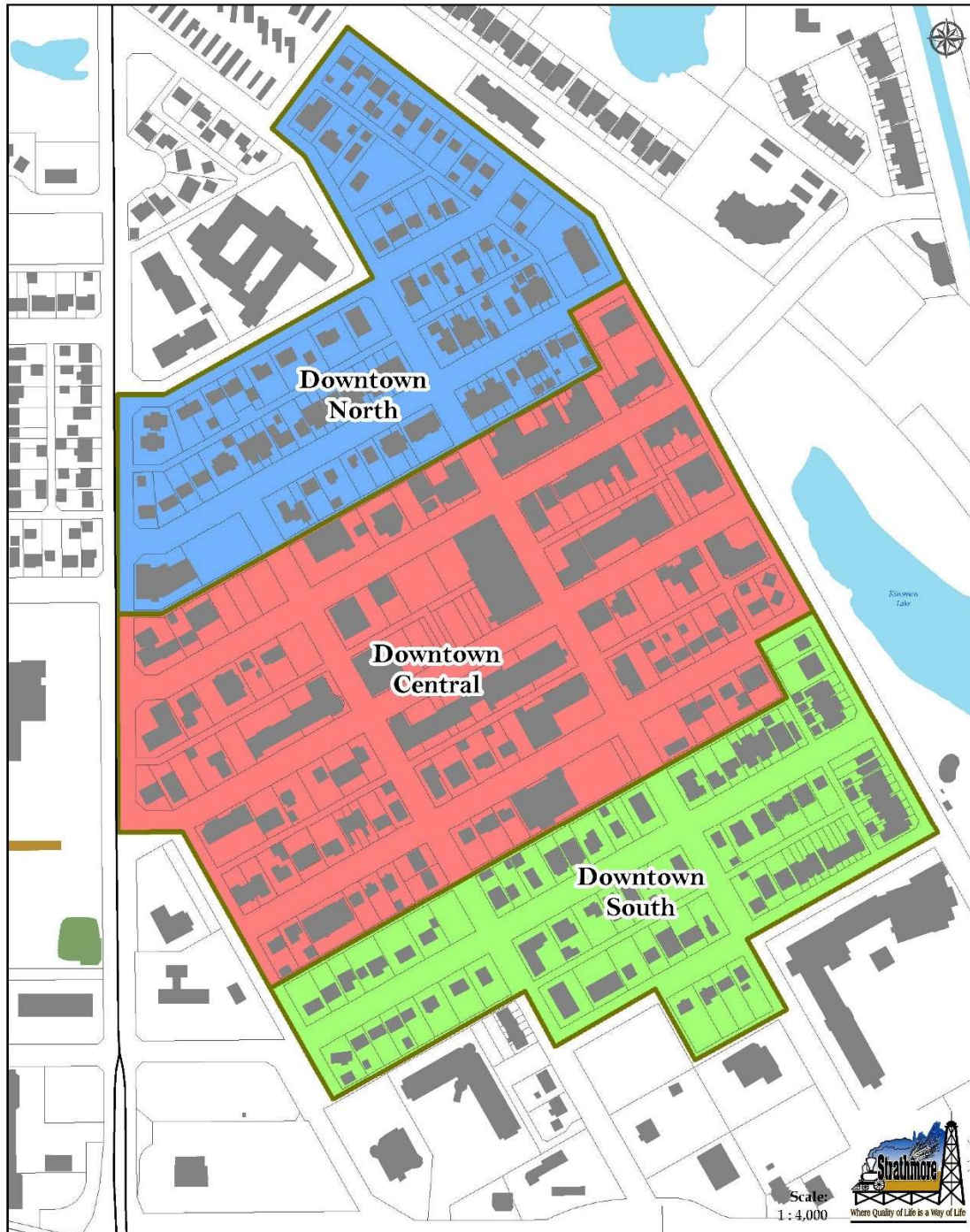
This page intentionally left blank.

Please view the most up to date Schedule A Land Use Map on our website www.strathmore.ca

SCHEDULE B DOWNTOWN OVERLAY DISTRICT (DOD) MAP

Land Use Bylaw #14-11

Schedule B: Downtown Overlay Map



September 17, 2014

LUB #14-11

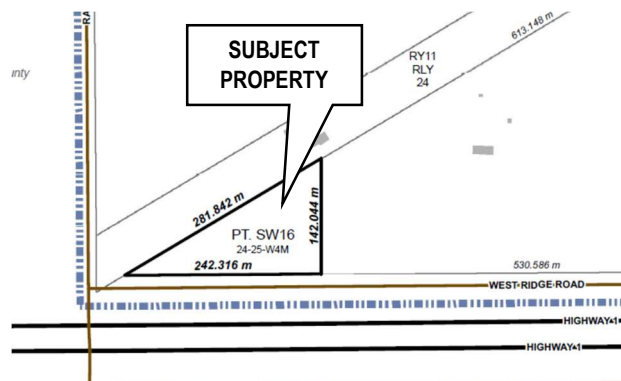
SCHEDULE E DIRECT CONTROL DISTRICT OVERLAY – HIGHWAY 1 AND RR 254

Bylaw #15-10

1. Application

1.1 The provisions of this Direct Control (DC) District Overlay apply to the subject property described as follows and shown below:

- (a) The westerly 242.316 m of that portion of the South West Quarter of Section 16 Township 24 Range 25 Meridian 4 which lies south east of the Railway on Plan RY 11 excepting thereout the following: the road on Plan 4974 HX, the road widening on Plan 8610067 and the service road on Plan 8610067



2. Permitted and Discretionary Uses

Bylaw #17-12

- 2.1 Utilities are a Permitted Use on subject property and no other uses of land or buildings are Permitted Uses on the subject property.
- 2.2 The following uses are Discretionary Uses on the subject property:

- (a) Accessory Buildings and Uses
- (b) Mini or Self Storage
- (c) Sea Can
- (d) Signs
- (e) Private Recreational Vehicle Storage
- (f) Utility Building

Bylaw #22-01

Bylaw #16-10

Bylaw #17-12

and no other uses of land or building are Discretionary Uses on the subject property.

3. Regulations

3.1 Section 3 and Sections 4.11(3) and (4) apply unless otherwise stated below:

- (a) Except for an access onto Westridge Road that is authorized by a development permit, a landscaped area must be provided along the property line shared with this Road.
- (b) The landscaped area identified in 4. (a) above must:
 - (i) have a minimum depth of 6.0 m measured perpendicular from the property line shared with Westridge Road;

- (ii) must be landscaped with trees, shrubs and/or grasses that are drought-resistant and Chinook tolerant;
 - (iii) may include a continuous or intermittent berm; and
 - (iv) must be to the satisfaction of the Approving Authority.
- (b) Storm water must be managed and detained on the site to the satisfaction of the Approving Authority.

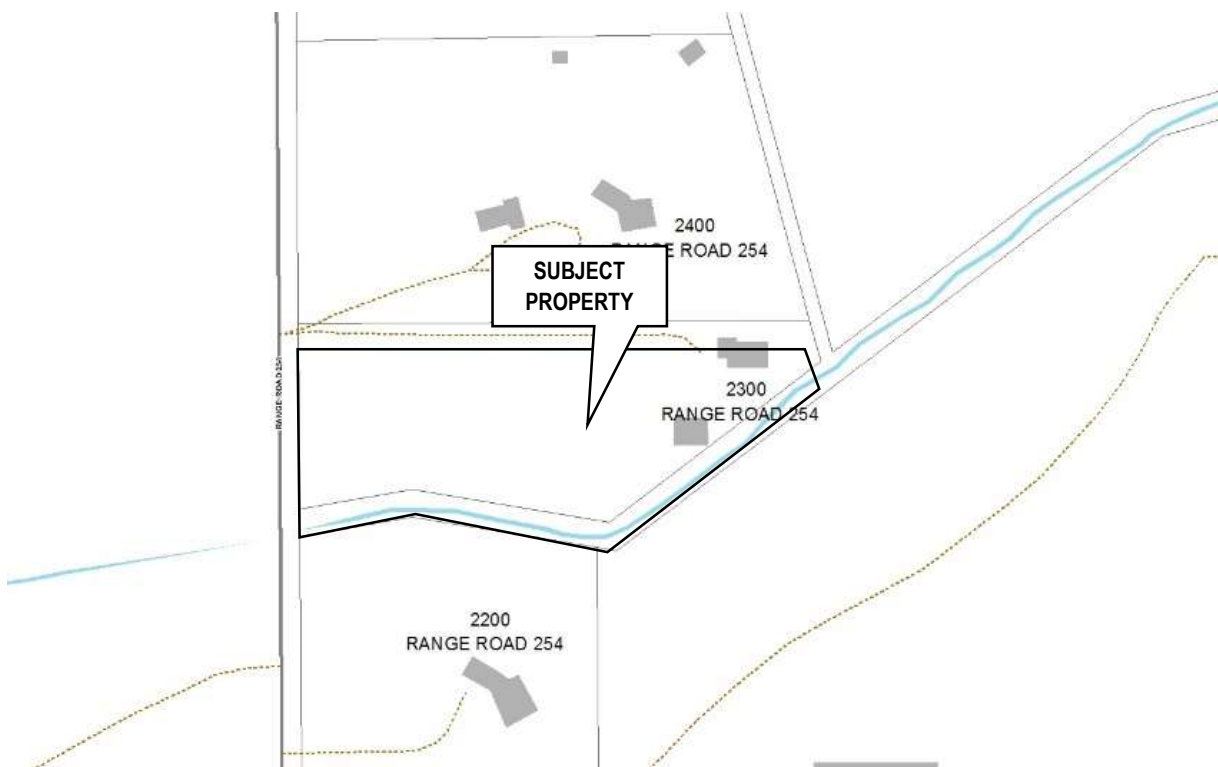
SCHEDULE E1 DIRECT CONTROL DISTRICT OVERLAY – SECONDARY SUITE 2300 RR 254

Bylaw #16-02

1. Application

1.1 The provisions of this Direct Control (DC) District Overlay apply to the subject property described and shown below:

- (a) That portion of NW¼ Section 16 Township 24 Range 25 W4thM lying north of the 40 foot wide right of way on Plan IRR99 and west of the 20 foot right of way on Plan IRR99 which lies south of a straight line drawn easterly and at right angles to the west boundary of said quarter section from a point 82.48 metres northerly thereon from the north limit of the 40 foot right of way on Plan IRR99 containing 1.619 hectares (4.00 acres) more or less.



1.2 The provisions of Section 4.9 CR – Country Residential District apply to the subject property unless the provisions of this District Overlay conflict with Section 4.9 in which case the provisions of this District Overlay must govern.

2. Permitted and Discretionary Uses

In addition to the Permitted and Discretionary Uses prescribed in Section 4.9 a) and b) the following is a Permitted Use in this District Overlay: Secondary Suite.

3. Regulations

- (a) Not more than one Housing, Single Detached and one Secondary Suite may be developed on the subject property.

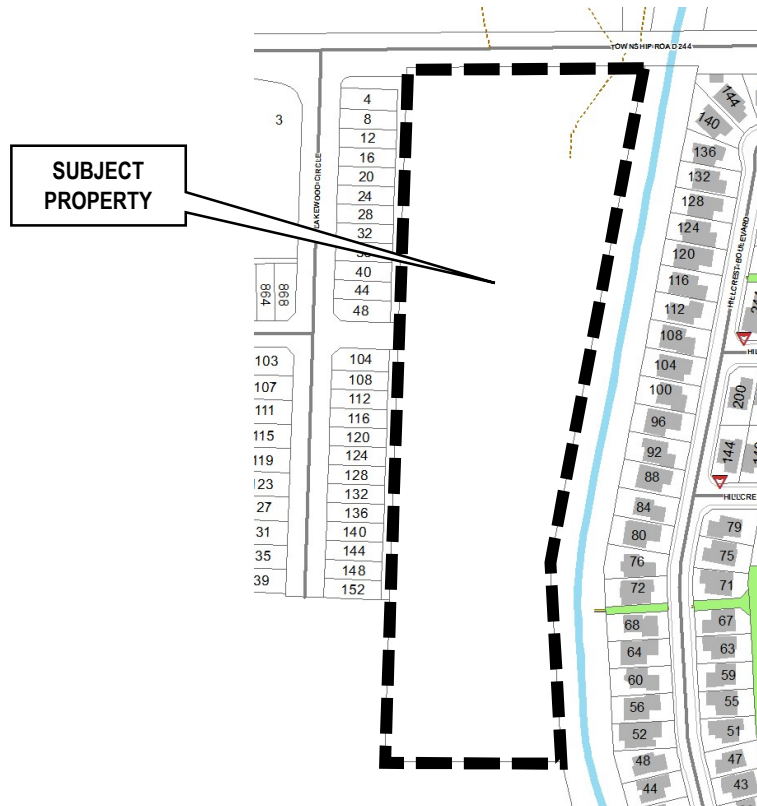
- (b) The Secondary Suite on the subject property must:
 - (i) be contained in the building comprising the Housing, Single Detached;
 - (ii) not exceed 116 m² in gross floor area; and
 - (iii) provide at least one off-street parking stall for the exclusive use of the occupants of the Secondary Suite.
- (c) Except for allowable signs, a development that requires a development permit must be located not less than 30 m from the property line shared with Range Road 254 until such time as this road is widened to its full and final width of 40 m, or such other final width as determined by the Development Authority.
- (d) If Range Road 254 has been widened to its full and final width, the development setback referred to in Section 3(c) above may be reduced to 10 m or such lesser setback as required by the Development Authority.
- (e) Any portion of the subject property within 10 m of the property line shared with Range Road 254 must be landscaped with vegetation to the satisfaction of the Development Authority.
- (f) A development must be setback from a property line, other than a property line shared with Range Road 254, such distance as the Approving Authority considers appropriate provided that development must meet or exceed the minimum setbacks established in or governing the R1 Single Detached Residential District.
- (g) Storm water must be managed and detained on the site to the satisfaction of the Approving Authority.

SCHEDULE E2 DIRECT CONTROL DISTRICT OVERLAY – LAKEWOOD MEADOWS PORTION OF BLOCK 1 PLAN 8911138

Bylaw #16-09

1. Application

- 1.1 The provisions of this Direct Control (DC) District Overlay apply to the subject property described as follows and shown below: Block 1 Plan 8911138 containing 4.42 hectares more or less.



- 1.2 The provisions of Sections 4.4 R2 – Low Density Residential District, 4.5 R2X – Medium Density Attached Housing District, and 4.16 P1 – Public Service District apply to the subject property unless the provisions of this District Overlay conflict with Sections 3.8, 4.4, 4.5, and 4.16 in which case the provisions of this District Overlay must govern.

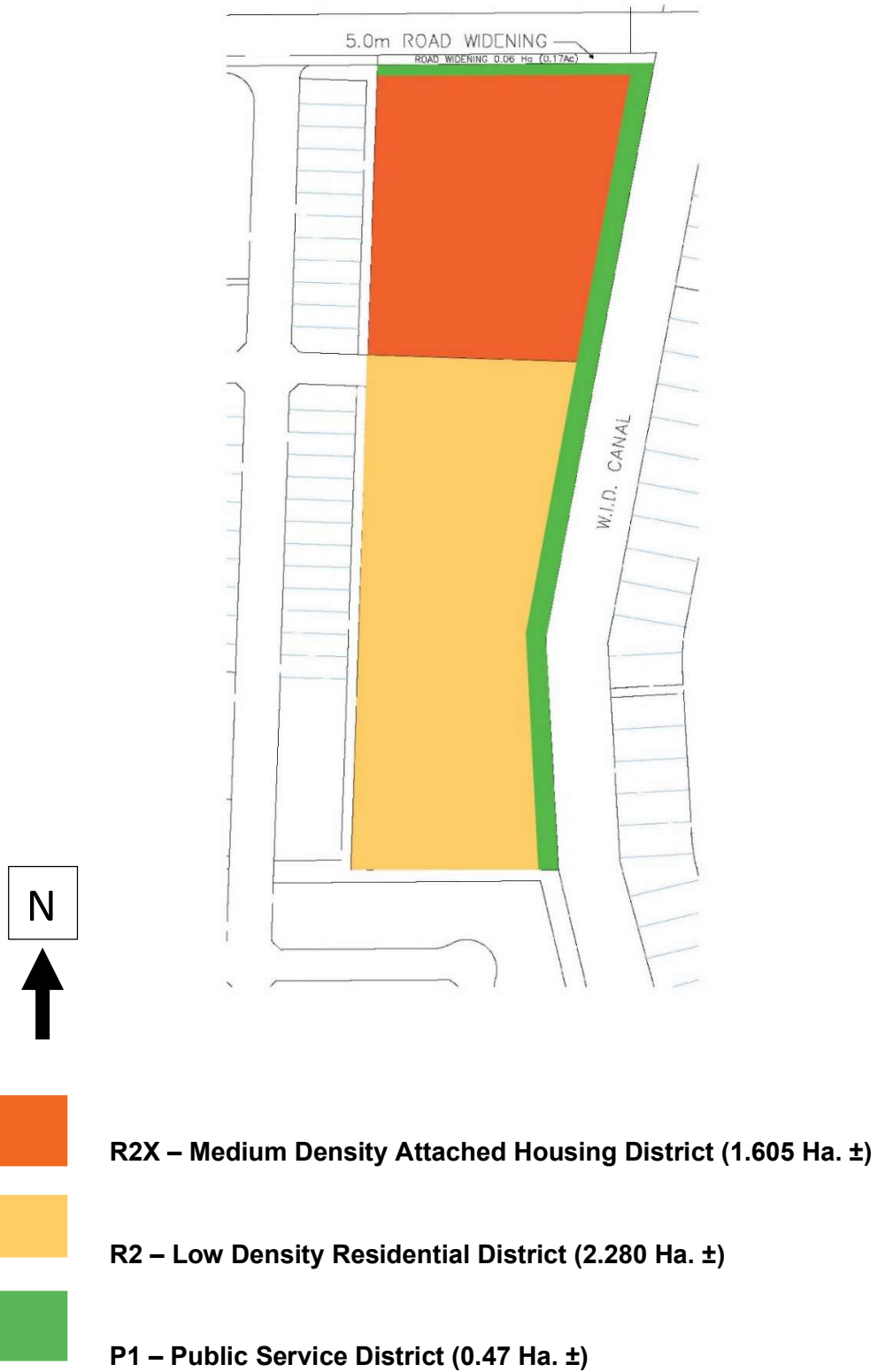
2. Districts

- 2.1 Subject to the provisions of this District Overlay, the subject property is re-designated from Ag Agriculture General District to R2 – Low Density Residential District, R2X – Medium Density Attached Housing District and P1 - Public Service District as shown in Schedule “A”.

3. Regulations

- 3.1 The maximum Principal Building Height on the subject property is
- (a) 10.0 m on that portion of the subject property which is designated R2X – Medium Density Attached Residential District pursuant to this District Overlay; and
 - (b) 8.0 m on that portion of the subject property which is designated R2 – Low Density Residential District pursuant to this District Overlay.

- 3.2 A second public access with a width not less than 6.0 m must be provided to the southern portion of the subject property from Lakewood Circle and an emergency access, for the sole use of emergency vehicles, must be provided to the northern portion of the subject property, to the satisfaction of the Approving Authority, from North Boundary Road.
- 3.3 A 5 m wide road widening along North Boundary Road must be provided at the time any portion of the subject property is subdivided.
- 3.4 Two lanes of North Boundary Road must be rebuilt to an urban standard, namely a divided Arterial Road with dual turning lanes, and this requirement must be included in an agreement as authorized by Section 655(1) of the Act, for the first phase of subdivision of the subject property recognizing that
 - (a) the reconstruction of the two lanes adjoining the subject property must be coordinated with the construction of the two lanes to the west, as required, due to the approval of the subdivision for Phase 2 Lakewood Meadows; and
 - (b) an additional 15 m of road widening is required on the north side of North Boundary Road to accommodate two additional travel lanes at the time the lands to the north of North Boundary Road are subdivided.
- 3.5 The Municipal Reserve strip adjoining the canal must be landscaped and developed to the satisfaction of the Approving Authority and in accordance with the following requirements:
 - (a) an asphalt trail with a minimum width of 2.5 m must be provided to the satisfaction of the Approving Authority unless a portion of the trail provides emergency access to the northerly portion of the subject property in which case the width and design must accommodate emergency vehicles to the satisfaction of the Approving Authority; and
 - (b) subject to Section 3.7 not less than 24 trees must be provided on the Municipal Reserve strip and total area of not less than 50 m² of the Municipal Reserve must consist of shrub beds.
- 3.6 If a parcel adjoins the Municipal Reserve along the eastern boundary of the subject property, that parcel must provide
 - (a) not less than one tree per dwelling unit subject to Section 3.7;
 - (b) not less than one tree in one-half of the yards that adjoin the Municipal Reserve strip; and
 - (c) a 3 m side yard if that side yard adjoins the Municipal Reserve Strip.
- 3.7 All trees required by this District Overlay must
 - (a) be capable of healthy growth in Strathmore and conform to the standards of the Canadian Nursery Landscape Association; and
 - (b) have a minimum caliper of 5.0 cm if the tree is deciduous and have a minimum height of 2.0 m if the tree is deciduous.



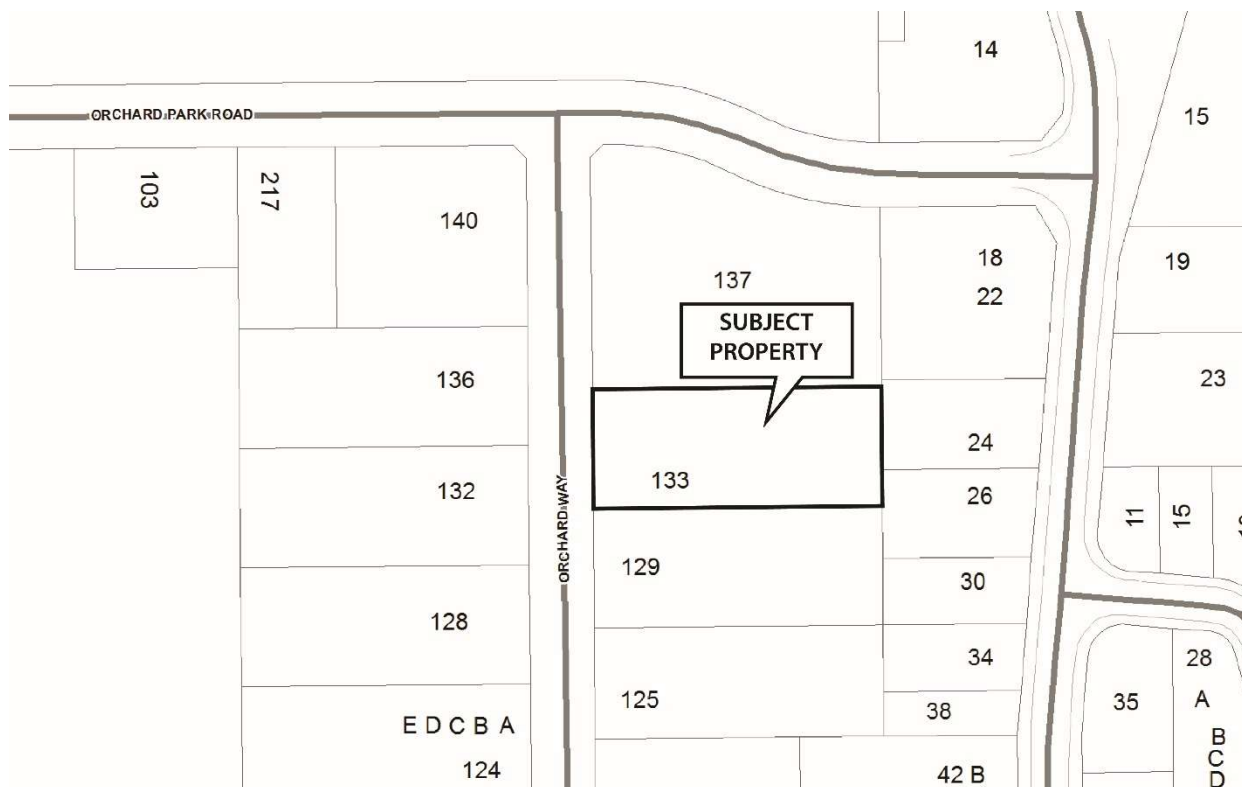
SCHEDULE E3 DIRECT CONTROL DISTRICT OVERLAY – 133 ORCHARD WAY AUTO BODY AND PAINT SHOP, VEHICLE DISASSEMBLY, AND SALVAGE YARD

Bvlaw #17-09

1. Application

1.1 The provisions of this Direct Control (DC) District Overlay apply to the subject property described and shown below:

- (a) Lot 22, Block 1, Plan 981 3631, 133 Orchard Way Strathmore Alberta, containing 0.404 hectares (0.998 acres) more or less.



1.2 The provisions of Section 4.14 M1 – Light Industrial District apply to the subject property unless the provisions of this District Overlay conflict with Section 4.14 in which case the provisions of this District Overlay must govern.

1.3 Permitted and Discretionary Uses

- (a) In addition to the Permitted Uses prescribed in Section 4.14 a) the following is a Permitted Use in this District Overlay: Auto Body and Paint Shop; and
- (b) In addition to the Discretionary Uses prescribed in Section 4.14 b) the following is a Discretionary Use in this District Overlay: Salvage Yard.

2. Regulations

2.1 The development must be screened with an opaque, 2.4 m high fence to the satisfaction of the Approving Authority.

- Attached Plans (as submitted by the Applicant on June 2, 2017)**



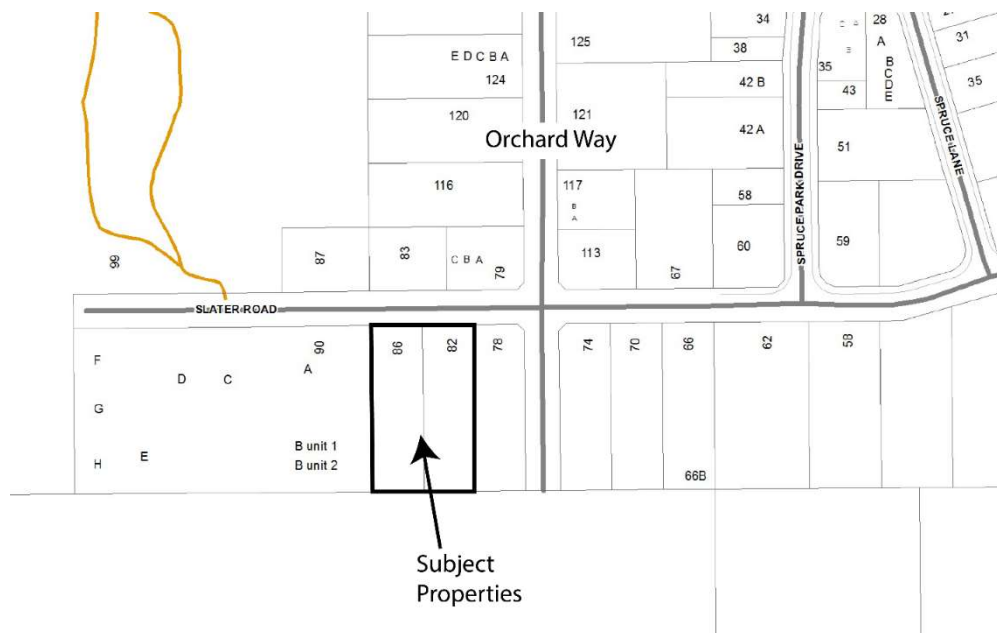
SCHEDULE E4 DIRECT CONTROL DISTRICT OVERLAY – 82 & 86 SLATER ROAD AUTO BODY AND PAINT SHOP, VEHICLE DISASSEMBLY, AND SALVAGE YARD

Bylaw #18-11

1. Application

1.1 The provisions of this Direct Control (DC) District Overlay apply to the subject property described and shown below:

- (a) Lots 13 and 14, Block 5, Plan 981 3631, 82 and 86 Slater Road, Strathmore Alberta, containing 0.694 hectares (1.714 acres) more or less.



1.2 The provisions of Section 4.14 M1 – Light Industrial District apply to the subject property unless the provisions of this District Overlay conflict with Section 4.14 in which case the provisions of this District Overlay must govern.

1.3 Permitted and Discretionary Uses

- (a) In addition to the Permitted Uses prescribed in Section 4.14 a) the following is a Permitted Use in this District Overlay: Auto Body and Paint Shop; and
- (b) In addition to the Discretionary Uses prescribed in Section 4.14 b) the following is a Discretionary Use in this District Overlay: Salvage Yard;

2. Regulations

- 2.1 The development must be screened with an opaque, 2.4 m high fence to the satisfaction of the Approving Authority.
- 2.2 Dilapidated or scrapped vehicles, equipment, machinery, or goods must not be stacked higher than the height of the fence.
- 2.3 All dilapidated or scrapped vehicles, equipment, machinery, or goods must be located inside the screened portion of the site so that no dilapidated or scrapped vehicles, equipment, machinery, or goods are visible from adjoining lands including public roadways.

- 2.4 The development must be landscaped with drought resistant and Chinook tolerant trees, shrubs and/or grasses to the satisfaction of the Approving Authority.
- 2.5 Storm water must be managed and detained on the site to the satisfaction of the Approving Authority.
- 2.6 The development must be constructed substantially in accordance with the attached plans in 3 below.

Attached Plans (as submitted by the Applicant on July 6, 2018)



SCHEDULE E5	DIRECT CONTROL DISTRICT OVERLAY – WILDFLOWER PHASE IV SECONDARY SUITES
--------------------	---

Bylaw #19-14

1. **PURPOSE:** The provisions of this Direct Control (DC) District Overlay apply to the subject properties legally described as Lots 1 - 6, Block 9, Plan 191 0111 and Lots 72 - 89, Block 4, Plan 191 0111, as shown in below:



2. **USES:**
 - a) **Permitted Uses**
 - Accessory Building or Use
 - Home Office
 - Housing, Single Detached
 - Secondary Suite
 - Parks
 - Protective Emergency Services
 - Residential Sales Centre I
 - Utilities
 - b) **Discretionary Uses**
 - Bed and Breakfast
 - Childcare Services
 - Government Services

Home Occupation
Housing, Duplex
Residential Sales Centre 2
Utility Building

3. GENERAL SITE REQUIREMENTS:

- a) Minimum Site Area
 - i. 372.0 m²
- b) Minimum Lot Size Corner Lots
 - i. 417.0 m²
- c) Minimum Site Width
 - i. 11.0 metres
- d) Site Depth
 - i. 30.5 metres for all lots
- e) Minimum Habitable Floor Area
 - i. 84.0 m²
- f) Minimum Yard Setbacks - Principal Building
 - i. Front Yard - 6.0m
 - ii. Rear Yard - 7.0m
 - iii. Side Yard - 1.5 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. Maximum total site coverage of 50%
 - ii. Maximum total site coverage of 60% if the site is serviced by a rear lane
 - iii. Maximum site coverage for accessory buildings of 13%
- h) Building Height
 - i. 10.0 m for the Principal Building
 - ii. 5.0 m for Accessory Buildings

4. OTHER SITE REQUIREMENTS:

- a) Garages
 - i. If a principal building does not have an attached garage at the front of the Dwelling, or has a garage with a side entrance with a driveway parallel to the front property line, the Minimum Front Yard Setback shall be 4.8 m.

- ii. Notwithstanding the (4)a)i) above, if there is no rear lane, and no attached front garage, there shall be one 3.3-metre side yard to allow for access to a rear detached garage.

b) Landscaping

- i. Minimum landscaping requirements of at least one (1) tree per internal lot and two (2) trees per corner lot.

c) Secondary Suites

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

Secondary Suite means a use that:

- i. contains two or more rooms used or designed to be used as a residence by one or more persons;
- ii. contains a kitchen, including but limited to stoves, fridges and dishwashers, living, sleeping and sanitary facilities;
- iii. is self-contained and located within a Dwelling Unit; and,
- iv. is considered part of and secondary to a Dwelling Unit.

1. Only one (1) secondary suite may be developed in conjunction with a principal dwelling.
2. A minimum of one (1) on-site parking stalls shall be provided for a secondary suite in addition to the required parking stalls for the principal dwelling.
3. On-site tandem parking arrangements shall be supported by the Development Authority.
4. Adjacent street parking shall not receive credit towards achieving the minimum parking calculations for a secondary suite.

SCHEDULE E6

DIRECT CONTROL DISTRICT OVERLAY - WHEATLAND FUNERAL HOME

Bylaw #19-16

1. **PURPOSE:** The provisions of this Direct Control (DC) District Overlay apply to the subject property legally described as Lots 1-3, Block 1, Plan 2461K



1. USES:

a) Discretionary Uses

Crematorium
Funeral Home

2. 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) Site Area

- i. 232m²

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

e) Habitable Floor Area

- i. 110m²

f) Maximum Number of Dwellings for Mixed Use Buildings

- i. 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 metres

h) Minimum Rear Yard Setbacks

- i. 3.0 metres 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 metre 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, 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 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;
 - 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:
 - 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.

SCHEDULE E7 **DIRECT CONTROL DISTRICT OVERLAY - 19 LAKEWOOD MEWS SECONDARY SUITE**

Bylaw #19-15

1. **PURPOSE:** The provisions of this Direct Control (DC) District Overlay apply to the subject property legally described as Lot 26, Block 4, Plan 141 3461, as shown in below:



2. USES:

i. Permitted Uses

Accessory Building
Home Office
Housing, Single Detached Parks
Protective Emergency Services Secondary Suite
Utilities

ii. Discretionary Uses

Bed and Breakfast
Childcare Services
Government Services
Home Occupation
Residential Sales Centre 2
Utility Building

3. GENERAL SITE REQUIREMENTS:

- a) **Minimum Site Area**
 - i. 235m² per dwelling unit
- b) **Minimum Site Width**
 - i. 9.75 metres for Internal Lots
 - ii. 11.25 metres for Corner Lots
- c) **Minimum Site Depth**
 - i. 30.5 metres for all lots
- d) **Habitable Floor Area**
 - i. Minimum Gross Floor Area -70m²
- e) **Minimum Yard Setbacks - Principal Building**
 - i. Front Yard-4.0m if the lot is served by a rear lane; and 6.0 metres if the lot is not served by a rear lane;
 - ii. Rear Yard -7.0m; and
 - iii. Side Yard - 1.5 m from a side property line shared with an internal lot; and 3.0m from a side property line shared with a street other than a lane.
- f) **Site Coverage**
 - iv. Maximum total site coverage of 60% if the site is serviced by a rear lane
 - v. Maximum site coverage for accessory buildings of 23%
- g) **Building Height**
 - vi. 10 m for the Principal Building
 - vii. 5.0 m for Accessory Buildings

4. OTHER SITE REQUIREMENTS:

- a) **General**
 - a) All lots in this District shall be served by paved rear lane access.
 - b) Attached front garages are not allowed if:
 - i. 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; and
 - ii. The lot is served by a rear lane.

- c) Notwithstanding (a) and (b) above, if there is no rear lane, and no attached front garage, there shall be one 3.3-metre side yard to allow for access to a rear detached garage.
- d) The Approving Authority may require differing front yard setbacks if, in their opinion, it is necessary to create and/or enhance the visual appearance of the proposed and adjacent developments as a group. The front yard setback shall not be less for any individual dwelling than that specified for this District.

b) Landscaping

- a) Minimum landscaping requirements of at least one (1) tree per internal lot and two (2) trees per corner lot.
- b) If no attached front garage is provided then no vehicle parking is allowed in the Front Yard and the Front Yard must be landscaped.

c) Secondary Suites

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

"Secondary Suite means a use that:

- i. contains two or more rooms used or designed to be used as a residence by one or more persons;
- ii. contains a kitchen, including but limited to stoves, fridges and dishwashers, living, sleeping and sanitary facilities;
- iii. is self-contained and located within a Dwelling Unit; and,
- iv. is considered part of and secondary to a Dwelling Unit;

- 5. Only one (1) secondary suite may be developed in conjunction with a principal dwelling.
- 6. A minimum of one (1) on-site parking stalls shall be provided for a secondary suite in addition to the required parking stalls for the principal dwelling.
- 7. On-site tandem parking arrangements shall be supported by the Development Authority.
- 8. Adjacent street parking shall not receive credit towards achieving the minimum parking calculations for a secondary suite.

SCHEDULE E8 DIRECT CONTROL DISTRICT OVERLAY - AUTOBODY AND PAINT SHOP

Bylaw #19-12

1. **PURPOSE:** The provisions of this Direct Control (DC) District Overlay apply to the subject property legally described as Lot 1, Block 1, Plan 001 0784, as shown in below:



2. **USES:**

a) **Permitted Uses**

Athletic and Recreational Facility, Indoor
Automotive and Recreation Vehicle Sales/Rentals
Automotive Services
Contractor Services, Limited
Custom Manufacturing Establishments
Drive Through Food Services
Eating and Drinking Establishments, Minor
Fleet Services
Gas Bar
Government Services
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
Sea Can
Signs, Billboards
Truck and Mobile Home Sales/Rentals
Utility Building
Veterinary Services, Minor

Bylaw #22-01

3. GENERAL SITE REQUIREMENTS:

a) Site Area

i. 929m²

b) Minimum Front Yard

i. 8.0 metres

c) Minimum Side Yard Setbacks

- i. 3.0 metres

d) Minimum Rear Yard Setbacks

- i. None, 3.0 metres if the rear property line abuts a public roadway.

e) Building

- i. must orient any building on the parcel to minimize any potential adverse effects 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;
- 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.

SCHEDULE E9

DIRECT CONTROL DISTRICT – SECONDARY SUITE

Bylaw #20-24

1. **PURPOSE:** The provisions of this Direct Control (DC) District apply to the subject property legally described as Lot 19, Block 7, Plan 5894P, as shown in below:



2. USES:

a) **Permitted Uses**

Accessory Building
Home Office
Housing, Apartment
Housing, Attached
Protective Emergency Services
Public Parks
Residential Sales Centre 1
Secondary Suite
Utilities

b) Discretionary Uses

Child Care Services

Extended Medical Treatment Services

Government Services

Housing, Duplex, existing prior to the adoption of this bylaw

Housing, Single Detached, existing prior the adoption of this bylaw

Residential Care

Residential Sales Centre 2

Seniors Housing

Utility Building

2. GENERAL SITE REQUIREMENTS:

a) Minimum Site Area

- i. 930m²

b) Minimum Site Area

- i. 175 m² per attached dwelling unit
- ii. 40 m² per apartment dwelling

c) Minimum Site Width

- i. 30.5 m apartment
- ii. 7.62 m single detached or duplex
- iii. 7.62 m for semi-detached, per side
- iv. 7.0 m for a pie shaped lot at the front yard

d) Minimum Site Depth

- i. 30.5 metres for all lots.

e) Habitual Floor Area

- i. Minimum gross floor area – 40 m² per dwelling unit.

f) Maximum Number of Dwelling Units

- i. The maximum density is 100 dwellings per hectare.

g) Minimum Yard Setbacks – Principal Building

- i. Front Yard – 6.0 m and, at the discretion of the Approving Authority, 4.0 m if the lot is serviced by a rear lane.
- ii. Rear Yard – 7.0 m
- iii. Side Yard – The setback from a side property line is as follows:
 - a. 1.5 m from a side property line shared with an internal lot if the principal building is more than 9.0 m in height at the eave line.
 - b. 3.0 m from a side property line shared with an internal lot if the Principal Building is more than 9.0 m in height at the eave line.
 - c. 3.0 m from a side property line shared with a street other than a lane unless the building is 9.0 m or less in height at the eave line and the building is located in the Downtown Overlay District in which case the setback from

the side property line shared with a street may be reduced, at the discretion of the Approving Authority, to not less than 1.5 m

h) Minimum Yard Setbacks – Principal Building

- i. 10.0 m for Duplex and Semi-Detached Housing
- ii. 12.0 m for Attached Housing
- iii. 5.0 m for Accessory Buildings
- iv. 14.0 m or four (4) storeys for Apartment Housing

i) Site Coverage

- i. Maximum site coverage for the entire site, including all accessory buildings and detached garages shall be 70%

3. OTHER SITE REQUIREMENTS:

a) Parking Areas

- i. All parking spaces on a Site in this District shall be hard surfaced.

b) Landscaping:

- i. A minimum of 30% of the site area shall be landscaped and a landscape and site plan shall be prepared by a professional landscape architect.

c) Uses and Appearance:

- i. The Approving Authority shall give due consideration to the compatibility of a proposed Development in this District to existing Uses on or near the Site.
- ii. If the site is located within the Downtown Overlay District, the development will be required to meet all of the requirements of that District as well as be subject to a review by the Downtown Design Review Committee.

SCHEDULE E10

DIRECT CONTROL DISTRICT – LAKEWOOD PHASE 1 DUPLEXES

Bylaw #21-08

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:

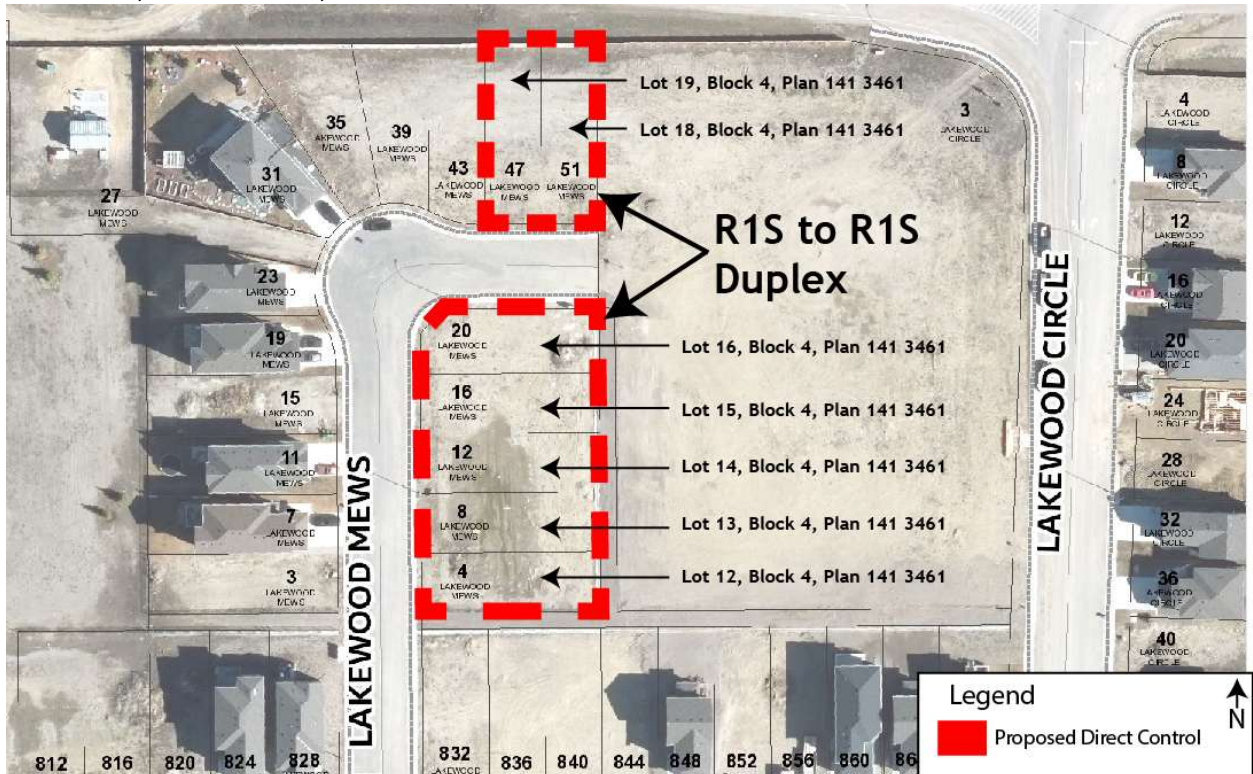


Figure 1: Direct Control District Lakewood Phase 1 Duplexes.

2. **USES:**

- a) **Permitted Uses**
 - Accessory Building
 - Home Office
 - Housing, Single Detached
 - Housing, Duplex
 - Parks
 - Protective Emergency Services
 - Residential Sales Centre 1
 - Utilities
- 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 Site Area**
 - i) 235m²
- b) Minimum Site Width**
 - i) 9.75 meters for Internal Lots
 - ii) 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

1. 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.
- b) Landscaping**
 - 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.

SCHEDULE E11 DIRECT CONTROL DISTRICT – LAKEWOOD PHASE 2A R1N

Bylaw #22-18

1. **PURPOSE:** The provisions of this Direct Control (DC) District apply to the subject properties legally described as Portion of NW-22-24-25 W4M containing 3.5572 hectares (8.79 acres) more or less, as shown in red below:

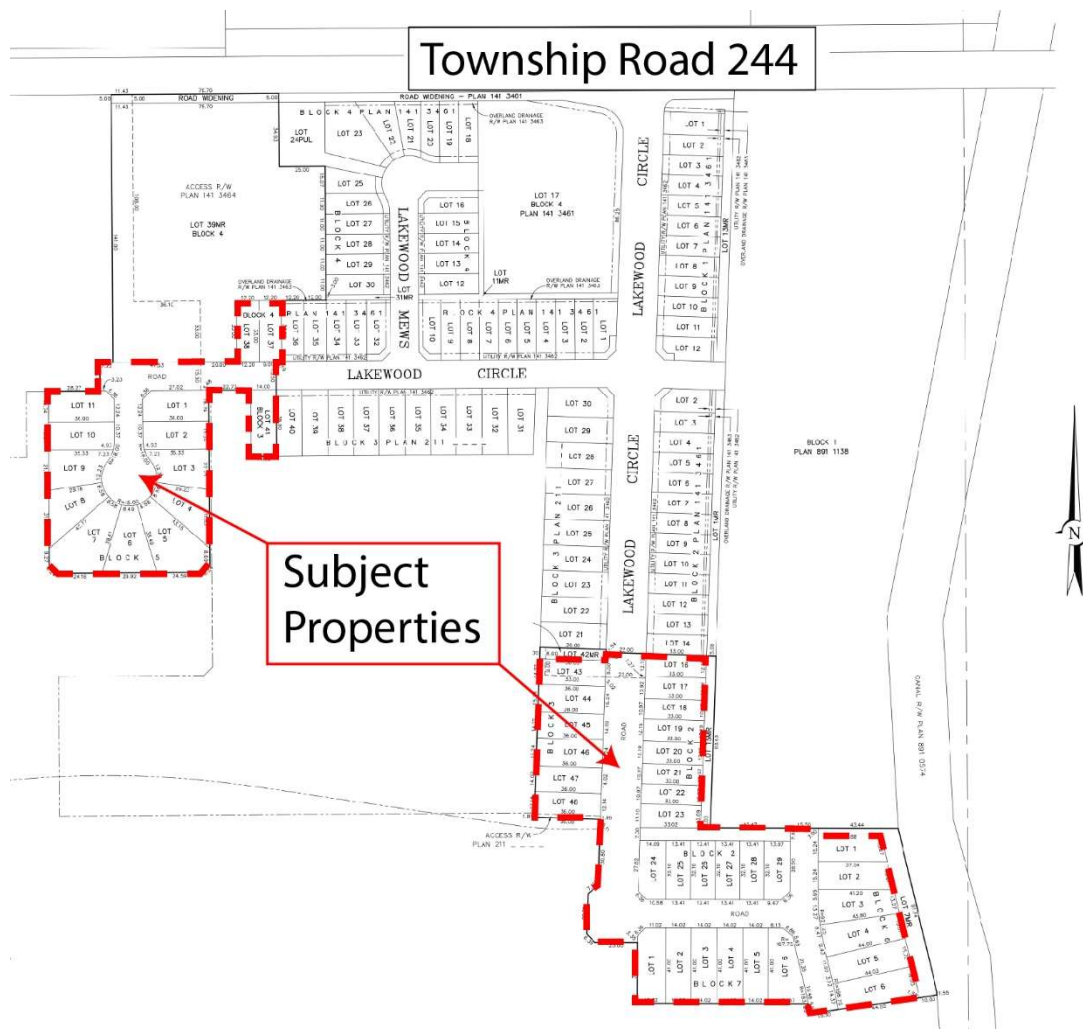


Figure 1: Direct Control District Overlay Lakewood Phase 2A

2. APPLICATION

- 2.1 The provisions of Section 4.2 R1N – Single Detached Residential (Narrow Lot) District apply to the subject property unless the provisions of this District Overlay conflict with Section 4.2 in which case the provisions of this District Overlay must govern.

3. REGULATIONS

- 3.1 The minimum side yard setback is:
 - (a) 1.2m from a side property line shared with an internal lot; and
 - (b) 3.0m from a side property line shared with a street other than a lane.

Bylaw #22-21

SCHEDULE E12

DIRECT CONTROL DISTRICT – PHYTO ORGANIX M1 LIGHT INDUSTRIAL DISTRICT OVERLAY

1. APPLICATION

1.1 The provisions of this District Overlay apply to the subject property described and shown below:

- (a) Portion of SW-11-24-25-W4M Strathmore, Alberta, Containing +/- 10.76 hectares (+/- 26.6 acres) more or less:

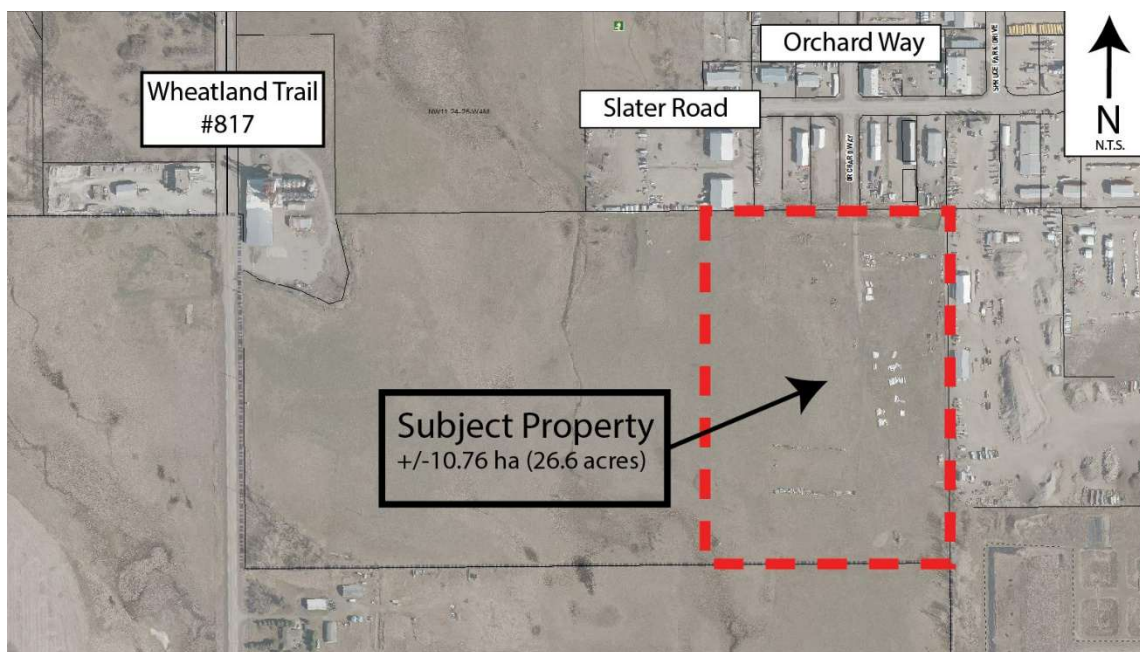


Figure 1: Direct Control District Overlay Phyto Organix M1 Light Industrial District Overlay

1.2 The provisions of Section 4.14 Light Industrial District apply to the subject property unless the provisions of this District Overlay conflict with Section 4.14 in which case the provisions of this District Overlay must govern.

1.3 Permitted Uses

- (a) In addition to the Permitted Uses prescribed in Section 4.14 a) the following are Permitted Uses in this District Overlay:

General Industrial – Major
 Utility Building
 Agricultural Processing and Manufacturing
 Agricultural Operations
 Extensive Agricultural
 Eating and Drinking Establishments, Minor

2. REGULATIONS

- 2.1 The development must be landscaped with drought resistant and Chinook tolerant trees, shrubs and/or grasses to the satisfaction of the Approving Authority.
- 2.2 There are no restrictions on building height up to 37 metres above grade for the Principal and Accessory buildings.

- 2.3 There are no restrictions or requirements on exterior building materials.
- 2.4 Storm water must be managed and detained on the site to the satisfaction of the Approving Authority.

Bylaw #22-25

SCHEDULE E13

DIRECT CONTROL DISTRICT – GREEN MEADOWS CRESCENT DUPLEX DISTRICT OVERLAY

1. APPLICATION

1.1 The provisions of this District Overlay apply to the subject property described and shown below:

- (a) Lot 127; Block 3; Plan 211 0103, Strathmore, Alberta, containing 0.045 hectares (0.11 acres) more or less.



Figure 1: Direct Control District Overlay Green Meadows Crescent Duplex District Overlay

1.2 The provisions of Section 4.2 R2 – Low Density Residential District apply to the subject property unless the provisions of this District Overlay conflict with Section 4.4 in which case the provisions of this District Overlay must govern.

2. REGULATIONS

2.1 The minimum site width is:

- a) Housing, Duplex: 13m for an Internal Lot and 17m for a Corner Lot.

Bylaw #23-15

SCHEDULE E14

9 Bayside Place R2X Medium Density Attached Housing District, District Overlay (2-storey)

1 APPLICATION

1.1 The provisions of this District Overlay apply to the subject property described below and shown below:

- a) Portion of Lot 9, Block 1, Plan 781 0935 containing +/- 0.743 hectares (+/- 1.84 acres), Strathmore, Alberta.

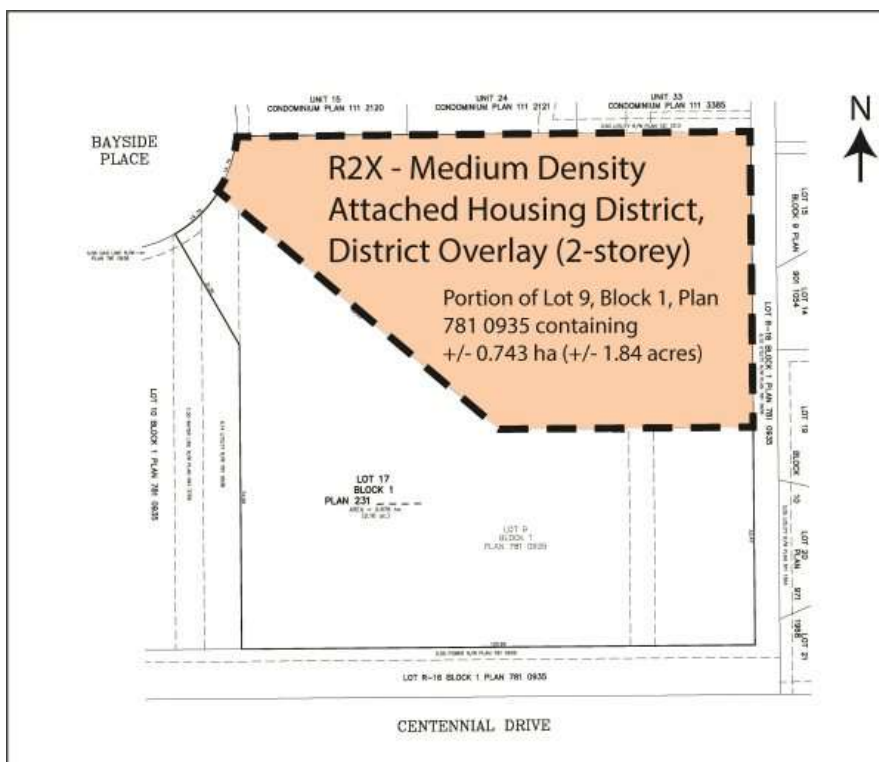


Figure 1: Direct Control District Overlay Portion of 9 Bayside Place.

1.2 The provisions of Section 4.5 R2X – Medium Density Attached Housing District apply to the subject property unless the provisions of this District Overlay conflict with Section 4.5 in which case the provisions of this District Overlay must govern.

2 REGULATIONS

2.1 Purpose:

- a) To provide for the development of attached housing with a maximum density approaching 55 dwellings per hectare and a maximum height of not more than 2-storeys.

2.2 Definitions:

- a) “Height” means, when used with reference to a building or structure, the average vertical distance between finished grade and the apex of the roof line measured at the front and rear corners of a building or structure, excluding a roof stairway, entrance, elevator shaft, ventilating fan, sky light, steeple, chimney, smoke, vapor or ventilation stack, fire or parapet wall, flag pole, antenna, or similar device not structurally essential to the building or structure.
- b) “Housing, Attached” means a structure designed and built to contain three or more dwelling units with fire separation in accordance with the Alberta Building Code and with each unit having separate entrances from grade level.

2.3 Maximum building height:

- a) For Housing, Attached, the maximum building height is 12m and not exceeding 2-storeys

Bylaw #24-01

SCHEDULE E16

Direct Control District Overlay – 1016 Westridge Road

1. APPLICATION

1.1 The provisions of this Direct Control District Overlay apply to those lands described legally as Lot 9, Block 01, Plan 961 1453, known municipally as 1016 Westridge Road and shown below:

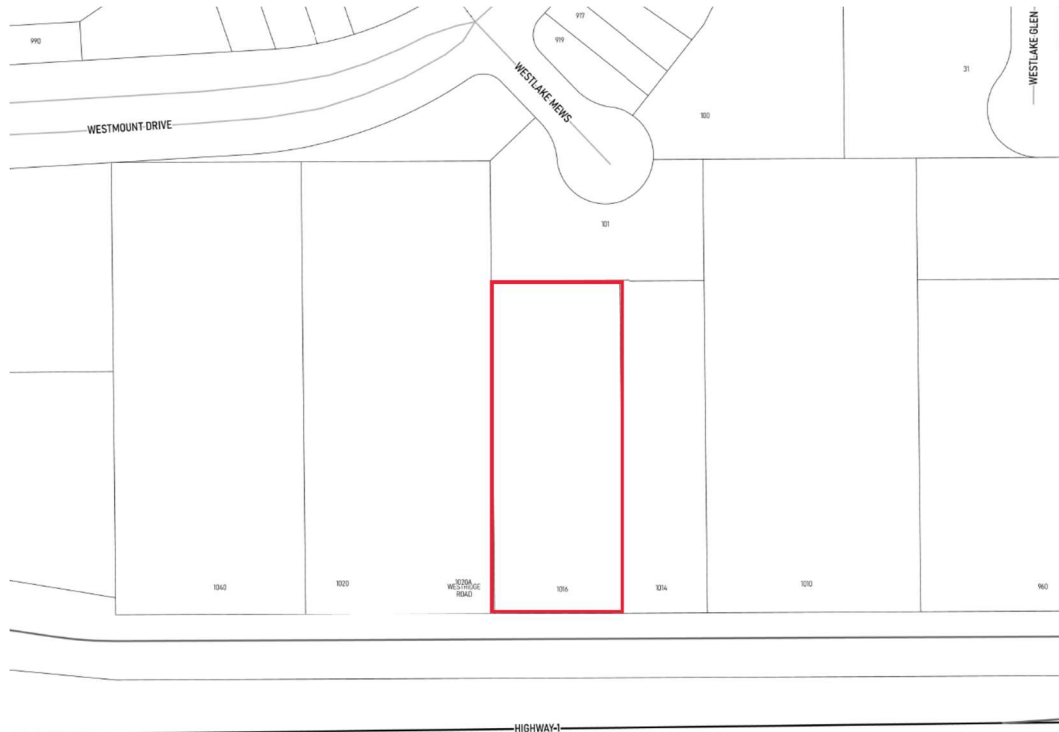


Figure 1: Direct Control District Overlay – 1016 Westridge Road, Lot 9, Block 1, Plan 961 1453

1.2 The provisions of Section 4.11 – “CHWY”, Highway commercial District apply to the subject lands unless the provisions of this Direct Control District Overlay conflict with Section 4.11 in which case the provisions of this Direct Control District Overlay must govern.

2. REGULATIONS

2.1 In addition to those Permitted Uses prescribed in Section 4.11(2)(a) of the “CHWY”, Highway commercial District, a Childcare Service shall be a Permitted Use subject to the regulations of this Direct Control District Overlay;

2.2 The establishment of a Childcare Service shall only be permitted on a lot containing a Building that lawfully existed prior to the initial adoption of Bylaw No. 14-11 on September 27, 2014; and,

2.3 That a Childcare Service otherwise demonstrate compliance with all other applicable provisions of Bylaw No. 14-11 to the satisfaction of the Development Authority.

Bylaw #24-02

SCHEDULE E17

Direct Control District Overlay – 318 First Avenue – Secondary Suite

1. APPLICATION

1.1 The provisions of this Direct Control District Overlay apply to those lands described legally as Lot 5, Block 31, Plan 2131JK, known municipally as 318 First Avenue and shown below:



Figure 1: Direct Control District Overlay – 318 First Avenue – Secondary Suite

1.2 The provisions of Section 4.6 – “R3”, High Density Residential District apply to the subject lands unless the provisions of this Direct Control District Overlay conflict with Section 4.6 in which case the provisions of this Direct Control District Overlay must govern.

2. REGULATIONS

2.1 In addition to those Permitted Uses prescribed in Section 4.6(2)(a) of the “R3”, High Density Residential District, a Secondary Suite shall be a Permitted Use subject to the regulations of this Direct Control District Overlay;

2.2 The establishment of a Secondary Suite shall only be permitted on a lot containing a Single Detached House that lawfully existed prior to the initial adoption of Bylaw No. 14-11 on September 27, 2014; and,

2.3 That a Secondary Suite otherwise demonstrate compliance with all other applicable provisions of Bylaw No. 14-11 to the satisfaction of the Development Authority.

Bylaw #24-16

SCHEDULE E18

Direct Control District Overlay – 137 Orchard Way

1. APPLICATION

1.1 The provisions of this Direct Control District Overlay apply to those lands described legally as Lot 23 Block 01 Plan 981 3631, known municipally as 137 Orchard Way and shown below:



Figure 1: Direct Control District Overlay – 137 Orchard Way, Lot 23 Block 01 Plan 981 3631

1.2 The provisions of Section 4.14 – M1 – Light Industrial District apply to the subject lands unless the provisions of this Direct Control District Overlay conflict with Section 4.14 in which case the provisions of this Direct Control District Overlay must govern.

2. REGULATIONS

2.1 In addition to those Permitted Uses prescribed in Section 4.14(2)(a) of the “M1”, Light Industrial District, Health Services shall be a Permitted Use subject to the regulations of this Direct Control District Overlay;

2.2 That Health Services otherwise demonstrate compliance with all other applicable provisions of Bylaw No. 14-11 to the satisfaction of the Development Authority.

Bylaw #24-04

SCHEDULE E23

Direct Control District Overlay – Lakewood Phase 2B

1. APPLICATION

- 1.1 The provisions of this Direct Control District Overlay apply to those lands described legally as Portion of NW-22-24-25-W4M, known municipally as Lakewood. Phase 2B, as shown below:

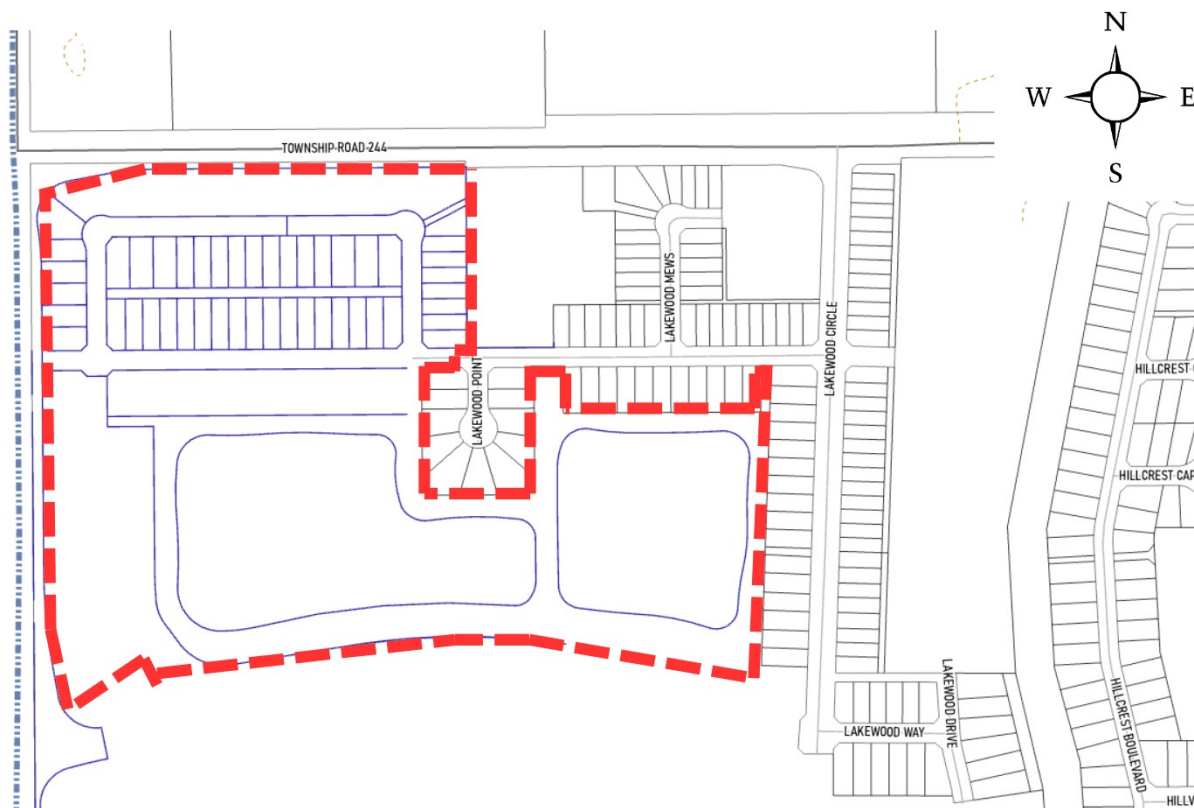


Figure 1: Direct Control District Overlay – Lakewood Phase 2B, portion of NW-22-24-25-W4M.

- 1.2 The provisions of Section 4.2 R1N – Single Detached Residential (Narrow Lot) District apply to the subject property unless the provisions of this District Overlay conflict with Section 4.2 in which case the provisions of this District Overlay must govern.
- 1.3 The provisions of Section 4.4 R2 – Low Density Residential District apply to the subject property unless the provisions of this District Overlay conflict with Section 4.4 in which case the provisions of this District Overlay must govern.

- 1.4 The provisions of Section 4.5 R2X – Medium Density Attached Housing District apply to the subject property unless the provisions of this District Overlay conflict with Section 4.5 in which case the provisions of this District Overlay must govern.
- 1.5 The provisions of Section 4.6 R3 – High Density Residential District apply to the subject property unless the provisions of this District Overlay conflict with Section 4.6 in which case the provisions of this District Overlay must govern.

2.0 REGULATIONS

2.1 The Side Yard setback prescribed in Section 4.2(3)(g)(iii) of the “R1N Single Detached Residential (Narrow Lot) District” shall be, at the Discretion of the Approving Authority, 1.2m to 1.5m from a side property line shared with an internal lot; and 3.0m from a side property line shared with a street other than a lane;

2.2 The Side Yard setback prescribed in Section 4.4(3)(e)(iii) of the “R2 Low Density Residential District” shall be, at the Discretion of the Approving Authority, 1.2 to 1.5m from a side property line shared with an internal lot; and 3.0m from a side property line shared with a street other than a lane;

2.3 The Side Yard setback prescribed in Section 4.5(3)(f)(iii) of the “R2X Medium Density Attached Housing District” shall be, at the Discretion of the Approving Authority, 1.2m to 1.5m from a side property line shared with an internal lot; and 3.0m from a side property line shared with a street other than a lane;

2.4 The Side Yard setback prescribed in Section 4.6(3)(g)(iii)(a.) of the “R3 High Density Residential District” shall be, at the Discretion of the Approving Authority, 1.2m to 1.5m from a side property line shared with an internal lot if the Principal Building is 9.0m or less in height at the eaveline;

Bylaw #24-22

SCHEDULE E25

Direct Control District Overlay – 710 & 712 Third Street, Area/Block A, Plan 0313207, and 380 Ridge Road

1. APPLICATION

1.1 The provisions of this Direct Control District Overlay apply to those lands described legally as: Lot 2A, Block 28, Plan 992HV, Lot 2B, Block 28, Area/Block A, Plan 0313207, and Lot 3, Block 1, Plan 8510985 known municipally as 710 & 712 Third Street, Municipal Address NA, and 380 Ridge Road, as shown below:



Figure 1: Direct Control District Overlay – 710 & 712 Third Street, Area/Block A, Plan 0313207, and 380 Ridge Road

1.2 The provisions of Section 4.6 – “R3”, High Density Residential District apply to the subject lands unless the provisions of this Direct Control District Overlay conflict with Section 4.6, in which case the provisions of this Direct Control District Overlay must govern.

1.3 In addition to the Discretionary Uses prescribed in Section 4.6, 2., b) the follow are Discretionary Uses in this District Overlay:

1.3.1. “Hotels”

2.0 REGULATIONS

2.1 The maximum number of dwelling units is 220 dwelling units per hectare

2.2 The maximum site area is at the discretion of the approving authority.

2.3 The maximum building height is 22.0m or (6) Storeys.

2.4 The development otherwise demonstrate compliance with all other applicable provisions of Section 4.6 R3 High Density Residential District to the satisfaction of the Development Authority.”

Bylaw #25-08

SCHEDULE E26

Direct Control District Overlay – WestCreek Phase 1

1. APPLICATION

1.1 The provisions of this Direct Control District Overlay apply to those lands described legally as Part of Lot 1, Block A, Plan 9410061, known municipally as 0 Wheatland Trail and shown on Figure 1 below:



Figure 1: Direct Control District Overlay – WestCreek Phase 1

The provisions of Section 4.1 – “R1”, Single Detached Residential District, Section 4.3 – “R1S”, Single Detached Residential (Small Lot) District, and Section 4.4 – “R2”, Low Density Residential District shall apply to the subject lands unless the provisions of this Direct Control District Overlay conflict with Sections 4.1, 4.3, or 4.4 in which case the provisions of this Direct Control District Overlay must govern.

- 2. REGULATIONS** 2.1 Notwithstanding any other provision hereof to the contrary, within any area designated “DC(R1)” on Schedule E26, all provisions of this Bylaw applicable to the “R1” District shall apply subject to the following modifications:
- a) That a minimum site area of 315 m² is required;
 - b) That a minimum site area for corner lots of 372 m² is required;
 - c) That a minimum site width of 10.3 m for internal lots and 12.1 m for corner lots is required; and,
 - d) That a minimum side yard of 1.2 m from a side property line shared with an internal lot be required.

2.2 Notwithstanding any other provision hereof to the contrary, within any area designated “DC(R1S)” on Schedule E26, all provisions of this Bylaw applicable to the “R1S” District shall apply subject to the following modifications:

- a) That a minimum site width of 7.9 m for internal lots and 9 m for corner lots be required;
- b) That the following minimum side yards for a principal building be provided:
 - i. 1.2 m from a side property line shared with an internal lot;
 - ii. 0 m from a side property line may be permitted for a Single Detached Dwelling where:
 - A minimum 1.8 m private maintenance easement is registered against both the parcel containing the dwelling and the adjacent parcel of land that establishes a 0.3 m eaves encroachment provided that eaves are not closer than 0.9 m to the eaves of a building on the adjacent parcel along with a minimum 0.6 m footing encroachment easement; and,
 - All roof drainage from the building is discharged through eavestroughs and downspouts onto the same parcel on which the building is located.

2.3 Notwithstanding any other provision hereof to the contrary, within any area designated “R2” on Schedule E26, all provisions of this Bylaw applicable to the “R2” District shall apply subject to the following modifications:

- a) That a minimum site area of 220 m² is required;
- b) That a minimum site width of 7.3 m for interior lots and 9.1 m for corner lots be required; and,
- c) That a minimum side yard of 1.2 m from a side property line shared with an internal lot be required.