



**BYLAW NO. 20-22
OF THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA**

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BEING A BYLAW OF THE TOWN OF STRATHMORE IN THE PROVINCE OF ALBERTA TO AMEND THE LAKEWOOD MEADOWS AREA STRUCTURE PLAN BYLAW NO. 11-27.

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

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

1. Bylaw No. 11-27 is amended by:
 - 1.1. Deleting Figures 3, 7, 9, 10, and 11 and replacing with those listed in Schedule "A".
 - 1.2. Deleting and replacing Section 5.1.7 with the following text: *"Multi-family residential development is supported throughout the plan area"*
 - 1.3. Adding the following text as Section 5.1.9: *"Full spectrum housing should be considered throughout the development and implemented where market conditions permit including but not limited to single family, duplex, row housing, high density, seniors' facilities, etc."*
 - 1.4. Adding the following text as Section 5.5: *"Commercial Policies"*
 - 1.5. Adding the following text as Section 5.5.1: *"Lakewood will provide areas for commercial development consideration and these areas are anticipated to be located near major roadways where access points to the site are provided. Figure 7 of this document shows areas where commercial development could be considered."*
 - 1.6. Adding the following text as Section 5.5.2: *"The commercial development areas shown on figure 7 are conceptual and will be confirmed at time of land use and subdivision."*
 - 1.7. Adding the following text as Section 5.5.3: *"The potential commercial site in the northwest corner of the project is considered to be a high visibility area of the development. Commercial development of this location may require 2 access points on to North Boundary Road and 1 access point on to Wildflower Road."*



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- 1.8. Adding the following text as Section 5.5.4: *“Any commercial site will be required to obtain land use and subdivision approval at the time of its development.”*
- 1.9. Adding the following text as Section 5.5.5: *“Commercial sites should promote diversity of uses where possible.”*
- 1.10. Adding the following text as Section 5.5.6: *“All forms of vehicular and pedestrian transportation connectivity to and throughout commercial sites should be considered at the design stage and implemented where possible.”*
- 1.11. Adding the following text as Section 5.6: *“Outline Plan and Development Approvals”*
- 1.12. Adding the following text as Section 5.6.1: *“An overall Outline Plan will be prepared prior to approval of land use and subdivision. Each subdivision phase will be required to obtain approval that is consistent with the Outline Plan. In the event that a proposed subdivision phase significantly deviates from the development intent of the approved Outline Plan, the Outline Plan will be required to be amended and re-approved in conjunction with the subdivision phase proceeding.”*
- 1.13. Remove and replace Section 6.3.1 with the following text: *“This development will provide the minimum 10% municipal reserve requirement through land dedication and/or cash-in-lieu. Each future development phase will have the option to defer municipal reserve to future phases in accordance with the municipal reserve strategy of the outline plan. With each subdivision phase, the Town of Strathmore is granted the ability to register a municipal reserve caveat on the title of the remaining development lands to ensure that future subdivision phases are adhering to the municipal reserve strategy at the time of their development.”*
- 1.14. Remove Section 5.1.2 in its entirety.
- 1.15. Remove Section 6.3.4 in its entirety.
- 1.16. Remove Chart 1 – “Land Use Area Calculations” in its entirety.
- 1.17. Remove Section 7.4.6 in its entirety.
- 1.18. Delete and replace Section 9.1.1 with the following text: *“The study area is divided into 7 phases for progressive, comprehensive development.”*

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

READ A FIRST TIME THIS 4th day of November, 2020.

PUBLIC HEARING HELD THIS 2nd day of December, 2020.

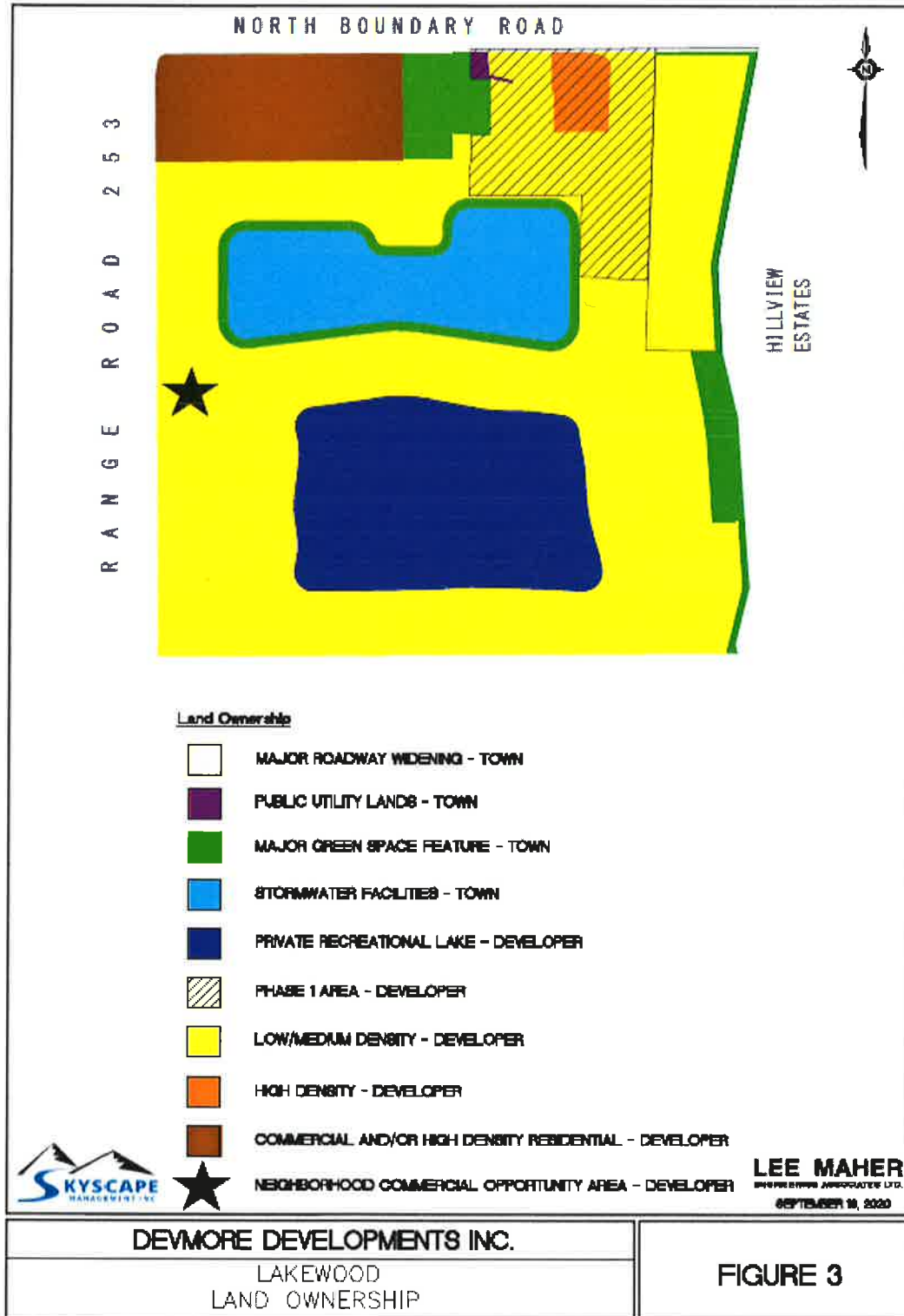
READ A SECOND TIME THIS 2nd day of December, 2020.


READ A THIRD AND FINAL TIME THIS 2nd day of December, 2020.

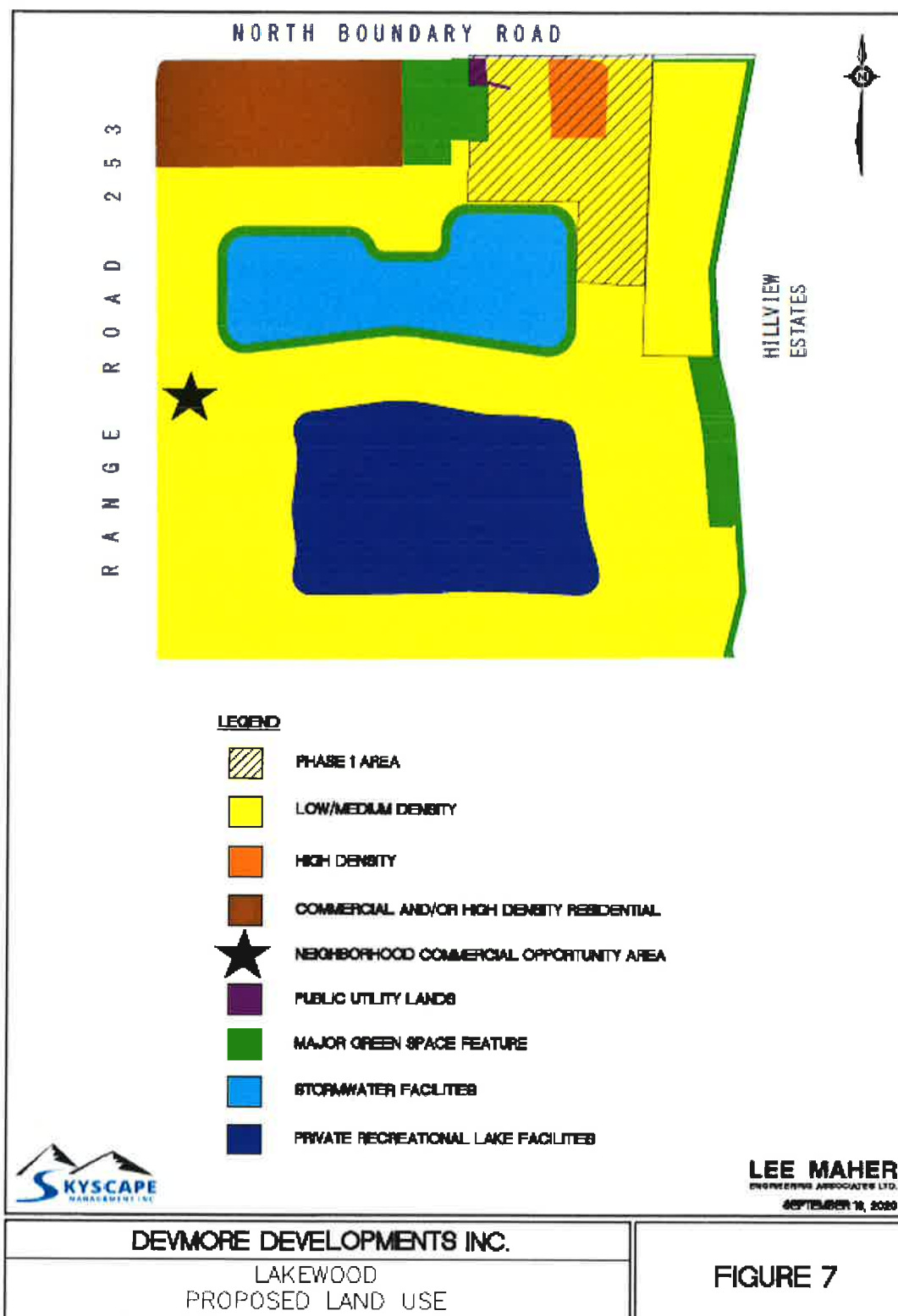
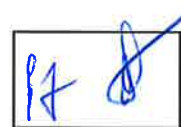
MAYOR

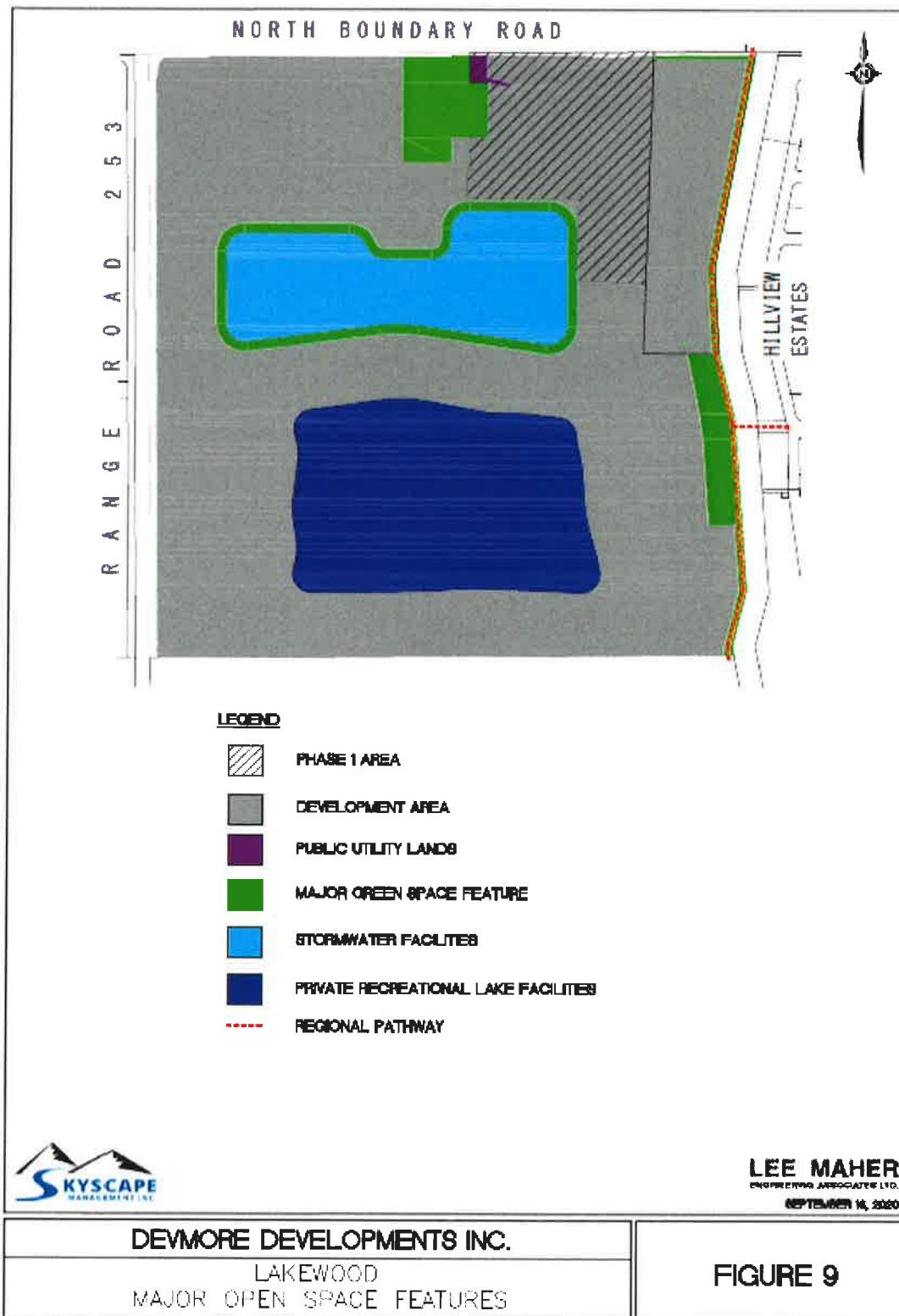
CHIEF ADMINISTRATIVE OFFICER

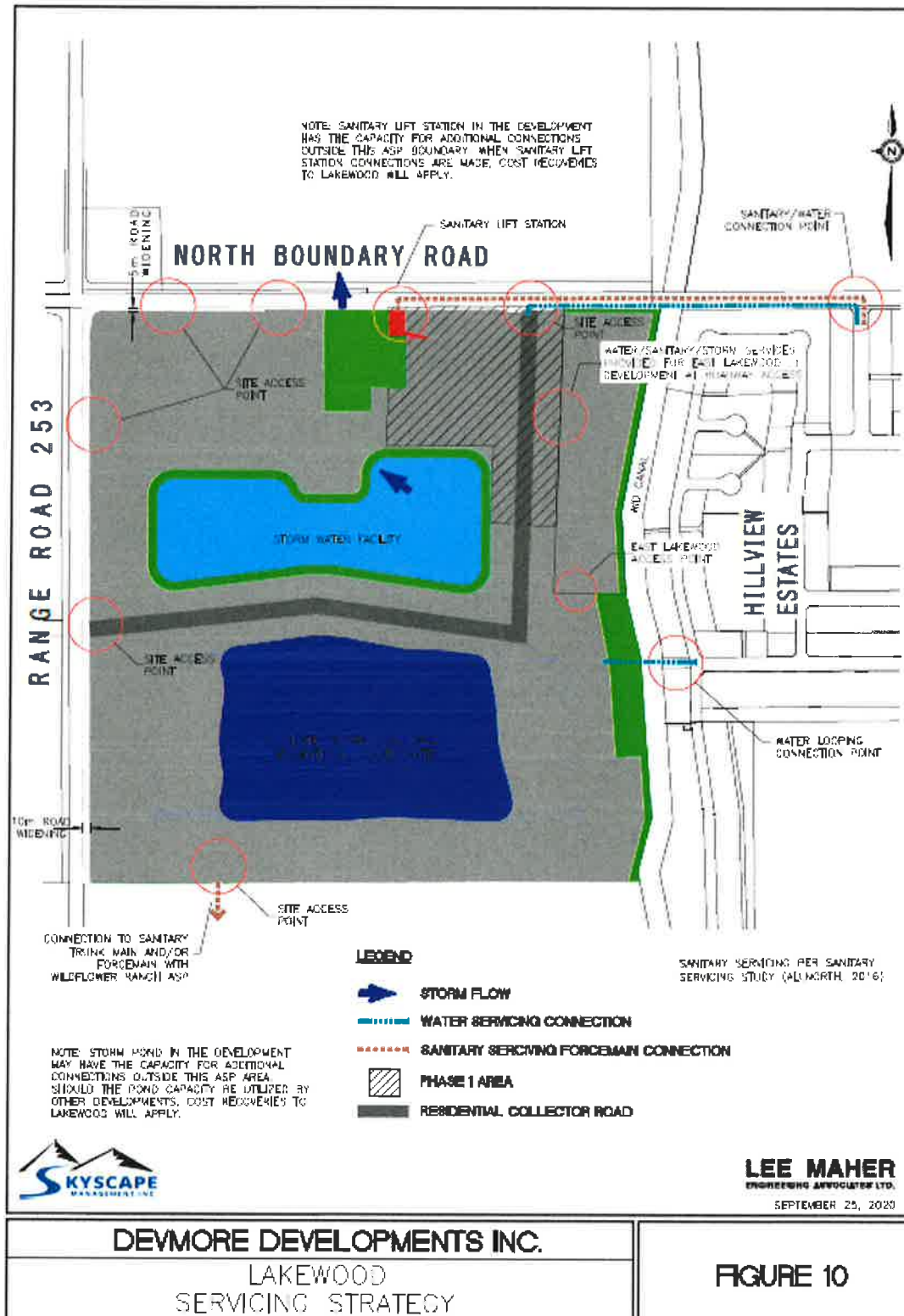
Schedule "A"



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