



**BYLAW NO. 19-15
OF THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA**

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

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

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

1. Bylaw No. 14-11 is amended by:
 - 1.1 Deleting and replacing that portion of the Land Use District Map affecting lands legally described as Lot 26, Block 4, Plan 141 3461, as shown on Figure 1. with Schedule "A" to this Bylaw, including any and all land use designations, land uses, and development guidelines contained in said Schedule "A".

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

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

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

MAYOR

CHIEF ADMINISTRATIVE OFFICER

Schedule "A"

SCHEDULE E7	DIRECT CONTROL DISTRICT – 19 LAKEWOOD MEWS SECONDARY SUITE
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- (1) PURPOSE:** The provisions of this Direct Control (DC) District apply to the subject property legally described as Lot 26, Block 4, Plan 141 3461, as shown in below:



- (2) USES:**

- a) Permitted Uses**
- Accessory Building
 - Home Office
 - Housing, Single Detached
 - Parks
 - Protective Emergency Services
 - Secondary Suite
 - Utilities





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b) Discretionary Uses

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

(3) GENERAL SITE REQUIREMENTS:

a) Minimum Lot Area

- i) 235M² per dwelling unit

b) Minimum Site Width

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

c) Minimum Site Depth

- i) 30.5 meters for all lots

d) Habitable Floor Area

- i) Minimum Gross Floor Area – 70m²

e) Minimum Yard Setbacks – Principal Building

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

f) Site Coverage

- i) Maximum total site coverage of 60% if the site is serviced by a rear lane
- ii) Maximum site coverage for accessory buildings of 23%

g) Building Height

- h) 10 m for the Principal Building
- ii) 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.





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- c) Notwithstanding (a) and (b) above, if there is no rear lane, and no attached front garage, there shall be one 3.3-meter 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;
- 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.

