



**BYLAW NO. 20-24
OF THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA**

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

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

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

Bylaw no. 14-11 is amended by:

- a) Deleting and replacing that portion of the Land Use District Map affecting lands legally described as Lot 19, Block 7, Plan 5894P with Schedule "A" to this Bylaw, including any and all land use designations, land uses, and development guidelines contained in Schedule "A".

ENACTMENT


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

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

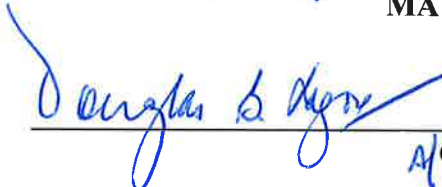
PUBLIC HEARING HELD THIS 2nd day of December, 2020.

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

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



MAYOR



CAO

Schedule "A"

SCHEDULE E8 DIRECT CONTROL DISTRICT – SECONDARY SUITE

- 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 Facilities

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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

(1) GENERAL SITE REQUIREMENTS:

- a) Minimum Site Area**
 - i. 930m²
- b) Minimum Lot 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



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- 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%

(4) 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.

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