

**BYLAW NO. 22-21
TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA**

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;

AND WHEREAS Council holds public hearings as required by Section 692 of the *Municipal Government Act, R.S.A. 2000, c.M-26* as amended;

NOW THEREFORE the Council of the Town of Strathmore, in the Province of Alberta, duly assembled, hereby enacts as follows:

1. SHORT TITLE

- 1.1. This Bylaw may be referred to as the "Land Use Bylaw Amending Bylaw No. 22-21."

2. AMENDMENTS

- 2.1. That Bylaw No. 14-11 Schedule A – Land Use District Map is amended as follows:
- a) Changing the land use designation of +/- 10.76 hectares (+/- 26.6 acres) of SW-11-24-25-W4M from AG – Agricultural General District to M1 Light Industrial District, District Overlay as shown below in Schedule "A".
- 2.2. That Bylaw No. 14-11, Section 4 –Land Use District Provisions is amended as follows:
- a) Amending Section 2 – Definitions by adding the following definition:
 - 2.2.a.1 Agricultural Processing and Manufacturing means (i) 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

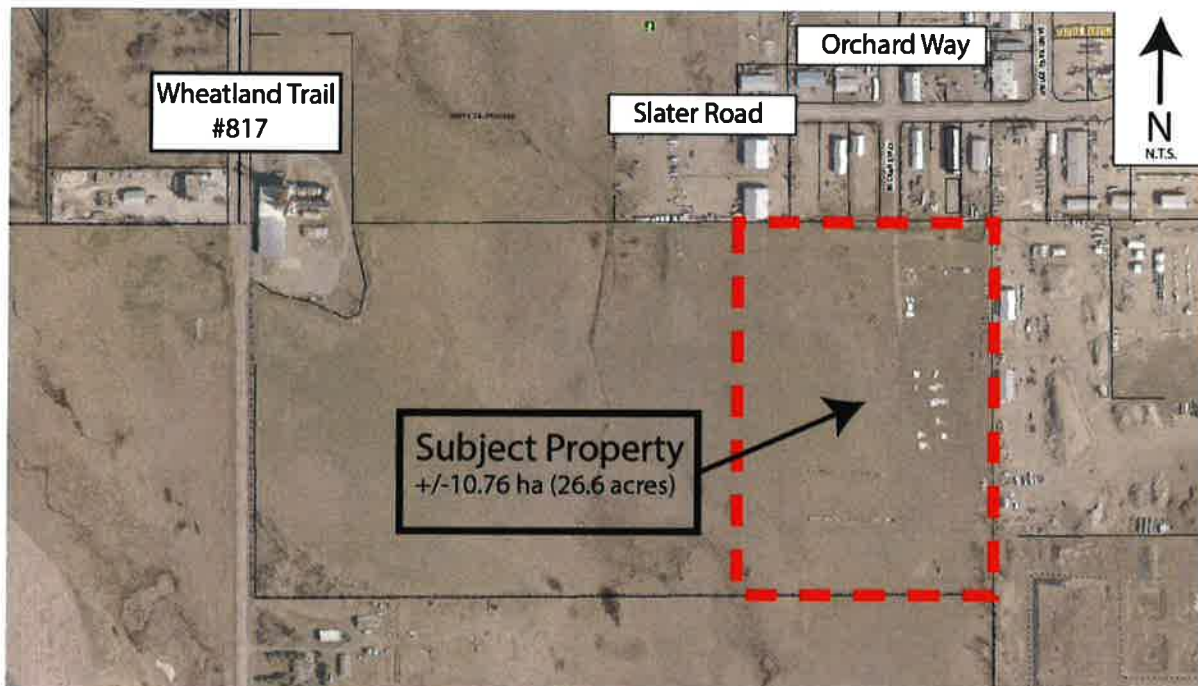
crops, for wholesale or direct sale purposes and (ii) any associated or related research and development and administration for such facilities

- b) Amending Section 4 – Land Use District Provisions by adding a new subsection E12 – Direct Control District Overlay – Phyto Organix M1 Light Industrial District Overlay.
- c) Adding the following regulations under Subsection E12 Direct Control District Overlay - 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:



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

1.3.1 "General Industrial - Major",

1.3.2 "Utility Building",

1.3.3 "Agricultural Processing and Manufacturing"

1.3.4 "Agricultural Operations"

1.3.5 "Extensive Agricultural"

1.3.6 "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.

2.5 The off-street parking requirement is at the discretion of the Approving Authority."

3. EFFECTIVE DATE

3.1. This Bylaw shall come into force and effect upon receiving third and final reading and being signed.

READ A FIRST TIME this 6th day of July, 2022

PUBLIC HEARING HELD this 7th day of September, 2022.

READ A SECOND TIME this 7th day of September, 2022.

READ A THIRD AND FINAL TIME this 7th day of September, 2022.



MAYOR



DIRECTOR OF STRATEGIC, ADMINISTRATIVE
AND FINANCIAL SERVICES



"Schedule A"

