

**BYLAW NO. 24-01
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 BE IT RESOLVED THAT the Municipal 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 cited as the "Land Use Bylaw Amending Bylaw No. 24-01"

2. AMENDMENTS

- 2.1 That Bylaw No. 14-11 Schedule A – Land Use District Map is amended by changing the land use designation of Lot 9, Block 1, Plan 961 1453, from "CHWY" Highway Commercial District to CHWY - Highway Commercial District, Direct Control District Overlay as shown below in Schedule "A" to this Bylaw.
- 2.2 That Bylaw No. 14-11 Schedules Section is amended as follows:
- a) By adding a new Schedule E16 – Direct Control District Overlay – 1016 Westridge Road;
 - b) By adding the following regulations under 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:

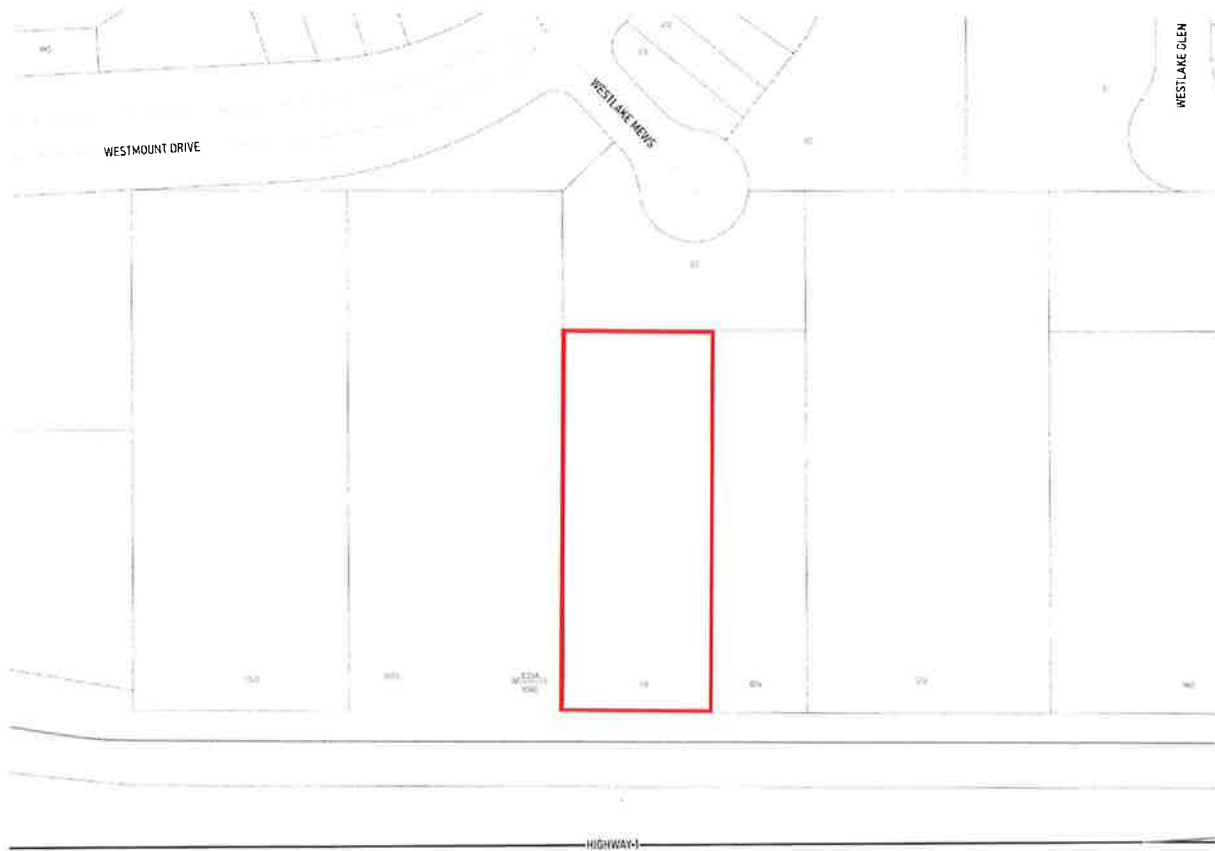


Figure 1: Direct Control District Overlay – 1016 Westridge Road, Lot 9, Block 1, Plan 961 1453

- 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.

2. EFFECTIVE DATE

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

READ A FIRST TIME this 21st day of February, 2024

PUBLIC HEARING HELD this 20th day of March ,2024

READ A SECOND TIME this 20th day of March, 2024

READ A THIRD AND FINAL TIME this 20th day of March, 2024



MAYOR



CHIEF ADMINISTRATIVE OFFICER

Schedule "A"

