

BYLAW NO. 23-15
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. 23-15"

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 a portion of Lot 9, Block 1, Plan 781 0935, containing +/- 0.876 hectares (+/- 2.16 acres) from M2 – General Industrial District to R2X – Medium Density Attached Housing District as shown below in Schedule "A".
- b) Changing the land use designation of a portion of Lot 9, Block 1, Plan 781 0935, containing +/- 0.743 hectares (+/- 1.84 acres) from M2 – General Industrial District to R2X – Medium Density Attached District, District Overlay as shown below in Schedule "A".

- 2.2 That Bylaw No. 14-11 Schedules Section is amended as follows:

- a) Adding a new Schedule E14 – 9 Bayside Place R2X Medium Density Attached Housing District, District Overlay (2-storey).

- b) Adding the following regulations under Schedule E14 – 9 Bayside Place R2X Medium Density Attached Housing District, District Overlay (2-storey).

APPLICATION

- 1.1 The provisions of this District Overlay apply to the subject property described below and shown below:

- a) Portion of Lot 9, Block 1, Plan 781 0935 containing +/- 0.743 hectares (+/- 1.84 acres), Strathmore, Alberta.

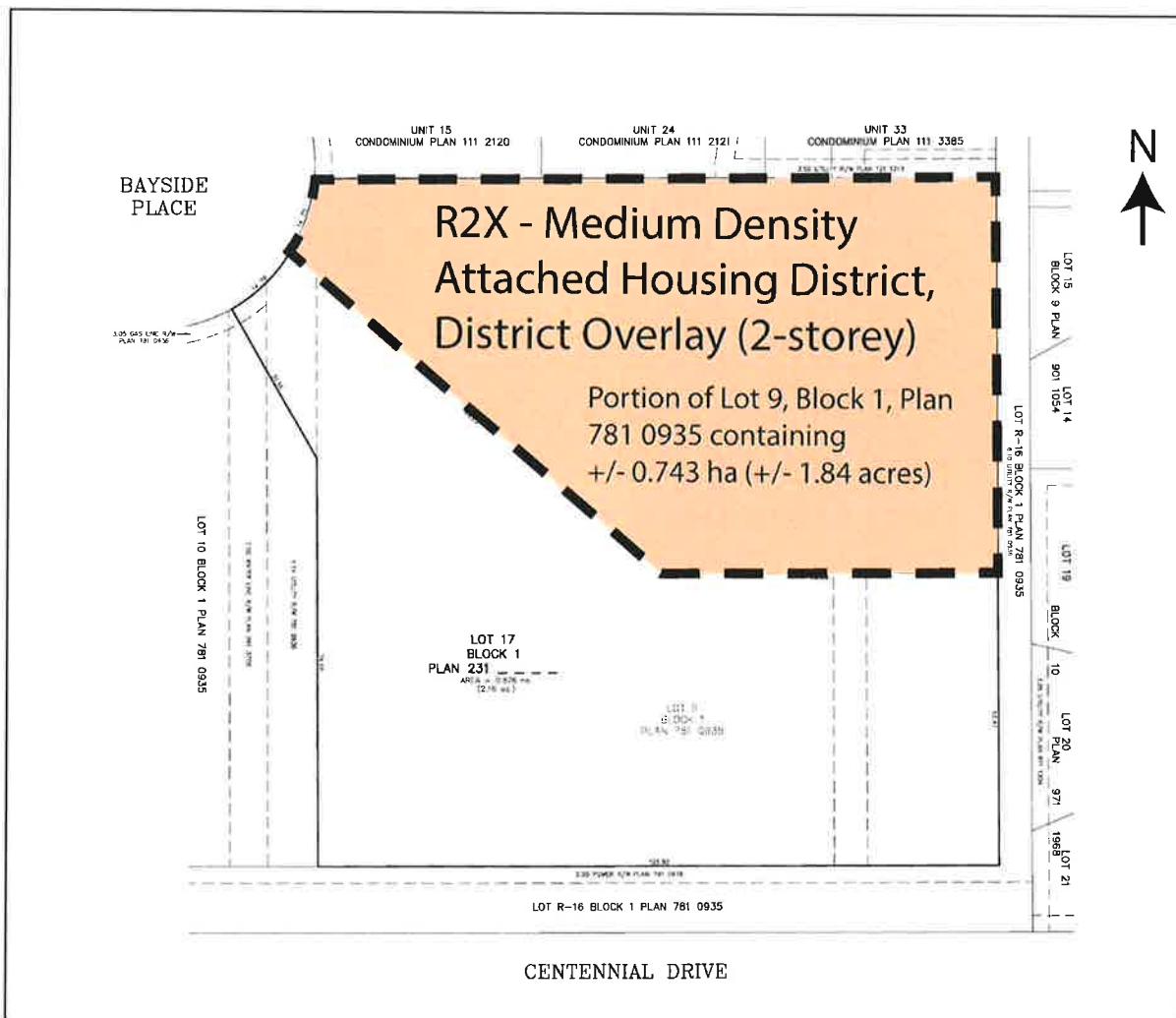


Figure 1: Direct Control District Overlay Portion of 9 Bayside Place.

- 1.2 The provisions of Section 4.5 R2X – Medium Density Attached Housing District apply to the subject property unless the provisions of this District Overlay conflict with Section 4.5 in which case the provisions of this District Overlay must govern.

2 REGULATIONS

2.1 Purpose:

- a) To provide for the development of attached housing with a maximum density approaching 55 dwellings per hectare and a maximum height of not more than 2-storeys.

2.2 Definitions:

- a) "Height" means, when used with reference to a building or structure, the average vertical distance between finished grade and the apex of the roof line measured at the front and rear corners of a building or structure, excluding a roof stairway, entrance, elevator shaft, ventilating fan, sky light, steeple, chimney, smoke, vapor or ventilation stack, fire or parapet wall, flag pole, antenna, or similar device not structureally essential to the building or structure.
- b) "Housing, Attached" means a structure designed and built to contain three or more dwelling units with fire separation in accordance with the Alberta Building Code and with each unit having separate entrances from grade level.

2.3 Maximum building height:

- a) For Housing, Attached, the maximum building height is 12m and not exceeding 2-storeys

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 17th day of May, 2023.

PUBLIC HEARING HELD this 21st day of June, 2023.

READ A SECOND TIME this 21st day of June, 2023.

READ A THIRD AND FINAL TIME this 21st day of June, 2023.



MAYOR



CHIEF ADMINISTRATIVE OFFICER

Schedule "A"

