

**BYLAW NO. 24-14
OF THE 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,

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. "Amending "Section 3 - General Provisions – All Zones: 3.25 - Garden Suites" to read "Section 3 – General Provisions – All Zones 3.25 Garden and Garage Suites".;

1.2. Deleting "78. Garden Suite" from Section 2 Definitions.

1.3. Adding the following Definition to Section 2 - Definitions:

"78. Garage Suite means a second Accessory Dwelling Unit on a parcel located above or adjacent to a Garage structure, it serves as a separate living space from the Principal Building"

And

"78.A. Garden Suite means a second Accessory Dwelling Unit on a parcel, to be used as a separate accommodation that is accessory to the Principal Building and may be a standalone unit.";

And

"2.A. Accessory Dwelling Unit is a Secondary Residential Unit located on the same lot as a Principal Building. Accessory Dwelling Units are self-contained living spaces that include their own kitchen, bathroom, and sleeping areas.".

1.4. Amending Section 3.9 - Off-Street Parking, Loading, and Vehicle Stacking by adding the following to Table 3.9A – Parking Requirements:

Use Class	Minimum Required Parking
Garden or Garage Suite	A minimum of one (1) on-site parking stalls shall be provided for a Garden or Garage Suite in addition to the required parking stalls for the Principal Building

1.5. By entirely deleting and replacing Section 3.25 - Garden and Garage Suites with the following:

" 1. Garage Suites:

- a. A Garage Suite requires a Development Permit and Building Permit.
- b. Only one Garage or Garden Suite shall be allowed per lot.
- c. A Garage Suite may be detached from the Principal Building.
- d. The subdivision and strata-titled of a Garage Suite is prohibited.
- e. A Garage Suite is only allowed in conjunction with a one single or semi-detached dwelling.
- f. A Principal Building should be constructed prior Garage suite.
- g. A Garage Suite shall not be constructed on any site less than 400 m² in area.
- h. A Garage Suite shall not be constructed on a lot having an average Site Width of less than 10 m.
- i. A Garage Suite shall not exceed the Height of the Principal Building on the same site.
- j. A Garage Suite shall have a residential character and shall be finished in a manner compatible with the character and appearance of the Principal Building. The appearance and quality of the finishing materials of the Garage Suite shall reflect the fact that it is a residential Accessory Dwelling Unit.
- k. On a lot where a Garage Suite is to be located, only one servicing connection per utility will be permitted. The Utilities must be first connected to the Principal Building and then fed to the Garage Suite.
- l. Any Garage Suite shall be separated a minimum of 1.5 meters from all other Accessory Buildings.
- m. Internal pathways should facilitate barrier-free access and should integrate seamlessly with the adjacent sidewalk, on-site surface parking areas, main and secondary dwelling entrances, garage entrances, porches, decks, and other access points between Principal Building and Garage Suite.
- n. A Garage Suite shall comply with the National Building Code Alberta Edition and Alberta Fire Codes and all other applicable provincial and municipal regulations.
- o. A Garage Suite application for Development Permit must demonstrate how it:

- a. Retains the privacy of adjacent Principal Buildings (e.g. window placement, landscaping, outdoor amenity space).
 - b. Considers the shadow the Accessory Dwelling Unit will cast and mitigate any negative effects.
 - c. Fits with the character of the neighborhood (e.g. facade, roof, design of building, height, massing, placement on the lot).
 - d. Retains existing landscaping or provides new landscaping.
 - e. Provides year-round access through a hard surfaced pathway or driveway.
- p. A Garage Suite shall provide a minimum of one additional on-site parking stall, as required under Table 3.9A - Parking Requirements.
- q. The entrance to a Garage Suite that is attached to or developed above a garage shall be separate from the entrance to the Garage portion of the structure either by a common indoor landing or directly from the exterior of the structure.
- r. A Home Occupation within a Garage Suite will be reviewed at the Development Permit stage on a case-by-case basis to ensure that their potential impact to the neighborhood including noise and traffic generated by the Home Occupation is minimized and mitigated where determined to be necessary.
- s. Minimum Yard Setbacks – Garage Suite
- a. Rear Yard (no laneway access) – 1.5m
 - b. Rear Yard (with laneway access) – 2m*
 - c. Side Yard (internal lots) – 1.5m
 - d. Side Yard (corner lots) – 3.0m

* If the Garage Suite is an addition to an existing Garage that does not meet the 2 m setback, the second storey shall be designed in such a manner to reduce the appearance of Height, such as lowering the Height of the primary façade or stepping the roofline.

2. Garden Suites:

- a. A Garden Suite requires a Development Permit and Building Permit.
- b. Only one Garden or Garage Suite shall be allowed per lot.
- c. The subdivision and strata-titling of a Garden Suite is prohibited.

- d. A Garden Suite is only allowed in conjunction with a one single-detached house or one semi-detached house.
- e. A Principal Building should be constructed prior Garden Suite.
- f. A Garden Suite shall not be constructed on any site less than 400 m² in lot area.
- g. A Garden Suite shall not be constructed on a lot having an average Site Width of less than 10 m.
- h. A Garden Suite shall be located only in a Rear Yard.
- i. A Garden Suite shall not be constructed within the Front Yard of the Principal Building.
- j. A Garden Suite shall not exceed the Height of the Principal Building on the same lot.
- k. A Garden Suite shall have a residential character and shall be finished in a manner compatible with the character and appearance of the Principal Building. The appearance and quality of the finishing materials of the Garden Suite shall reflect the fact that it is a residential Accessory Dwelling Unit.
- l. On a lot where a Garden Suite is to be located, only one servicing connection per utility will be permitted. The Utilities must be first connected to the Principal Building and then fed to the Garden Suite.
- m. A Garden Suite shall be separated from the Principal Building by a minimum of 5 m and a minimum of 1.5 m from all other Accessory Buildings.
- n. Internal pathways should facilitate barrier-free access and should integrate seamlessly with the adjacent sidewalk, on-site surface parking areas, main and secondary dwelling entrances, garage entrances, porches, decks, and other access points between a Principal Building and Garden Suite.
- o. A Garden Suite shall comply with the National Building Code Alberta Edition and Alberta Fire Codes, and all other applicable provincial and municipal regulations.
- p. A Garden Suite application for Development Permit must demonstrate how it:
 - a. Retains the privacy of adjacent Principal Buildings (e.g. window placement, landscaping, outdoor amenity space).
 - b. Considers the shadow that the Garden Suite will cast and mitigates any negative effects.

- c. Fits within the existing character of the neighborhood (e.g. façade, roof, design of building, height, massing, placement on the lot).
 - d. Retains existing landscaping or provides new landscaping.
 - e. Provides year-round access through a hard surfaced pathway or driveway.
- q. A Garden Suite shall provide a minimum of one additional on-site parking stall, as required under Table 3.9A - Parking Requirements.
- r. A Home Occupation within a Garden Suite will be reviewed at the Development Permit stage on a case-by-case basis to ensure that their potential impact to the neighborhood including noise and traffic generated by the Home Occupation is minimized and mitigated where determined to be necessary.
- s. Minimum Yard Setbacks – Garden Suite
 - a. Rear yard (no laneway access) – 1.5m
 - b. Rear yard (with laneway access) – 2m
 - c. Side yard (internal lots) – 1.5m
 - d. Side Yard (corner lots) – 3.0m"

Garden Suite subsection under land use districts under "other site requirements".";

1.6. Section 4 Land Use District Provisions

Adding "Garage Suite" as a Discretionary Use in the following Land Use Districts:

- 4.1. R1– Single Detached Residential District;
- 4.2. R1N – Single Detached (Narrow Lot) District;
- 4.3. R1S – Single Detached Residential (Small Lot) District;
- 4.4. R2 – Low Density Residential District;
- 4.5. R2X – Medium Density Attached Housing District;
- 4.9. CR – Country Residential District.

1.7. Section 4 Land Use District Provisions

Adding "Garden Suite" as a Discretionary Use in the following Land Use Districts:

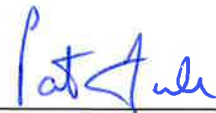
- 4.1. R1– Single Detached Residential District;
- 4.2. R1N – Single Detached (Narrow Lot) District R1S;
- 4.3. R1S – Single Detached Residential (Small Lot) District;
- 4.4. R2 – Low Density Residential District;
- 4.5. R2X – Medium Density Attached Housing District;
- 4.9. CR – Country Residential District."

READ A FIRST TIME this 5th day of June, 2024

PUBLIC HEARING HELD this 3rd day of July, 2024

READ A SECOND TIME this 3rd day of July, 2024

READ A THIRD AND FINAL TIME this 3rd day of July, 2024



Mayor



Director of Strategic, Administrative
and Financial Services