

TOWN OF STRATHMORE



**MEETING OF THE
TOWN OF STRATHMORE
MUNICIPAL COUNCIL
WEDNESDAY, SEPT 4, 2019 7:00PM**

PUBLIC HEARING



PUBLIC HEARING AGENDA

**PUBLIC HEARING
TO BE HELD SEPTEMBER 4, 2019 AT **7:00PM**
IN THE STRATHMORE MUNICIPAL COUNCIL CHAMBERS**

1. **Call to Order**
2. **Confirmation of Agenda**
3. **Tabled Report(s) (including additional related/supplementary reports)**
4. **Land Use Items**
 - 4.1 [Public Hearing for Bylaw No. 19-13 Land Use Bylaw Amendment Bylaw – Edgefield Phase 2 Land Use Amendment](#)
5. **Executive Reports, (which are not part of a land use item)**
6. **Bylaws**
7. **Adjournment**



PUBLIC HEARING

Report Date: July 18, 2019

Contact: Cameron Thompson

Agenda Item Number: 4.1

Meeting Date: September 4, 2019

TO: Town Council

FROM: Infrastructure, Operations & Development Services

BYLAW NO.: 19-13

BYLAW TITLE: Edgefield Land Use Amendment

RECOMMENDATION:

That Council give second reading to Bylaw No. 19-13; and,
That Council give third and final reading to Bylaw No. 19-13

REPORT SUMMARY

Staff received an application to reconfigure the zoning for approximately 2.342 hectares located within the Edgefield Area Structure Plan (ASP) from R1N to R2, and from R2 to R1N. The subject lands previously received R1N and R2 zoning approval in 2015. Recent changes in market demand require the existing zoning to be reconfigured to ensure the next phase of Edgefield is more feasible.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

No previous Council direction.

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS

That Council consider the report.

REPORT

BACKGROUND/CONTEXT

On May 15, 2019 Staff received an application to redistrict approximately 2.342 hectares of vacant undeveloped land within the Edgefield Area Structure Plan (ASP). The application proposes to reconfigure the existing approved R1N and R2 zoning to R2 and R1N zoning to reflect recent changes

in market demand (see **Figure 1 – Proposed Land Use Change**). An application to subdivide the subject lands was submitted concurrently with this application. The subdivision application was recently approved in accordance with the proposed zoning of Bylaw 19-13.



Figure 1 – Proposed Land Use Change

DISCUSSION

The size, scale, and nature of a rezoning application will determine whether upgrades to Town infrastructure are needed to accommodate the relocation or increase of land use density. After reviewing the proposed application and consulting the Town’s Engineering department, it was determined this application will not increase or decrease existing approved density calculations throughout Edgefield. Rather, existing approved land uses and density calculations approved in 2015 are being reconfigured to reflect current market conditions. As a result, upgrades to existing Edgefield infrastructure will not be required to accommodate this land use amendment application.

Both the Municipal Development Plan (MDP) and the Edgefield Area Structure Plan (ASP) govern development on the subject lands. Staff reviewed the application against these long-range planning documents to determine if the application was consistent with Council’s vision for the Edgefield neighborhood. After reviewing the Town’s long-range planning document, it was determined the Municipal Development Plan (MDP) designates the subject lands as “Residential” and the Edgefield Area Structure Plan (ASP) designates the subject lands as “Low Density Residential” (see **Attachment 1 – Municipal Development Plan and Edgefield Area Structure Plan**). The R1N and R2 Land Use Districts are considered “low density” districts in the Strathmore Land Use Bylaw (see **Attachment 2 – R1N and R2 Land Use Districts**). As a result, Staff believe the proposed amendment is consistent with the Town’s vision for Edgefield.

ADVERTISING

Bylaw 19-13 was published in the Strathmore Times for two consecutive weeks and was mailed to adjacent residents within 50 meters of the subject lands. Mailouts were also sent to key external stakeholders including Wheatland County and the Western Irrigation District. The application was posted on the Town of Strathmore's webpage under "Public Hearing Advertisements" and "Bylaws Under Review" for four weeks and was advertised on the Town's social media page. At the time of writing this report, Staff did not receive any public comment concerning the proposed application.

CONCLUSION

The applicant is requesting Council adopt Bylaw 19-13 to reconfigure the existing approved R1N and R2 zoning to R2 and R1N zoning to reflect recent changes in market demand. Staff is confident the proposed amendment conforms to the Town's long-term planning documents and is compatible with adjacent land uses in the neighborhood. For these reasons, Staff recommends Council give Bylaw 19-13 three readings.

SUPPORTING DOCUMENTATION

Attachment 1 – Municipal Development Plan and Edgefield Area Structure Plan

Attachment 2 – R1N and R2 Districts

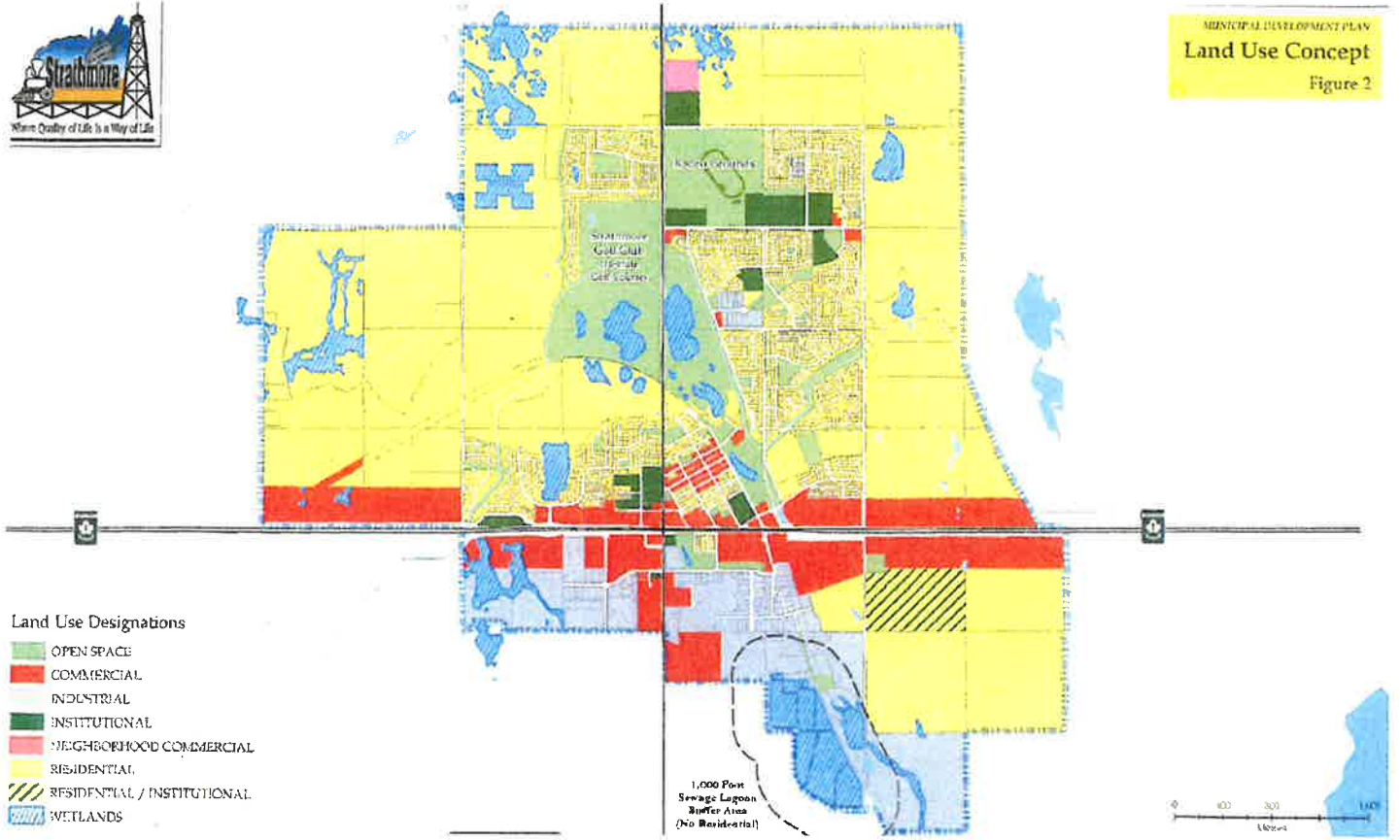
Attachment 3 – Bylaw 19-13

REVIEWED & APPROVED BY: JUSTIN REBELLO

Municipal Development Plan



MUNICIPAL DEVELOPMENT PLAN
Land Use Concept
Figure 2



Edgefield Area Structure Plan

NTS



Legend

- Edgefield Area Structure Plan Boundary
- Town Boundary
- - - - Phase 1 Boundary
- Future Road Right of Way

- Low Density Residential
- Medium Density Residential
- High Density Residential
- School
- Commercial

- Open Space/Park
- Integrated Wetland/Storm Pond
- Regional Pathway
- Local Pathway/Traffic

Figure 6:
LAND USE CONCEPT



4.2 R1N – SINGLE DETACHED RESIDENTIAL (NARROW LOT) DISTRICT

(1) PURPOSE: To provide for the development of single detached homes on narrow lots.

(2) USES:

a) Permitted Uses

- Accessory Building or Use
- Home Office
- Housing, Single Detached
- Parks
- Protective Emergency Services
- Residential Sales Centre 1
- Utilities

Bylaw #15-22

Bylaw #17-12

b) Discretionary Uses

- Bed and Breakfast
- Child Care Services
- Government Services
- Home Occupation
- Housing Duplex
- Residential Sales Centre 2
- Utility Building

Bylaw #15-06

Bylaw #17-12

(3) GENERAL SITE REQUIREMENTS:

a) Minimum Lot Area

- i) 372.0 m² per Dwelling

b) Minimum Lot Size Corner Lots

- i. 417.0 m² per Dwelling Unit

c) Minimum Site Width

- i) 11.0 meters

d) Site Depth

- i) 30.5 meters for all lots

e) Habitable Floor Area

- i) Minimum Gross Floor Area – 84.0m²

f) Maximum Number of Dwellings – one dwelling per lot

g) Minimum Yard Setbacks – Principal Building

- i. Front Yard – 6.0 m
- ii. Rear Yard – 7.0 m
- iii. Side Yard – 1.5 m from a side property line shared with an internal lot; and 3.0 m from a side property line shared with a street other than a lane

Bylaw #15-01

Bylaw #15-06

Bylaw #15-28

Bylaw #15-01

h) Site Coverage

- i) Maximum total site coverage of 50%

- ii) Maximum total site coverage of 60% if the site is serviced by a rear lane
- iii) Maximum site area for accessory buildings of 13%
- i) Building Height**
 - i) 10 m for the Principal Building
 - ii) 5.0 m for Accessory Buildings

Bylaw #16-10

(4) OTHER SITE REQUIREMENTS:

Bylaw #15-01

(a) Garages

- If a principal building does not have an attached garage at the front of the Dwelling, or has a garage with a side entrance with a driveway parallel to the front property line, the Minimum Front Yard Setback shall be 4.8m.
- Notwithstanding above, if there is no rear lane, and no attached front garage, there shall be one 3.3 meter side yard to allow for access to a rear detached garage.

(b) Landscaping

- Minimum landscaping requirement of at least one (1) tree per internal lot and two (2) trees per corner lot.

4.4 R2 – LOW DENSITY RESIDENTIAL DISTRICT

(1) PURPOSE: To provide for low density development in the form of duplex, and semi-detached dwellings.

(2) USES:

a) Permitted Uses

- Accessory Building
- Home Office
- Housing, Duplex
- Housing, Semi Detached
- Parks
- Protective Emergency Services
- Residential Sales Centre 1
- Utilities

Bylaw #15-22

Bylaw #17-12

b) Discretionary Uses

- Bed and Breakfast
- Child Care Services
- Government Services
- Group Home
- Home Occupation
- Housing, Single Detached
- Residential Sales Centre 2
- Utility Building

Bylaw #15-06

Bylaw #17-12

(3) GENERAL SITE REQUIREMENTS:

a. Minimum Lot Area

- i. 235 m² for each Dwelling Unit in a Housing, Duplex and Housing, Semi-Detached

b. Minimum Site Width

- i. Housing, Single-Detached: 11 m for an Internal Lot and 12.5 m for a Corner Lot;
- ii. Housing, Duplex: 15 m for an Internal Lot and 17 m for a Corner Lot;
- iii. Housing, Semi-Detached: 7.5 m for each Dwelling Unit on an Internal Lot and 9 m for each Dwelling Unit on a Corner Lot;
- iv. Housing, Duplex and Housing, Semi-Detached on laneless sites: Despite Subsections (3) b) ii. and iii., if a site does not share a property line with a lane either at the rear or at the side of the site and no provision is made for a Private Garage either at the front or at the side of the building, then the Approving Authority may require a site width of 18 m for an Internal Lot and a width of 20 m for a corner site.

Bylaw #15-01

Bylaw #15-01

c. Minimum Site Depth

- i. 30.5 meters for all lots

d. Habitable Floor Area

- Bylaw #15-28 i. Minimum Gross Floor Area - 70 m² per dwelling unit
- Bylaw #15-01 e. **Minimum Yard Setbacks - Principal Building**
- Bylaw #15-01 i. Front Yard – 4.0 m if the lot is served by a rear lane; and 6.0 m if the lot is not served by a rear lane
- Bylaw #15-01 ii. Rear Yard – 7.0 m
- Bylaw #15-01 iii. Side Yard – 1.5 m from a side property line shared with an internal lot; and 3.0 m from a side property line shared with a street other than a lane
- Bylaw #16-10 f. **Site Coverage**
- Bylaw #16-10 i) Maximum total site coverage - 50%
- Bylaw #16-10 ii) Maximum site coverage for Accessory Buildings - 13%
- Bylaw #16-10 g. **Building Height**
- Bylaw #16-10 i. 10.0 m for Principal Buildings
- Bylaw #16-10 ii. 5.0 m for Accessory Buildings

(4) OTHER SITE REQUIREMENTS:

Garages:

- (a) If a principal building does not have an attached garage at the front of the Dwelling, the Minimum Front Yard Setback shall be 4.8m.
- (b) If the doors of an attached garage face any public roadway and abut a side yard, the Minimum Side Yard Setback shall be 6.0m.
- (c) Notwithstanding (a) and (b) above, if there is no rear lane, and no attached front garage, there shall be one 3.3 meter side yard to allow for access to a rear detached garage.

Landscaping

- (d) Minimum landscaping requirement of at least two (2) trees per internal lot and three (3) trees per corner lot.



**BYLAW NO. 19-13
OF THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 19-13
OF THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA**

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

UNDER AUTHORITY of and pursuant to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, and amendments thereto, the Municipal Council of the Town of Strathmore in the Province of Alberta, **HEREBY ENACTS AS FOLLOWS:**

101. Bylaw No. 14-11 is amended by:

101.1 Schedule A – Land Use District Map in the Land Use Bylaw No.14-11 is amended by changing the land use designation of a portion of Block 8 Plan 141 1906 and Block 3 Plan 071 1894 from R1N – Single Detached Residential (Narrow Lot) District to R2 – Low Density Residential District and R2 – Low Density Residential District to R1N – Single Detached Residential (Narrow Lot) District as shown below in Schedule “A”.

READ A FIRST TIME this _____ day of 2019

PUBLIC HEARING HELD this ____ day of _____, 2019

READ A SECOND TIME this ____ day of _____, 2019

READ A THIRD AND FINAL TIME this ____ day of _____, 2019

MAYOR

CHIEF ADMINISTRATIVE OFFICER



BYLAW NO. 19-13 OF THE TOWN OF STRATHMORE IN THE PROVINCE OF ALBERTA

Schedule "A"

