

**BYLAW 58-2017**

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW NO. 6-2015, AS AMENDED, BEING THE LAND USE BYLAW.

WHEREAS it is deemed advisable to amend the Land Use Bylaw;

NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act, R.S.A. 2000 c.M-26* and amendments thereto, enacts as follows:

That Bylaw 6-2015, as amended, be amended as follows:

1. That Section 7.6, Subsection 7.6.4 c) i) be amended by:  
deleting "6.0 m" and replacing with "5.4 m".
2. That Section 7.6, Subsection 7.6.4 c) ii) be amended by:  
deleting "7.2 m" and replacing with "6.6 m".
3. That Section 7.6, Subsection 7.6.4 c) iii) be amended by:  
deleting "9.1 m" and replacing with "8.4 m".
4. That Section 7.6 be amended by:  
adding "7.6.8. Development Regulations – Accessory Buildings and Accessory Structures
  - a) The maximum height shall be 4.5 m.
  - b) The minimum setback from the front lot line shall be 18.0 m.
  - c) The minimum setback from a side lot line shall be 1.0 m or 3.0 m from a side lot line that abuts a flanking road.
  - d) The minimum setback from the rear lot line shall be 1.0 m.
  - e) Detached garages shall match or compliment the principal dwelling with respect to colour, style and materials.
  - f) The following additional regulations shall apply to detached garages within this district that are accessed from a rear lane:
    - i) A maximum of one garage per lot shall be allowed.
    - ii) The overhead door(s) of a detached garage shall face the lane.
    - iii) The minimum setback from a side lot line shall be 0.6 m or 3.0 m from a side lot line that abuts a flanking road.
    - iv) Despite 7.6.8. f) iii), where a detached garage shares a common wall with a detached garage on an adjacent lot, the setback from the shared lot line shall be 0.0 m.
    - v) Despite 7.6.8. d), the minimum setback from a rear lot line shall be 2.6 m.
    - vi) The maximum ground floor area for a detached garage shall be 41 m<sup>2</sup>.

- g) The maximum combined ground floor area for all accessory buildings shall be 52 m<sup>2</sup>."

5. This Bylaw comes into effect after third reading and upon being signed.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Read a third time and finally passed this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Director,  
Legislative and Legal Services

Date Signed: \_\_\_\_\_