

**BYLAW NO. 25-21  
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. 25-21"

**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 10, Plan 8350GH, from "R3", High Density Residential District to "R3(DCD)", High Density Residential – 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 E27 – Direct Control District Overlay – 209 Sixth Avenue – Secondary Suite;
- b) By adding the following regulations under Schedule E27 – Direct Control District Overlay – 209 Sixth Avenue – Secondary Suite:

**"1. APPLICATION**

- 1.1 The provisions of this Direct Control District Overlay apply to those lands described legally as Lot 10, Plan 8350GH, known municipally as 209 Sixth Avenue and shown below:



**Figure 1: Direct Control District Overlay – 209 Sixth Avenue – Secondary Suite**

1.2 The provisions of Section 4.6 – “R3”, High Density Residential District apply to the subject lands unless the provisions of this Direct Control District Overlay conflict with Section 4.6 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 4.6(2)(a) of the "R3", High Density Residential District, a Secondary Suite shall be a Permitted Use subject to the regulations of this Direct Control District Overlay;
- 2.2 The establishment of a Secondary Suite shall only be permitted on a lot containing a Single Detached House that lawfully existed prior to the initial adoption of Bylaw No. 14-11 on September 27, 2014; and,
- 2.3 That a Secondary Suite otherwise demonstrate compliance with all other applicable provisions of Bylaw No. 14-11 to the satisfaction of the Development Authority."

**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 3rd day of December, 2025

**PUBLIC HEARING HELD** this 4th day of February, 2026

**READ A SECOND TIME** this 4th day of February, 2026

**READ A THIRD AND FINAL TIME** this 4th day of February, 2026

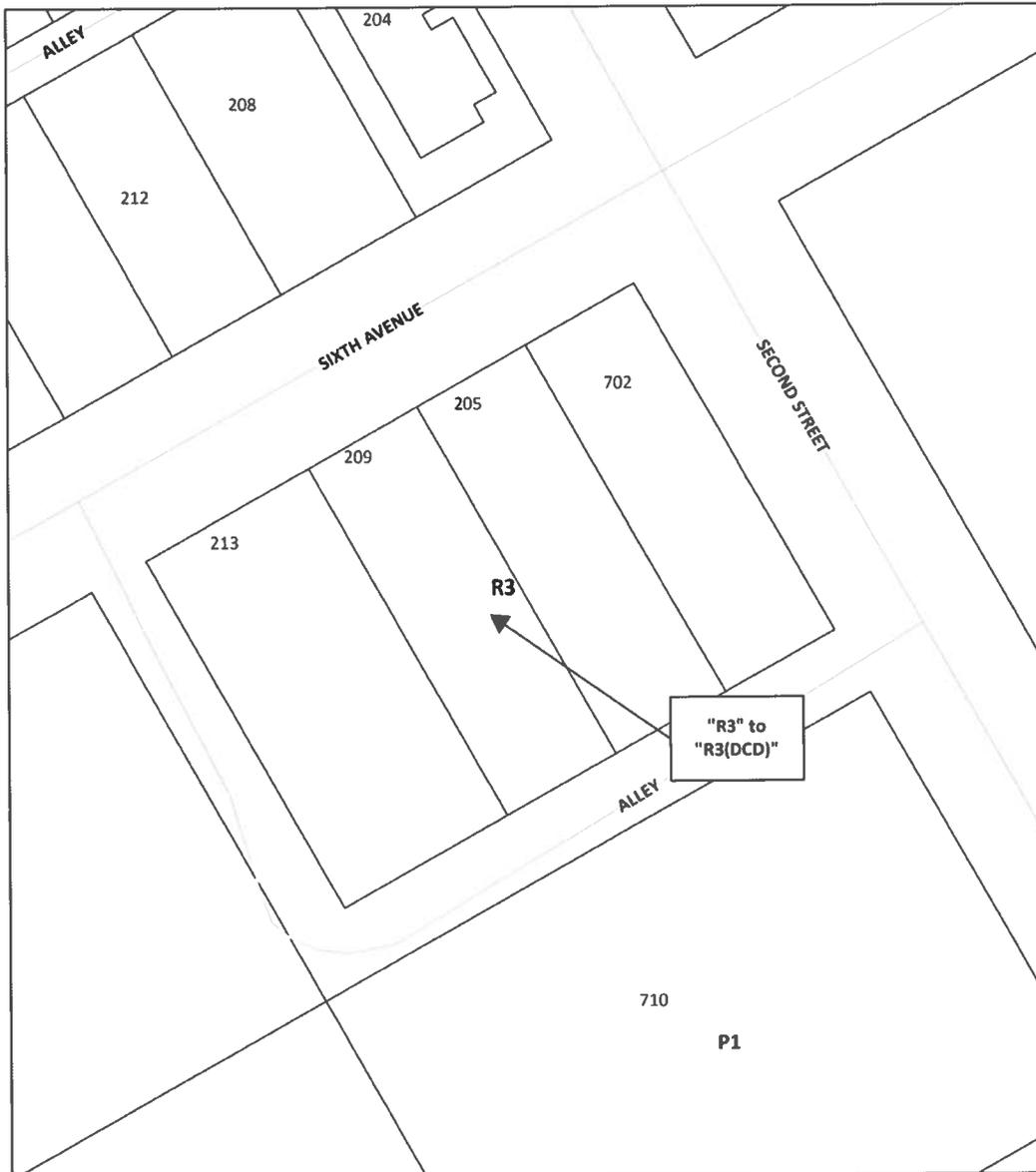


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Mayor



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Director of Strategic, Administrative  
and Financial Services

## Schedule "A"



	<b>Schedule E27 - Direct Control District Overlay - 209 Sixth Avenue, Strathmore</b>		
	 Subject Lands		

Spatial Reference: PCS NAD 1983 3TM 114