

**BYLAW NO. 25-04**  
**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. 25-04"

**2. AMENDMENTS**

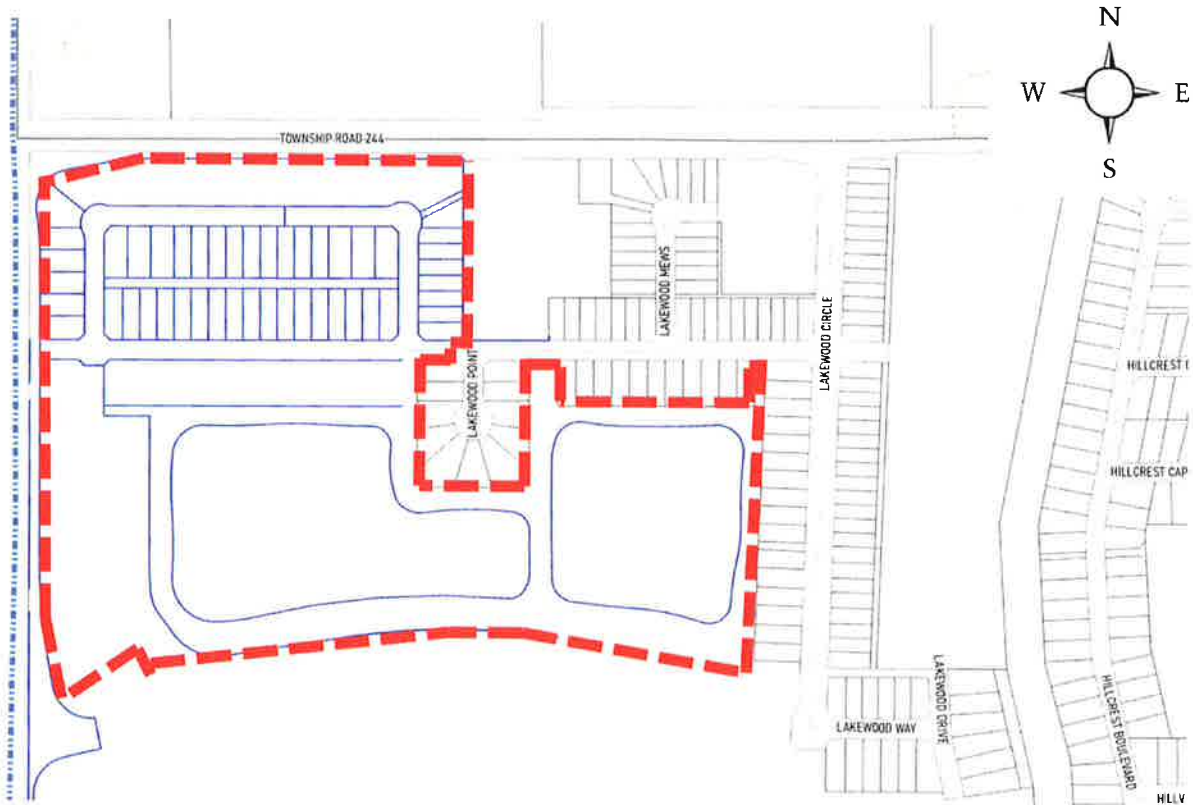
- 2.1 That Bylaw No. 14-11 Schedule A – Land Use District Map is amended by changing the land use designation of Portion of NW-22-24-25-W4M, containing +/- 17.0059 hectares (+/- 42.023 acres) from R1S – Single Detached Residential (Small Lot) District, R1N – Single Detached Residential (Narrow Lot), and P1 Public Service District to R1N – Single Detached Residential (Narrow Lot) District, District Overlay, R2 – Low Density Residential District, District Overlay, R2X – Medium Density Attached Housing, District, District Overlay, R3 – High Density Residential District, District Overlay, P1 – Public Service District as shown below in Schedule "A".

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

- a) By adding a new Schedule E23 – Direct Control District Overlay – Lakewood Phase 2B;
- b) By adding the following regulations under Schedule E23 – Direct Control District Overlay – Lakewood Phase 2B;

**"1. APPLICATION**

- 1.1 The provisions of this Direct Control District Overlay apply to those lands described legally as Portion of NW-22-24-25-W4M, known municipally as Lakewood. Phase 2B, as shown below:



**Figure 1: Direct Control District Overlay – Lakewood Phase 2B, portion of NW-22-24-25-W4M.**

- 1.2 The provisions of Section 4.2 R1N – Single Detached Residential (Narrow Lot) District apply to the subject property unless the provisions of this District Overlay conflict with Section 4.2 in which case the provisions of this District Overlay must govern.
- 1.3 The provisions of Section 4.4 R2 – Low Density Residential District apply to the subject property unless the provisions of this District Overlay conflict with Section 4.4 in which case the provisions of this District Overlay must govern.

- 1.4 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.
- 1.5 The provisions of Section 4.6 R3 – High Density Residential District apply to the subject property unless the provisions of this District Overlay conflict with Section 4.6 in which case the provisions of this District Overlay must govern.

## **2.0 REGULATIONS**

2.1 The Side Yard setback prescribed in Section 4.2(3)(g)(iii) of the "R1N Single Detached Residential (Narrow Lot) District" shall be, at the Discretion of the Approving Authority, 1.2m to 1.5m from a side property line shared with an internal lot; and 3.0m from a side property line shared with a street other than a lane;

2.2 The Side Yard setback prescribed in Section 4.4(3)(e)(iii) of the "R2 Low Density Residential District" shall be, at the Discretion of the Approving Authority, 1.2 to 1.5m from a side property line shared with an internal lot; and 3.0m from a side property line shared with a street other than a lane;

2.3 The Side Yard setback prescribed in Section 4.5(3)(f)(iii) of the "R2X Medium Density Attached Housing District" shall be, at the Discretion of the Approving Authority, 1.2m to 1.5m from a side property line shared with an internal lot; and 3.0m from a side property line shared with a street other than a lane;

2.4 The Side Yard setback prescribed in Section 4.6(3)(g)(iii)(a.) of the "R3 High Density Residential District" shall be, at the Discretion of the Approving Authority, 1.2m to 1.5m from a side property line shared with an internal lot if the Principal Building is 9.0m or less in height at the eaveline;

### **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 19<sup>th</sup> day of February 2025

**PUBLIC HEARING HELD** this 19<sup>th</sup> day of March, 2025

**READ A SECOND TIME** this 19<sup>th</sup> day of March, 2025

**READ A THIRD AND FINAL TIME** this 19<sup>th</sup> day of March, 2025



MAYOR



DIRECTOR OF STRATEGIC,  
ADMINISTRATIVE AND FINANCIAL SERVICES

## Schedule "A"

