

BYLAW NO. 24-22
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. 24-22"

2. AMENDMENTS

- 2.1 That Bylaw No. 14-11 Schedule A – Land Use District Map is amended be changing the land use designation of Lot 2A, Block 28, Plan 992HV, Lot 2B, Block 28, Plan 992HV, Block A, Plan 0313207, and Lot 3, Block 1, Plan 8510985, containing +/- 0.3198 hectares (+/- 0.7902 acres) from CHWY – Commercial Highway District to R3 High Density Residential District, Direct Control District Overlay Low-Mid Rise 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 E25 – Direct Control District Overlay – 710 & 712 Third Street, Area/Block A, Plan 0313207, and 380 Ridge Road
- b) By adding the following regulations under Schedule E25 – 710 & 712 Third Street, Area/Block A, Plan 0313207, and 380 Ridge Road

"1. APPLICATION

- 1.1 The provisions of this Direct Control District Overlay apply to those lands described legally as: Lot 2A, Block 28, Plan 992HV, Lot 2B, Block 28,

Area/Block A, Plan 0313207, and Lot 3, Block 1, Plan 8510985 known municipally as 710 & 712 Third Street, Municipal Address NA, and 380 Ridge Road, as shown below:



Figure 1: Direct Control District Overlay – 710 & 712 Third Street, Area/Block A, Plan 0313207, and 380 Ridge Road

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.

1.3 In addition to the Discretionary Uses prescribed in Section 4.6, 2., b) the follow are Discretionary Uses in this District Overlay:

1.3.1. “Hotels”

2.0 REGULATIONS

2.1 The maximum number of dwelling units is 220 dwelling units per hectare

2.2 The maximum site area is at the discretion of the approving authority.

2.3 The maximum building height is 22.0m or (6) Storeys.

2.4 The development otherwise demonstrate compliance with all other applicable provisions of Section 4.6 R3 High Density Residential District to the satisfaction of the Development Authority."

3. EFFECTIVE DATE

3.0 This Bylaw shall come into force and effect upon receiving third and final reading and being signed.

READ A FIRST TIME this 12th day of March, 2025

PUBLIC HEARING HELD this 16th day of April, 2025

READ A SECOND TIME this 16th day of April, 2025

READ A THIRD AND FINAL TIME this 16th day of April, 2025



MAYOR



DIRECTOR OF STRATEGIC ADMINISTRATIVE
& FINANCIAL SERVICES

Schedule "A"

Land Use District



R3 High Density Residential District, Direct Control
 District Overlay Low-Mid Rise

