

**BYLAW NO. 25-27
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. 25-27"

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 from "R1N", Single Detached Residential (Narrow) Lot District and "P1" Public Service District to "R1N(DCD)", Single Detached Residential (Narrow) Lot District – 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 E28 – Direct Control District Overlay – Lakewood Phase 2C Side Yard Setbacks;
 - b) By adding the following regulations under Schedule E28 – Direct Control District Overlay – Lakewood Phase 2C Side Yard Setbacks;

"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, municipal address unassigned and shown below:

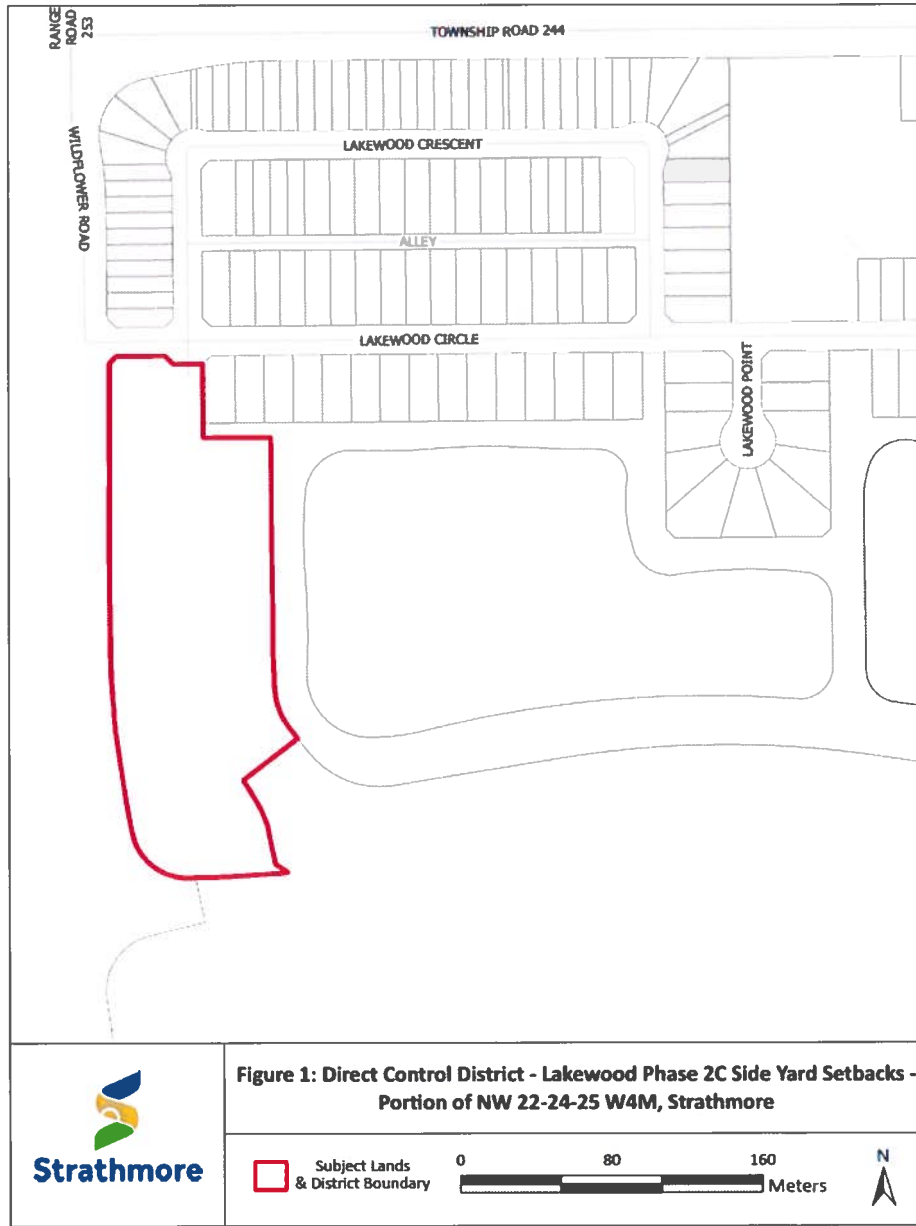


Figure 1: Direct Control District Overlay – Lakewood Phase 2C R1N Side Yard Setback Reduction

1.2 The provisions of Section 4.2 – “R1N”, Single Detached Residential (Narrow Lot) District apply to the subject lands unless the provisions of this Direct Control District Overlay

conflict with Section 4.2 in which case the provisions of this Direct Control District Overlay must govern.

2. 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."
- 2.3 That Bylaw No 14-11 Land Use District Provisions Section 4 is amended as follows:
- a) By adding "Secondary Suite – on the following legal land descriptions only: Lots 49-92 inclusive, Block 4, Plan 251 1341" to the list of Permitted Uses in Section 4.5(2)(a) Medium Density Residential Attached Housing District.;
- 2.4 That Bylaw No 14-11 Land Use District Provisions Section 4 is amended as follows:
- a) By adding "Garage Suite – on the following legal land descriptions only: Lots 1-17 inclusive, Block 8, Plan 251 1341" to the list of Permitted Uses in Section 4.2(2)(b) Single Detached Residential (Narrow Lot) District.;
- 2.5 That Bylaw No 14-11 Land Use District Provisions Section 4 is amended as follows:
- b) By adding "Garage Suite – on the following legal land descriptions only: Lots 24-29 inclusive, Block 2, Plan 231 1718" to the list of Permitted Uses in Section 4.2(2)(b) Single Detached Residential (Narrow Lot) District.;
- 2.6 That Bylaw No 14-11 Land Use District Provisions Section 4 is amended as follows:
- a) By adding "Garage Suite – on the following legal land descriptions only: Lots 19-35 inclusive, Block 8, Plan 251 1341" to the list of Permitted Uses in Section 4.4(2)(b) Low Density Residential District/;

2.7 That Bylaw No. 14-11 Definitions Section 2 is amended as follows:

- a) By adding "2.A. Accessory Dwelling Unit means a secondary residential dwelling unit located on the same lot as the principal building. Accessory Dwelling Units are self-contained living spaces which include their own kitchen, bathroom, and sleeping area.";
- b) By adding "78A. Garage Suite means a second Accessory Dwelling Unit on parcel located above to an Accessory Building (Garage)";

2.8 That Bylaw No. 14-11 Off-Street Parking, Loading, and Vehicle Stacking Section 3.9 is amended as follows:

- a) By adding the following to Table 3.9A Parking Requirements:

Use Class	Minimum Required Parking
Garage Suite	A minimum of one (1) on-site parking stalls shall be provided in addition to the required parking stalls for the Principal Building

2.9 That Bylaw No. 14-11 General Provisions All Zones Section 3 is amended as follows:

- a) By adding

"Section 3.25 Garage Suites

1. Garage Suites:

- a) A Garage Suite requires a Development Permit and Building Permit.
- b) Only one Garage Suite shall be allowed per lot.
- c) A Garage Suite may be detached from the Principal Building.
- d) The subdivision and strata-titled of a Garage Suite is prohibited.
- e) A Garage Suite is only allowed in conjunction with a one single or semi-detached dwelling.
- f) A Principal Building should be constructed prior Garage suite.
- g) A Garage Suite shall not be constructed on any site less than 400 m² in area.
- h) A Garage Suite shall not be constructed on a lot having an average Site Width of less than 10 m.

- i) A Garage Suite shall not exceed the Height of the Principal Building on the same site.
- j) A Garage Suite shall have a residential character and shall be finished in a manner compatible with the character and appearance of the Principal Building. The appearance and quality of the finishing materials of the Garage Suite shall reflect the fact that it is a residential Accessory Dwelling Unit.
- k) On a lot where a Garage Suite is to be located, only one servicing connection per utility will be permitted. The Utilities must be first connected to the Principal Building and then fed to the Garage Suite.
- l) Any Garage Suite shall be separated a minimum of 1.5 meters from all other Accessory Buildings.
- m) Internal pathways should facilitate barrier-free access and should integrate seamlessly with the adjacent sidewalk, on-site surface parking areas, main and secondary dwelling entrances, garage entrances, porches, decks, and other access points between Principal Building and Garage Suite.
- n) A Garage Suite shall comply with the National Building Code Alberta Edition and Alberta Fire Codes and all other applicable provincial and municipal regulations.
- o) A Garage Suite application for Development Permit must demonstrate how it:
 - a) Retains the privacy of adjacent Principal Buildings (e.g. window placement, landscaping, outdoor amenity space).
 - b) Considers the shadow the Accessory Dwelling Unit will cast and mitigate any negative effects.
 - c) Fits with the character of the neighborhood (e.g. facade, roof, design of building, height, massing, placement on the lot).
 - d) Retains existing landscaping or provides new landscaping.
 - e) Provides year-round access through a hard surfaced pathway or driveway.
- p) A Garage Suite shall provide a minimum of one additional on-site parking stall, as required under Table 3.9A - Parking Requirements.
- q) The entrance to a Garage Suite that is attached to or developed above a garage shall be separate from the entrance to the Garage portion of the structure either by a common indoor landing or directly from the exterior of the structure.
- r) A Home Occupation within a Garage Suite will be reviewed at the Development Permit stage on a case-by-case basis to ensure that their potential impact to the neighborhood including noise and traffic generated by the Home Occupation is minimized and mitigated where determined to be necessary.
- s) Minimum Yard Setbacks – Garage Suite
 - a. Rear Yard – 1.0m or at the discretion of the approving authority. Please refer to 3.4, 11.
 - b. Side Yard (internal lots) – 1.5m

c. Side Yard (corner lots) – 3.0m

At the discretion of the Approving Authority, if the Garage Suite is an addition to an existing Garage that does not meet the setback, the second storey shall be designed in such a manner to reduce the appearance of Height, such as lowering the Height of the primary façade or stepping the roofline.”

3. EFFECTIVE DATE

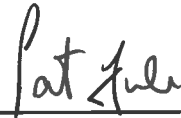
3.1 This Bylaw shall come into force and effect upon receiving third and final reading and being signed.

READ A FIRST TIME this 18th day of March 2026

PUBLIC HEARING HELD this 15th day of April, 2026

READ A SECOND TIME this 15th day of April, 2026

READ A THIRD AND FINAL TIME this 15th day of April, 2026



MAYOR



DIRECTOR OF STRATEGIC,
ADMINISTRATIVE AND FINANCIAL SERVICES

