

**BYLAW NO. 25-08
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. 25-08".

2. AMENDMENTS

- 2.1 That Bylaw No. 14-11 Schedule A – Land Use District Map is amended by changing the land use designation of Part of Lot 1, Block A, Plan 9410061, from "R1", Single Detached Residential, "R1S", Single Detached Residential (Small Lot), "R2", Low Density Residential, "RX", Attached Housing, and "UR", Urban Reserve to "DC-R1", Direct Control – Single Detached Residential, "DC-R1S", Direct Control – Single Detached Residential (Small Lot), "DC-R2", Direct Control – Low Density Residential, and "P1", Public Service District 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 E26 – Direct Control District Overlay – WestCreek Phase 1;
 - b) By adding the following regulations under Schedule E26 – Direct Control District Overlay – WestCreek Phase 1:

"1. APPLICATION

- 1.1 The provisions of this Direct Control District Overlay apply to those lands described legally as Part of Lot 1, Block A, Plan 9410061, known municipally as 0 Wheatland Trail and shown on Figure 1 below:



Figure 1: Direct Control District Overlay – WestCreek Phase 1

- 1.2 The provisions of Section 4.1 – “R1”, Single Detached Residential District, Section 4.3 – “R1S”, Single Detached Residential (Small Lot) District, and Section 4.4 – “R2”, Low Density Residential District shall apply to the subject lands unless the provisions of this Direct Control District Overlay conflict with Sections 4.1, 4.3, or 4.4 in which case the provisions of this Direct Control District Overlay must govern.

2. REGULATIONS

- 2.1 Notwithstanding any other provision hereof to the contrary, within any area designated “DC(R1)” on Schedule E26, all provisions of this Bylaw applicable to the “R1” District shall apply subject to the following modifications:
- a) That a minimum site area of 315 m² is required;
 - b) That a minimum site area for corner lots of 372 m² is required;
 - c) That a minimum site width of 10.3 m for internal lots and 12.1 m for corner lots is required; and,
 - d) That a minimum side yard of 1.2 m from a side property line shared with an internal lot be required.
- 2.2 Notwithstanding any other provision hereof to the contrary, within any area designated “DC(R1S)” on Schedule E26, all provisions of this Bylaw applicable to the “R1S” District shall apply subject to the following modifications:
- a) That a minimum site width of 7.9 m for internal lots and 9 m for corner lots be required;
 - b) That the following minimum side yards for a principal building be provided:
 - i. 1.2 m from a side property line shared with an internal lot;

ii. 0 m from a side property line may be permitted for a Single Detached Dwelling where:

- A minimum 1.8 m private maintenance easement is registered against both the parcel containing the dwelling and the adjacent parcel of land that establishes a 0.3 m eaves encroachment provided that eaves are not closer than 0.9 m to the eaves of a building on the adjacent parcel along with a minimum 0.6 m footing encroachment easement; and,
- All roof drainage from the building is discharged through eavestroughs and downspouts onto the same parcel on which the building is located.

2.3 Notwithstanding any other provision hereof to the contrary, within any area designated "R2" on Schedule E26, all provisions of this Bylaw applicable to the "R2" District shall apply subject to the following modifications:

- a) That a minimum site area of 220 m² is required;
- b) That a minimum site width of 7.3 m for interior lots and 9.1 m for corner lots be required; and,
- c) That a minimum side yard of 1.2 m from a side property line shared with an internal lot be required."

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 21st day of May, 2025

PUBLIC HEARING HELD this 18th day of June, 2025

READ A SECOND TIME this 18th day of June, 2025

READ A THIRD AND FINAL TIME this 18th day of June, 2025



MAYOR



**DIRECTOR OF STRATEGIC, ADMINISTRATIVE
& FINANCIAL SERVICES**

Schedule "A"

