

AGENDA
Subdivision and Development Appeal Board Hearing
Thursday, August 20, 2026 @ 5:00 PM
Council Chambers, 1 Parklane Drive, Strathmore AB

Page

1. CALL TO ORDER

1.1. Appointment of the Chair

2. CONFIRMATION OF AGENDA

3. APPEAL HEARING

3.1. Appeal of: Development Permit D26-083
Regarding: Secondary Suite Development Permit
Property location: 52 Lakes Estates Circle, Strathmore AB
Lot 14, Block 25, Plan 081 1227

2 - 49

[Attachment I: Appeal Acknowledgment - Notice of Hearing - Board](#)
[Attachment II: Appeal Acknowledgment - Notice of Hearing - Appellant](#)
[Attachment III: Appeal Acknowledgment - Notice of Hearing - Respondent](#)
[Attachment IV: Appeal Acknowledgment - Notice of Hearing - Applicant](#)
[Attachment V: Appeal Acknowledgment - Notice of Hearing - Affected Persons](#)
[Attachment VI: Notice of Hearing August 12, 2026 Strathmore Times](#)
[Attachment VII: Notice of Hearing - strathmore.ca](#)
[Attachment VIII: Appellant Statement - Notice of Appeal - July 28, 2026](#)
[Attachment IX: Development Officer's Appeal Report and Package](#)
[Attachment X: Affected Persons Submission 1](#)

4. CLOSED MEETING

5. ADJOURNMENT

SUBDIVISION & DEVELOPMENT APPEAL BOARD

File No. 2026-07-27-FILE#01

August 6, 2026

NOTICE OF HEARING

Notice of Appeal on Development Permit D26-083
for the
Property Located at 52 Lakes Estates Circle, Strathmore AB
Lot 14, Block 25, Plan 081 1227

Development Permit Regarding: Secondary Suite

The Subdivision and Development Appeal Board (SDAB) received a Notice of Appeal on July 27, 2026. The SDAB will hear the appeal on:

Date(s): **Thursday, August 20, 2026**

Time: **5:00 p.m.**

Location: **Town of Strathmore Municipal Building, Council Chambers,
1 Parklane Drive, Strathmore, AB**

APPELLANT

The appellant is encouraged to give a verbal presentation to the Subdivision and Development Appeal Board. A written and visual presentation is also permitted.

The presentation will include submissions and evidence on the grounds for the appeal. The appellant should be prepared to elaborate on these reasons and possibly cite examples and use illustrations to assist the SDAB Members to understand both the problems with the decision and the decision the appellant is asking the SDAB to make.

It is important for the appellant to review the legislation, relevant plans and bylaws to identify what was taken into consideration with the decision.

RESPONDENT

The respondent needs to describe the steps that the authority followed to make their decision. The presentation may include the following:

- The basis for the decision;
- Relevant aspects to the case with regards to legislation, provincial land use policies, statutory plans, the land use bylaw and other relevant municipal documents;
- Evidence on the decision made by the subdivision and development authority;
- Duties, time limits and authority used to make the decision;
- Requirements under the statutory plans and land use bylaw or jurisdiction issues for the SDAB;
- Pictures, video or information gathered from a site visit and a map of the area indicating the location of the lands and the lands of the affected persons; and
- Describe the standards and the test for relaxation or variation of the standards in the land use bylaw.

AFFECTED PERSON(S)

Adjacent landowners may have the right to appeal and be heard by the Subdivision and Development Appeal Board. Affected persons include people who speak in favour or against the decision being appealed.

FILING DOCUMENTS

Please provide any written and/or visual presentations to the clerk no later than noon on August 14, 2025.

Please be aware that any submissions are collected for the purpose of a public hearing. By making a submission you are consenting that all information that it contains – including addresses, personal or other sensitive information – to be forwarded to the parties (e.g. municipality, appellant, applicant), the board/panel and any other person who requests to see the material.

The Development Permit Application, Notice of Decision and Notice of Appeal are available for review at the Strathmore Municipal Building, at 1 Parklane Drive during regular business hours, being 8:30 a.m. to 4:30 p.m., Monday to Friday.

Should you have any questions, please contact the undersigned at 403-934-3133 or veronica.anderson@strathmore.ca.

Sincerely,

Veronica Anderson

Veronica Anderson
Subdivision & Development Appeal Board Clerk

SUBDIVISION & DEVELOPMENT APPEAL BOARD

Our File No. 2026-07-27-FILE#01

August 6, 2026

Appellant:

ATIA Sec. 20(1)

NOTICE OF HEARING

Notice of Appeal on Development Permit D26-083
for the
Property Located at 52 Lakes Estates Circle, Strathmore AB
Lot 14, Block 25, Plan 081 1227

Development Permit Regarding: Secondary Suite

The Subdivision and Development Appeal Board (SDAB) received a Notice of Appeal on July 27, 2026. The SDAB will hear the appeal on:

Date(s): **Thursday, August 20, 2026**

Time: **5:00 p.m.**

Location: **Town of Strathmore Municipal Building, Council Chambers,
1 Parklane Drive, Strathmore, AB**

APPELLANT

The appellant is encouraged to give a verbal presentation to the Subdivision and Development Appeal Board. A written and visual presentation is also permitted.

The presentation will include submissions and evidence on the grounds for the appeal. The appellant should be prepared to elaborate on these reasons and possibly cite examples and use illustrations to assist the SDAB Members to understand both the problems with the decision and the decision the appellant is asking the SDAB to make.

It is important for the appellant to review the legislation, relevant plans and bylaws to identify what was taken into consideration with the decision.

RESPONDENT

The respondent needs to describe the steps that the authority followed to make their decision. The presentation may include the following:

- The basis for the decision;
- Relevant aspects to the case with regards to legislation, provincial land use policies, statutory plans, the land use bylaw and other relevant municipal documents;
- Evidence on the decision made by the subdivision and development authority;
- Duties, time limits and authority used to make the decision;
- Requirements under the statutory plans and land use bylaw or jurisdiction issues for the SDAB;
- Pictures, video or information gathered from a site visit and a map of the area indicating the location of the lands and the lands of the affected persons; and
- Describe the standards and the test for relaxation or variation of the standards in the land use bylaw.

AFFECTED PERSON(S)

Adjacent landowners may have the right to appeal and be heard by the Subdivision and Development Appeal Board. Affected persons include people who speak in favour or against the decision being appealed.

FILING DOCUMENTS

Please provide any written and/or visual presentations to the clerk no later than noon on August 14, 2025.

Please be aware that any submissions are collected for the purpose of a public hearing. By making a submission you are consenting that all information that it contains – including addresses, personal or other sensitive information – to be forwarded to the parties (e.g. municipality, appellant, applicant), the board/panel and any other person who requests to see the material.

The Development Permit Application, Notice of Decision and Notice of Appeal are available for review at the Strathmore Municipal Building, at 1 Parklane Drive during regular business hours, being 8:30 a.m. to 4:30 p.m., Monday to Friday.

Should you have any questions, please contact the undersigned at 403-934-3133 or veronica.anderson@strathmore.ca.

Sincerely,

Veronica Anderson

Veronica Anderson
Subdivision & Development Appeal Board Clerk

SUBDIVISION & DEVELOPMENT APPEAL BOARD

Our File No. 2026-07-27-FILE#01

August 6, 2026

Respondent:

VIA E-MAIL: development@strathmore.ca

Town of Strathmore Development Authority
1 Parklane Dr.
Strathmore, AB T1P 1K2

NOTICE OF HEARING

Notice of Appeal on Development Permit D26-083
for the
Property Located at 52 Lakes Estates Circle, Strathmore AB
Lot 14, Block 25, Plan 081 1227

Development Permit Regarding: Secondary Suite

The Subdivision and Development Appeal Board (SDAB) received a Notice of Appeal on July 27, 2026. The SDAB will hear the appeal on:

Date(s): **Thursday, August 20, 2026**

Time: **5:00 p.m.**

Location: **Town of Strathmore Municipal Building, Council Chambers,
1 Parklane Drive, Strathmore, AB**

APPELLANT

The appellant is encouraged to give a verbal presentation to the Subdivision and Development Appeal Board. A written and visual presentation is also permitted.

The presentation will include submissions and evidence on the grounds for the appeal. The appellant should be prepared to elaborate on these reasons and possibly cite examples and use illustrations to assist the SDAB Members to understand both the problems with the decision and the decision the appellant is asking the SDAB to make.

It is important for the appellant to review the legislation, relevant plans and bylaws to identify what was taken into consideration with the decision.

RESPONDENT

The respondent needs to describe the steps that the authority followed to make their decision. The presentation may include the following:

- The basis for the decision;
- Relevant aspects to the case with regards to legislation, provincial land use policies, statutory plans, the land use bylaw and other relevant municipal documents;
- Evidence on the decision made by the subdivision and development authority;
- Duties, time limits and authority used to make the decision;
- Requirements under the statutory plans and land use bylaw or jurisdiction issues for the SDAB;
- Pictures, video or information gathered from a site visit and a map of the area indicating the location of the lands and the lands of the affected persons; and
- Describe the standards and the test for relaxation or variation of the standards in the land use bylaw.

AFFECTED PERSON(S)

Adjacent landowners may have the right to appeal and be heard by the Subdivision and Development Appeal Board. Affected persons include people who speak in favour or against the decision being appealed.

FILING DOCUMENTS

Please provide any written and/or visual presentations to the clerk no later than noon on August 14, 2025.

Please be aware that any submissions are collected for the purpose of a public hearing. By making a submission you are consenting that all information that it contains – including addresses, personal or other sensitive information – to be forwarded to the parties (e.g. municipality, appellant, applicant), the board/panel and any other person who requests to see the material.

The Development Permit Application, Notice of Decision and Notice of Appeal are available for review at the Strathmore Municipal Building, at 1 Parklane Drive during regular business hours, being 8:30 a.m. to 4:30 p.m., Monday to Friday.

Should you have any questions, please contact the undersigned at 403-934-3133 or veronica.anderson@strathmore.ca.

Sincerely,

Veronica Anderson

Veronica Anderson
Subdivision & Development Appeal Board Clerk

SUBDIVISION & DEVELOPMENT APPEAL BOARD

Our File No. 2026-07-27-FILE#01

August 6, 2026

Applicant:

ATIA Sec. 20(1)

NOTICE OF HEARING

Notice of Appeal on Development Permit D26-083
for the
Property Located at 52 Lakes Estates Circle, Strathmore AB
Lot 14, Block 25, Plan 081 1227

Development Permit Regarding: Secondary Suite

The Subdivision and Development Appeal Board (SDAB) received a Notice of Appeal on July 27, 2026. The SDAB will hear the appeal on:

Date(s): **Thursday, August 20, 2026**

Time: **5:00 p.m.**

Location: **Town of Strathmore Municipal Building, Council Chambers,
1 Parklane Drive, Strathmore, AB**

APPELLANT

The appellant is encouraged to give a verbal presentation to the Subdivision and Development Appeal Board. A written and visual presentation is also permitted.

The presentation will include submissions and evidence on the grounds for the appeal. The appellant should be prepared to elaborate on these reasons and possibly cite examples and use illustrations to assist the SDAB Members to understand both the problems with the decision and the decision the appellant is asking the SDAB to make.

It is important for the appellant to review the legislation, relevant plans and bylaws to identify what was taken into consideration with the decision.

RESPONDENT

The respondent needs to describe the steps that the authority followed to make their decision. The presentation may include the following:

- The basis for the decision;
- Relevant aspects to the case with regards to legislation, provincial land use policies, statutory plans, the land use bylaw and other relevant municipal documents;
- Evidence on the decision made by the subdivision and development authority;
- Duties, time limits and authority used to make the decision;
- Requirements under the statutory plans and land use bylaw or jurisdiction issues for the SDAB;
- Pictures, video or information gathered from a site visit and a map of the area indicating the location of the lands and the lands of the affected persons; and
- Describe the standards and the test for relaxation or variation of the standards in the land use bylaw.

AFFECTED PERSON(S)

Adjacent landowners may have the right to appeal and be heard by the Subdivision and Development Appeal Board. Affected persons include people who speak in favour or against the decision being appealed.

FILING DOCUMENTS

Please provide any written and/or visual presentations to the clerk no later than noon on August 14, 2025.

Please be aware that any submissions are collected for the purpose of a public hearing. By making a submission you are consenting that all information that it contains – including addresses, personal or other sensitive information – to be forwarded to the parties (e.g. municipality, appellant, applicant), the board/panel and any other person who requests to see the material.

The Development Permit Application, Notice of Decision and Notice of Appeal are available for review at the Strathmore Municipal Building, at 1 Parklane Drive during regular business hours, being 8:30 a.m. to 4:30 p.m., Monday to Friday.

Should you have any questions, please contact the undersigned at 403-934-3133 or veronica.anderson@strathmore.ca.

Sincerely,

Veronica Anderson

Veronica Anderson
Subdivision & Development Appeal Board Clerk

SUBDIVISION & DEVELOPMENT APPEAL BOARD

Our File No. 2026-07-27-FILE#01

August 6, 2026

NOTICE OF HEARING

Notice of Appeal on Development Permit D26-083
for the
Property Located at 52 Lakes Estates Circle, Strathmore AB
Lot 14, Block 25, Plan 081 1227

Development Permit Regarding: Secondary Suite

The Subdivision and Development Appeal Board (SDAB) received a Notice of Appeal on July 27, 2026. The SDAB will hear the appeal on:

Date(s): **Thursday, August 20, 2026**

Time: **5:00 p.m.**

Location: **Town of Strathmore Municipal Building, Council Chambers,
1 Parklane Drive, Strathmore, AB**

APPELLANT

The appellant is encouraged to give a verbal presentation to the Subdivision and Development Appeal Board. A written and visual presentation is also permitted.

The presentation will include submissions and evidence on the grounds for the appeal. The appellant should be prepared to elaborate on these reasons and possibly cite examples and use illustrations to assist the SDAB Members to understand both the problems with the decision and the decision the appellant is asking the SDAB to make.

It is important for the appellant to review the legislation, relevant plans and bylaws to identify what was taken into consideration with the decision.

RESPONDENT

The respondent needs to describe the steps that the authority followed to make their decision. The presentation may include the following:

- The basis for the decision;

- Relevant aspects to the case with regards to legislation, provincial land use policies, statutory plans, the land use bylaw and other relevant municipal documents;
- Evidence on the decision made by the subdivision and development authority;
- Duties, time limits and authority used to make the decision;
- Requirements under the statutory plans and land use bylaw or jurisdiction issues for the SDAB;
- Pictures, video or information gathered from a site visit and a map of the area indicating the location of the lands and the lands of the affected persons; and
- Describe the standards and the test for relaxation or variation of the standards in the land use bylaw.

AFFECTED PERSON(S)

Adjacent landowners may have the right to appeal and be heard by the Subdivision and Development Appeal Board. Affected persons include people who speak in favour or against the decision being appealed.

FILING DOCUMENTS

Please provide any written and/or visual presentations to the clerk no later than noon on August 14, 2025.

Please be aware that any submissions are collected for the purpose of a public hearing. By making a submission you are consenting that all information that it contains – including addresses, personal or other sensitive information – to be forwarded to the parties (e.g. municipality, appellant, applicant), the board/panel and any other person who requests to see the material.

The Development Permit Application, Notice of Decision and Notice of Appeal are available for review at the Strathmore Municipal Building, at 1 Parklane Drive during regular business hours, being 8:30 a.m. to 4:30 p.m., Monday to Friday.

Should you have any questions, please contact the undersigned at 403-934-3133 or veronica.anderson@strathmore.ca.

Sincerely,

Veronica Anderson

Veronica Anderson
Subdivision & Development Appeal Board Clerk

Trash to Treasure and Heavy Item Garbage (HIG) September 14-18

Trash to Treasure: September 10 to 13, 2026.

Heavy Item Garbage: September 14 to 18, 2026.

The last day to pick up HIG tags is September 11, 2026.

All items must be placed out by 7 a.m. on September 14, 2026 to ensure your items are picked up. Tags can be picked up at Town Hall and the Strathmore Library.

For more information on HIG or Trash to Treasure, visit Strathmore.ca/HIG

Notice of Public Hearing. September 2, 2026 at 6 p.m.

Area Structure Plan Amending Bylaw No. 26-11 (The Prairies)

Please be advised that the Town of Strathmore has received an Area Structure Plan Amendment application to amend The Prairies Area Structure Plan Bylaw No. 11-08, community consisting of attached residential units centred around a central clubhouse amenity. The site is located at the north of the TransCanada Highway and east of George Freeman Trail. The proposed amendment would support the development of a residential community consisting of attached residential units centred around a central clubhouse amenity. The amendment proposes to facilitate neighbourhood commercial uses on a 3.74-acre (1.51 ha) parcel located in the southwest portion of the subject lands.

Public Hearing Process

A copy of the proposed Bylaw may be inspected by the public during regular office hours, 8:30 a.m. to 4:30 p.m., Monday to Friday at the Town Office (1 Parklane Drive, Strathmore, AB), or can be found on the Town website, Strathmore.ca/PublicHearings. Please contact the Town Office if you would like an opportunity to review and provide input on the proposed amendments prior to the Public Hearing.

The Public Hearing will be held via ZOOM and in Council Chambers, Strathmore Municipal Building, 1 Parklane Drive, Strathmore Alberta on Wednesday, September 2, 2026, commencing at 6:00 pm with procedures in accordance with the Municipal Government Act, Section 199 and the Town of Strathmore Council Procedural Bylaw No. 23-17 and amendments thereto. Any person or group of persons, or person acting on someone's behalf, who claims to be affected by any of the proposed bylaw may present suggestions or concerns by making a submission to the public hearing. Please contact Legislative Services at LSAdmin@strathmore.ca by 12:00 noon on **Wednesday, August 26, 2026**, in order to register to present.

Written submissions to the Public Hearing or the name of any person wishing to make an oral presentation at the Public Hearing must be received by the Planning and Development Department prior to 12:00 noon on **Wednesday, August 26, 2026**, as outlined in Bylaw No. 23-17 and amendments thereto. If your written submission is not received by this time, please provide fifteen (15) copies for distribution at the Public Hearing. Each person wishing to address Council at the Public Hearing shall complete their verbal presentation within five minutes.

Please note that written submissions will become public documents once submitted to the Town, unless otherwise requested.

Please contact Legislative Services at (403) 934 3133 prior to attending a Public Hearing to determine the order of Bylaw presentations in the Council Agenda to ensure efficient use of your time.

Notice of Public Hearing. September 2, 2026 at 6:05 p.m.

Land Use Bylaw Amending Bylaw No. 26-14 (The Prairies)

Please be advised that The Town of Strathmore has received an application to amend the Land Use Bylaw No. 14-11 to redesignate the subject lands in support of the proposed area structure plan amendment of The Prairies Neighbourhood "D" (Prairies View). The Applicant is proposing to redesignate the lands to facilitate the development of an attached housing neighbourhood, complemented by neighbourhood commercial uses and associated public service areas.

The proposed land use districts include:

- R3 – High Density Residential District with a Direct Control District Overlay to accommodate the residential portion of the development. The proposed Direct Control District would include "Community Building and Facility" as a permitted use. Within the direct control district, the rear setbacks are proposed to be at the discretion of the Approving Authority
- C1 – Neighbourhood Commercial District to accommodate future neighbourhood commercial uses within the southwest portion of the site.
- P1 – Public Service District to accommodate public service uses, including the proposed Municipal Reserve lands and associated public infrastructure.

Public Hearing Process

A copy of the proposed Bylaw may be inspected by the public during regular office hours, 8:30 a.m. to 4:30 p.m., Monday to Friday at the Town Office (1 Parklane Drive, Strathmore, AB), or can be found on the Town website, Strathmore.ca/PublicHearings. Please contact the Town Office if you would like an opportunity to review and provide input on the proposed amendments prior to the Public Hearing.

The Public Hearing will be held via ZOOM and in Council Chambers, Strathmore Municipal Building, 1 Parklane Drive, Strathmore Alberta on Wednesday, September 2, 2026, commencing at 6:05 pm with procedures in accordance with the Municipal Government Act, Section 199 and the Town of Strathmore Council Procedural Bylaw No. 23-17 and amendments thereto. Any person or group of persons, or person acting on someone's behalf, who claims to be affected by any of the proposed bylaw may present suggestions or concerns by making a submission to the public hearing. Please contact Legislative Services at LSAdmin@strathmore.ca by 12:00 noon on **Wednesday, August 26, 2026**, in order to register to present.

Written submissions to the Public Hearing or the name of any person wishing to make an oral presentation at the Public Hearing must be received by the Planning and Development Department prior to 12:00 noon on **Wednesday, August 26, 2026**, as outlined in Bylaw No. 23-17 and amendments thereto. If your written submission is not received by this time, please provide fifteen (15) copies for distribution at the Public Hearing. Each person wishing to address Council at the Public Hearing shall complete their verbal presentation within five minutes.

Please note that written submissions will become public documents once submitted to the Town, unless otherwise requested.

Please contact Legislative Services at (403) 934 3133 prior to attending a Public Hearing to determine the order of Bylaw presentations in the Council Agenda to ensure efficient use of your time.

Notice of Appeal Hearing. August 20, 2026 at 5 p.m.

Notice of Appeal on Development Permit D26-083 for the property located at 52 Lakes Estates Circle, Strathmore, Alberta, Lot 14, Block 25, Plan 0811227.

The Subdivision and Development Appeal Board (SDAB) received a Notice of Appeal on July 27, 2026. The SDAB will hear the appeal on:

Date: Thursday, August 20, 2026.

Time: 5:00 p.m.

Location: Town of Strathmore Municipal Building, Council Chambers, 1 Parklane Drive, Strathmore, Alberta.

Adjacent landowners have the right to be heard by the Subdivision and Development Appeal Board. Affected persons include people who speak in favour or against the decisions being appealed.

Persons are asked to provide any written and/or visual presentation to the clerk no later than noon on **August 14, 2026**.

Please be aware that any submissions are collected for the purpose of a public hearing. By making a submission you are consenting that all information that it contains – including addresses, personal or other sensitive information – to be forwarded to the parties (e.g. municipality, appellant, applicant), the board/panel and any other person who requests to see the material.

The Development Permit Application, Notice of Decision and Notice of Appeal are available for review at the Strathmore Municipal Building, at 1 Parklane Drive during regular business hours, being 8:30 a.m. to 4:30 p.m., Monday to Friday.

For any further questions, please call 403-934-3133 or email veronica.anderson@strathmore.ca.

New Addition. Blue Recycle Carts Coming Soon.

Starting October 1, 2026, blue carts will be available to Strathmore residents for curbside recycling collection, with more accepted materials and single-stream collection (no sorting required!).

Agendas, Minutes and Highlights

Strathmore Town Council Meetings

Upcoming Council Meetings

SEP 02
Regular Council Meeting
 September 2, 2026 at 6:00 p.m.
 AGENDA TO FOLLOW

SEP 09
Committee of the Whole
 September 9, 2026 at 6:00 p.m.
 AGENDA TO FOLLOW

Other Upcoming Meetings

AUG 20
Subdivision and Development Review Board (SDAB) Hearing
 Thursday, August 20 at 5:00 p.m.
NOTICE
 AGENDA TO FOLLOW

Municipal Centre

Strathmore Town Council —

- **Council Agendas, Minutes and Highlights**
- Your Elected Officials +
- Public Hearings
- Council Calendar

View Full Menu ☰

Notice of Hearing - Subdivision and Development Appeal - August 20, 2026

~ Aug 08, 2026

Notice of Hearing

Notice of Appeal on Development Permit D26-083

for the

Property Located at 52 Lakes Estates Circle, Strathmore AB

Lot 14, Block 25, Plan 081 1227

Development Permit Regarding: Secondary Suite

The Subdivision and Development Appeal Board (SDAB) received a Notice of Appeal on July 27, 2026. The SDAB will hear the appeal on:

Date(s): **Thursday, August 20, 2026**

Time: **5:00 p.m.**

Location: **Town of Strathmore Municipal Building, Council Chambers,**

1 Parklane Drive, Strathmore, AB

Adjacent landowners may have the right to appeal and be heard by the Subdivision and Development Appeal Board. Affected persons include people who speak in favour or against the decision being appealed.

Filing Documents

Please provide any written and/or visual presentations to the clerk no later than noon on August 14, 2026.

Please be aware that any submissions are collected for the purpose of a public hearing. By making a submission you are consenting that all information that it contains – including addresses, personal or other sensitive information – to be forwarded to the parties (e.g. municipality, appellant, applicant), the board/panel and any other person who requests to see the material.

The Development Permit Application, Notice of Decision and Notice of Appeal are available for review at the Strathmore Municipal Building, at 1 Parklane Drive during regular business hours, being 8:30 a.m. to 4:30 p.m., Monday to Friday.

Should you have any questions, please contact the undersigned at 403-361-1578 or veronica.anderson@strathmore.ca.

Subscribe

[Back to News Search](#)

All Categories

[Council Meeting](#)

[Emergency Alert](#)

[Event Cancellation](#)

[General Information](#)

[News](#)

[Office Closure](#)

[Public Advisory](#)

[Public Notices](#)

[Road Closure](#)

[Road Servicing](#)

[Utility Interruption](#)

[Water Main Break](#)

Contact Us

Town of Strathmore

PO BOX 2280,

1 Parklane Drive, Strathmore, AB,

T1P 1K2,

Phone: **(403) 934-3133**

Fax: **(403) 934-4713**

THIS WAS LETTER REC'D
AND FOLLOWING IS OUR
RESPONSE

TOWN OF
Strathmore

July 7, 2026

To Whom It May Concern:

RE: Adjacent Landowner Notification
FILE: Development Permit Application D26-083
Proposal: Secondary Suite
Legal: Lot 14 Block 25 Plan 0811227
Address: 52 Lakes Estates Circle

The Town of Strathmore has approved an application for a Secondary Suite located at 52 Lakes Estates Circle.

A person affected by this permit, or any conditions of this permit may appeal to the Subdivision and Development Appeal Board as prescribed by Section 685 of the Municipal Government Act, RSA 2000 as amended, and Section 1.18 of the Town of Strathmore Land Use Bylaw 14-11.

An Appeal must:

- (a) be made in writing, stating the reasons for the appeal;
- (b) include the Appeal Fee of \$200, payable to the Town of Strathmore;
- (c) be addressed to the Secretary of the Subdivision and Development Appeal Board, Box 2280, 1 Parklane Dr., Strathmore AB, T1P 1K2; and
- (d) be received within twenty-one (21) days.

The approved development permit may be reviewed during regular office hours – Monday to Friday, 8:30 a.m. to 4:30 p.m. Should you have any questions or require further information, please contact the Development Department at the Town of Strathmore Administration Office.

Sincerely,

ATIA Sec. 20(1)

Cathy Jones
Development Officer
cathyj@strathmore.ca

James and Cathy Goertz

ATIA Sec. 20(1)

July 10, 2026

Secretary of the Subdivision and Development Appeal Board,
Box 2280, 1 Parklane Drive,
Strathmore, AB. T1P 1K2

RE: Development Permit Application D26-083
Proposal: Secondary Suite
Legal: Lot 14, Block 25, Plan 0811227
Address: 52 Lakes Estates Circle

We would like to appeal this development Permit application for the following reasons:

1. **Zoning and Neighborhood Character:** The property and surrounding area are zoned R1 for single family dwellings. Allowing a secondary suite would change the intended character of the neighborhood and set a precedent for multi-family units which was not anticipated by the current homeowners.
2. **Parking Limitations:** The area already faces parking shortages, especially with the public mailboxes located next to the property. Adding another family unit would further strain the limited parking available.
3. **Snow Removal Issues:** The road is not regularly plowed in winter. Increased on-street parking from additional residents would make snow removal more difficult and worsen the driving conditions.
4. **Precedent for Overdevelopment:** Approving this application could lead to similar requests from other homeowners. If all 65 lots on Lakes Estates Circle added secondary suites, the number of family units would double, overwhelming local infrastructure and parking.
5. **Negative Impact on Property Values:** The introduction of secondary suites is believed to reduce property values and detract from the quiet, single-family character that attracted the current residents to the neighborhood.

ATIA Sec. 20(1)

James and Cathy Goertz

We also represent the owners of properties on Lakes Estates Circle who are opposed to this Secondary Suite application.

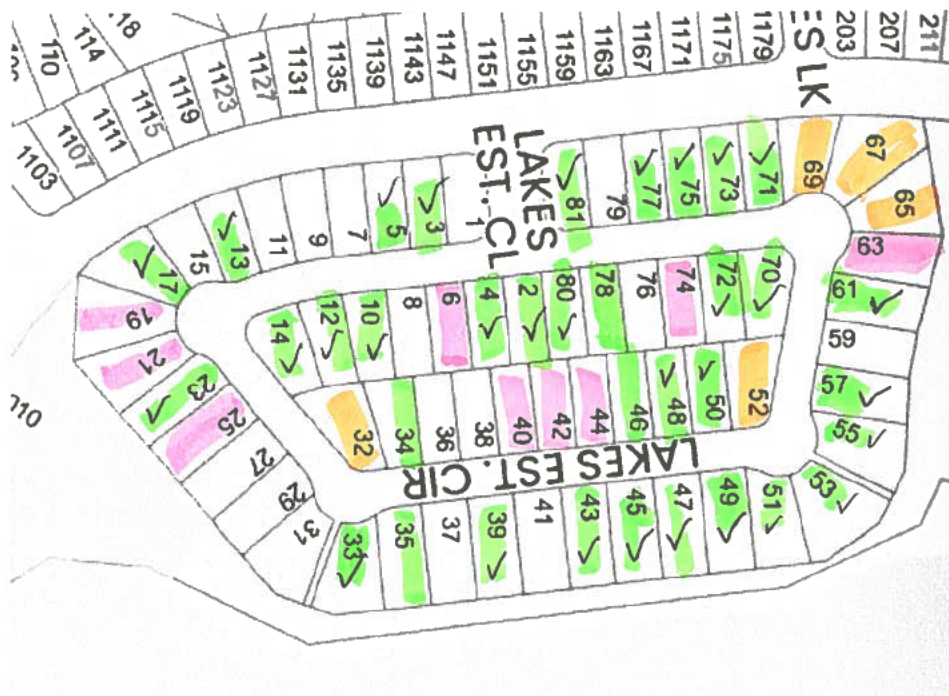
(See next page)

Sharon Macfarlane [REDACTED] ATIA Sec. 20(1)	Alex and Terry Toth [REDACTED] ATIA Sec. 20(1)
SANDACE WARDER [REDACTED] ATIA Sec. 20(1)	& Vanessa Cunningham [REDACTED] ATIA Sec. 20(1)
Stacey Warrack [REDACTED] ATIA Sec. 20(1)	Steffanie Fong [REDACTED] ATIA Sec. 20(1)
Sara Larson [REDACTED] ATIA Sec. 20(1)	John & LORELEI Greenwell [REDACTED] ATIA Sec. 20(1)
Ed Van Bastelaar [REDACTED] ATIA Sec. 20(1)	Rod & Michelle McPhee [REDACTED] ATIA Sec. 20(1)
Colleen Kaiser [REDACTED] ATIA Sec. 20(1)	Nick + Naomi Greff [REDACTED] ATIA Sec. 20(1)
Adam Milloux [REDACTED] ATIA Sec. 20(1)	Jessica + Joel Grove [REDACTED] ATIA Sec. 20(1)
LYLE GOOD EAGLE [REDACTED] ATIA Sec. 20(1)	Danny Banagly [REDACTED] ATIA Sec. 20(1)
DARREN & Dawn BITTOLF [REDACTED] ATIA Sec. 20(1)	Colin & Kelly Fitzgerald [REDACTED] ATIA Sec. 20(1)

ATIA Sec. 20(1)	Heilie Baranoshky	ATIA Sec. 20(1)
	Olivia Senorin	ATIA Sec. 20(1)
	Josh Natland	ATIA Sec. 20(1)
	Ron West	ATIA Sec. 20(1)
	John Woloshyn	ATIA Sec. 20(1)
	Bryn Thiessen	ATIA Sec. 20(1)
	AL Bertram	
		ATIA Sec. 20(1)
		ATIA Sec. 20(1)

ATIA Sec. 20(1)	Mona Vermont
Darrell Vermont.	ATIA Sec. 20(1)
ATIA Sec. 20(1)	
Kendra Toovey	
ATIA Sec. 20(1)	
Kris Hude	
ATIA Sec. 20(1)	
Ryan Hannah	
ATIA Sec. 20(1)	
Andrew Young	
ATIA Sec. 20(1)	
Shuang Xiu	
ATIA Sec. 20(1)	
April Jozsef	
ATIA Sec. 20(1)	
JOHN VILGIBOS	
ATIA Sec. 20(1)	

LAKES ESTATES CIRCLE LAYOUT,



- ≈ DOCUMENT SIGNED
- = VACANT LOTS
- = UNSOLD HOUSES (NEW)

39/65

Development Authority Report
Appeal of Development Permit D26-083
Secondary Suite
52 Lakes Estates Circle

Application Summary

Development Permit D26-083 was submitted for the property located legally described as Lot 14, Block 25, Plan 0811227. The subject parcel is designated R1 – Single Detached Residential District under the Strathmore Land Use Bylaw #14-11. The application proposes a Secondary Suite, which is classified as a Discretionary Use in this District. The applicant provided a Site Plan (including Parking Plan), Floor Plans, and additional drawings in support of the application.

The subject property is located within the R1 – Single Detached Residential District where a Secondary Suite is classified as a Discretionary Use under the Strathmore Land Use Bylaw #14-11.

The Strathmore Land Use Bylaw #14-11 allows only one Secondary Suite in conjunction with a principal dwelling and requires one additional on-site parking stall for the Secondary Suite. The application proposed a Secondary Suite and provided one additional stall.

Background & Process

- The house was built in 2025. The application was for a home with a developed basement, and the house and basement passed inspection in September 2025.
- Development Services received complaints on May 20, June 2, June 15, 2026, alleging construction of a Secondary Suite without permits.
- A Building Safety Codes Officer conducted a site visit on June 5, 2026, and issued a Stop Order on June 16, 2026, for the construction of the suite.
- The applicant submitted a Development Permit on June 10, 2026 (paid June 12, 2026) to bring the work into compliance.
- Development Permit D26-083 was approved July 7, 2026.
- An Adjacent Landowner Notification Letter was mailed July 7, 2026.

Applicable Legislation

Municipal Government Act (MGA)

642(2) When a person applies for a development permit in respect of a development that may, in the discretion of the development authority, be permitted pursuant to section 640(2)(b)(ii), the development authority may, if the application is complete in accordance with section 683.1, issue a development Permit with or without conditions as provided for in the land use bylaw.

Strathmore Land Use Bylaw #14-11

Section 1.18 Notification

If the application is for a permitted use that requires a variance pursuant to Section 1.9.7 or 1.9.8 of the Bylaw, or is for a discretionary use, the Development Officer shall also issue a notice stating the legal description of the property, civic address, and the nature of the use or development, to be send by ordinary mail to adjacent landowners and may, at the discretion of the Development Officer.

- a. Be published in a local newspaper circulating within the municipality.*
- b. Be posted conspicuously on the property; or*
- c. Be published on the Town of Strathmore's website.*

Section 2.0 - Definitions

Secondary Suite means a use that:

- a) contains two or more rooms used or designed to be used as a residence not shared with the primary dwelling unit, by one or more persons.*
- b) contains living, sleeping and sanitary facilities; a kitchen or appliances designed to be used for the cooking or preparation of food.*
- c) is self-contained and located within a Dwelling Unit; and*
- d) is considered part of and secondary to a Dwelling Unit.*

Section 3.34 - Secondary Suites

1. *Only one (1) Secondary Suite may be developed in conjunction with a principal dwelling.*
2. *A minimum of one (1) on-site parking stalls shall be provided for a Secondary Suite in addition to the required parking stalls for the principal dwelling.*
3. *On-site tandem parking arrangements shall be supported by the Development Authority.*
4. *Adjacent street parking shall not receive credit towards achieving the minimum parking calculations for a Secondary Suite*

Section 4.1 Single Detached Residential District

Secondary Suite - Discretionary Use

History of Secondary Suites in Strathmore

The Town of Strathmore first established policy support for secondary suites through the adoption of the Municipal Development Plan (MDP) Bylaw No. 14-03 in April 2014. Policy 3.2.16 states:

“Secondary Suites are considered an appropriate method of providing additional and affordable housing in all residential districts if the additional parking requirements can be met and if the Secondary Suite meets all safety and building codes.”

Following adoption of the MDP, Council adopted Land Use Bylaw No. 14-11 in September 2014, which included Secondary Suites as a discretionary use within several residential land use districts.

In 2015, Secondary Suites were removed from the Land Use Bylaw. This removal was not related to concerns regarding the suitability of Secondary Suites as a housing form, but rather to allow the regulations to be reviewed and refined prior to reintroduction.

Between 2015 and 2020, Administration continued to research best practices, review regulatory approaches used by other municipalities, and receive public feedback regarding Secondary Suites. Particular attention was given to addressing safety considerations, building code compliance, parking impacts, and neighbourhood compatibility.

In February 2020, Council gave First Reading to a bylaw amendment proposing the reintroduction of Secondary Suites into the Land Use Bylaw. Public engagement activities followed, including an Open House held on March 10, 2020, from 3:00 p.m. to 7:00 p.m.

Additional public notification was provided through advertisements in the Strathmore Times, utility bill inserts, social media platforms, and the Town's website.

Due to the COVID-19 pandemic, additional time was provided between First Reading and the Public Hearing to ensure adequate notice and opportunities for public input. A Public Hearing was subsequently held on June 3, 2020.

Following the Public Hearing, Council adopted Bylaw No. 20-04 on June 3, 2020, reinstating Secondary Suites as a discretionary use within low-density residential districts. The amendment was supported by Administration as both a planning best practice and a means of encouraging safe, regulated secondary housing opportunities within the community.

Technical Review

The proposed development was evaluated referencing the Strathmore Land Use Bylaw requirements for Secondary Suites. The Use meets the LUB definition of a Secondary Suite and is classified as a Discretionary Use within the Single Detached Residential District.

The application was reviewed for compliance with all the applicable district regulations.

Secondary Suite specific requirements were assessed including the entrance location and the additional on-site parking stall. The application met all the requirements.

The application was circulated to internal departments for comments, and no concerns were identified that would prevent approval.

The site context, including surrounding land uses and parking availability was reviewed and found to support the proposed development. The residence has a three-car garage and three parking pads.

Conditions of approval were applied to ensure compliance with the Land Use Bylaw.

Decision Summary

Development Permit D26-083 was approved as a Discretionary Use, July 7, 2026, subject to the 21 days appeal period in accordance with the MGA.

The following conditions were included in the Development Permit:

1. The development shall comply with the requirements of the R1 – Single Detached Residential District and all applicable provisions of the Land Use Bylaw.

2. The development must be constructed in accordance with the approved plans. Any changes to the approved plans (including non-completion of the development) must be submitted for review and approval to the Development Authority.
3. Parking shall be provided in accordance with the approved plan, as well as the requirements of the Land Use Bylaw.
4. The maximum number of dwelling units on this parcel shall be two (2): the principal dwelling and one secondary suite.

The Development Permit was approved because:

- The proposed development complies with the requirements of the Land Use Bylaw.
- The proposed development is consistent with the applicable policies of the Municipal Development Plan.
- In the opinion of the Development Officer, the proposed development will not unduly interfere with or adversely affect the use and enjoyment of neighbouring properties.
- In the opinion of the Development Officer, the proposed additional dwelling will not alter the established character or primary function of the surrounding neighbourhood.
- Adequate municipal infrastructure and servicing capacity, including water and sanitary services, are available to support the development.
- Sufficient on-site parking and appropriate site access have been provided to accommodate the proposed development.

Conclusion

The decision was made following the requirements of the Strathmore Land Use Bylaw and the Municipal Government Act and falls fully within the scope of the Development Authority delegated to myself as the Development Officer. The development permit decision was made on July 7, 2026, and the appeal period lapsed on July 28, 2026. The appeal was received on July 10, 2026.

The SDAB has full authority to uphold, vary, or overturn the decision.

Table of Exhibits

Tab	Exhibit	Description
1	Exhibit 1	Development Permit Application
2	Exhibit 2	MGA Permitted and Discretionary Uses
3	Exhibit 3	LUB Notification – Issuance and Validity of Development Permits
4	Exhibit 4	LUB Authority and Responsibility of the Approving Authority
5	Exhibit 5	LUB Definitions - Secondary Suite
6	Exhibit 6	LUB Secondary Suites
7	Exhibit 7	LUB R1 - Single Detached Residential District Uses and Regulations
8	Exhibit 8	MDP 2014 Secondary Suites
9	Exhibit 9	20-04 - Land Use Bylaw Amendment Bylaw - Secondary Suites
10	Exhibit 10	Site Context 52 Lakes Estates Circle
11	Exhibit 11	D26-083 Site Plan - Showing Parking
12	Exhibit 12	Front of House – Three Parking Stalls
13	Exhibit 13	D26-083 Floor Plans
14	Exhibit 14	D26-083 Left Elevation Drawing
15	Exhibit 15	D26-083 Development Permit - Secondary Suite
16	Exhibit 16	Post Decision Development Permit Notification Letter to Adjacent Landowners
17	Exhibit 17	Adjacent Landowner Map

D26-083



FORM 1

Application Form

Applications can be submitted electronically by emailing all required documents to: development@strathmore.ca or in person to the Development Services Counter at Town Hall. **Development Fees must be paid with submission.**

Applicant & Property Owner Information

Applicant <i>New Urban Custom Homes Ltd</i>		Property Owner (if different than Applicant)	
ATIA Sec. 20(1)		Phone	
		Email	
		Mailing Address	
		Town/City	Province

Location of Development

Civic Address	<i>52 Lake Estate Circle</i>		
Legal Address	Lot <i>14</i>	Block <i>25</i>	Plan <i>08/1227</i>

Description of Development

Describe the proposed development and all activities on the site.

Secondary suite & side Entrance
Basement with Kitchen was developed
With house



Land Use District: <u>R1</u>	
Permitted or <u>Discretionary</u> Use:	
Development Permit Application Fee: <u>\$ 300.00</u>	
For Office Use Only	
Roll #: <u>18284.00</u>	Development Permit #: <u>D26-083</u>
Building Permit Required? <u>(Y/N)</u> <u>STHB26-119</u>	Business License Required? <u>(Y/N)</u>
Date Submitted: <u>June 10/26</u>	Fees Paid? <u>(Y/N)</u> <u>June 12/26</u>

1. Failure to fully complete this form and/or supply the required information may delay your application.
2. Development Permit fees must accompany this application prior to its review.
3. A Development Permit does not become effective until the appeal period has expired or until any appeals have been heard and a decision has been rendered by the Subdivision and Development Appeal Board (SDAB).
4. If a decision has not been issued within 40 days of the date the application was deemed complete by Development Services, the application will be deemed to be refused. An appeal may then be made to the Subdivision and Development Appeal Board within 14 days.
5. A Development Permit shall be deemed void after 12 months of no progress.
6. A Development Permit is NOT a Building Permit or a Business License. Any approvals granted regarding this Development Permit application does not excuse the applicant from applying for the necessary Building Permits or Business Licenses, nor does it excuse the applicant from abiding by other applicable Municipal, Provincial, and/or Federal licenses or requirements.
7. This Development Permit does not override conditions of any easement, restrictive covenant, architectural controls, or agreements affecting the building and/or lands. The Applicant is still responsible to comply with any and all conditions affecting a building and/or land.

I have read, understood, and agree to the above information. The information I have provided is true, and to the best of my knowledge and abilities, is accurate and complete.

ATIA Sec. 20(1)

Owner/Applicant Signature

10/06/2026

Date

ATIA Sec. 20(1)

Application Screened for Completion By:
 (Development Officer/Planner)

June 12/26

Date

The Municipal Government Act authorizes requiring information for the purpose of a development permit application. The Freedom of Information & Protection of Privacy Act applies. If you have any questions, please contact the FOIP Coordinator at 403-934-3133.

control the use or development of land or buildings in the district in any manner it considers necessary.

(3) In respect of a direct control district, the council may decide on a development permit application or may delegate the decision to a development authority with directions that it considers appropriate.

(4) Repealed 2015 c8 s66.

RSA 2000 cM-26 s641;2015 c8 s66

Permitted and discretionary uses

642(1) When a person applies for a development permit in respect of a development provided for by a land use bylaw pursuant to section 640(2)(b)(i), the development authority must, if the application otherwise conforms to the land use bylaw and is complete in accordance with section 683.1, issue a development permit with or without conditions as provided for in the land use bylaw.

(2) When a person applies for a development permit in respect of a development that may, in the discretion of a development authority, be permitted pursuant to section 640(2)(b)(ii), the development authority may, if the application is complete in accordance with section 683.1, issue a development permit with or without conditions as provided for in the land use bylaw.

(3) A decision of a development authority on an application for a development permit must be in writing, and a copy of the decision, together with a written notice specifying the date on which the written decision was given and containing any other information required by the regulations, must be given or sent to the applicant on the same day the written decision is given.

(4) If a development authority refuses an application for a development permit, the development authority must issue to the applicant a notice, in the form and manner provided for in the land use bylaw, that the application has been refused and provide the reasons for the refusal.

(5) Despite subsections (1) and (2), a development authority must not issue a development permit if the proposed development does not comply with the applicable requirements of regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises.

- f. Land Use District Requirements
 - g. Timeframe of Validity of Permit
 - h. Security
 - i. Pedestrian Movement
 - j. Landscaping Plan
 - k. Garbage Storage, and
 - l. Signage
3. The Approving Authority may require an applicant, as a condition of issuing a Development Permit, to enter into agreements to service the property as provided by the Act.
 4. The Approving Authority may place conditions that may be:
 - a. Approval Conditions, or
 - b. Issuance Conditions

SECTION 1.18	NOTIFICATION, ISSUANCE AND VALIDITY OF DEVELOPMENT PERMITS
---------------------	---

Notification Methods

1. When an application for a Development Permit is approved for any use, the Notice of Decision or Permit, as the case may be, shall be delivered to the applicant in a manner acceptable to the Approving Authority.
2. If the application is for a permitted use that requires a variance pursuant to Section 1.9.7 or 1.9.8 of the Bylaw, or is for a discretionary use, the Development Officer shall also issue a notice stating the legal description of the property, civic address, and the nature of the use or development, to be sent by ordinary mail to adjacent landowners and may, at the discretion of the Development Officer;
 - a. Be published in a local newspaper circulating within the municipality;
 - b. Be posted conspicuously on the property; or
 - c. Be published on the Town of Strathmore's website.
3. When an application for a development permit is refused, the Notice of Decision shall be sent to the applicant by ordinary mail.
4. For the purposes of this Bylaw, notice given by the Development Officer on an application for a Development Permit is deemed to have been given and to have been received when sent by the reply method selected by the applicant or by ordinary mail.
 - a. In the case of a decision of refusal an application for a development permit, seven (7) days from the date that the Notice of Decision is sent to the applicant, and

SECTION 1.7 COMPLIANCE WITH OTHER LEGISLATION

A person applying for, or in possession of a valid development permit, or not requiring a Development Permit in respect of a development as described in Section 1.15 of this Bylaw shall comply with any relevant legislation other than this Bylaw, or the conditions of any documents registered on a Land Title affecting a building or land.

SECTION 1.8 SECTIONS FOUND INVALID

If one or more provisions of this Bylaw are for any reason declared to be invalid, all remaining provisions shall remain in full force and effect.

SECTION 1.9 AUTHORITY AND RESPONSIBILITY OF THE APPROVING AUTHORITY

1. The position of the Development Officer is hereby established.
2. Council is a Development Authority.
3. The Development Officer, except as detailed below, is a Development Authority, for the purposes of the Act.
4. The Chief Administrative Officer shall be a Development Officer and may appoint one or more Development Officers as considered necessary.
5. The Subdivision and Development Appeal Board, as required, may exercise the functions of the Development Officer.
6. The Development Officer shall receive all applications for development, and
 - a. Shall review each development application to ascertain whether it is complete in accordance with the requirements of Section 1.16 of this Bylaw, and shall, if the application complies with such requirements, receive the application;
 - b. Shall take into account in the decision of a permit application; utility servicing requirements, Land Use District requirements and referral agency comments;
 - c. Shall approve, with or without conditions, all applications for development of a Permitted Use provided the development complies with the regulations of this Bylaw;
 - d. May refuse or may approve, with or without conditions, all applications for development of a Discretionary Use, excavation or stockpiling or grading of soil, or demolition or removal of buildings;
 - e. May impose conditions on an approval of a Development Permit application, including but not limited to access, parking, vehicle stacking, appearance, garbage enclosures, utilities servicing, patron movement facilities, and outdoor lighting;
 - f. Shall refuse an application for development if the development does not comply with the regulations of this Bylaw, unless variance is granted pursuant to Section 1.9.7 or 1.9.8
 - g. Shall not receive an application for development if the development is neither a Permitted nor Discretionary Use in the Land Use District in which the property is

150. **Retail Stores, General** means development used for the retail sale of groceries, beverages, household goods, pet stores (including small animal grooming) furniture and appliances clothing, hardware, printed matter, confectionery, tobacco, pharmaceutical and personal care items, office equipment, stationary and similar goods from within an enclosed building. Additional services, such as postal outlets and film processing depots are permitted within general retail stores. This Use does not include Liquor Stores and Automotive Services.
151. **Retaining Wall** means a wall erected for holding in place a mass of earth or the like, such as at the edge of a terrace or excavation.

S

- Bylaw #18-08 152. **Salvage Yard** means development where dilapidated vehicles or damaged, inoperable or obsolete equipment, machinery or goods are stored, dismantled or crushed. Part or all of the activities pertaining to Salvage Yards may occur outside of a building. Salvage Yards may include the incidental sale of parts that are recovered from dilapidated vehicles, equipment, machinery or goods, and may also include space for the administration of the use.
- Bylaw #17-09 153. **School – Private** means a use
- (a) where an operator, other than the following, teaches the education curriculum from kindergarten to grade 12 and where other educational programs may be provided all pursuant to the School Act RSA 2000:
 - i. a school district or division; or
 - ii. a society or company named within a charter approved by the Minister of Education operating a charter school;
 - (b) that may provide before or after school programs that are defined as Child Care Service; and
 - (c) that may provide food service for students and staff.
- Bylaw #18-08 154. **School – School Authority** means a use
- (a) where any of the following teaches the education curriculum from kindergarten to grade 12 and where other educational programs may be provided all pursuant to the School Act RSA 2000:
 - i. a school district or division; or
 - ii. a society or company operating a charter school in accordance with a charter approved by the Minister of Education operating a charter school.
155. **Screening** means a fence, earth berm, hedge, or other appropriate landscaping, used to visually separate areas or functions which, in the opinion of the Approving Authority, detract from the urban street or neighboring land uses.
- Bylaw #16-10 156. **Sea Can** means a shipping container that is designed to be moved from one mode of transport to another without unloading or reloading.
157. **Setback** means the distance that a development or a specified portion of a Development is setback from a property line.
- Bylaw #20-04 158. **Secondary Suite** means a use that:

- a) contains two or more rooms used or designed to be used as a residence not shared with the primary dwelling unit, by one or more persons;
 - b) contains living, sleeping and sanitary facilities; a kitchen or appliances designed to be used for the cooking or preparation of food;
 - c) is self-contained and located within a Dwelling Unit; and
 - d) is considered part of and secondary to a Dwelling Unit.
159. **Shopping Centre** means a group of commercial uses that are primarily Retail Stores and Personal Service Shops, with shared on-site parking.
160. **Sign** means any visual medium, including its structure and other component parts, which is used or capable of being used, on a permanent or temporary basis, to identify or convey information, or to advertise or attract attention to a product, service, place, activity, person, institution or business. Signs shall include banners, placards, and painted messages, but not territorial or heraldic flags, interior window displays of merchandise or signs painted on or attached to a motor vehicle intended for use on a public roadway. Signs are divided into several forms and are defined as:
- (a) **"A" or Sandwich Board** means an A-shaped sign which is set upon the ground and has no external supporting structure.
 - (b) **Abandoned Sign** means any sign which no longer correctly identifies a business or the products and services that business offers, or any sign which has not been maintained and would materially interfere with or affect the use, enjoyment or value of neighboring properties, as determined by the Approving Authority.
 - (c) **Balloon, Banner, or Pennant**, means signs constructed of cloth, canvas, paper, metal or plastic or similar material which depends upon existing structural elements for their support or anchorage. Dirigibles and hot air balloons are included in this Use.
 - (d) **Billboard Advertising Sign** means a sign to which advertising is displayed for products, services, information locations, etc. to permit its periodic replacement. Such signs would exceed the maximum size and height requirements of Freestanding Signs in this Bylaw.
 - (e) **Canopy Sign** means a sign attached to or forming part of a permanent building, with projecting or fixed structural framework which extends outward from the exterior wall of a building and which may be roofed over or covered to provide protection over the entrance to a building
 - (f) **Copy** means the letters, graphics or characters which make up the message on a sign face and can be permanent or readily changed either manually or electronically.
 - (g) **Directional Sign** means an on-premise sign providing direction to pedestrian or vehicular traffic without advertising copy, except for a business logogram. Directional signs include such signs as exit and parking signs.
 - (h) **Fascia Sign** means any sign painted on or attached to an exterior building wall and does not project more than 300mm (12 inches) perpendicularly from the building face, and does not cover more than 20% of the building front.

3. A Cannabis Store located on the south side of Highway 1 may be located any distance from the following and is not subject to any separation distance from the following:
 - (a) a School – School Authority; or
 - (b) a School – Private.
4. The separation distance from a Cannabis Store to the property line of a parcel described in Subsections 1(a) and 1(b) and Section 2 above is measured from the closest external wall of
 - (a) the building containing the Cannabis Store, where the store occupies the entire building; or
 - (b) that portion of the building containing the Cannabis Store if the Cannabis Store occupies a portion of a building.
5. The 125 m, 100 m and 50 m separation distances described in Subsections 1(a) and 1(b) and Section 2. above must not be reduced by the Development Authority despite any provision to the contrary in this Bylaw.

SECTION 3.34	SECONDARY SUITES
---------------------	-------------------------

Bylaw #20-04

1. Only one (1) Secondary Suite may be developed in conjunction with a principal dwelling.
2. A minimum of one (1) on-site parking stalls shall be provided for a Secondary Suite in addition to the required parking stalls for the principal dwelling.
3. On-site tandem parking arrangements shall be supported by the Development Authority.
4. Adjacent street parking shall not receive credit towards achieving the minimum parking calculations for a Secondary Suite

SECTION 3.35	SEA CANS
---------------------	-----------------

Bylaw #16-10

Bylaw #22-01

1. A Sea Can must comply with the regulations in the Accessory Buildings and Uses Section. The Approving Authority may substitute requirements or otherwise ensure that
 - (a) A Sea Can used for storage is screened from public view from an adjoining street other than a lane; and
 - (b) The Sea Can is located to the satisfaction of the Approving Authority.
2. A Sea Can used for storage shall only be located on a parcel where there is an existing principal use.
3. The Approving Authority may require that a Sea Can be clad, painted, or covered to ensure that its appearance is compatible with the surrounding area.
4. After a dwelling unit on a site in a residential district has been occupied, a Sea Can may be located on that site for no longer than 10 consecutive days to enable temporary storage or moving of goods, materials or equipment. The Approving Authority may require that the Sea Can be located to their satisfaction.
 - (a) The Approving Authority must be notified prior to the Sea Can being located on site.

SECTION 4 LAND USE DISTRICT PROVISIONS

4.1 R1 – SINGLE DETACHED RESIDENTIAL DISTRICT

1. PURPOSE: To provide for the development of single detached dwellings at low densities.

2. USES:

a) Permitted

Accessory Building or Use
 Home Office
 Housing, Single Detached
 Parks
 Protective Emergency Services
 Residential Sales Centre 1
 Utilities

Bylaw #15-22

Bylaw #17-12

b) Discretionary

Bed and Breakfast
 Child Care Services
 Added by Bylaw #24-14 ~~Garage Suite~~
 Removed by Bylaw 25-09 ~~Garden Suite~~
 Government Services
 Group Home, Limited
 Home Occupation
 Housing Duplex
 Residential Sales Centre 2
 Secondary Suite
 Utility Building

Bylaw #15-06

Bylaw #20-04

Bylaw #17-12

3. GENERAL SITE REQUIREMENTS:

a) Minimum Site Area

i 457.0 m² per Dwelling

b) Minimum Lots Size Corner Lots

i 503.0 m² per Dwelling Unit

c) Minimum Site Width

i 15.0 metres

ii 9.0 metres for a pie shaped lot at front yard

d) Minimum Site Depth

i 30.5 metres for all lots

e) Habitable Floor Area

Bylaw #15-06

- i. Minimum Gross Floor Area – 102 m²

f) Maximum Number of Dwellings

Bylaw #20-04

- i. One dwelling per lot, unless a legal Secondary Suite has been approved

Bylaw #15-01

g) Minimum Yard Setbacks – Principle Building

Bylaw #15-28

- i. Front Yard – 6.0 m
- ii. Rear Yard – 7.0 m
- iii. Side Yard - 1.5 m from a side property line shared with an internal lot; and 3.0 m from a side property line shared with a street other than a lane

h) Site Coverage

- i. Maximum total site coverage of 50%
- ii. Maximum site coverage for Accessory Buildings is 13%

i) Building Height

Bylaw #16-10

- i. 10 m for the Principal Building
- ii. 5.0 m for Accessory Buildings* see OTHER SITE REQUIREMENTS below

Bylaw #22-01

4. OTHER SITE REQUIREMENTS:

a. Pie-Shaped Lots:

- i. The minimum lot frontage of a Pie-Shaped Lot shall be 9.0m, measured between the points determined by the intersection of the side property lines and the front property line.
- ii. The minimum lot depth of a Pie-Shaped Lot shall be 30.5m, measured from the midpoint of the front property line to the midpoint of the rear property line.

b. Garages:

- i. If a principal building does not have an attached garage at the front of the Dwelling or has a garage with a side entrance with a driveway parallel to the front property line, the Minimum Front Yard Setback shall be 4.8m.
- ii. If the doors of an attached garage face any public roadway and abut a side yard, the Minimum Side Yard Setback shall be 6.0m.

c. Landscaping

- i. Minimum landscaping requirement of at least two (2) trees per internal lot and three (3) trees per corner lot.

Bylaw #22-01

d. Accessory Building

- i. Maximum Accessory Building height shall be influenced by existing development on adjacent parcels.

- 3.2.7** The Town supports a range of seniors housing, including but not limited to independent living, assisted living and extended care facilities, in the private, non-profit and government sectors where appropriate.
- 3.2.8** Developers of new residential development shall establish architectural design controls for their development.
- 3.2.9** Both laned and laneless subdivisions are considered acceptable in Strathmore and a variety or mix of the two styles is encouraged.
- 3.2.10** Mixed use developments with a residential and commercial component, that encourages a range of lifestyle and work options and promote pedestrian commuting, shall be promoted within the Downtown and Brentwood Business Park and in neighbourhood commercial districts.
- 3.2.11** All new Area Structure Plans shall consider the land requirements for necessary school facilities as negotiated between the municipality, Developer, and the School Boards.
- 3.2.12** Transportation infrastructure related to development shall be required as needed based on the phasing of development through Area Structure Plan approvals and the required Traffic Impact Assessments (prepared by a recognized Transportation Engineering Consultant) and following the Town of Strathmore Master Servicing Strategy.
- 3.2.13** The municipality shall consider the inclusion of non-residential uses such as local commercial services, religious institutions or public services that serve the needs of the community for integration into residential areas and ensure appropriate integration, buffering and linking.
- 3.2.14** The Town supports the development of home businesses and home office establishments in residential districts as a secondary use to the dwelling unit where impacts to neighbours are minimal.
- 3.2.15** Residential developments that are adjacent to major transportation corridors or uses which may have noise, emissions or smells associated, shall require additional setbacks, buffering or other minimization considerations to mitigate the negative impacts of conflicting usages.
- 3.2.16** Secondary Suites are considered an appropriate method of providing additional, and affordable, housing in all residential districts if the additional parking requirements can be met and if the secondary suite meets all safety and building codes.
- 3.2.17** Residential development shall require tree planting of a variety of species to mitigate urban heat-island effect and increase passive solar heat benefits⁶.

⁶Deciduous trees planted on the west and south sides of structures will provide shade in the summer, thereby cooling the structure and reducing energy expenditure, and conversely will allow light and warmth in during the winter months.



**BYLAW NO. 20-04
OF THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 20-04
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;

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. Bylaw No. 14-11 is amended by:

1.1. Replacing the existing definition of “Secondary Suite” under Section 2 – Definitions with the following definition:

“**Secondary Suite** means a use that:

- (i) contains two or more rooms used or designed to be used as a residence not shared with the primary dwelling unit by one or more persons;
- (ii) contains living, sleeping and sanitary facilities; a kitchen or appliances designed to be used for the cooking or preparation of food,
- (iii) is self-contained and located within a Dwelling Unit; and,
- (iv) is considered part of and secondary to a Dwelling Unit.”

1.2. Adding the following Secondary Suite regulations as Section 3.36 – Secondary Suites:

- “1. Only one (1) Secondary Suite may be developed in conjunction with a principal dwelling.
- 2. A minimum of one (1) on-site parking stalls shall be provided for a Secondary Suite in addition to the required parking stalls for the principal dwelling.
- 3. On-site tandem parking arrangements shall be supported by the Development Authority.
- 4. Adjacent street parking shall not receive credit towards achieving the minimum parking calculations for a Secondary Suite.”



**BYLAW NO. 20-04
OF THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA**

- 1.3. Adding Secondary Suite as a Discretionary Use in the R1, R1N, R1S, R2, CR, CB, and AG Districts.
- 1.4. Amending subsection F) in Section 3 – General Site Requirements in the R1, R1N R1S, and CR Districts to read as follows:

“Maximum Number of Dwellings – One dwelling per lot, unless a legal Secondary Suite has been approved.”

READ A FIRST TIME this 19th day of February, 2020.

READ A SECOND TIME this 3rd day of June, 2020.

READ A THIRD AND FINAL TIME this 3rd day of June, 2020.

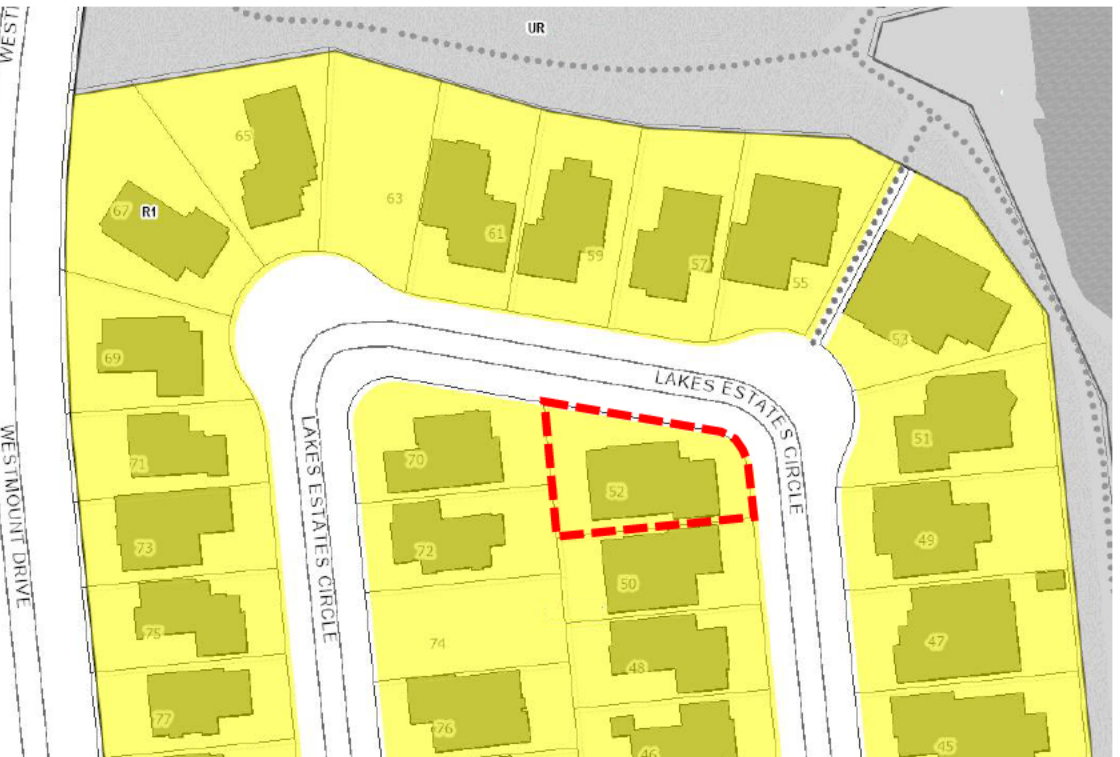
MAYOR

CHIEF ADMINISTRATIVE OFFICER



LandUse

- AG
- C1
- CB
- CHWY
- CR1
- M1
- M2
- MHP
- MHS
- P1
- R1
- R1N
- R1S
- R2
- R2X
- R3
- R3M
- UR



52 Lakes Estate Circle – Context:

- Subject Parcel

The information provided on this map is not intended as a 'legal description' and should not be used as such. While every effort has been made to ensure accuracy, we cannot guarantee it. Any errors or omissions should be promptly reported to the Town of Strathmore GIS Services Department. Please note that the Town of Strathmore will not be held liable for any damages, lost profits, business interruption, loss of business information, or other financial losses resulting from the use of this map or the information it contains.

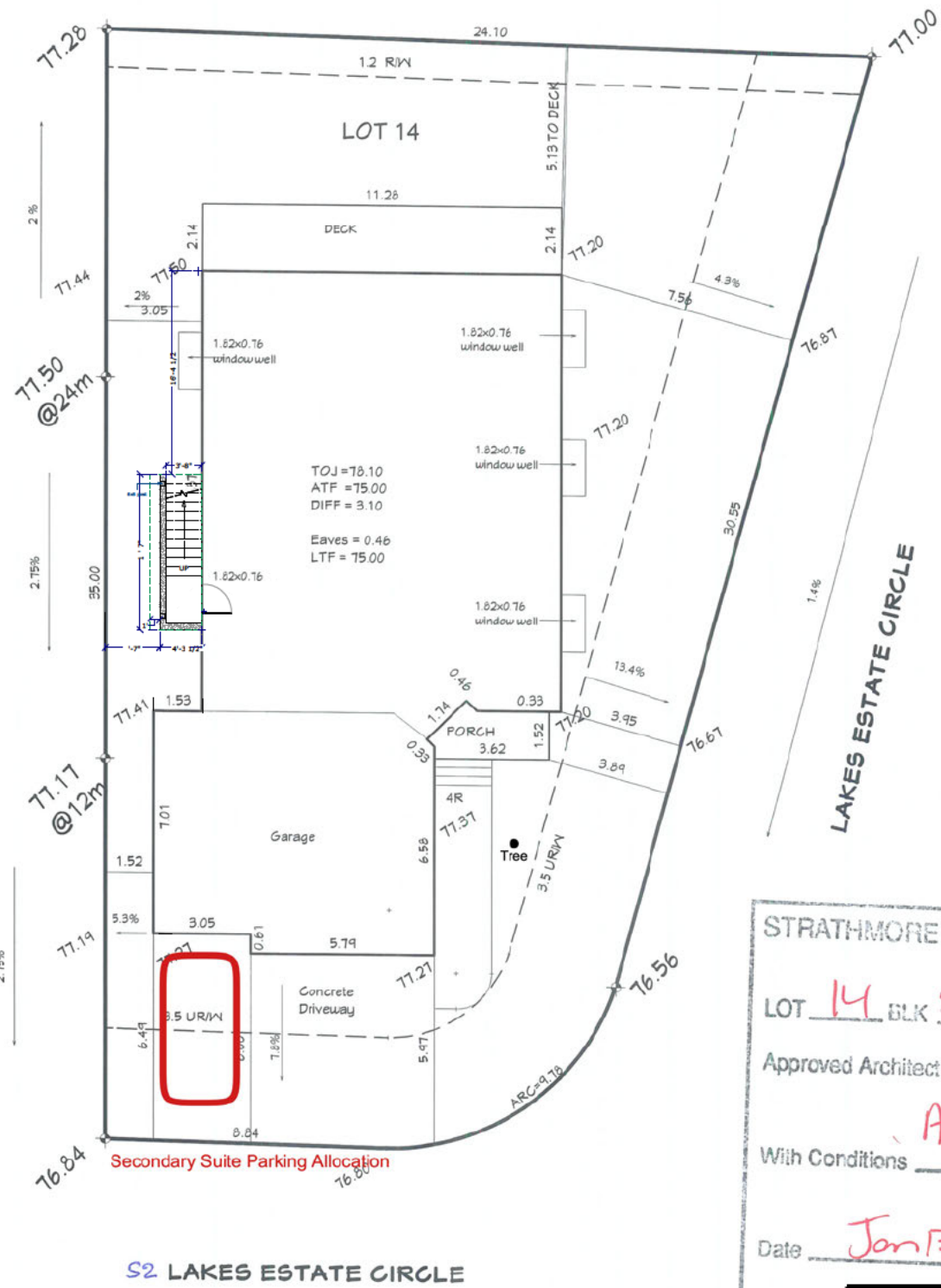
July 7, 2026

LEGAL ADDRESS:
LOT 14, BLOCK 25

ATIA Sec. 20(1)

CIVIC ADDRESS:
52 LAKES ESTATE CIRCLE

LOT AREA : 670.61 SQ.M.
COVERAGE : 227.19 (36.9%)



STRATHMORE LAKES ESTATES
LOT 14 BLK 25 PLAN
Approved Architectural Controls Review
With Conditions
Date Jan 13 2025
Signature

ATIA Sec. 20(1)

DRAWING SCALE
1 : 200

DRAWN ON
12/17/2024

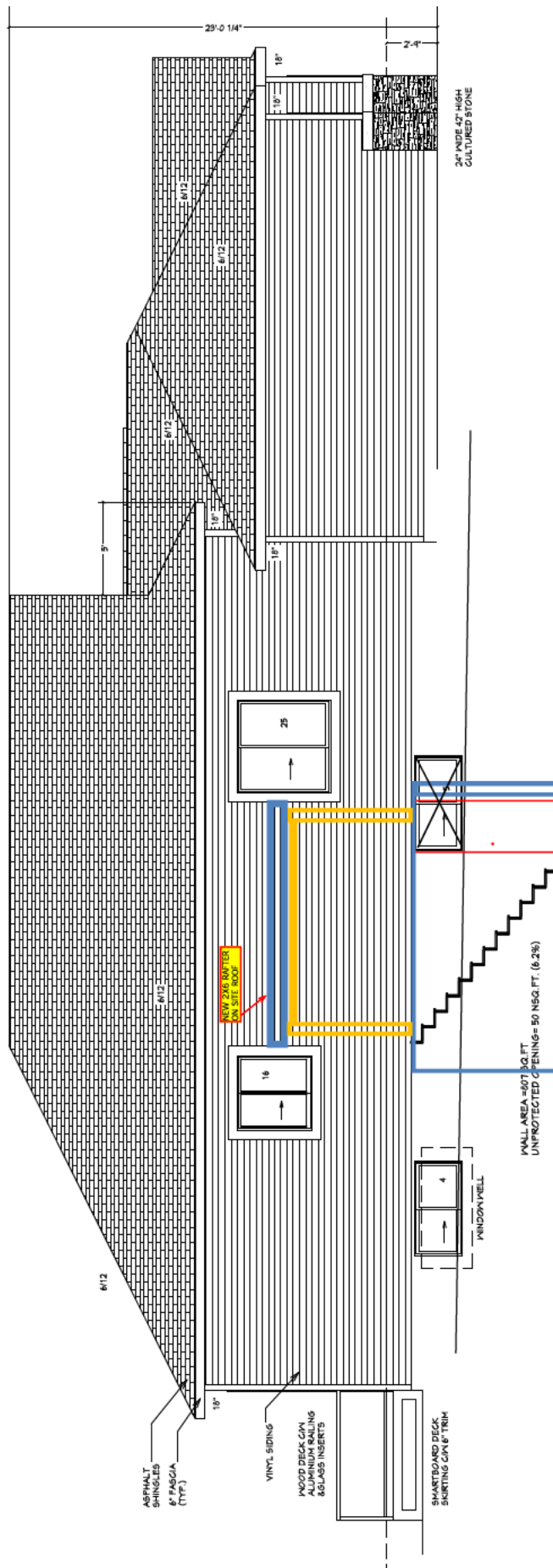
PLOT PLAN

ARCHI DESIGN INC.
hassan@archidesign.ca
Tel: 587.436.5711



Front of House – Three Parking Stalls





LEFT ELEVATION

TOWN OF STRATHMORE

THESE ARE THE PLANS REFERRED TO IN DEVELOPMENT PERMIT NO.

D26-083

June 7, 2026

WHICH ARE APPROVED SUBJECT TO THE ALTERATIONS IF ANY SHOWN
HEREON IN RED OR AS OTHERWISE NOTED IN THE DEVELOPMENT PERMIT.

ATIA Sec. 20(1)

PAGE NO.

3

12/17/2024

SCALE

Revisions	date
1	

NEW URBAN COSTUME HOMES LTD

52 LAKES ESTATE CIRCLE
LOT 14- BLOCK 25

MAIN FLOOR : 1675

TOTAL SQ.FT. : 1675
PORCH: 64 SQ.FT.
DECK AREA : 259 SQ.FT
GARAGE: 682 SQ.FT.

ARCHI DESIGN INC.

hassan@archidesigns.ca
Tel: 587.438.5721



Page 44 of 49



Town of Strathmore
PO Box 2280, 1 Parklane Drive
Strathmore, Alberta, Canada T1P 1K2
Phone: (403) 934-3133 Fax: (403) 934-4713
Website: www.strathmore.ca

DEVELOPMENT PERMIT

Application / Permit Number: D26-083

Date of Decision: July 7, 2026

Development Officer Cathy Jones

Applicant & Address	New Urban Custom Homes Ltd.
Address of Proposed Development	52 Lakes Estates Circle
Legal Description	Lot 14 Block 25 Plan 0811227
Proposed Use	Secondary Suite
Land Use District	R1 – Single Detached Residential District
Permitted or Discretionary Use:	Discretionary Use

Development Permit D26-083 is APPROVED for a Secondary Suite subject to the following CONDITIONS:

1. The development shall comply with the requirements of the R1 – Single Detached Residential District and all applicable provisions of the Land Use Bylaw (LUB).
2. The development must be constructed in accordance with the approved plans. Any changes to the approved plans (including non-completion of the development) must be submitted for review and approval to the Development Authority.
3. Parking shall be provided in accordance with the approved plan, as well as the parking requirements of the Land Use Bylaw.
4. The maximum number of dwelling units on this parcel shall be two (2): the principal dwelling and one secondary suite.
5. The Secondary Suite registry door sticker shall be placed on the front door of the primary dwelling unit, in accordance with the approved plans.

NOTES:

1. Approval of this development permit does not exempt the Applicant from complying with all applicable federal, provincial, or municipal legislation, regulations, and approvals, including obtaining all necessary authorizations, permits, and licenses pursuant to the Safety Codes Act from the appropriate authorities.
2. Failure to comply with the conditions and requirements of this Development Permit, the Land Use Bylaw, and all other applicable federal, provincial, and municipal legislation, regulations, and approvals, including, but not limited to, Land Use Bylaw No. 14-11 and Water Utility Bylaw No. 18-06, may result in the issuance of a Stop Order.
3. No variances have been granted.
4. No permanent development shall occur over any utility right of way or easement.
5. A Building Permit must be secured before any work or construction on any building(s) or land(s) may commence, including but not limited to building, plumbing, gas, and electrical permits. Permit applications must be forwarded to the Town Office prior to installation of these services.
6. The Applicant must commence the Development within twelve (12) months from the Date of Decision. If the Applicant does not commence the Development within this period or does not obtain an extension from the Development Authority within this period, this Development Permit is automatically cancelled.
7. This Development Permit may be appealed to the Subdivision and Development Appeal Board in accordance with the Municipal Government Act.

APPEAL PROCESS:

A person affected by this permit or any conditions of this permit may appeal to the Subdivision and Development Appeal Board as prescribed by Section 685 of the Municipal Government Act, RSA 2000 as amended, and Section 1.18 of the Town of Strathmore Land Use Bylaw 14-11.

An Appeal must:

- (a) be made in writing, stating the reasons for the appeal;
- (b) include the Appeal Fee of \$200, payable to the Town of Strathmore;
- (c) be addressed to the Secretary of the Subdivision and Development Appeal Board, PO Box 2280, 1 Parklane Drive Strathmore Alberta T1P 1K2; and
- (d) be received within twenty-one (21) days of the date of this permit.

ATIA Sec. 20(1)

Cathy Jones
Development Officer

If you have any questions regarding this Development Permit or the process, please contact Development Services at 403-934-3133 or by email at development@strathmore.ca

To Whom It May Concern:

RE: Adjacent Landowner Notification
FILE: Development Permit Application D26-083
Proposal: Secondary Suite
Legal: Lot 14 Block 25 Plan 0811227
Address: 52 Lakes Estates Circle

The Town of Strathmore has approved an application for a Secondary Suite located at 52 Lakes Estates Circle.

A person affected by this permit, or any conditions of this permit may appeal to the Subdivision and Development Appeal Board as prescribed by Section 685 of the Municipal Government Act, RSA 2000 as amended, and Section 1.18 of the Town of Strathmore Land Use Bylaw 14-11.

An Appeal must:

- (a) be made in writing, stating the reasons for the appeal;
- (b) include the Appeal Fee of \$200, payable to the Town of Strathmore;
- (c) be addressed to the Secretary of the Subdivision and Development Appeal Board, Box 2280, 1 Parklane Dr., Strathmore AB, T1P 1K2; and
- (d) be received within twenty-one (21) days.

The approved development permit may be reviewed during regular office hours – Monday to Friday, 8:30 a.m. to 4:30 p.m. Should you have any questions or require further information, please contact the Development Department at the Town of Strathmore Administration Office.

Sincerely,

ATIA Sec. 20(1)

Development Officer
cathyj@strathmore.ca

Adjacent Landowner Map



ATIA Sec. 20(1)

Subject: Appeal on Development Permit D26-083

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning, Veronica

I would like to just make a short statement in support of the Appeal to not allow 52 lakes estates circle from getting a secondary suite. Our address is ATIA Sec. 20(1) and have been there since we built the house 11 years ago. When we purchased our home, it was our understanding that the lots were all single-family dwellings and that is how it was going to stay. As I understand times change, I believe our little community purchased their homes with the belief that we wouldn't see higher density housing. We believe if this is allowed to go through that they will try to do the same thing with the other non-sold homes that have been built next to us. The builders of these homes do not live in this community let alone Strathmore and do not care how it effects the value or the appeal of our homes and community moving forward. We believe it will have a negative impact on us and hope that Strathmore can stand up and protect their property tax paying citizens and the investments they have made.

Thank you
Colin Fitzgerald
Kelly Chalmers

ATIA Sec. 20(1)