

AGENDA
REGULAR COUNCIL MEETING
Wednesday, September 9, 2026 @ 6:00 PM
Council Chambers, 1 Parklane Drive, Strathmore AB

Page

1. CALL TO ORDER

2. CONFIRMATION OF AGENDA

3. PUBLIC HEARING

4. PUBLIC COMMENTS

Members of the public are welcome to provide comments regarding items on the agenda in person during the Council meeting, virtually, or in writing. Should you wish to provide public comments virtually or in writing, please fill out the Request to Speak at a Council Meeting form that can be located on the Town's website and submit it to: LSAdmin@strathmore.ca by the end of the day on the Sunday before the Council meeting. In order to ensure procedural fairness, Council requests that the public refrain from speaking on items that have been or will be heard through a public hearing process.

5. DELEGATIONS

Members of the public and community organizations are welcome to attend a Regular Council Meeting as a delegation to present an item to Town Council for consideration. If you are interested in attending as a delegation please fill out the Delegation Request form that can be located on the Town's website and submit it to: LSAdmin@strathmore.ca by noon, seven (7) days before a Regular Council Meeting.

6. CONSENT AGENDA

- 7.1 Regular Council Meeting Minutes – September 2, 2026
- 10.2.1 August 2026 Marigold Library Board Updates
- 10.2.2 Marigold 2027 Budget Estimates
- 11.1 Certificate of Appreciation from the Royal Canadian Legion

7. CONFIRMATION OF MINUTES

- 7.1. Regular Council Meeting Minutes – September 2, 2026 3 - 13
[Agenda Item - AIR-26-199 - Pdf](#)

8. BUSINESS

9. BYLAWS

- 9.1. Land Use Bylaw Amending Bylaw No. 26-13 (126 Westdale St.) 14 - 33
[Agenda Item - AIR-26-163 - Pdf](#)

10. COUNCILLOR INFORMATION & INQUIRIES

10.1. QUESTIONS BETWEEN COUNCILLORS AND COUNCIL STATEMENTS

10.2. BOARD AND COMMITTEE REPORTS

- 10.2.1. August 2026 Marigold Library Board Updates 34 - 35
[August 2026 Marigold Library Board Updates](#)
- 10.2.2. Marigold 2027 Budget Estimates 36 - 37
[Marigold 2027 Budget Estimates](#)

10.3. QUESTION AND ANSWER PERIOD

10.4. ADMINISTRATIVE INQUIRIES

10.5. NOTICES OF MOTION

11. CORRESPONDENCE

11.1. Certificate of Appreciation from the Royal Canadian Legion

38 - 39

[Certificate of Appreciation from the Royal Canadian Legion](#)

12. CLOSED MEETING

12.1. Alberta Municipalities 2026 Resolutions - Advice from officials - ATIA S. 29(1)(a)

12.2. Council CAO Dialogue – Advice from officials – ATIA S. 29(1)(b)(iii)

13. ADJOURNMENT



Request for Decision

To: Council

Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: September 1, 2026

Meeting Date: September 9, 2026

SUBJECT: Regular Council Meeting Minutes – September 2, 2026

RECOMMENDED MOTION: THAT Council adopt the September 2, 2026 Regular Council Meeting Minutes as presented in Attachment I.

REPORT SUMMARY

KEY ISSUE(S):

For the minutes from the September 2, 2026 Regular Council Meeting to be reviewed by Council to determine accuracy.

OBJECTIVE:

For Council to adopt the Regular Council Meeting Minutes as presented.

OTHER IMPLICATIONS

STRATEGIC PRIORITIES IMPACTED:



Community
Connection



Managing
Growth



Financial
Resilience



Economic
Growth



Protecting
Water and
Green
Spaces



Community
Safety and
Wellbeing

HOW THE STRATEGIC PRIORITIES ARE MET:

N/A

LEGISLATIVE IMPLICATIONS AND REFERENCES:

Pursuant to Section 208(1)(iii) of the *Municipal Government Act*, the minutes of the September 2, 2026 Regular Council Meeting are given to Council for adoption.

IMPLEMENTATION

NEXT STEPS:

Once signed, the September 2, 2026 Regular Council Meeting Minutes will be posted on the Town's website.

ALTERNATIVE MOTIONS:

1. Council may adopt the recommended motion.
2. Council may provide further direction regarding the Regular Council Meeting Minutes.

REPORT AUTHOR:

Veronica Anderson, Legislative Services Officer

ATTACHMENTS:

[Attachment I: REGULAR COUNCIL - 02 Sep 2026 - Minutes](#)

Legislative Services, Legislative Services Officer

Approved
- 04 Sep
2026



MINUTES

REGULAR COUNCIL MEETING

6:00 PM - Wednesday, September 2, 2026

Council Chambers, 1 Parklane Drive, Strathmore AB

COUNCIL PRESENT: Mayor Pat Fule, Councillor Claude Brown, Councillor Jim Chisholm, Councillor Matt Hyde, Councillor Melissa Langmaid, and Councillor Brent Wiley

COUNCIL ABSENT: Deputy Mayor Richard Wegener

STAFF PRESENT: Kevin Scoble (Chief Administrative Officer), Jamie Dugdale (Director of Infrastructure, Operations, and Development Services), Mark Pretzlaff (Director of Community and Protective Services), and Kara Rusk (Director of Strategic, Administrative, and Financial Services)

1. **CALL TO ORDER**

Mayor Fule called the September 2, 2026 Regular Council Meeting to order at 6:04 p.m.

1.1. **Traditional Land Acknowledgement for the First Meeting in September (Apipitskaatosi)**

We honour all the many First Nations, Métis, and Inuit whose footsteps have marked these lands for centuries. We acknowledge that the ancestral and traditional lands on which we gather are Land of the Blackfoot Confederacy and Treaty 7 territory, a traditional meeting ground for many Indigenous peoples, and in particular our neighbors, Siksika Nation on whose traditional territory we work, live, and play, and on whose traditional territory we stand and where Strathmore resides.

2. **CONFIRMATION OF AGENDA**

Resolution No. 206.09.26

Moved by Councillor Langmaid

THAT Council adopt the September 2, 2026 Regular Council Meeting Agenda as amended:

ADDITION:

9.5 Council Meeting Schedule Amendments – September 2026

13.1 Legal item – Privileged information – ATIA S. 32(1)(b)(iii)

13.2 Legal Services – Advice from officials – ATIA S. 29(1)(a)

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, and Councillor Wiley

AGAINST: None.

CARRIED

3. PUBLIC HEARING

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

Mayor Fule called the Public Hearing for Bylaw No. 26-11 to order at 6:06 p.m. The public hearing was held pursuant to the *Municipal Government Act*, RSA 2000, Chapter M-26 and amendments there to.

- Kate Bakun presented for Administration.
- George Whittington presented on behalf of Nautical Lands Group.
- Jennifer Sommerfeldt spoke to Bylaw No. 26-11.

Mayor Fule closed the Public Hearing for Bylaw No. 26-11, being a bylaw to amend the Prairies Area Structure Plan Bylaw No. 11-08 at 6:45 p.m.

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

Mayor Fule called the Public Hearing for Bylaw No. 26-14 to order at 6:45 p.m. The public hearing was held pursuant to the *Municipal Government Act*, RSA 2000, Chapter M-26 and amendments there to.

- Kate Bakun presented for Administration.
- George Whittington presented on behalf of Nautical Lands Group.

Mayor Fule closed the Public Hearing for Bylaw No. 26-14, being a bylaw to amend the Land Use Bylaw No. 14-11 at 6:59 p.m.

4. BYLAWS

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

Resolution No. 207.09.26

Moved by Councillor Wiley

THAT Council give Second Reading to Bylaw No. 26-11, being a bylaw to amend the Prairies Area Structure Plan Bylaw No. 11-08.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, and Councillor Wiley

AGAINST: None.

CARRIED

Resolution No. 208.09.26

Moved by Councillor Langmaid

THAT Council give Third Reading to Bylaw No. 26-11, being a bylaw to amend the Prairies Area Structure Plan Bylaw No. 11-08.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, and Councillor Wiley

AGAINST: None.

CARRIED

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

Resolution No. 209.09.26

Moved by Councillor Brown

THAT Council give Second Reading to Bylaw No. 26-14, being a bylaw to amend the Land Use Bylaw No. 14-11.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, and Councillor Wiley

AGAINST: None.

CARRIED

Resolution No. 210.09.26

Moved by Councillor Hyde

THAT Council give Third Reading to Bylaw No. 26-14, being a bylaw to amend the Land Use Bylaw No. 14-11.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, and Councillor Wiley

AGAINST: None.

CARRIED

Resolution No. 211.09.26

Moved by Councillor Langmaid

THAT Council take a 5-minute Recess.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, and Councillor Wiley

AGAINST: None.

CARRIED

Mayor Fule reconvened the September 2, 2026 Regular Council Meeting at 7:20 p.m.

5. **PUBLIC COMMENTS**

None.

6. **DELEGATIONS**

None.

7. **CONSENT AGENDA**

Resolution No. 212.09.26

Moved by Councillor Langmaid

THAT Council adopt the recommendations of the following agenda reports by an omnibus motion:

8.1 Regular Council Meeting – July 22, 2026

8.2 Special Council Meeting Minutes – July 28, 2026

9.1 2025 Annual Report

9.2 Property Tax Recovery – Revised Auction Date

9.3 Traffic Calming & Safe Streets Policy No. 3204

9.4 Planning and Development Securities Policy No. 1823

12.3 Request for Proclamation – National Depression Screening Day

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, and Councillor Wiley

AGAINST: None.

CARRIED

8. **CONFIRMATION OF MINUTES**

8.1. **Regular Council Meeting Minutes – July 22, 2026**

The following motion was adopted by the consent agenda:

THAT Council adopt the July 22, 2026 Regular Council Meeting Minutes as presented in Attachment I.

8.2. **Special Council Meeting Minutes – July 28, 2026**

The following motion was adopted by the consent agenda:

THAT Council adopt the July 28, 2026 Special Council Meeting Minutes as presented in Attachment I.

9. BUSINESS

9.1. 2025 Annual Report

The following motion was adopted by the consent agenda:

THAT Council adopt the 2025 Annual Report, as presented in Attachment I.

9.2. Property Tax Recovery – Revised Auction Date

The following motion was adopted by the consent agenda:

THAT Council rescinds the part of resolution No. 172.06.26 regarding Property Tax Recovery – Auction Advertisement that reads:

"THAT Council direct Administration to advertise the October 8, 2026 Tax Recovery Auction for properties in arrears, pursuant to Section 421(1) of the Municipal Government Act"

AND THAT Council replaces part of resolution No. 172.06.26 with "THAT Council direct Administration to advertise the October 15, 2026 Tax Recovery Auction for properties in arrears, pursuant to Section 421(1) of the Municipal Government Act."

9.3. Traffic Calming & Safe Streets Policy No. 3204

The following motion was adopted by the consent agenda:

THAT Council adopt Policy No. 3204, being the Traffic Calming & Safe Streets Policy.

9.4. Planning and Development Securities Policy No. 1823

The following motion was adopted by the consent agenda:

THAT Council adopt Planning and Development Securities Policy No. 1823, as presented in Attachment I.

9.5. Council Meeting Schedule Amendments – September 2026

Resolution No. 213.09.26

Moved by Councillor Wiley

THAT Council direct Administration to cancel the Regular Council Meeting scheduled for September 16, 2026 at 6:00 p.m. in Council Chambers.

AND THAT Council direct Administration to schedule a Regular Council Meeting for September 9, 2026 at 6:00 p.m. in Council Chambers, to follow the completion of the Committee of the Whole.

AND THAT Council approve the updated Town of Strathmore Meeting Schedule for November 5, 2025 to October 28, 2026, as presented in Attachment I.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, and Councillor Wiley

AGAINST: None.

CARRIED

10. BYLAWS

None.

11. COUNCILLOR INFORMATION & INQUIRIES

11.1. QUESTIONS BETWEEN COUNCILLORS AND COUNCIL STATEMENTS

None.

11.2. BOARD AND COMMITTEE REPORTS

None.

11.3. QUESTION AND ANSWER PERIOD

None.

11.4. ADMINISTRATIVE INQUIRIES

None.

11.5. NOTICES OF MOTION

None.

12. CORRESPONDENCE

12.1. Request for Proclamation – National Legion Week

Resolution No. 214.09.26

Moved by Councillor Langmaid

THAT Council proclaim September 21-27, 2026 as National Legion Week in the Town of Strathmore.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde,

Councillor Langmaid, and Councillor Wiley

AGAINST: None.

CARRIED

12.2. Request for Proclamation – World Sepsis Day

Resolution No. 215.09.26

Moved by Councillor Brown

THAT Council proclaim September 13, 2026 as World Sepsis Day in the Town of Strathmore.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, and Councillor Wiley

AGAINST: None.

CARRIED

12.3. Request for Proclamation – National Depression Screening Day

13. CLOSED MEETING

Resolution No. 216.09.26

Moved by Councillor Hyde

THAT Council move In Camera to discuss items related to sections 32(1)(b)(iii), 29(1)(a) and 29(1)(b)(iii) of the *Access to Information Act* at 7:28 p.m.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, and Councillor Wiley

AGAINST: None.

CARRIED

13.1. Legal item – Privileged information – ATIA S. 32(1)(b)(iii)

Councillor Brown left the meeting at 7:30 p.m.

Councillor Brown returned to the meeting at 8:00 p.m.

13.2. Legal Services – Advice from officials – ATIA S. 29(1)(a)

13.3. Tax Exemption – Advice from officials – ATIA S. 29(1)(a)

13.4. Council CAO Dialogue – Advice from officials – ATIA S. 29(1)(b)(iii)

13.5. Council Dialogue – Advice from officials – ATIA S. 29(1)(b)(iii)

Resolution No. 217.09.26

Moved by Councillor Langmaid

THAT Council move out of Camera at 10:00 p.m.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, and Councillor Wiley

AGAINST: None.

CARRIED

Resolution No. 218.09.26

Moved by Councillor Langmaid

THAT Council extend the September 2, 2026 Regular Council Meeting to 10:15 p.m.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, and Councillor Wiley

AGAINST: None.

CARRIED

Councillor Brown declared a conflict of interest at 10:01 p.m.

Resolution No. 219.09.26

Moved by Councillor Langmaid

THAT Council direct the WADEMSA board members to share the information from Council as discussed in camera.

FOR: Mayor Fule, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, and Councillor Wiley

AGAINST: None.

CARRIED

Councillor Brown returned to the meeting at 10:01 p.m.

Resolution No. 220.09.26

Moved by Councillor Chisholm

THAT Council adopt the recommendation for Closed Meeting Item 13.1, *Legal item – Privileged information – ATIA S. 32(1)(b)(iii)* as presented in the Confidential Administrative Report and as discussed In Camera.

AND THAT the details of the discussion remain confidential pursuant to S. 32(1)(b)(iii) of the *Access to Information Act*.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, and Councillor Wiley

AGAINST: None.

CARRIED

Resolution No. 221.09.26

Moved by Councillor Wiley

THAT Council authorize an operating budget amendment of up to \$90,000, funded from the Financial Stabilization Reserve, for additional legal services.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, and Councillor Wiley

AGAINST: None.

CARRIED

14. ADJOURNMENT

Mayor Fule adjourned the September 2, 2026 Regular Council Meeting at 10:05 p.m.

Mayor

Director of Strategic, Administrative,
and Financial Services



Request for Decision

To: Town Council

Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: July 6, 2026

Meeting Date: September 9, 2026

SUBJECT:	Land Use Bylaw Amending Bylaw No. 26-13 (126 Westdale St.)
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RECOMMENDED MOTION: THAT Council give First Reading to Bylaw No. 26-13, being a bylaw to amend Land Use Bylaw No. 14-11;

AND THAT Council direct Administration to schedule a Public Hearing for Bylaw No. 26-13 on October 21, 2026 at 6:00 p.m. in Council Chambers.

REPORT SUMMARY

KEY ISSUE(S):

The current R1 Single Detached Residential District does not permit semi-detached dwellings; therefore, a Land Use Bylaw redesignation is required to allow the proposed housing form on the subject property.

OBJECTIVE:

The proposed redesignation to R2: Low Density Residential District, aims to support a greater diversity of housing options, provide an opportunity for gentle residential intensification, and maximize the use of an existing vacant residential lot while maintaining compatibility with the surrounding neighbourhood.

FINANCIAL IMPLICATIONS:

The proposed Semi-Detached House will require a development permit and building permit applications, as well as separate permits for electrical, plumbing, gas and other applicable permits, which will include the collection of all applicable fees under the Town's fees bylaw. Future semi-detached houses will generate higher tax revenue compared to the current vacant land lot designated for a single-detached house.

BACKGROUND:

Staff has received an application for a land use redesignation (Bylaw No. 26-13) for 126 Westdale Street (Lot 9, Block 3, Plan 0815612). The proposed re-designation aims to permit the development of a semi-detached house.

It's worth noting that the current R1 Single Detached Residential District does not currently allow for semi-detached house, either as a permitted or discretionary use.

The land lot is situated in the Westmount neighbourhood and accessed through Westdale Street. Close to the Westmount School, the site is surrounded by single-detached homes. A site visit conducted on July 7, 2026 confirmed that the site is largely vacant.

The applicants' proposal includes the development of a semi-detached house on the specified land lot. They desire to live in close proximity to a family member whom they continue to support. They believe a semi-detached dwelling would allow both households to maintain independent living arrangements while remaining close enough to provide assistance as they age. This development aims to maximize the use of the available land while also ensuring that the residents are able to support each other.

The site meets the R2 District General Site Requirements for a semi-detached dwelling in accordance with the requirements of the Land Use Bylaw (LUB). It provides adequate site width and depth to accommodate the proposed development, including potential subdivision. All other district requirements will be applicable and reviewed at the development permit stage. If Council approves the Land Use Bylaw Redesignation, Development Services will review the subsequent development permit application and coordinate the review of all other related permits as part of the review process.

The application was circulated to both internal departments and external agencies for review. No objections were received. Alberta Health Services, Alberta Transportation and Economic Corridors, FortisAlberta, Telus, Wheatland County, the RCMP, the Town's Infrastructure Department, Fire Department, and Building Safety Codes raised no concerns. Alberta Heritage advised that any historic resources discovered during construction must be reported in accordance with the Historical Resources Act. ATCO Gas identified abandoned and existing gas infrastructure in the area and provided standard servicing and utility protection requirements to be addressed during development.

In summary, the proposed land use redesignation for a semi-detached dwelling may help alleviate housing demand and enhance the livability and vibrancy of the area. Staff believe this development will contribute positively to Strathmore's social, economic, and environmental fabric. Moreover, the location is deemed suitable for the project's development, representing a positive direction for the town's growth and gentle densification. The application aligns with the Town's Municipal Development Plan (MDP), which encourages a wide range of housing types to meet varying housing needs and lifestyles (Policy 3.2.1) and supports the creation of complete communities offering a variety of housing options as a key goal. The MDP also recognizes that residential densities may increase where supported by good planning principles and efficient land use (Section 3.2) and encourages intensification in established areas where opportunities and servicing exist (Policy 2.1.6).

OTHER IMPLICATIONS

STRATEGIC PRIORITIES IMPACTED:

Community
Connection



Managing
Growth



Financial
Resilience



Economic
Growth



Protecting
Water and
Green
Spaces



Community
Safety and
Wellbeing

HOW THE STRATEGIC PRIORITIES ARE MET:

The construction of semi-detached houses is strategically positioned to advance the goals of enhancing housing affordability and diversity while providing gentle residential densification within the neighbourhood.

COMMUNITY IMPLICATIONS:

The proposed development may cause temporary inconvenience to adjacent residents during the construction period. However, it will result in the development of a currently vacant lot, contributing to the neighbourhood's long-term growth and vitality.

INTERNAL IMPLICATIONS:

Preparing for the Public Hearing, including drafting and presenting reports, notifications and presentations to the public and Council. Following Council approval, reviewing Development Permit applications and coordinating the review of Building, Electrical, Plumbing, Gas, and other related permits as part of the Development Services routine approval process.

IMPLEMENTATION**COMMUNICATIONS:**

Staff will advertise the public hearing in accordance with the *Municipal Government Act* by including notices in the Strathmore Times, on the Town's social media pages, publishing notice on the Town's website, and by sending notice by regular mail to adjacent landowners.

NEXT STEPS:

Staff will advertise the public hearing in accordance with Section 606 of the *Municipal Government Act*. We will also request that the public hearing be advertised on the Town's social media.

Staff will be available for phone calls and meetings with any residents who have questions or wish to speak to us about the proposed land use re-designation application.

ALTERNATIVE MOTIONS:

Council may support the recommendation or defer Public Hearing to a later date.

REPORT AUTHOR:

Naman Kaur, Planner I

ATTACHMENTS:

[Attachment I: Land Use Bylaw Amending Bylaw No. 26-13](#)

[Attachment II: 126 Westdale St Redacted](#)

[Attachment III: Bylaw No 26-13 Presentation First Reading](#)

Chuck Procter, Manager of Development Services

Approved
- 25 Aug
2026

Jamie Dugdale, Director of Infrastructure, Operations, and Development Services

Approved
- 25 Aug
2026

Kevin Scoble, Chief Administrative Officer

Approved
- 25 Aug
2026

Veronica Anderson, Legislative Services Officer

Approved
- 25 Aug
2026

BYLAW NO. 26-13
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. 26-13"

2. AMENDMENTS

- 2.1 That Bylaw No. 14-11 Schedule A – Land Use District Map is amended by changing the land use designation of Lot 9, Block 3, Plan 0815612, containing +/- 0.062 hectares (+/- 6745.74 sqft) from R1 – Single Detached Residential District to R2 – Low Density Residential District as shown below in Schedule "A".

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 _____ day of 2026

PUBLIC HEARING HELD this _____ day of _____, 2026

READ A SECOND TIME this _____ day of _____, 2026

READ A THIRD AND FINAL TIME this ____ day of _____, 2026

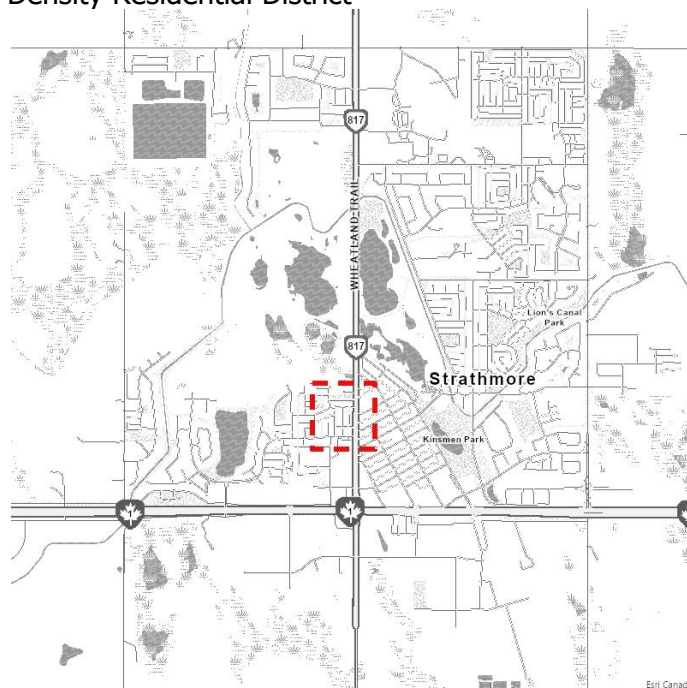
MAYOR

DIRECTOR OF STRATEGIC, ADMINISTRATIVE,
AND FINANCIAL SERVICES

Schedule "A"



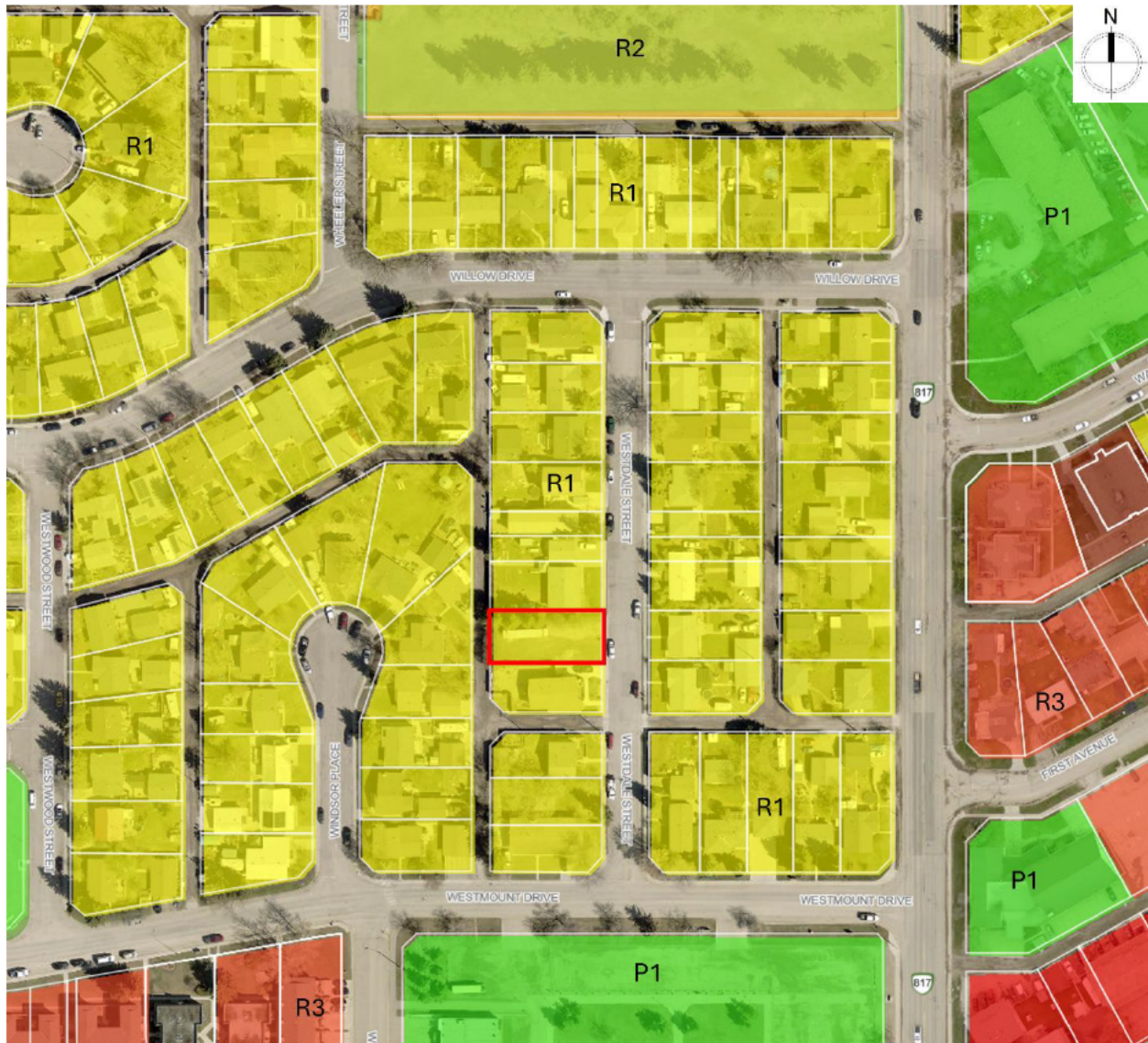
= R2 - Low Density Residential District



Location and Existing District Maps



Land Use Bylaw Map



Project Explanation Letter

Respected town councils,

We, Zhu Lu and Wei Sheng Lai, from Saskatchewan, have been looking for a place for our retirement life since 2022. We visited many cities and towns from coast to coast in last four years.

[REDACTED]
[REDACTED] **ATIA Sec. 20(1)** [REDACTED]
[REDACTED]

[REDACTED] We would be very blessed if we could live beside each other when we are going into retirement stages and especially when we getting older. A semi attached housing will be the best solution for us.

We love the people and environment in Strathmore since the first visit in 2024. We checked many towns around Calgary and fund Strathmore has everything we are looking for : peaceful neighborhood, friendly people, beautiful parks and lakes, golf courses and convenient transportations...and also most important, it is affordable for us to locate our retirement life.

This land is 56' x 126', the total lot area is 624 sqm, and each unit will has 312 sqm which exceed the minimum lot area requirement 235 sqm for Semi detached housing from the bylaws. We can make sure the new housing meet all requirements of bylaws.

A semi detached property will create more property tax and help to bring more revenue to the town hall than a single detached house. In the mean time we would have an opportunity to live closer and help each other which would be great gift for us in our future life.

We have seen some semi detached housing and multifamily housing in nearby communities. They are making this town grow faster and more prosperous. We would be honored to join the development in Strathmore!

Thanks for your consideration and looking forward to becoming residents here!

Zhu Lu & Wei Sheng Lai

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
~~Garage Suite~~
~~Garden Suite~~
 Government Services
 Group Home, Limited
 Home Occupation
 Housing Duplex
 Residential Sales Centre 2
 Secondary Suite
 Utility Building

Added by Bylaw #24-14
 Removed by Bylaw 25-09

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.

- g)** Maximum Accessory Building height shall be influenced by existing development on adjacent parcels.

4.4 R2 – LOW DENSITY RESIDENTIAL DISTRICT

- 1. PURPOSE:** To provide for low density development in the form of duplex, and semi-detached dwellings.

2. USES:

a) Permitted Uses

Accessory Building
 Home Office
 Housing, Duplex
 Housing, Semi Detached
 Parks
 Protective Emergency Services
 Residential Sales Centre 1
 Utilities

Bylaw #15-22

Bylaw #17-12

b) Discretionary Uses

Bed and Breakfast
 Child Care Services
 Added by Bylaw #24-14 ~~Garage Suite~~
 Removed by Bylaw 25-09 ~~Garden Suite~~
 Government Services
 Group Home
 Home Occupation
 Housing, Single Detached
 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. 235 m² for each Dwelling Unit in a Housing, Duplex and Housing, Semi-Detached

b) Minimum Site Width

- i. Housing, Single-Detached: 11 m for an Internal Lot and 12.5 m for a Corner Lot;
 ii. Housing, Duplex: 15 m for an Internal Lot and 17 m for a Corner Lot;
 iii. Housing, Semi-Detached: 7.5 m for each Dwelling Unit on an Internal Lot and 9 m for each Dwelling Unit on a Corner Lot;

Bylaw #15-01

- iv. Housing, Duplex and Housing, Semi-Detached on lane-less sites: Despite Subsections (3) b) ii. and iii., if a site does not share a property line with a lane either at the rear or at the side of the site and no provision is made for a Private Garage either at the front or at the side of the building, then the Approving Authority may require a site width of 18 m for an Internal Lot and a width of 20 m for a corner site.

c) Minimum Site Depth

- i. 30.5 metres for all lots

d) Habitable Floor Area

- Bylaw #15-28
- i. Minimum Gross Floor Area - 70 m² per dwelling unit

e) Minimum Yard Setbacks - Principal Building

- i. Front Yard – 4.0 m if the lot is served by a rear lane; and 6.0 m if the lot is not served by a rear lane
- Bylaw #15-01
- ii. Rear Yard – 7.0 m
- Bylaw #15-01
- 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

f) Site Coverage

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

Bylaw #16-10

g) Building Height

- i. 10.0 m for Principal Buildings
- Bylaw #22-01
- ii. 5.0 m for Accessory Buildings* see OTHER SITE REQUIREMENTS below

4. OTHER SITE REQUIREMENTS:

Garages:

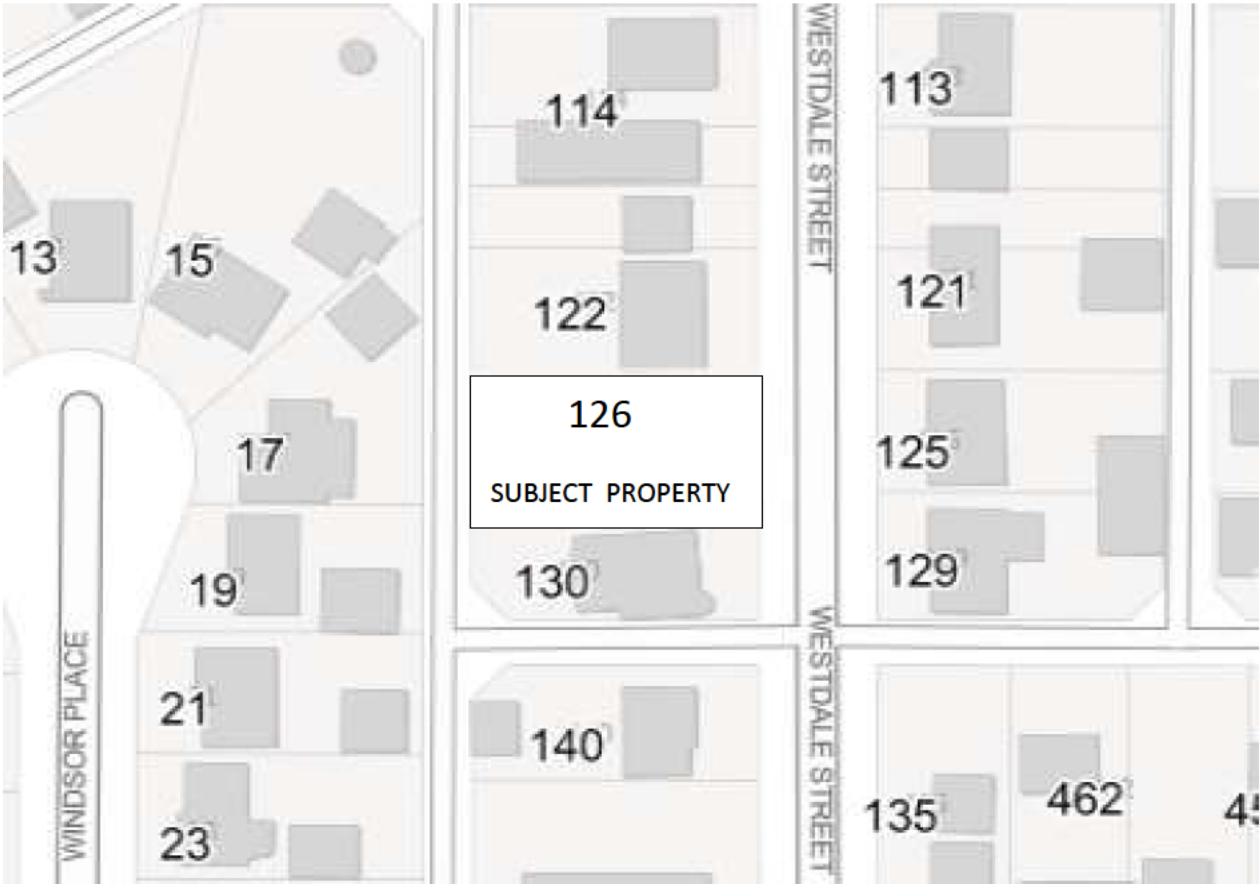
- a. If a principal building does not have an attached garage at the front of the Dwelling, the Minimum Front Yard Setback shall be 4.8m.
- b. If the doors of an attached garage face any public roadway and abut a side yard, the Minimum Side Yard Setback shall be 6.0m.
- c. Notwithstanding (a) and (b) above, if there is no rear lane, and no attached front garage, there shall be one 3.3 metre side yard to allow for access to a rear detached garage.

Landscaping

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

Bylaw #22-01 **Accessory Building**

Westdale Street Site Plan



Examples





Bylaw 26-13

126 Westdale Street, Strathmore | First Reading



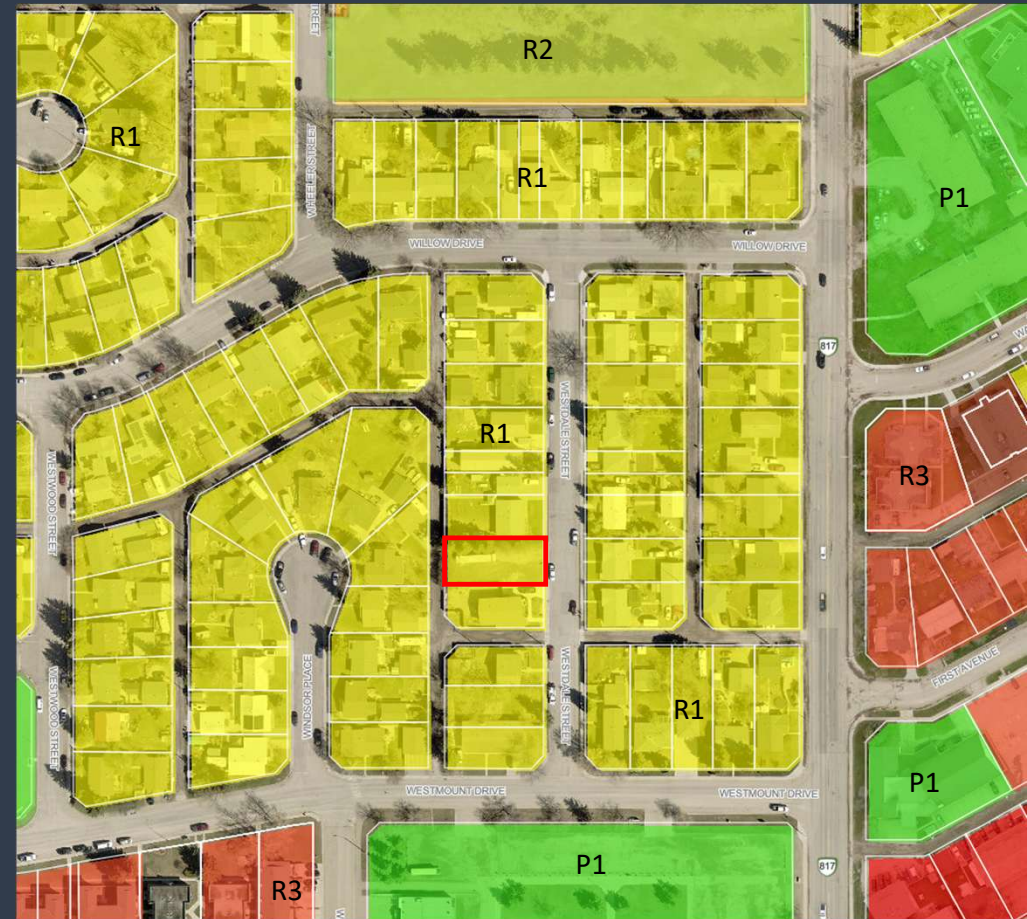
Bylaw 26-13 – First Reading

- Staff received a Land Use Bylaw Amendment (LUBA) application on May 26, 2026;
- The lands are legally described as Lot 9, Block 3, Plan 0815612, known municipally as 126 Westdale Street, and;
- LUBA would redesignate lands from R1- Single Detached Residential District to R2 – Low Density Residential District to permit one semi-detached dwelling on a site-specific basis.



Site Context

- Lot area: 626.7 sqm. (0.15 acres);
- Lot frontage: 17.2 m
- Currently zoned R1 District;
- Surrounded by R1 District, and;
- If redesignated to R2, no variances to lot area or frontage are required.



Summary & Recommendation

Staff report includes the following recommendations:

- THAT Council proceed with a First Reading for Bylaw No. 26-13 on September 16, 2026;
- AND THAT Council direct Administration to schedule a Public Hearing for Bylaw No. 26-13 on October 21, 2026 at 6:00 p.m. in Council Chambers.

Thank you!

BOARD UPDATES

MARIGOLD LIBRARY BOARD MEETING HIGHLIGHTS



MARIGOLD
LIBRARY SYSTEM



**Next Board
Meeting:**

November 21, 2026

August • 22 • 2026

Welcome

Marigold Library Board welcomed Natasha Roberts, who was reappointed as the representative for the City of Airdrie.

Financial Statements

Unaudited financial statements to July 31, 2026 were accepted as presented.

Budget Estimates for 2027

Marigold CEO Lynne Price presented the 2027 budget estimates. These estimates are provided to member municipal councils every September, as required by the Marigold Agreement.

Policy Approval & Decision

Policies reviewed and approved:

- Library Service Points - Unattended Children Policy
- Access and Acceptable Use of Technology Policy
- Provision of Services Policy

Further items were approved by consent agenda. The consent agenda is used to efficiently approve routine or recurring items through a single vote.



Questions?

Contact CEO Lynne Price
lynne@marigold.ab.ca

Marigold Library System
B1000 Pine Street
Strathmore Alberta, T1P 1C1

1-855-934-5334
marigold.ab.ca

TRAC Update

Director of IT Services Richard Kenig reported on the preparations for the TRAC downtime scheduled from September 25 to approximately October 4.

Services affected include the Polaris/Leap library software and eResources. Other services like public computers, internet access, eBook access, programs, and productivity tools will not be affected.

Offline circulation options are available for libraries to continue to circulate local materials.

TRAC is confident that this will be a positive process, and that timeline expectations will be met or exceeded.

Amended Libraries Act and Regulation

In July, Municipal Affairs Public Library Services Branch (PLSB) released the changes to the Alberta Libraries Regulation, with accompanying FAQs. CEO Lynne Price reported that Marigold staff and TRAC representatives have been reviewing technical and practical solutions to manage these changes. Marigold staff have engaged with the majority of member libraries to gather input and hear directly from those delivering frontline library services.

Headquarters staff are reviewing Marigold policies and bylaws for seven community libraries in preparation for fall Board committee meetings.

Operational guidelines are expected from the province in the near future. PLSB will hold information sessions in September to provide further direction and support.

Canadian Library Month

Canadian Library Month (CLM) takes place each October and provides an opportunity to raise awareness of the valuable role that libraries play in the lives of Canadians. To promote the event, digital resources, posters, and social media posts are available for library staff in the Marigold Content Bank, or on the [OLA website](#).

This year, the Library Association of Alberta is kicking off CLM with a Day of Action on October 1. The day is promoted as an opportunity to celebrate the value of public libraries, strengthen awareness of their impact, and set aside time for work related to upcoming regulatory changes. See the [event page](#) for more information.



Information & Updates:

CEO Lynne Price shared that Marigold is compliant with the new *Access to Information Act* and *Protection of Privacy Act*.

Communications and Engagement Manager Jessie Bach provided further details about Marigold's Privacy Management Program, *Access to Information and Protection of Privacy Bylaw*, and ongoing work regarding data governance and artificial intelligence (AI).

COO Laura Taylor announced the launch of the new streaming eResource Pure Flix, that offers family friendly, faith-first movies and TV shows. Marigold is the first Canadian public library to offer Pure Flix.

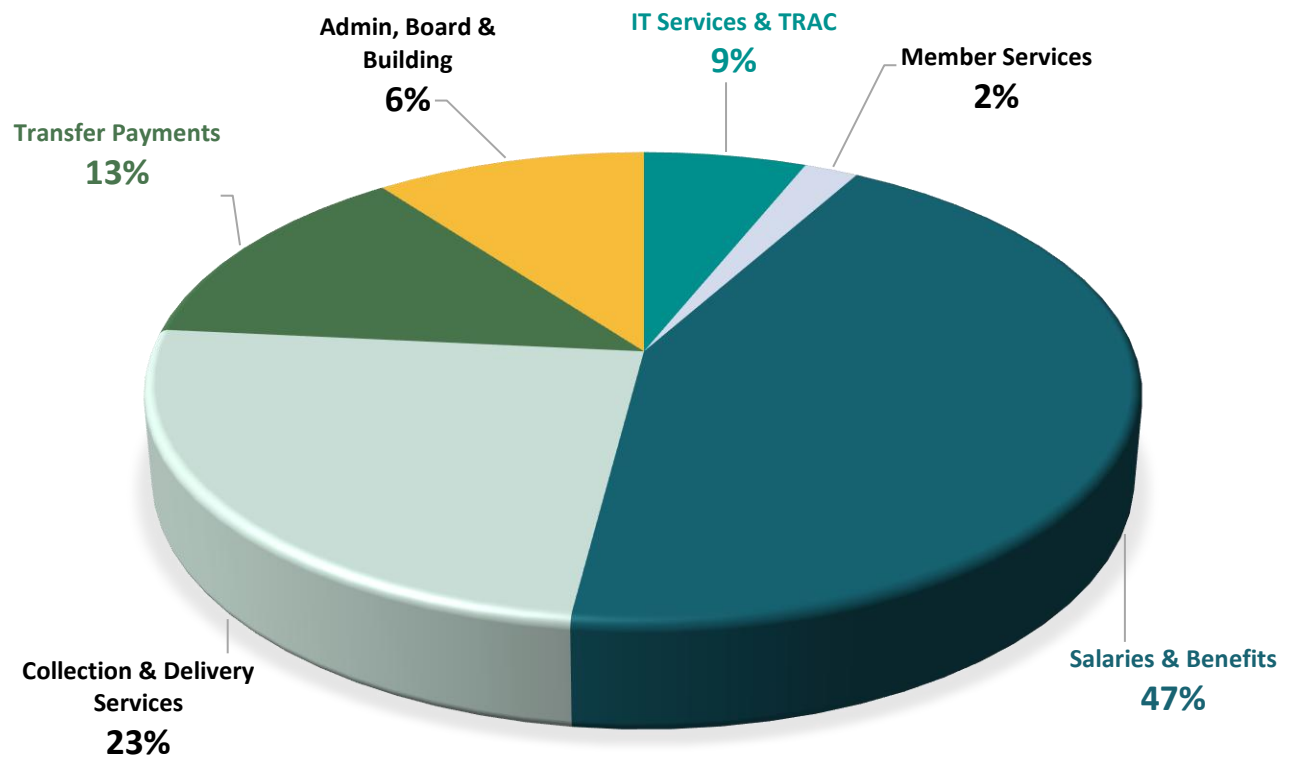
This fall, Marigold will host a webinar called *Living Well with AI: The Role of Public Libraries in an AI-Enabled World*. This webinar will be presented by Dr. Soroush Sabbagan from the University of Calgary, and will focus on the new opportunities and responsibilities that AI presents for libraries.

SUMMARY

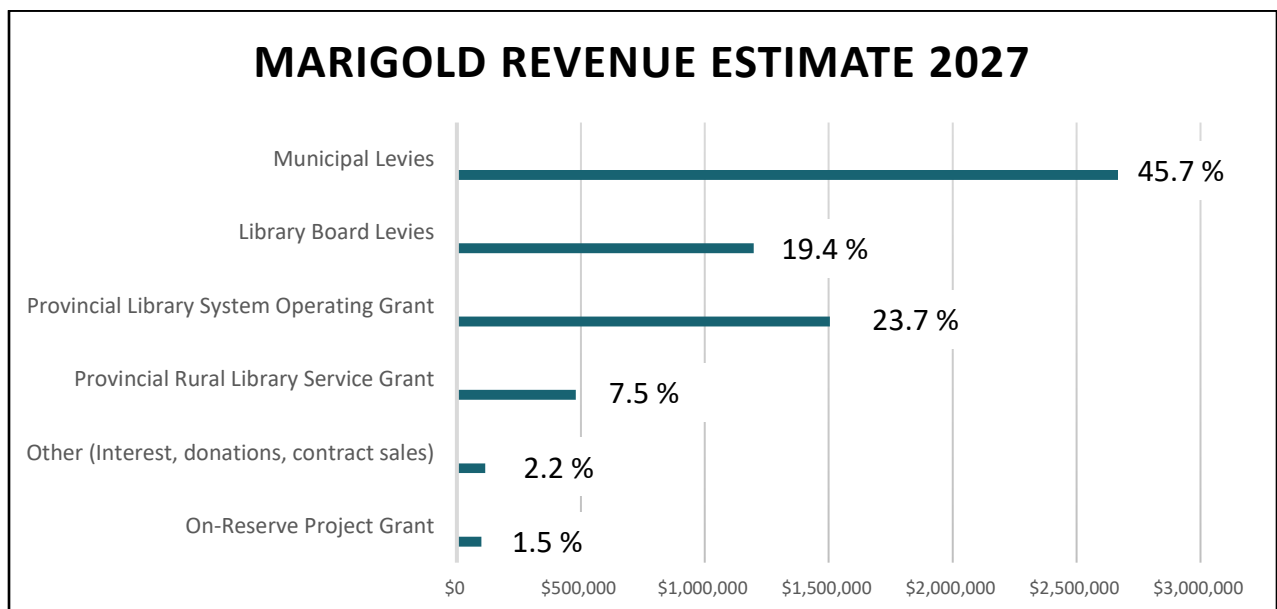
Marigold Library System Budget Estimates, 2027

	<u>2027 Budget</u>
REVENUE	
Municipal & Board Levies	\$4,139,715
Provincial Grants	\$2,083,347
Other (Interest, Donations & Contract Sales)	\$135,800
TOTAL REVENUE	<u>\$ 6,358,862</u>
EXPENDITURES	
Salaries & Benefits	\$3,019,500
Collection & Delivery Services	\$1,461,282
Transfer Payments	\$803,452
Admin, Board & Building	\$385,780
IT Services & TRAC	\$560,823
Member Services	\$85,000
TOTAL OPERATING EXPENDITURES	<u>\$6,315,837</u>
Capital Reserve	\$43,025
TOTAL OPERATING EXPENDITURES & PROJECTS	<u>\$6,358,862</u>

****Note: The 2027 budget is passed by the Marigold Library Board in November****



MARIGOLD OPERATING EXPENDITURES ESTIMATE - 2027





Military Service Recognition Book

Dear Valued Supporter,

Please find enclosed a Certificate of Appreciation acknowledging your organization's generous support for Volume XVIII of the **Alberta-NWT Command Legion's Annual digital Military Service Recognition Book**. This online publication recognizes Veterans in Alberta and the Northwest Territories who so valiantly served our Country.

Your advertisement appears in our digital Military Service Book, as a result of the support given during our 2025 Telephone appeal, as we always canvass one year ahead of our Annual Book. This Edition, and copies of past books, may be viewed on our website: www.abnwtlegion.com.

We have also provided a QR code below for your convenient access, along with a number of access cards for your use as well.

Your ongoing support for this important project is sincerely appreciated. Proceeds raised are used to fund bursaries, youth programs including cadets and of course the Legion's tireless support for Veterans and their families throughout Alberta and the Northwest Territories.

You may have recently been called or will receive a call in 2026 regarding this important Legion initiative.

Please do not hesitate to contact us at 1-800-506-1888, if we can be of assistance.

Once again, *thank you!*

Respectfully,

Dave Velichko

Dave Velichko
President





Certificate of Appreciation

☆☆☆ Presented to ☆☆☆

Town of Strathmore

For supporting the **Military Service Recognition Book - Volume XVIII**, a digital guide by the Alberta-NWT Command of The Royal Canadian Legion. Your acknowledgement and support for Veterans in Alberta and the Northwest Territories is sincerely appreciated. Thank you for your participation.

Dave Velichko

Dave Velichko
President

Tammy Wheeler

Tammy Wheeler
Executive Director

2026

ALBERTA-NWT COMMAND OF THE ROYAL CANADIAN LEGION

"LEST WE FORGET"