

TOWN OF STRATHMORE

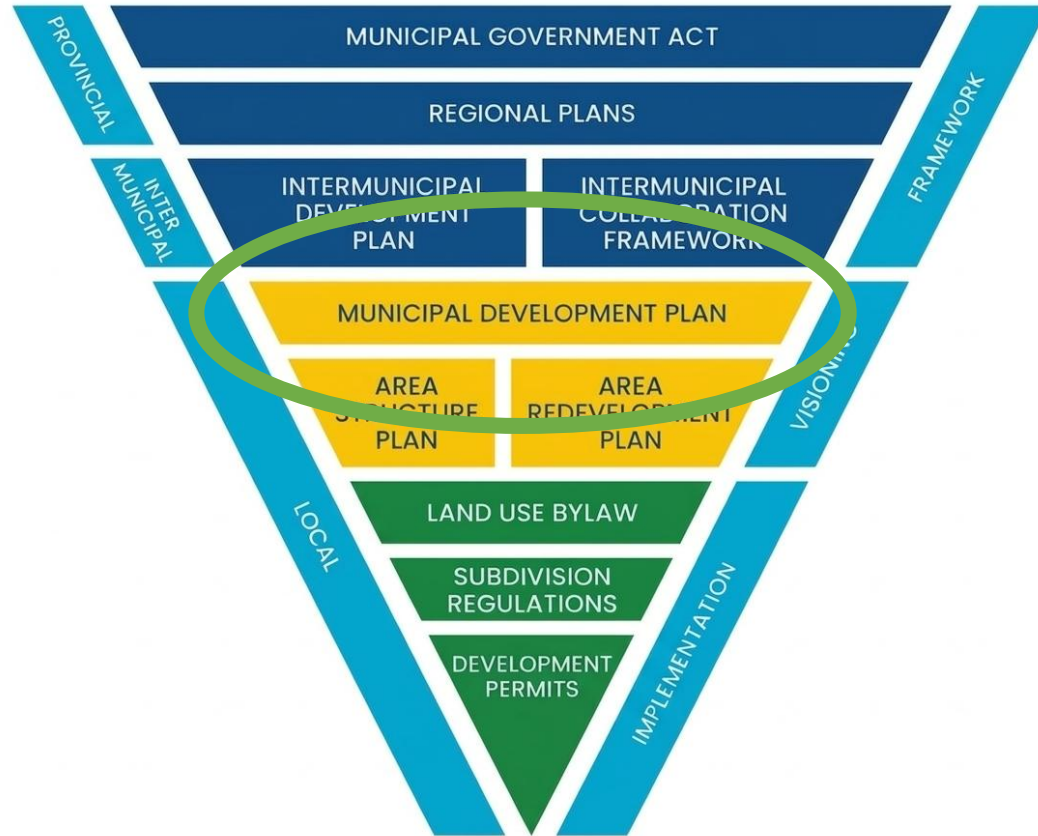
Municipal Development Plan Review

1st Reading – Bylaw 26-07 (Module “A”)



Regular Council Meeting
October 21, 2026

Back to Planning 101



Module “A”

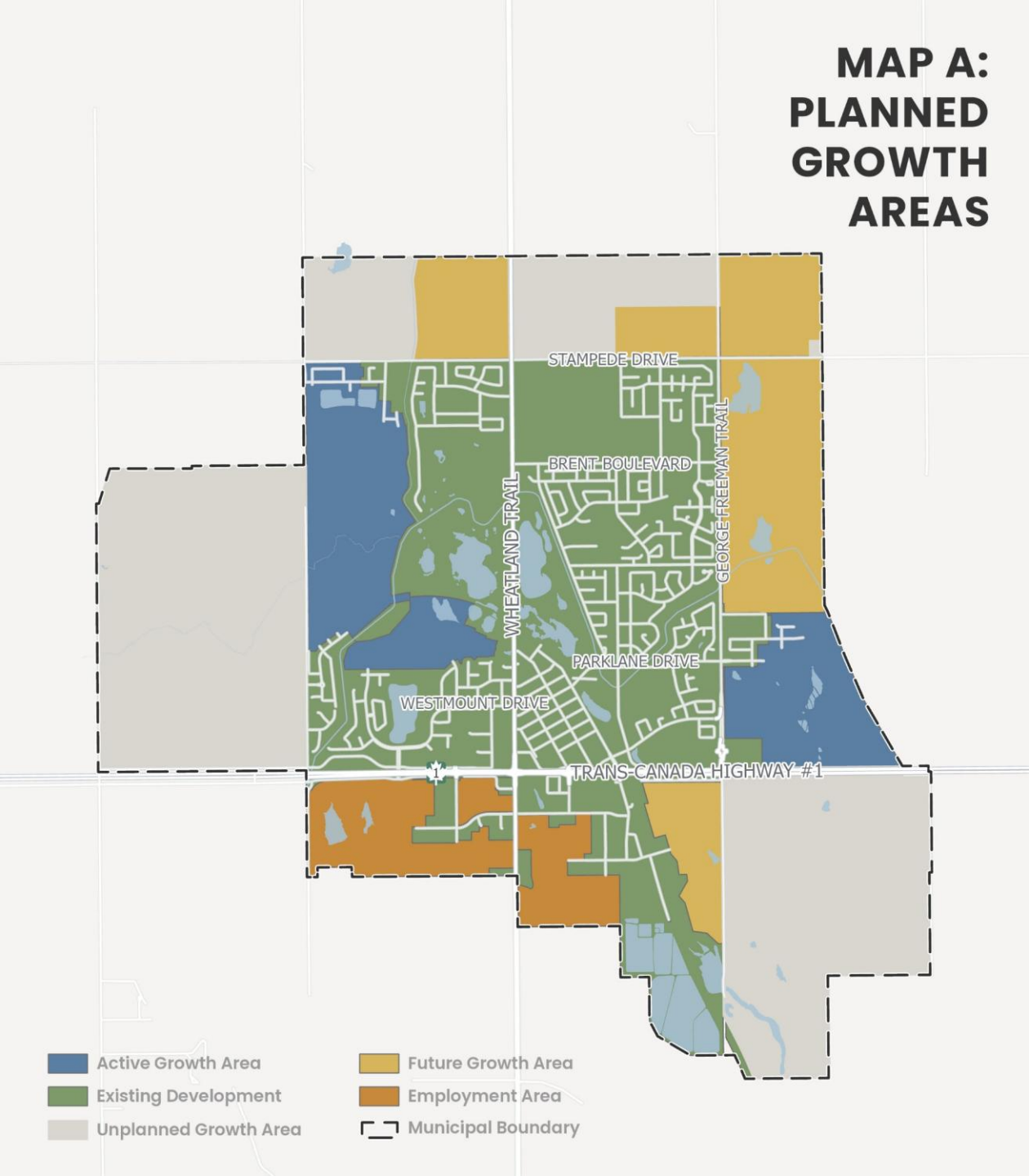
- Largest amendment package, but with focus on growth management, fiscal sustainability, economic development.
- Bylaw 26-07 is at 67 pages, so this presentation will provide highlights only, but feedback on any content is welcome.
- Also includes updates to implementation, monitoring, and review policies (e.g. intermunicipal planning, public engagement, statutory/regulatory matters, etc.).
- Revamped introductory sections (e.g. role, scope, context, etc.)
- Other technical and stylistic updates (e.g. cover pages, table of contents, figures and tables, maps, etc.).



Highlight #1: Growth Areas

Policy Direction	Unplanned Growth Area	Future Growth Area	Active Growth Area
Development Status	Long-term growth potential with no ASP process activated.	Mid-term growth potential and requires adoption of new ASP to transition from UGA.	Immediate growth potential and "shovel ready" for development.
Planning Requirement	Council resolution to begin ASP activation process.	ASP approved and potential for Outline Plan(s).	ASP and Outline Plan(s) approved.
MDP Amendment	Required to redesignate from UGA to FGA.	Required to redesignate from FGA to AGA.	Housekeeping update to redesignate from AGA to Existing Development.
Prerequisites	Substantial build-out of existing FGAs and AGAs.	Market demand not be met by existing ASPs and/or ARPs.	Ongoing development or ready for immediate subdivision.
Infrastructure Priority	Lowest priority for municipal funding.	Medium priority and must demonstrate servicing capacity.	Highest priority for municipal funding and infrastructure.
Density Targets	Not applicable.	Minimum 20 dwelling units/ha and up to 35 dwelling units/ha in mixed-use areas.	Same as FGA but refined and guided by approved Outline Plan(s).

MAP A:
PLANNED
GROWTH
AREAS



Highlight #2: Strategic Intensification (SI)

- Supports evolution of existing urban areas by a striking balance between protecting vitality and character against redevelopment, better utilizing land and infrastructure.
- Establishes criteria and preferences to help guide decision-making on development proposals in existing urban areas.
- Establishes aspirational 10% SI target for all new residential dwelling units in Strathmore.
- SI means being fiscally responsible, protecting agricultural lands, shifting away from rigid separation of land uses.



Highlight #3: Fiscal Sustainability & Economic Development

- Growth must be managed in a way that is mindful of longer-term municipal financial health.
- Emphasis on infrastructure efficiency and funding.
- Balanced against attracting commercial and industrial development and strengthening local employment.
- Importance of aligning decisions around growth with capital/operating budgets (e.g. MDPA #1 on residential-to-non-residential assessment ratio targets).



Summary & Recommendation

- Bylaw 26-07 represents the first modular update to the Town's MDP – regular MGA bylaw adoption processes are applicable.
- Staff report includes the following recommendations:
 - THAT Council give first reading to Bylaw No. 26-07, being a bylaw to amend the Town of Strathmore Municipal Development Plan;
 - AND THAT Council direct Town Administration to schedule a public hearing for Bylaw No. 26-07 on November 18, 2026, at 6:00 p.m. in Council Chambers.



Thank you.



Questions & Comments:

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