

**BYLAW NO. 26-11  
TOWN OF STRATHMORE  
IN THE PROVINCE OF ALBERTA**

**BEING A BYLAW OF THE TOWN OF STRATHMORE IN THE PROVINCE OF ALBERTA  
TO AMEND BYLAW NO. 26-11 BEING THE PRAIRIES AREA STRUCTURE PLAN  
AMENDMENT.**

**UNDER AUTHORITY** of and pursuant to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, and amendments thereto, the Municipal Council of the Town of Strathmore in the Province of Alberta, **HEREBY ENACTS AS FOLLOWS:**

1.0. Bylaw No. 26-11 being the Prairies Area Structure Plan Amendment is amended by:

- 1.1. Adding the following text to the Cover Page: "Amendment July, 2026" [page 0].
- 1.2. Deleting from Contents "1.3.2 Calgary Metropolitan Plan.....6" [page i].
- 1.3. Deleting from Contents "1.3.5 1.3.5 Town of Strathmore Growth Plan .....7" [page i].
- 1.4. Adding the following text to the 'List of Figures' after Figure 6: "Figure (6a), Plan Area Land Use Strategy for Neighbourhood "D"" [page iii].
- 1.5. Adding the following text to the 'List of Figures' after Figure 9: "Figure (9a). Phasing Strategy (Neighbourhood D) " [page iii].
- 1.6. Adding the following text to the 'List of Figures' after Figure 11: "Figure (11a). Mobility Network (Neighbourhood D)" [page iii].
- 1.7. Adding the following text to the 'List of Figures' after Figure 15: "Figure (15a). Utility Servicing Strategy (Neighbourhood D)" [page iii].
- 1.8. Adding the following text to the 'List of Figures' after Figure 16: "Figure 16a. Water Supply System (Neighbourhood D)" [page iii].
- 1.9. Adding the following text to the 'List of Figures' after Figure 17: "Figure 17a. Sanitary Wastewater System (Neighbourhood D)" [page iii].
- 1.10. Deleting from Section '1.0 Introduction 1.1. Purpose' the following sentence: "Part 17 of the Municipal Government Act (2000);" and replacing it with the following sentence: "Part 17 of the Municipal Government Act. Updated 2025" [page 1].

- 1.11. Deleting from Section '1.0 Introduction 1.1. Purpose' the following sentence: "*Calgary Metropolitan Plan (2010)*;" [page 1].
- 1.12. Deleting from Section '1.0 Introduction 1.1. Purpose' the following sentence: "*Town of Strathmore Growth Study (2008)*;" [page 1].
- 1.13. Deleting from Section '1.0 Introduction 1.1. Purpose' the following sentence: "*The Town of Strathmore Municipal Development Plan Bylaw #98-11 (1998)*;" and replacing it with the following sentence: "*The Town of Strathmore Municipal Development Plan Bylaw No. 14-03 (Adopted on April 16, 2014, as Amended)*;" [page 1].
- 1.14. Deleting from Section '1.0 Introduction 1.1. Purpose' the following sentence: "*Town of Strathmore Land Use Bylaw No. 14-11 #89-20 (1989, as amended)*; and," and replacing it with the following sentence: "*Town of Strathmore Land Use Bylaw No. 14-11. Adopted September 17, 2014, as Amended; and,*" [page 1].
- 1.15. Deleting from Section '1.0 Introduction 1.1. Purpose' the following sentence: "*Town of Strathmore Master Servicing Strategy (May 2007)*." and replacing it with the following sentence: "*Town of Strathmore The Town's most recent Master Servicing Studies*" [page 1].
- 1.16. Deleting from Section '1.3 Conformity with Approved Plans' the following sentence: "*The Prairies' ASP was prepared in accordance with the Provincial requirements outlined in s.633 of the Municipal Government Act (MGA) (Statutes of Alberta, 1994, Chapter M-26.1), specifically*;" and replacing it with the following sentence: "*The Prairies' ASP was prepared in accordance with the Provincial requirements outlined in s.633 of the Municipal Government Act (MGA) (Updated 2025), specifically*;" [page 5].
- 1.17. Deleting from Section '1.3 Conformity with Approved Plans' from planning hierarchy chart the following text: "*The Town of Strathmore Municipal Development Plan Bylaw #98-11 (1998)*;" and replacing it with the following text: "*The Town of Strathmore Municipal Development Plan Bylaw No. 14-03 (Adopted on April 16, 2014, as Amended)*," as shown in Schedule 'A'. [page 5].
- 1.18. Deleting from Section '1.3 Conformity with Approved Plans' from planning hierarchy chart the following text: "*Town of Strathmore Land Use Bylaw No. 14-11 #89-20 (1989, as amended)*; and," and replacing it with the following text: "*Town of Strathmore Land Use Bylaw No. 14-11. Adopted September 17, 2014, as Amended*," as shown in Schedule 'A'. [page 5].

- 1.19. Deleting from Section '1.3 Conformity with Approved Plans' from planning hierarchy chart the following text: *"Town of Strathmore Growth Study (2008);"*, as shown in Schedule 'A'. [page 5].
- 1.20. Deleting from Section '1.3 Conformity with Approved Plans' the following sentence:  
*"Additionally, the ASP was prepared in accordance with the Town of Strathmore Sustainability Plan, Quality of Life Plan, Municipal Development Plan, Land Use Bylaw, and Growth Study as well as the Provincial Land-use Framework and Calgary Metropolitan Plan."* and replacing it with the following sentence:  
*"Additionally, the ASP was prepared in accordance with the Town of Strathmore Sustainability Plan, Quality of Life Plan, Municipal Development Plan, Land Use Bylaw, as well as the Provincial Land-use Framework."* [page 6].
- 1.21. Deleting Section '1.3.2 Calgary Metropolitan Plan': *"1.3.2 Calgary Metropolitan Plan The Calgary Regional Partnership (CRP) includes the Town of Strathmore as part of the regional collaboration of nineteen member municipalities to outline strategic direction for regional development and servicing. The CRP is in the process of implementing the Calgary Metropolitan Plan (CMP) (June, 2009) of which the Town is a part. The CMP outlines four main themes for sustainable regional development, which include:*
  - *Regional Landscapes – protecting elements of our natural systems.*
  - *Regional Settlement – intensifying development in existing communities and new growth in compact urban nodes.*
  - *Regional Infrastructure – aligning settlement patterns with the provisions of new infrastructure.*
  - *Preparing a regional economic strategy for the Calgary Region.**The Prairies' ASP supports the goals of the CMP and describes a comprehensive plan for a new residential community in Strathmore providing a compact urban node that offers a mixture of housing styles with a small scale local commercial shopping area to promote walkability within the community. The Prairies' ASP is designed to facilitate the increasing density desired in the Town of Strathmore."* [page 6].
- 1.22. Deleting from Section '1.3.3 Town of Strathmore Municipal Development Plan' the following text: *"(Bylaw #98-11)"* and replacing it with the following text: *"Bylaw No. 14-03 (Adopted on April 16, 2014, as Amended)"* [page 6].

- 1.23. Deleting from Section '1.3.3 Town of Strathmore Municipal Development Plan' the following sentences:

*"• Growth – complete neighbourhood that takes into consideration and is designed to be efficient in its use of infrastructure.*

*• Community Services – A regional trail network and parks and open space to facilitate the health and well being of the Town as a whole.*

*• Transportation – Local and regional pathways are incorporated to enhance the efficiency of the infrastructure for both The Prairies' ASP and the Town, as well as promote alternate forms of transportation beyond the automobile."* and replacing it with the following sentences:

*"2.1.2 Future development shall reflect residential densities and mixed use developments that will achieve the density goals of 8 to 10 units per gross acre (21 to 24 units per gross hectare).*

*2.2.13 Mixed use developments shall be encouraged to serve the local needs of the community, generate vitality and encourage pedestrian movements.*

*3.2. 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."* [page 6].

- 1.24. Deleting from Section '1.3.4 Town of Strathmore Land Use Bylaw' the following text: *(Bylaw #89-20)"* and replacing it with the following text: *"Bylaw No. 14-11. Adopted September 17, 2014, as Amended"*. [page 7].
- 1.25. Deleting Section '1.3.5 Town of Strathmore Growth Plan': *"1.3.5 Town of Strathmore Growth Plan The Town of Strathmore Growth Plan was completed in October, 2008 prior to annexation. The Plan focuses on the need for long-term growth within the Town and the rate of growth. The Prairies' ASP is identified within the East Growth Sector that proposes a mixture of residential and commercial land uses. The design for The Prairies' ASP supports this mixture by offering residential development with an appropriate interface with existing residential while introducing open space and a local neighbourhood commercial area to foster a complete community."*
- 1.26. At the end of Section '1.3.9, 'Town of Strathmore Area Structure Plan Specialized Study Requirements', add the following sentence: *"An ASP Amendment package for Neighbourhood D was submitted on March 25, 2026. This package included a Biophysical Report, Environmental Assessment Phase 1, Geotechnical Report, Servicing Reports, and Traffic Impact Assessment."* [page 8].

- 1.27. Deleting from Section '2.0 Development Area 2.1 Location' the following sentence: "the Town of Strathmore Master Servicing Study (2007)." and replacing it with the following sentence: "Town of Strathmore The Town's most recent Master Servicing Studies". [page 9]
- 1.28. Deleting from Section '2.4 Objectives' the following sentence: "The ASP reflects consistency with applicable guiding policy documents, such as the Municipal Development Plan, the Growth Study, and the Land Use Bylaw; therefore, both comprehensive planning and cohesive development can proceed in the Plan Area." and replacing it with the following sentence: "The ASP reflects consistency with applicable guiding policy documents, such as the Municipal Development Plan, and the Land Use Bylaw; therefore, both comprehensive planning and cohesive development can proceed in the Plan Area." [page 11].
- 1.29. Adding the following policy at the end of Section 2.6.2.1, 'Geotechnical': "Policy 2.6.2.1.2 A Geotechnical Assessment was completed for Neighbourhood D on October 30, 2025 by Parkland Geo. The recommendations presented in the report, and any subsequent correspondence, are based on an evaluation of information derived from the boreholes, and additional sources of information referenced in the report." [page 14].
- 1.30. Adding the following policy at the end of Section 2.6.2.2 'Environmental Site Assessment': "Policy 2.6.2.2.2 An Environmental Site Assessment Phase 1 for Neighbourhood D was completed on October 16, 2025 by Parkland Geo. Based on the information gathered, the environmental risk associated with the Property is considered to be low and no further environmental work is recommended at this time." [page 14].
- 1.31. Adding the following policy at the end of Section 2.6.2.3 'Biophysical Impact Assessment': "Policy 2.6.2.3.2 A Biophysical Impact Assessment was completed for Neighbourhood D by Basin Environmental in March 2026. the Desktop BIA identified environmentally sensitive features in the Project area and immediately surrounding lands, including two wetlands. With mitigation measures implemented, most potential impacts to valued environmental components (VECs) identified in this Desktop BIA were rated as negligible." [page 14].
- 1.32. Adding the following text to Figure 6 in the area identified as "Modular Home Land Lease Project": "Plan Area Land Use Strategy for Neighbourhood "D" has been updated in Figure 6a." [page 17]
- 1.33. Adding the Figure (6a), 'Plan Area Land Use Strategy for Neighbourhood "D"', as shown in Schedule 'A'.

- 1.34. Adding the following sentence at the end of Section 3.2.1 'Population Projections and Densities': "Neighbourhood D will provide a gross density of 8 - 10 units per acre (21 to 24 units per hectare). This is supported by section 2.1.2 of the Municipal Development Plan, which encourages a density of 8-10 units per acre for residential developments."[page 18].
- 1.35. Adding the following policy at the end of Section 3.2.2 'General Land Use Strategy -Neighbourhood A, B, C, and D General Policies': "Policy 3.2.2.8 Neighbourhood D (Prairie View) will be predominantly modular semi-detached housing aimed towards seniors. The targeted gross density for this neighbourhood will be 8 to 10 units per acre (21 to 24 units per hectare)"[page 19].
- 1.36. Deleting from Section 4.1 'Architectural Controls' the following policy: "Policy 4.1.2 The Architectural Controls shall be registered by Caveat on title and implemented by the Developer." and replacing it with the following policy: "Policy 4.1.2 The Architectural Controls may be registered by Caveat on title and implemented by the Developer."[page 19].
- 1.37. Adding the following text to Figure 8a in the area identified as "Modular Home Land Lease Project": "Neighbourhood D land-use has been updated with Figure 6a"[page 21].
- 1.38. Deleting the portion of Table 4 – Land Use Statistics (Neighbourhoods A and D) related to Neighbourhood D from Section 5.1 'Land Use Overview' and replacing it with the following table:

| Neighbourhood D - Prairie's View     | +/- Acres    | % Total    |
|--------------------------------------|--------------|------------|
| Multi-family low density             | 27.29        | 58         |
| Small-scale local commercial centre  | 4.73         | 10         |
| Open/green space - Municipal reserve | 5.48         | 12         |
| Roads Right of Ways                  | 9.34         | 20         |
| <b>Gross Developable Area</b>        | <b>46.84</b> | <b>100</b> |

[page 22].

- 1.39. Deleting from Section 5.2.6 'Phasing' the following sentence: *"Plan. Neighbourhood D is not to be subdivided and, therefore, no phasing strategy is outline in this section."* [pages 26 and 28].
- 1.40. Adding the following text to Figure (9) within the Neighbourhood D area: "Phasing Strategy (Neighbourhood D) has been updated with Figure 9a" [page 27].
- 1.41. Adding the Figure (9a) 'Phasing Strategy (Neighbourhood D)', as shown in Schedule 'A'.
- 1.42. Deleting from Section 5.3 'Neighbourhood D (Prairies' View) Land Use Policies' the following sentence: *"The Prairies' View (Neighbourhood D) community will support a modular home land lease project consistent with Figure 8A - Neighbourhood D Land Use Strategy."* and replacing it with the following sentence: *"The Prairies' View (Neighbourhood D) community will support a modular home project consistent with Figure 6A - Plan Area Land Use Strategy for Neighbourhood "D"."* [page 28].
- 1.43. Deleting from Section 5.3 'Neighbourhood D (Prairies' View) Land Use Policies' the following sentences: *"This use would not invoke a subdivision (with the exception of registration of Road Plans as miscellaneous plans of subdivision for the mutual benefit of the site and neighbouring properties) and is intended to support leasehold dwelling units. The goal of the project is to allow for a quickly available and flexible entry level price point home. The modular home land lease project reduces building construction windows, reduces landfill debris and on site construction debris, and utilizes sustainable building techniques."* and replacing it with the following sentences: *"This use would not invoke a subdivision (with the exception of registration of Road Plans as miscellaneous plans of subdivision for the mutual benefit of the site and neighbouring properties). The goal of the project is to provide modular seniors-oriented rental housing with supporting neighbourhood commercial uses. The modular home project reduces building construction windows, reduces landfill debris and on site construction debris, and utilizes sustainable building techniques."* [page 28].
- 1.44. Deleting the Figure (8b) 'Neighbourhood D Built-Form Examples' and replacing with the updated the Figure (8b) 'Neighbourhood D Built-Form Examples', as shown in Schedule 'A'. [page 29].
- 1.45. Deleting from Section 5.3 'Neighbourhood D (Prairies' View) Land Use Policies' the following policy: *"Policy 5.3.6 The site will be developed and serviced in accordance with the required standards of the Town of Strathmore. The ultimate*

*right-of-way for area wide deep utility and storm water servicing in accordance with the Town of Strathmore Master Servicing Strategy shall be protected.” and replacing it with the following policy: “Policy 5.3.6 The site will be developed and serviced in accordance with the required standards of the Town of Strathmore. The ultimate right-of-way for area wide deep utility and storm water servicing in accordance with the Town of Strathmore The Town’s most recent Master Servicing Studies shall be protected.” [page 30].*

- 1.46. Adding at the end of Section 5.3 ‘Neighbourhood D (Prairies’ View) Land Use Policies’ the following policies: “5.3.7 Multi-Family Low Density This land use allows for a mix of low density multi-family housing, including: single detached, semi-detached dwellings, attached dwellings, and modular homes. The land use area will also allow for senior-oriented housing. The gross density of the Prairie View Neighbourhood will be 8 to 10 units per acre (21 to 24 units per hectare).

#### 5.3.8 Small-Scale Local Commercial Centre

The majority of commercial services and retail opportunities in Strathmore are centred on Highway One. Prairie View (Neighbourhood D) offers a small-scale local convenience area offering retail sale of convenience goods and services to the surrounding neighbourhood. The commercial site has been located along George Freeman Trail and is within walking distance to the major pathway and open space system. It is proposed that access to the site will be from the collector road only and that it will be developed with sensitivity to the surrounding residential area through the use of architectural controls. This land use may reflect closely the provisions of the Town of Strathmore’s current Convenience Commercial Land Use district. This site is no greater than +/-1.0 acre; it would not be seen as a major commercial centre and not compete with the existing commercial opportunities along Highway One.

#### 5.3.9 Community Building and Facility

A Community Building/Facility is included in the first phase of the residential development. The building will house a community centre, consisting of a fitness room, games room, communal kitchen and dining area, intended to be used by residents of the residential development. The building will be owned and operated by the landowners, and will provide recreation services to residents and visitors of residents.

#### 5.3.10 Phasing

Figure 9 - Phasing Strategy (Neighbourhood D) delineates a phasing strategy for Prairie View (Neighbourhood D). The neighbourhood will be built out through four

(4) modular Multi-Family Low Density residential phases and one (1) Small-Scale Local Commercial Centre phase. The first residential phase will feature an accessory building. Phases could occur simultaneously without amendment to this Plan."[page 30].

- 1.47. Adding in Section '7.1 Municipal Reserve (MR)' after the following text: *"Figure 11 - Mobility Network (Neighbourhood A) outlines the integrated community pathway network for Prairies' Edge (Neighbourhood A) and delineates the regional and local pathway opportunities."* the following text: "Figure 11a - Mobility Network (Neighbourhood D) outlines the integrated community pathway network for Prairie's View (Neighbourhood D) and delineates the regional and local pathway opportunities."[page 33].
- 1.48. Adding after Figure 11 the Figure 11a 'Mobility Network (Neighbourhood D)', as shown in Schedule 'A'. [page 34].
- 1.49. Deleting from Section 8.0 'TRANSPORTATION' the following sentence: *"The road system has been designed to create a safe and efficient movement of vehicles and pedestrian/bicycle traffic through the community - refer to Figure 11 - Mobility Network (Neighbourhood A). Neighbourhood A (Prairie's Edge) is to be serviced with curvilinear roadways that form relatively short blocks providing ease of access, emergency egress/ingress, quiet streets, reduced vehicular speeds, and a sense of security."* and replacing it with the following text: "The road system has been designed to create a safe and efficient movement of vehicles and pedestrian/bicycle traffic through the community - refer to Figure 11 and 11a - Mobility Network (Neighbourhood A and Neighbourhood D). Neighbourhood A (Prairie's Edge) is to be serviced with curvilinear roadways that form relatively short blocks providing ease of access, emergency egress/ingress, quiet streets, reduced vehicular speeds, and a sense of security. Neighbourhood D (Prairie View) is to be served by one collector road with residential roads branching off to form short blocks which provide ease of access, emergency egress/ingress, quiet streets, reduced vehicular speeds, and a sense of community." [page 36].
- 1.50. Deleting from Section 8.0 'TRANSPORTATION' the following policy: *"Policy 8.0.1 Prior to any development approvals, a detailed transportation plan and Traffic Impact Assessment shall be completed for the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C to the satisfaction of the Town of Strathmore."* and replacing it with the following policy: "Policy 8.0.1 Prior to any development approvals, a detailed transportation plan and Traffic Impact Assessment shall be completed for the small balance of Neighbourhood A, Neighbourhood B, Neighbourhood C and Neighbourhood D to the satisfaction of the Town of Strathmore."[page 36].

- 1.51. Deleting from Section 8.0 'TRANSPORTATION' the following policy: *"Policy 8.0.2 External road connections to the Plan Area shall be consistent with the Town of Strathmore's Master Servicing Strategy."* and replacing it with the following policy: *"Policy 8.0.2 External road connections to the Plan Area shall be consistent with the Town of Strathmore's The Town's most recent Master Servicing Studies."* [page 36].
- 1.52. Deleting from Section 9.0 UTILITIES AND SERVICING the following sentence: *"All utility servicing strategies shall align with the Town of Strathmore's Master Servicing Strategy."* and replacing it with the following sentence: *"All utility servicing strategies shall align with the Town of Strathmore's The Town's most recent Master Servicing Studies."* [page 41].
- 1.53. Deleting from Section 9.0 UTILITIES AND SERVICING the following sentence: *"Figure 15 - Utility Servicing Strategy (Neighbourhood A) outlines a detailed servicing strategy for Prairies' Edge (Neighbourhood A). The general layout of servicing described in this Plan facilitates development within and outside of the Plan Area."* and replacing it with the following sentence: *"Figure 15 and 15a - Utility Servicing Strategy (Neighbourhood A Neighbourhood D) outlines a detailed servicing strategy for Prairies' Edge (Neighbourhood A and and Prairie View (Neighbourhood D)). The general layout of servicing described in this Plan facilitates development within and outside of the Plan Area."* [page 41].
- 1.54. Deleting from Section 9.0 UTILITIES AND SERVICING the following policy: *"Policy 9.0.3 Utilities and servicing shall be accommodated as outlined in the Town of Strathmore's Master Servicing Strategy, at the discretion of the Town."* and replacing it with the following policy: *"Policy 9.0.3 Utilities and servicing shall be accommodated as outlined in the Town of Strathmore's The Town's most recent Master Servicing Studies, at the discretion of the Town."* [page 41].
- 1.55. Deleting from Section 9.1 Water Supply and Conservation the following sentences: *"Potable water servicing for the area is provided generally in accordance with the Master Servicing Study. The Town has identified where upgrades are required and connections are available for the Plan Area based on the Master Servicing Study."* and replacing it with the following sentences: *"Potable water servicing for the area is provided generally in accordance with the The Town's most recent Master Servicing Studies. The Town has identified where upgrades are required and connections are available for the Plan Area based on the The Town's most recent Master Servicing Studies."* [page 41].
- 1.56. Adding after Figure 15 the Figure 15a 'Utility Servicing Strategy (Neighbourhood D)', as shown in Schedule 'A'. [page 42].

- 1.57. Deleting from Section 9.1.1 'Detailed Strategy for Neighbourhood A (Prairies' Edge) and Neighbourhood D (Prairies' View)' the following sentence: *"Other grid mains are being proposed in the Master Servicing Plan and will be installed on a progressive basis when required."* and replacing it with the following sentence: *"Other grid mains are being proposed in the The Town's most recent Master Servicing Studies and will be installed on a progressive basis when required."* [page 43].
- 1.58. Deleting from Section 9.1.1 'Detailed Strategy for Neighbourhood A (Prairies' Edge) and Neighbourhood D (Prairies' View)' the following sentence: *"Within Neighbourhood D, connections to the offsite infrastructure will also occur in stages. The initial connection will be on East Lake Boulevard to the existing watermain. When development has progressed requiring a secondary tie, it is anticipated to be located in Aspen Creek on Parklane Drive to an existing 250 mm diameter water line."* and replacing it with the following sentence: *"Within Neighbourhood D, the initial connection of water and the future looping is on Edgeview Road. Internal water mains will be designed to Town of Strathmore standards."* [page 43].
- 1.59. Adding after Figure 16 the Figure 16a 'Water Supply System (Neighbourhood D)', as shown in Schedule 'A'. [page 44].
- 1.60. Adding after Figure 17 the Figure 17a 'Sanitary Wastewater System (Neighbourhood D)', as shown in Schedule 'A'. [page 45].
- 1.61. Deleting from Section 9.2.1 'Detailed Strategy for Neighbourhood A (Prairies' Edge) and Neighbourhood D (Prairies' View)' the following sentences: *"For the sanitary servicing of Neighbourhood D a lift station on a much smaller scale is proposed and positioned at the location that the trunk line could connect. This will also be a temporary solution until such time as area development reaches the boundary of this Neighbourhood, consistent with the Town of Strathmore's Master Servicing Strategy and Figure 8A - Neighbourhood D Land Use Strategy."* and replacing it with the following sentences: *"For the sanitary servicing of Neighbourhood D, the sanitary system will be a gravity system onsite and down to the Edgefield Lift Station. Internal gravity mains will be designed to Town of Strathmore standards."* [page 46].
- 1.62. Deleting from Section 9.3.1 'Detailed Strategy for Neighbourhood A (Prairies' Edge) and Neighbourhood D (Prairies' View)' the following sentence: *"Within Neighbourhood D, a stormpond / Public Utility Lot (PUL), consistent with and Figure 8A - Neighbourhood D Land Use Strategy. This PUL is located in an area that appears to convey pre-development flows. It is anticipated a stormpond will be constructed in this location to capture and retain post-development flows. The*

*overall stormwater strategy for this area shall be in accordance with the Town of Strathmore's Regional Master Dranainge Plan."* and replacing it with the following sentence: "Within Neighbourhood D, the storm system will follow the Town of Strathmore guidelines for volume control and run off. This pond will follow the Storm Water Master Plan. This systems discharge will be connected to the Edgefield discharge piping system which ultimately ends up at the Highway 1 ditch and culvert."[page 47].

- 1.63. Adding at the end of Section 10.0 'Public Consultation' the following sentence: "A public consultation for Neighbourhood D was held on Wednesday, May 6, 2026, at the Strathmore Motor Products Centre from 5:00 pm to 7:30 pm. Approximately 40 people attended, and the feedback received was overwhelmingly positive."[page 48].
- 1.64. Adding at the end of Section 11.2 'Plan Review and Amendment' the following sentence: "11.2.1 The Prairies' Area Structure has been amended as of September 2, 2026 to allow for the development of Neighbourhood D."

**READ A FIRST TIME** this 2nd day of July 22, 2026

**PUBLIC HEARING HELD** this 2<sup>nd</sup> day of September, 2026

**READ A SECOND TIME** this 2<sup>nd</sup> day of September, 2026

**READ A THIRD AND FINAL TIME** this 2<sup>nd</sup> day of September, 2026



Mayor



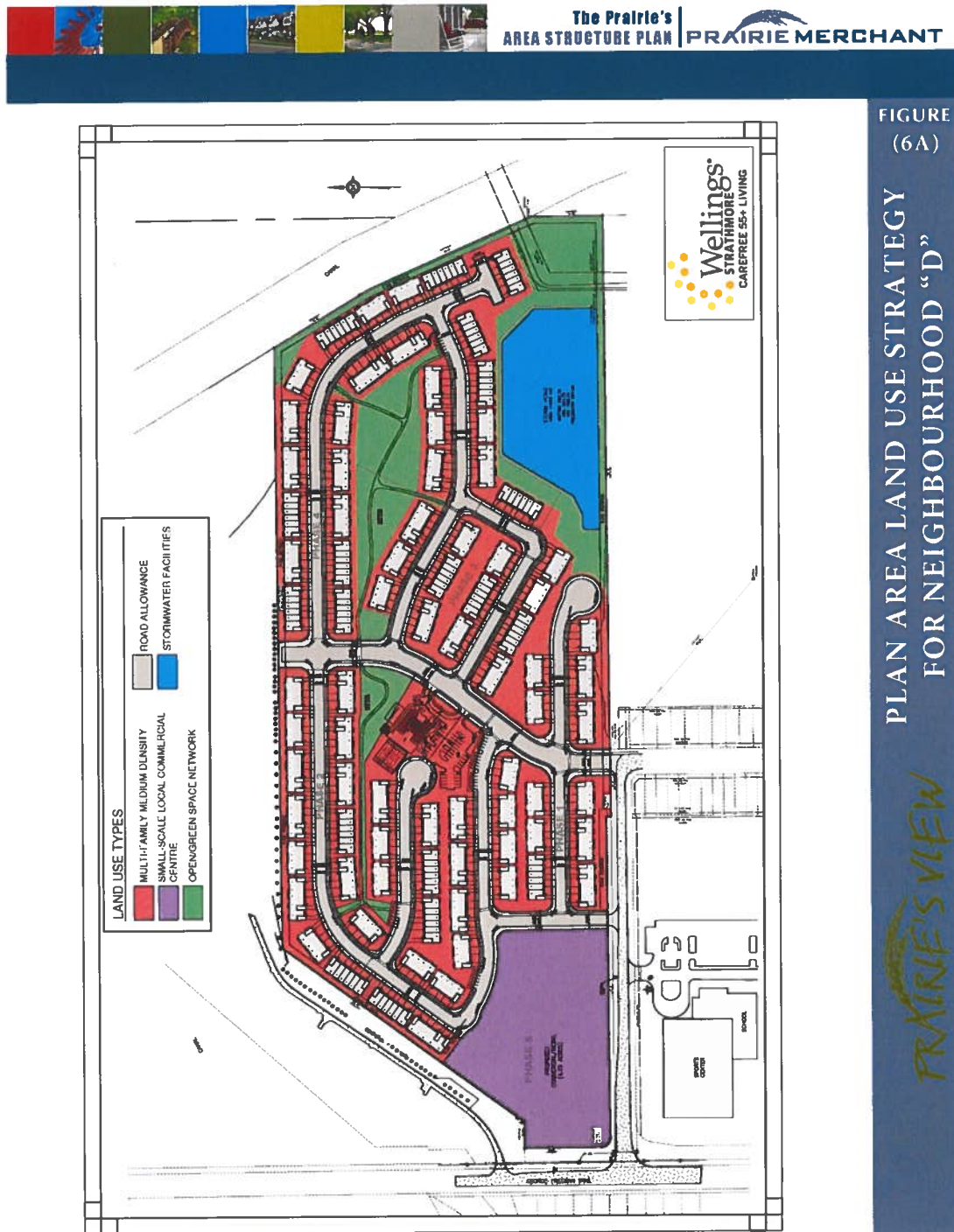
Director of Strategic, Administrative  
& Financial Services

**SCHEDULE "A"**



**Planning Hierarchy Chart**

**Figure (6a). Plan Area Land Use Strategy for Neighbourhood "D"**

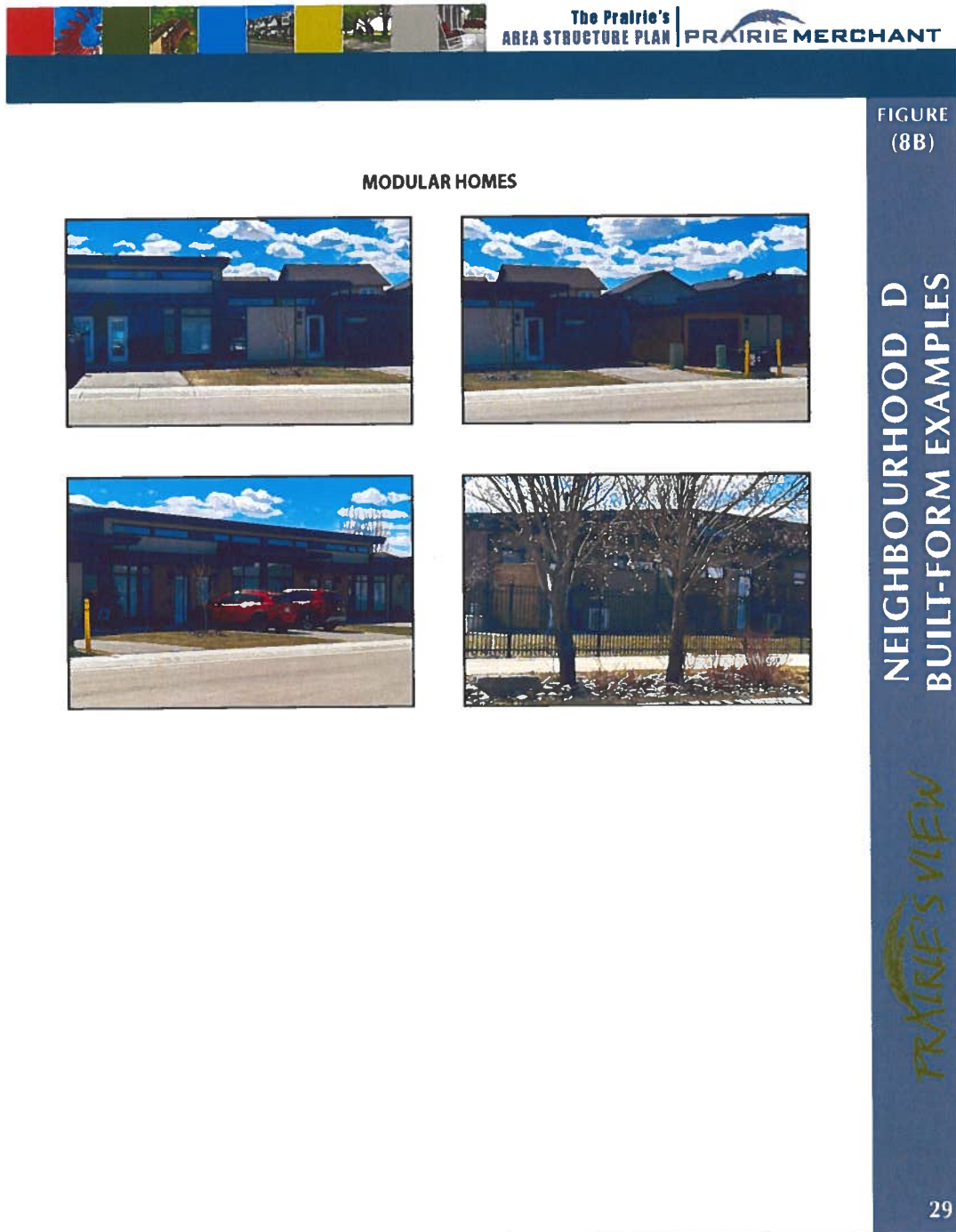


**FIGURE  
(6A)**

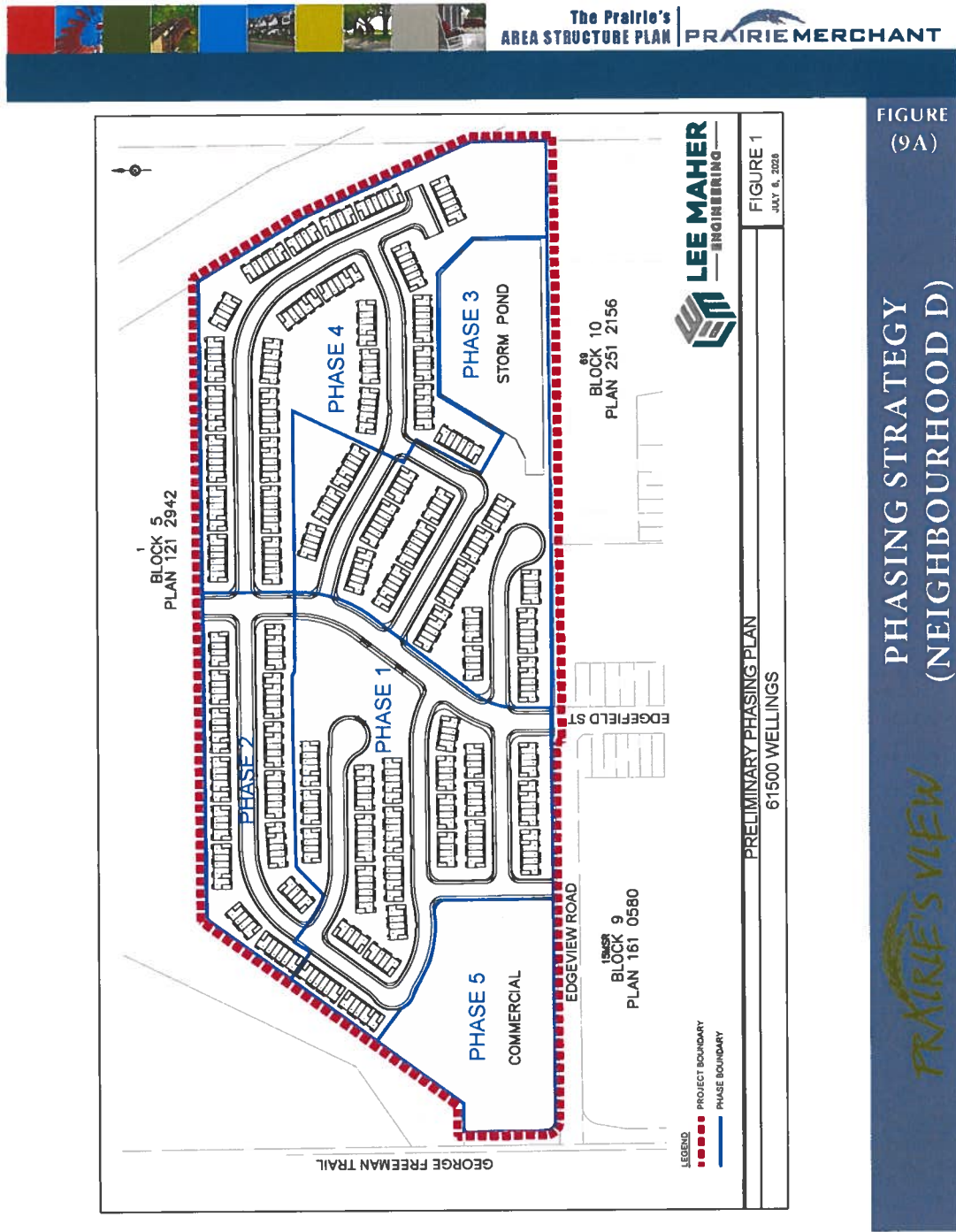
**PLAN AREA LAND USE STRATEGY  
FOR NEIGHBOURHOOD "D"**

*PRAIRIE'S VIEW*

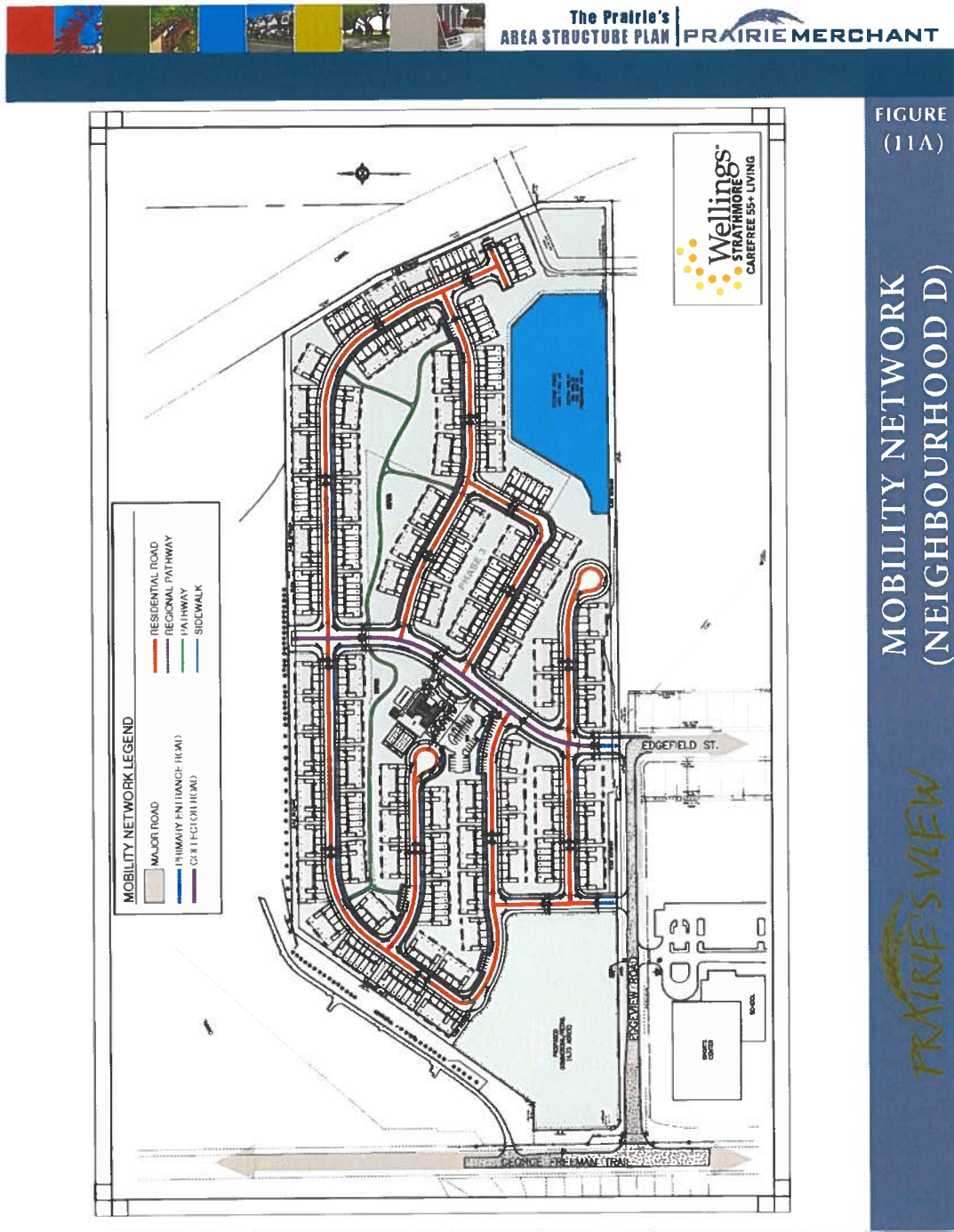
**Figure (8b). Neighbourhood D Built-Form Examples**



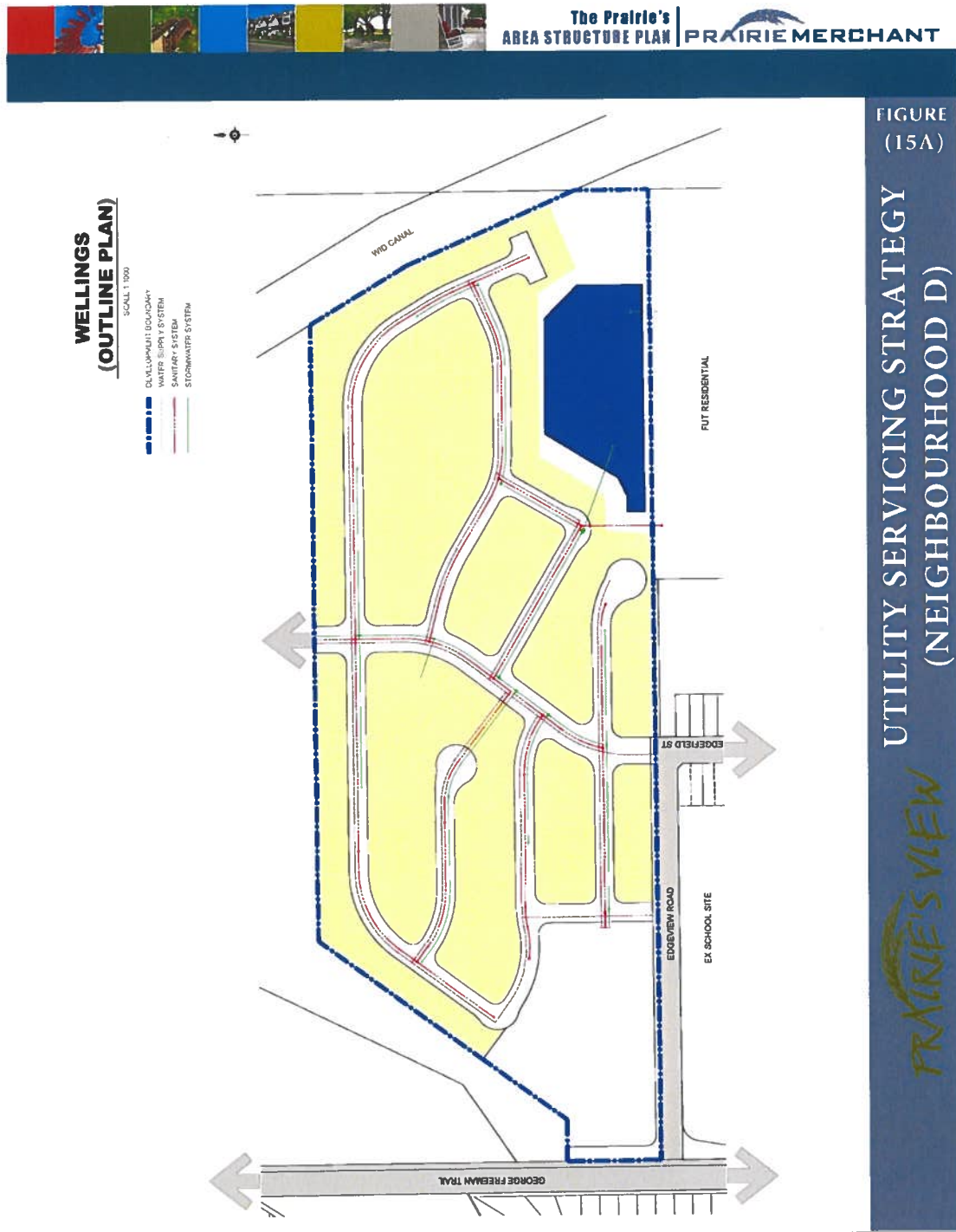
**Figure (9a). Phasing Strategy (Neighbourhood D)**



**Figure (11a). Mobility Network (Neighbourhood D)**



**Figure (15a). Utility Servicing Strategy (Neighbourhood D)**



**Figure 16a. Water Supply System (Neighbourhood D)**



**Figure 17a. Sanitary Wastewater System (Neighbourhood D)**

