AGENDA
REGULAR COUNCIL MEETING
Wednesday, September 2, 2026 @ 6:00 PM
Council Chambers, 1 Parklane Drive, Strathmore AB

Page

1. CALL TO ORDER

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

2. CONFIRMATION OF AGENDA

3. PUBLIC HEARING

3.1. Area Structure Plan Amending Bylaw No. 26-11 (The Prairies) 3 - 148
Agenda Item - AIR-26-184 - Pdf

3.2. Land Use Bylaw Amending Bylaw No. 26-14 (The Prairies) 149 - 183
Agenda Item - AIR-26-189 - Pdf

4. BYLAWS

4.1. Area Structure Plan Amending Bylaw No. 26-11 (The Prairies) 184 - 303
Agenda Item - AIR-26-157 - Pdf

4.2. Land Use Bylaw Amending Bylaw No. 26-14 (The Prairies) 304 - 327
Agenda Item - AIR-26-179 - Pdf

5. 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.

6. 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.

7. CONSENT AGENDA

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
12.1 Request for Proclamation – National Legion Week
12.2 Request for Proclamation – World Sepsis Day
12.3 Request for Proclamation – National Depression Screening Day

8. CONFIRMATION OF MINUTES

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8.2. Special Council Meeting Minutes – July 28, 2026 338 - 343
Agenda Item - AIR-26-175 - Pdf

9. BUSINESS

9.1. 2025 Annual Report 344 - 389
Agenda Item - AIR-26-185 - Pdf

9.2. Property Tax Recovery – Revised Auction Date 390 - 395
Agenda Item - AIR-26-182 - Pdf

9.3. Traffic Calming & Safe Streets Policy No. 3204 396 - 404
Agenda Item - AIR-26-190 - Pdf

9.4. Planning and Development Securities Policy No. 1823 405 - 432
Agenda Item - AIR-26-183 - Pdf

10. BYLAWS

11. COUNCILLOR INFORMATION & INQUIRIES

11.1. QUESTIONS BETWEEN COUNCILLORS AND COUNCIL STATEMENTS

11.2. BOARD AND COMMITTEE REPORTS

11.3. QUESTION AND ANSWER PERIOD

11.4. ADMINISTRATIVE INQUIRIES

11.5. NOTICES OF MOTION

12. CORRESPONDENCE

12.1. Request for Proclamation – National Legion Week 433 - 436
Agenda Item - AIR-26-188 - Pdf

12.2. Request for Proclamation – World Sepsis Day 437 - 439
Agenda Item - AIR-26-186 - Pdf

12.3. Request for Proclamation – National Depression Screening Day 440 - 443
Agenda Item - AIR-26-187 - Pdf

13. CLOSED MEETING

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

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

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

14. ADJOURNMENT

Report for Council

To: Town Council

Contact: Kate Bakun, Planner

Date Prepared: June 14, 2026

Meeting Date: September 2, 2026

SUBJECT:	**Area Structure Plan Amending Bylaw No. 26-11 (The Prairies)**
RECOMMENDED MOTION:	THAT Council proceed with a Public Hearing for Bylaw No. 26-11, in accordance with Section 692(1) of the *Municipal Government Act*, RSA 2000, cM-26; AND THAT Council take into consideration all information received at the Public Hearing on September 2, 2026 regarding Bylaw No. 26-11 being a bylaw to amend the Prairies Area Structure Plan Bylaw No. 11-08.

REPORT SUMMARY

KEY ISSUE(S):

The proposed amendment to Neighbourhood Node “D” (Prairies View) is intended to facilitate development of the subject lands and support the proposed residential community.
The development concept includes residential units centred around a clubhouse and proposes neighbourhood commercial uses on a 3.74-acre (1.51 ha) parcel located in the southwest portion of the site.

OBJECTIVE:

To amend the adopted Prairies Area Structure Plan Bylaw 11-08 to implement the changes proposed by the developer and enable development of the subject lands, while increasing housing type variety and supporting a more diverse range of residential opportunities.

FINANCIAL IMPLICATIONS:

Increased residential and non-residential development can strengthen the Town’s fiscal capacity, support the efficient delivery of municipal services and infrastructure, and help distribute the cost of community amenities and public investments across a broader tax base.

BACKGROUND:

The Town of Strathmore received an application to amend The Prairies Area Structure Plan (ASP) on April 1, 2026, for the lands legally described as Lot 2, Block 4, Plan 1010785.

The initial Prairies ASP Bylaw No. 11-08, was adopted on November 16, 2011 and includes four neighbourhood nodes within the plan area: Neighbourhoods A, B, C, and D.

The application focuses on Neighbourhood Node “D” and proposes amendments to facilitate primarily attached residential development, a private clubhouse, associated open space, municipal infrastructure including a stormwater management pond, and a neighbourhood commercial node on the subject lands.

The subject lands are currently designated Residential in the Municipal Development Plan Bylaw 14-03. The site is located at the northeast corner of the intersection of George Freeman Trail and Edgeview Road. The site is adjacent to the Strathmore Motor Products Sports Centre and south of George Freeman School. The developer is proposing to proceed with the next stages of development, if the amendment is supported. Development Services is also aware of a real estate transaction pending on the subject lands.

The following assessments and reports were prepared and submitted by the Applicant in support of the proposed ASP amendments:

- Planning Justification Report
- Geotechnical Investigation Report
- Wellings Master Drainage Report
- Transportation Impact Assessment
- Desktop Biophysical Impact Assessment

The proposed amendments would facilitate the development of approximately 398 residential units in an attached housing form. A private clubhouse is also proposed to provide amenity space for residents. The site will be accessed via two entrances from Edgeview Road. The gross density target is approximately 20 to 25 units per hectare (8 to 10 units per acre) with an approximate total of 398 attached dwelling units.

The amendment also proposes neighbourhood commercial uses on a 1.51 ha (3.74-acre) parcel located in the southwest portion of the site. A storm pond, with an area of approximately 1.19 ha (2.95 acres), is also proposed in the southwest portion of Neighbourhood D. The development is proposed to be completed in five phases.

Additionally, 10% of the land will be dedicated as Municipal Reserve in accordance with Section 666 of the Municipal Government Act (MGA). However, the applicant has not provided the precise location of the Municipal Reserve, and this requires further clarification with Development Services and is typically confirmed precisely at the subdivision stage.

Staff began circulation with internal departments and external agencies and collected comments up to June 15, 2026 and comments were forwarded to the developer.

Comments were also received from Alberta Transportation and Economic Corridors, which raised no concerns or objections to the proposed Prairies Area Structure Plan amendments

and has accepted the revised Traffic Impact Assessment (Version 4). Alberta Transportation and Economic Corridors sent comments to the developer and the developer is required to respond to the comments received.

The application is supported by the following Municipal Development Plan (MDP) policies in regards to the proposed ASP amendment for Neighbourhood Node “D”:

- 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, as outlined in the Calgary Metropolitan Plan.
- 2.1.5 Developers shall be required to provide the required infrastructure and community facilities for the proposed developments at the developer’s expense.
- 2.2.7 All Area Structure Plans shall integrate a comprehensive parks and pathway system as part of the pedestrian transportation network, demonstrating linkages to adjacent neighbourhoods and shall promote healthy active lifestyle choices.
- 2.2.8 Applications shall consider the integration of commercial uses within an Area Structure Plan to meet the needs of the neighbourhood residents.
- 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.
- 3.4.5 The Town shall require developers of large residential communities to provide for a parcel for Neighbourhood Commercial use.
- 3.6.2 Residential development proposals shall primarily dedicate Municipal and/or School Reserves in the form of land.
- 3.6.13 The Town encourages all parks to provide active options for all ages.
- 3.6.19 Pathway systems shall be looped to provide internal and external connectivity throughout the community and the neighbourhood.

The developer held a public open house for the proposed amendments to the ASP on May 6, 2026, at the Strathmore Motor Products Centre from 5:00 p.m. to 7:30 p.m. The event was advertised in the local newspaper. According to the information provided by the developer, approximately 40 people attended the session, and the feedback received was positive.

In accordance with the requirements of the Municipal Government Act (MGA), Staff have advertised the Notice of Public Hearing in the Strathmore Times newspaper on the following dates:

- August 5, 2026, August 12, 2026, August 19, 2026, August 26, 2026, September 02, 2026

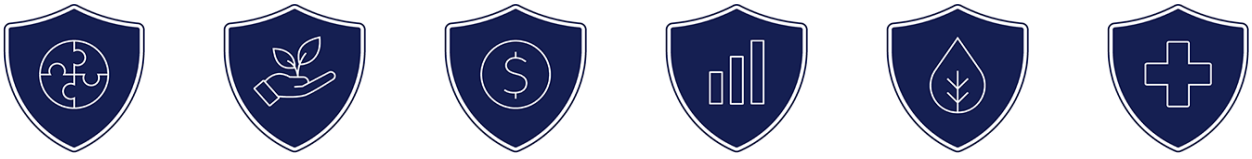
Notice of the public hearing was also sent to adjacent landowners and has been posted on the Town’s social media accounts and website.

At the time of writing this report, staff have received one email asking for copies of the bylaws with respect to the proposed bylaws. No other calls, emails, or inquiries have been received at the date this report was written.

In summary, the proposed ASP amendments builds upon the existing policies established by the adopted Prairies ASP. The amendment provides updated development details for Neighbourhood D to facilitate primarily attached residential development, a private clubhouse, associated open space, municipal infrastructure including a stormwater management pond, and a neighbourhood commercial node on the subject lands.

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 Prairies ASP Amendment aligns with the Town of Strathmore's 2026–2029 Strategic Plan by supporting managed growth, complete community development, and the provision of diverse housing, commercial opportunities, and community amenities within a planned neighbourhood framework.

COMMUNITY IMPLICATIONS:

The proposed Prairies ASP Amendment will establish a planning framework for the future development of Neighbourhood "D", including residential, commercial, and community amenity areas. The amendment will support the continued growth of the Town by accommodating additional housing opportunities, creating opportunities for local services, and contributing to the development of a complete community.

INTERNAL IMPLICATIONS:

Approval of the proposed ASP Amendment will result in future applications for land use, subdivision, development permits, building permits, electrical permits, plumbing permits, and other applicable permits. These applications will require review and coordination among multiple Town departments, including Planning and Development Services, Infrastructure, Operations, Emergency Services, and other applicable departments.

PUBLIC ENGAGEMENT AND AWARENESS:

As per the information provided by the Applicant, public engagement for the proposed Prairies ASP Amendment was conducted on May 6, 2026, at the Strathmore Motor Products Centre by

the project developer. Approximately 40 attendees participated in the session, and the feedback received was positive.

The ASP Amendment application was also circulated to internal Town departments and applicable external agencies for review and comment. Any feedback received through the circulation process has been considered as part of the review of the proposed amendment.

The Public Hearing has been advertised in accordance with the Municipal Government Act, and the proposed bylaws have been available for viewing on the Town's website.

IMPLEMENTATION

COMMUNICATIONS:

The public hearing was advertised in the Strathmore Times on the following dates:

- August 5, 2026
- August 12, 2026
- August 19, 2026
- August 26, 2026
- September 02, 2026

Notice of the Public Hearing was mailed to adjacent landowners and notice of the public hearing was also posted on the Town's social media accounts and website.

Staff have been available to respond to inquiries regarding the Public Hearing.

NEXT STEPS:

The statutory Public Hearing for the proposed ASP Amendment was advertised in accordance with Section 606 of the *Municipal Government Act*. The Public Hearing was also advertised on the Town's social media accounts and website.

REPORT AUTHOR:

Kate Bakun, Planner

ATTACHMENTS:

Attachment I: Bylaw No. 26-11 - The Prairies ASP Amendment
Attachment II: Red-lined Prairies ASP - Prepared by Wellings of Strathmore - Dated July 14, 2026
Attachment III: Planning Justification Report - Prepared by Nautical Lands Management Corportaion - Dated April 23, 2026
Attachment IV: Map
Attachment V: August-5-2026-Strathmore-Times

Attachment VI: August-12-2026-Strathmore-Times
Attachment VII: August-19-2026-Strathmore-Times
Attachment VIII: Bylaw 26-11. ASP Amendment. Presentation
Attachment IX: WELLINGS OF STRATHMORE ASP Public Meeting Presentation September 2 2026

Chuck Procter, Manager of Development Services	Approved - 24 Aug 2026
Jamie Dugdale, Director of Infrastructure, Operations, and Development Services	Approved - 24 Aug 2026
Kevin Scoble, Chief Administrative Officer	Approved - 24 Aug 2026
Veronica Anderson, Legislative Services Officer	Approved - 24 Aug 2026

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), specifi cally:"* 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 effi cient 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 identifi ed 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
Gross Developable Area	**46.84**	**100**

[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 benefi t 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 (Praire'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 (Praire'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 conssitent with the Town of Stratmore's Master Servicing Strategy."* and replacing it with the following policy: *"Policy 8.0.2 External road connections to the Plan Area shall be conssitent with the Town of Stratmore'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 accommo`dated 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 m/uch 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-develpoment fl ows. It is anticipated a stomrpond will be constructed in this location to capture and retain post-development fl ows. 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 2nd day of September, 2026

READ A SECOND TIME this 2nd day of September, 2026

READ A THIRD AND FINAL TIME this 2nd 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"

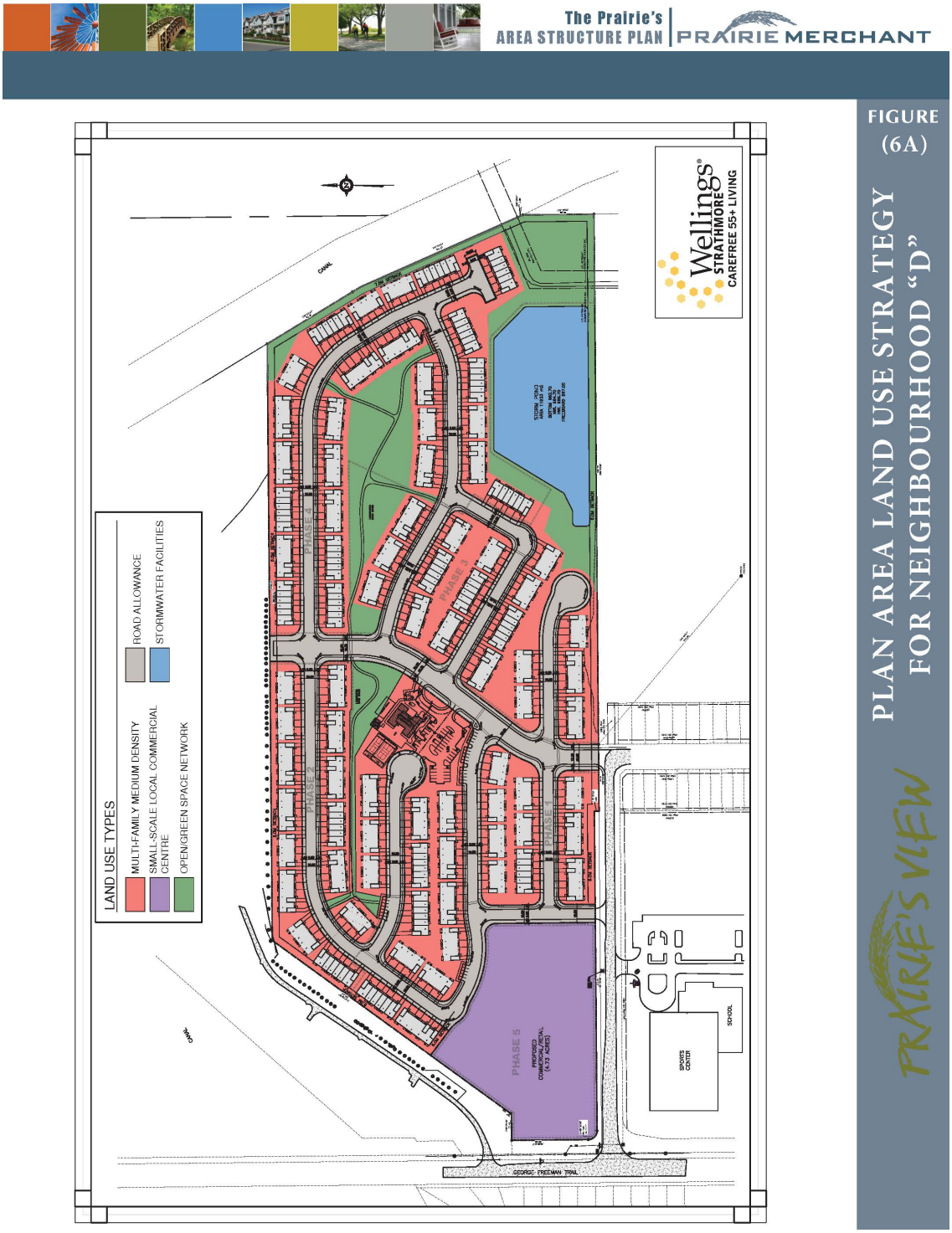


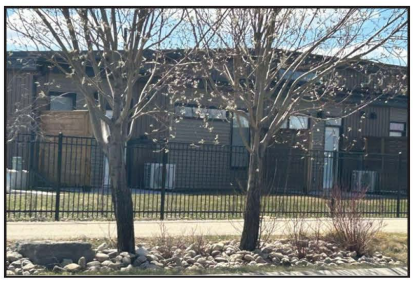
Figure (8b). Neighbourhood D Built-Form Examples



FIGURE (8B)

MODULAR HOMES



NEIGHBOURHOOD D
BUILT-FORM EXAMPLES

PRAIRIE'S VIEW

29

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

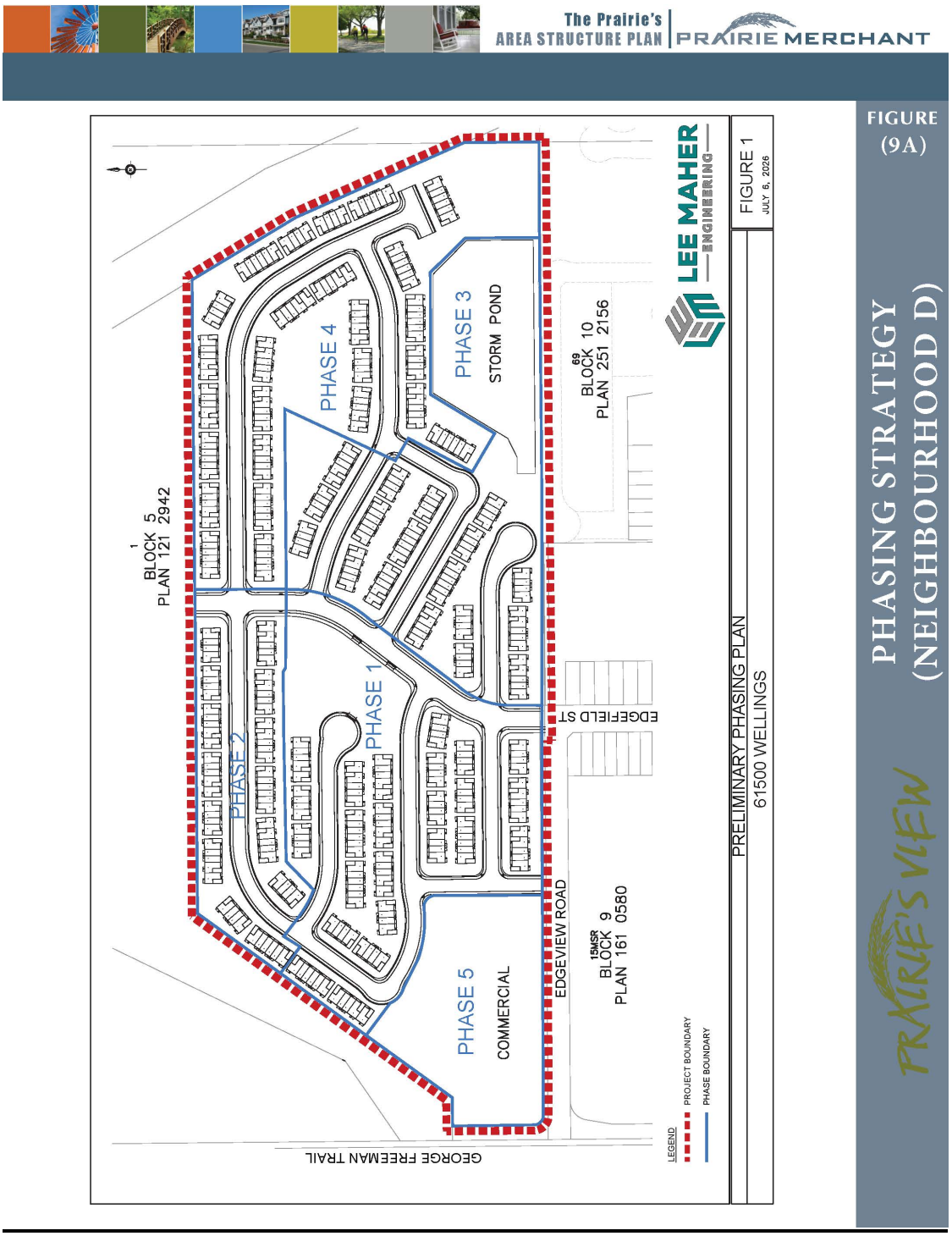


Figure (11a). Mobility Network (Neighbourhood D)

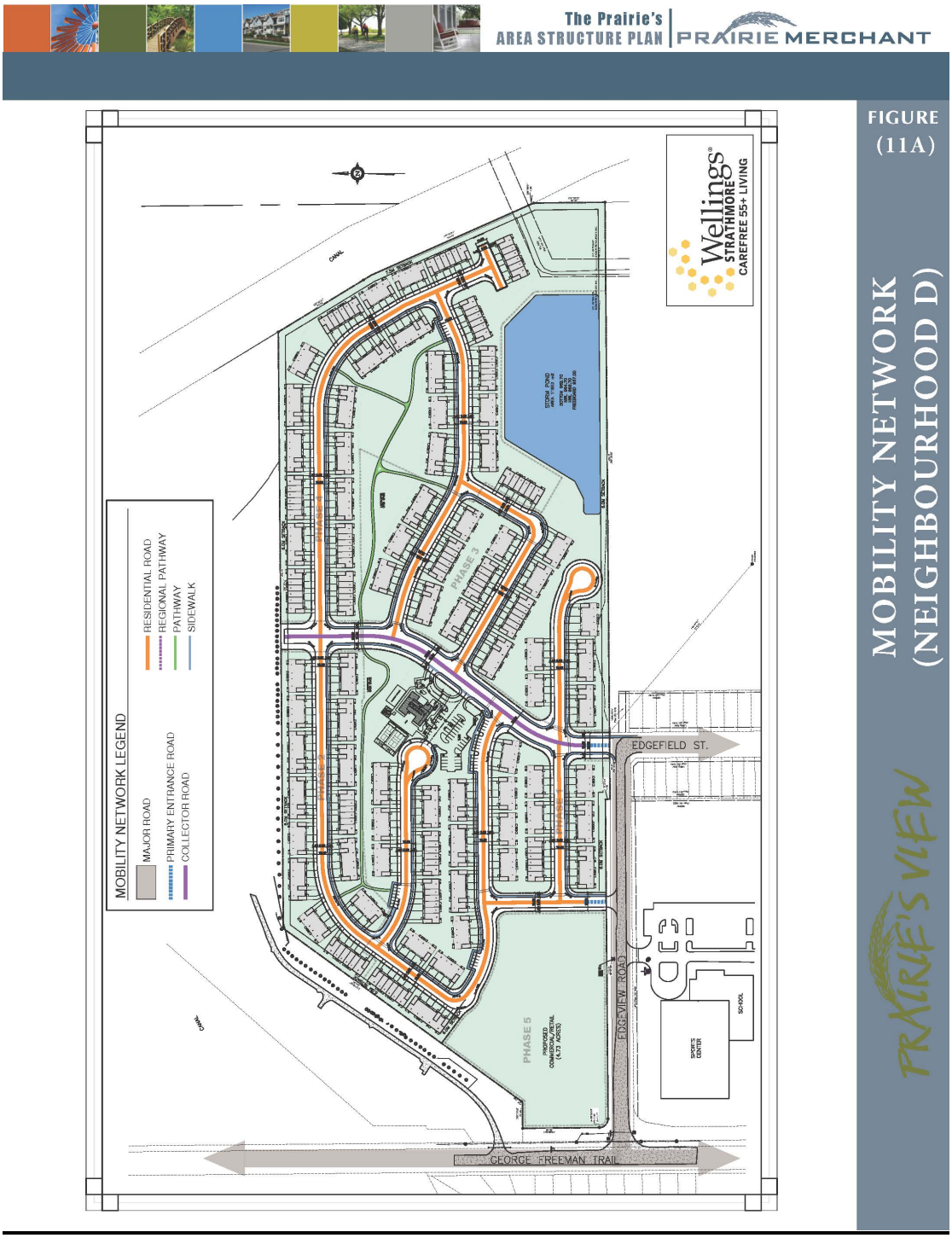


Figure (15a). Utility Servicing Strategy (Neighbourhood D)

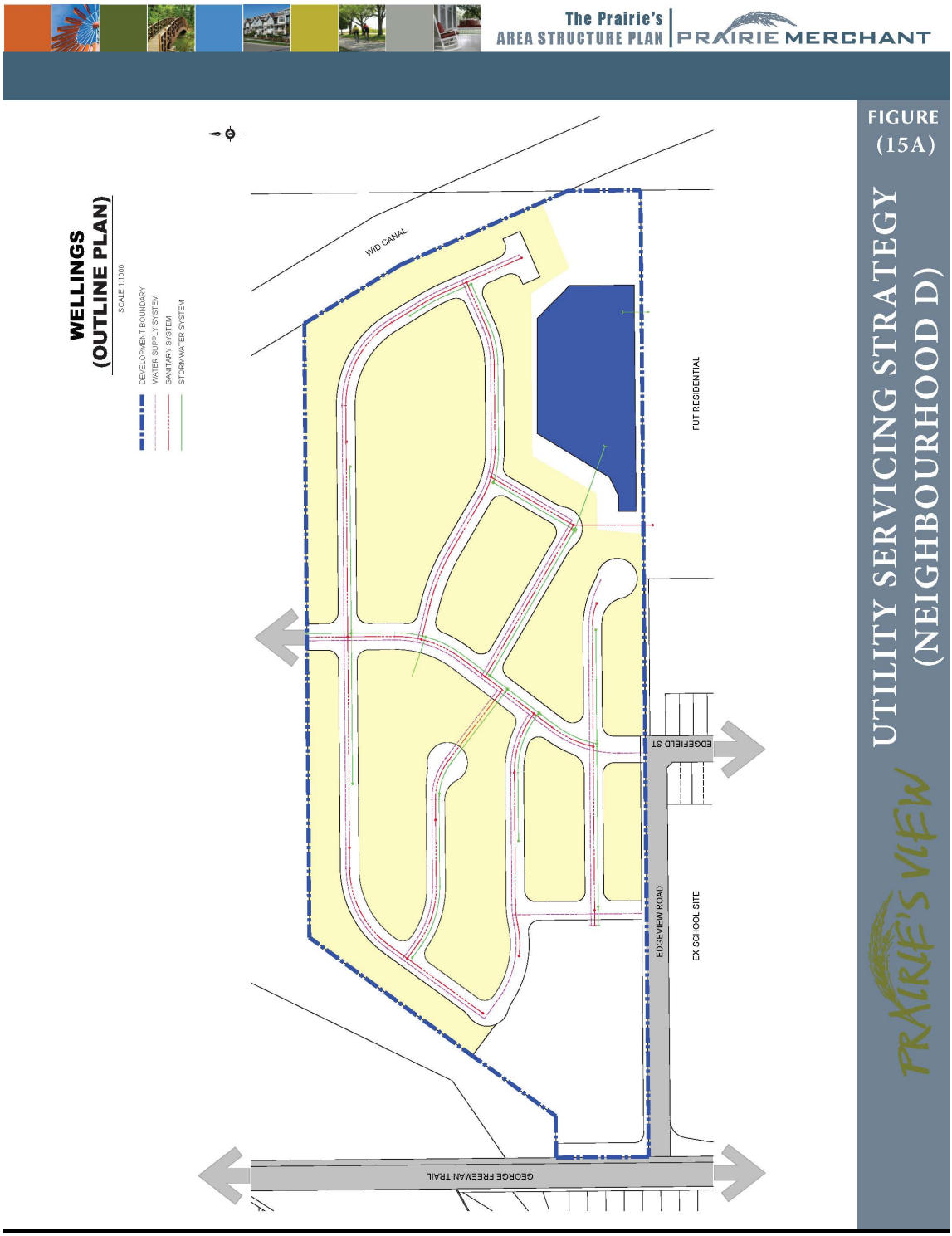


Figure 16a. Water Supply System (Neighbourhood D)

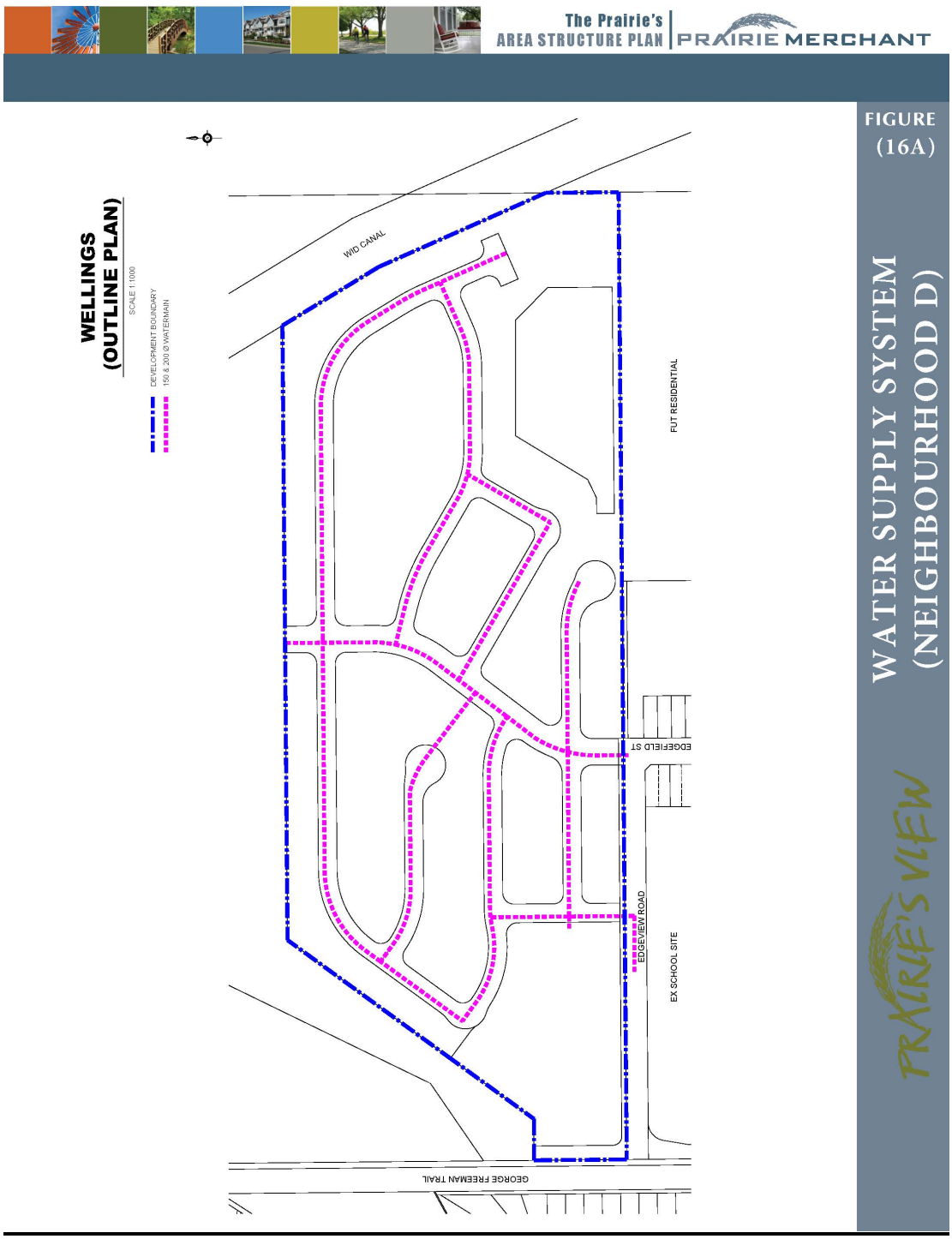
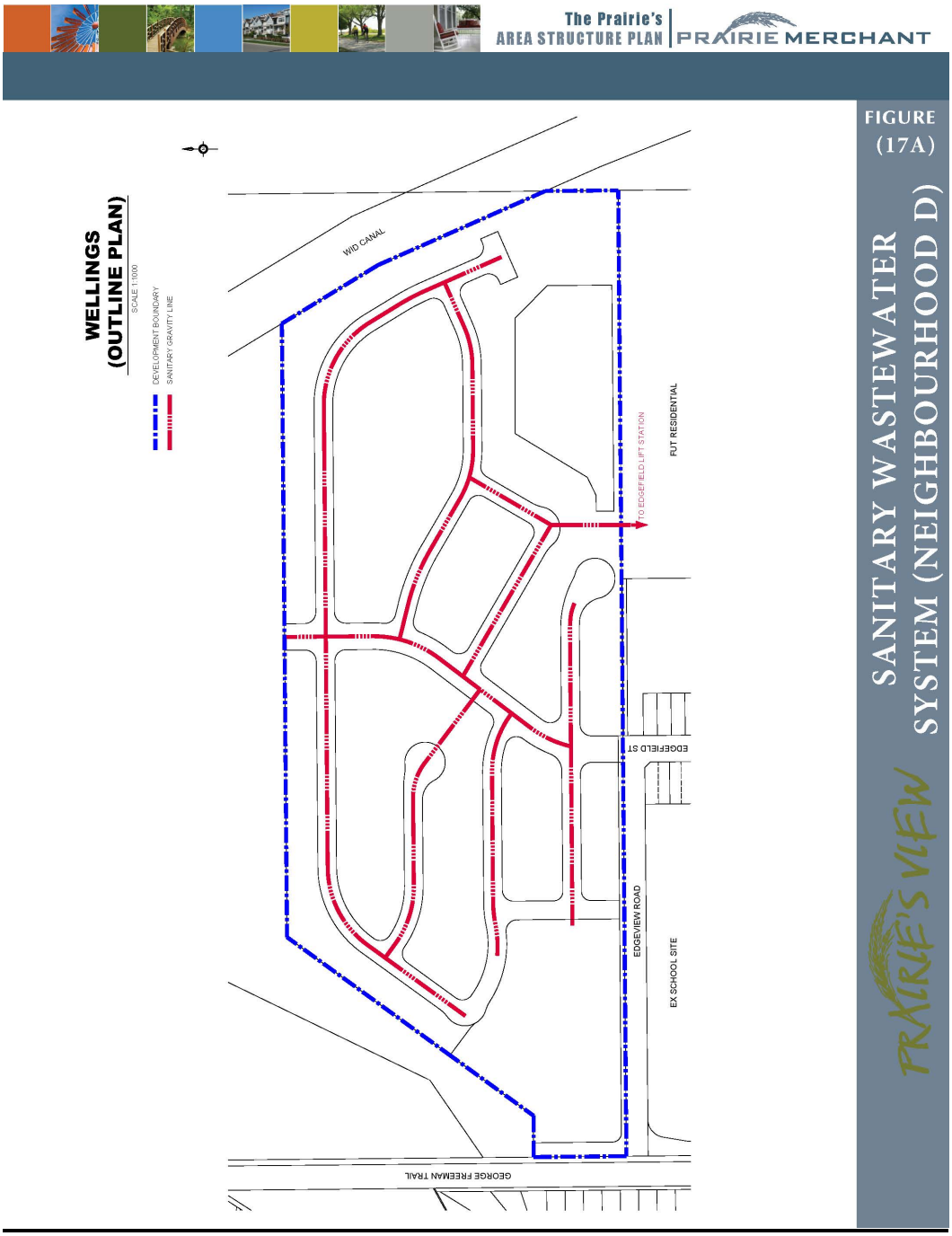
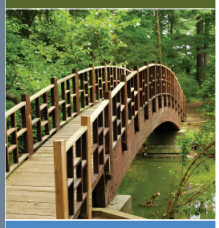


Figure 17a. Sanitary Wastewater System (Neighbourhood D)













The Prairies' AREA STRUCTURE PLAN

PRAIRIE MERCHANT

Town of Strathmore
Bylaw No. 11-08
16 November 2011
Amendment May 2026

LONGVIEW Planning + Design

LEE MAHER ENGINEERING ASSOCIATES

BYLAW NO. 11-08
OF THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA

BEING A BYLAW OF THE TOWN OF STRATHMORE IN THE PROVINCE OF ALBERTA TO ADOPT THE PRAIRIE'S AREA STRUCTURE PLAN.

UNDER AUTHORITY OF and pursuant to the provisions of the *Municipal Government Act, R.S.A. 2000, Chapter M-26* and amendments thereto, the Municipal Council of the Town of Strathmore in the Province of Alberta may by bylaw adopt an Area Structure Plan.

AND WHEREAS the Town of Strathmore has adopted a Municipal Development Plan that requires responsible development and good planning practices.

NOW THEREFORE, the Municipal Council of the Town of Strathmore duly assembled **HEREBY ENACTS AS FOLLOWS:**

101. The Prairie's Area Structure Plan, attached hereto as Schedule "A" be adopted.

201. That this Bylaw shall come into full force and effect upon third and final reading.

READ A FIRST TIME this 19th day of October, 2011.

READ A SECOND TIME this 16th day of November ,2011.

READ A THIRD TIME and finally passed this 16th day of November ,2011.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

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1.0 INTRODUCTION

1.1 Purpose

The purpose of The Prairies' Area Structure Plan (ASP) is to establish a framework for the orderly and economic, subdivision, and development of a new collection of Neighbourhoods within the Town of Strathmore to be known as The Prairies' Area Structure Plan. This Plan has been prepared in accordance with:

- Part 17 of the Municipal Government Act ~~(2000)~~;
- ~~Calgary Metropolitan Plan (2010);~~
- ~~Town of Strathmore Growth Study (2008);~~
- Town of Strathmore, Strathmore Community Sustainability Plan (2010) ;
- The Town of Strathmore, Quality of Life Master Plan (2010);
- The Town of Strathmore, Wetland Conservation Plan (2005);
- The Town of Strathmore Municipal Development Plan Bylaw #~~98-11~~ (~~1998~~);
- Town of Strathmore Land Use Bylaw #~~89-20~~ (~~1989, as amended~~); and,
- Town of Strathmore ~~Master Servicing Strategy (May 2007)~~.

1.2 Plan Area and Implementation

The Prairies' Area ASP is located on the east boundary of the Town of Strathmore and forms part of the newly annexed lands that expanded the Town boundaries - refer to **Figure 1 - Regional Location Map**. The Prairies' ASP has been developed to include approximately three hundred and ninety four (394.18) acres (159.53 hectares) of land - refer to **Figure 2 - General Location Map (Aerial Photo)**.

The Plan Area is currently owned by seven (7) separate landowners on nine (9) titles who have different timelines for development of their lands. As a result of the differences in development timelines, this ASP is set up to outline different Neighbourhood Nodes (A, B, C, and D) based largely on ownership. It sets out triggers for development of the Neighbourhoods such that the site is comprehensively planned and, at minimum, strategic pieces of the site such as servicing, transportation connections, and overland drainage, are addressed to ensure seamless development occurs over time. The ASP also implements a minimum benchmark for lands in each of the Neighbourhood Nodes to ensure that they retain a cohesive character and quality throughout.

The Neighbourhood Nodes planning strategy is delineated in **Table 1** and on **Figure 3 - Neighbourhood Nodes Planning Map**.

FIGURE (1)

REGIONAL LOCATION MAP

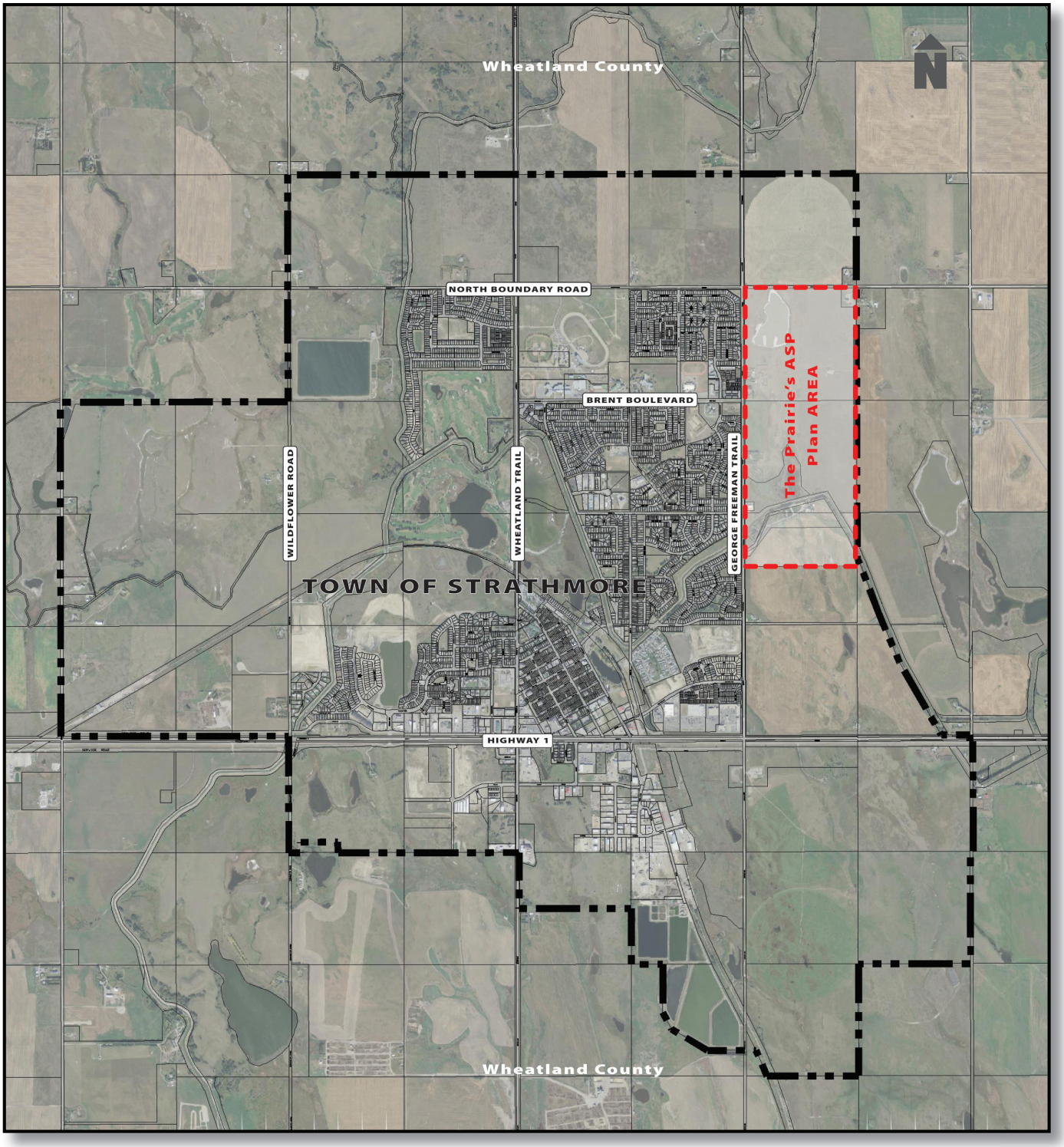


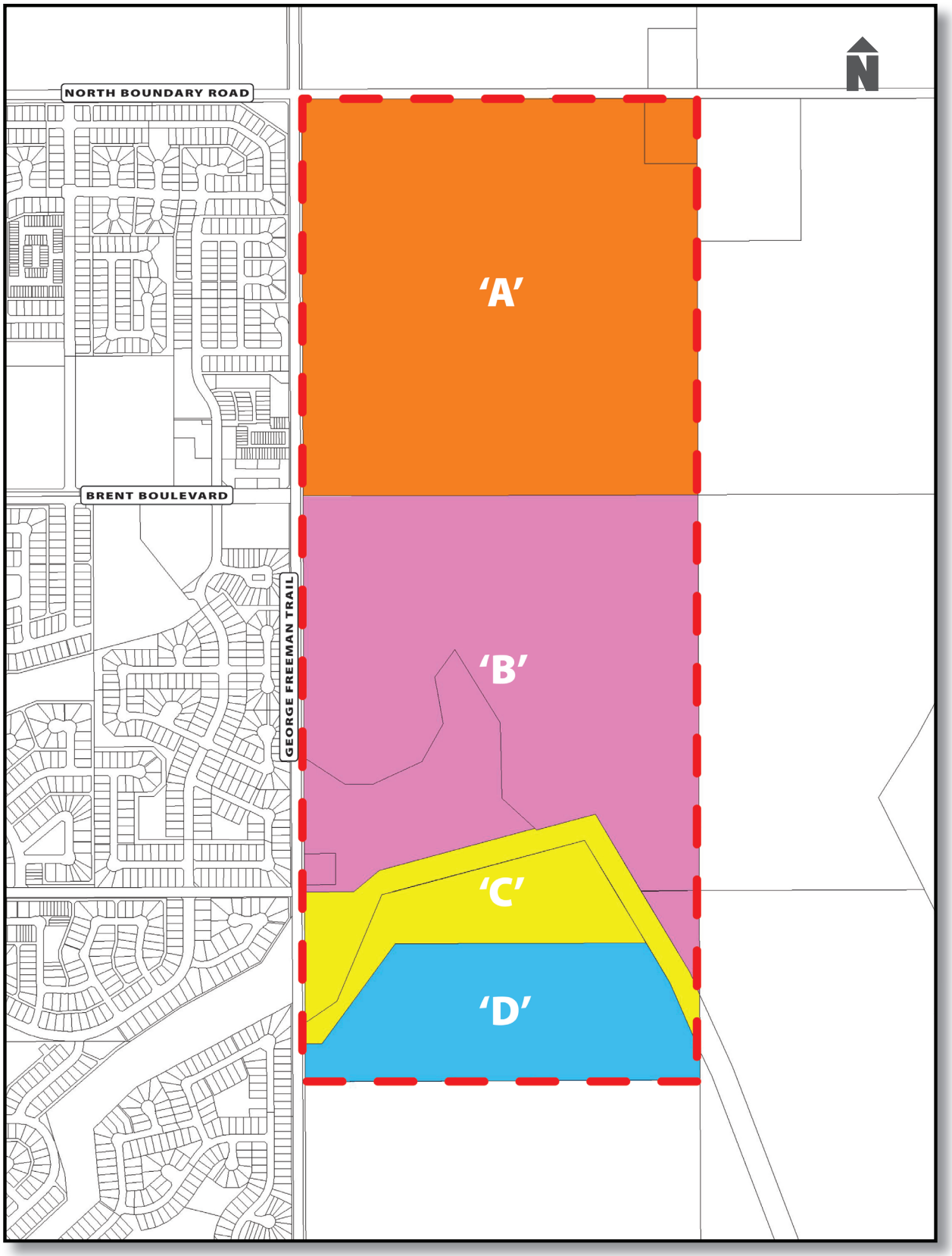
FIGURE (2)

GENERAL LOCATION MAP (AERIAL PHOTO)



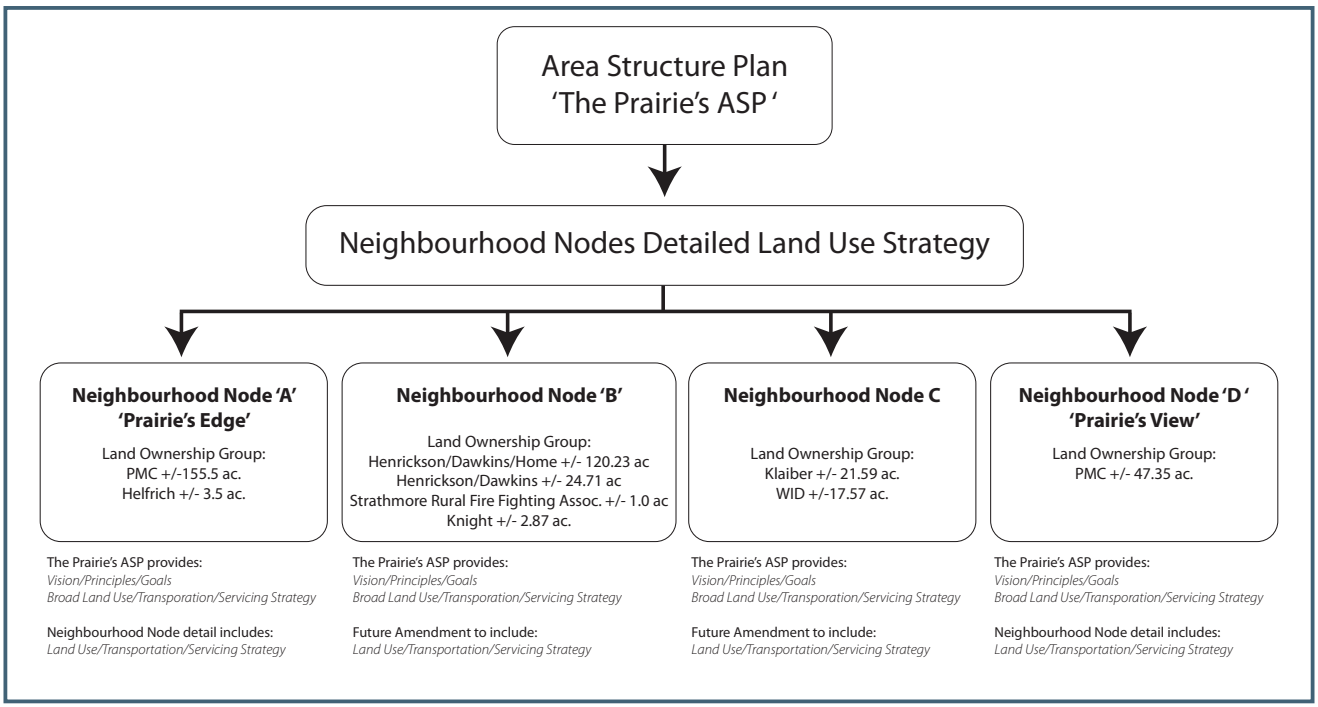
FIGURE (3)

NEIGHBOURHOOD NODES PLANNING MAP



NEIGHBOURHOOD NODE 'A'
NEIGHBOURHOOD NODE 'B'
NEIGHBOURHOOD NODE 'C'
NEIGHBOURHOOD NODE 'D'

Table 1 – Neighbourhood Nodes Planning Strategy



1.3 Conformity with Approved Plans

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:

633(1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may, by bylaw, adopt an area structure plan.

(2) An area structure plan
(a) Must describe
(i) The sequence of development proposed for the area,
(ii) The land uses proposed for the area, either generally or with respect to specific parts of an area,
(iii) The density of population proposed for the area either generally or with respect to specific parts of the area, and
(iv) The general location of major transportation routes and public utilities, And
(b) May contain any other matters the council considers necessary.



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.

1.3.1 Provincial Land Use Framework

The Town of Strathmore is located within the South Saskatchewan Regional Plan Area which is a planning region currently being addressed by the Province. To date, a profile of the South Saskatchewan Plan Area has been completed with the Terms of Reference for Development outlined. The Plan will provide overarching guidelines regarding development in the area while ensuring the protection and sustainability of the environment.

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.

1.3.3 Town of Strathmore Municipal Development Plan

The Town of Strathmore's Municipal Development Plan (MDP) (Bylaw #98-11) outlines the growth and development objectives for the municipality. The Prairies' ASP promotes the goals, objectives, and policies in the MDP including:

- 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.

1.3.4 Town of Strathmore Land Use Bylaw

The Town of Strathmore Land Use Bylaw (LUB) (Bylaw #~~89-20~~) regulates land uses within the municipality. The Prairies' ASP is currently designated as Agriculture General (AG) District under the Bylaw and as such requires land use redesignation to the various land uses to permit the development of a residential development in phases over time.

~~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.~~



1.3.6 Quality of Life Master Plan

A Quality of Life Master Plan was completed in February, 2010 for the Town. This Plan was undertaken to outline the strategies required for the provision of recreation and cultural facilities, trails, parks, and open spaces within the Town. The Prairies' ASP supports the Plan through comprehensive trail development and linkages, provision for open space, and programmed spaces.

1.3.7 The Town of Strathmore Wetland Conservation Plan

In 2005 the Town of Strathmore commissioned the preparation of the Wetland Conservation Plan which identified and classified thirty-four (34) wetlands or wetland complexes within the Town and, at the time, the Town's immediate area (now included formally within the Town boundary). Goals of the Wetland Conservation Plan included ensuring that there is no net loss of wetlands by promoting conservation and or mitigation within areas of future urban development and to use wetlands for stormwater treatment while ensuring their long-term viability. Within the Plan Area there are two (2) wetlands with distinct classifications. One wetland is to be redeveloped to revise its stormwater attenuation function and add more habitat value than it currently provides and the second wetland is already an existing Ducks Unlimited Wetland project that will be retained.

1.3.8 Strathmore Community Sustainability Plan

The Town of Strathmore completed the Strathmore Community Sustainability Plan in April, 2010. The Plan seeks to balance social, cultural, environmental, governance, and economic aspects of the Town as it moves into the future. The Prairies' ASP development supports the Town's vision for the future by providing:

- Natural Environment – use of existing drainage course to shape the conveyance channel and water movement throughout The Prairies' ASP for the enjoyment of residents. Encouragement of water conservation techniques for all dwelling units;
- Built Environment – introduction of low impact development and the integrated pathway network connecting The Prairies' ASP with neighbouring communities; and,
- Economic – The Prairies' development contributes to the vision for the newly annexed lands by supporting the Town's sustainability goals and creates potential business opportunities for local builders and suppliers.

1.3.9 Town of Strathmore Area Structure Plan Specialized Study Requirements

The Town of Strathmore established a list of requirements for the submission of Area Structure Plans in October, 2010 to make the Town's approach to land development as streamlined, efficient, and attractive as possible for applicants, while obtaining all necessary information.

The following reports must accompany an ASP submission:

- Biophysical Report.
- Environmental Assessment – Phase 1.
- Geotechnical Report.
- Historical Resources Overview.
- Servicing:

  Water System: include a drawing showing the connection points to water system, and show looping consistent with Master Servicing Study.

  Stormwater: conform to the Master Servicing Study and the NW Stormwater Drainage Study, include a drawing showing ponds, location of stormwater discharge, and, approximate sizing of stormwater facilities based on the requirement for discharge rate, water quality and volume control.

  Sanitary System: include a drawing showing the connection points to the sanitary system connections, and show sanitary lines.
- Traffic Impact Assessment (TIA).

The list of functional servicing reports and ASP background reports has been satisfied and these reports have been provided to the Town of Strathmore at the time of The Prairies' ASP submission.

2.0 DEVELOPMENT AREA

2.1 Location

The Prairies' Area Structure Plan Area is located on the east boundary of the Town of Strathmore and forms part of the newly annexed lands that expanded the Town boundaries. The Plan Area is bound on the north by North Boundary Road and to the west by George Freeman Trail - refer to **Figure 4 - Opportunities and Constraints**. It is anticipated that road dedication and regional servicing connections to the site will be in a manner consistent with the ~~Town of Strathmore Master Servicing Study (2007)~~.

2.2 Legal Description and Land Ownership

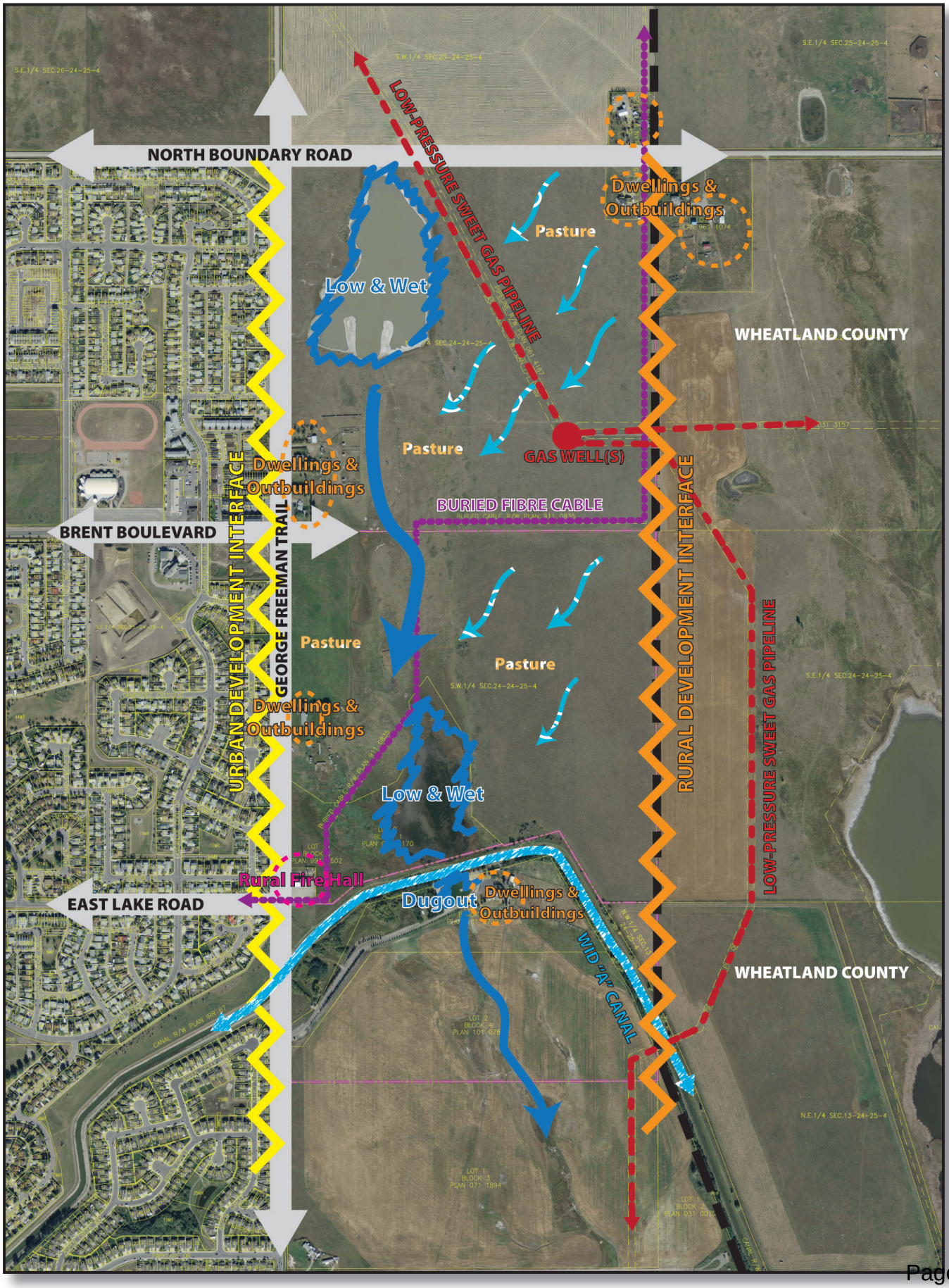
The Prairies' Area Structure Plan includes +/- 394.18 ac (+/- 159.53 ha) of land within the following quarter sections: NW and SW 24-24-25 W4M and NW and SW 13-24-25 W4M. The following table describes existing parcels within the ASP Plan Area and the landowners at the time of Plan preparation.

Table 2 – Land Ownership Summary

LEGAL DESCRIPTION	ACRES	HECTARES	LANDOWNER
Neighbourhood A			**Prairie's Edge**
NW 24-24-25 W4M	+/- 155.37	+/- 62.88	PMC (Strathmore) Corp.
Plan 0312456, Block 1, Lot 1	+/- 3.50	+/- 1.41	Dean & Kristine Helfrich
Neighbourhood B			
SW 24-24-25 W4M	+/- 120.23	+/- 48.66	Frances Henrickson, Frederick Dawkins, & Helen Home
Plan 0011170, Block 1, Lot 2	+/- 24.71	+/- 10.00	Frances Henrickson & Frederick Dawkins
Plan 9913502, Block 1, Lot 1	+/- 1.00	+/- 0.41	Strathmore Rural Fire Fighting Association
Ptn. NW 13-24-25 W4M	+/- 2.87	+/- 1.16	Frederick & Dorothy Knight
Neighbourhood C			
Plan IRR 67	+/- 17.56	+/- 7.11	Western Irrigation District
Plan 1010702, Block 4, Lot 1	+/- 21.59	+/- 8.74	Grant & Donna Lee Klaiber
Neighbourhood D			**Prairie's View**
Plan 1010785, Block 4, Lot 2	+/- 47.35	+/- 19.16	PMC (Strathmore) Corp.
Total	**+/-394.18**	**+/-159.53**	

FIGURE (4)

OPPORTUNITIES & CONSTRAINTS



Outside of Neighbourhood A, also known as Prairies' Edge, (excepting thereout the Helfrich +/- 3.50 acre parcel) and Neighbourhood D, also known as Prairies' View, which are detailed in this Plan, the timing of development for the individual parcels shall be left to the discretion of the landowners and to the satisfaction of the Town of Strathmore.

Policy 2.2.1 Each Neighbourhood, as described in this Plan, shall prepare a land use plan to the satisfaction of the Town of Strathmore. Neighbourhood A (Prairies' Edge) and Neighbourhood D (Prairies' View) are outilned in this Plan. Future development and the potential road, pathway, and servicing connections to the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C may require review and amendment to this Plan to the satisfaction of the Town of Strathmore.

2.3 Plan Area and Adjacent Land Uses

The Prairies' ASP land holdings are currently designated as Agriculture General District; the land is predominantly undeveloped as it was historically used to support agricultural uses. Surrounding land uses within the Town boundary reflect a mixture of urban residential, institutional, and some commercial land uses. Lands to the east and north within Wheatland County are primarily agricultural in nature.

2.4 Objectives

The Prairies' ASP provides clear and concise policy direction for development of the Plan Area. The Plan outlines the method of servicing and the phasing of development over time. The Prairies' ASP is a framework outlining a comprehensive neighbourhood-based community Plan, combined with solid urban design. 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.

The objectives of The Prairies' ASP, for all Neighbourhood Nodes, are:

1. To provide a policy background from which to evaluate the development by describing and analyzing the physical characteristics and uses of the site and surrounding area;
2. To establish design principles, which are in conformity with existing statutory plans, and create a built form that is in keeping with and enhances the character of the Town of Strathmore; and,
3. To establish a servicing plan and phasing strategy that meets applicable standards and the needs of the community.

2.5 The Prairies' Community Vision

The Prairies' ASP envisions a collection of great neighbourhoods (Neighbourhood Nodes A,B,C, and D). Each Neighbourhood has at its core a mix of land uses and amenities that result in efficiency and sustainability. The backbone of all Prairies' Neighbourhoods is a walkable design, providing both active (i.e., pond skating, running, cycling) and passive (i.e., walking, sitting, reflecting) amenity areas. Architectural Controls are in place to ensure a comprehensively

planned community emerges as it develops over time. A system of interconnected open spaces complemented by improved and retained habitat areas for water fowl help to establish the sense of place and the character of the Neighbourhoods. The Prairies' ASP area provides a range of housing types and entry points for a range of citizens within their lifecycle.

The Prairies' ASP outlines a framework to ensure that each Neighbourhood meets the Plan vision by providing:

- Character throughout and a sense of place;
- An integrated and walkable system of great streets, pathways, and parks;
- Opportunities for small-scale local commercial areas and potential employment areas; and,
- A range of housing types to meet various family needs and be flexible to accommodate lifecycle requirements.

2.6 Physical Site Features

2.6.1 Topography and Drainage

The Plan Area is currently under cultivation or supporting pasture. The Plan Area consists of gently rolling landscape with high points on the east side sloping downward toward the south and south west. Detailed topography for Neighbourhoods A and D are outlined on **Figure 5 - Site Topography (Neighbourhoods A and D)**. Overland drainage traverses the entire Plan Area from the north west corner of the Plan Area through the middle of the Plan Area to the southernmost wetland north of the Western Irrigation District "A" Canal. Overland drainage has been identified in preliminary engineering and will be accommodated for in the neighbourhood planning.

Policy 2.6.1.1 A detailed topographic map is required to be prepared for Neighbourhood B and Neigbourhood C to the satisfaction of the Town of Strathmore and submitted as an amendment to this Plan.

2.6.2 Site Assessments

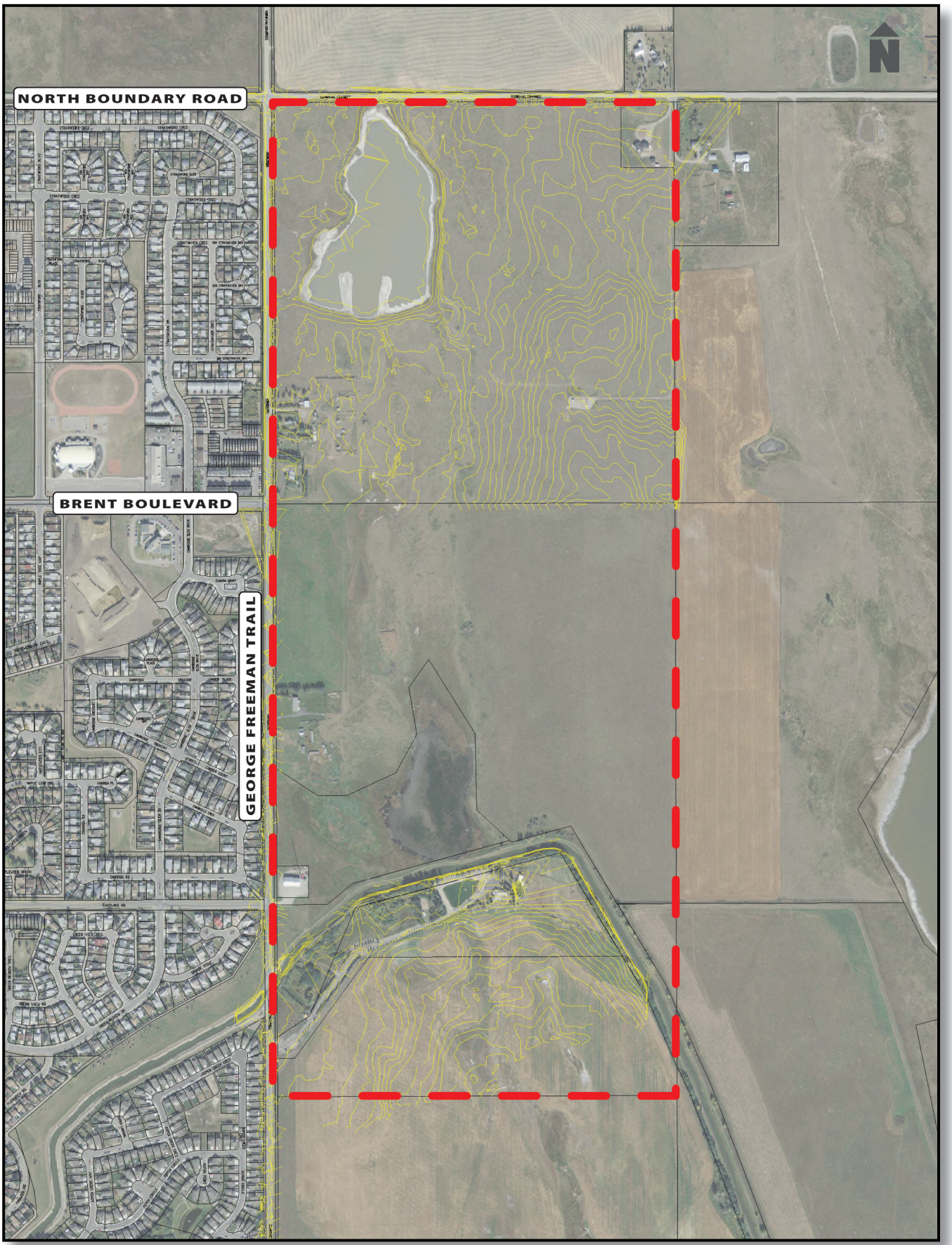
A number of pre-developent studies, such as a Geotechincal Report, Biophysical Inventory, Historical Resources Impact Asessment, Phase 1 Environmental Sensitivity Assessment, and Traffic Impact Assessment, are required to support any Plan Area development application. Various site assessments and investigations have been completed in support of the future urban development, particularly within Neighbourhoods A and D, of The Prairies' ASP boundary.

2.6.2.1 Geotechnical

Within Neighbourhoods A (NW 24-24-25 W4M) and D (Plan 1010785, Block 4, Lot 2), a Shallow Subsoil Investigation (Geotechnical) was completed by Almor Testing Services Ltd. and submitted to the Town of Strathmore under separate cover. The reports concluded

FIGURE (5)

SITE TOPOGRAPHY (NEIGHBOURHOODS A & D)



that there are no significant geotechnical constraints to urban development and the site is generally favourable for grading. All engineer's recommendations within the Reports will be adhered to during the construction of The Prairies' ASP Neigbourhoods.

Policy 2.6.2.1.1 A Geotechnical Assessment shall be completed for Neighbourhood B and/or Neighbourhood C to the satisfaction of the Town of Strathmore.

2.6.2.2 Environmental Site Assessment

Within Neighbourhoods A (NW 24-24-25 W4M) and D (Plan 1010785, Block 4, Lot 2), Phase 1 Environmental Site Assessments were completed by Base Property Consultants Ltd. and Almor Testing Services Ltd. The findings in the reports conclude that there are no issues or constraints to site development. Based upon review of historical records and site reconnaissance, the detailed review concluded no significant environmental impairment exists within the Neighbourhood A and D sites and no further environmental investigation is required. The assessments were provided to the Town of Strathmore under separate cover.

Policy 2.6.2.2.1 Prior to any development approvals, an Environmental Site Assessment shall be completed for the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C to the satisfaction of the Town of Strathmore.

2.6.2.3 Biophysical Impact Assessment

A Biophysical Impact Assessment for Neighbourhoods A (NW 24-24-25 W4M) and D (Plan 010785, Block 4, Lot 2) was completed by EnviroConsult Inc. This report concurred with the wetland classifications within the Plan Area established by the Wetland Conservation Plan and found no biophysical restrictions to future urban development. The assessment was provided to the Town of Strathmore under separate cover. Based on the low habitat capability of the lands within and around the Neighbourhood A and Neighbourhood D, the agricultural disturbances and cultivation, and the absence of sightings of special status wildlife species during the field surveys, the potential for special status wildlife species to occur within the project area is anticipated to be low. Overall, Neighbourhood A and Neighbourhood D areas exist in a landscape that has experienced considerable agricultural disturbances over the years. The pastureland in Neighbourhood A has been heavily overgrazed and Wetland ST-23 has been trampled, historically used for stormwater retention, and does not contain developed wetland characteristics. The Neighbourhood D lands located south of the irrigation canal have been cultivated to cereal crops to the greatest extent possible and have been under pivot irrigation.

Policy 2.6.2.3.1 Prior to any development approvals, a Biophysical Impact Assessment shall be completed for the small balance of Neighourhood A, Neighbourhood B, and Neighbourhood C to the satisfaction of the Town of Strathmore.

2.6.2.4 Historical Resources Assessment

The Prairies' Plan Area (inclusive of Neighbourhoods A, B, C, and D) has received Historical Resources Act Clearance issued by the Historic Resources Management Branch of Alberta Environment. A letter from the Province indicating this clearance has been provided to the Town under separate cover.

2.6.2.5 Man-Made Considerations

The Prairies' ASP contains a Telus fibre optic line and gas well heads(s) with associated pipeline right of way for conveyance of low pressure sweet gas operated by Encana. Ongoing dialogue with the operator is important to allow them to revise their emergency planning zone and emergency contact lists. The Town of Strathmore has indicated, and ERCB Directive 056 supports the fact that, there is no additional setback outside of the right of way for any of the Plan Area pipelines and the 100 metre setback required for gas well heads can be reduced at the discretion of the Town from 100 metres to 50 metres.

Table 3 – ERCB Setback Requirements

Table 6.3. Setback requirements for gas/oil effluent pipelines containing >10 mol/kmol H_2S

Level	H_2S Release Volume (m^3)	Minimum Distance
1	< 300	Pipeline right-of-way
2	≥ 300 to < 2000	0.1 km to individual permanent dwellings and unrestricted country developments 0.5 km to urban centres or public facilities
3	≥ 2000 to < 6000	0.1 km to individual permanent dwellings up to 8 dwellings per quarter section 0.5 km to unrestricted country developments 1.5 km to urban centres or public facilities
4	≥ 6000	As specified by the ERCB but not less than Level 3

ERCB Directive 056: Energy Development Applications and Schedules (July 2008), P. 6-10

The Western Irrigation District (WID) "A" Canal comprises the southern boundary of Neighbourhood B and the northern boundary of Neighbourhood C. Due to water quality concerns within the canal, no stormwater is permitted to enter the WID canal from the urban development areas.

Policy 2.6.2.5.1 A review of ERCB Directive 056 indicates that no additional setback outside of the right-of-way is required from any pipeline right-of-way within the Plan Area.

Policy 2.6.2.5.2 Building setbacks from the low pressure sweet gas well head(s) within the NW 24-24-25 W4M shall be 65 meters in radius, unless it is deemed that a range of 50-65 meters in radius is appropriate based on a future ERCB decision

related to a formal setback relaxation application.

Policy 2.6.2.5.3 No stormwater shall be permitted to be released into the WID "A" Canal within the Plan Area.

3.0 LAND USE AND SUBDIVISION

3.1 Overview

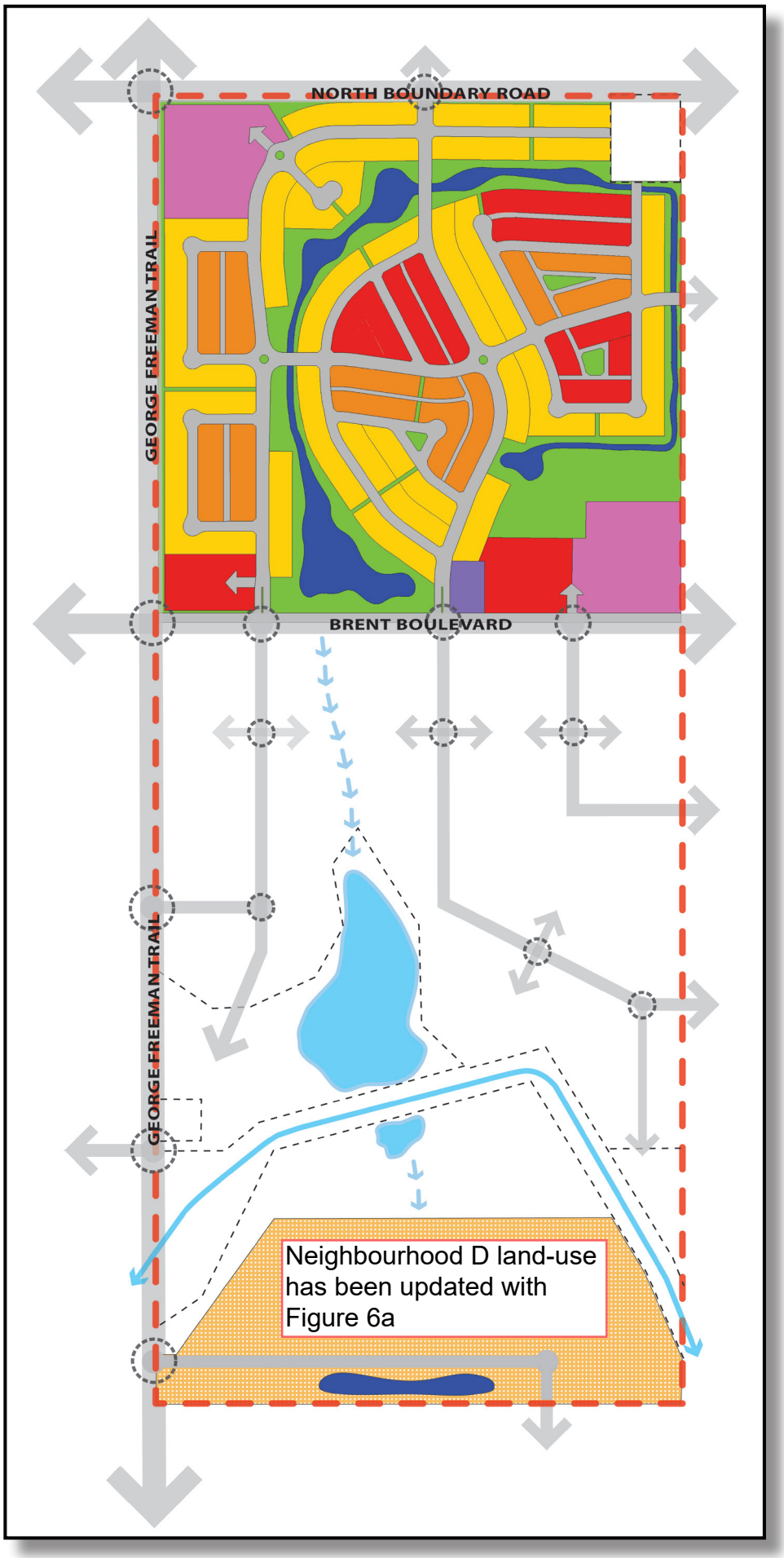
The Prairies' Area Structure Plan is a comprehensively planned community that is to be developed in phases over time. A comprehensive land use strategy for Neighbourhood A (with the exception of 3.5 acres in the NE corner) and Neighbourhood D is included with the body of this Plan. The timing of development of the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C will vary with the aspirations of the individual landowners involved. It is anticipated that The Prairies' ASP will develop as a comprehensively planned area with consistent land use and design strategies being implemented for every Neighbourhood regardless of the timing of development. This Plan contains policy statements that apply to all Neighbourhoods. It also contains specific policies for Neighbourhoods A and D, which are proceeding to develop in the short term.

3.2 Land Use Strategy

The land use concept takes into consideration the neighbouring development and area land use context which supports residential neighbourhoods, schools, a mix of local commercial development, and accommodates current connections to the transportation network. The consistency of the streetscape is considered in the land use choices. Streets are intended to have unified themes and consistent patterns of development. They are designed with safety in mind; they have short blocks, are curvilinear, and support traffic calming. A traditional design was considered for walkablity and sensitivity to the pedestrian environment. Transition between the housing types will generally occur at the break between compact walkable blocks and the use of trails and open space throughout the development. Open space is integrated with the stormwater management plan to provide a habitat amenity and extend the function of these spaces by offering active and passive recreation.

The Prairies' ASP intends to establish a small-scale local commercial centre, and provides a range of housing options to accomodate various family needs and lifecycle requirements. Sustainable design and servicing techniques will be implemented where possible and practical. Architectural Controls will help provide a sense of unity, place, and pride within the neighbourhood.

Figure 6 - Plan Area Land Use Strategy delineates the Plan Area land use strategy with detail for Neighbourhood A and Neighbourhood D. It outlines conceptual road connections, regional pathways, and overland drainage patterns for the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C. Detailed planning of these areas is to be provided as supplemental information to this ASP to the satisfaction of the Town of Strathmore. Connections and internal roads shown on **Figure 6 - Plan Area Land Use Strategy** are conceptual and are to be considered as such until such time as detailed neighbourhood planning occurs on these lands.



N

LAND USES TYPES

- Single-Family Large Lot
- Single-Family Narrow Lot
- Multi-Family Low Density
- Multi-Family Medium Density
- Small-Scale Local Commercial Centre
- Modular Home Land Lease Project
- Open/Green Space Network
- Stormwater Facilities/ Enhanced Wetland Complex

FIGURE (6)

PLAN AREA LAND USE STRATEGY

3.2.1 Population Projections and Densities

According to the Town's Growth Study (October, 2008) the Town continues to experience a 6.5% average growth rate per year. The 2006 Statistics Canada Census information shows the population of 10,255 persons averaging 2.7 persons per household in all census families. The 2006 federal census indicated that 65% of Strathmore residents live in single-family detached homes.

The population projection for The Prairies' ASP Plan Area is based on a gross acre density target of an average 7.0 units per acre. This density target could achieve 2,758 dwelling units with an average person per household of 2.7 persons resulting in a population projection for The Prairies' ASP entire Plan Area of 7,446 persons based on gross acreage.

3.2.2 General Land Use Strategy - Neighbourhood A, B, C, and D General Policies

The following section of this Plan proposes general land use polices for all Neighbourhoods. This section is followed by detailed policy and land use information for Neighbourhoods A (excepting the 3.5 acres within NE corner) and Neighbourhood D. It is anticipated that an amendment to this Plan will be required to provide supplemental detail on the NE corner of Neighbourhood A, Neighbourhood B, and Neighbourhood C at the appropriate time and to the satisfaction of the Town of Strathmore.

It is anticipated that all Neighbourhoods within the Prairies' ASP Plan Area will, at minimum, achieve the following goals:

1. The Neighbourhoods are considered complete communities;
2. The Neighbourhoods are sensitive to significant natural features;
3. The Neighbourhoods provide a range of housing options to accommodate a variety of resident family types and incomes;
4. The Neighbourhoods are walkable with strong pedestrian linkages to and throughout the Open Spaces; and,
5. The Neighbourhoods create a sense of place through community design and central public amenities.

In order to ensure the comprehensive development of neighbourhoods within The Prairies' ASP the following general land use polices shall apply within the Plan Area:

Policy 3.2.2.1 Residential areas shall include a range of single family and multi-family dwelling types.

Policy 3.2.2.2 Single-family housing may be the predominate form of residential units, but lot widths may vary to accommodate a housing typology including lane relationships.

Policy 3.2.2.3 The Neighbourhoods shall achieve an overall average density minimum of six (6) to eight (8) units per gross acre.

Policy 3.2.2.4 The Neighbourhoods shall develop a set of Architectural Controls that can be distinct in their design but should, at minimum, be comprised of unifying elements in order to create a comprehensive and cohesive community.

Policy 3.2.2.5 The Neighbourhoods shall contain open space and pedestrian connections throughout and each neighbourhood should have comprehensively planned connecting open spaces to, and through, the Plan Area.

Policy 3.2.2.6 Innovations in residential forms and lot layouts should be explored, to enhance the pedestrian realm, such as fronting housing units onto public spaces with primary access provided from laneways.

Policy 3.2.2.7 Design and development of the Neighbourhoods should effectively accommodate future Public Transit service with bus stop locations conveniently placed for accessibility and safety.

4.0 DEVELOPMENT STANDARDS

Development standards and architectural controls will be utilized at the Development Permit stage to ensure that all new site development will be compatible with adjacent land uses.

4.1 Architectural Controls

A general theme will be established for the Plan Area and then specifically for the Neighbourhoods. Specific attention will be paid to materials, colours, and architectural detailing that primarily enhances the front facade treatment of the home and unified streetscape. A foundation of good community design establishes a variety of form and creates a sense of pride in ownership that in turn results in care and attention being paid to the maintenance of the home by the owner.

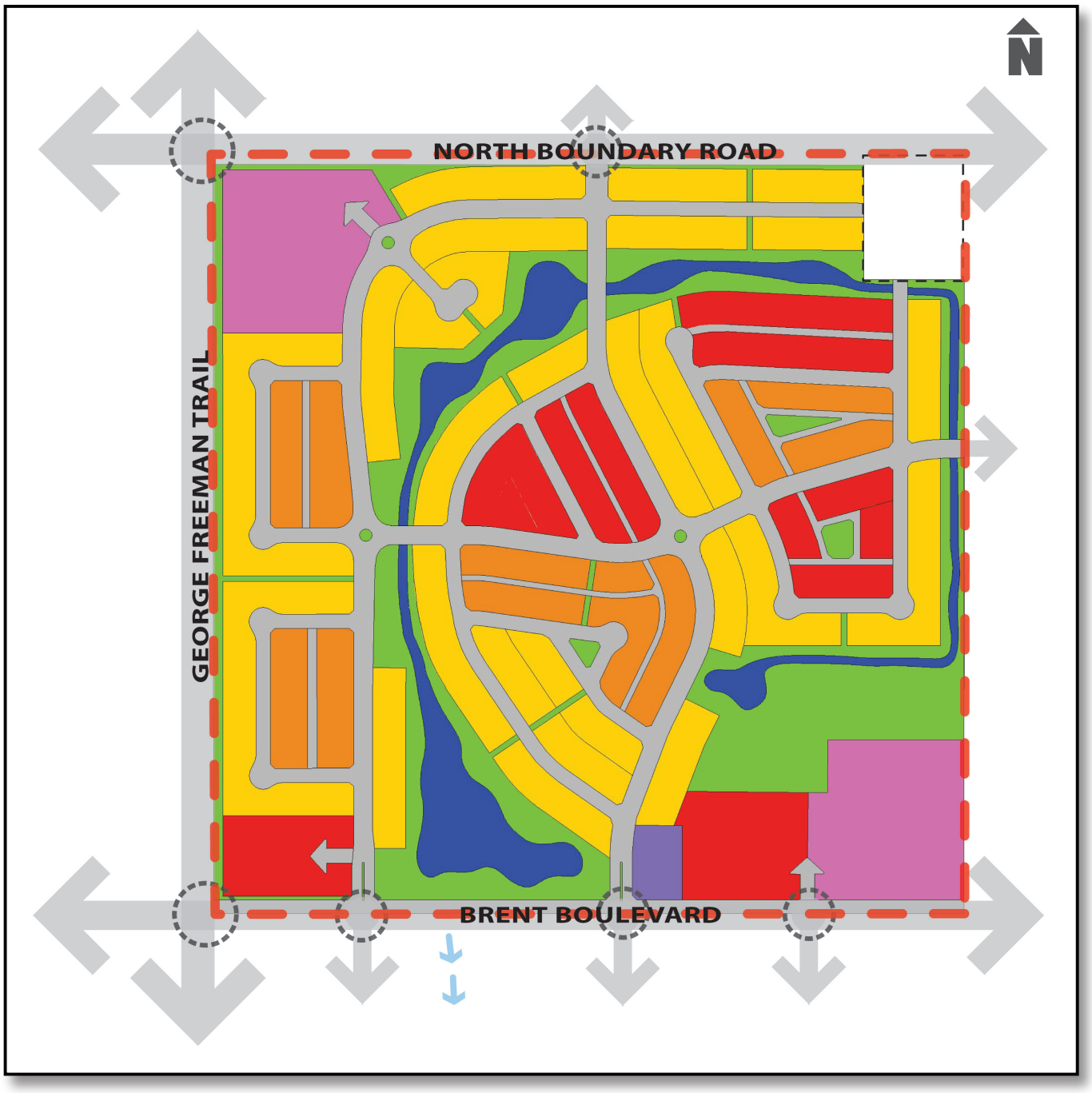
Policy 4.1.1 The Prairies' Plan Area Architectural Controls shall inform quality in the built environment and include materials, colors, and architectural detailing of dwellings and streetscape.

Policy 4.1.2 The Architectural Controls ~~shall~~ be registered by Caveat on title and implemented by the Developer.

5.0 DETAILED LAND USE STRATEGY - NEIGHBOURHOOD A (Prairies' EDGE) AND NEIGHBOURHOOD D (Prairies' VIEW) GOALS

5.1 Land Use Overview

Figure 7A - Neighbourhood A Land Use Strategy and **Figure 8A - Neighbourhood D Land Use Strategy** delineate in detail the specific development goals for Neighbourhood A (Prairies' Edge) and Neighbourhood D (Prairies' View). The development of these Neighbourhoods also embodies the General Neighbourhood Policies listed in Section 3.2.2. Public open spaces, short walkable

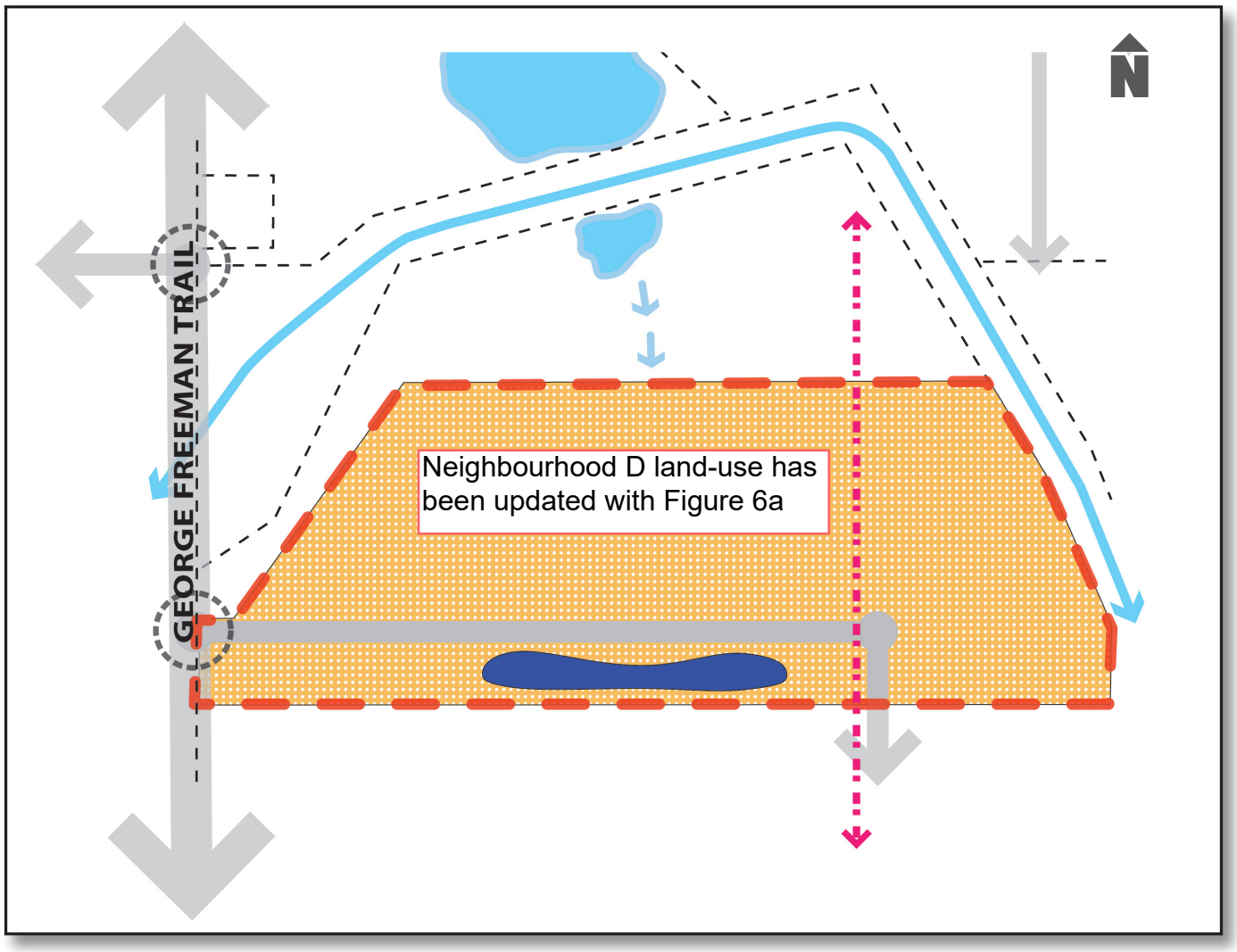


LAND USES TYPES

- Single-Family Large Lot
- Single-Family Narrow Lot
- Multi-Family Low Density
- Multi-Family Medium Density
- Small-Scale Local Commercial Centre
- Open/Green Space Network
- Stormwater Facilities/ Enhanced Wetland Complex

FIGURE (8A)

NEIGHBOURHOOD D LAND USE STRATEGY



LAND USES TYPES

- Modular Home Land Lease Project
- Stormwater Facilities/ Enhanced Wetland Complex
- Sanitary System Alignment *Town of Strathmore Master Servicing Strategy*

PRAIRIE'S VIEW

blocks, stormponds supporting biodiversity and natural features, attention to detail, and safe, curvilinear streets make these two initial communities unique and special places. **Figure 7B - Neighbourhood A Master Perspective Illustration** and **Figure 7C - Neighbourhood A Amenity Perspective Illustration** provides detailed conceptual hand-rendered illustrations of the land use strategy for Neighbourhood A (Prairies' Edge). The specific development goals for these two neighbourhoods include:

1. Creating potential businesss opportunities for local builders and local suppliers;
2. Complementing and supporting the existing communities, facilities, and infrastructure within the Town;
3. Creating unique and special places within each neighbourhood; and,
4. Offering regional amenities to all Town residents, not just those who are new residents.

Table 4 – Land Use Statistics (Neighourhoods A and D)

NEIGHBOURHOOD A - Prairie's Edge	+/- ACRES	% TOTAL
Residential		
Single-Family Large Lot	41.5	26.7
Single-Family Narrow Lot	14.0	9.0
Multi-Family Low Density	18.0	11.6
Multi-Family Medium Density	12.2	7.9
Small-Scale Local Commercial Centre	1.0	0.6
Open/Green Space - Municipal Reserve (over-dedication applied to Neighbourhood D)	20.9	13.5
Open/Green Space - Encana Surface Lease Area	2.4	1.5
Public Utility incl. Stormwater Facilities and Riparian Area*	11.2	7.1
Roads Right-of-Ways (including Lanes)	31.0	20.0
Road Widening Dedication	3.2	2.1
Gross Developable Area	**155.4**	**100**

**Note: Riparian Area assumed as a 3.0 meter wide area along each edge of coveyance channels outside of the high-water mark.*

~~NEIGHBOURHOOD D - Prairie's View~~	~~+/- ACRES~~	~~% TOTAL~~
~~**Residential**~~		
~~Modular Home Land Lease Project~~	~~44.1~~	~~93.2~~
~~**Roads Right-of-Ways**~~	~~3.2~~	~~6.8~~
~~**Gross Developable Area**~~	~~**47.3**~~	~~**100**~~

FIGURE (7B)

NEIGHBOURHOOD A
MASTER PERSPECTIVE ILLUSTRATION



CONCEPT ONLY - SUBJECT TO CHANGE

PRAIRIE'S EDGE

FIGURE (7C)

NEIGHBOURHOOD A AMENITY PERSPECTIVE ILLUSTRATION



PRAIRIE'S EDGE

5.2 Neighbourhood A (Prairies' Edge) Residential Land Use Policies

The Prairies' Edge (Neighbourhood A) neighbourhood will comprise the following land use characteristics in accordance with **Table 4 – Land Use Statistics (Neighourhoods A and D)**. The general categories of uses identified on **Table 4 – Land Use Statistics (Neighourhoods A and D)** shall be refined through the application of the Town of Strathmore Land Use Bylaw. The land use redesignation of Neighbourhood A (Prairies' Edge) shall be consistent with **Figure 7A - Neighbourhood A Land Use Strategy**. The degree of flexibility and change required to meet the objectives of the land use strategy shall be at the discretion of the Town of Strathmore.

Policy 5.2.1 The general residential land use polices (Section 3.2.2) will apply.

Policy 5.2.2 Due to the varied housing types offered in Prairies' Edge (Neighbourhood A) it is anticipated that site specific relaxations to the minimum allowable lot frontage based on housing type (below minimum 39.4' and 25' for one side of a duplex) outlined within the Land Use Bylaw will be pursued and permitted at the discretion of the Town of Strathmore.

Policy 5.2.3 The development of Neighbourhood A (Prairies' Edge) shall be consistent with the land use strategy within **Figure 7A - Neighbourhood A Land Use Strategy**, recognizing that the Plan is intended to show the general nature of land use and is subject to minor change at the subdivision stage.

Policy 5.2.4 The development of Neighbourhood A (Prairies' Edge) shall provide sidewalks and pathways and encourage the continuity of streets within the community to provide connectivity, and safe pedestrian and vehicle movements.

Policy 5.2.5 The development of Neighbourhood A (Prairies' Edge) shall be subject to Architectural Controls in order to ensure an aesthetically coordinated appearance.

5.2.1 Single-Family Large Lot

This land use allows for large lot single-family detached homes, often backing onto green space and amenity areas. This land use may reflect closely the provisions of the Town of Strathmore's current Residential - Single Detached (R-1) District. This use is envisioned as 14 metres to 15.24 metres in lot width, with a minimum of 33 meters to a maximum of 35 metres of lot depth.

5.2.2 Single-Family Narrow Lot

This land use allows for narrow lot single-family detached homes and modular homes. Modular homes are defined by the Town of Strathmore's Land Use Bylaw as factory built single-family dwelling units designed to be used by itself or to be incorporated with similar units. This land use has access to a paved rear lane which allows for rear-detached garages, secondary suites above-garage, and the potential for home-based businesses. It also affords the opportunity for innovative housing forms, such as homes fronting on to the pedestrian and public amenity areas, with rear lane access alone. This land use is envisioned as 12.19 metres to 14 metres in width lot with a minimum of 33 meters of lot depth to a maximum of 35 metres of lot depth.

5.2.3 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 extended medical treatment facilities and/or housing. This land use will typically have access to a paved rear lane. It also affords the opportunity for innovative housing forms, such as homes fronting on to the pedestrian and public amenity areas, with rear lane access alone. In addition, this land use allows for the inception of at-grade villa and retirement village semi-detached styles of housing. Density targets in this category are considered to be between 10 to 18 units per acre, within a variety of block sizes.

5.2.4 Multi-Family Medium Density

This land use allows for the development of low to medium density multi-family housing types, such as apartment style multi-storey condominium buildings with centralized amenities. This mix offers an opportunity for more affordable homes for a wide variety of individuals and family types. This land use is located in larger development cells well-integrated into the overall community design. Specifically, these uses can be found in the NW and SE corners of the Prairies' Edge (Neighbourhood A). Density targets in this category are considered to be 35 units per acre.

5.2.5 Small-Scale Local Commercial Centre

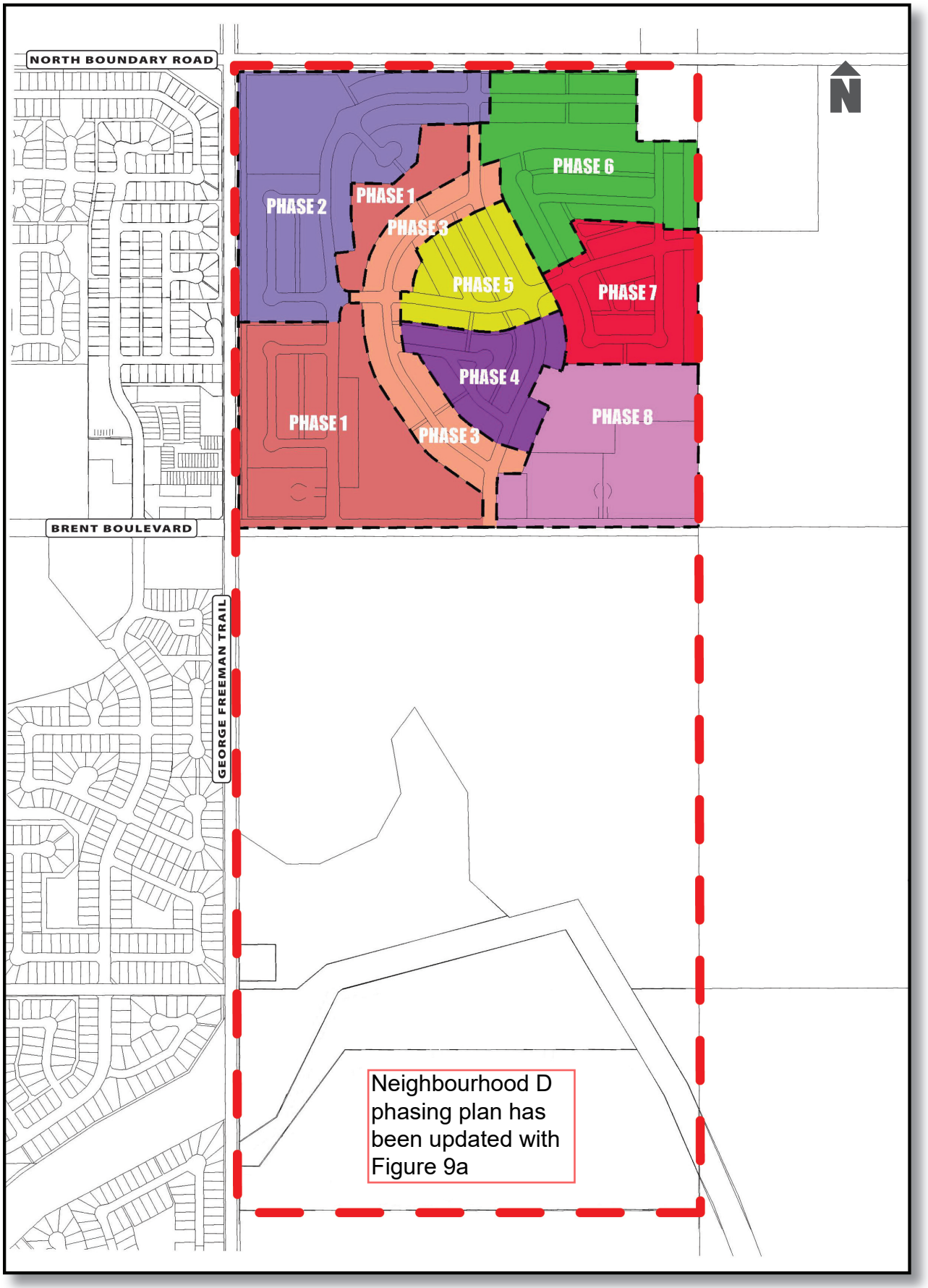
The majority of commercial services and retail opportunities in Strathmore are centred on Highway One. Prairies' Edge (Neighbourhood A) offers a small-scale local convenience area offering retail sale of convenience goods and services to the surrounding neighbourhood. The commercial site has been located along Brent Boulevard 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 though the use of architectural controls. Residential above at-grade retail will be encouraged as another form of housing. 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.

5.2.6 Phasing

Figure 9 - Phasing Strategy (Neighbourhoods A) delineates a phasing strategy for Prairies' Edge (Neighbourhood A). The anticipated build out of the Prairies' Edge (Neighbourhood A) lands will take at least five (5) to seven (7) years based on the projection of an average 6.5% future growth rate requiring approximately 11 ha. (27.1 ac.) of land per year for residential construction. Additional phases will proceed over time as market conditions warrant. Phases vary in size and contain housing types of a mixed nature. It is anticipated that the phasing strategy will occur as indicated; however, the order and size of phases may vary based on market conditions. Phases could occur simultaneously without amendment to this Plan. ~~Neighbourhood D is not to be subdivided and, therefore, no phasing strategy is outline in~~

FIGURE (9)

PHASING STRATEGY (NEIGHBOURHOOD A)



~~this section.~~

Policy 5.2.6.1 The Plan Area shall be developed comprehensively in accordance with a phasing strategy. The timing of development in any phase shall be at discretion of the landowner and may include breaking phases down further or, conversely, simultaneous development of phases based on current economic conditions. This may occur without further amendment to this Plan.

Policy 5.2.6.2 Prior to any development approvals, a detailed land use and phasing strategy shall be completed for the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C to the satisfaction of the Town of Strathmore.

5.3 Neighbourhood D (Prairies' View) Land Use Policies

The Prairies' View (Neighbourhood D) community will support a modular home ~~land lease~~ project consistent with **Figure 8A - Neighbourhood D Land Use Strategy**. 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. This use is being provided within the Town of Strathmore to help stimulate the local economy, provide diversity in housing choice, and increase opportunities for people to both live and work within the Town of Strathmore at an entry level price point.

Just what is a modular home?

A modular home is any home in which 80 to 95% of it is built in a factory. The factory can be on-site (within the location of placement) or off-site (requiring transportation of modules to a location of placement). A modular home is constructed in sections or modules. These modules are transported to a building site, placed on conventional foundations and assembled, where construction is completed. Unlike stick-built or site-built homes, in modular building techniques, the on-site builder's involvement is limited to excavation, final grading, construction of a suitable foundation, interior and exterior wall finish, HVAC hookup and connection to utilities.

Modular homes are not trailer homes or mobile homes. Modular homes must conform and comply with the Alberta Building Code, not to the less stringent codes used by some mobile home companies, and they are fully warrantied by the builder. There are no axles or telltale signs to indicate that a modular home is mobile. There are no visible seams, beams or lines, modular builders use the same materials used when constructing a site-built home. Modular homes can have basements.

Photographic examples of the modular home types anticipated to be supported within Prairies' View community are shown on **Figure 8B – Neighbourhood D Built Form Examples**.

The following land use characteristics and strategy are in accordance with **Table 4 – Land Use Statistics (Neighourhoods A and D)**. The general categories of uses identified on**Table 4 – Land**

FIGURE (8B)

NEIGHBOURHOOD D BUILT-FORM EXAMPLES

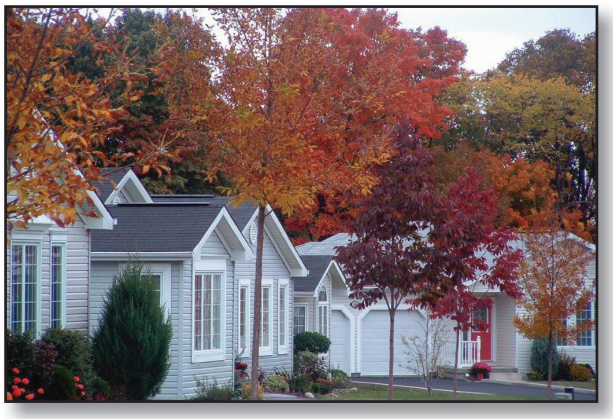
SINGLE-FAMILY DETACHED MODULAR HOMES



Neighbourhood D Built-Form Examples have been updated with images 1 - 4







SEMI-DETACHED MODULAR HOMES





PRAIRIE'S VIEW

Use Statistics (Neighourhoods A and D) shall be refined through the application of the Town of Strathmore Land Use Bylaw. The land use redesignation of Neighbourhood D (Prairies' View) shall be consistent with **Figure 8A - Neighbourhood D Land Use Strategy**. The degree of flexibility and change required to meet the objectives of the land use strategy shall be at the discretion of the Town of Strathmore.

Policy 5.3.1 The general residential land use polices (Section 3.2.2) will apply.

Policy 5.3.2 Subdivision of land is not anticipated within Prairies' View (Neighbourhood D) with the exception of miscellaneous road plans that may be filed to provide public access to the site and to neighbouring adjacent properties.

Policy 5.3.3 The development of Neighbourhood D (Prairies' View) shall be consistent with the land use strategy as outlined on **Figure 8A - Neighbourhood D Land Use Strategy**, recognizing that the Plan is intended to show the general nature of land use and is subject to minor change at the discretion of the Town of Strathmore. Density shall be in accordance with densities for uses of this type as outlined within the Town of Strathmore's Land Use Bylaw.

Policy 5.3.4 The development of Neighbourhood D (Prairies' View) shall provide sidewalks and pathways and encourage the continuity of streets within the community to provide connectivity, and safe pedestrian and vehicle movements.

Policy 5.3.5 The development of Neighbourhood D (Prairies' View) shall be subject to Architectural Controls in order to ensure an aesthetically coordinated appearance.

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.

6.0 OPEN SPACE - WETLANDS

The stormwater management system, including wetland ponds and conveyance channels, provides an open space amenity which incorporates natural landscapes into an urban environment as part of the overall green space and linear park system. The stormwater management facilities and enhanced natural areas will be located throughout the community as a means to add amenity and retain storm flows on site. Enhanced and retained wetland areas should be accessible by trails and pathways to provide for a range of interpretive and educational opportunities.

6.1 Wetland Enhancement and Retention

The Prairies' ASP is about more than just people. It is about integration of open spaces that are vital to the community. There is a goal to revitalize the natural environment and diversify the flora and fauna within the community to the benefit of the wildlife who may inhabit the site. There is a goal to restore a wetland habitat, taking it from a stormwater attenuation feature to a naturalized and biologically diverse wetland, and preserving a second wetland that has already

been considered significant and supports an existing Ducks Unlimited Project.

6.1.1 Wetland ST-23

Within the Plan Area Wetland ST-23 *(as indentified in The Town of Strathmore Wetland Conservation Plan, August 2005)* lies within the NW 24-24-25 W5M. It comprises 16.40 ac. (6.637 ha.) of land and is considered as a Stewart & Cantrud Class III-C wetland (implies that it is semi-permanent). The Wetland Inventory and the subsequent, more detailed, Biophysical Assessment both conclude that this wetland is of low overall significance and is influenced by a large influx of urban stormwater run-off coming from the Strathaven community, under George Freeman Trail via a culvert, and into the wetland. As such this wetland is identified as having a significant value as a stormwater attenuation feature (hydrological), but does not have an identified biological or socio-economic significance.

"Wetland ST-23 has a shoreline highly impacted by intensive grazing and is of very low species diversity, but it may make a significant contribution to flood and erosion control"
(The Town of Strathmore Wetland Conservation Plan, August 2005, P. 9).

The upland area to the wetland is not intact and does not provide regular habitat to a large amount of water fowl.

The intent of the development of Prairies' Edge (Neighbourhood A) is to re-contour and re-develop the wetland to provide more biodiversity and socio-economic benefit. The wetland will continue to receive Strathhaven stormwater and will receive stormwater from the development of Prairies' Edge. The wetland will have conveyance channels and aeration to ensure water cleanliness and sustain habitat diversity in support of nesting bird populations. In addition, the revised wetland will support winter recreational opportunities (i.e., pond skating) and be a major amenity along side pathways offered in the community.

Under a mandate from Alberta Environment, the Alberta Water Council (AWC) recommends wetlands be maintained intact or restored under a "no net loss" policy. The AWC recommendations ensure Albertans will maintain a similar level of wetland benefits. There will be "no net loss" of wetlands in the development of Neighbourhood A (Prairies' Edge). The development will provide greater available habitat than is currently offered. This restored wetland area will be dedicated to the Town of Strathmore as Municipal Reserve, refer to **Figure 10 - Illustrated Cross-Section (Conveyance Channel and Pathways)**, which shows an illustrated cross-section of Prairies' Edge (Neighbourhood A) conveyance and pathway areas and reflects the intent of the redevelopment of this area.

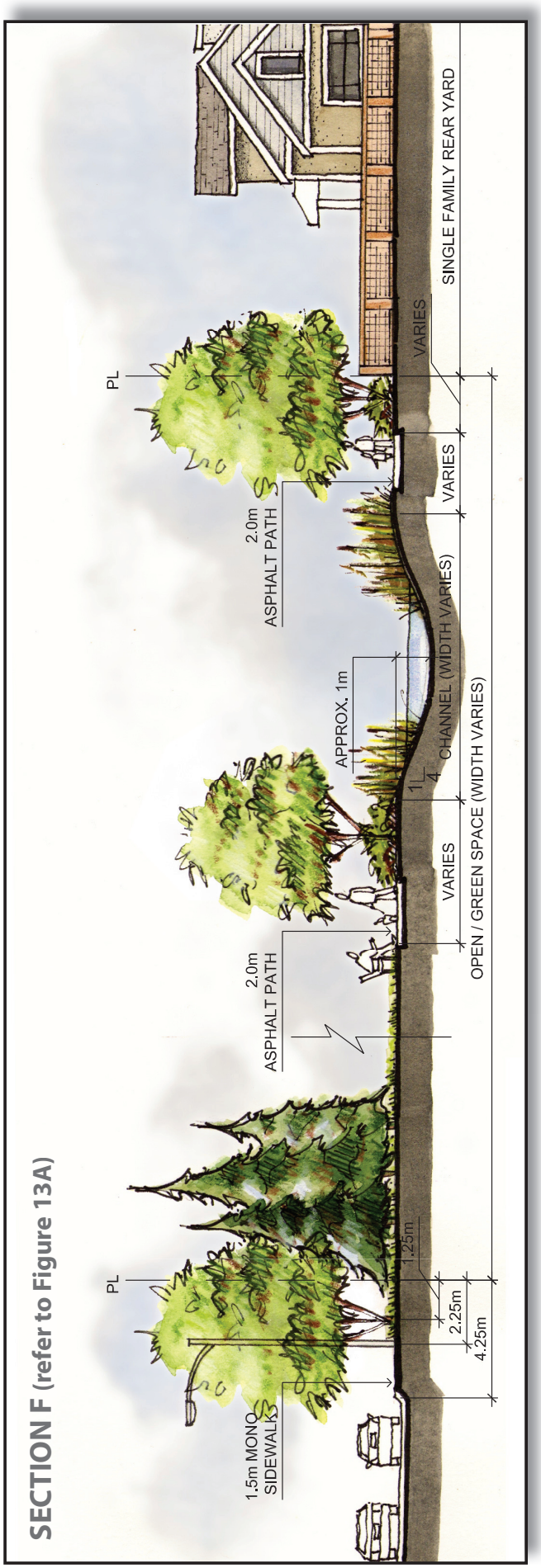
Policy 6.1.1.1 The redevelopment of Wetland ST-23 shall be undertaken in conjunction with Alberta Environment and Ducks Unlimited to ensure that all required licenses and approvals are in place.

6.1.2 Wetland ST-24

Wetland ST-24 *(as indentified in The Town of Strathmore Wetland Conservation Plan, August*

FIGURE (10)

ILLUSTRATED CROSS-SECTION (CONVEYANCE CHANNEL AND PATHWAYS)



2005) lies within the SW 24-24-25 W5M. It comprises 9.89 ac. (4.002 ha) of land and is considered as a Stewart & Cantrud Class IV-B wetland (implies that it is permanent). This wetland has a high degree of species diversity and supports water fowl habitat and nesting areas. This wetland is identified as the Ducks Unlimited Canada Dewitt Project and was originally fed by irrigation water from the WID "A" Canal. The Horned Grebe was found nesting at this wetland and it is considered to be a possible species of concern on the *Statute of Alberta Wildlife* listings. It is anticipated that Wetland ST-24 will be retained in its natural state and dedicated to the Town of Strathmore as Environmental Reserve.

Policy 6.1.2.1 Detailed land use planning should occur for Neighbourhood B, inclusive of the retention of Wetland ST-24 as a previously identified Ducks Unlimited project. The land use strategy and dedication of the wetland area shall be at the discretion of the Town of Strathmore.

7.0 OPEN SPACE, RESERVE DEDICATION, AND PATHWAYS

In accordance with the Town's Municipal Development Plan and vision for The Prairies' ASP, the Plan provides pocket parks, linear parks, pathways, and passive recreational opportunities for residents. The backbone of each Prairies' ASP neighbourhood will be its interconnected and walkable design. The Plan Area offers many kilometres of multi-use trials and pathways. Park space shall be designated as Municipal Reserve (MR). The MR parcels vary in size, as do the linear pathways and storm retention areas which all contribute to the overall open space design of The Prairies' ASP. This hierarchy of open space creates a network that invites residents to walk or bike. It encourages recreational pursuits from short walking circuits to offering active lifestyle and mobility choices while linking passive to active, and structured to natural elements of the system within the community.

7.1 Municipal Reserve (MR)

The Municipal Government Act (MGA) requires that the municipality ensure landowners/ developers allocate and dedicate up to 10% of land as Municipal Reserve (MR) for public parks, schools, or recreational facilities. The parks and linear parks are part of the physical land dedication and are to be credited toward overall MR dedication in the development of each of The Prairies' ASP Neighbourhoods.

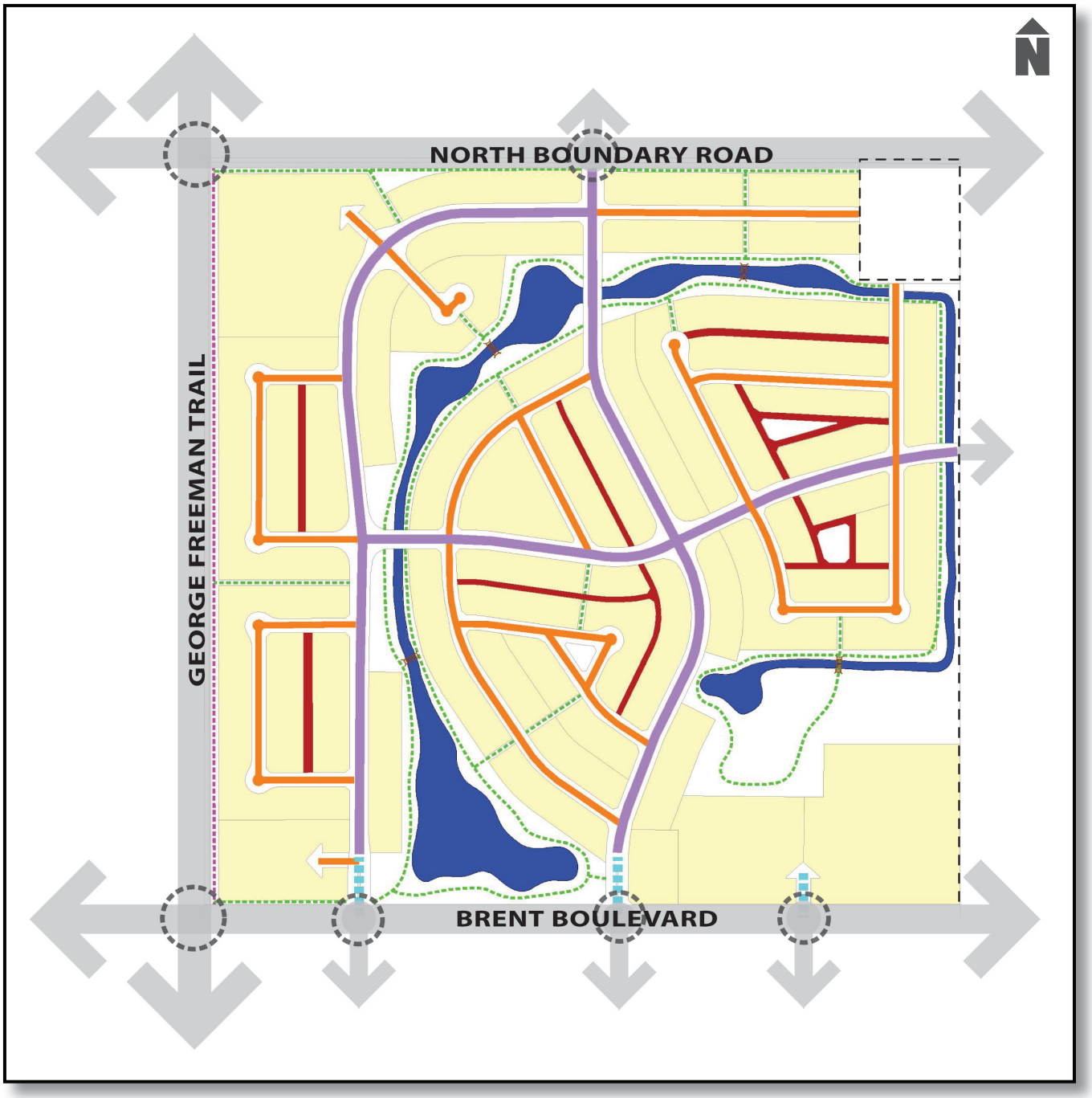
Policy 7.1.1 Municipal Reserve dedication is to be provided to the Town of Strathmore in accordance with Section 666 of the Municipal Government Act.

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.

Figure 12 - Illustrated Cross-Section (Regional Pathway) is a cross-section of the regional multi-use pathway interface on the east side of Prairies' Edge (Neighbourhood A) and it outlines the

FIGURE (11)

MOBILITY NETWORK (NEIGHBOURHOOD A)

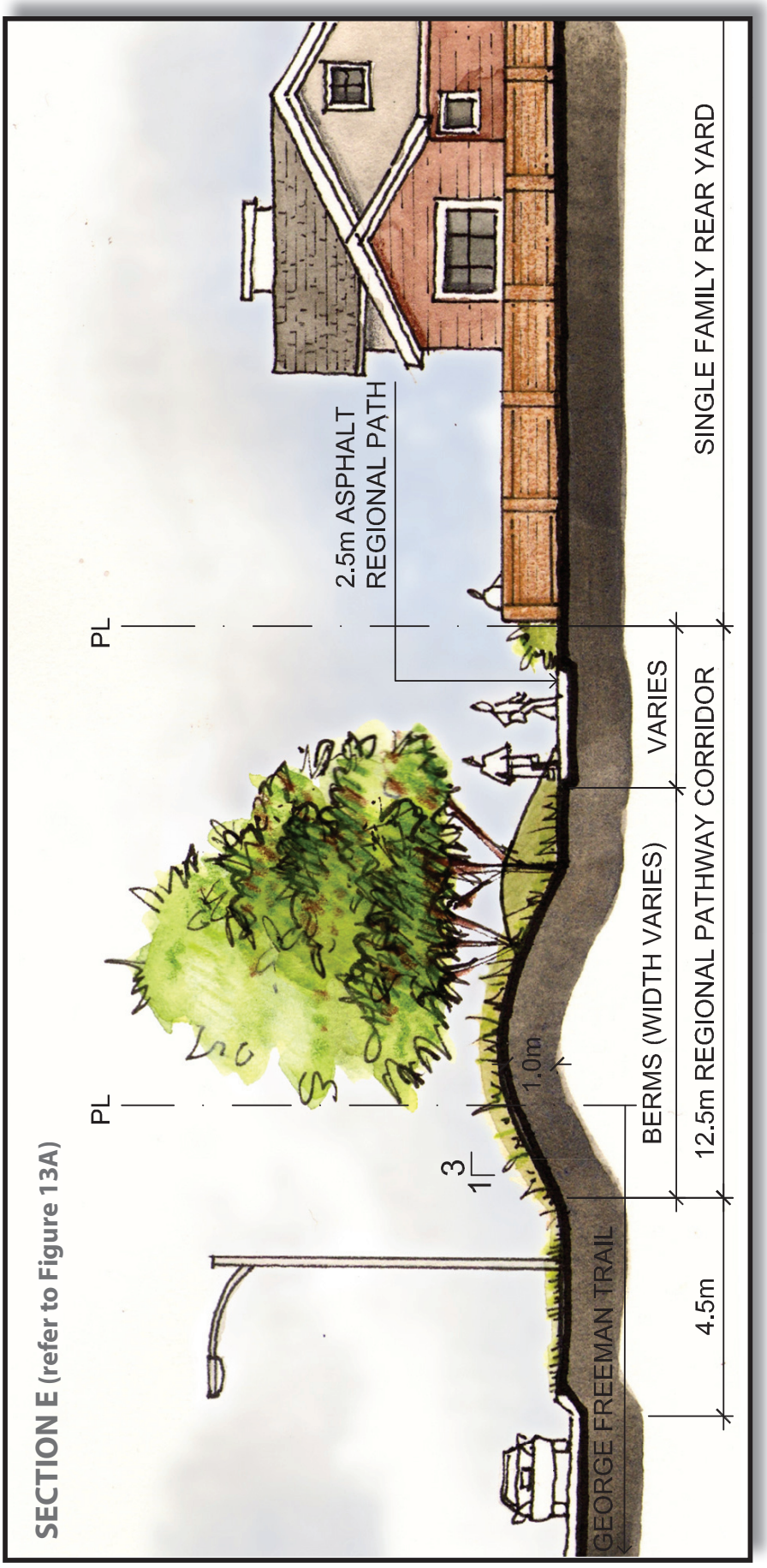


MAJOR ROAD
PRIMARY ENTRANCE ROAD
COLLECTOR ROAD
RESIDENTIAL ROAD
LANEWAY
REGIONAL PATHWAY
PATHWAY
PEDESTRIAN BRIDGE

Neighbourhood D Mobility Network has been updated with Figure 11a

FIGURE (12)

ILLUSTRATED CROSS-SECTION (REGIONAL PATHWAY)



CONCEPT ONLY - SUBJECT TO CHANGE

berm height, landscaping, width of pathway dedication, and conceptual location of the regional pathway.
In order to accommodate the regional pathway which runs through the community, an additional 10 metres has been added to the future road right-of-way cross section of the George Freeman Trail collector to provide a landscaped boulevard with a 2.5 metre paved asphalt pathway that can accommodate both pedestrian and bicycle traffic separated from vehicular movement.

7.2 Environmental Reserve (ER)

Environmental Reserve (ER) is land with environmental conditions that may make it unsuitable for development. These areas may include: steep slopes, swamps, gullies, ravines, natural drainage courses, flood prone areas, or land immediately adjacent to lakes, rivers, streams, or other bodies of water. There are lands within the Plan Area, particularly within Neighbourhood B and C in proximity to the WID "A" Canal that qualify for ER under the Municipal Government Act Section 664. Neighbourhoods A and D have no lands that would qualify as ER under the MGA.

Policy 7.2.1 Environmental Reserve dedication within the Plan Area and near the WID Canal (bounding Neighbourhood B and C) will be determined at the subdivision stage to the satisfaction of The Town of Strathmore.

8.0 TRANSPORTATION

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** Neighbourhood A (Praire'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

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.

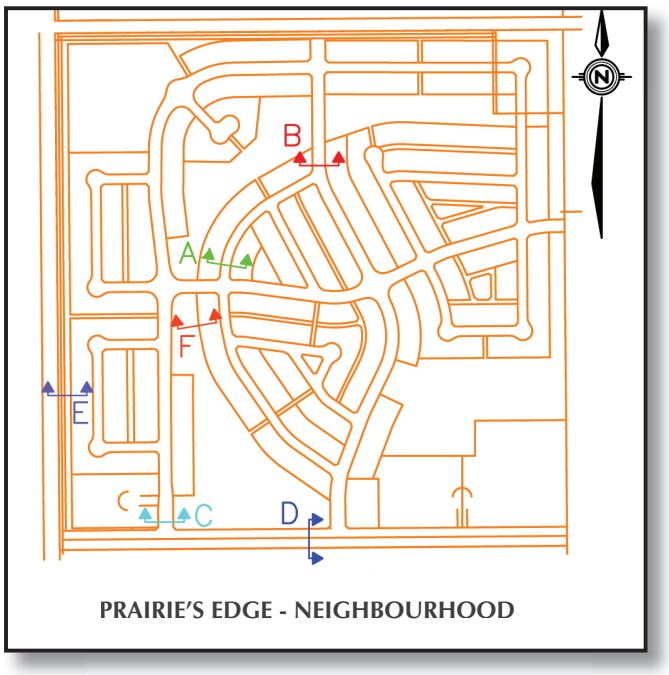
Policy 8.0.2 External road connections to the Plan Area shall be conssitent with the Town of Stratmore's ~~Master Servicing Strategy.~~

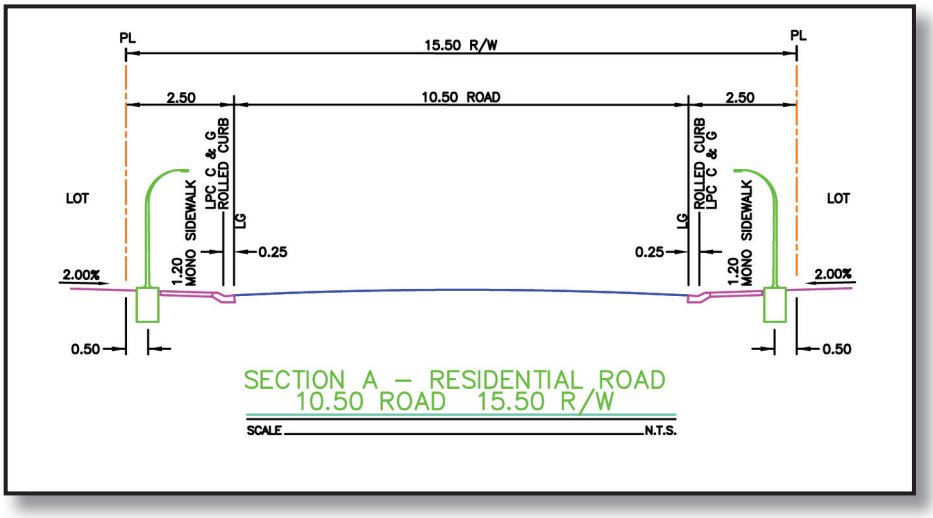
8.1 Neighbourhood A - Road Network

A hierarchy of roads from arterial, collector, and residential standards has been utilized in community design and is consistent with the Town of Strathmore Master Servicing Study (2007). Collector standard roads have been used to direct traffic to existing thoroughfares along the north (North Boundary Road) and south (Brent Boulevard) boundary which both intersect with George Freeman Trail. A median divides the primary entrance collector road as an entry feature and for emergency vehicle access. Refer to **Figure 13A** and **13B - Road Cross-Sections** regarding the proposed road cross sections.

FIGURE (13A)

ROAD CROSS-SECTIONS





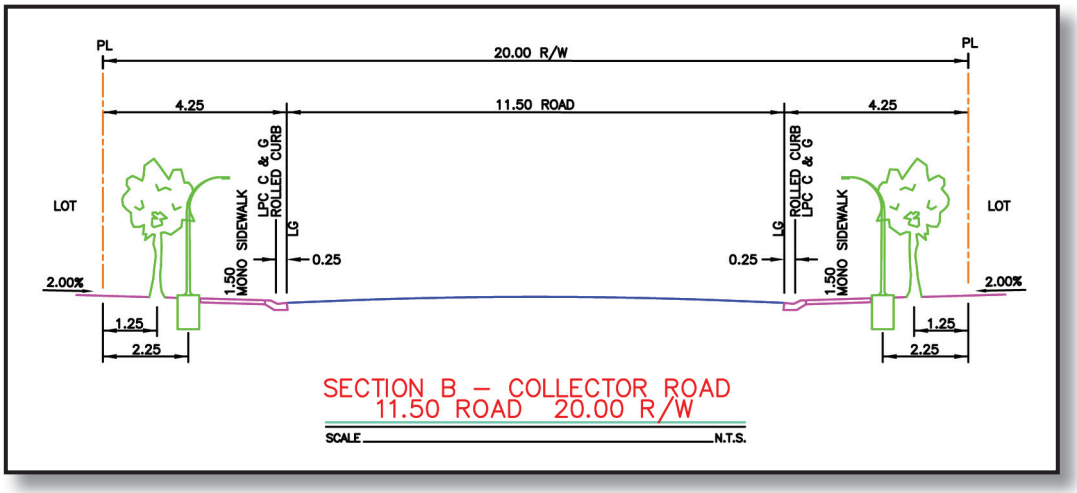
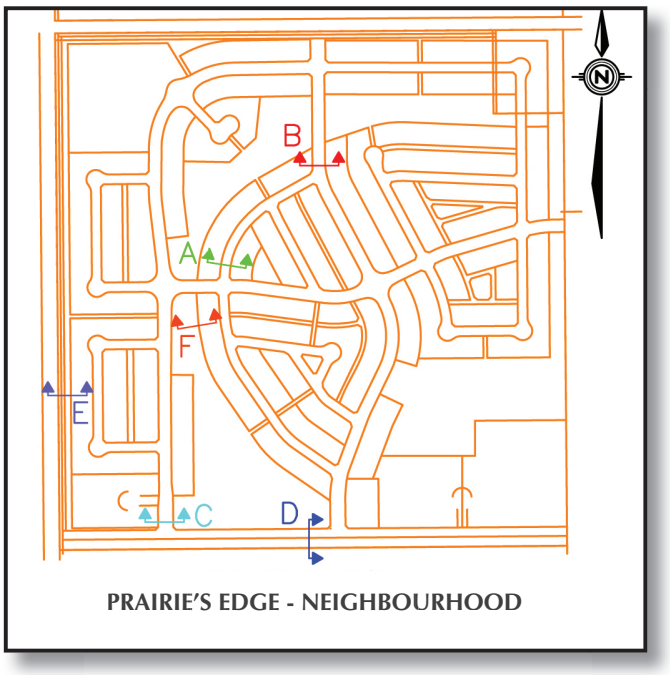
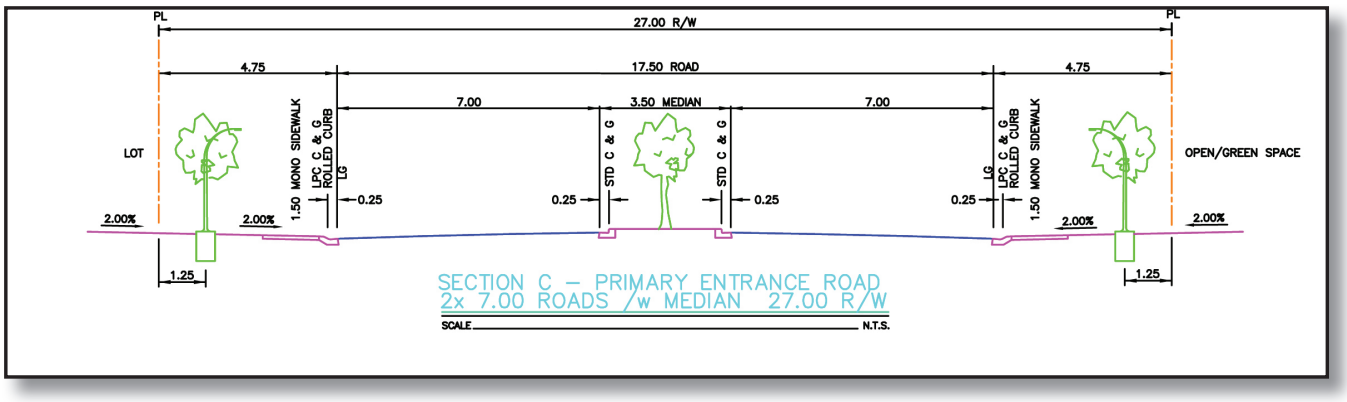
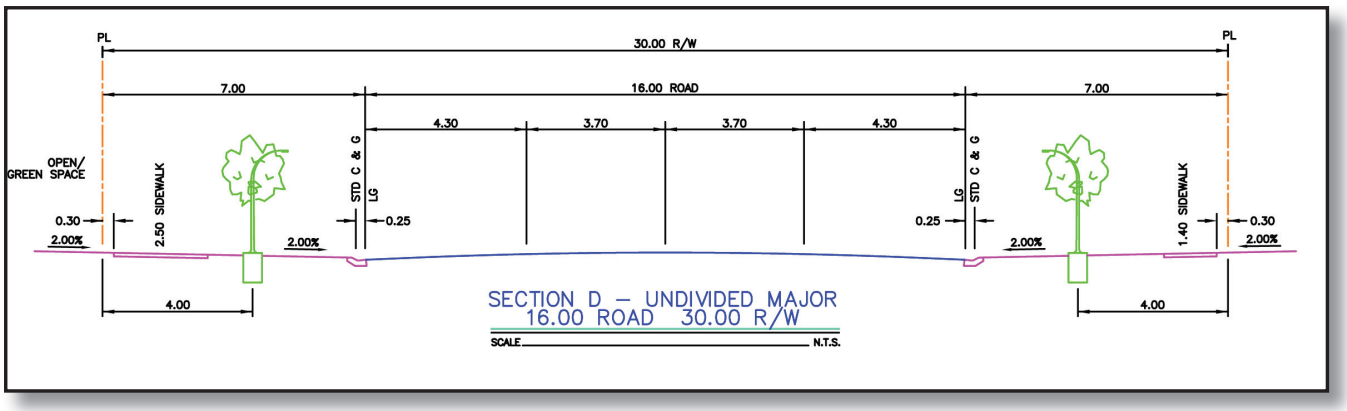


FIGURE (13B)

ROAD CROSS-SECTIONS







A pre-development study known as a Traffic Impact Assessment (TIA) was undertaken and concluded the following with respect to the Prairies' Edge (Neighbourhood A) and Prairies' View (Neighbourhood D) development impact on the road network:

- All intersections within the Plan Area are currently functioning within acceptable capacity parameters and all roadways fall within the range of acceptable daily traffic volumes based on the current road classifications. No improvements are required at this time.

Opening Day Traffic Conditions – No Improvements

- The existing road network, with no improvements, may accommodate one to two years (120 units to 240 units of single family equivalency) of the proposed development depending on the growth in background traffic. If the growth of background traffic is as aggressive as assumed in the analysis, one year of development may occur; however if the background traffic is not as aggressive as assumed an additional year of development may be accommodated.

Full Build-Out (2037) Traffic Conditions

- The Full Build-Out traffic conditions were based on the future 2037 proposed road network from the Town of Strathmore's Master Servicing Study (MSS). Although in the MSS, George Freeman Trail and the west portion of North Boundary Road were identified six-lane major arterials, only a four-lane major arterial was required for each roadway.

Land dedication has been recognized along the west and north boundary of the Plan Area for the potential future widening and construction of George Freeman Trail and North Boundary Road. Sidewalks are provided on both sides of the collectors and on the residential standard roads (as part of the regional and local pathway systems).

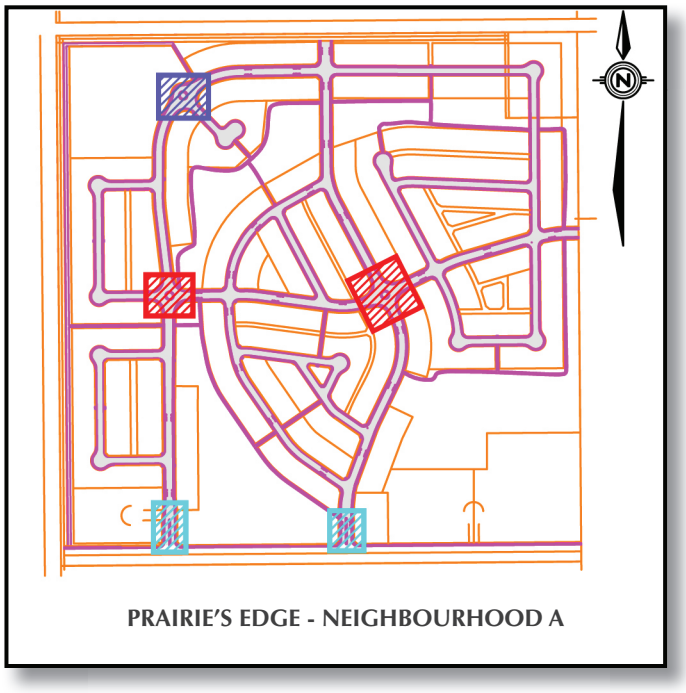
Several methods of traffic calming measures are being introduced, these include divided boulevards with medians and a roundabout - refer to **Figure 14 - Traffic Calming**. Roundabouts are proposed where the length of the centrally located, east/west and north/south collector roads intersect.

Policy 8.1.1 Access to the Plan Area shall be generally in accordance with **Figure 11 - Mobility Network (Neighbourhood A)**.

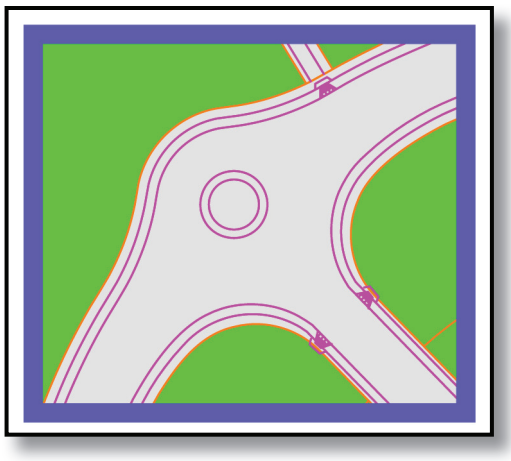
Policy 8.1.2 For Neighbourhood A and Neighbourhood D development, the TIA outlines specific triggers for road improvement based on development impact over time. An additional TIA shall be prepared in support of Neighbourhood B and Neighbourhood C at the time of development to the satisfaction of the Town of Strathmore.

Policy 8.1.3 The Plan Area both during and after full development will provide and maintain appropriate emergency vehicle access, to the satisfaction of the Town of Strathmore.

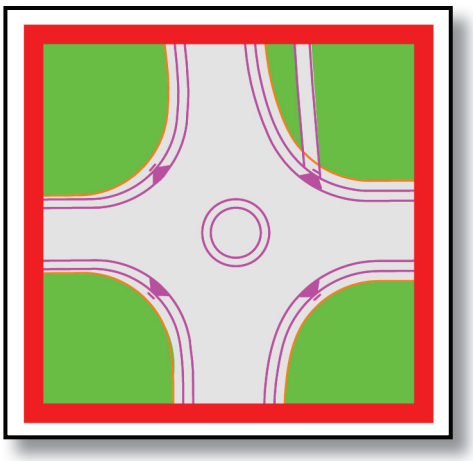
Policy 8.1.4 Complete road systems, in accordance with established development thresholds in the Master Servicing Study and the specific Neighbourhood TIA, shall be constructed by the Developer to the satisfaction of the Town of Strathmore.



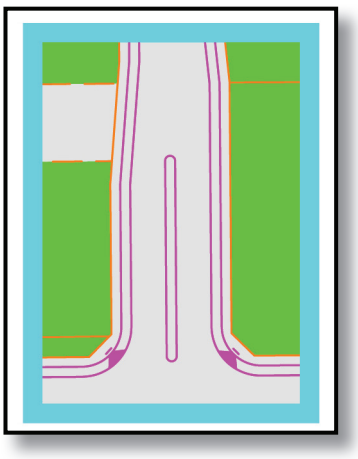
PRAIRIE'S EDGE - NEIGHBOURHOOD A



ROUNDABOUT



ROUNDABOUT



ENTRANCE MEDIAN

Policy 8.1.5 Cost sharing and/or Endeavours to Assist will be considered where oversized infrastructure is provided beyond what is required for the development, at the sole discretion of the Town of Strathmore to assign.

9.0 UTILITIES AND SERVICING

Development traditionally occurs in a sequential order – starting proximate to existing services and developing outward from its origin, which includes the installation of servicing infrastructure to accommodate any additional lands that have been deemed to fall within the servicing catchment area. Utility servicing solutions have been established to permit Neighbourhood A and Neighbourhood D to proceed with development, while Neighbourhood B and Neighbourhood C which are not proposing development at present. The utility servicing strategy includes both interim and ultimate solutions to allow Neighbourhood A and Neighbourhood D to proceed with development. Given the nature of housing and land use proposed a detailed utility servicing strategy for Neighbourhood D is required at the Land Use Redesignation stage. All utility servicing strategies shall align with the Town of Strathmore's ~~Master Servicing Strategy~~.

Figure 15 - Utility Servicing Strategy (Neighbourhood 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. Endeavours to Assist to the Prairies' Edge (Neighbourhood A) and Prairies' View (Neighbourhood D) developer are anticipated and shall be assigned at the discretion of the Town.

Policy 9.0.1 Detailed servicing strategies for the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C shall be provided prior to development to the satisfaction to the Town of Strathmore.

Policy 9.0.2 Endeavours to Assist to the Prairies' Edge (Neighbourhood A) and Prairies' View (Neighbourhood D) developer are anticipated and shall be assigned at the discretion of the Town.

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.

9.1 Water Supply and Conservation

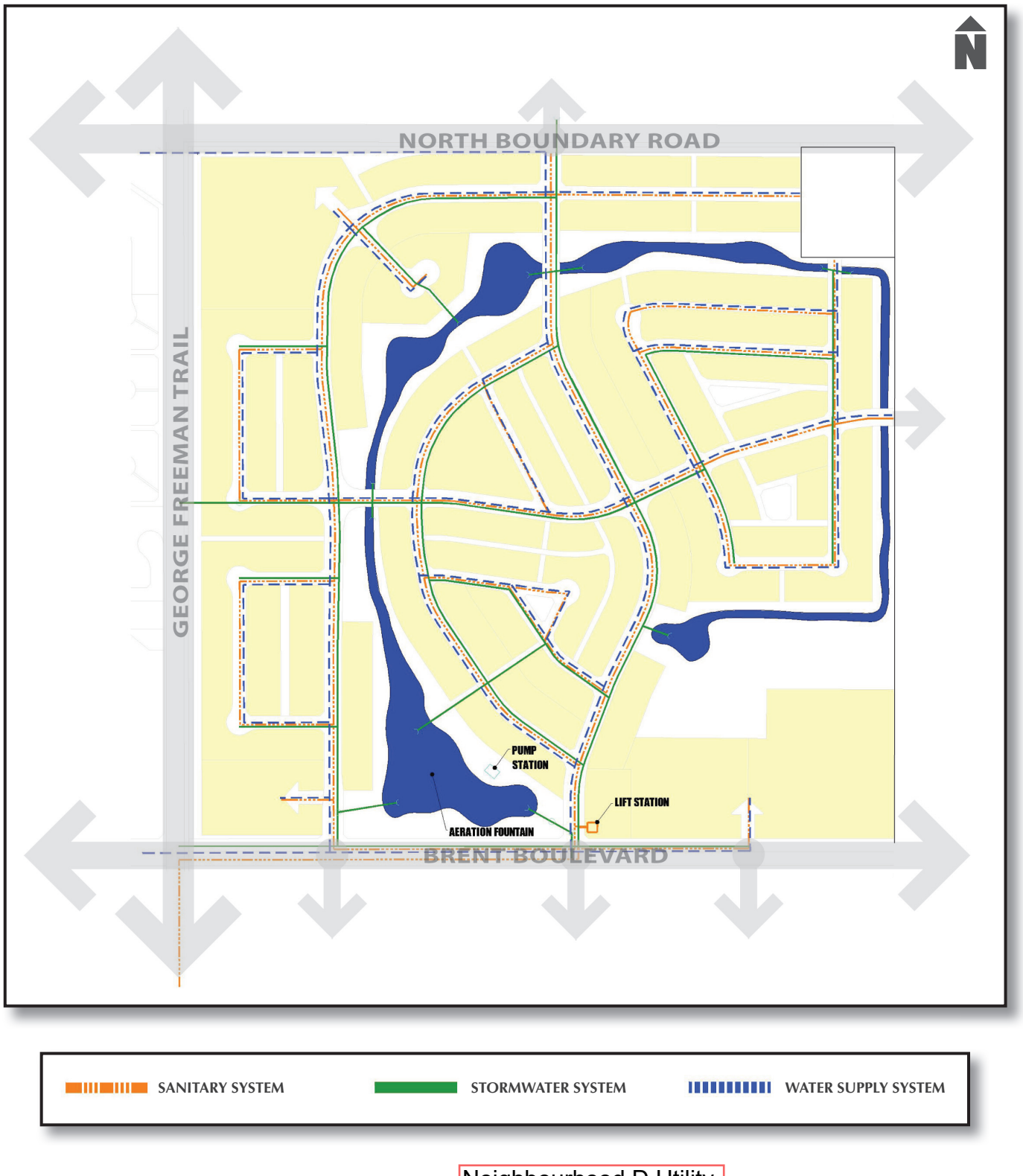
Potable water servicing for the area is provided generally in accordance with the ~~Master Servicing Study~~. The Town has identified where upgrades are required and connections are available for the Plan Area based on the ~~Master Servicing Study~~. It is anticipated that upgrades and infrastructure will be in place as development of the Neighbourhoods progresses.

9.1.1 Detailed Strategy for Neighbourhood A (Prairies' Edge) and Neighbourhood D (Prairies' View)

Within Neighbourhood A, connections to the offsite infrastructure will occur in stages. The

FIGURE (15)

UTILITY SERVICING STRATEGY (NEIGHBOURHOOD A)



Neighbourhood D Utility Servicing Plan has been updated with Figure 15a

initial connection will be on Brent Boulevard to the existing watermain. When development progresses to the point that a secondary tie is required, it is anticipated to be located on North Boundary Road at the north-west portion of Strathaven to an existing 300 mm diameter water line (refer to **Figure 16 - Water Supply System Neighbourhood A**).

Other grid mains are being proposed in the ~~Master Servicing Plan~~ and will be installed on a progressive basis when required.

~~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.~~

Policy 9.1.1.1 The potable water distribution system shall be designed in accordance with the standards and specifications of the Town of Strathmore.

Policy 9.1.1.2 The potable water distribution system design for the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C shall be designed in accordance with the standards and specifications of the Town of Strathmore.

9.2 Sanitary Wastewater

It is anticipated that sanitary sewer trunk lines will, for the most part, be accommodated within the right-of ways of major roads. Similarly, the sanitary servicing proposal will be presented to the Town as part of the overall discussions related to providing services to the Plan Area.

9.2.1 Detailed Strategy for Neighbourhood A (Prairies' Edge) and Neighbourhood D (Prairies' View)

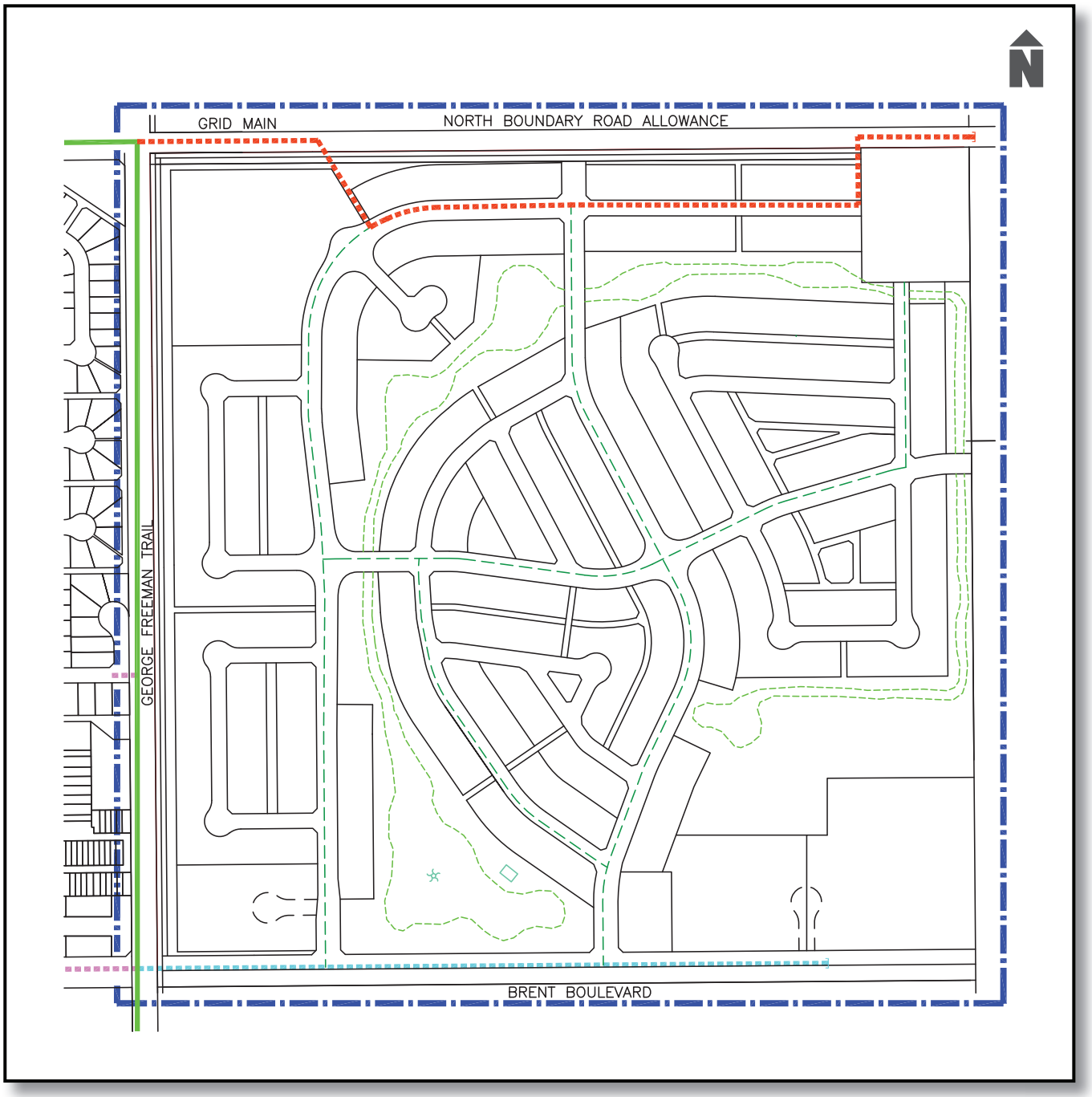
The interim servicing strategy will evolve over two (2) stages. Both initial stages will utilize a lift station proposed to be located in the mid southern portion of Neighbourhood A (refer to **Figure 17 - Sanitary Wastewater System Neighbourhood A**). From this lift station a trunk line, sized to accommodate the lands to the north that fall within this catchment area, could be installed north through this development to capture these lands.

Stage 1 involves installing a sanitary forcemain from this lift station west to George Freeman Trail and south where the main would tie to the existing sanitary manhole located at United's Ranch Estates. A 225 lot capacity has already been allotted for this development. To increase the indicated 225 lot capacity, off peak storage and pumping will also be considered. Alternatively, a connection to the existing sanitary line in the Strathaven community may be available.

Stage 2 would involve removing the tie to the manhole and extending the forcemain further south along George Freeman Trail to the main lift station located south of Highway 1. The trigger for Stage 2 would be wholly dependent on the rate of development and available

FIGURE (16)

WATER SUPPLY SYSTEM (NEIGHBOURHOOD A)

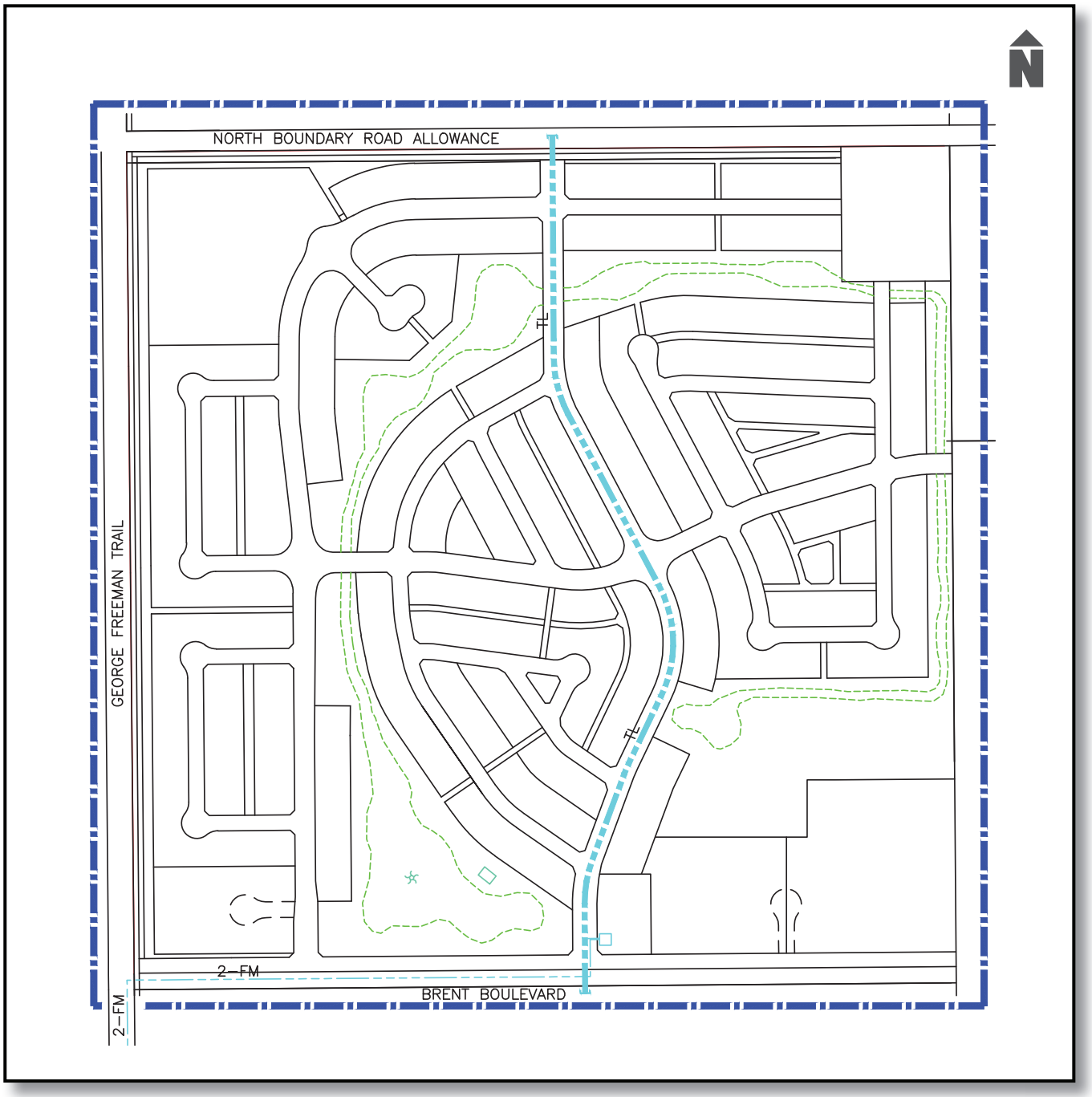


DEVELOPMENT BOUNDARY
DISTRIBUTION WATERMAIN
200 Ø WATERMAIN
250 Ø WATERMAIN
300 Ø WATERMAIN
400 Ø WATERMAIN

Neighbourhood D Water Supply System has been updated with Figure 16a

FIGURE (17)

SANITARY WASTEWATER SYSTEM (NEIGHBOURHOOD A)



Neighbourhood D Sanitary Wastewater System has been updated with Figure 17a

capacity of Stage 1.

~~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**.~~

To allow Neighbourhood D development to proceed, a forcemain from this lift station will connect to the forcemain on George Freeman Trail installed during Neighbourhood A development. Allowances have been made to accommodate the trunk line within Neighbourhoods A and D.

Policy 9.2.1.1 The sanitary wastewater system shall be designed in accordance with the standards and specifications of the Town of Strathmore.

Policy 9.2.1.2 The sanitary wastewater system design for the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C shall be designed in accordance with the standards and specifications of the Town of Strathmore.

9.3 Stormwater Management

This section provides an overview of the stormwater management strategy in general and specifically details the stormwater management strategy for Neighbourhood A and Neighbourhood D. Overland drainage within the Plan Area generally travels from north to south until it reaches the WID "A" Canal which is an impoundment to drainage to Neighbourhood C and Neighbourhood D. No stormwater is permitted to be released into WID "A" Canal.

9.3.1 Detailed Strategy for Neighbourhood A (Prairies' Edge) and Neighbourhood D (Prairies' View)

There are three (3) mandated conditions that must be accommodated within the design of the stormwater facilities involving on-site stormwater management as identified in the Master Servicing Study:

1. The first 25 mm of runoff must be stored without release downstream. Proposed site solutions include, but are not limited to,

- Aeration devices - which not only accelerate evaporation but will provide aeration;
- Natural ex-filtration - which occurs at a higher than normal rate in Strathmore due to the sandy nature of the soil;
- Recirculation - which enables the maintenance of water levels in both the channels and the ponds, producing additional surface area for evaporation; and,
- Irrigation - which will accelerate evaporation and serve a secondary function for the sustaining of vegetation. This will also add to the infiltration component.

2. 85% of 75 micron particles must be removed in a forebay - A permanent wet pond is currently being proposed and will consist of a forebay and a permanent 2.5 metre deep section which will provide water quality control and active storage sections where run-off in excess of the pre-development is temporarily stored.

3. There is no increase in downstream discharge peak flows - This is accomplished by the use of orifices and stormwater retention within the stormwater facilities.

Within Neighbourhood A, there is currently existing drainage flowing into this area from two sources. The first source is Strathaven via a culvert under George Freeman Trail. The second source is from the SW quarter of Section 25 from the north, also via a culvert underneath North Boundary Road. These two external sources of offsite drainage will be accommodated for within the stormwater management strategy.

The stormwater facilities for Neighbourhood A will be innovative while also trying to promote water conservation and re-use and still provide multi-purpose uses through pedestrian walkways and pathways. A comprehensive stormwater management report will be prepared which will confirm the discharge point and route eventually outfalling in Eagle Lake.

~~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-develpoment flows. It is anticipated a stomrpond 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.~~

Policy 9.3.1.1 The stormwater management strategy for the Plan Area shall be designed in accordance with the standards and specifications of the Town of Strathmore.

Policy 9.3.1.2 The stormwater management plans for the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C shall be designed in accordance with the standards and specifications of the Town of Strathmore.

Policy 9.1.1.3 A Regional Master Drainage Plan may be prepared by the Town of Strathmore. As a result, the on-site and off-site stormwater management strategy for the Plan Area may be revised. The Plan Area stormwater management plan shall be refined at the appropriate subdivision stage.

Policy 9.3.1.4 Stormwater released from any Neighbourhood within the ASP shall not exceed pre-development flows and shall be designed to protect downstream receiving lands and water bodies.

9.4 Shallow Utilities

Private utility companies will supply, install, and operate the following services: gas, power, telephone, and cable. These facilities will be installed pursuant to the Town of Strathmore Engineering Standards and Specifications.

Policy 9.4.1 Detailed design of the shallow utilities shall occur at the subdivision stage.

10.0 PUBLIC CONSULTATION

A public Open House in support of The Prairies' Area Structure Plan was held on November 23, 2010. A Public Open House Summary Report was submitted under a separate cover to the Town. The report summarizes comments provided during the question and answer period following the presentation, the one-on-one discussions with Project Team members, and the feedback forms received from residents.

11.0 IMPLEMENTATION, REVIEW, AND AMENDMENT

11.1 ASP Implementation

The Prairies' Area Structure Plan falls within a hierarchy of applicable plans. The Town of Strathmore's Municipal Development Plan (MDP) is the guiding document for all development within the municipality. The Land Use Bylaw (LUB) establishes the land use rules and regulations. The Prairies' ASP presents a greater level of planning detail within the specific Plan Area and is required to be consistent with both the MDP and LUB. Development in the ASP should be acceptable to community and consistent with policy contained within this document. The Prairies' Area Structure Plan does not supersede, repeal, replace or otherwise diminish any other statutory plan in effect in the Plan Area.

Policy 11.1.1 The policies contained within this document shall be reviewed and implemented by the Town of Strathmore at their discretion.

11.2 Plan Review and Amendment

As The Prairies' Area Structure Plan is adopted by bylaw of the Municipality, a formal process as outlined in the *Municipal Government Act* is required to amend the Plan.



Wellings of Strathmore

PLAN 1010785 BLOCK 4, LOT 2

Planning Justification Report

Area Structure Plan Amendment

Land-Use Bylaw Amendment

APRIL 23, 2026

Prepared by:

Nautical Lands Management Corporation

PLANNING JUSTIFICATION REPORT

Seniors Independent Living Residential Development

Area Structure Plan Amendment & Land Use Bylaw Amendment

PLAN 1010785 BLOCK 4, LOT 2
Town of Strathmore,
Alberta

April 2026

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1.0 Introduction

1.1 Background

This report has been prepared as part of the submission of an Area Structure Plan amendment and Land-Use bylaw amendment for the property known as PLAN 1010785 BLOCK 4, LOT 2 (the amendment area). The applications are being submitted on behalf of Prairie Merchant (the Owners) by Nautical Lands Management Corporation (the Developers).

The Site currently has a Residential land-use designation in the 2014 Municipal Development Plan, and is zoned "Parcel" in the Town of Strathmore Land Use Bylaw. The Owners are seeking to amend the Area Structure Plan and Land-Use bylaw to permit 394 total units on the subject site (Figure 1). The townhouse units will be in the form of 4-, 5-and 6-unit townhouse blocks. The amendments would also allow commercial uses on a 4.73-acre parcel at the south-west portion of the site.

A pre application meeting occurred on February 3, 2026. The following reports have been submitted as part of a complete submission:

- Biophysical Impact Assessment
- Market Feasibility Analysis
- Planning Rationale Report
- Phasing Plan
- Public Consultation Strategy
- Stormwater Management Study & Plan
- Traffic Impact Assessment

Figure 1 – Subject Site

Prepared by: Nautical Lands Management Corporation



1.2 Report Content and Structure

This Planning Justification Report provides the following justification and professional opinion for the proposed Area Structure Plan and Land-Us Bylaw Amendments. A breakdown of the report is as follows:

- Section 2 is a description of the site's existing condition and its context within Strathmore and the immediate surrounding neighbourhood;
- Section 3 is a summary of the proposed development vision, including a description of the layout, uses and form;
- Section 4 is an outline of the proposed planning applications and the intended future applications required for the proposed development;
- Section 5 is an overview and analysis of the relevant provincial and municipal planning policies to the proposed amendments;
- Section 6 is a summary of the findings of the studies and reports prepared in support of the ASP and Land-Use Bylaw applications;
- Section 7 is a planning opinion and justification supporting the proposed ASP and Land-Use Bylaw amendments

1.3 Land Acknowledgement

The land on which the subject lands are located, within the Town of Strathmore, are part of Treaty 7 territory, the travelling route, gathering place and meeting grounds for Indigenous Peoples, including the Siksikaitsitapi, comprised of the Siksika, Kainai, Piikani, Amskapi Piikani First Nations; the Tsuut'ina First Nation; and the Îyârhe Nakoda, including the Chiniki, Bearspaw and Goodstoney First Nations, Métis Otipemisiwak and Esikisimu Nunangat. The landowner and applicant are grateful for the opportunity to work in this traditional territory.

2.0 Site Context

2.1 Site Location and Description

The subject site, shown in Figure 1, is in the Town of Strathmore, located at the northeast corner of the intersection of George Freeman Trail and Edgeview Road, with Frontage on Edgeview Road. The subject site is at the eastern edge of the urban area of the Town of Strathmore. The subject site is legally described as LOT 2, BLOCK 4, PLAN 1010785 and is approximately 46.84 acres in size. The property is currently owned by Prairie Merchant and is currently vacant.

The vegetation on the subject site is limited, and the topography of the site is relatively flat. There are no existing trees located on the site. The subject site is covered in grass, with no other existing vegetation.

2.2 Surrounding Neighbourhood Context

The site is surrounded by a variety of land uses. Located to the south is George Freeman School and low-to-medium density residential. To the east of the site is vacant undeveloped land. To the north of the site there is vacant undeveloped land. To the west of the site is low density residential.

The Site is located approximately 1 kilometer north of the intersection of George Freeman Trail and Highway 1, which is an important commercial node in the Town of Strathmore. There is a Walmart, Sobeys, Shoppers Drug Mart and many other commercial retail shops at this commercial node. The Site is located approximately 1.6 kilometers east of downtown Strathmore.

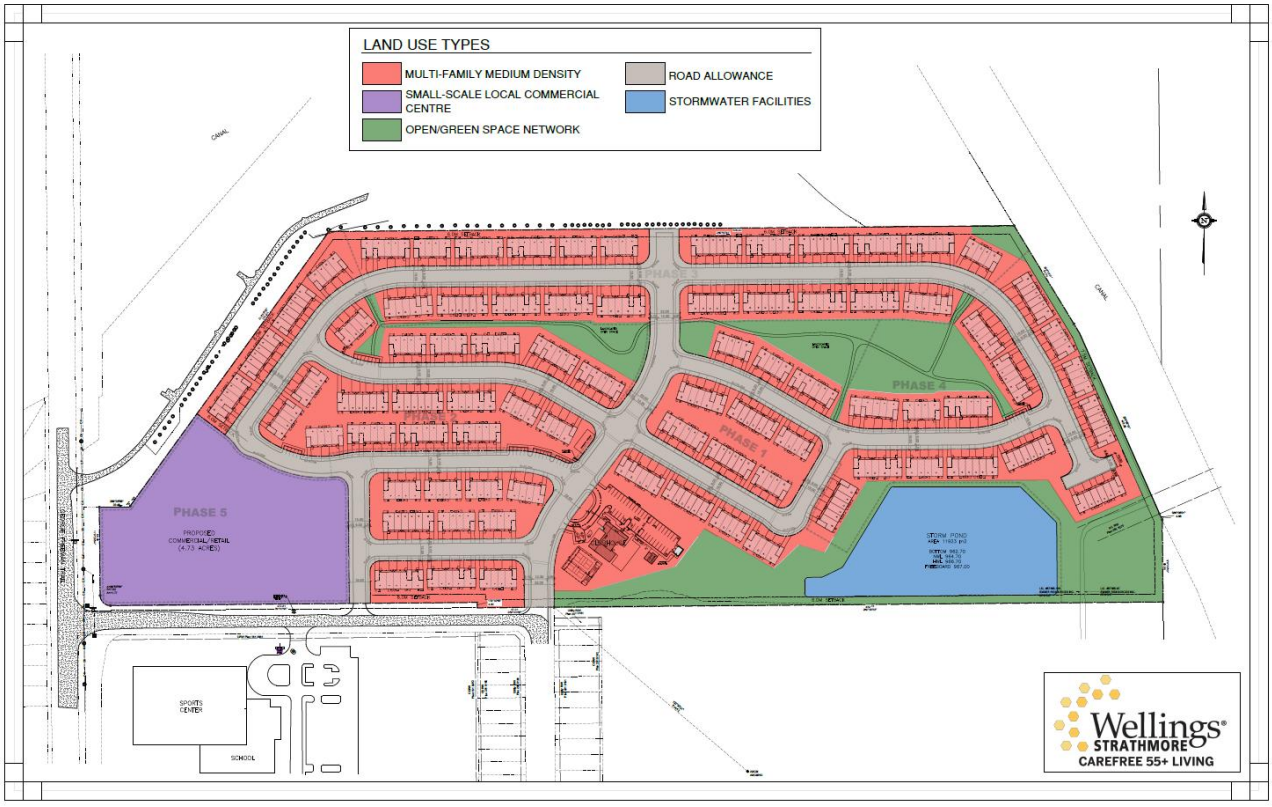
3.0 Vision

3.1 Development Vision

The Owner and Developer are seeking to develop the Site area into a modern 55+ residential development in accordance with the intent of the policies outlined in the Town of Strathmore Municipal Development Plan and Land-Use By-law. The development consists of 394 townhouse units and a central clubhouse, and a 4.73-acre neighbourhood commercial area. The proposed development integrates seniors into the community by providing quality residential units in proximity to existing and proposed commercial uses. All units are 1 or 2 bedrooms and will have full kitchens and laundry and are fully accessible to accommodate 55+ individuals. All units are rental, with Nautical Lands Management Corporation retaining ownership of all units. This type of development will allow residents of Strathmore to age in the community where they live and provide a form of housing which is not abundantly available in the community.

The 394 units will be broken down into 30 four-unit blocks, 32 five-unit blocks and 19 six-unit blocks. The clubhouse will provide amenity space for residents and visitors. Surface parking will be provided for the residents, staff and visitors (Figure 2). The Site will be accessed through two entrances on Edgeview Road.

Figure 2 – Site Plan



Townhouse Design

Preliminary elevations of the townhouse blocks are included in Figures 3A, 3B and 3C. All units are either 1- or 2-bedroom units, with full kitchen and laundry included. The units are designed for 55+ individuals and are zero-threshold. The blocks are all one story, and 6.1 metres tall.

Clubhouse

The clubhouse will be centrally located on the south edge of the site. The clubhouse will provide indoor amenity space which is proposed to include a kitchen and dining area, a personal service area, fitness area, and games room. There will also be outdoor amenity space adjacent to the clubhouse, including a community garden and pickleball courts. The clubhouse will be 6.1 metres in height.

Small-Scale Local Commercial Centre

At the southwest corner of the site, a 4.73-acre neighbourhood commercial area is proposed. The small scale local commercial centre would support the proposed residential community by:

1. Providing walkable commercial uses to residents
2. Creating potential business opportunities for local builders and local suppliers;
3. Complementing and supporting the existing communities, facilities, and infrastructure within the Town;
4. Creating unique and special places within each neighbourhood; and,
5. Offering regional amenities to all Town residents, not just those who are new residents.

The types of uses would include convenience, personal service, or small shops that would complement the proposed senior residential community.

Parking

Each unit will have a driveway, and all 2-bedroom units also have a garage. The clubhouse features 44 parking spaces, 4 of which are accessible. The site also features 11 visitor parking spaces.

Access and Circulation

Vehicular access to the Site is through two entrances on Edgeview Road. Pedestrian access is also provided along Edgeview Road. Sidewalks and pedestrian trails will provide access internally throughout the site. There is bike infrastructure adjacent to the site, including a bike path running parallel to George Freeman Trail, which gives access to the commercial plaza at Highway 1 to the south. There is also a bike trail that runs along the Strathmore Canal, which provides access to areas west of the site, including Downtown Strathmore and

Kinsmen Park. The internal roads will be subdivided from the rest of the site to allow the municipality to assume control of the roads.

Open Space and Vegetation

The Site is located approximately 500 metres north of Strathmore Ranch Market Soccer Field, and about 1.5 kilometers east of Parkwood Park. Elmer & Phyllis Park and Kinsman Park are also 1.5 kilometers west of the site and can be accessed along the Strathmore Canal trail. Open space will be provided throughout the site and is identified on the site plan. The storm pond will be located in the southeast portion of the site. Community gardens and pickleball courts will be located adjacent to the clubhouse.

3.3 Wellings Concept

The Applicant, Nautical Lands Management Corporation, has an established 25-year history of building and operating independent-living housing communities across Canada. Wellings caters to adults aged 55+, providing a mix of affordable rental apartment and townhouse dwelling units. All dwelling units feature either one (1) or two (2) bedrooms, with full-sized kitchens, in-suite laundry, and private living areas – enabling residents to live fully independent lives. All residents also have the ability to access a variety of optional amenities, including full-time concierge services, groundskeeping, meal services, a fitness centre, wellness classes, a spa, and healthcare services (among other services). These optional amenities help to provide convenient access to important daily activities/services which many older adults may find beneficial. All dwelling units will also have access to on-site parking, enabling residents to come and go as they please.

Wellings aims to offer a unique form of housing, distinct from "Traditional Housing" and "Retirement Homes". The proposed development will diversify the housing options in Strathmore by filling an important gap in the housing market for older persons. This unique form of housing is referred to as "Supportive Living Housing". These three forms of housing are discussed in greater detail below:

- Traditional Housing (both rental and ownership tenure) consists of standalone dwelling units, with no associated supports or services being offered in most cases. Traditional dwelling units represent the predominant form of housing found in most municipalities, but do not necessarily serve the daily needs of older adults as they age. This form of housing can represent a challenge for individuals who may require some limited support on a daily basis, but otherwise wish to largely maintain an independent lifestyle for as long as possible. Traditional housing often presents physical barriers for aging persons as they may begin to experience some degree of difficulty in using stairs, managing household chores, and maintaining a dwelling.

- Retirement Homes represent the typical alternative to traditional residential housing options for older adults. Retirement homes are typically characterized by full-service living arrangements for residents. Dwelling units may feature small kitchenettes but are not designed for preparing full meals. Meal services, as well as other services such as laundry, entertainment, and healthcare, are all provided on-site in common areas. Staff are available at all times to meet resident needs, often including on-site nursing care, physiotherapy, and any other service that may be required. Retirement homes are generally well-suited for older adults who may be unable to care for themselves on a daily basis. However, retirement homes may not be well-suite for individuals who require some daily assistance, but generally maintain a strong degree of independence in their lifestyle.

- Supportive Living Housing is a unique form of housing which aims to fill the gap between Traditional Housing and Retirement Homes. Supportive Living Housing offers older persons the opportunity to live in full-sized dwelling units with a complete range of functionality, while also offering a variety of optional supporting amenities/services. This form of housing is intended to help provide an alternative form of housing for older adults which is often missing or underrepresented in most communities.

Traditional housing options and retirement homes generally represent two ends of the housing spectrum for older persons – where either no services or full services are provided. Older persons who wish to age in place and maintain an independent lifestyle, but who also require some limited supports, may find that neither end of the housing spectrum fully meets their needs. While some older people may be able to rely upon family for limited support, it is important to provide a functional and affordable housing option which satisfies the demands of a large proportion of older people. Supportive Living Housing provides that alternative form of housing, enabling older single or coupled people to maintain an independent lifestyle with the security and comfort of knowing that a variety of services are available, if and when they need them. This allows for individuals to age in place, where they may maintain an independent lifestyle for as long as possible while being supported by a sliding scale of optional services/amenities as they age.

Preliminary elevations for the townhouse blocks are included in Figure 3A, 3B and 3D. A rendering of the clubhouse is included in Figure 5C. Amenity space will be provided for residents in the form of a fitness centre, games room, and dining area. Landscaped open space will be provided for residents, as well as outdoor amenities, featuring a community garden, pickleball courts, and trees planted throughout the entire site. The site plan also includes pedestrian connectivity, with walking paths and sidewalks traversing the site.

Figure 3A: Four Unit Townhouse



Prepared by: Nautical Lands Management Corporation

Figure 3B: Five Unit Townhouse



Prepared by: Nautical Lands Management Corporation

Figure 3C: Wellings Clubhouse



Prepared by: Nautical Lands Management Corporation

Figure 3D: Typical Wellings Street



Prepared by: Nautical Lands Management Corporation

4.0 Proposed Applications

The Developer, Nautical Lands Management Corporation, is proposing an Area Specific Plan amendment and Land-Use Bylaw amendment that would allow for 81 townhouse blocks containing 394 rental residential units for seniors and a central clubhouse at the subject site. The clubhouse will house amenities suited to the residents, including a kitchen, central dining and lounge area, personal service, games room, and fitness area. Outdoor amenity space includes a community garden, two pickleball courts and patio.

The proposed development also includes a 4.73-acre portion of the site which will be designated for small-scale neighbourhood commercial uses. This portion will be developed separately from the residential portion, as a future phase.

To facilitate the residential and commercial development of the site, the following planning applications are required:

4.1 Area Structure Plan Amendment

The proposed Prairie ASP Amendment will designate Neighbourhood D phases 1–4 as Multi-Family Low Density Residential and phase 5 as a Small-Scale Local Commercial Centre. An accessory building will be included in phase 1, with the intended use of a community centre for residents. The goal of the project is to provide modular seniors-oriented rental housing with supporting neighbourhood commercial uses.

The Multi-Family Low Density land use allows for a mix of low-density multi-family housing, including: single detached, semi-detached dwellings, attached dwellings, and modular homes. This designation is appropriate as the density being proposed is 10 units/acre and housing typology that is being proposed is attached dwellings.

The Small-Scale Local Commercial Centre closely reflects the provisions of the Town of Strathmore's current Convenience Commercial Land Use district.

4.2 Land Use Bylaw Amendment

In conjuncture with the ASP amendment, the proposed Land-use By-law Amendment is required:

- R3 High Density Residential District
- C1 – Neighbourhood Commercial District
- Open space

The requested site-specific zoning regulations are outlined in the Draft Land-Use Bylaw in Appendix B.

4.3 Future Applications

Subdivision Plan

A subdivision plan will be required prior to the proposed development of the subject site. The subdivision plan will remove the roads and landscaped open space from the developer's ownership and allow the roads and landscaped open space to be assumed by the municipality.

Development Permit

A development permit application will be required to facilitate the proposed development. This application will be submitted once the ASP and land-use bylaw amendments have been approved.

5.0 Policy Overview and Analysis

A review of planning documents must be undertaken to evaluate the conformity of the application to the applicable provincial, regional and municipal planning documents. A review of the proposed amendments conformity to these planning documents is as follows:

5.1 Municipal Government Act

The Act empowers municipalities to shape their communities. It regulates how municipalities are funded and how as local governments they should govern and plan for growth. The act has been updated as of December 18, 2025.

Section 632 of the Municipal Government Act describes Municipal Development Plans. The Strathmore MDP addresses land use and future development in the municipality. The subject site is designated as "Residential" in the Strathmore MDP. An analysis of the Strathmore MDP is included in section 5.3 of this report.

Section 633 of the Municipal Government Act describes Area Structure Plans. The subject site is located within the Prairies Area Structure Plan, neighbourhood D. An analysis of the Prairies Area Structure Plan is included in section 5.5 of this report.

Section 640 of the municipal Government Act describes land use, including land use bylaws. The subject site is currently zoned as "Parcel" in the Town of Strathmore Land Use Bylaw No. 14-11.

5.2 South Saskatchewan Regional Plan (2014)

The SSRP establishes a long-term vision for the region by prioritizing robust growth, vibrant communities and a healthy environment within the region. The 10-Year Review of the South Saskatchewan Regional Plan commenced on August 22, 2024. The South Saskatchewan Regional Plan remains in effect, continues to be implemented and provides strategic direction for the region.

Section 5 outlines the Efficient Use of Land. The desired outcome of this section is to ensure land will be efficiently used to minimize the amount of area taken up by the built environment. The proposed development is in an area that has been identified for development and will utilize existing infrastructure and minimize the need for new or expanded infrastructure.

Section 8 outlines Community Development, with the aim that community development needs are anticipated and accommodated. The proposed development meets the intent of the strategic direction by providing a sense of belonging for community members. The goal of the Wellings model is to increase residents' opportunities for community involvement through socialization and recreation, which is maximized by the amenity space that is provided to residents.

5.4 Town of Strathmore Municipal Development Plan (2014)

The Strathmore Municipal Development Plan 2014 has been prepared in accordance with the Municipal Government Act. This document provides the Municipality's primary land use and policy direction for growth within the municipal boundaries. All other documents prepared and adopted shall conform to the Municipal Development Plan.

The following specific ASP policies are relevant to the site and the proposed applications:

Part 1 – Overview and Vision

Part 1 of the Municipal Development Plan provides the Municipality's primary land use and policy direction for growth within the municipal boundaries. There are four values that guide the municipality which are history, space, family and recreation.

The proposed development aligns with these four values. The Wellings model promotes family values and recreation through its amenity spaces, which are available for the use of residents and their families. The site is within close proximity to open space and trails, while also offering internal trails throughout the site for navigational and recreational purposes. Overall, the Wellings product is meant to foster positive connections between residents, family members of residents and community members through the built-form environment that is provided.

Part 2 – Growth Strategies

Part 2 of the MDP ensures timely and well-planned development in a manner which promotes growth that is fiscally and environmentally responsible. The proposed development represents many of the principles of good neighbourhood design, outlined in section 2.2 Community and Neighbourhood Design, such as vibrancy, walkable, variety, responsible and sustainable. The Wellings community represents a vibrant and walkable residential community, with recreational space and commercial space easily accessible on site.

Part 3 – Land Use & Open Space

Section 3.1 outlines development concepts in the town of Strathmore. Per figure 2, the subject lands are designated as residential and are suitable for development.

The proposed development will be primarily residential in nature, providing a specific housing type that is purpose-built for seniors. Section 3.2.7 outlines the Municipality's support for senior specific housing. All residential units will be rental with in-unit laundry and full kitchens and zero threshold, for full accessibility. There will be indoor and outdoor amenities throughout the site to allow for recreation and socialization of residents. The site is easily accessible from Edgeview Road and is in close proximity to the major commercial node at Highway 1. The proposed residential meets the goal of section 3.2 as it offers a specific housing typology that will accommodate the growing seniors population in the Municipality and Region.

Commercial development will be located on a 4.73-acre parcel of the site. This is in accordance to section 3.4.5, which requires large residential communities to provide for a parcel for Neighbourhood Commercial use. While the site is not designated commercial in the MDP, section 3.1.2 outlines *Minor variations in the boundaries of the land uses identified in the concept may be considered acceptable without a Municipal Development Plan Amendment.* It is the opinion of the applicant that the addition of neighbourhood commercial to this parcel is a minor variation and therefore should not require a MDP amendment. The aim of the neighbourhood commercial is to support residents of the future residential by providing walkable commercial services, as well as to provide employment and contribute to a solid tax base for the Town.

Section 3.6 outlines Parks Open Space and Pathways. The goal of this section is to create a community that supports a healthy active lifestyle, and promotes space for activity and interaction for the residents of Strathmore. A main pillar of Wellings developments is to ensure that residents have access to recreational and social facilities. This healthy lifestyle is fostered through the on-site amenities, such as pickle ball, a community garden, and the clubhouse. Open spaces and trails are also available on-site for mobility and leisure. The site also provides access to the greater community through its connection to the Strathmore trail system.

Section 3.7 outlines Wetlands. Maintaining an equivalent number of high quality wetlands in Strathmore is a priority in retaining the ecological significance of the area and will be considered in all future development proposals. The goal of this section is to ensure that identified areas of wetland significance are protected and/or relocated as appropriate to ensure a "no net loss" of wetlands within the community. There are two wetland areas on and around the subject site. As part of this application submission, a Biophysical Impact Assessment was completed, which identified that all wetlands in the Project area are considered to be unsuitable for retention as Environmental Reserves.

Part 4 – Infrastructure, Community & Protective Services

Per section 4.1 Transportation, the proposed development is easily accessible to George Freeman Trail via Edgeview Drive. A Traffic Impact Assessment has been submitted as a requirement of a complete application, and a summary of that assessment is outlined in section 6 of this report.

The proposed development will connect to the Municipal Infrastructure System for sanitary sewer and potable water and construct the connections to the Town of Strathmore satisfaction. A Master Drainage Report has been submitted as part of this application, with a summary of the report being found in section 6 of this report.

5.5 The Prairies Area Structure Plan (2011)

The purpose of The Prairies' Area Structure Plan (ASP) is to establish a framework for the orderly and economic, subdivision, and development of a new collection of Neighbourhoods within the Town of Strathmore to be known as The Prairies' Area Structure Plan. The subject site is included in Neighbourhood Node "D" of the Prairies Area Structure Plan.

The following specific ASP policies are relevant to the site and the proposed applications:

1.2 Plan Area and Implementation

The Prairies' Area ASP is located on the east boundary of the Town of Strathmore and forms part of the newly annexed lands that expanded the Town boundaries - refer to Figure 1 - Regional Location Map. The Prairies' ASP has been developed to include approximately three hundred and ninety-four (394.18) acres (159.53 hectares) of land - refer to Figure 2 - General Location Map (Aerial Photo).

The Plan Area is currently owned by seven (7) separate landowners on nine (9) titles who have different timelines for development of their lands. As a result of the differences in development timelines, this ASP is set up to outline different Neighbourhood Nodes (A, B, C, and D) based largely on ownership. It sets out triggers for development of the Neighbourhoods such that the site is comprehensively planned and, at minimum, strategic pieces of the site such as servicing, transportation connections, and overland drainage, are addressed to ensure seamless development occurs over time. The ASP also implements a minimum benchmark for lands in each of the Neighbourhood Nodes to ensure that they retain a cohesive character and quality throughout.

Response: The subject site occupies neighbourhood node "D" of the Prairies' Area ASP. The site is 46.84 acres in size. The applicant will purchase the land parcel from Prairie Merchant after the ASP amendment and Land Use Bylaw has been approved. Development of the land parcel will occur in four phases, with the first three phases being residential and the final phase being commercial. The proposed amendments to the ASP will facilitate the proposed development.

1.3.7 The Town of Strathmore Wetland Conservation Plan

In 2005 the Town of Strathmore commissioned the preparation of the Wetland Conservation Plan which identified and classified thirty-four (34) wetlands or wetland complexes within the Town and, at the time, the Town's immediate area (now included formally within the Town boundary). Goals of the Wetland Conservation Plan included ensuring that there is no net loss of wetlands by promoting conservation and or mitigation within areas of future urban development and to use wetlands for stormwater treatment while ensuring their long-term viability. Within the Plan Area there are two (2) wetlands with distinct classifications. One wetland is to be redeveloped to revise its stormwater attenuation function and add more habitat value than it currently provides and the second wetland is already an existing Ducks Unlimited Wetland project that will be retained.

Response: There are two wetland areas in and around the subject site. All wetlands in the Project area are considered to be unsuitable for retention as Environmental Reserves. Biophysical Impact Assessment has been completed as part of the ASP and Land Use Bylaw amendment submission. The results of that study are included in section 6 of this report.

1.3.8 Strathmore Community Sustainability Plan

The Town of Strathmore completed the Strathmore Community Sustainability Plan in April, 2010. The Plan seeks to balance social, cultural, environmental, governance, and economic aspects of the Town as it moves into the future. The Prairies' ASP development supports the Town's vision for the future by providing:

- Natural Environment – use of existing drainage course to shape the conveyance channel and water movement throughout The Prairies' ASP for the enjoyment of residents. Encouragement of water conservation techniques for all dwelling units;
- Built Environment – introduction of low impact development and the integrated pathway network connecting The Prairies' ASP with neighbouring communities; and,
- Economic – The Prairies' development contributes to the vision for the newly annexed lands by supporting the Town's sustainability goals and creates potential business opportunities for local builders and suppliers.

Response: The proposed amendment will allow residential development on the subject lands. The proposed development will have landscaped open space provided throughout the site. The inclusion of small-scale commercial in the proposed development will contribute to the Town's sustainability goals and creates potential business opportunities for local builders and suppliers.

2.4 Objectives

The Prairies' ASP provides clear and concise policy direction for development of the Plan Area. The Plan outlines the method of servicing and the phasing of development over time. The Prairies' ASP is a framework outlining a comprehensive neighbourhood-based community Plan, combined with solid urban design. 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.

The objectives of The Prairies' ASP, for all Neighbourhood Nodes, are:

1. To provide a policy background from which to evaluate the development by describing and analyzing the physical characteristics and uses of the site and surrounding area;
2. To establish design principles, which are in conformity with existing statutory plans, and create a built form that is in keeping with and enhances the character of the Town of Strathmore; and,
3. To establish a servicing plan and phasing strategy that meets applicable standards and the needs of the community.

Response:
The Prairie ASP for Neighborhood Node D was approved for modular homes. The applicant is proposing modular homes catering to 55+ lifestyle living. This housing type is different from the existing and proposed residential within the Prairie ASP. The housing proposed is bungalow townhouse rental units designed for 55+ lifestyle. A clubhouse for the use of the residents is also proposed. This type of housing will provide a diverse housing product which is not currently available in Strathmore. It will allow local residents to age in place in their community.

2.5 The Prairies' Community Vision

The Prairies' ASP envisions a collection of great neighbourhoods (Neighbourhood Nodes A, B, C, and D). Each Neighbourhood has at its core a mix of land uses and amenities that result in effi ciency and sustainability. The backbone of all Prairies' Neighbourhoods is a walkable design, providing both active (i.e., pond skating, running, cycling) and passive (i.e., walking,

sitting, refl ecting) amenity areas. Architectural Controls are in place to ensure a comprehensively planned community emerges as it develops over time. A system of interconnected open spaces complemented by improved and retained habitat areas for water fowl help to establish the sense of place and the character of the Neighbourhoods. The Prairies' ASP area provides a range of housing types and entry points for a range of citizens within their lifecycle.

The Prairies' ASP outlines a framework to ensure that each Neighbourhood meets the Plan vision by providing:

- Character throughout and a sense of place;
- An integrated and walkable system of great streets, pathways, and parks;
- Opportunities for small-scale local commercial areas and potential employment areas; and,
- A range of housing types to meet various family needs and be flexible to accommodate lifecycle requirements.

Response: The Prairie ASP has been approved for modular homes. The proposed bungalow townhouse seniors residential, will form part of Prairie ASP which provides a variety of housing but does not provide bungalow townhouses. The applicant is proposing a different form of housing which is needed in Strathmore based on the feasibility report prepared by CBRE. This form of housing is not available in Strathmore. These will be purpose built rental bungalows designed for 55+ lifestyle living. Also, the approved ASP for Block D had a very similar style of homes proposed. The proposed development is well situated within an area that already provides diverse housing styles.

The applicant proposes 4.73-acres Small – Scale Local Commercial Centre at the south/west portion of the development.

5.2.3 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 extended medical treatment facilities and/or housing. This land use will typically have access to a paved rear lane. It also affords the opportunity for innovative housing forms, such as homes fronting on to the pedestrian and public amenity areas, with rear lane access alone. In addition, this land use allows for the inception of at grade villa and retirement village semi-detached styles of housing. Density targets in this category are considered to be between 10 to 18 units per acre, within a variety of block sizes.

Response: The proposed development will be in the form of attached dwellings, including 4-, 5- and 6- unit townhouse blocks. 394 total units are proposed. There will be pedestrian and public amenity space at the rear of approximately 24 of the 81 townhouse blocks. All the units will be fully at-grade as they are designed for 55+ individuals. The proposed density if the site is 10 units per acre.

5.2.5 Small-Scale Local Commercial Centre

The majority of commercial services and retail opportunities in Strathmore are centred on Highway One. Prairies' Edge (Neighbourhood A) 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 Brent Boulevard 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 though the use of architectural controls. Residential above at-grade retail will be encouraged as another form of housing. 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.

Response: At the south-east corner of the site, a 4.73-acre parcel is proposed to allow small-scale local commercial uses. The commercial parcel would support the proposed residential community by:

1. Creating potential business opportunities for local builders and local suppliers;
2. Complementing and supporting the existing communities, facilities, and infrastructure within the Town;
3. Creating unique and special places within the neighbourhood; and,
4. Offering regional amenities to all Town residents, not just those who are new residents.

Similar to the Neighbourhood A small-scale local convenience area, this commercial parcel will be accessible off Edgeview Road, which is a collector road, and will have access to the major pathway and open space system. This parcel would not be seen as a major commercial centre and not compete with the existing commercial opportunities along Highway One.

5.3 Neighbourhood D (Prairies' View) Land Use Policies

The Prairies' View (Neighbourhood D) community will support a modular home land lease project consistent with Figure 8A - Neighbourhood D Land Use Strategy. 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. This use is being provided within the Town of Strathmore to help stimulate the local economy, provide diversity in housing choice, and increase opportunities for people to both live and work within the Town of Strathmore at an entry level price point.

Response: The proposed development is located in Neighbourhood D of the Prairies Area Structure Plan. The residential units being proposed do not meet the town's definition of modular, therefore a subdivision application will be required to allow the municipality to assume ownership of the roads and open space on site.

6.0 OPEN SPACE - WETLANDS

The stormwater management system, including wetland ponds and conveyance channels, provides an open space amenity which incorporates natural landscapes into an urban environment as part of the overall green space and linear park system. The stormwater management facilities and enhanced natural areas will be located throughout the community as a means to add amenity and retain storm flows on site. Enhanced and retained wetland areas should be accessible by trails and pathways to provide for a range of interpretive and educational opportunities.

Response: There are two wetland areas in and around the subject site. A Biophysical Impact Assessment has been submitted as part of a complete application. The BIA has indicated that all wetlands in the Project area are considered to be unsuitable for retention as Environmental Reserves. A summary of the report is found in section 6 of this report.

5.6 Town of Strathmore Land Use Bylaw

As previously described, it is proposed that phases 1 – 3 of the subject lands designated "Parcel" be re-designated as "R3 High Density Residential District". The proposed By-Law and schedule can be found as Appendix A to the subject report. The compliance to the land use bylaw is shown below:

Figure 4: Proposed Zoning Schedule: R3 High Density Residential District

Zoning Provision	All Permitted Uses	Proposed	Compliance
Minimum site area	930 m2	174,331 m2	Yes
Minimum site width	7.62 m	193,438 m	Yes
Minimum site depth	30.5 m	276,252 m	Yes
Minimum Gross floor area	40 m2	36,568 m2 Total	Yes
Minimum Front Yard Setback	6.0m	6.0 m	Yes
Minimum Rear Yard Setback	7.0 m	6.0 m	No
Minimum Side Yard Setback	1.5 m	1.5 m	Yes
Minimum Exterior Side yard setback	3.0 m	3.0 m	Yes
Maximum Building Height	12 m for attached housing	6.1 m	Yes
Maximum Site Coverage	70%	21%	Yes
Minimum Landscaping	30%	55%	Yes
Minimum Parking	1.5 spaces/unit, plus 0.15 spaces/unit for visitor parking if the unit or the parcel containing the unit does not adjoin a roadway which provides on-street parking immediately adjoining the unit or parcel at rate of at least 0.15 spaces/ unit. = 676	612 spaces at units (garage & driveways) + 11 visitor spaces = 623 total residential spaces. Additional 44 spaces provided at Clubhouse.	Yes for Units; No for Visitor Parking

The following site-specific zoning regulations are requested:

- Minimum Rear Yard Setback be 6.0 m
- Visitor parking be 0.025 spaces per unit

As previously described, it is proposed that phase 4 of the subject lands designated "Parcel" be re-designated as "Neighbourhood Commercial District". The proposed By-Law and schedule can be found as Appendix A to the subject report. The compliance to the land use bylaw is shown below:

Figure 5: Proposed Zoning Schedule: Neighbourhood Commercial District

Zoning Provision	All Permitted Uses	Proposed	Compliance
Permitted Uses	• Child Care Services • Eating and Drinking Establishments, Minor • Government Services • Health Services • Home Office • Mixed Use Building • Personal Service Shops • Professional Offices and Office Support Services • Protective Emergency Services • Public Assembly Establishments, Minor • Retail Stores, Convenience • Retail Stores, General • Signs • Utilities Discretionary Uses • Accessory Uses • Athletic and Recreational Facility, Indoor	TBD	

	• Custom Manufacturing Establishments • Drive Through Food Services • Gas Bar • Liquor Store • Pet Care Facility • Private Club • Public Assembly Establishments, Major • Utility Building • Veterinary Services, Minor		
Minimum site area	1,393.0 m²	15,135 m²	Yes
Maximum site Area	15,000.0 m²	15,135 m²	No
Minimum Front Yard Setback	3.0m	3.0m	Yes
Minimum Rear Yard Setback	7.0 m	TBD	TBD
Minimum Side Yard Setback	i. Zero if attached as in a strip mall ii .0 metres, if developed as separate structures	TBD	TBD
Boundary Treatments	Any yard adjacent to or abutting a residential area will require a 4.5 m setback and the construction of a 1.8m fence	Noted	Yes
Minimum rear yard	i. Principal and Accessory Building - 6.0 m for all lane-less Developments; ii. 3 m for any Development served by a lane.	TBD	TBD
Landscaping	15% of gross area	15%	Yes
Mechanical Equipment	All mechanical equipment on a roof	Noted	Yes

	of any building shall be concealed in a manor compatible with the architectural character of the building, or concealed by incorporating it within the building.		
Parking	All parking areas shall be paved	Noted	Yes
Parking requirement (retail)	1 parking space/37m2 gross floor area	Noted	Yes
Loading Requirements	Any development within the Commercial or Industrial Use Classes, excluding Professional Offices:	Less than 930m² - None 930-1860 m² - 1 Space Each additional 2,300m -1 additional space	Yes

- Note the design for the commercial development has not yet been prepared as it is a future phase for the entire development.

6.0 Supporting Studies

The following studies analyze the impacts of the Proposed Development of the Site and surrounding neighbourhood and analyze whether the Proposed Development can be successfully accommodated on the Site. The studies were identified in the pre-application consultation as part of the complete application as provided through correspondence by the municipal staff during the Pre-application Consultation. A summary of each of the studies is provide below. For additional the details please review the reports.

6.1 Master Drainage Report

Nautical Lands Management Corporation (Nautical) has retained Lee Maher Engineering (LME) to prepare a Master Drainage Plan (MDP) for the proposed development at the subject site. The report outlines the drainage concepts and infrastructure to accommodate the runoff generated within the sub-catchment areas of the development area and provide high level design information for the associated stormwater management facility (SWMF) or pond. The results from this study have concluded:

- The stormwater management facilities proposed in this report will control the discharge from the proposed development, at the maximum discharge rate of 0.6 L/s/ha.
- The average annual volume discharge is 129 mm.
- To account for future climate changes, pond has approximately 19% additional active storage from the 1:100-year elevation to High Water Level. Additionally, there will be 3,475m3 of additional capacity from HWL to freeboard in the pond.
- Water quality enhancement will be achieved through the use of a sump manhole in conjunction with the proposed wet pond.

6.2 Traffic Impact Assessment

Nautical Lands Management Corporation has retained Bunt Engineering to provide a Transportation Impact Assessment (TIA) to review the traffic impacts of the proposed development at the subject site. The study outlines the intersections in the vicinity of the site, including the AM and PM peak hour volume analysis. The findings indicate that all study intersections are expected to continue to operate within acceptable conditions with the addition of site generated traffic.

6.3 Market Feasibility Analysis

A market feasibility study from Commercial Real Estate Services Canada has been submitted in support of the proposed development.

6.4 Biophysical Impact Assessment

Basin Environmental Ltd. (Basin) was retained by Nautical Lands Management Corporation (NLMC) to undertake the development of a Desktop Biophysical Impact Assessment (BIA) in support of the planned development at the subject site. Overall, the Desktop BIA identified environmentally sensitive features in the Project area and immediately surrounding lands, including two wetlands. Those features were found to be in a degraded state and subject to regular cultivation. All wetlands in the Project area are considered to be unsuitable for retention as Environmental Reserves. With mitigation measures implemented, most potential impacts to valued environmental components (VECs) identified in this Desktop BIA were rated as negligible. Future regulatory submission requirements anticipated in support of Project development will include a *Water Act* approval for wetland disturbance; and registration of the SWMF under the Albera *Environmental Protection and Enhancement Act*.

6.5 Public Consultation Strategy

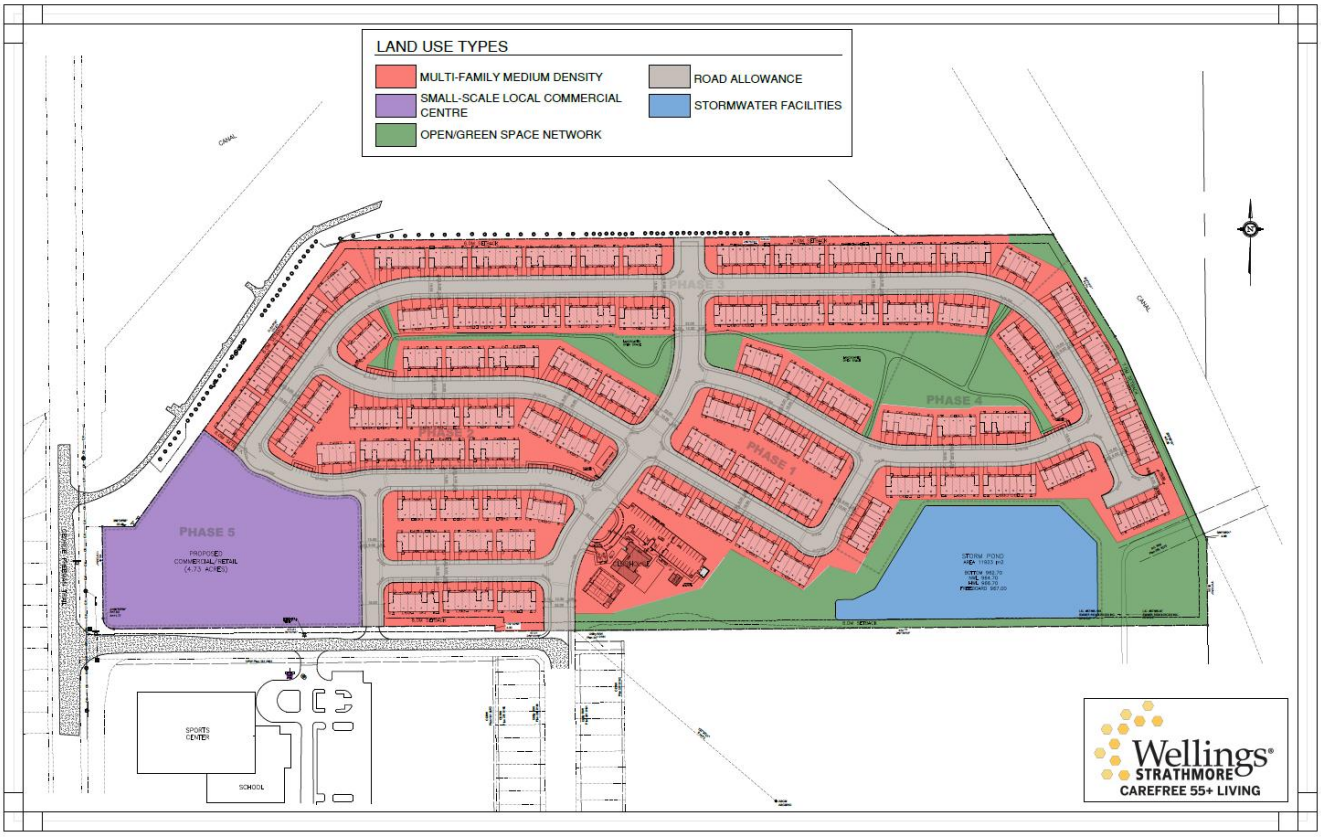
Public consultation will occur prior to the proposed amendments being brought to municipal council. Consultation will occur in the form of an open house at a venue in the Town of Strathmore. The applicants will present the vision for the proposed development and will have the opportunity to answer any questions that arise from the public. The applicants have a history of public consultation from past Wellings projects. The event will be advertised in the local Strathmore Times newspaper.

6.6 Phasing Plan

A phasing plan has been developed by Nautical Lands Management Corporation and Lee Maher Engineering (Figure 6). The phasing plan shows 3 phases of townhouse development, with the clubhouse being included in Phase 1. The commercial portion will be developed separately from the residential portion of the site and is identified as phase 4 on the phasing plan.

Figure 6: Phasing Plan

Prepared by: Wellings of Strathmore



7.0 Conclusion

The Planning Justification Report has been prepared on behalf of Prairie Merchant by Nautical Lands Management Corporation for an Area Specific Plan and Land-Use Bylaw Amendment for the property known as PLAN 1010785 BLOCK 4, LOT 2.

The proposed planning applications are necessary to permit senior's residential to facilitate the construction of 81 townhouse blocks with 394 units, a central clubhouse, as well as a separate commercial parcel.

A Pre-Application package was prepared and issued to Nautical Lands Management Corporation and Prairie Merchant. The package consisted of comments from Town Staff and agencies including the Conservation Authority, Fire and Emergency Services. It was identified that a Stormwater Management Plan, Traffic Impact Assessment, Market Feasibility Analysis, Biophysical Impact Assessment, Public Consultation Strategy, and Phasing Plan are required as part of a complete application. Each of these has been completed and addressed in this report.

The Planning Justification Report concludes that the proposed Area Structure Plan and Land-Use By-law Amendments are appropriate and represent good planning for the following reasons:

- They are consistent with policies in the Municipal Government Act
- They are consistent with policies in the South Saskatchewan Regional Plan
- They are supported by the policies of the Town of Strathmore Municipal Plan
- The requested amendment to the Land-Use By-law is appropriate and justified for the reasons set out in Section 4.2 of this report
- The Proposed Development will provide Residential adjacent to a Neighbourhood Commercial area, in a neighbourhood that has room for intensification
- The proposed development provides residential rental suites for Senior's, which allows residents of the community to age in place. It provides a diverse housing typology along an accessible location
- The Site can be serviced through proposed service connections to the existing sanitary, water and stormwater networks and appropriate measures for stormwater management quality control can be implemented; and
- Approval of the Proposed Amendments will permit development that is appropriate and compatible in the Town of Strathmore

It is therefore our opinion that the proposed applications are appropriate and represent good planning and should be approved.

Appendix A: Record of Pre-Application Consultation

TOWN OF
Strathmore

January 5, 2026

Town File #: PC2025-001

Nautical Lands Group
c/o Angela Mariani, MCIP, RPP
555 Legget Drive, Tower A, Suite 920
Kanata, ON K2K-2X3

** sent via email only to angela@nlgc.com **

Dear Applicant(s):

RE: PRE-CONSULTATION RESPONSE LETTER – BLOCK 2, LOT 2, PLAN 1010785 – THE PRAIRIES AREA STRUCTURE PLAN, STRATHMORE – TOWN FILE NO. PC2025-001

This Pre-Consultation Response Letter pertains to a Pre-Consultation Application and development proposal on those lands described as **Block 2, Lot 2, Plan 1010785** and known municipally as a southerly portion of the **The Prairies Area Structure Plan** that was submitted to Development Services on December 11, 2025.

Development Services confirms that the following planning application(s) are required:

Area Structure Plan (New)	☐	Area Structure Plan (Amendment)	☒
Development Permit (New)	☐	Land Use Bylaw (Amendment)	☒
MDP (Amendment)	☐	Subdivision (New)	☒
Subdivision (Amendment)	☐	Other: Click or tap here to enter text.	☐

Development Services further confirms that the following additional requirements will be required to form complete planning application(s) and are required at the time of Area Structure Plan (Amendment) application submission:

- Biophysical Impact Assessment
- Market Feasibility Analysis
- Planning Rationale Report
- Phasing Plan
- Public Consultation Strategy
- Stormwater Management Study & Plan; and,
- Traffic Impact Assessment.

Strathmore.ca
1 Parklane Dr. (Box 2280)
Strathmore AB T1P 1K2
(403) 934-3133

Development Services also recommends that the following agencies and/or departments be consulted with prior to submitting the required complete planning application(s):

- Alberta Environment & Protected Areas (South Saskatchewan Region): General Information by telephone at (403) 297-7602 or online weblink available at https://www.alberta.ca/environment-and-protected-areas-field-office-contacts.

Please note that this Pre-Consultation Response Letter is only applicable to the lands referenced in this letter, as well as the specific development proposal and accompanying information and materials that were submitted and considered by Development Services.

If you do not proceed with the above noted planning applications within one year of today's date, it is strongly recommended that the submission of a new Pre-Consultation Ap

If you have any questions or concerns with respect to the content of this letter, please contact the undersigned directly by email at glen.ferguson@strathmore.ca or by telephone at (403) 934-3133.

Sincerely,

Glen Ferguson

Glen Ferguson, MCIP, RPP
Senior Planner, Development Services

cc: jgulak@prairiemerchant.ca

Appendix B: Draft Land Use By-law

Proposed Land-Use Schedule: R3 High Density Residential District

Zoning Provision	All Permitted Uses	Proposed	Compliance
Minimum site area	930 m2	174,331 m2	Yes
Minimum site width	7.62 m	193,438 m	Yes
Minimum site depth	30.5 m	276,252 m	Yes
Minimum Gross floor area	40 m2	36,568 m2 Total	Yes
Minimum Front Yard Setback	6.0m	6.0 m	Yes
Minimum Rear Yard Setback	7.0 m	6.0 m	No
Minimum Side Yard Setback	1.5 m	1.5 m	Yes
Minimum Exterior Side yard setback	3.0 m	3.0 m	Yes
Maximum Building Height	12 m for attached housing	6.1 m	Yes
Maximum Site Coverage	70%	21%	Yes
Minimum Landscaping	30%	55%	Yes
Minimum Parking	1.5 spaces/unit, plus 0.15 spaces/unit for visitor parking if the unit or the parcel containing the unit does not adjoin a roadway which provides on-street parking immediately adjoining the unit or parcel at rate of at least 0.15 spaces/ unit. = 676	612 spaces at units (garage & driveways) + 11 visitor spaces = 623 total residential spaces. Additional 44 spaces provided at Clubhouse.	Yes for Units; No for Visitor Parking

The following site-specific zoning regulations are requested:

- Minimum Rear Yard Setback be 6.0 m
- Visitor parking be 0.025 spaces per unit

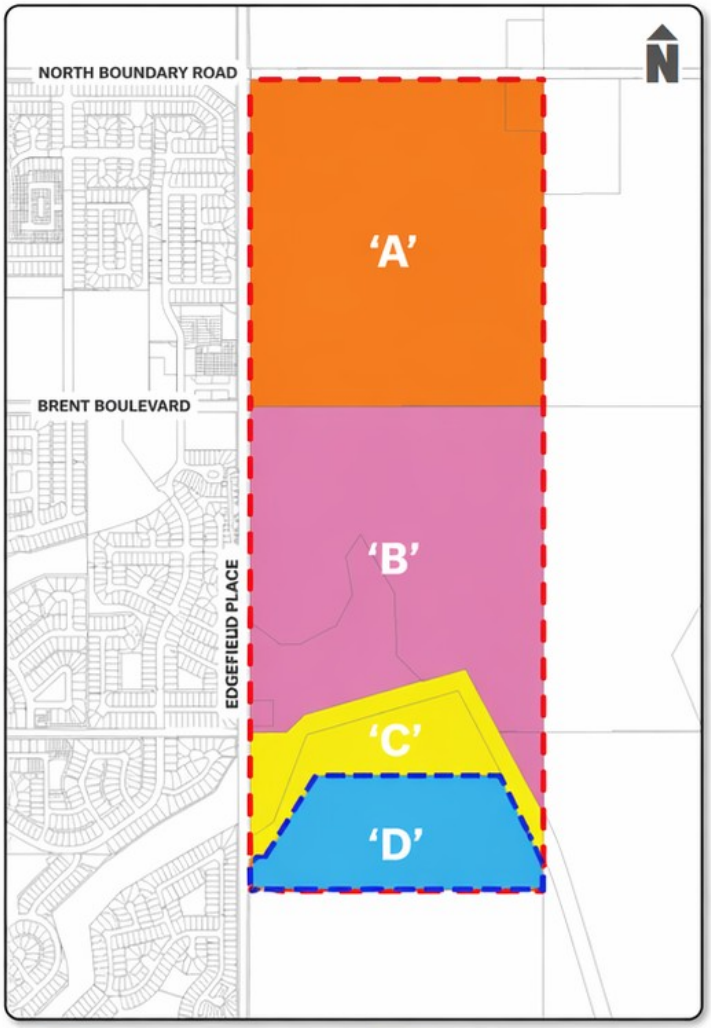
Proposed Zoning Schedule: Neighbourhood Commercial District

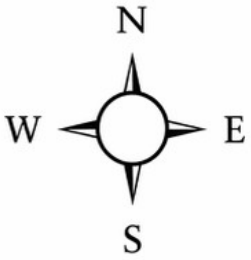
Zoning Provision	All Permitted Uses	Proposed	Compliance
Permitted Uses	• Child Care Services • Eating and Drinking Establishments, Minor • Government Services • Health Services • Home Office • Mixed Use Building • Personal Service Shops • Professional Offices and Office Support Services • Protective Emergency Services • Public Assembly Establishments, Minor • Retail Stores, Convenience • Retail Stores, General • Signs • Utilities Discretionary Uses • Accessory Uses • Athletic and Recreational Facility, Indoor • Custom Manufacturing Establishments • Drive Through Food Services • Gas Bar • Liquor Store	TBD	

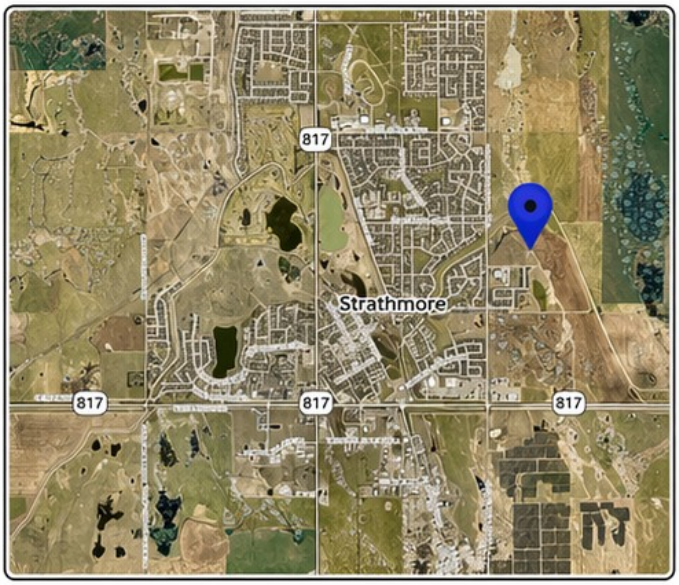
	• Pet Care Facility • Private Club • Public Assembly Establishments, Major • Utility Building • Veterinary Services, Minor		
Minimum site area	1,393.0 m²	15,135 m²	Yes
Maximum site Area	15,000.0 m²	15,135 m²	No
Minimum Front Yard Setback	3.0m	3.0m	Yes
Minimum Rear Yard Setback	7.0 m	TBD	TBD
Minimum Side Yard Setback	i. Zero if attached as in a strip mall ii .0 metres, if developed as separate structures	TBD	TBD
Boundary Treatments	Any yard adjacent to or abutting a residential area will require a 4.5 m setback and the construction of a 1.8m fence	Noted	Yes
Minimum rear yard	i. Principal and Accessory Building - 6.0 m for all lane-less Developments; ii. 3 m for any Development served by a lane.	TBD	TBD
Landscaping	15% of gross area	15%	Yes
Mechanical Equipment	All mechanical equipment on a roof of any building shall be concealed in a manor compatible with the architectural character of the	Noted	Yes

	building, or concealed by incorporating it within the building.		
Parking	All parking areas shall be paved	Noted	Yes
Parking requirement (retail)	1 parking space/37m2 gross floor area	Noted	Yes
Loading Requirements	Any development within the Commercial or Industrial Use Classes, excluding Professional Offices:	Less than 930m² - None 930-1860 m² - 1 Space Each additional 2,300m -1 additional space	Yes

- Note the design for the commercial development has not yet been prepared as it is a future phase for the entire development.







Neighbourhood Node "D"- Context:

- Subject Parcel

NEIGHBOURHOOD NODE 'A'
NEIGHBOURHOOD NODE 'B'
NEIGHBOURHOOD NODE 'C'
NEIGHBOURHOOD NODE 'D'



Strathmore
Rural Reimagined

Upcoming Council Meetings

Sept 2, 2026 | 6 p.m.	Regular Meeting of Council
Sept 9, 2026 | 6 p.m.	Committee of the Whole
Sept 16, 2026 | 6 p.m.	Regular Meeting of Council

Come Say Hi

Hearing from the community is really important to us, so you're welcome at any Council or Committee of the Whole meeting. You do not need to call ahead or register to observe Strathmore Council in action. There is ample public seating and additional standing room if needed. You can also watch livestreamed meetings online as they happen, or catch up later on YouTube.

June to early August road maintenance.

Summer Construction on Wheatland Trail.

Starting as early as today through approximately early August, you may see construction activity along Wheatland Trail (Highway 817) as the Government of Alberta through Alberta Transportation and Economic Corridors begins road rehabilitation work in and around Strathmore.

Weather permitting, their contractor Aecon will be working on Highway 817 from approximately 1 km south of Highway 1 to 3 km north of Strathmore. Work anticipated to be completed between June 18 and June 30 includes:

- Concrete and sidewalk repairs at several locations within Strathmore, including near Esso, Fas Gas, and Strathmore Alliance Church
- Roadway repairs south of Brent Boulevard
- Crack sealing throughout the project area
- Installation of highway street lighting at the Highway 564 and Highway 817 intersection

To help reduce impacts on traffic, work south of Westmount Drive will generally take place overnight between 7 p.m. and 7 a.m. Work north of Westmount Drive will generally occur during daytime hours due to nearby residences.

You should expect to see reduced speeds, lane restrictions, and delays while work is underway. Paving operations are scheduled to begin after the July long weekend and run until early August, weather dependent.

Please note that Highway 817 and the above project is managed by the Government of Alberta and not the Town of Strathmore.

For more information on Government of Alberta road conditions and construction updates, call 5-1-1 toll-free or visit 511.alberta.ca

Information on Strathmore's roads can always be found at **Strathmore.ca/RoadReports**

Enjoy them safely.

Storm pond safety.

Storm ponds play an important role in protecting our homes and neighbourhoods. They help prevent flooding by managing heavy rainfall and slowly releasing water back into the environment. As water moves across streets and properties, it collects sediment, pollutants, and debris - storm ponds help filter this before it reaches our rivers and streams.

While Strathmore is home to many storm ponds, only Kinsmen Lake and Strathmore Lakes permit recreational use such as fishing. For your safety, please avoid any activity on or near other storm ponds. These ponds are deeper than they appear with water levels that rise and move quickly. They often contain contaminants like fertilizers, pesticides, and animal waste as well.

Visit our website, **Strathmore.ca/StormPonds** for more information.

Run. Walk. Gallop.

Stomping Down Barriers Mental Health Run.

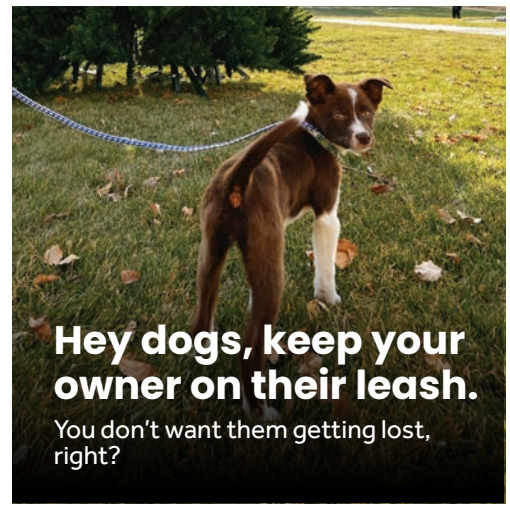
The Stomping Down Barriers for Mental Health Run aims to foster meaningful conversations around mental health while encouraging inclusivity, wellness, and community engagement.

Participants of all ages and abilities are welcome to get involved by running, walking, or cheering along the route. The event offers a variety of options, including a 1K Kids Fun Run, 5K, 10K, Half Marathon, and virtual participation opportunities, ensuring there is something for everyone in the community.

Residents and visitors are invited to take part in the Stomping Down Barriers for Mental Health Run on August 9, 2026, a high-energy community event dedicated to raising awareness and support for mental health.

For more information, visit: **Strathmore.ca/Stompingrace**





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. ommunity 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.

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Notice of Public Hearing.

September 2, 2026 at 6:05 p.m.

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

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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

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Register today!

Summer Camps.

We've got some fun and safe alternatives to boredom for ages 4 to 12 with our summer camps! Check out the themes of each week and register your child for their favourite theme, or register in all the weeks for a fun-filled summer!

For more information, visit our website **Strathmore.ca/Recreation**. For registration, you can register for camps through your PerfectMind account. Got questions? Give us a call at **403-361-2121**.

Theme	Date
Neon Days	Aug 4 to 7, 2026
Balls and More	Aug 10 to 14, 2026
Olympic Days	Aug 17 to 21, 2026
NEW* Fencing Camp (Ares Pentathlon & Fencing)	Aug 24 to 28, 2026
Let's Celebrate	Aug 24 to 27, 2026



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

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September 2, 2026 at 6 p.m.

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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 081 1227.

The Subdivison and Development Appeal Board (SDAB) received a Notice of Appeal on July 27, 2026. The SDBA 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.

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TOWN OF
STRATHMORE



Bylaw 26-11

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

Public Hearing

September 02, 2026 | Public Hearing | Town of Strathmore

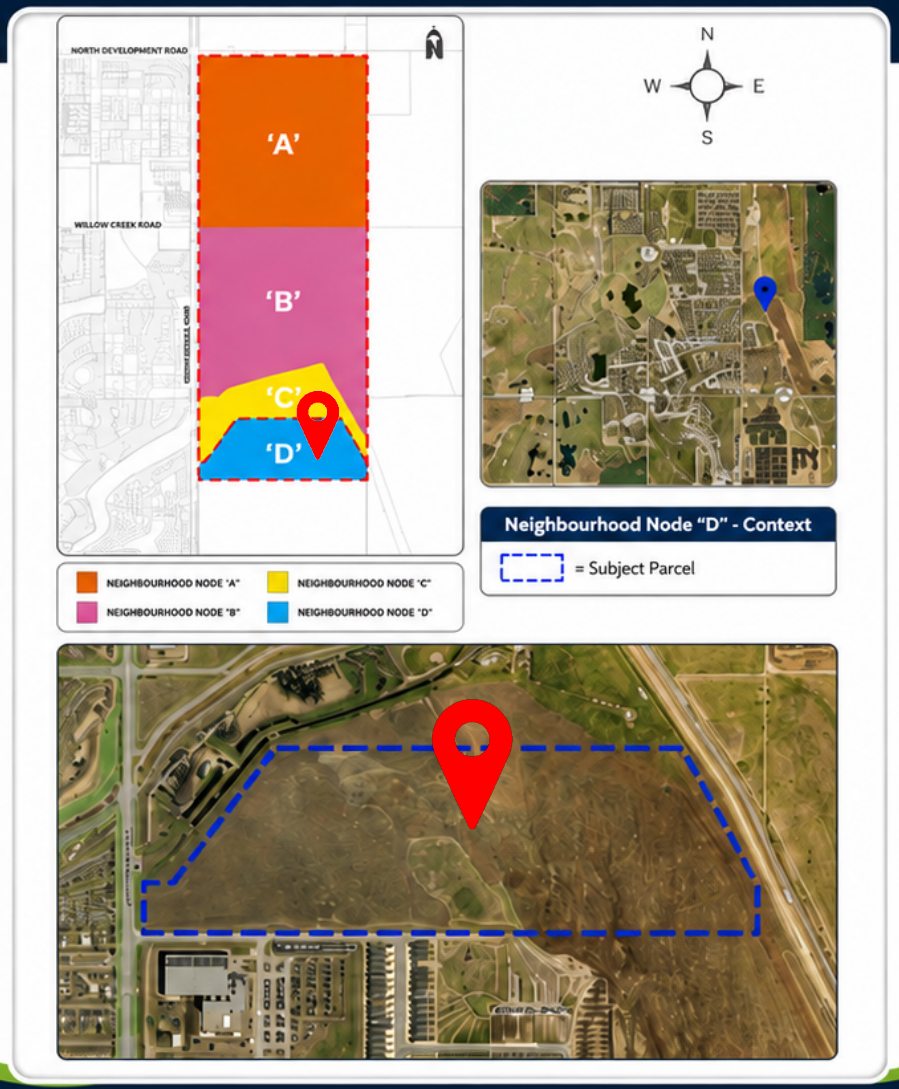
Strathmore

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

- Lands legally described as
  Lot 2 Block 4 Plan 101 0785

- The **initial** Prairies Area Structure Plan Bylaw No. 11-08, was adopted on **November 16, 2011** and includes four neighbourhood nodes within the plan area: Neighbourhood A, B, C, and **D.**



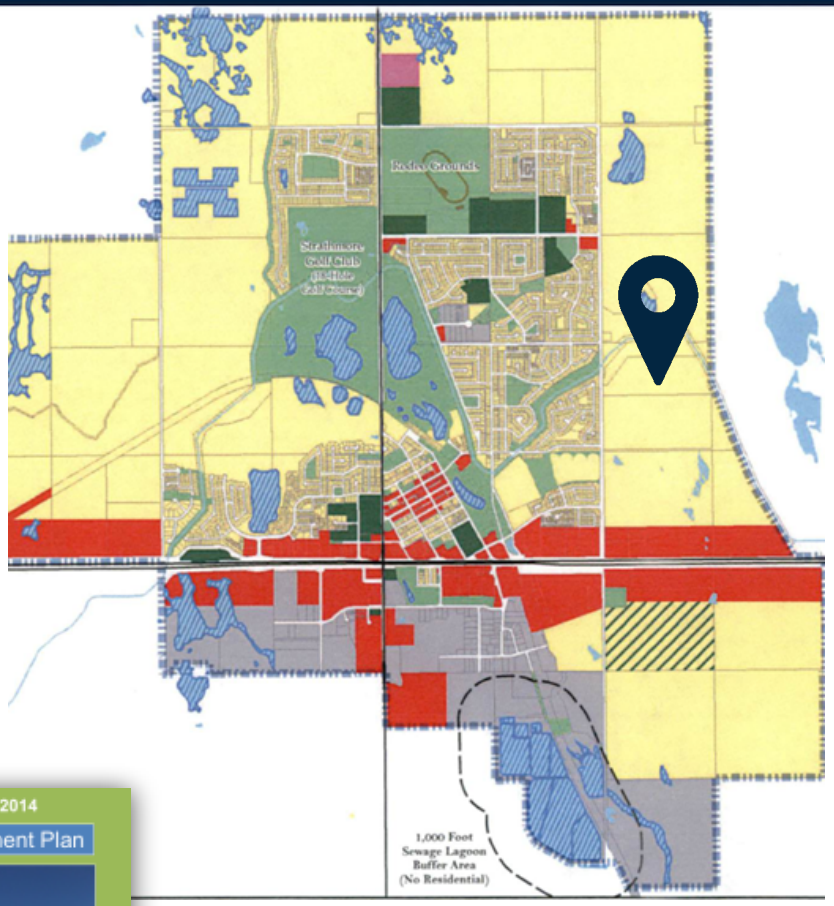


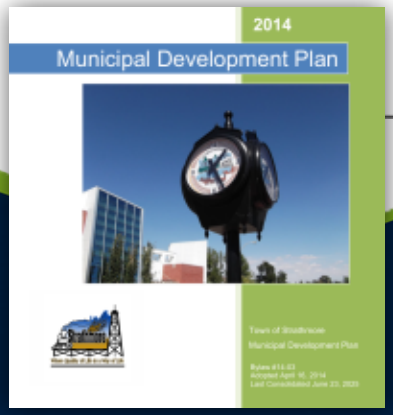
Strathmore

The subject lands are currently designated **Residential** in the **Municipal Development Plan** Bylaw 14-03

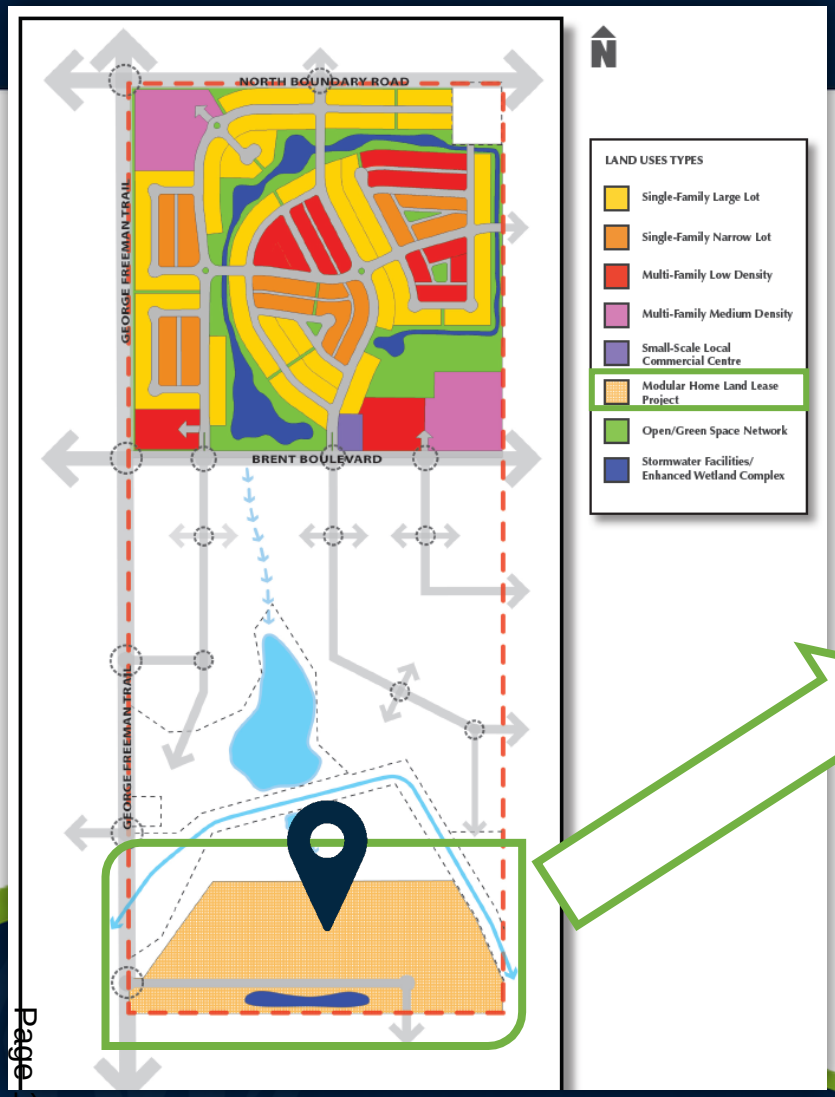
The following assessments and reports were prepared and submitted by the Applicant in support of the proposed ASP amendments:

- Planning Justification Report
- Geotechnical Investigation Report
- Wellings Master Drainage Report
- Transportation Impact Assessment
- Desktop Biophysical Impact Assessment





Strathmore



Proposed Land Use Strategy (Neighbourhood Node "D")



The **initial** Prairies Area Structure Plan Bylaw No. 11-08, was adopted on **November 16, 2011**

Strathmore

Proposed Development – Key Features



Residential Development

- Approximately **398** attached residential units
- Gross density: **8–10** units/acre (≈ **20–25** units/ha)
- **Private clubhouse** providing amenity space for residents
- Two access points from Edgeview Road

Neighbourhood Commercial

- **1.51** ha (**3.74** acres) designated for neighbourhood commercial uses

Stormwater Management

- Proposed storm pond: approximately **1.19** ha (**2.95** acres)

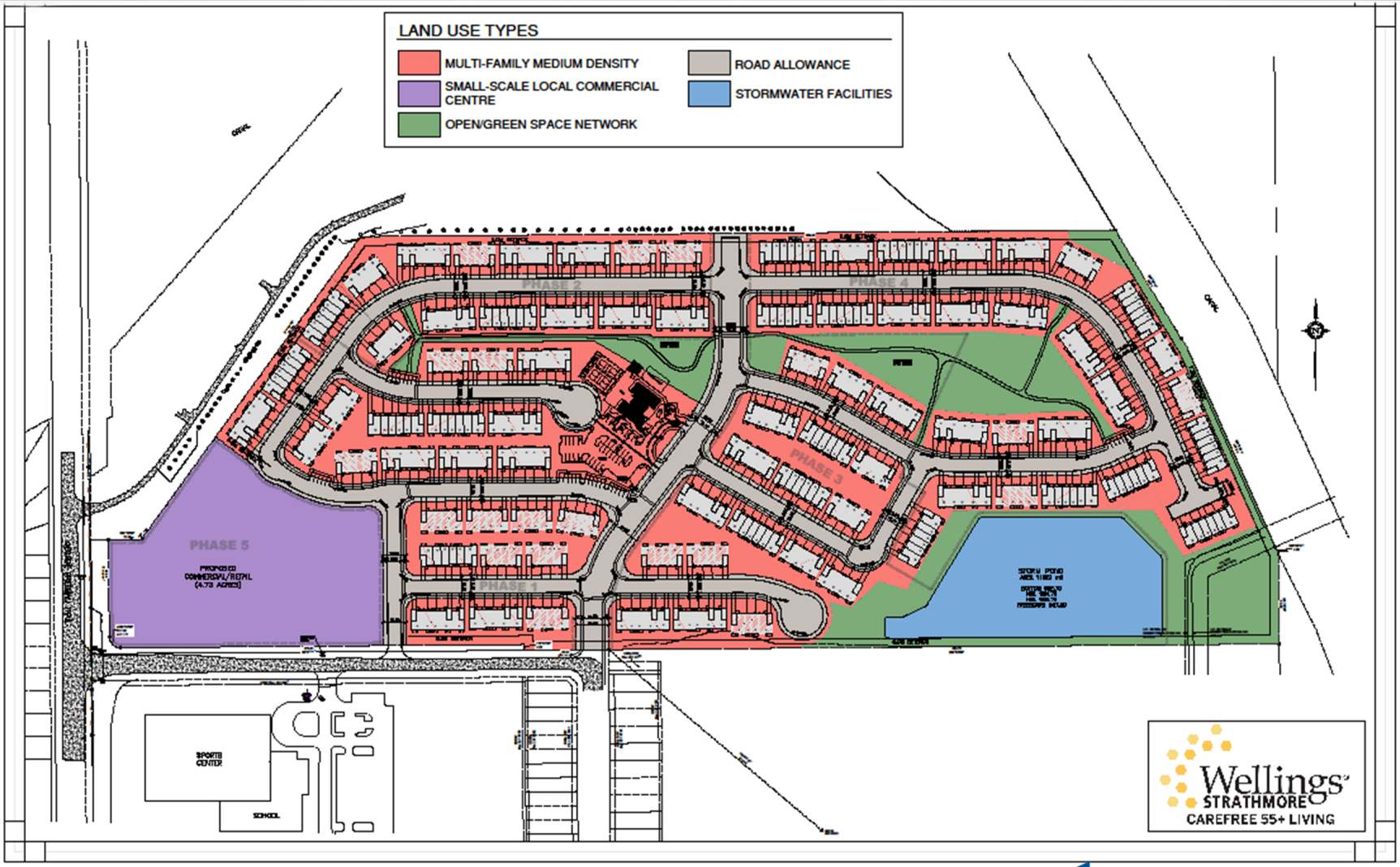
Municipal Reserve

- **10%** of the land to be dedicated as Municipal Reserve in accordance with Section 666 of the MGA

Development proposed in **five phases**

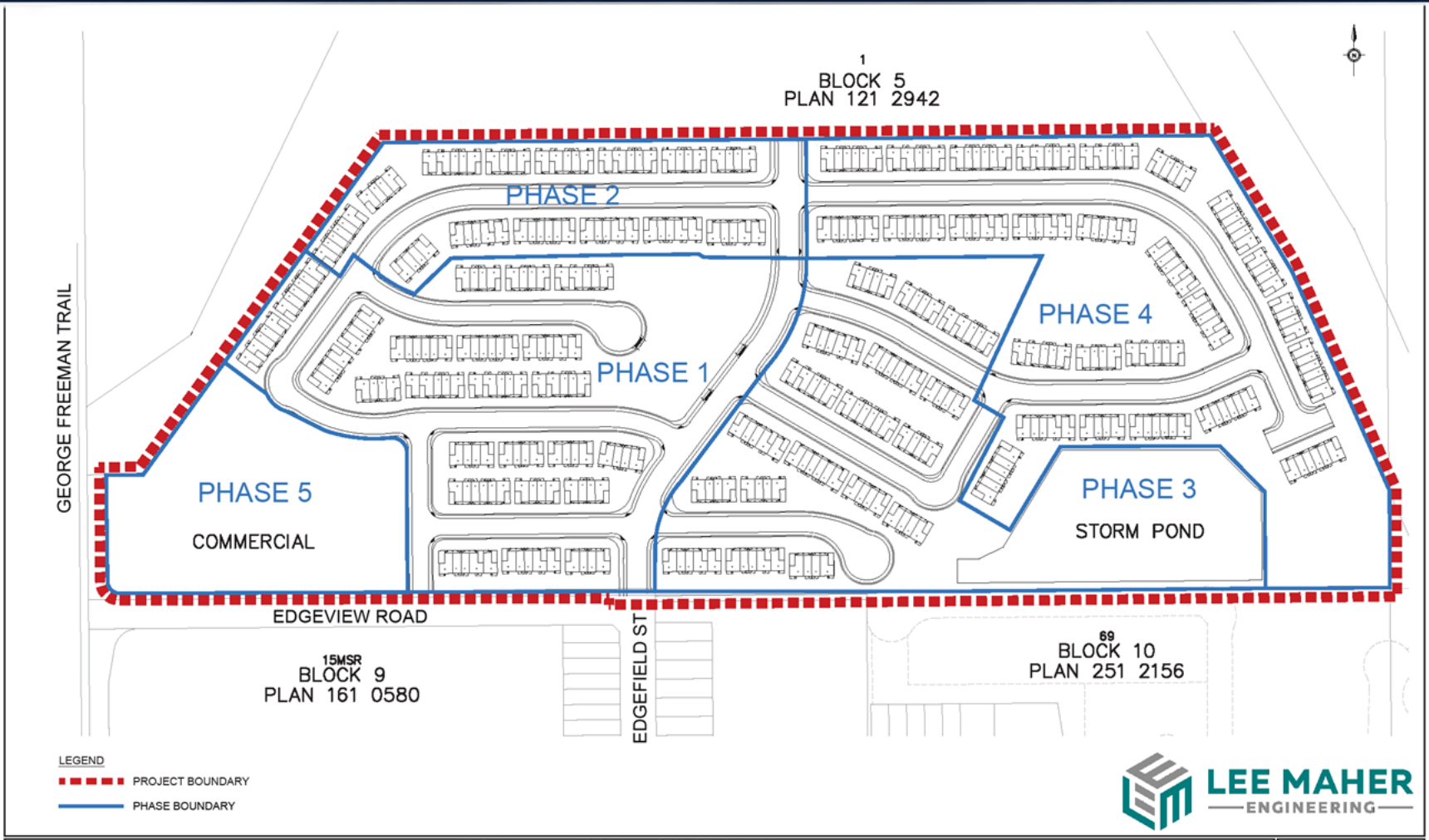
Strathmore

Land Use Strategy (Neighbourhood Node "D")



Strathmore

Phasing Strategy (Neighbourhood Node "D")

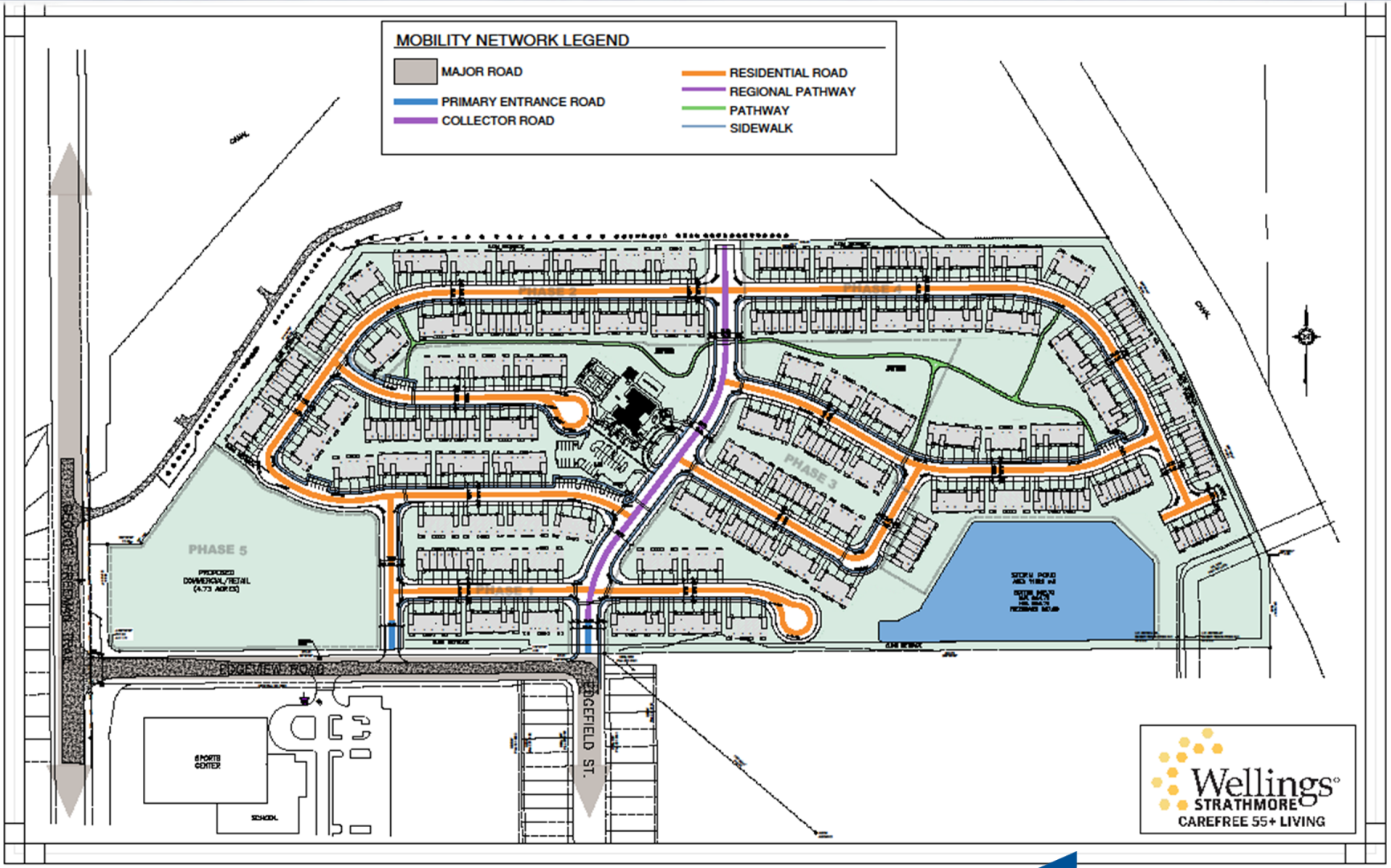


PRELIMINARY PHASING PLAN
61500 WELLINGS

FIGURE 1
JULY 6, 2026

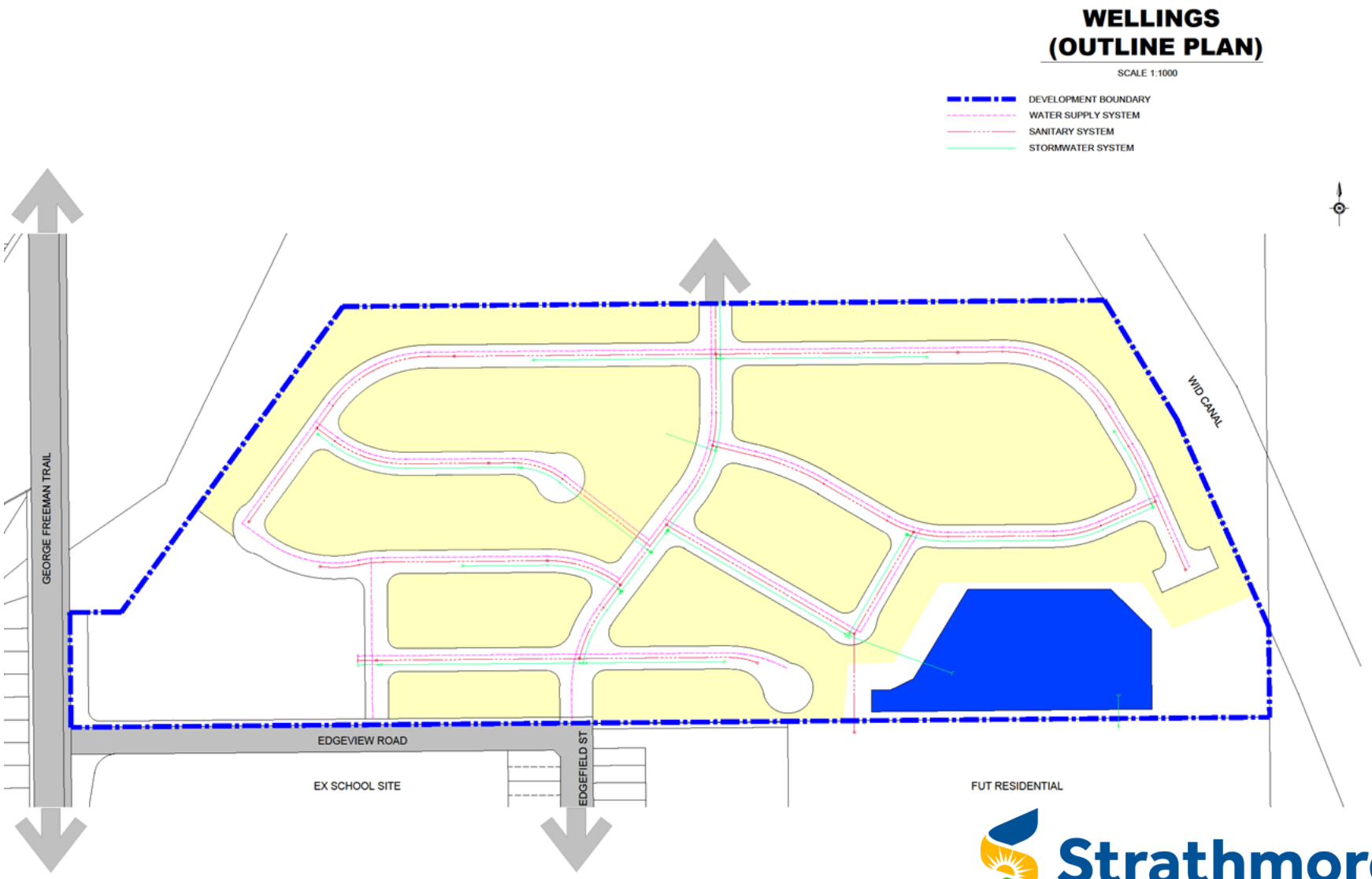
Strathmore

Mobility Network (Neighbourhood Node "D")



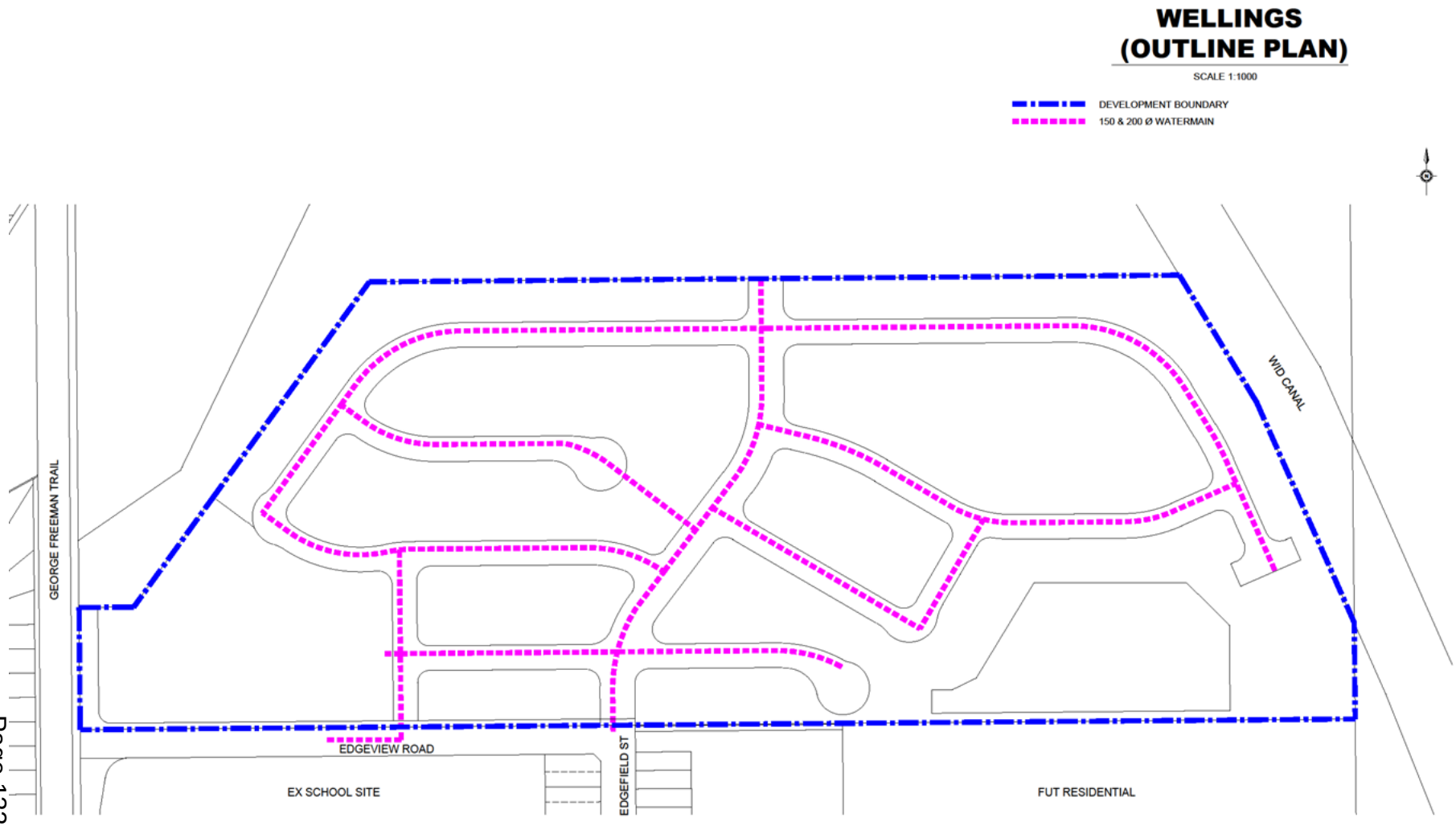
Strathmore

Utility Servicing Strategy (Neighbourhood Node "D")



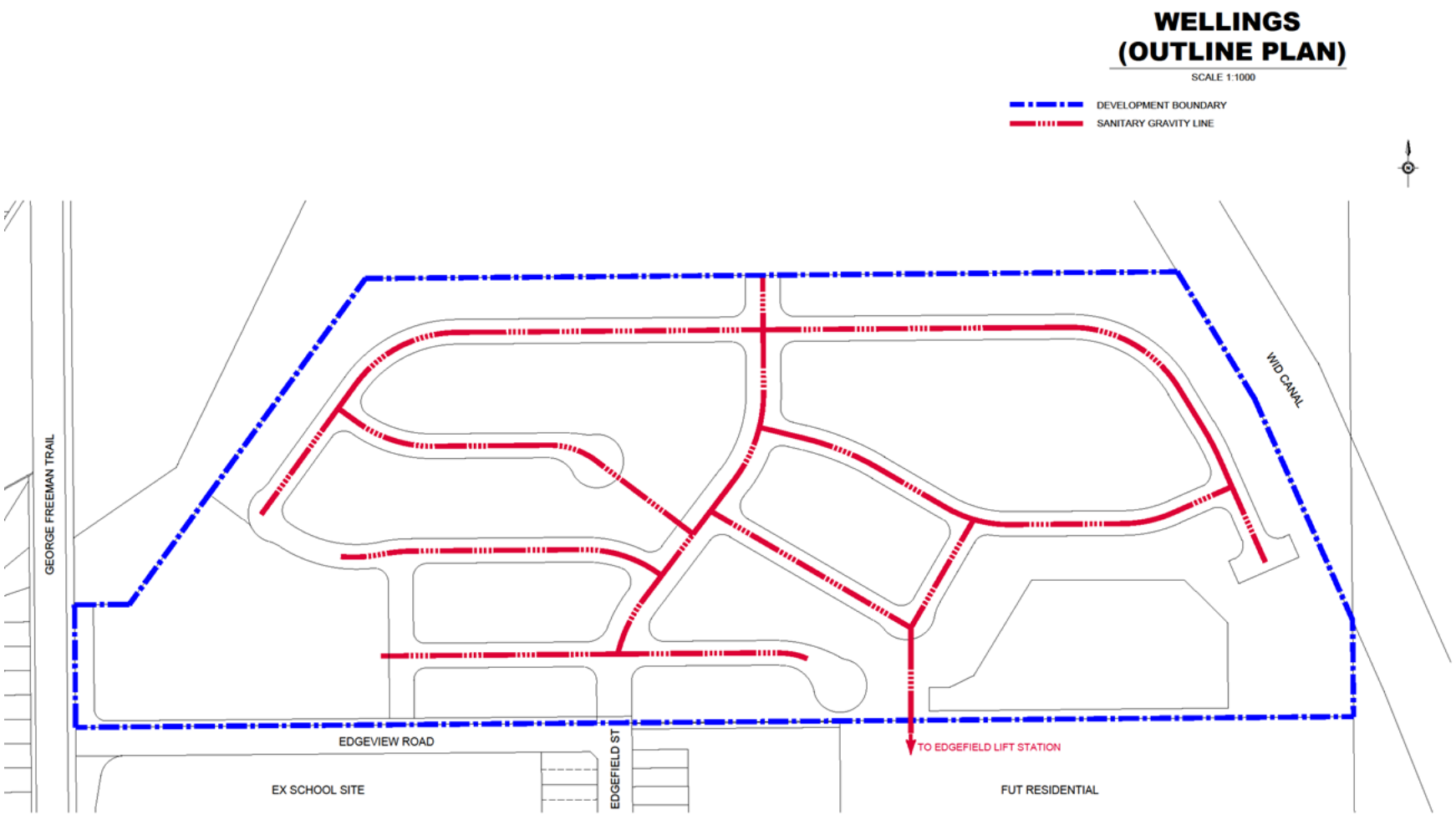
Strathmore

Water Supply System (Neighbourhood Node "D")



Strathmore

Sanitary Wastewater (Neighbourhood Node "D")



Strathmore

Bylaw 26-11

Recommendation:

THAT Council proceed with a Public Hearing for Bylaw No. 26-11, , in accordance with Section 692(1) of the Municipal Government Act, RSA 2000, cM-26;

AND THAT Council take into consideration all information received at the Public Hearing on September 02, 2026 regarding Bylaw No. 26-11 being a bylaw to amend the Prairies Area Structure Plan Bylaw 11-08.

Thank you!

Strathmore

WELLINGS OF STRATHMORE

Area Structure Plan Amendment

Owner: Prairie Merchant

Developer: Nautical Lands Management Corporation

ASP and Land Use Bylaw Amendment

September 2, 2026

Wellings
LIVE WELL

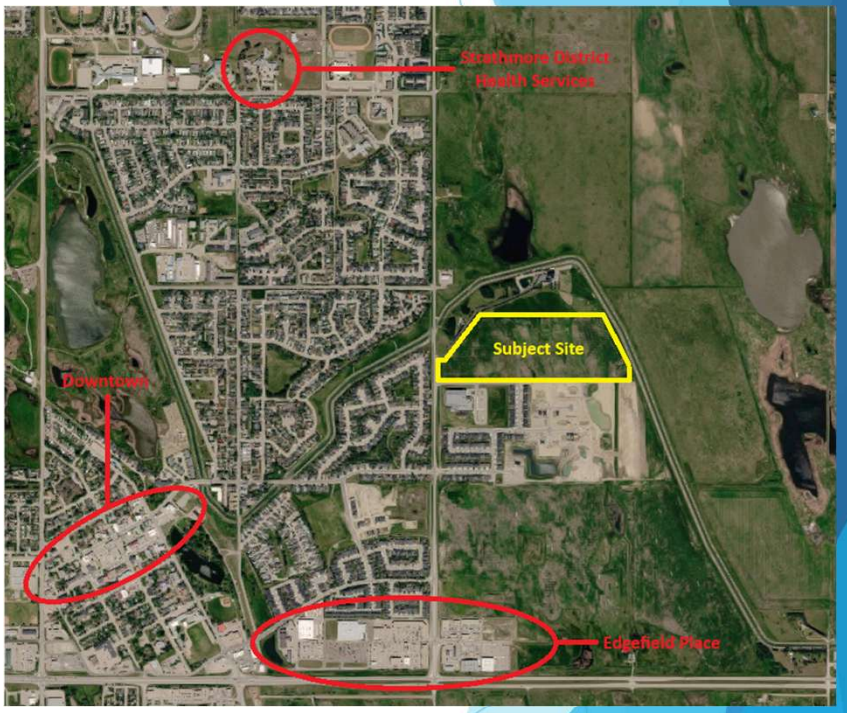
Site Characteristics

- The subject site is located at the North-East intersection of Edgeview Road and George Freeman Trail
- The existing site is currently vacant
- The subject site is under the ownership of Prairie Merchant
- The subject site is a 46.84 acres (18.9 hectares) in size



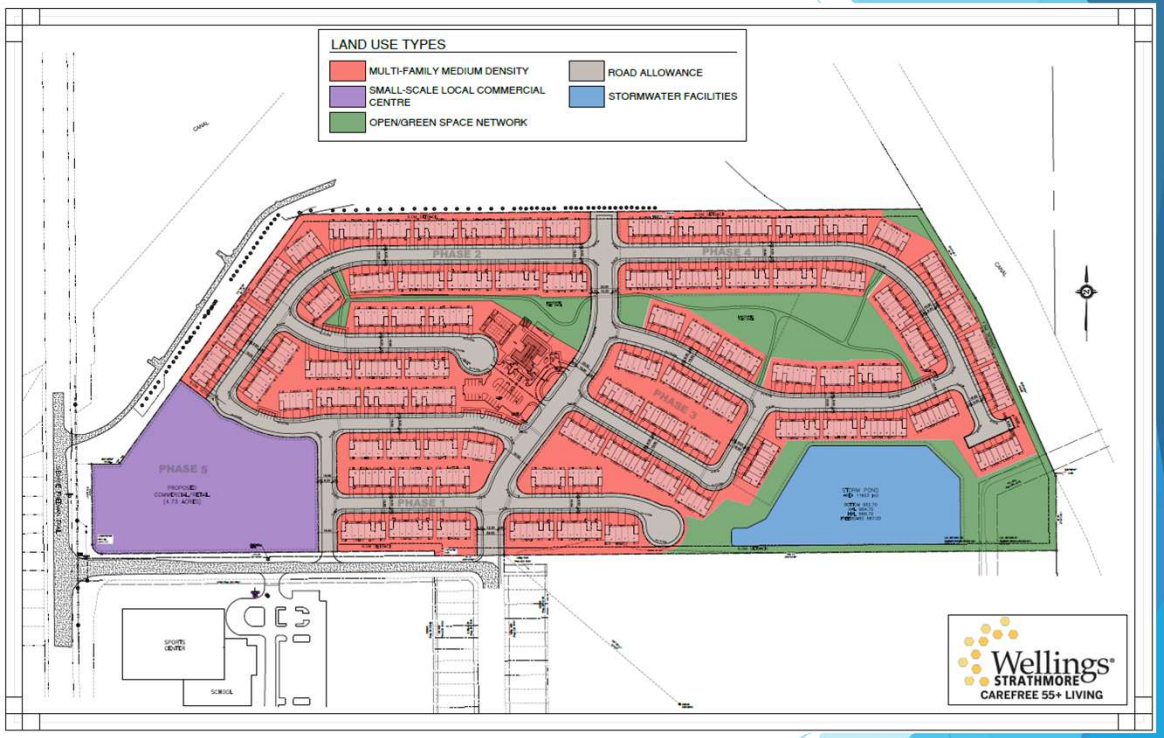
Surrounding Area

- The subject site is surrounded by:
  - Vacant land to the North
  - Vacant land to the East
  - George Freeman School and Residential to the South
  - Residential to the West
- Downtown Strathmore is 1.5 km from site
- Ranch Market / Edgefield place is 1 km from site
- Strathmore District Health Services is 1.75 km from site
- Highway 1 located 1.2 km from site
- Strathmore Canal Trail located adjacent to site



Site Plan

- The proposal is for 398 townhouse units
- All units are 1- or 2-bedrooms with kitchens, laundry and driveways, some with garages
- Indoor amenity space is in the private clubhouse
- Outdoor amenity space includes a community garden, pickleball and shuffleboard courts and landscaped areas
- The Site Plan includes a commercial parcel located at the South-West portion of the site
- 700 Parking spaces for residents, staff and visitors
- Bike parking located at clubhouse



Wellings Vision

- 25-year history of building and operating seniors independent-living housing communities across Canada
- Currently operating communities in Calgary, Red Deer, Brooks and Lloydminster
- Wellings communities offer community connection, independence, purpose, curiosity and vitality
- Our Goal is to be the future of healthy aging through community, freedom, and belonging



Four-Unit Townhouse Block



Five-Unit Townhouse Block



Six-Unit Townhouse Block



Wellings Clubhouse

Area Structure Plan Amendment

The proposed Prairie ASP Amendment will designate Neighbourhood D phases 1–4 as Multi-Family Low Density Residential and phase 5 as a Small-Scale Local Commercial Centre

- Future development shall reflect residential densities and mixed-use developments that will achieve the gross density goals of 8 to 10 units per gross acre (21 to 24 units per gross hectare)
- The goal of the project is to provide modular seniors-oriented rental housing with supporting neighbourhood commercial uses
- The site will feature 4.7 acres of municipal reserve land

Finished Wellings Suite Renderings



Bedroom

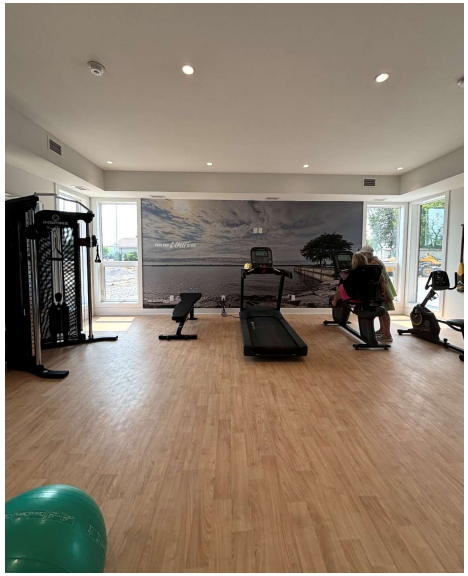


Kitchen and Living Area

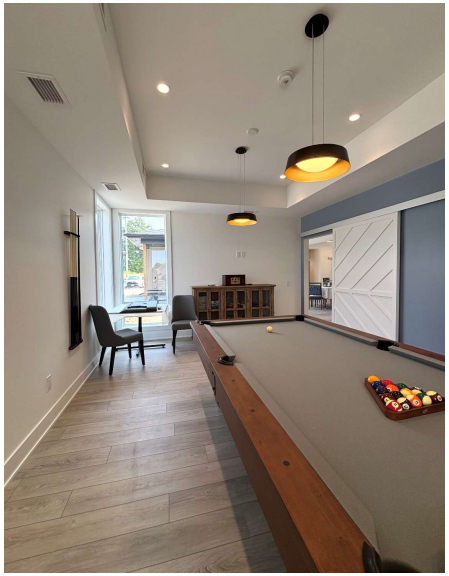


Washroom

Wellings Clubhouse Interior



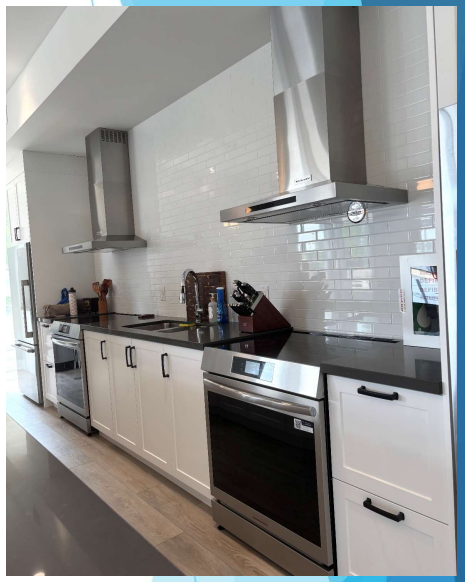
Exercise Room



Games Room



Lounge Area



Community Kitchen

Images from
Wellings of Brockville

Benefits of the Development

- Provides desirable, carefree seniors independent living rental apartment units
- Fills a need for this type of housing typology in Strathmore
- Provides living options for independent seniors, allowing them to remain in their communities and “age in place”, without paying for services that are not needed
- Ideally located with easy access to grocery, retail, restaurants and trails
- Indoor amenities such as fitness area, games room and kitchen and common area
- Outdoor amenities such as patio, community garden, pickleball and shuffleboard
- Approximately 30 to 40 full and part-time employment positions will be generated from the development
- Experience - Over the past 30 years, Nautical Lands Group has built a proven model for Wellings communities, which has been successful in many municipalities across Ontario and Alberta

Thank you

Report for Council

To: Town Council

Contact: Kate Bakun, Planner

Date Prepared: August 12, 2026

Meeting Date: September 2, 2026

SUBJECT:	**Land Use Bylaw Amending Bylaw No. 26-14 (The Prairies)**
RECOMMENDED MOTION:	THAT Council proceed with a Public Hearing for Bylaw No. 26-14, in accordance with Section 692(1) of the *Municipal Government Act*, RSA 2000, cM-26; AND THAT Council take into consideration all information received at the Public Hearing on September 2, 2026 regarding Bylaw No. 26-14 being a bylaw to amend the Land Use Bylaw No. 14-11.

REPORT SUMMARY

KEY ISSUE(S):

The proposed amendment to Neighbourhood Node “D” (Prairies View) is intended to facilitate development of the subject lands and support the proposed residential community.

The current proposal is intended to facilitate a residential and neighbourhood commercial uses, as well as associated open space and municipal infrastructure, including a stormwater management pond and Municipal Reserve.

OBJECTIVE:

The purpose of the Land Use Bylaw Amendment is to redesignate the subject lands to accommodate the proposed development, including a mix of residential, neighbourhood commercial, and public service uses, along with associated supporting land uses, while promoting housing diversity and providing additional residential opportunities within the community

FINANCIAL IMPLICATIONS:

Increased residential and non-residential development can strengthen the Town’s fiscal capacity, support the efficient delivery of municipal services and infrastructure, and help distribute the cost of community amenities and public investments across a broader tax base.

BACKGROUND:

The Town of Strathmore has received an application to amend the Land Use Bylaw to redesignate the subject lands in support of the proposed development concept for The Prairies Neighbourhood “D” (Prairies View), for the lands legally described as Lot 2, Block 4, Plan 1010785. The proposed redesignation application has been applied for in conjunction with The Prairies Area Structure Plan Amendment Bylaw No. 26-11.Development Services is also aware of a real estate transaction pending on the subject lands.

The subject lands are currently designated AG – Agricultural General District under the Town of Strathmore Land Use Bylaw No. 14-11 and are located at the northeast corner of the intersection of George Freeman Trail and Edgeview Road. The site is adjacent to the Strathmore Motor Products Sports Centre and George Freeman School to the south.

The Applicant is proposing to redesignate the subject lands to facilitate the development of an attached housing neighbourhood, including neighbourhood commercial uses and associated public service areas. The proposed redesignation is intended to support increased housing diversity and provide additional residential opportunities within the community.

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 and give flexibility to staff regarding the rear yard setback within the development area, The flexibility regarding the rear yard setback is recommended because there is a mix of the type of lots and position and location of lots within the development. Each lot is intending to have a front garage, and the size of rear lots may vary by each block.
- 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.

The proposed R3 – High Density Residential District is considered an appropriate land use district for the residential portion of the subject lands. The proposed development generally aligns with the intent and permitted uses of the R3 District by providing a higher-density attached residential neighbourhood with a mix of housing opportunities. The R3 designation also supports the residential density objectives identified for the area and provides an appropriate framework for the proposed residential development. The proposed Direct Control District Overlay would allow for site-specific regulations to address the unique characteristics and development concept of the site, including permitting a “Community Building and Facility” as a permitted use. Based on the proposed land use, density, housing form, and overall development concept, Administration considers the R3 District to be an appropriate recommendation for the residential portion of the subject lands.

The Applicant has submitted a Land Use Bylaw Redesignation application, including supporting documentation and technical studies, to demonstrate the suitability of the proposed land uses. The following reports were submitted to administration in support of the application:

- Planning Justification Report
- Geotechnical Investigation Report
- Wellings Master Drainage Report
- Transportation Impact Assessment
- Desktop Biophysical Impact Assessment

The gross density target for the project is approximately 20 to 25 units per hectare (8 to 10 units per acre) and Staff believe the R3 Direct Control District is a suitable land use for the proposed density.

The proposed development includes approximately 398 residential units in an attached housing form. A private clubhouse is also proposed to provide amenity space for residents. Access to the development is proposed through two connections from Edgeview Road.

The proposed redesignation also includes a 1.51 ha (3.74-acre) parcel for neighbourhood commercial uses located in the southwest portion of the site. A stormwater management pond, approximately 1.19 ha (2.95 acres) in size, is proposed within the southwest portion of Neighbourhood “D”. The development is anticipated to proceed in five phases.

Staff began circulation with internal departments and external agencies and collected comments up to August 07, 2026 and comments were forwarded to the developer.
In accordance with the requirements of the Municipal Government Act (MGA), Staff have advertised the Notice of Public Hearing in the Strathmore Times newspaper on the following dates:

- August 5, 2026, August 12, 2026, August 19, 2026, August 26, 2026, September 02, 2026

Notice of the public hearing was also sent to adjacent landowners and has been posted on the Town’s social media accounts and website..

At the time of writing this report, staff have received one email asking for copies of the bylaws with respect to the proposed bylaws. No other calls, emails, or inquiries have been received at the date this report was written.

The proposed Land Use Bylaw Amendment would establish the appropriate land use districts and development regulations required to implement the proposed development, while ensuring alignment with the Town’s planning policies and supporting the orderly development of The Prairies Neighbourhood.

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 Prairies Land Use Bylaw Amendment Bylaw No. 26-14 aligns with the Town of Strathmore's 2026–2029 Strategic Plan by supporting managed growth, complete community development, and the provision of diverse housing, commercial opportunities, and community amenities within a planned neighbourhood framework.

COMMUNITY IMPLICATIONS:

The proposed Land Use Bylaw Amending Bylaw No. 26-14 (The Prairies) will establish a planning framework for the future development of Neighbourhood "D", including residential, commercial, and community amenity areas. The amendment will support the continued growth of the Town by accommodating additional housing opportunities, creating opportunities for local services, and contributing to the development of a complete community.

INTERNAL IMPLICATIONS:

Approval of the proposed Prairies Land Use Bylaw Amending Bylaw No. 26-14 will result in future applications for subdivision, Development Permits, Building Permits, electrical permits, plumbing permits, and other applicable permits. These applications will require review and coordination among multiple Town departments, including Planning and Development Services, Infrastructure, Operations, Emergency Services, and other applicable departments.

PUBLIC ENGAGEMENT AND AWARENESS:

As per the information provided by the Applicant, public engagement for the proposed Prairies ASP Amendment and Land Use Bylaw Amendment was conducted on May 6, 2026, at the Strathmore Motor Products Centre by the project developer. Approximately 40 attendees participated in the session, and the feedback received was positive.

The Land Use Bylaw Amending Bylaw No. 26-14 application was also circulated to internal Town departments and applicable external agencies for review and comment. Any feedback received through the circulation process has been considered as part of the review of the proposed amendment.

The Public Hearing has been advertised in accordance with the Municipal Government Act, and the proposed bylaws have been available for viewing on the Town's website.

IMPLEMENTATION

COMMUNICATIONS:

The public hearing was advertised in the Strathmore Times on the following dates:

- August 5, 2026
- August 12, 2026
- August 19, 2026
- August 26, 2026
- September 02, 2026

Notice of the Public Hearing was mailed to adjacent landowners and notice of the public hearing was also posted on the Town's social media accounts and website..

Staff have been available to respond to inquiries regarding the public hearing.

NEXT STEPS:

The statutory Public Hearing for the proposed Land Use Bylaw Amending application was advertised in accordance with Section 606 of the *Municipal Government Act*. The Public Hearing was also advertised on the Town's social media accounts and website.

REPORT AUTHOR:

Kate Bakun, Planner

ATTACHMENTS:

Attachment I: Bylaw No. 26-14 - The Prairies DC (1)
Attachment II: 2312_WoStrath_ASP_land use R5 jul15_26
Attachment III: Map and LUB Districts
Attachment IV: August-5-2026-Strathmore-Times
Attachment V: August-12-2026-Strathmore-Times
Attachment VI: August-19-2026-Strathmore-Times
Attachment VII: Bylaw 26-14. LUB Amendment. Presentation
Attachment VIII: WELLINGS OF STRATHMORE LUB Public Meeting Presentation September 2 2026

Chuck Procter, Manager of Development Services	Approved - 24 Aug 2026
Jamie Dugdale, Director of Infrastructure, Operations, and Development Services	Approved - 24 Aug

Kevin Scoble, Chief Administrative Officer	2026 Approved - 24 Aug 2026
Veronica Anderson, Legislative Services Officer	Approved - 24 Aug 2026

BYLAW NO. 26-14

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.

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. SHORT TITLE

1.1 This Bylaw may be cited as the "Land Use Bylaw Amending Bylaw No. 26-14".

2. AMENDMENTS

2.1 That Bylaw No. 14-11 Schedule A – Land Use District Map is amended by changing the land use designation of the land lot Plan: 1010785 Block: 4 Lot: 2 from 'AG – Agricultural General District' to R3 – High Density Residential. District Direct Control District Overlay, P1 – Public Service District and C1 – Neighbourhood Commercial District as shown below in Schedule "A" to this Bylaw;

2.2 That Bylaw No. 14-11 Schedules Section is amended as follows:

By adding a new Schedule E30 –By adding the following regulations under Schedule E30 – R3 – High Density Residential District. Direct Control District Overlay **–** The Prairies Neighborhood "D".

"**1. APPLICATION**

a. The provisions of this Direct Control District Overlay apply to those lands described legally as Portion of Plan: 1010785 Block: 4 Lot: 2, municipal address unassigned and shown below:

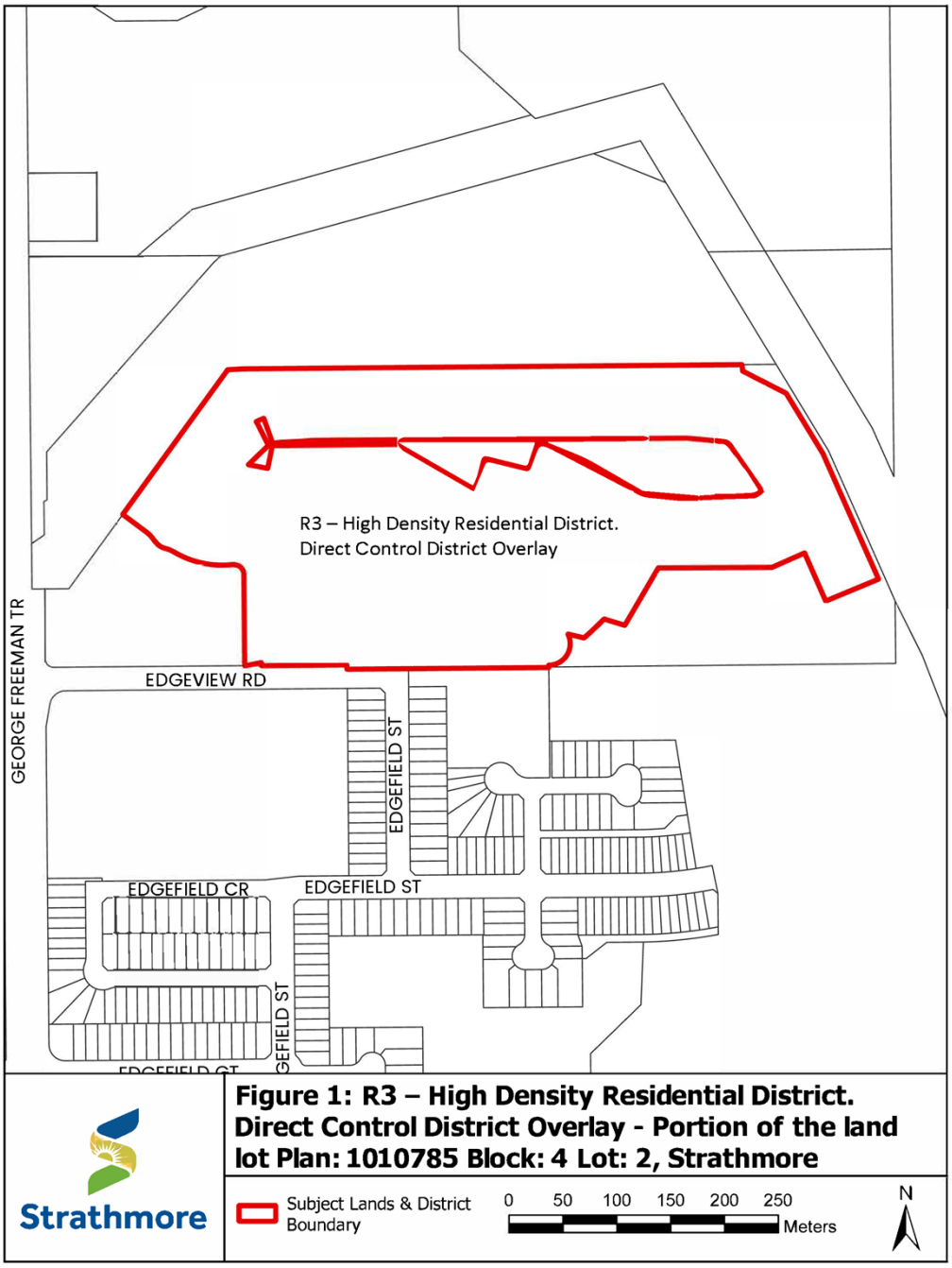


Figure 1: R3 – High Density Residential District. Direct Control District Overlay - Portion of the land lot Plan: 1010785 Block: 4 Lot: 2, Strathmore

Figure 1: Direct Control District Overlay – The Prairies Neighbourhood "D"

1.1 The provisions of Section 4.6 'R3 – High Density Residential District' apply to the subject lands unless the provisions of this Direct Control District Overlay conflict with Section 4.6 in which case the provisions of this Direct Control District Overlay must govern.

2 REGULATIONS

2.1 The Permitted Uses prescribed in Section 4.6(2)(a) of the "R3 – High Density Residential District" shall be amended to add "Community Building and Facility" as a permitted use.

2.2 The Minimum Yard Setbacks – Principal Building prescribed in Section 4.6(3)(g) of the 'R3 – High Density Residential District' shall be:

i. Rear Yard – at the discretion of the Approving Authority

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 22nd day of July, 2026

PUBLIC HEARING HELD this 2nd day of September, 2026

READ A SECOND TIME this 2nd day of September, 2026

READ A THIRD AND FINAL TIME this 2nd day of September, 2026

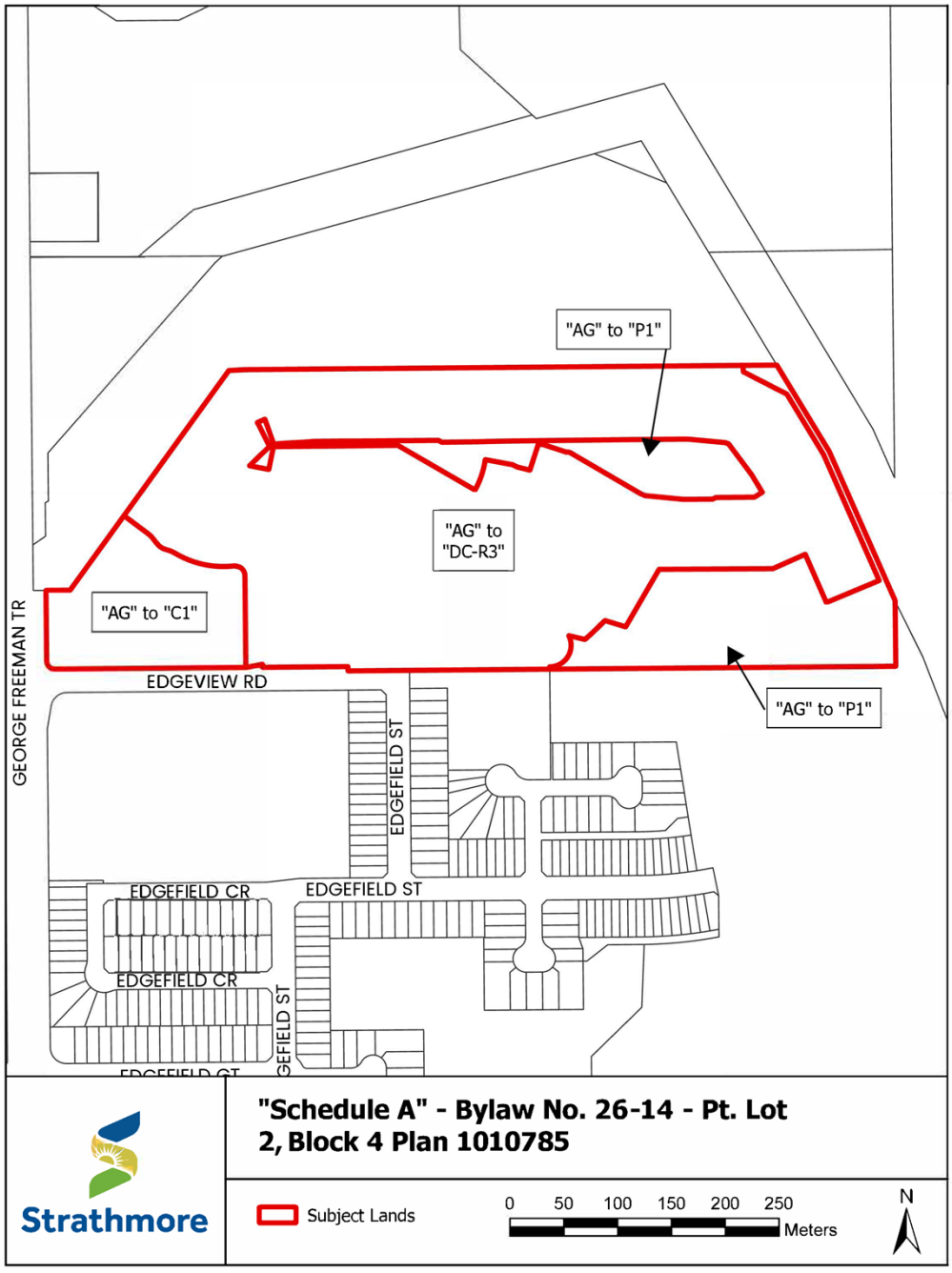
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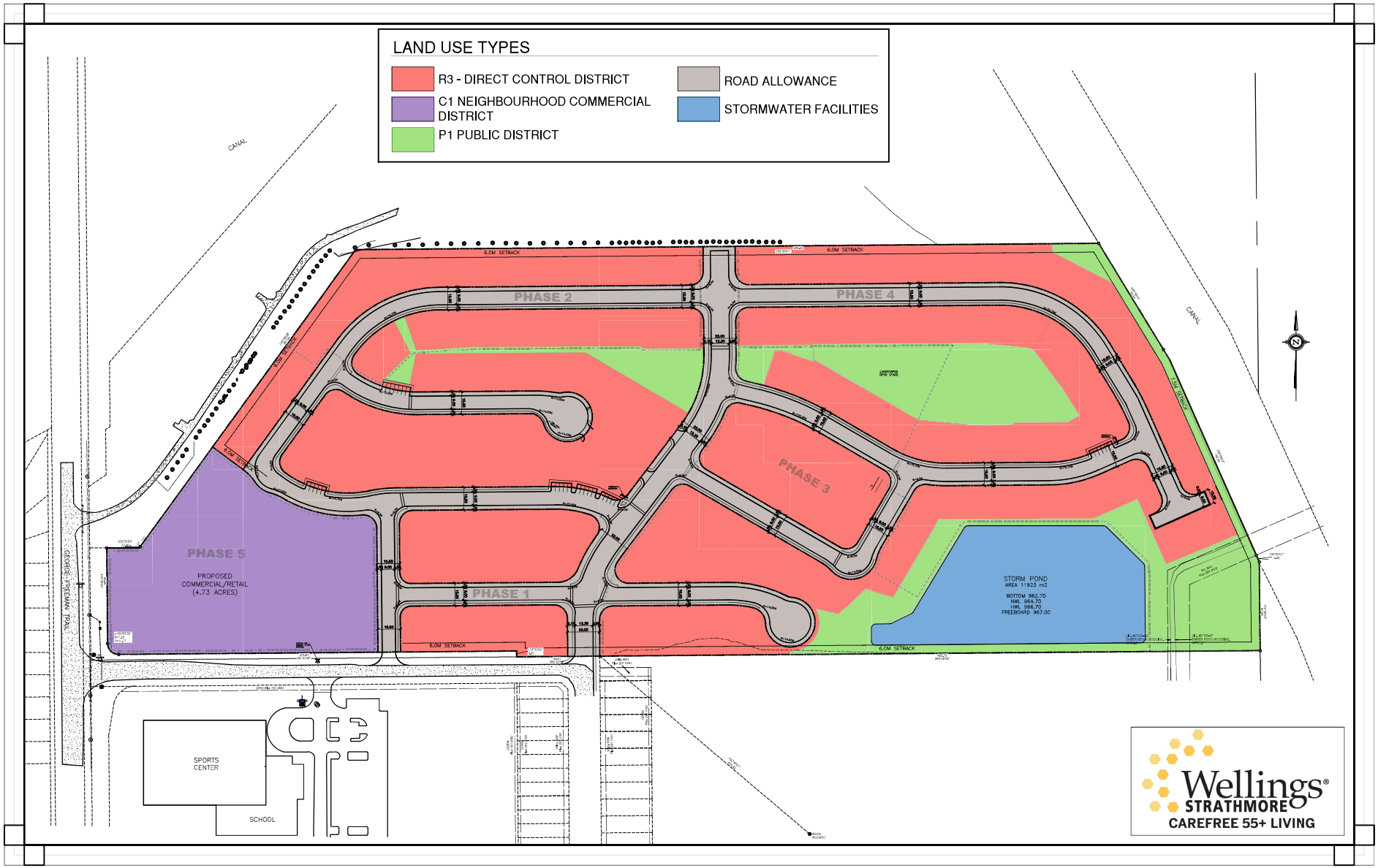
Mayor

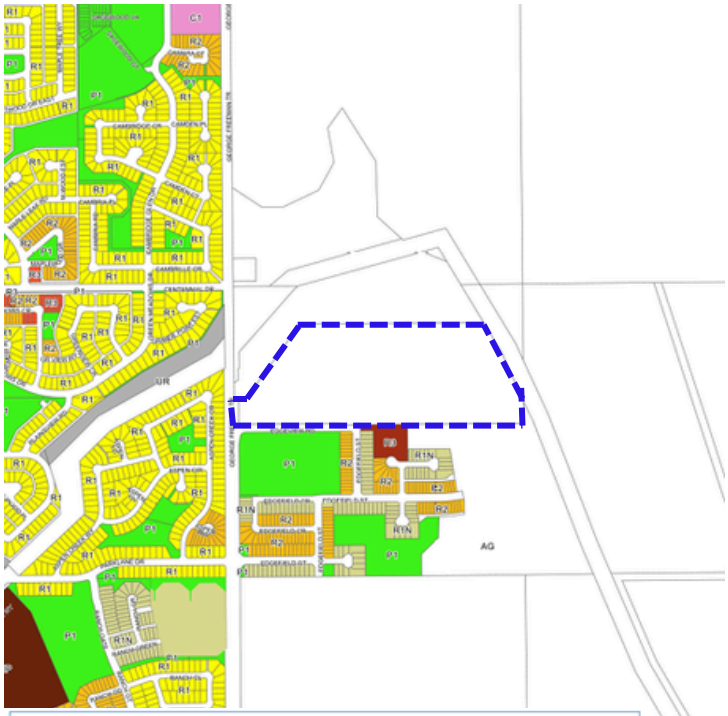
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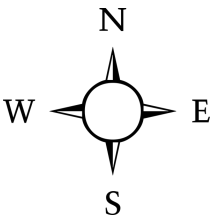
Director of Strategic, Administrative
& Financial Services

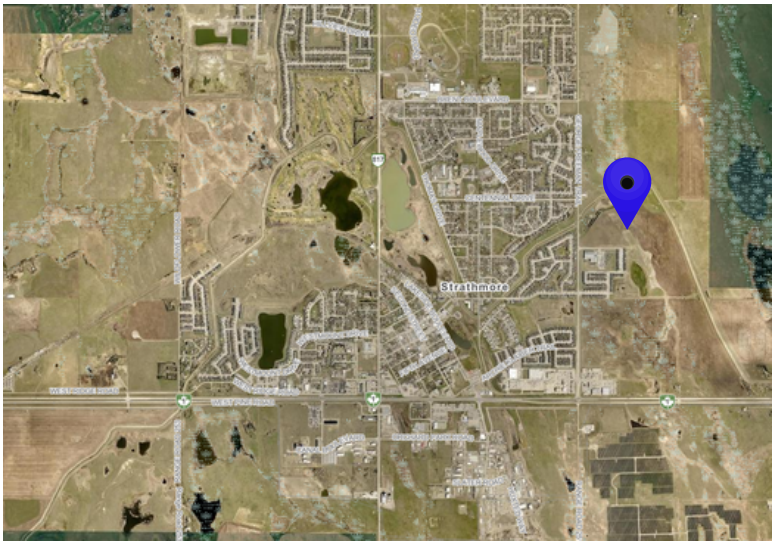
SCHEDULE "A"


"AG" to "P1"
"AG" to "DC-R3"
"AG" to "C1"
"AG" to "P1"
GEORGE FREEMAN TR
EDGEVIEW RD
EDGEFIELD ST
EDGEFIELD CR
EDGEFIELD ST
EDGEFIELD CR
EDGEFIELD ST
Strathmore
"Schedule A" - Bylaw No. 26-14 - Pt. Lot 2, Block 4 Plan 1010785
Subject Lands
0 50 100 150 200 250
Meters
N


LAND USE TYPES
R3 - DIRECT CONTROL DISTRICT
C1 NEIGHBOURHOOD COMMERCIAL DISTRICT
P1 PUBLIC DISTRICT
ROAD ALLOWANCE
STORMWATER FACILITIES
CANAL
6.0M SETBACK
PHASE 2
PHASE 4
PHASE 3
PHASE 5
PROPOSED COMMERCIAL/RETAIL (4.73 ACRES)
PHASE 1
STORM POND
AREA 11923 m2
BOTTOM 962.70
NWL 964.70
HWL 966.70
FREEBOARD 967.00
GEORGE FREEMAN TRAIL
SPORTS CENTER
SCHOOL
Wellings
STRATHMORE
CAREFREE 55+ LIVING







Land Use Districts

NOTE: THIS MAP IS IN A DRAFT STATE.

AG	Agriculture General District	CR1	Country Residential District	R2	Low Density Residential District
C1	Neighbourhood Commercial District	MHP	Manufactured Home Park District	R2X	Medium Density Attached Housing District
CB	Central Business District	MHS	Manufactured Home Subdivision District	R3	High Density Residential District
CHWY	Highway Commercial District	R1	Single Detached Residential District	R3M	Medium Density Modest Residential District
M1	Light Industrial District	R1N	Single Detached Residential (Narrow Lot) District	DO	District Overlay
M2	General Industrial District	R1S	Single Detached Residential (Small Lot) District	P1	Public Service District

Urban Reserve | Direct Control | Downtown Overlay District

Town Features

Highways — Municipal Roadways — Private / Service Roads

Neighbourhood Node “D”- Context:

- Subject Parcel



4.17 AG - AGRICULTURE GENERAL DISTRICT

1. **PURPOSE:** To provide for lands annexed in 2010 that have not yet been re-designated for urban uses, planned by Area Structure Plan or Concept Plan and to retain the original agricultural purposes while preventing premature or scattered subdivision of those lands intended for future urban development.

2. **USES:**

a) Permitted Uses

Accessory Buildings and Uses
Agricultural Buildings/Structures
Agricultural Processing – Minor
Agricultural Operations
Extensive Agricultural Operations
Government Services
Greenhouse and Plant Nursery
Home Occupation
Home Office
Housing, Single Detached
Bylaw #15-33 Manufactured Home
Market Garden
Pet Care Services
Religious Assembly
Utilities
Bylaw #17-12 Veterinary Services, Minor

b) Discretionary Uses

Bylaw #22-01 Agricultural Processing - Major
Animal Hospital and Shelter
Auctioneering Establishment
Bed and Breakfast
Community Buildings and Facilities
Equestrian Facility
Housing, Duplex
Housing, Security
Kennel
Protective Emergency Services
Bylaw #20-04 Bylaw #22-01 Sea Can
Secondary Suite
Bylaw #17-12 Utility Building
Bylaw #15-22 Veterinary Services, Major

3. **GENERAL SITE REQUIREMENTS:**

All site requirements in this District shall be at the discretion of the Approving Authority.

4. OTHER REGULATIONS:

(a) Approvals to subdivide any lot in this District shall be subject to a redistricting amendment to this By-law to designate the lands to the applicable Land Use District. Any proposed amendment shall also comply with the Town Municipal Development Plan and any statutory plans in effect for the subject lands.

4.6 R3 HIGH DENSITY RESIDENTIAL DISTRICT

1. **PURPOSE:** To provide for high density multi-family housing to a maximum of 100 dwellings per hectare.

2. **USES:**

a) Permitted Uses

Accessory Building
Home Office
Housing, Apartment
Housing, Attached
Bylaw #15-22 Protective Emergency Services
Public Parks
Residential Sales Centre 1
Bylaw #17-12 Utilities

b) Discretionary Uses

Child Care Services
Extended Medical Treatment Services
Government Services
Home Occupation
Housing, Duplex, existing prior to the adoption of this bylaw
Bylaw #15-40 Housing, Single Detached, existing prior the adoption of this bylaw
Residential Care
Residential Sales Centre 2
Seniors Housing
Bylaw #17-12 Utility Building

3. **GENERAL SITE REQUIREMENTS:**

a) Minimum Site Area

Bylaw #25-16 i. The minimum site area shall be 930m².

b) Minimum Site Area

i. 175.0 m² per attached dwelling unit
ii. 40 m² per apartment dwelling unit

c) Minimum Site Width

i. 30.5 m apartment
ii. 7.62m single detached or duplex
Bylaw #22-01 iii. 7.0 m for a pie shaped lot at the front yard

d) Minimum Site Depth

i. 30.5 metres for all lots

e) Habitable Floor Area

i. Minimum Gross Floor Area - 40 m^2 per dwelling unit

f) Maximum Number of Dwelling Units

Bylaw #15-28

i. The maximum density is 100 dwelling units per hectare

g) Minimum Yard Setbacks – Principal Building

Bylaw #16-10

i. Front Yard – 6.0 m and, at the discretion of the Approving Authority, 4.0 m if the lot is served by a rear lane

ii. Rear Yard – 7.0 m

iii. Side Yard – The setback from a side property line is as follows:

Bylaw #15-01

a. 1.5 m from the side property line shared with an Internal Lot if the Principal Building is 9.0 m or less in height at the eaveline;

b. 3.0 m from a side property line shared with an internal lot if the Principal Building is more than 9.0 m in height at the eaveline;

c. 3.0 m from a side property line shared with a street other than a lane unless the building is 9.0 m or less in height at the eaveline and the building is located in the Downtown Overlay District in which case the setback from the side property line shared with a street may be reduced, at the discretion of the Approving Authority, to not less than 1.5 m

Bylaw #16-10

h) Building Height

Bylaw #22-01

i. 10.0 m for Duplex

ii. 12.0 m for Attached Housing

Bylaw #22-01

iii. 5.0 m for Accessory Buildings* see OTHER SITE REQUIREMENTS below

iv. 14.0 m or four (4) storeys for Apartment Housing

i) Site Coverage

i. Maximum Site coverage for the entire site, including all accessory buildings and detached garages shall by 70%

4. OTHER SITE REQUIREMENTS:

Parking

a) All parking spaces on a Site in this District shall be hard surfaced.

Landscaping

b) A minimum of 30% of the site area shall be landscaped and a landscape and site plan shall be prepared by a professional landscape architect.

Uses and appearance

c) The Approving Authority shall give due consideration to the compatibility of a proposed Development in this District to existing Uses on or near the Site.

d) If the site is located within the Downtown Overlay District, the development will be required to meet all of the requirements of that District as well as be subject to a review by the Downtown Design Review Committee.

Bylaw #22-01 **Accessory Building**

e) Maximum Accessory Building height shall be influenced by existing development on adjacent parcels.

4.12 C1 – NEIGHBOURHOOD COMMERCIAL DISTRICT

1. **PURPOSE:** To provide for street-oriented mixed-use forms of local commercial retail and services to complement surrounding neighbourhoods.

2. **USES:**

a) Permitted Uses

Child Care Services
Eating and Drinking Establishments, Minor
Government Services
Health Services
Home Office
Mixed Use Building
Personal Service Shops
Professional Offices and Office Support Services
Bylaw #15-22 Protective Emergency Services
Public Assembly Establishments, Minor
Retail Stores, Convenience
Retail Stores, General
Signs
Bylaw #17-12 Utilities

b) Discretionary Uses

Accessory Uses
Athletic and Recreational Facility, Indoor
Custom Manufacturing Establishments
Drive Through Food Services
Gas Bar
Liquor Store
Pet Care Facility
Private Club
Public Assembly Establishments, Major
Bylaw #17-12 Utility Building
Veterinary Services, Minor

3. **GENERAL SITE REQUIREMENTS:**

a) Site Area

i. Minimum Area of 1,393.0 m²

ii. Maximum Area of 15,000.0 m²

b) Minimum Front Yard

i. 3.0 metres

c) Minimum Side Yard Setbacks

i. Zero if attached as in a strip mall

ii. 3.0 metres, if developed as separate structures

d) Minimum Rear Yard Setbacks

i. Principal and Accessory Building - 6.0 m for all lane-less Developments;

ii. 3 m for any Development served by a lane.

e) Boundary Treatment

i. Any yard adjacent to or abutting a residential area will require a 4.5 m setback and the construction of a 1.8m fence

f) Landscaping

i. 15% of gross area

4. OTHER SITE REQUIREMENTS:

a) Parking Areas

i. All parking areas shall be paved.

Bylaw #22-01

Mechanical Equipment

b) All mechanical equipment on a roof of any building shall be concealed in a manor compatible with the architectural character of the building, or concealed by incorporating it within the building.

4.16 P1 – PUBLIC SERVICE DISTRICT

1. **PURPOSE:** To provide a District for publicly owned land and facilities of an institutional or community service nature.

2. **USES:**

Bylaw #14-22

a) Permitted Uses

Accessory Buildings
Athletic and Recreational Facility, Outdoor
Cemeteries
Child Care Services
Cultural Facilities
Custodial Dwelling Unit
Education Services
Extended Medical Treatment Services
Government Services
Municipal Sustainable Housing
Natural Habitat Areas
Protective Emergency Services
Public Assembly, Minor
Public Parks
Religious Assembly
Residential Care (Bylaw #15-40)
Sea Can (Bylaw #22-01)
Seniors Housing
Signs (Bylaw #22-01)
Utilities (Bylaw #17-12)

b) Discretionary Uses

Athletic and Recreational Facility, Indoor
Campground
Community Garden
Detention and Correction Services
Emergency Shelter (Bylaw #15-40)
Public Assembly, Major
Utility Building (Bylaw #17-12)

3. **GENERAL SITE REQUIREMENTS:**

All site requirements in this District shall be at the discretion of the Approving Authority.

4. **OTHER SITE REQUIREMENTS:**

Special Use Requirements

a) Notwithstanding Subsection 3, any Religious Assemblies shall be developed in accordance with Section 3.18 of this Bylaw.

b) Municipal Sustainable Housing shall be approved on a case by case basis, with all requirements to be determined in accordance with the unique circumstances of the individual proposal including, but not limited to landscaping and parking, provided any variances do not compromise community livability.

Bylaw #22-01

c) Per the *No Development Permit Required* Section, a Development Permit is not required for Municipal works, including signs.

Strathmore
Rural Reimagined

Upcoming Council Meetings

Sept 2, 2026 | 6 p.m.	Regular Meeting of Council
Sept 9, 2026 | 6 p.m.	Committee of the Whole
Sept 16, 2026 | 6 p.m.	Regular Meeting of Council

Come Say Hi

Hearing from the community is really important to us, so you're welcome at any Council or Committee of the Whole meeting. You do not need to call ahead or register to observe Strathmore Council in action. There is ample public seating and additional standing room if needed. You can also watch livestreamed meetings online as they happen, or catch up later on YouTube.

June to early August road maintenance.

Summer Construction on Wheatland Trail.

Starting as early as today through approximately early August, you may see construction activity along Wheatland Trail (Highway 817) as the Government of Alberta through Alberta Transportation and Economic Corridors begins road rehabilitation work in and around Strathmore.

Weather permitting, their contractor Aecon will be working on Highway 817 from approximately 1 km south of Highway 1 to 3 km north of Strathmore. Work anticipated to be completed between June 18 and June 30 includes:

- Concrete and sidewalk repairs at several locations within Strathmore, including near Esso, Fas Gas, and Strathmore Alliance Church
- Roadway repairs south of Brent Boulevard
- Crack sealing throughout the project area
- Installation of highway street lighting at the Highway 564 and Highway 817 intersection

To help reduce impacts on traffic, work south of Westmount Drive will generally take place overnight between 7 p.m. and 7 a.m. Work north of Westmount Drive will generally occur during daytime hours due to nearby residences.

You should expect to see reduced speeds, lane restrictions, and delays while work is underway. Paving operations are scheduled to begin after the July long weekend and run until early August, weather dependent.

Please note that Highway 817 and the above project is managed by the Government of Alberta and not the Town of Strathmore.

For more information on Government of Alberta road conditions and construction updates, call 5-1-1 toll-free or visit 511.alberta.ca

Information on Strathmore's roads can always be found at **Strathmore.ca/RoadReports**

Enjoy them safely.

Storm pond safety.

Storm ponds play an important role in protecting our homes and neighbourhoods. They help prevent flooding by managing heavy rainfall and slowly releasing water back into the environment. As water moves across streets and properties, it collects sediment, pollutants, and debris - storm ponds help filter this before it reaches our rivers and streams.

While Strathmore is home to many storm ponds, only Kinsmen Lake and Strathmore Lakes permit recreational use such as fishing. For your safety, please avoid any activity on or near other storm ponds. These ponds are deeper than they appear with water levels that rise and move quickly. They often contain contaminants like fertilizers, pesticides, and animal waste as well.

Visit our website, **Strathmore.ca/StormPonds** for more information.

Run. Walk. Gallop.

Stomping Down Barriers Mental Health Run.

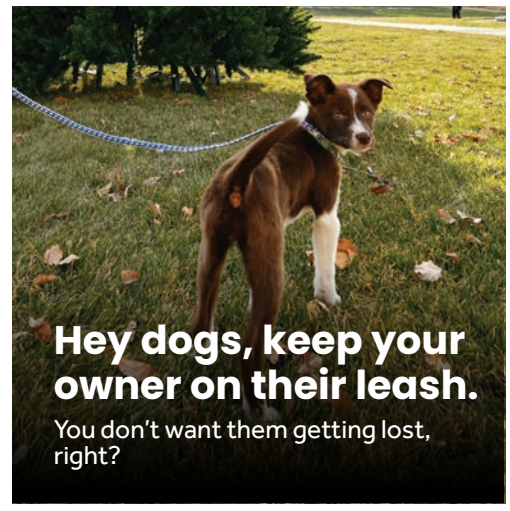
The Stomping Down Barriers for Mental Health Run aims to foster meaningful conversations around mental health while encouraging inclusivity, wellness, and community engagement.

Participants of all ages and abilities are welcome to get involved by running, walking, or cheering along the route. The event offers a variety of options, including a 1K Kids Fun Run, 5K, 10K, Half Marathon, and virtual participation opportunities, ensuring there is something for everyone in the community.

Residents and visitors are invited to take part in the Stomping Down Barriers for Mental Health Run on August 9, 2026, a high-energy community event dedicated to raising awareness and support for mental health.

For more information, visit: **Strathmore.ca/Stompingrace**





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. ommunity 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.

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Notice of Public Hearing.

September 2, 2026 at 6:05 p.m.

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

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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.

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Register today!

Summer Camps.

We've got some fun and safe alternatives to boredom for ages 4 to 12 with our summer camps! Check out the themes of each week and register your child for their favourite theme, or register in all the weeks for a fun-filled summer!

For more information, visit our website **Strathmore.ca/Recreation**. For registration, you can register for camps through your PerfectMind account. Got questions? Give us a call at **403-361-2121**.

Theme	Date
Neon Days	Aug 4 to 7, 2026
Balls and More	Aug 10 to 14, 2026
Olympic Days	Aug 17 to 21, 2026
NEW* Fencing Camp (Ares Pentathlon & Fencing)	Aug 24 to 28, 2026
Let's Celebrate	Aug 24 to 27, 2026



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

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September 2, 2026 at 6 p.m.

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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 081 1227.

The Subdivison and Development Appeal Board (SDAB) received a Notice of Appeal on July 27, 2026. The SDBA 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.

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TOWN OF
STRATHMORE



Bylaw 26-14

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

Public Hearing

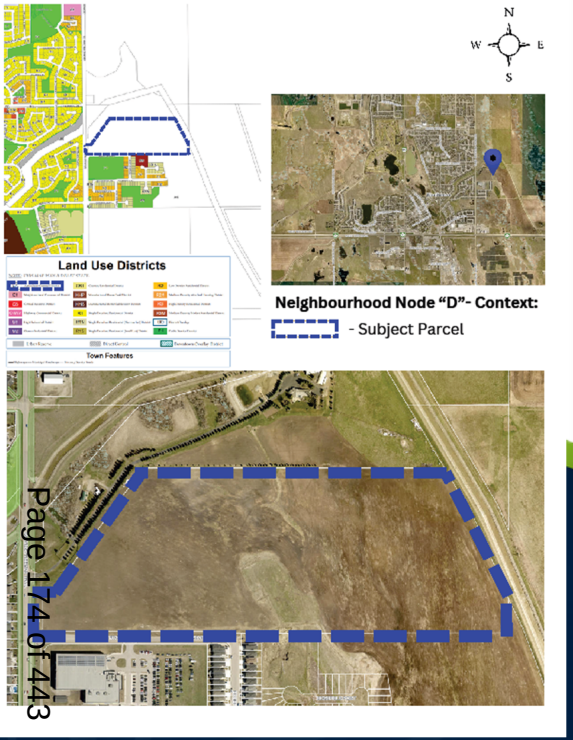
September 02, 2026 | Public Hearing | Town of Strathmore

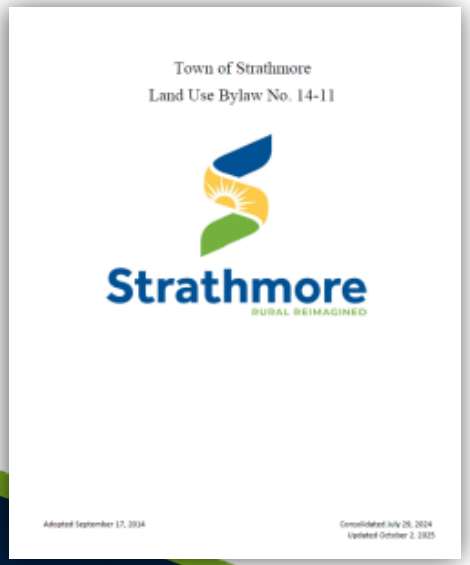
Strathmore

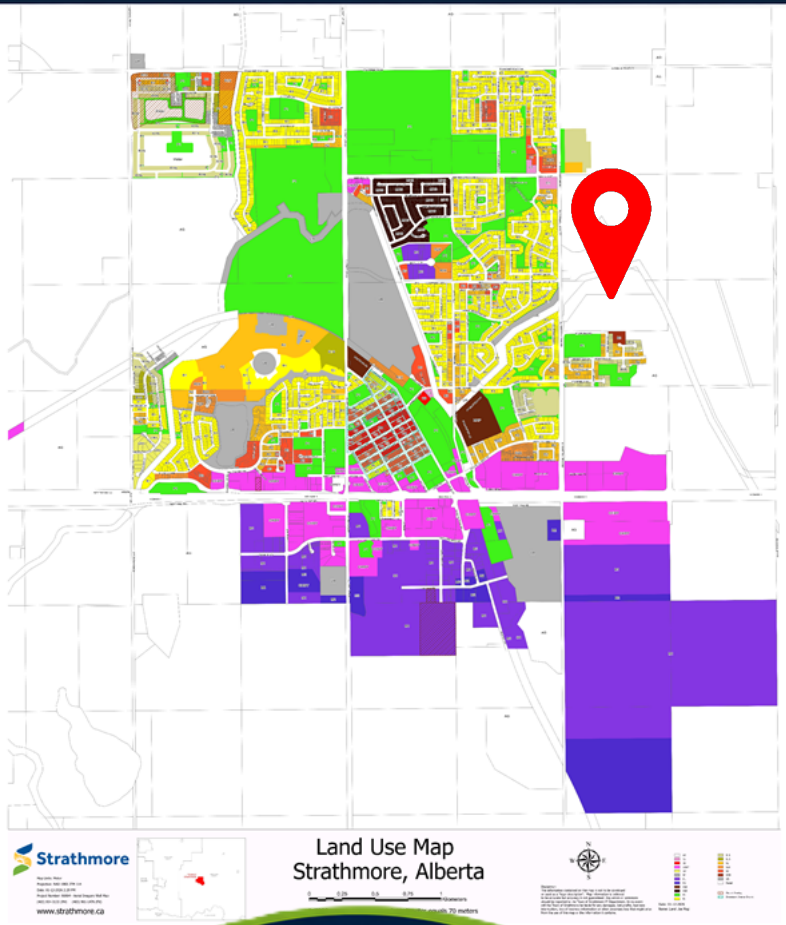
Key Features

Lands legally described as
Lot 2 Block 4 Plan 101 0785

The subject lands are currently designated **AG – Agricultural General District** under the Town of Strathmore Land Use Bylaw No. 14-11







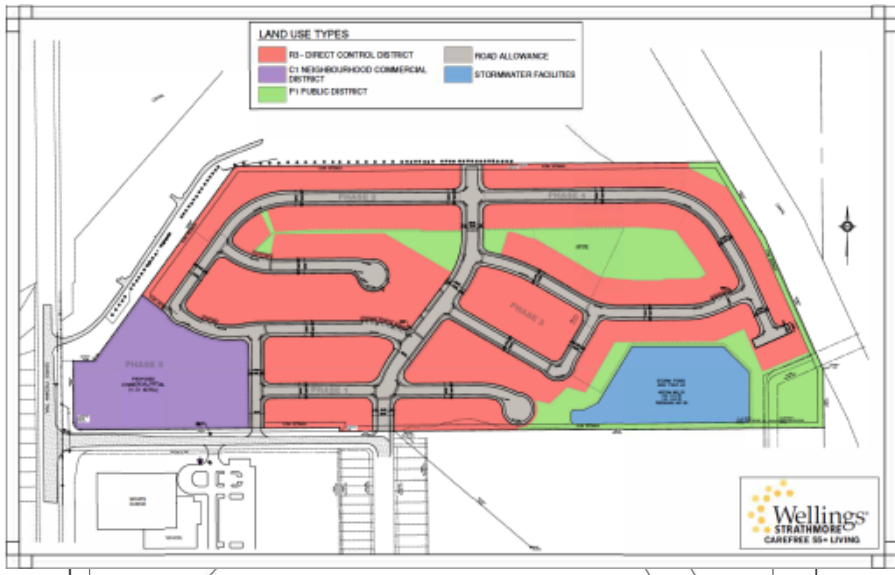
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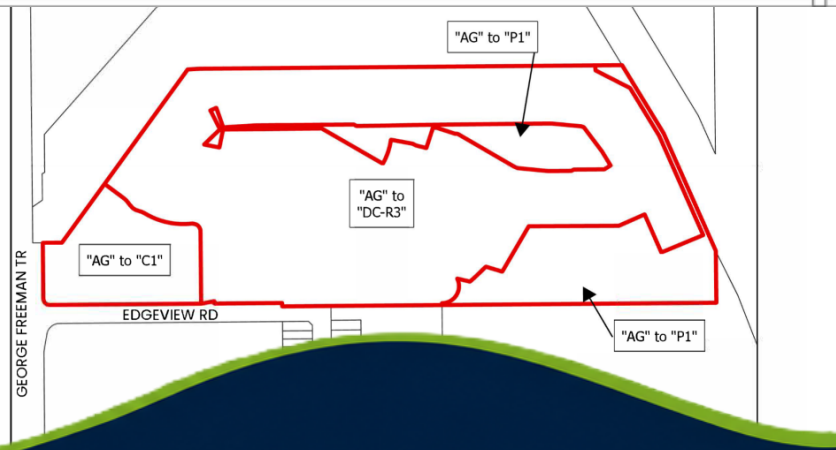
The proposed land use

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 and establish additional site-specific development regulations proposed by the Applicant.

C1 – Neighbourhood Commercial District to accommodate future neighbourhood commercial uses within the southwest portion of the site.

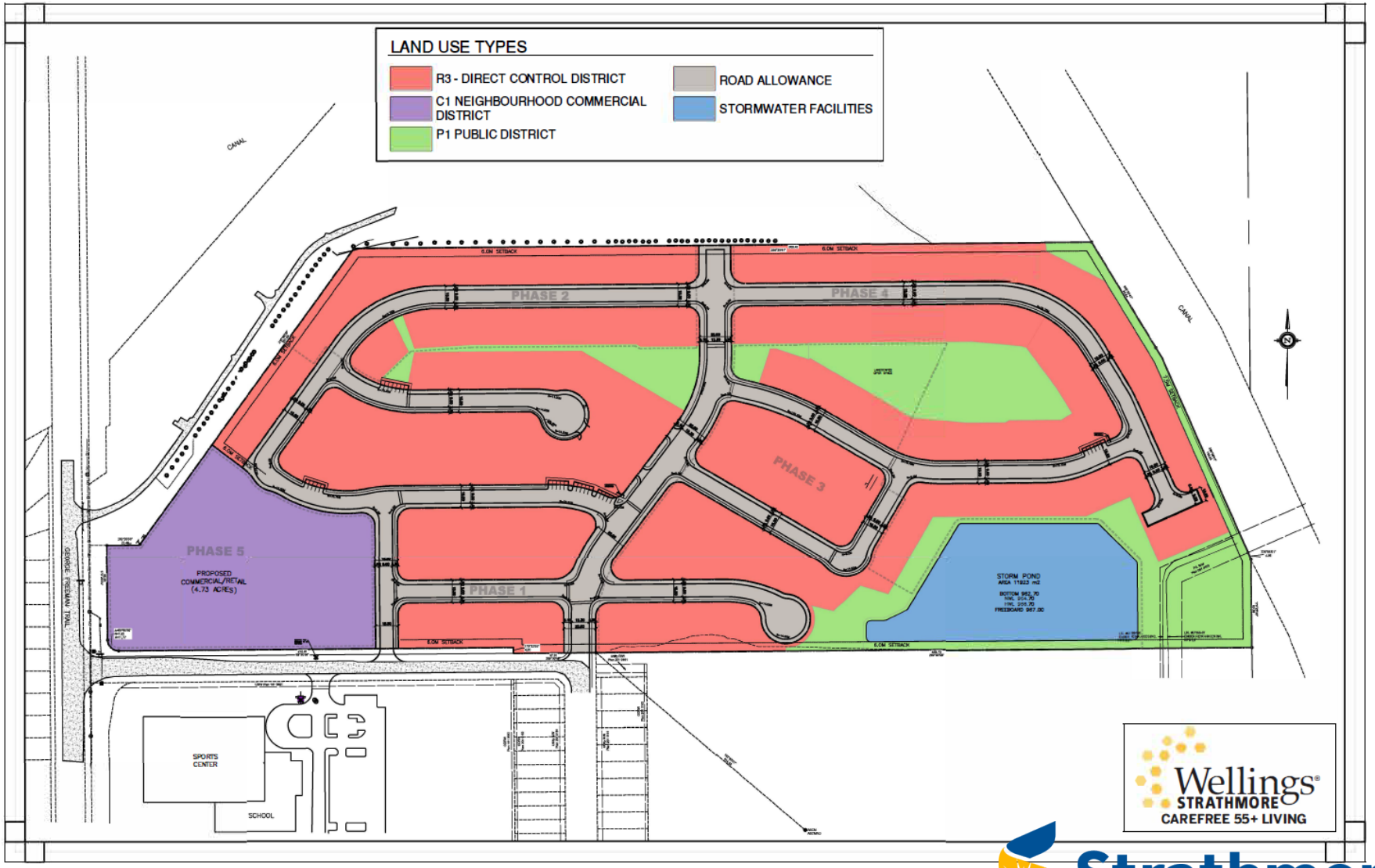
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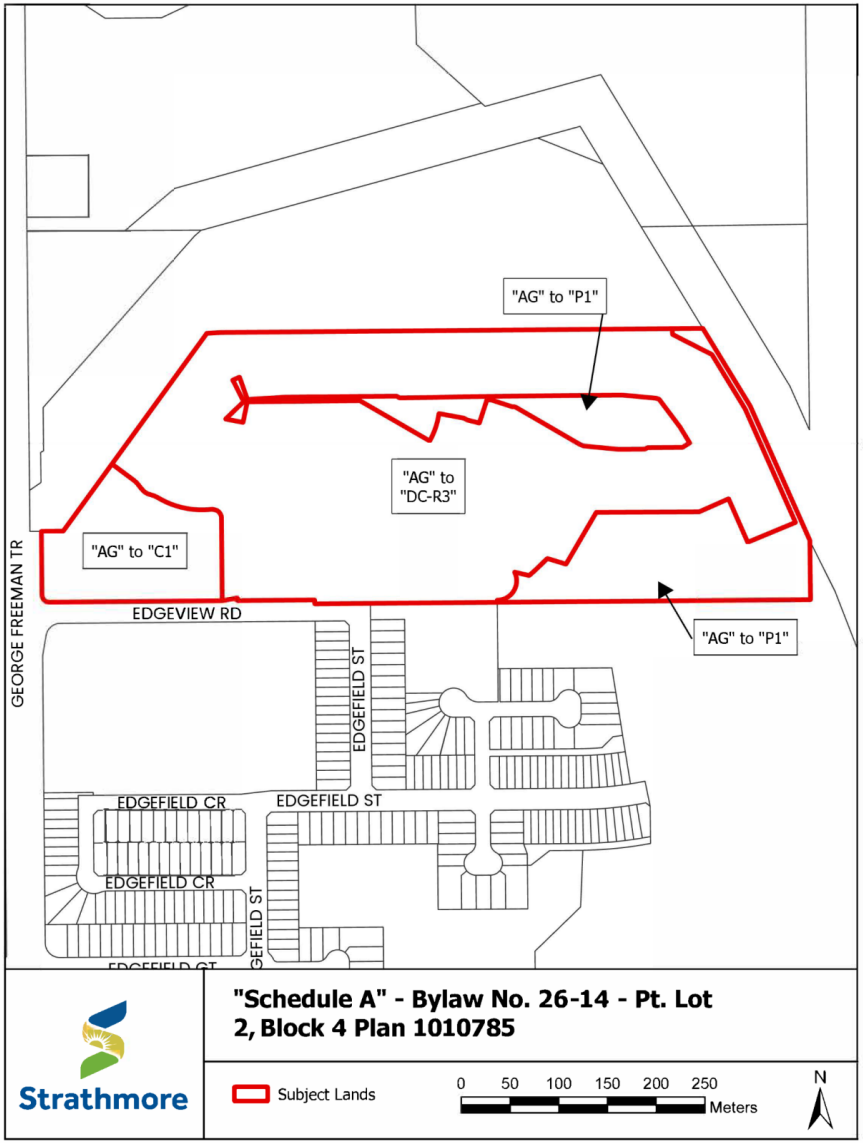
Strathmore

The proposed land use



Strathmore

The proposed land use



From **AG – Agricultural General District**

to

R3 – High Density Residential District with **a Direct Control District Overlay**

C1 – Neighbourhood Commercial District

P1 – Public Service District

Strathmore

Bylaw 26-14

Recommendation:

THAT Council proceed with a Public Hearing for Bylaw No. 26-14, in accordance with Section 692(1) of the Municipal Government Act, RSA 2000, cM-26;

AND THAT Council take into consideration all information received at the Public Hearing on September 02, 2026 regarding Bylaw No. 26-14 being a bylaw to amend the Land Use Bylaw No. 14-11.

Thank you!

Strathmore

WELLINGS OF STRATHMORE

Land Use Bylaw Amendment

Owner: Prairie Merchant

Developer: Nautical Lands Management Corporation

ASP and Land Use Bylaw Amendment

September 2, 2026

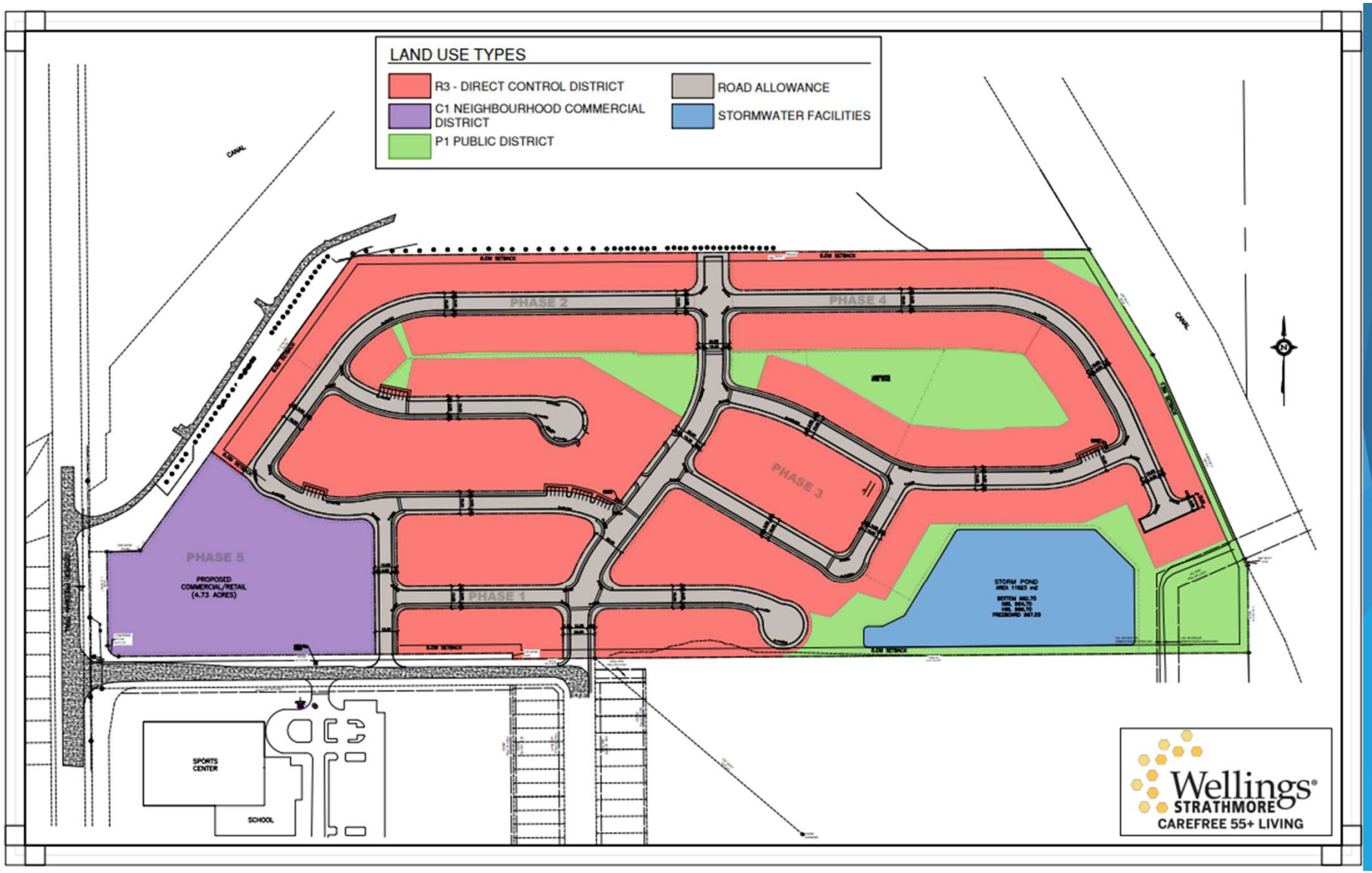
Wellings
LIVE WELL

Land Use Bylaw Amendment

- To rezone the subject land from AG – Agricultural to R3 Direct Control District in the town of Strathmore Land Use Bylaw #14-11 in order to permit 398 residential townhouse units
- To add Community Building and Facility as a permitted use of the to the R3 Direct Control District
- To rezone a 4.73-acre parcel on the southwest portion of the site from AG- Agricultural to C1 - Neighbourhood commercial
- To rezone identified portions of the site from AG- Agricultural to P1 - Public Service District

R3 Direct Control District

PROPOSED RESIDENTIAL ZONING MATRIX: EXISTING AG–AGRICULTURAL TO R3 –DIRECT CONTROL DISTRICT BYLAW			
PROPOSED USES: • HOUSING,TOWNHOUSE • HOUSING ATTACHED		• COMMUNITY BLDG & FACILITY • MUNICIPAL RESERVE	
ZONING PROVISION	ALL PERMITTED USES (BASED ON R3 RES.)	PROPOSED (BASED ON ACTUAL PROVIDED)	COMPLIANCE
MIN. SITE AREA	TOTAL = 930 SQM (175 SQM PER ATTACHED DWELLING UNIT)	3,711 SQM (265 SQM PER ATTACHED DWELLING UNIT)	YES
MIN. SITE WIDTH	7.62 M	114.55 M	YES
MIN. SITE DEPTH	30.5 M	26.3 M	NO
MIN. GROSS FLOOR AREA	40 SQM	65.7 SQM (ONE BEDROOM UNIT)	YES
MAX NUMBER OF DWELLING UNITS	MAX DENSITY IS 100 DWELLING UNITS PER HECTARE	MAX DENSITY IS 46.9 DWELLING UNITS PER HECTARE	YES
MIN. FRONT YARD SETBACK	6.0 M	6.0 M	YES
MIN. REAR YARD SETBACK	7.0 M	6.0 M WHERE REAR YARDS EXIST. N/A WHERE REAR YARDS DON'T EXIST.	NO
MIN. SIDE YARD SETBACK	1.5 M	1.5 M	YES
MIN. EXT. SIDE YARD SETBACK	3.0 M	3.0 M	YES
MAX. BUILDING HEIGHT	10.0 M	6.1 M	YES
MAX. SITE COVERAGE	70%	35%	YES
MINIMUM LANDSCAPE	30%	65%	YES
MINIMUM PARKING	– 1.5 SPACES/UNIT, PLUS 0.15 SPACES/UNIT FOR VISITOR PARKING IF THE UNIT OR PARCEL CONTAINING THE UNIT DOES NOT ADJOIN A ROADWAY PROVIDING ON STREET PARKING = 657 TOT. – CLUBHOUSE 1 SPACE/10 SQM = 39 SPACES	– 594 SPACES @ UNITS (1.49 SPACES/UNIT W/ GARAGES & DRIVEWAYS) + 66 VISITORS SPACES (0.16 SPACES/UNIT) = 660 TOT. RES. SPACES. – 40 SPACES PROVIDED AT CLUBHOUSE. – TOTAL PARKING = 700	NO


LAND USE TYPES
R3 - DIRECT CONTROL DISTRICT
C1 NEIGHBOURHOOD COMMERCIAL DISTRICT
P1 PUBLIC DISTRICT
ROAD ALLOWANCE
STORMWATER FACILITIES
CANAL
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PROPOSED COMMERCIAL/RETAIL (4.73 ACRES)
STORM POND
SPORTS CENTER
SCHOOL
Wellings
STRATHMORE
CAREFREE 55+ LIVING

Thank you

Request for Decision

To: Town Council

Contact: Kate Bakun, Planner

Date Prepared: June 14, 2026

Meeting Date: September 2, 2026

SUBJECT:	**Area Structure Plan Amending Bylaw No. 26-11 (The Prairies)**
RECOMMENDED MOTION:	THAT Council give Second Reading to Bylaw No. 26-11, being a bylaw to amend the Prairies Area Structure Plan Bylaw 11-08. THAT Council give Third Reading to Bylaw No. 26-11, being a bylaw to amend the Prairies Area Structure Plan Bylaw 11-08.

REPORT SUMMARY

KEY ISSUE(S):

The proposed amendment to Neighbourhood Node “D” (Prairies View) is intended to facilitate development of the subject lands and support the proposed residential community.
The development concept includes residential units centred around a clubhouse and proposes neighbourhood commercial uses on a 3.74-acre (1.51 ha) parcel located in the southwest portion of the site.

OBJECTIVE:

To amend the adopted Prairies Area Structure Plan Bylaw 11-08 to implement the changes proposed by the developer and enable development of the subject lands, while increasing housing type variety and supporting a more diverse range of residential opportunities.

FINANCIAL IMPLICATIONS:

Increased residential and non-residential development can strengthen the Town’s fiscal capacity, support the efficient delivery of municipal services and infrastructure, and help distribute the cost of community amenities and public investments across a broader tax base.

BACKGROUND:

The Town of Strathmore received an application to amend The Prairies Area Structure Plan (ASP) on April 1, 2026, for the lands legally described as Lot 2, Block 4, Plan 1010785.

The initial Prairies ASP Bylaw No. 11-08, was adopted on November 16, 2011 and includes four neighbourhood nodes within the plan area: Neighbourhoods A, B, C, and D.

The application focuses on Neighbourhood Node “D” and proposes amendments to facilitate primarily attached residential development, a private clubhouse, associated open space, municipal infrastructure including a stormwater management pond, and a neighbourhood commercial node on the subject lands.

The subject lands are currently designated Residential in the Municipal Development Plan Bylaw 14-03. The site is located at the northeast corner of the intersection of George Freeman Trail and Edgeview Road. The site is adjacent to the Strathmore Motor Products Sports Centre and south of George Freeman School. The developer is proposing to proceed with the next stages of development, if the amendment is supported. Development Services is also aware of a real estate transaction pending on the subject lands.

The following assessments and reports were prepared and submitted by the Applicant in support of the proposed ASP amendments:

- Planning Justification Report
- Geotechnical Investigation Report
- Wellings Master Drainage Report
- Transportation Impact Assessment
- Desktop Biophysical Impact Assessment

The proposed amendments would facilitate the development of approximately 398 residential units in an attached housing form. A private clubhouse is also proposed to provide amenity space for residents. The site will be accessed via two entrances from Edgeview Road. The gross density target is approximately 20 to 25 units per hectare (8 to 10 units per acre) with an approximate total of 398 attached dwelling units.

The amendment also proposes neighbourhood commercial uses on a 1.51 ha (3.74-acre) parcel located in the southwest portion of the site. A storm pond, with an area of approximately 1.19 ha (2.95 acres), is also proposed in the southwest portion of Neighbourhood D. The development is proposed to be completed in five phases.

Additionally, 10% of the land will be dedicated as Municipal Reserve in accordance with Section 666 of the Municipal Government Act (MGA). However, the applicant has not provided the precise location of the Municipal Reserve, and this requires further clarification with Development Services and is typically confirmed precisely at the subdivision stage.

Staff began circulation with internal departments and external agencies and collected comments up to June 15, 2026 and comments were forwarded to the developer.

Comments were also received from Alberta Transportation and Economic Corridors, which raised no concerns or objections to the proposed Prairies Area Structure Plan amendments and has accepted the revised Traffic Impact Assessment (Version 4). Alberta Transportation

and Economic Corridors sent comments to the developer and the developer is required to respond to the comments received.

The application is supported by the following Municipal Development Plan (MDP) policies in regards to the proposed ASP amendment for Neighbourhood Node “D”:

- 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, as outlined in the Calgary Metropolitan Plan.
- 2.1.5 Developers shall be required to provide the required infrastructure and community facilities for the proposed developments at the developer’s expense.
- 2.2.7 All Area Structure Plans shall integrate a comprehensive parks and pathway system as part of the pedestrian transportation network, demonstrating linkages to adjacent neighbourhoods and shall promote healthy active lifestyle choices.
- 2.2.8 Applications shall consider the integration of commercial uses within an Area Structure Plan to meet the needs of the neighbourhood residents.
- 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.
- 3.4.5 The Town shall require developers of large residential communities to provide for a parcel for Neighbourhood Commercial use.
- 3.6.2 Residential development proposals shall primarily dedicate Municipal and/or School Reserves in the form of land.
- 3.6.13 The Town encourages all parks to provide active options for all ages.
- 3.6.19 Pathway systems shall be looped to provide internal and external connectivity throughout the community and the neighbourhood.

The developer held a public open house for the proposed amendments to the ASP on May 6, 2026, at the Strathmore Motor Products Centre from 5:00 p.m. to 7:30 p.m. The event was advertised in the local newspaper. According to the information provided by the developer, approximately 40 people attended the session, and the feedback received was positive.

In accordance with the requirements of the Municipal Government Act (MGA), Staff have advertised the Notice of Public Hearing in the Strathmore Times newspaper on the following dates:

- August 5, 2026, August 12, 2026, August 19, 2026, August 26, 2026, September 02, 2026

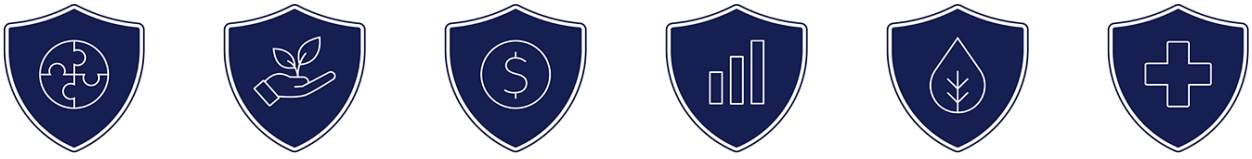
Notice of the public hearing was also sent to adjacent landowners and has been posted on the Town’s social media accounts and website.

At the time of writing this report, staff have received one email asking for copies of the bylaws with respect to the proposed bylaws. No other calls, emails, or inquiries have been received at the date this report was written.

In summary, the proposed ASP amendments builds upon the existing policies established by the adopted Prairies ASP. The amendment provides updated development details for Neighbourhood D to facilitate primarily attached residential development, a private clubhouse, associated open space, municipal infrastructure including a stormwater management pond, and a neighbourhood commercial node on the subject lands.

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 Prairies ASP Amendment aligns with the Town of Strathmore's 2026–2029 Strategic Plan by supporting managed growth, complete community development, and the provision of diverse housing, commercial opportunities, and community amenities within a planned neighbourhood framework.

COMMUNITY IMPLICATIONS:

The proposed Prairies ASP Amendment will establish a planning framework for the future development of Neighbourhood "D", including residential, commercial, and community amenity areas. The amendment will support the continued growth of the Town by accommodating additional housing opportunities, creating opportunities for local services, and contributing to the development of a complete community.

INTERNAL IMPLICATIONS:

Approval of the proposed ASP Amendment will result in future applications for land use, subdivision, development permits, building permits, electrical permits, plumbing permits, and other applicable permits. These applications will require review and coordination among multiple Town departments, including Planning and Development Services, Infrastructure, Operations, Emergency Services, and other applicable departments.

PUBLIC ENGAGEMENT AND AWARENESS:

As per the information provided by the Applicant, public engagement for the proposed Prairies ASP Amendment was conducted on May 6, 2026, at the Strathmore Motor Products Centre by

the project developer. Approximately 40 attendees participated in the session, and the feedback received was positive.

The ASP Amendment application was also circulated to internal Town departments and applicable external agencies for review and comment. Any feedback received through the circulation process has been considered as part of the review of the proposed amendment.

The Public Hearing has been advertised in accordance with the Municipal Government Act, and the proposed bylaws have been available for viewing on the Town's website.

IMPLEMENTATION

COMMUNICATIONS:

The public hearing was advertised in the Strathmore Times on the following dates:

- August 5, 2026
- August 12, 2026
- August 19, 2026
- August 26, 2026
- September 02, 2026

Notice of the Public Hearing was mailed to adjacent landowners and notice of the public hearing was also posted on the Town’s social media accounts and website.

Staff have been available to respond to inquiries regarding the Public Hearing.

NEXT STEPS:

The statutory Public Hearing for the proposed ASP Amendment was advertised in accordance with Section 606 of the *Municipal Government Act*. The Public Hearing was also advertised on the Town’s social media accounts and website.

REPORT AUTHOR:

Kate Bakun, Planner

ATTACHMENTS:

Attachment I: Bylaw No. 26-11 - The Prairies ASP Amendment
Attachment II: Red-lined Prairies ASP - Prepared by Wellings of Strathmore - Dated July 14, 2026
Attachment III: Planning Justification Report - Prepared by Nautical Lands Management Corportaion - Dated April 23, 2026
Attachment IV: Map
Attachment V: August-5-2026-Strathmore-Times

Attachment VI: August-12-2026-Strathmore-Times
Attachment VII: August-19-2026-Strathmore-Times

Chuck Procter, Manager of Development Services	Approved - 24 Aug 2026
Jamie Dugdale, Director of Infrastructure, Operations, and Development Services	Approved - 24 Aug 2026
Kevin Scoble, Chief Administrative Officer	Approved - 24 Aug 2026
Veronica Anderson, Legislative Services Officer	Approved - 24 Aug 2026

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), specifi cally:"* 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 effi cient 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 identifi ed 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
Gross Developable Area	**46.84**	**100**

[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 benefi t 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 (Praire'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 (Praire'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 conssitent with the Town of Stratmore's Master Servicing Strategy."* and replacing it with the following policy: *"Policy 8.0.2 External road connections to the Plan Area shall be conssitent with the Town of Stratmore'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 accommo`dated 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 m/uch 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-develpoment fl ows. It is anticipated a stomrpond will be constructed in this location to capture and retain post-development fl ows. 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 2nd day of September, 2026

READ A SECOND TIME this 2nd day of September, 2026

READ A THIRD AND FINAL TIME this 2nd day of September, 2026

_____

Mayor

_____

Director of Strategic, Administrative
& Financial Services

SCHEDULE "A"

Province of Alberta Municipal Government Act
Statutes of Alberta, Chapter M-26

The Town of Strathmore Municipal Development Plan
Bylaw No. 14-03 (Adopted on April 16, 2014, Last Consolidation on June 23, 2025)

Town of Strathmore Land Use Bylaw
Adopted September 17, 2014. Consolidated July 29, 2024. Updated October 2, 2025

Strathmore Quality of Life Master Plan
February 2010

Strathmore Wetland Conservation Plan
2005

Strathmore Community Sustainability Plan
April 2010

THE PRAIRIE'S AREA STRUCTURE PLAN
Area Structure Plan

PRAIRIE MERCHANT
PRAIRIE MERCHANT

Land Use Redesignation Approval Process

Subdivision Approval Process

Planning Hierarchy Chart

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



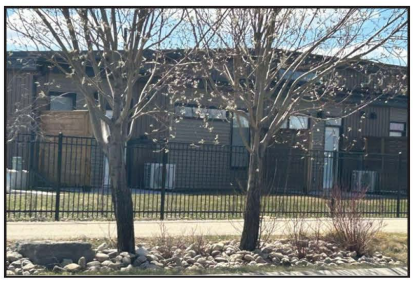
Figure (8b). Neighbourhood D Built-Form Examples



FIGURE (8B)

MODULAR HOMES



NEIGHBOURHOOD D
BUILT-FORM EXAMPLES

PRAIRIE'S VIEW

29

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

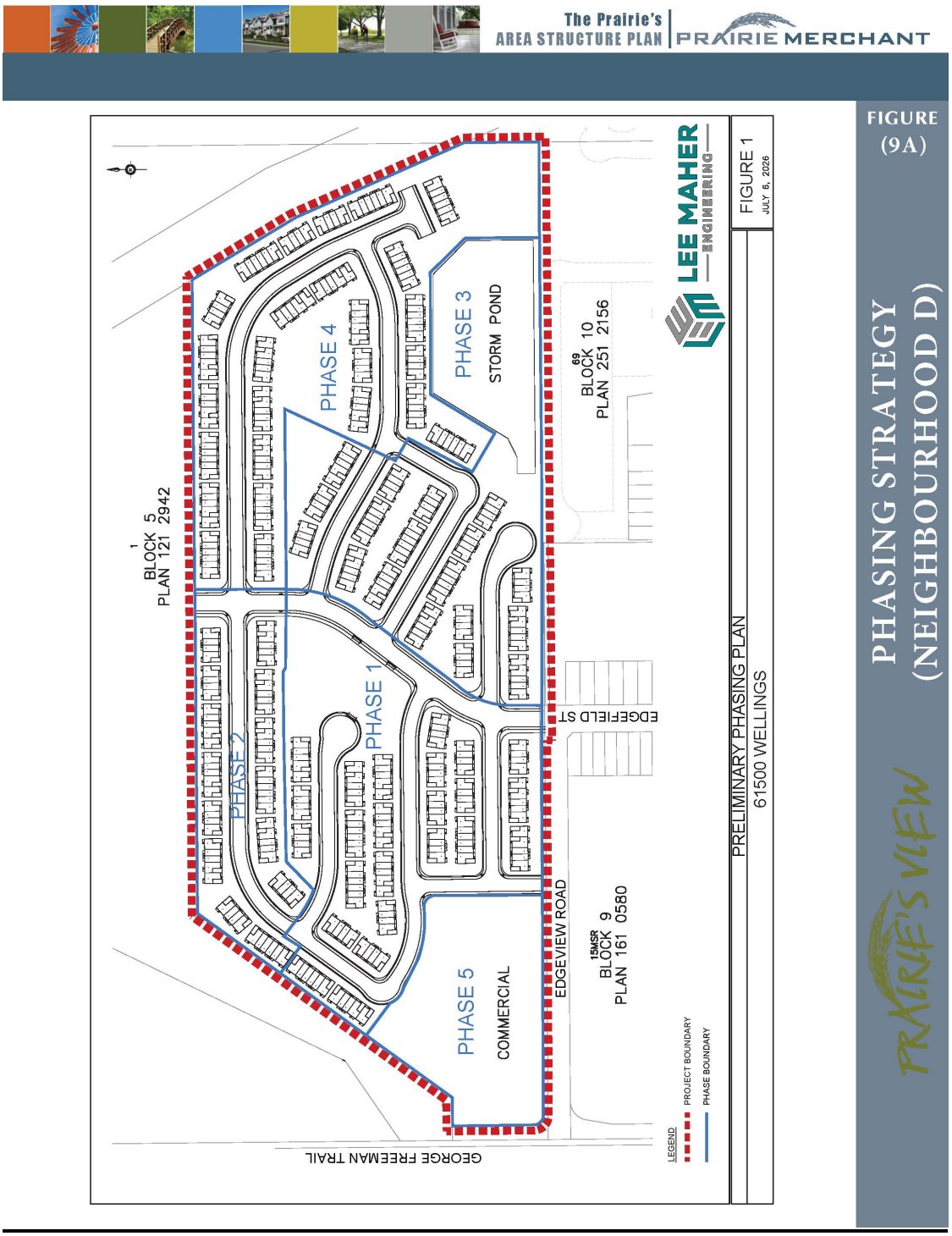


Figure (11a). Mobility Network (Neighbourhood D)

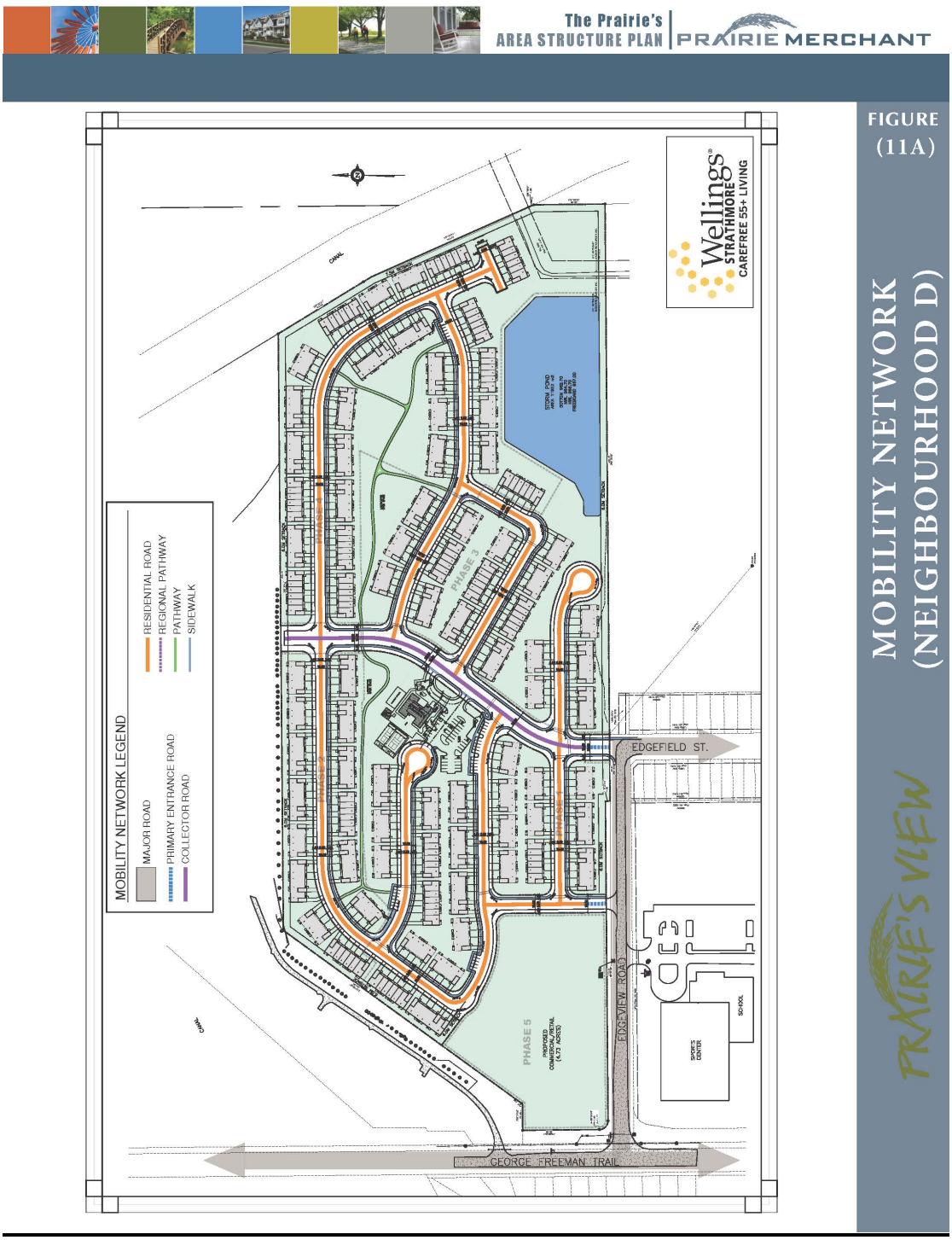


Figure (15a). Utility Servicing Strategy (Neighbourhood D)

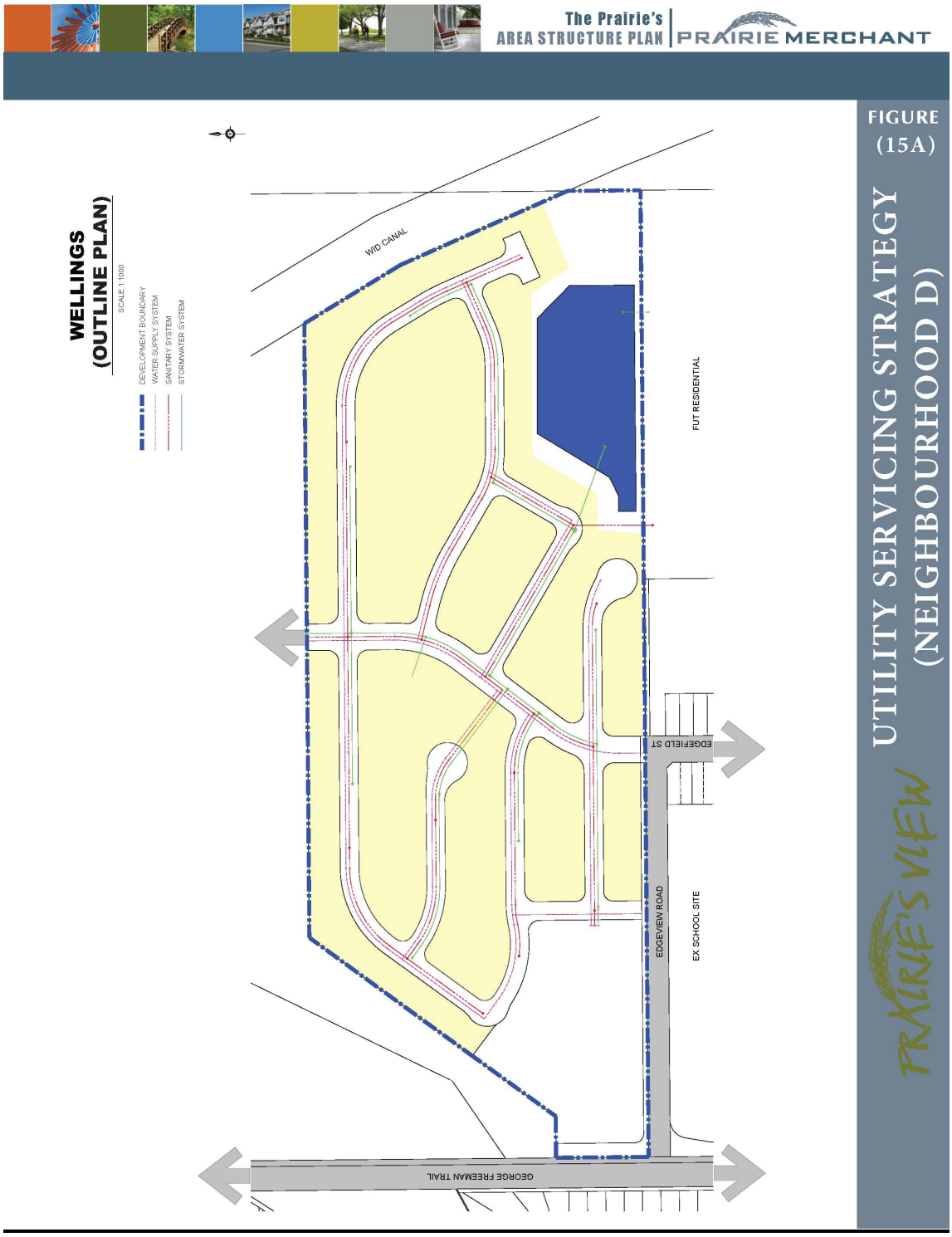


Figure 16a. Water Supply System (Neighbourhood D)

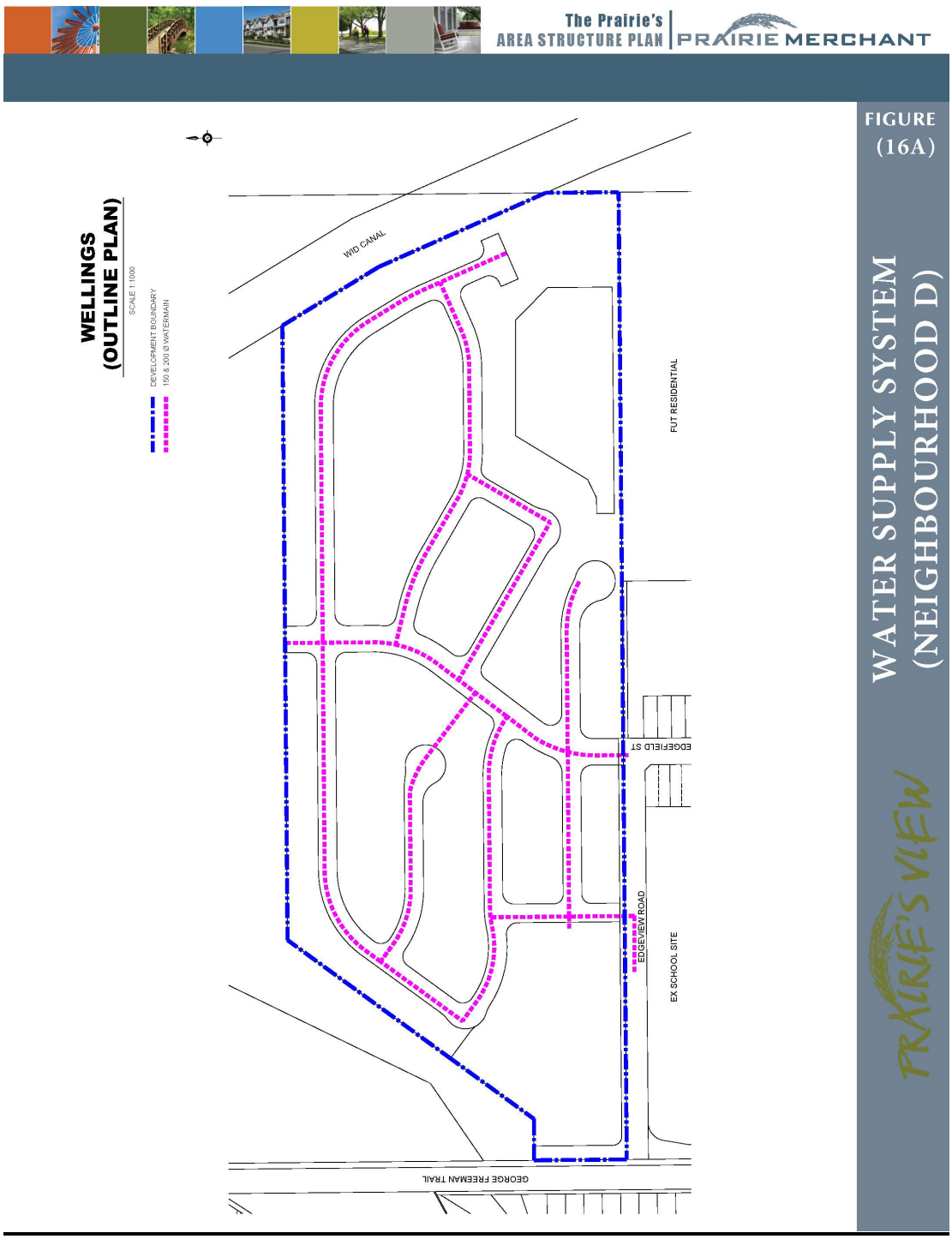
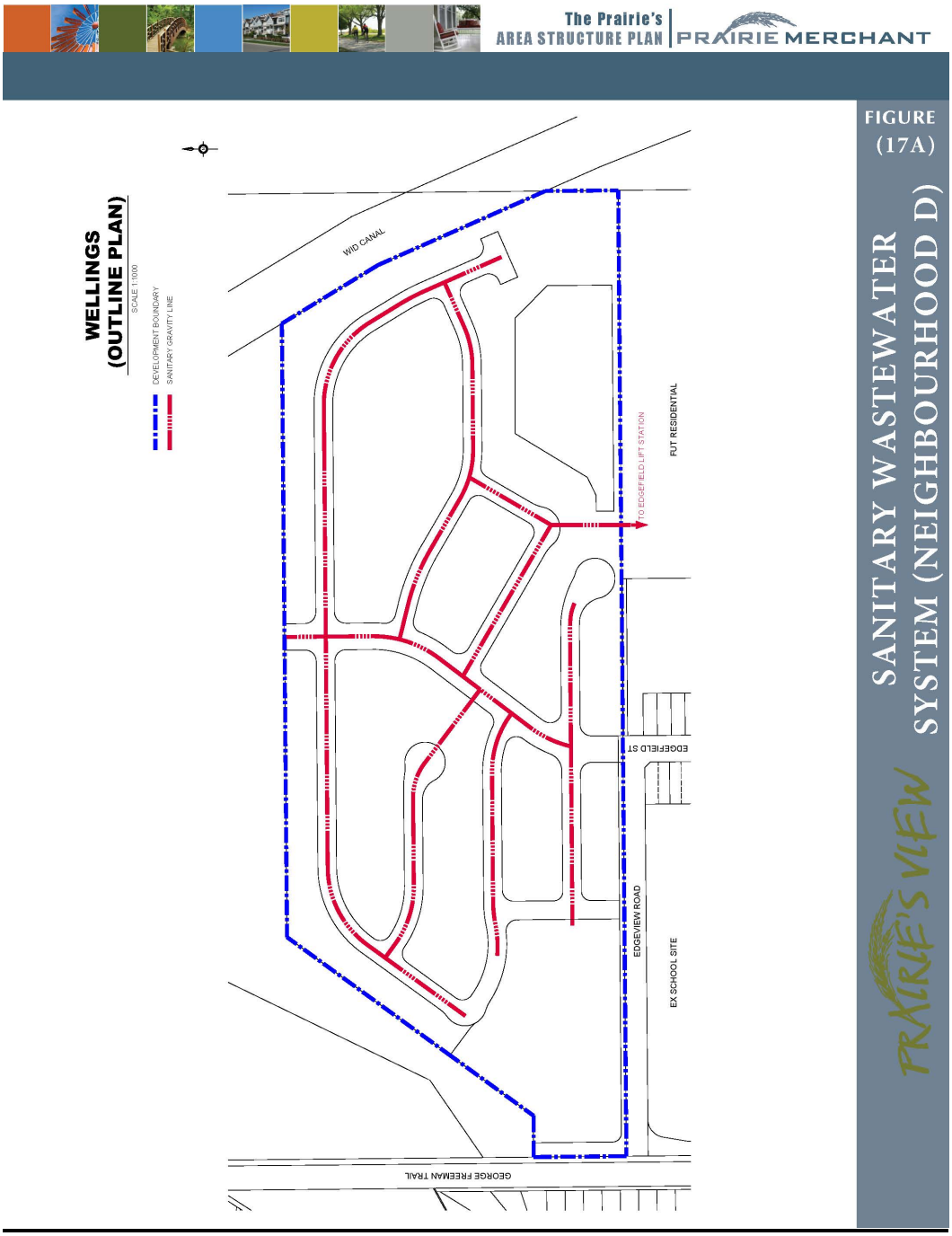
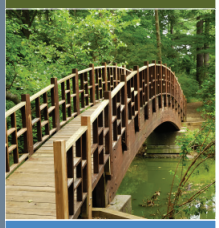


Figure 17a. Sanitary Wastewater System (Neighbourhood D)













The Prairies' AREA STRUCTURE PLAN

PRAIRIE MERCHANT

Town of Strathmore
Bylaw No. 11-08
16 November 2011
Amendment May 2026

LONGVIEW Planning + Design

LEE MAHER ENGINEERING ASSOCIATES

BYLAW NO. 11-08
OF THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA

BEING A BYLAW OF THE TOWN OF STRATHMORE IN THE PROVINCE OF ALBERTA TO ADOPT THE PRAIRIE'S AREA STRUCTURE PLAN.

UNDER AUTHORITY OF and pursuant to the provisions of the *Municipal Government Act, R.S.A. 2000, Chapter M-26* and amendments thereto, the Municipal Council of the Town of Strathmore in the Province of Alberta may by bylaw adopt an Area Structure Plan.

AND WHEREAS the Town of Strathmore has adopted a Municipal Development Plan that requires responsible development and good planning practices.

NOW THEREFORE, the Municipal Council of the Town of Strathmore duly assembled **HEREBY ENACTS AS FOLLOWS:**

101. The Prairie's Area Structure Plan, attached hereto as Schedule "A" be adopted.

201. That this Bylaw shall come into full force and effect upon third and final reading.

READ A FIRST TIME this 19th day of October, 2011.

READ A SECOND TIME this 16th day of November ,2011.

READ A THIRD TIME and finally passed this 16th day of November ,2011.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

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1.0 INTRODUCTION

1.1 Purpose

The purpose of The Prairies' Area Structure Plan (ASP) is to establish a framework for the orderly and economic, subdivision, and development of a new collection of Neighbourhoods within the Town of Strathmore to be known as The Prairies' Area Structure Plan. This Plan has been prepared in accordance with:

- Part 17 of the Municipal Government Act ~~(2000)~~;
- ~~Calgary Metropolitan Plan (2010);~~
- ~~Town of Strathmore Growth Study (2008);~~
- Town of Strathmore, Strathmore Community Sustainability Plan (2010) ;
- The Town of Strathmore, Quality of Life Master Plan (2010);
- The Town of Strathmore, Wetland Conservation Plan (2005);
- The Town of Strathmore Municipal Development Plan Bylaw #~~98-11~~ (~~1998~~);
- Town of Strathmore Land Use Bylaw #~~89-20~~ (~~1989, as amended~~); and,
- Town of Strathmore ~~Master Servicing Strategy (May 2007)~~.

1.2 Plan Area and Implementation

The Prairies' Area ASP is located on the east boundary of the Town of Strathmore and forms part of the newly annexed lands that expanded the Town boundaries - refer to **Figure 1 - Regional Location Map**. The Prairies' ASP has been developed to include approximately three hundred and ninety four (394.18) acres (159.53 hectares) of land - refer to **Figure 2 - General Location Map (Aerial Photo)**.

The Plan Area is currently owned by seven (7) separate landowners on nine (9) titles who have different timelines for development of their lands. As a result of the differences in development timelines, this ASP is set up to outline different Neighbourhood Nodes (A, B, C, and D) based largely on ownership. It sets out triggers for development of the Neighbourhoods such that the site is comprehensively planned and, at minimum, strategic pieces of the site such as servicing, transportation connections, and overland drainage, are addressed to ensure seamless development occurs over time. The ASP also implements a minimum benchmark for lands in each of the Neighbourhood Nodes to ensure that they retain a cohesive character and quality throughout.

The Neighbourhood Nodes planning strategy is delineated in **Table 1** and on **Figure 3 - Neighbourhood Nodes Planning Map**.

FIGURE (1)

REGIONAL LOCATION MAP

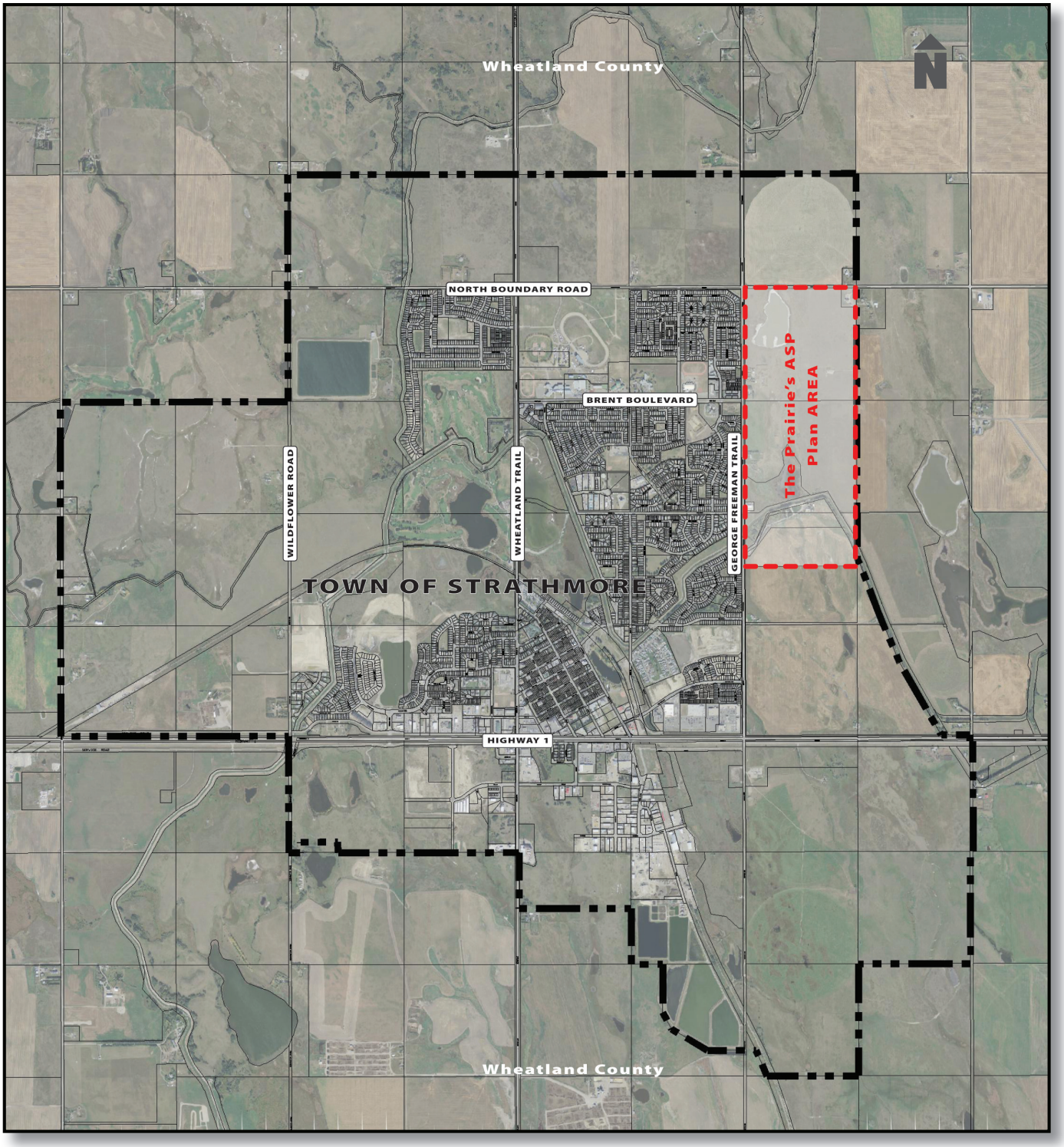


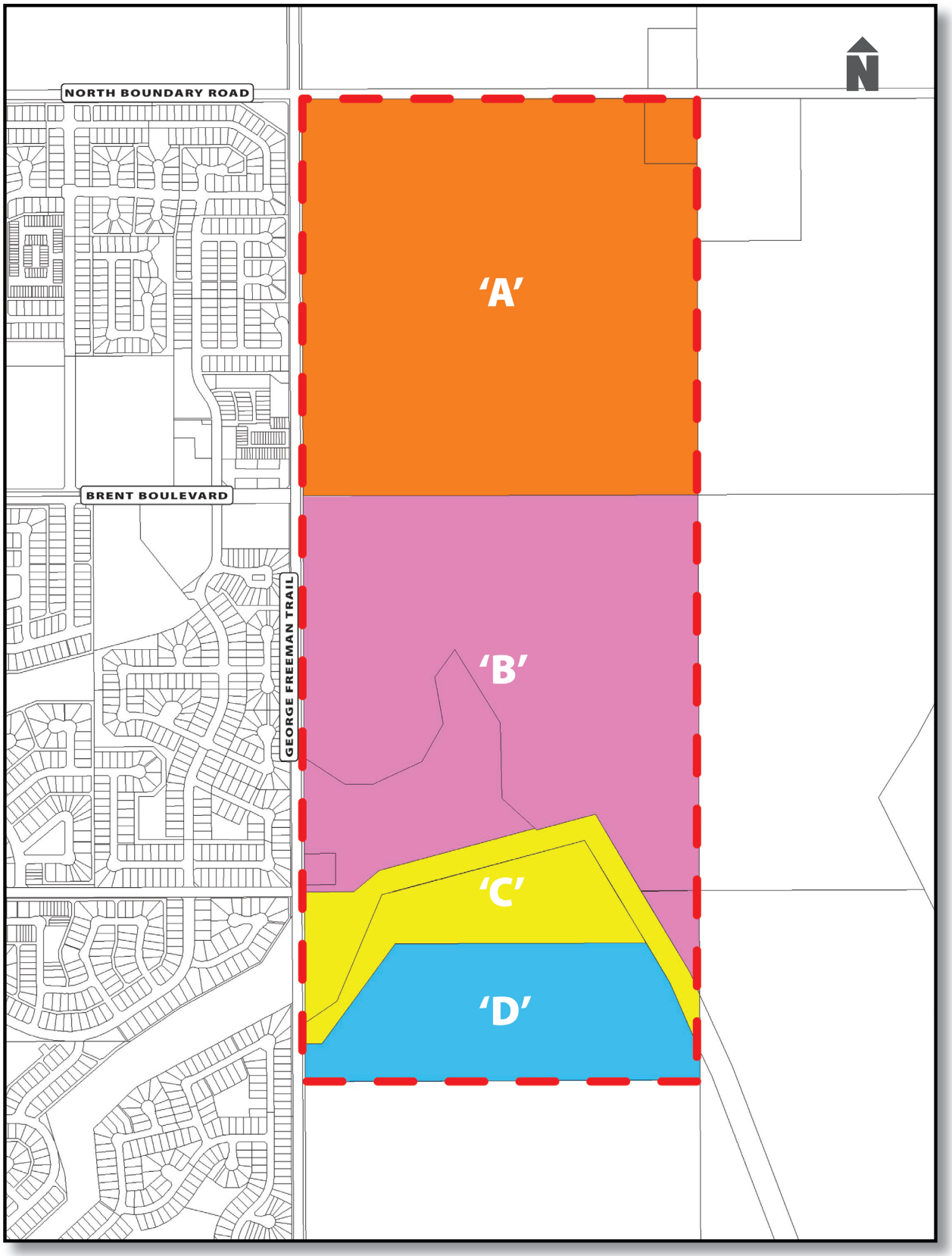
FIGURE (2)

GENERAL LOCATION MAP (AERIAL PHOTO)



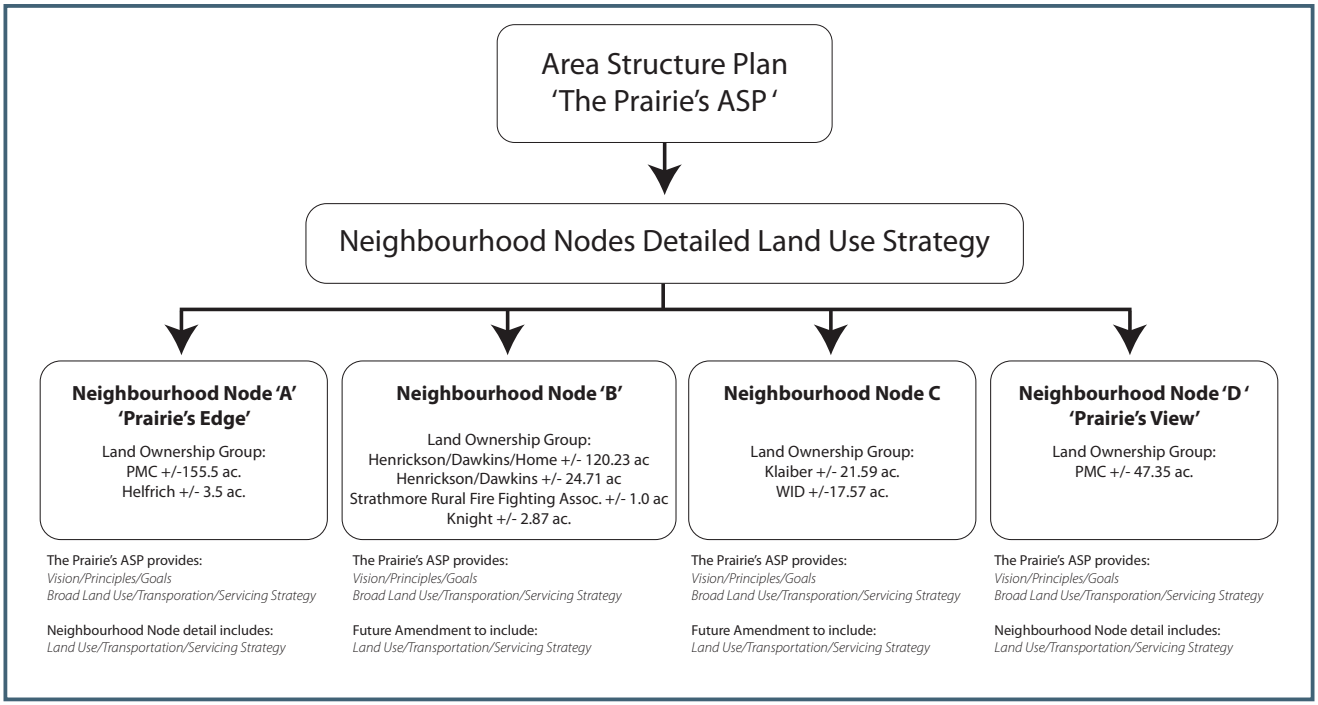
FIGURE (3)

NEIGHBOURHOOD NODES PLANNING MAP



NEIGHBOURHOOD NODE 'A'
NEIGHBOURHOOD NODE 'B'
NEIGHBOURHOOD NODE 'C'
NEIGHBOURHOOD NODE 'D'

Table 1 – Neighbourhood Nodes Planning Strategy



1.3 Conformity with Approved Plans

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:

633(1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may, by bylaw, adopt an area structure plan.

(2) An area structure plan
(a) Must describe
(i) The sequence of development proposed for the area,
(ii) The land uses proposed for the area, either generally or with respect to specific parts of an area,
(iii) The density of population proposed for the area either generally or with respect to specific parts of the area, and
(iv) The general location of major transportation routes and public utilities, And
(b) May contain any other matters the council considers necessary.



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.

1.3.1 Provincial Land Use Framework

The Town of Strathmore is located within the South Saskatchewan Regional Plan Area which is a planning region currently being addressed by the Province. To date, a profile of the South Saskatchewan Plan Area has been completed with the Terms of Reference for Development outlined. The Plan will provide overarching guidelines regarding development in the area while ensuring the protection and sustainability of the environment.

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.

1.3.3 Town of Strathmore Municipal Development Plan

The Town of Strathmore's Municipal Development Plan (MDP) (Bylaw #98-11) outlines the growth and development objectives for the municipality. The Prairies' ASP promotes the goals, objectives, and policies in the MDP including:

- 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.

1.3.4 Town of Strathmore Land Use Bylaw

The Town of Strathmore Land Use Bylaw (LUB) (Bylaw #~~89-20~~) regulates land uses within the municipality. The Prairies' ASP is currently designated as Agriculture General (AG) District under the Bylaw and as such requires land use redesignation to the various land uses to permit the development of a residential development in phases over time.

~~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.~~



1.3.6 Quality of Life Master Plan

A Quality of Life Master Plan was completed in February, 2010 for the Town. This Plan was undertaken to outline the strategies required for the provision of recreation and cultural facilities, trails, parks, and open spaces within the Town. The Prairies' ASP supports the Plan through comprehensive trail development and linkages, provision for open space, and programmed spaces.

1.3.7 The Town of Strathmore Wetland Conservation Plan

In 2005 the Town of Strathmore commissioned the preparation of the Wetland Conservation Plan which identified and classified thirty-four (34) wetlands or wetland complexes within the Town and, at the time, the Town's immediate area (now included formally within the Town boundary). Goals of the Wetland Conservation Plan included ensuring that there is no net loss of wetlands by promoting conservation and or mitigation within areas of future urban development and to use wetlands for stormwater treatment while ensuring their long-term viability. Within the Plan Area there are two (2) wetlands with distinct classifications. One wetland is to be redeveloped to revise its stormwater attenuation function and add more habitat value than it currently provides and the second wetland is already an existing Ducks Unlimited Wetland project that will be retained.

1.3.8 Strathmore Community Sustainability Plan

The Town of Strathmore completed the Strathmore Community Sustainability Plan in April, 2010. The Plan seeks to balance social, cultural, environmental, governance, and economic aspects of the Town as it moves into the future. The Prairies' ASP development supports the Town's vision for the future by providing:

- Natural Environment – use of existing drainage course to shape the conveyance channel and water movement throughout The Prairies' ASP for the enjoyment of residents. Encouragement of water conservation techniques for all dwelling units;
- Built Environment – introduction of low impact development and the integrated pathway network connecting The Prairies' ASP with neighbouring communities; and,
- Economic – The Prairies' development contributes to the vision for the newly annexed lands by supporting the Town's sustainability goals and creates potential business opportunities for local builders and suppliers.

1.3.9 Town of Strathmore Area Structure Plan Specialized Study Requirements

The Town of Strathmore established a list of requirements for the submission of Area Structure Plans in October, 2010 to make the Town's approach to land development as streamlined, efficient, and attractive as possible for applicants, while obtaining all necessary information.

The following reports must accompany an ASP submission:

- Biophysical Report.
- Environmental Assessment – Phase 1.
- Geotechnical Report.
- Historical Resources Overview.
- Servicing:

  Water System: include a drawing showing the connection points to water system, and show looping consistent with Master Servicing Study.

  Stormwater: conform to the Master Servicing Study and the NW Stormwater Drainage Study, include a drawing showing ponds, location of stormwater discharge, and, approximate sizing of stormwater facilities based on the requirement for discharge rate, water quality and volume control.

  Sanitary System: include a drawing showing the connection points to the sanitary system connections, and show sanitary lines.
- Traffic Impact Assessment (TIA).

The list of functional servicing reports and ASP background reports has been satisfied and these reports have been provided to the Town of Strathmore at the time of The Prairies' ASP submission.

2.0 DEVELOPMENT AREA

2.1 Location

The Prairies' Area Structure Plan Area is located on the east boundary of the Town of Strathmore and forms part of the newly annexed lands that expanded the Town boundaries. The Plan Area is bound on the north by North Boundary Road and to the west by George Freeman Trail - refer to **Figure 4 - Opportunities and Constraints**. It is anticipated that road dedication and regional servicing connections to the site will be in a manner consistent with the ~~Town of Strathmore Master Servicing Study (2007)~~.

2.2 Legal Description and Land Ownership

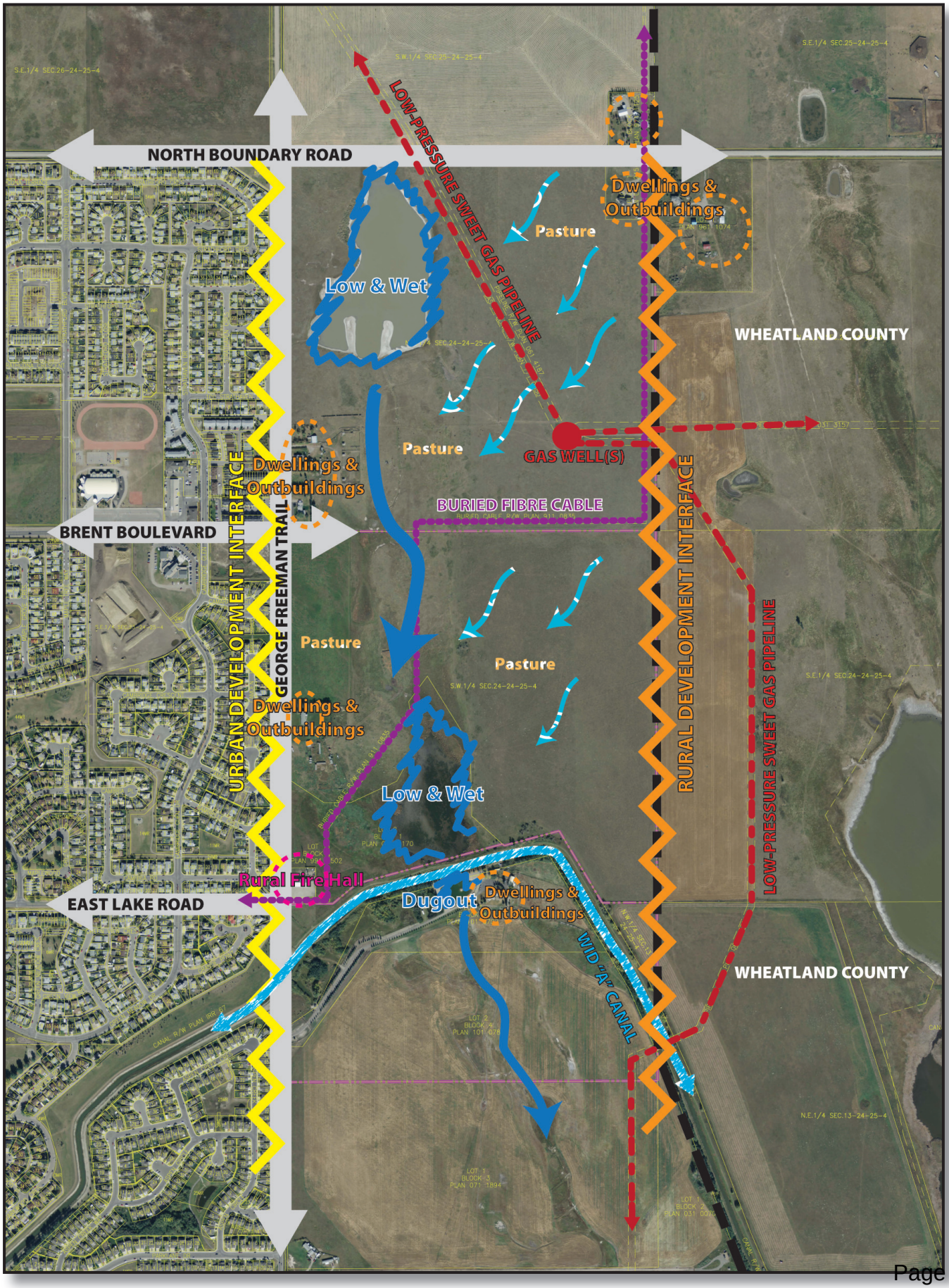
The Prairies' Area Structure Plan includes +/- 394.18 ac (+/- 159.53 ha) of land within the following quarter sections: NW and SW 24-24-25 W4M and NW and SW 13-24-25 W4M. The following table describes existing parcels within the ASP Plan Area and the landowners at the time of Plan preparation.

Table 2 – Land Ownership Summary

LEGAL DESCRIPTION	ACRES	HECTARES	LANDOWNER
Neighbourhood A			**Prairie's Edge**
NW 24-24-25 W4M	+/- 155.37	+/- 62.88	PMC (Strathmore) Corp.
Plan 0312456, Block 1, Lot 1	+/- 3.50	+/- 1.41	Dean & Kristine Helfrich
Neighbourhood B			
SW 24-24-25 W4M	+/- 120.23	+/- 48.66	Frances Henrickson, Frederick Dawkins, & Helen Home
Plan 0011170, Block 1, Lot 2	+/- 24.71	+/- 10.00	Frances Henrickson & Frederick Dawkins
Plan 9913502, Block 1, Lot 1	+/- 1.00	+/- 0.41	Strathmore Rural Fire Fighting Association
Ptn. NW 13-24-25 W4M	+/- 2.87	+/- 1.16	Frederick & Dorothy Knight
Neighbourhood C			
Plan IRR 67	+/- 17.56	+/- 7.11	Western Irrigation District
Plan 1010702, Block 4, Lot 1	+/- 21.59	+/- 8.74	Grant & Donna Lee Klaiber
Neighbourhood D			**Prairie's View**
Plan 1010785, Block 4, Lot 2	+/- 47.35	+/- 19.16	PMC (Strathmore) Corp.
Total	**+/-394.18**	**+/-159.53**	

FIGURE (4)

OPPORTUNITIES & CONSTRAINTS



Outside of Neighbourhood A, also known as Prairies' Edge, (excepting thereout the Helfrich +/- 3.50 acre parcel) and Neighbourhood D, also known as Prairies' View, which are detailed in this Plan, the timing of development for the individual parcels shall be left to the discretion of the landowners and to the satisfaction of the Town of Strathmore.

Policy 2.2.1 Each Neighbourhood, as described in this Plan, shall prepare a land use plan to the satisfaction of the Town of Strathmore. Neighbourhood A (Prairies' Edge) and Neighbourhood D (Prairies' View) are outilned in this Plan. Future development and the potential road, pathway, and servicing connections to the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C may require review and amendment to this Plan to the satisfaction of the Town of Strathmore.

2.3 Plan Area and Adjacent Land Uses

The Prairies' ASP land holdings are currently designated as Agriculture General District; the land is predominantly undeveloped as it was historically used to support agricultural uses. Surrounding land uses within the Town boundary reflect a mixture of urban residential, institutional, and some commercial land uses. Lands to the east and north within Wheatland County are primarily agricultural in nature.

2.4 Objectives

The Prairies' ASP provides clear and concise policy direction for development of the Plan Area. The Plan outlines the method of servicing and the phasing of development over time. The Prairies' ASP is a framework outlining a comprehensive neighbourhood-based community Plan, combined with solid urban design. 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.

The objectives of The Prairies' ASP, for all Neighbourhood Nodes, are:

1. To provide a policy background from which to evaluate the development by describing and analyzing the physical characteristics and uses of the site and surrounding area;
2. To establish design principles, which are in conformity with existing statutory plans, and create a built form that is in keeping with and enhances the character of the Town of Strathmore; and,
3. To establish a servicing plan and phasing strategy that meets applicable standards and the needs of the community.

2.5 The Prairies' Community Vision

The Prairies' ASP envisions a collection of great neighbourhoods (Neighbourhood Nodes A,B,C, and D). Each Neighbourhood has at its core a mix of land uses and amenities that result in efficiency and sustainability. The backbone of all Prairies' Neighbourhoods is a walkable design, providing both active (i.e., pond skating, running, cycling) and passive (i.e., walking, sitting, reflecting) amenity areas. Architectural Controls are in place to ensure a comprehensively

planned community emerges as it develops over time. A system of interconnected open spaces complemented by improved and retained habitat areas for water fowl help to establish the sense of place and the character of the Neighbourhoods. The Prairies' ASP area provides a range of housing types and entry points for a range of citizens within their lifecycle.

The Prairies' ASP outlines a framework to ensure that each Neighbourhood meets the Plan vision by providing:

- Character throughout and a sense of place;
- An integrated and walkable system of great streets, pathways, and parks;
- Opportunities for small-scale local commercial areas and potential employment areas; and,
- A range of housing types to meet various family needs and be flexible to accommodate lifecycle requirements.

2.6 Physical Site Features

2.6.1 Topography and Drainage

The Plan Area is currently under cultivation or supporting pasture. The Plan Area consists of gently rolling landscape with high points on the east side sloping downward toward the south and south west. Detailed topography for Neighbourhoods A and D are outlined on **Figure 5 - Site Topography (Neighbourhoods A and D)**. Overland drainage traverses the entire Plan Area from the north west corner of the Plan Area through the middle of the Plan Area to the southernmost wetland north of the Western Irrigation District "A" Canal. Overland drainage has been identified in preliminary engineering and will be accommodated for in the neighbourhood planning.

Policy 2.6.1.1 A detailed topographic map is required to be prepared for Neighbourhood B and Neigbourhood C to the satisfaction of the Town of Strathmore and submitted as an amendment to this Plan.

2.6.2 Site Assessments

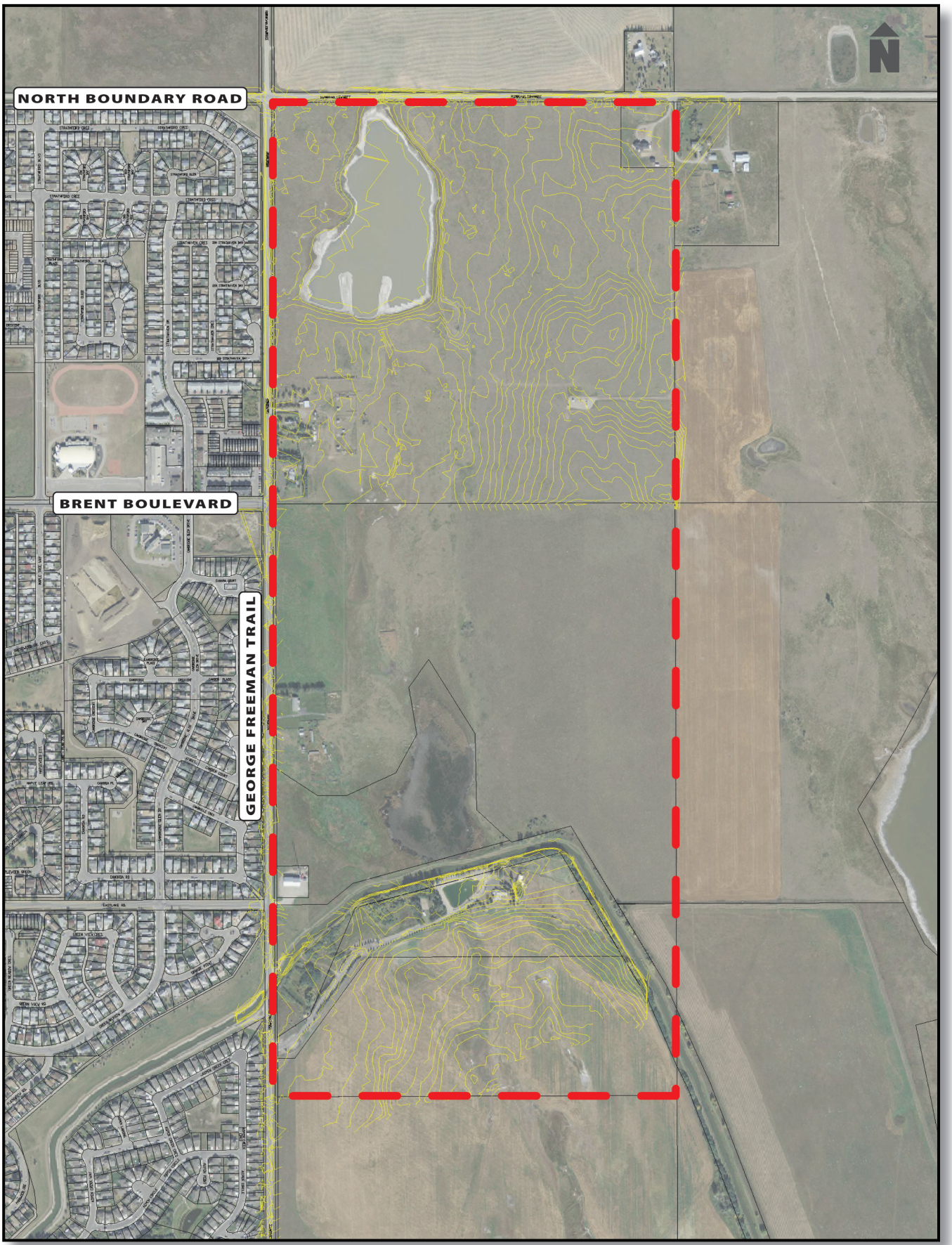
A number of pre-developent studies, such as a Geotechincal Report, Biophysical Inventory, Historical Resources Impact Asessment, Phase 1 Environmental Sensitivity Assessment, and Traffic Impact Assessment, are required to support any Plan Area development application. Various site assessments and investigations have been completed in support of the future urban development, particularly within Neighbourhoods A and D, of The Prairies' ASP boundary.

2.6.2.1 Geotechnical

Within Neighbourhoods A (NW 24-24-25 W4M) and D (Plan 1010785, Block 4, Lot 2), a Shallow Subsoil Investigation (Geotechnical) was completed by Almor Testing Services Ltd. and submitted to the Town of Strathmore under separate cover. The reports concluded

FIGURE (5)

SITE TOPOGRAPHY (NEIGHBOURHOODS A & D)



that there are no significant geotechnical constraints to urban development and the site is generally favourable for grading. All engineer's recommendations within the Reports will be adhered to during the construction of The Prairies' ASP Neigbourhoods.

Policy 2.6.2.1.1 A Geotechnical Assessment shall be completed for Neighbourhood B and/or Neighbourhood C to the satisfaction of the Town of Strathmore.

2.6.2.2 Environmental Site Assessment

Within Neighbourhoods A (NW 24-24-25 W4M) and D (Plan 1010785, Block 4, Lot 2), Phase 1 Environmental Site Assessments were completed by Base Property Consultants Ltd. and Almor Testing Services Ltd. The findings in the reports conclude that there are no issues or constraints to site development. Based upon review of historical records and site reconnaissance, the detailed review concluded no significant environmental impairment exists within the Neighbourhood A and D sites and no further environmental investigation is required. The assessments were provided to the Town of Strathmore under separate cover.

Policy 2.6.2.2.1 Prior to any development approvals, an Environmental Site Assessment shall be completed for the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C to the satisfaction of the Town of Strathmore.

2.6.2.3 Biophysical Impact Assessment

A Biophysical Impact Assessment for Neighbourhoods A (NW 24-24-25 W4M) and D (Plan 010785, Block 4, Lot 2) was completed by EnviroConsult Inc. This report concurred with the wetland classifications within the Plan Area established by the Wetland Conservation Plan and found no biophysical restrictions to future urban development. The assessment was provided to the Town of Strathmore under separate cover. Based on the low habitat capability of the lands within and around the Neighbourhood A and Neighbourhood D, the agricultural disturbances and cultivation, and the absence of sightings of special status wildlife species during the field surveys, the potential for special status wildlife species to occur within the project area is anticipated to be low. Overall, Neighbourhood A and Neighbourhood D areas exist in a landscape that has experienced considerable agricultural disturbances over the years. The pastureland in Neighbourhood A has been heavily overgrazed and Wetland ST-23 has been trampled, historically used for stormwater retention, and does not contain developed wetland characteristics. The Neighbourhood D lands located south of the irrigation canal have been cultivated to cereal crops to the greatest extent possible and have been under pivot irrigation.

Policy 2.6.2.3.1 Prior to any development approvals, a Biophysical Impact Assessment shall be completed for the small balance of Neighourhood A, Neighbourhood B, and Neighbourhood C to the satisfaction of the Town of Strathmore.

2.6.2.4 Historical Resources Assessment

The Prairies' Plan Area (inclusive of Neighbourhoods A, B, C, and D) has received Historical Resources Act Clearance issued by the Historic Resources Management Branch of Alberta Environment. A letter from the Province indicating this clearance has been provided to the Town under separate cover.

2.6.2.5 Man-Made Considerations

The Prairies' ASP contains a Telus fibre optic line and gas well heads(s) with associated pipeline right of way for conveyance of low pressure sweet gas operated by Encana. Ongoing dialogue with the operator is important to allow them to revise their emergency planning zone and emergency contact lists. The Town of Strathmore has indicated, and ERCB Directive 056 supports the fact that, there is no additional setback outside of the right of way for any of the Plan Area pipelines and the 100 metre setback required for gas well heads can be reduced at the discretion of the Town from 100 metres to 50 metres.

Table 3 – ERCB Setback Requirements

Table 6.3. Setback requirements for gas/oil effluent pipelines containing >10 mol/kmol H_2S

Level	H_2S Release Volume (m^3)	Minimum Distance
1	< 300	Pipeline right-of-way
2	≥ 300 to < 2000	0.1 km to individual permanent dwellings and unrestricted country developments 0.5 km to urban centres or public facilities
3	≥ 2000 to < 6000	0.1 km to individual permanent dwellings up to 8 dwellings per quarter section 0.5 km to unrestricted country developments 1.5 km to urban centres or public facilities
4	≥ 6000	As specified by the ERCB but not less than Level 3

ERCB Directive 056: Energy Development Applications and Schedules (July 2008), P. 6-10

The Western Irrigation District (WID) "A" Canal comprises the southern boundary of Neighbourhood B and the northern boundary of Neighbourhood C. Due to water quality concerns within the canal, no stormwater is permitted to enter the WID canal from the urban development areas.

Policy 2.6.2.5.1 A review of ERCB Directive 056 indicates that no additional setback outside of the right-of-way is required from any pipeline right-of-way within the Plan Area.

Policy 2.6.2.5.2 Building setbacks from the low pressure sweet gas well head(s) within the NW 24-24-25 W4M shall be 65 meters in radius, unless it is deemed that a range of 50-65 meters in radius is appropriate based on a future ERCB decision

related to a formal setback relaxation application.

Policy 2.6.2.5.3 No stormwater shall be permitted to be released into the WID "A" Canal within the Plan Area.

3.0 LAND USE AND SUBDIVISION

3.1 Overview

The Prairies' Area Structure Plan is a comprehensively planned community that is to be developed in phases over time. A comprehensive land use strategy for Neighbourhood A (with the exception of 3.5 acres in the NE corner) and Neighbourhood D is included with the body of this Plan. The timing of development of the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C will vary with the aspirations of the individual landowners involved. It is anticipated that The Prairies' ASP will develop as a comprehensively planned area with consistent land use and design strategies being implemented for every Neighbourhood regardless of the timing of development. This Plan contains policy statements that apply to all Neighbourhoods. It also contains specific policies for Neighbourhoods A and D, which are proceeding to develop in the short term.

3.2 Land Use Strategy

The land use concept takes into consideration the neighbouring development and area land use context which supports residential neighbourhoods, schools, a mix of local commercial development, and accommodates current connections to the transportation network. The consistency of the streetscape is considered in the land use choices. Streets are intended to have unified themes and consistent patterns of development. They are designed with safety in mind; they have short blocks, are curvilinear, and support traffic calming. A traditional design was considered for walkablity and sensitivity to the pedestrian environment. Transition between the housing types will generally occur at the break between compact walkable blocks and the use of trails and open space throughout the development. Open space is integrated with the stormwater management plan to provide a habitat amenity and extend the function of these spaces by offering active and passive recreation.

The Prairies' ASP intends to establish a small-scale local commercial centre, and provides a range of housing options to accomodate various family needs and lifecycle requirements. Sustainable design and servicing techniques will be implemented where possible and practical. Architectural Controls will help provide a sense of unity, place, and pride within the neighbourhood.

Figure 6 - Plan Area Land Use Strategy delineates the Plan Area land use strategy with detail for Neighbourhood A and Neighbourhood D. It outlines conceptual road connections, regional pathways, and overland drainage patterns for the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C. Detailed planning of these areas is to be provided as supplemental information to this ASP to the satisfaction of the Town of Strathmore. Connections and internal roads shown on **Figure 6 - Plan Area Land Use Strategy** are conceptual and are to be considered as such until such time as detailed neighbourhood planning occurs on these lands.

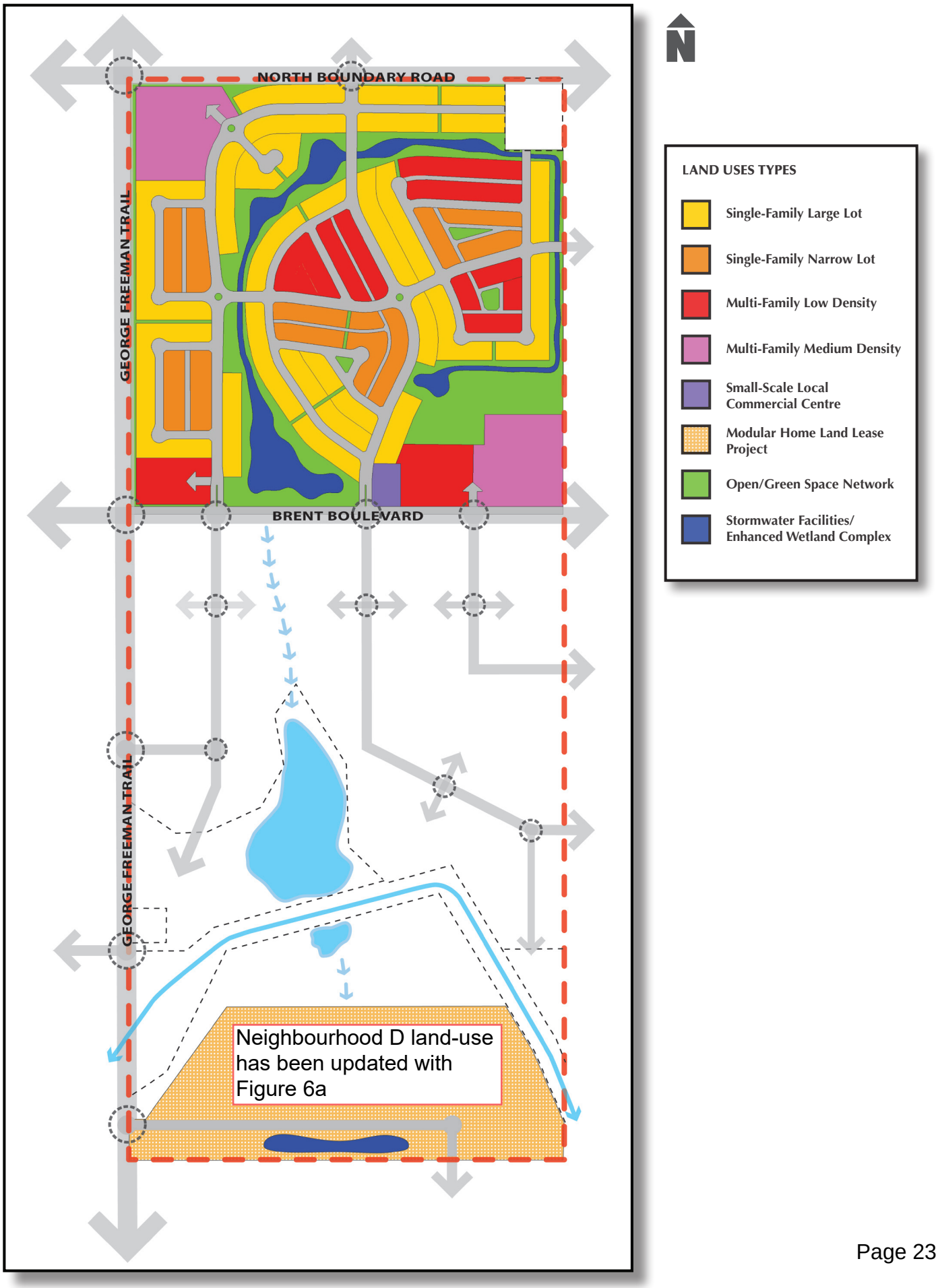


FIGURE (6)

PLAN AREA LAND USE STRATEGY

3.2.1 Population Projections and Densities

According to the Town's Growth Study (October, 2008) the Town continues to experience a 6.5% average growth rate per year. The 2006 Statistics Canada Census information shows the population of 10,255 persons averaging 2.7 persons per household in all census families. The 2006 federal census indicated that 65% of Strathmore residents live in single-family detached homes.

The population projection for The Prairies' ASP Plan Area is based on a gross acre density target of an average 7.0 units per acre. This density target could achieve 2,758 dwelling units with an average person per household of 2.7 persons resulting in a population projection for The Prairies' ASP entire Plan Area of 7,446 persons based on gross acreage.

3.2.2 General Land Use Strategy - Neighbourhood A, B, C, and D General Policies

The following section of this Plan proposes general land use polices for all Neighbourhoods. This section is followed by detailed policy and land use information for Neighbourhoods A (excepting the 3.5 acres within NE corner) and Neighbourhood D. It is anticipated that an amendment to this Plan will be required to provide supplemental detail on the NE corner of Neighbourhood A, Neighbourhood B, and Neighbourhood C at the appropriate time and to the satisfaction of the Town of Strathmore.

It is anticipated that all Neighbourhoods within the Prairies' ASP Plan Area will, at minimum, achieve the following goals:

1. The Neighbourhoods are considered complete communities;
2. The Neighbourhoods are sensitive to significant natural features;
3. The Neighbourhoods provide a range of housing options to accommodate a variety of resident family types and incomes;
4. The Neighbourhoods are walkable with strong pedestrian linkages to and throughout the Open Spaces; and,
5. The Neighbourhoods create a sense of place through community design and central public amenities.

In order to ensure the comprehensive development of neighbourhoods within The Prairies' ASP the following general land use polices shall apply within the Plan Area:

Policy 3.2.2.1 Residential areas shall include a range of single family and multi-family dwelling types.

Policy 3.2.2.2 Single-family housing may be the predominate form of residential units, but lot widths may vary to accommodate a housing typology including lane relationships.

Policy 3.2.2.3 The Neighbourhoods shall achieve an overall average density minimum of six (6) to eight (8) units per gross acre.

Policy 3.2.2.4 The Neighbourhoods shall develop a set of Architectural Controls that can be distinct in their design but should, at minimum, be comprised of unifying elements in order to create a comprehensive and cohesive community.

Policy 3.2.2.5 The Neighbourhoods shall contain open space and pedestrian connections throughout and each neighbourhood should have comprehensively planned connecting open spaces to, and through, the Plan Area.

Policy 3.2.2.6 Innovations in residential forms and lot layouts should be explored, to enhance the pedestrian realm, such as fronting housing units onto public spaces with primary access provided from laneways.

Policy 3.2.2.7 Design and development of the Neighbourhoods should effectively accommodate future Public Transit service with bus stop locations conveniently placed for accessibility and safety.

4.0 DEVELOPMENT STANDARDS

Development standards and architectural controls will be utilized at the Development Permit stage to ensure that all new site development will be compatible with adjacent land uses.

4.1 Architectural Controls

A general theme will be established for the Plan Area and then specifically for the Neighbourhoods. Specific attention will be paid to materials, colours, and architectural detailing that primarily enhances the front facade treatment of the home and unified streetscape. A foundation of good community design establishes a variety of form and creates a sense of pride in ownership that in turn results in care and attention being paid to the maintenance of the home by the owner.

Policy 4.1.1 The Prairies' Plan Area Architectural Controls shall inform quality in the built environment and include materials, colors, and architectural detailing of dwellings and streetscape.

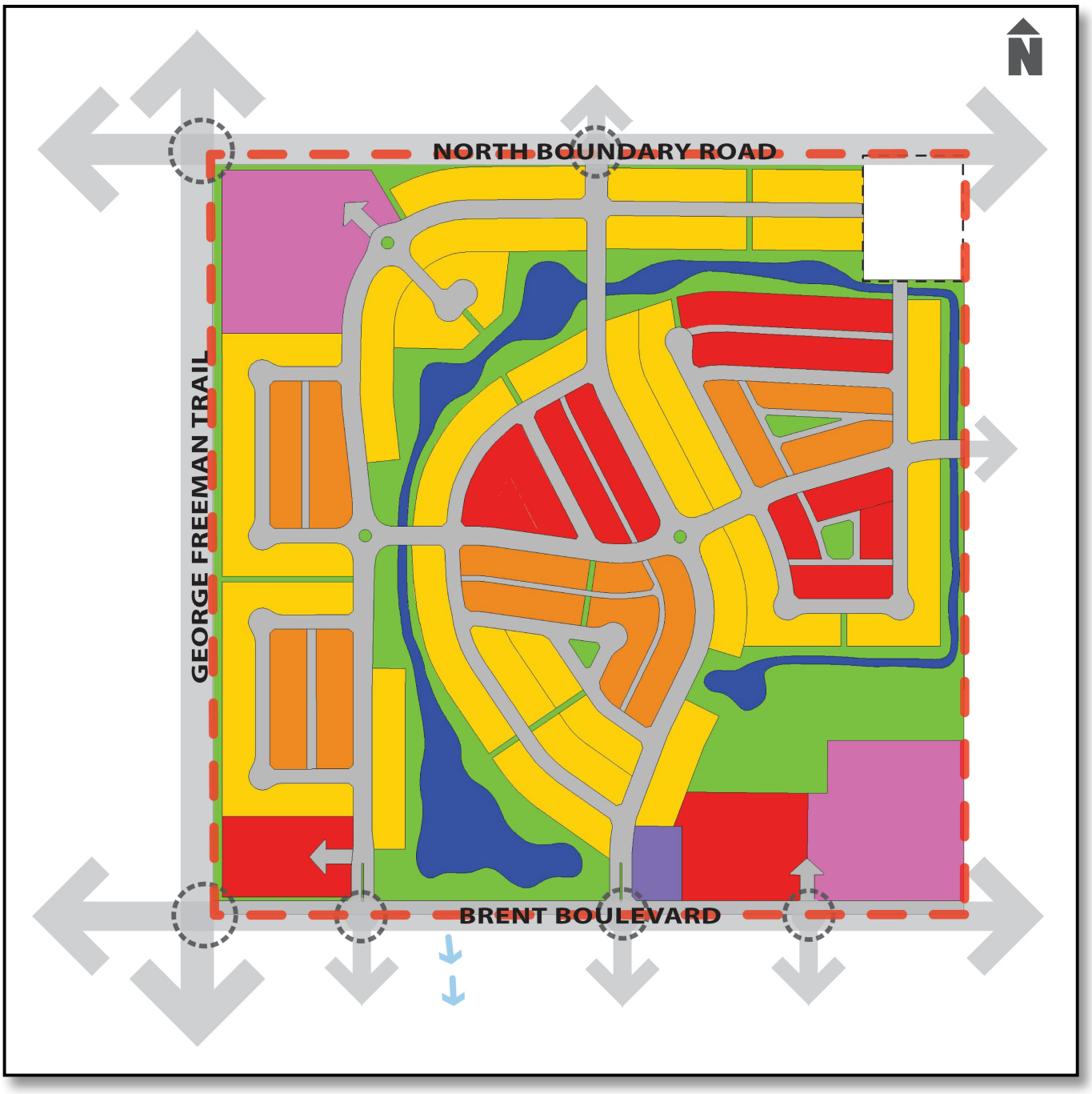
Policy 4.1.2 The Architectural Controls ~~shall~~ be registered by Caveat on title and implemented by the Developer.

5.0 DETAILED LAND USE STRATEGY - NEIGHBOURHOOD A (Prairies' EDGE) AND NEIGHBOURHOOD D (Prairies' VIEW) GOALS

5.1 Land Use Overview

Figure 7A - Neighbourhood A Land Use Strategy and **Figure 8A - Neighbourhood D Land Use Strategy** delineate in detail the specific development goals for Neighbourhood A (Prairies' Edge) and Neighbourhood D (Prairies' View). The development of these Neighbourhoods also embodies the General Neighbourhood Policies listed in Section 3.2.2. Public open spaces, short walkable

FIGURE (7A)



LAND USES TYPES

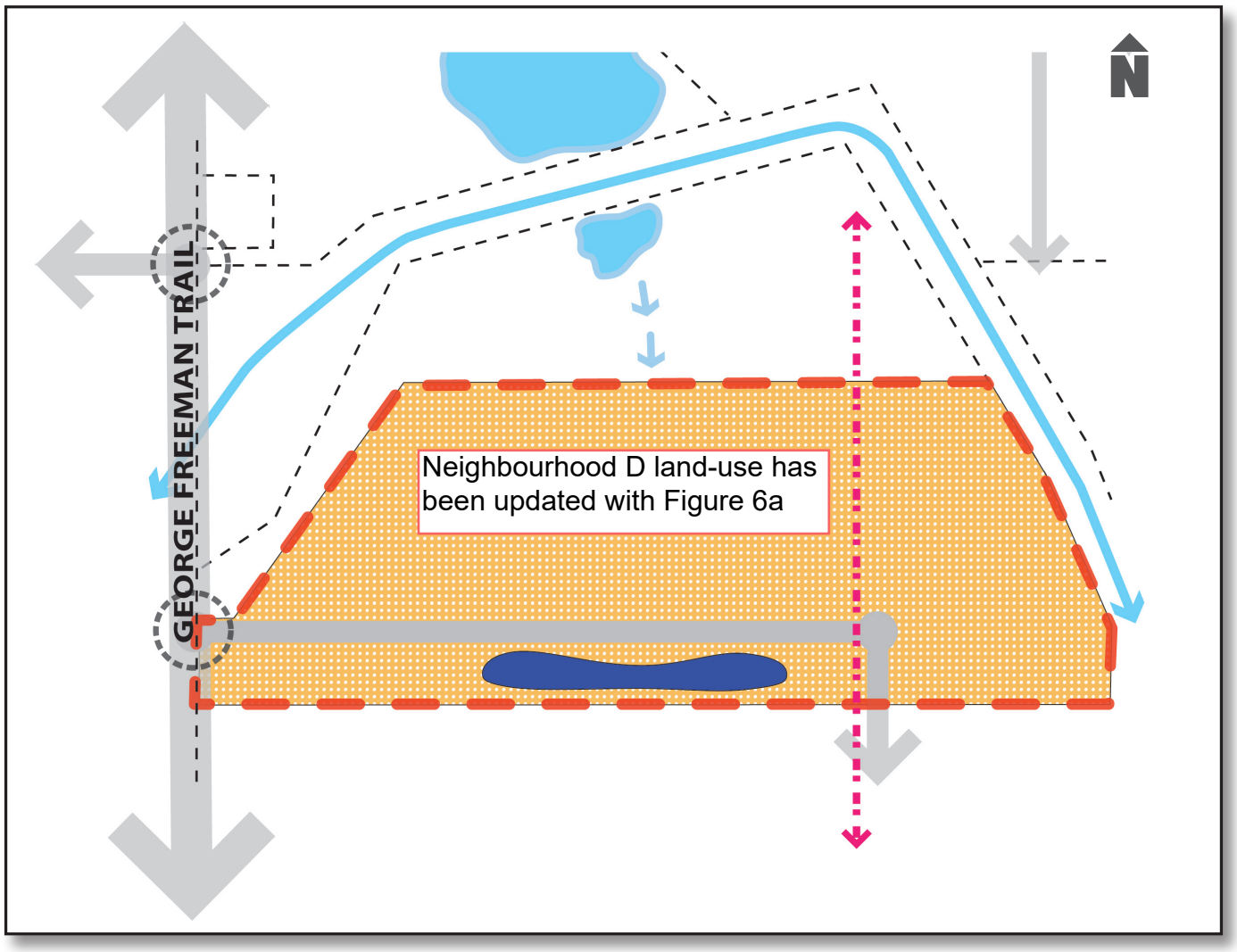
- Single-Family Large Lot
- Single-Family Narrow Lot
- Multi-Family Low Density
- Multi-Family Medium Density
- Small-Scale Local Commercial Centre
- Open/Green Space Network
- Stormwater Facilities/ Enhanced Wetland Complex

NEIGHBOURHOOD A LAND USE STRATEGY

PRAIRIE'S EDGE

FIGURE (8A)

NEIGHBOURHOOD D LAND USE STRATEGY



LAND USES TYPES

- Modular Home Land Lease Project
- Stormwater Facilities/ Enhanced Wetland Complex
- Sanitary System Alignment *Town of Strathmore Master Servicing Strategy*

PRAIRIE'S VIEW

blocks, stormponds supporting biodiversity and natural features, attention to detail, and safe, curvilinear streets make these two initial communities unique and special places. **Figure 7B - Neighbourhood A Master Perspective Illustration** and **Figure 7C - Neighbourhood A Amenity Perspective Illustration** provides detailed conceptual hand-rendered illustrations of the land use strategy for Neighbourhood A (Prairies' Edge). The specific development goals for these two neighbourhoods include:

1. Creating potential businesss opportunities for local builders and local suppliers;
2. Complementing and supporting the existing communities, facilities, and infrastructure within the Town;
3. Creating unique and special places within each neighbourhood; and,
4. Offering regional amenities to all Town residents, not just those who are new residents.

Table 4 – Land Use Statistics (Neighourhoods A and D)

NEIGHBOURHOOD A - Prairie's Edge	+/- ACRES	% TOTAL
Residential		
Single-Family Large Lot	41.5	26.7
Single-Family Narrow Lot	14.0	9.0
Multi-Family Low Density	18.0	11.6
Multi-Family Medium Density	12.2	7.9
Small-Scale Local Commercial Centre	1.0	0.6
Open/Green Space - Municipal Reserve (over-dedication applied to Neighbourhood D)	20.9	13.5
Open/Green Space - Encana Surface Lease Area	2.4	1.5
Public Utility incl. Stormwater Facilities and Riparian Area*	11.2	7.1
Roads Right-of-Ways (including Lanes)	31.0	20.0
Road Widening Dedication	3.2	2.1
Gross Developable Area	**155.4**	**100**

**Note: Riparian Area assumed as a 3.0 meter wide area along each edge of coveyance channels outside of the high-water mark.*

~~NEIGHBOURHOOD D - Prairie's View~~	~~+/- ACRES~~	~~% TOTAL~~
~~**Residential**~~		
~~Modular Home Land Lease Project~~	~~44.1~~	~~93.2~~
~~**Roads Right-of-Ways**~~	~~3.2~~	~~6.8~~
~~**Gross Developable Area**~~	~~**47.3**~~	~~**100**~~

FIGURE (7B)

NEIGHBOURHOOD A MASTER PERSPECTIVE ILLUSTRATION



CONCEPT ONLY - SUBJECT TO CHANGE

PRAIRIE'S EDGE

FIGURE (7C)

NEIGHBOURHOOD A AMENITY PERSPECTIVE ILLUSTRATION



PRAIRIE'S EDGE

5.2 Neighbourhood A (Prairies' Edge) Residential Land Use Policies

The Prairies' Edge (Neighbourhood A) neighbourhood will comprise the following land use characteristics in accordance with **Table 4 – Land Use Statistics (Neighourhoods A and D)**. The general categories of uses identified on **Table 4 – Land Use Statistics (Neighourhoods A and D)** shall be refined through the application of the Town of Strathmore Land Use Bylaw. The land use redesignation of Neighbourhood A (Prairies' Edge) shall be consistent with **Figure 7A - Neighbourhood A Land Use Strategy**. The degree of flexibility and change required to meet the objectives of the land use strategy shall be at the discretion of the Town of Strathmore.

Policy 5.2.1 The general residential land use polices (Section 3.2.2) will apply.

Policy 5.2.2 Due to the varied housing types offered in Prairies' Edge (Neighbourhood A) it is anticipated that site specific relaxations to the minimum allowable lot frontage based on housing type (below minimum 39.4' and 25' for one side of a duplex) outlined within the Land Use Bylaw will be pursued and permitted at the discretion of the Town of Strathmore.

Policy 5.2.3 The development of Neighbourhood A (Prairies' Edge) shall be consistent with the land use strategy within **Figure 7A - Neighbourhood A Land Use Strategy**, recognizing that the Plan is intended to show the general nature of land use and is subject to minor change at the subdivision stage.

Policy 5.2.4 The development of Neighbourhood A (Prairies' Edge) shall provide sidewalks and pathways and encourage the continuity of streets within the community to provide connectivity, and safe pedestrian and vehicle movements.

Policy 5.2.5 The development of Neighbourhood A (Prairies' Edge) shall be subject to Architectural Controls in order to ensure an aesthetically coordinated appearance.

5.2.1 Single-Family Large Lot

This land use allows for large lot single-family detached homes, often backing onto green space and amenity areas. This land use may reflect closely the provisions of the Town of Strathmore's current Residential - Single Detached (R-1) District. This use is envisioned as 14 metres to 15.24 metres in lot width, with a minimum of 33 meters to a maximum of 35 metres of lot depth.

5.2.2 Single-Family Narrow Lot

This land use allows for narrow lot single-family detached homes and modular homes. Modular homes are defined by the Town of Strathmore's Land Use Bylaw as factory built single-family dwelling units designed to be used by itself or to be incorporated with similar units. This land use has access to a paved rear lane which allows for rear-detached garages, secondary suites above-garage, and the potential for home-based businesses. It also affords the opportunity for innovative housing forms, such as homes fronting on to the pedestrian and public amenity areas, with rear lane access alone. This land use is envisioned as 12.19 metres to 14 metres in width lot with a minimum of 33 meters of lot depth to a maximum of 35 metres of lot depth.

5.2.3 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 extended medical treatment facilities and/or housing. This land use will typically have access to a paved rear lane. It also affords the opportunity for innovative housing forms, such as homes fronting on to the pedestrian and public amenity areas, with rear lane access alone. In addition, this land use allows for the inception of at-grade villa and retirement village semi-detached styles of housing. Density targets in this category are considered to be between 10 to 18 units per acre, within a variety of block sizes.

5.2.4 Multi-Family Medium Density

This land use allows for the development of low to medium density multi-family housing types, such as apartment style multi-storey condominium buildings with centralized amenities. This mix offers an opportunity for more affordable homes for a wide variety of individuals and family types. This land use is located in larger development cells well-integrated into the overall community design. Specifically, these uses can be found in the NW and SE corners of the Prairies' Edge (Neighbourhood A). Density targets in this category are considered to be 35 units per acre.

5.2.5 Small-Scale Local Commercial Centre

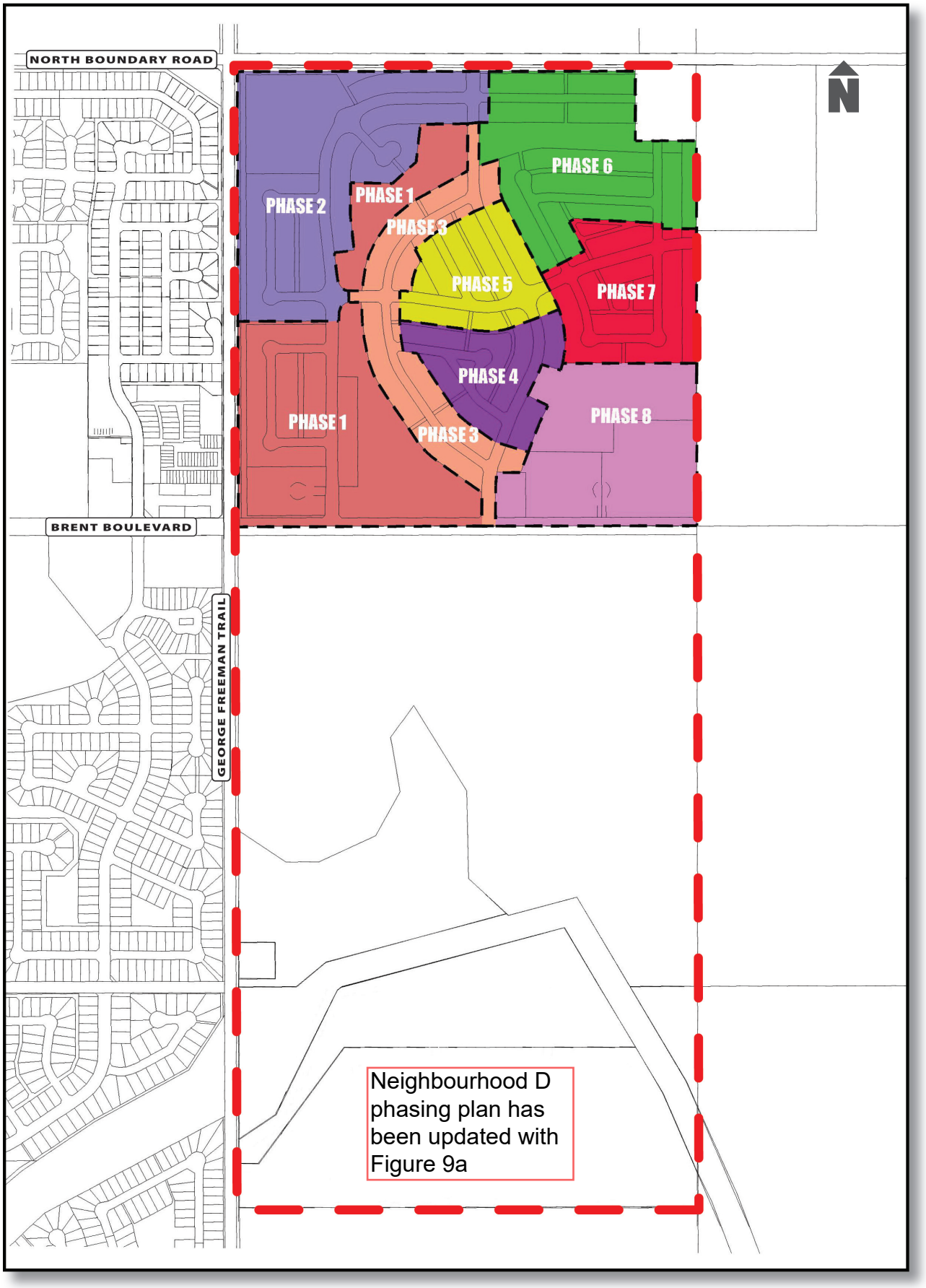
The majority of commercial services and retail opportunities in Strathmore are centred on Highway One. Prairies' Edge (Neighbourhood A) offers a small-scale local convenience area offering retail sale of convenience goods and services to the surrounding neighbourhood. The commercial site has been located along Brent Boulevard 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 though the use of architectural controls. Residential above at-grade retail will be encouraged as another form of housing. 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.

5.2.6 Phasing

Figure 9 - Phasing Strategy (Neighbourhoods A) delineates a phasing strategy for Prairies' Edge (Neighbourhood A). The anticipated build out of the Prairies' Edge (Neighbourhood A) lands will take at least five (5) to seven (7) years based on the projection of an average 6.5% future growth rate requiring approximately 11 ha. (27.1 ac.) of land per year for residential construction. Additional phases will proceed over time as market conditions warrant. Phases vary in size and contain housing types of a mixed nature. It is anticipated that the phasing strategy will occur as indicated; however, the order and size of phases may vary based on market conditions. Phases could occur simultaneously without amendment to this Plan. ~~Neighbourhood D is not to be subdivided and, therefore, no phasing strategy is outline in~~

FIGURE (9)

PHASING STRATEGY (NEIGHBOURHOOD A)



~~this section.~~

Policy 5.2.6.1 The Plan Area shall be developed comprehensively in accordance with a phasing strategy. The timing of development in any phase shall be at discretion of the landowner and may include breaking phases down further or, conversely, simultaneous development of phases based on current economic conditions. This may occur without further amendment to this Plan.

Policy 5.2.6.2 Prior to any development approvals, a detailed land use and phasing strategy shall be completed for the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C to the satisfaction of the Town of Strathmore.

5.3 Neighbourhood D (Prairies' View) Land Use Policies

The Prairies' View (Neighbourhood D) community will support a modular home ~~land lease~~ project consistent with **Figure 8A - Neighbourhood D Land Use Strategy**. 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. This use is being provided within the Town of Strathmore to help stimulate the local economy, provide diversity in housing choice, and increase opportunities for people to both live and work within the Town of Strathmore at an entry level price point.

Just what is a modular home?

A modular home is any home in which 80 to 95% of it is built in a factory. The factory can be on-site (within the location of placement) or off-site (requiring transportation of modules to a location of placement). A modular home is constructed in sections or modules. These modules are transported to a building site, placed on conventional foundations and assembled, where construction is completed. Unlike stick-built or site-built homes, in modular building techniques, the on-site builder's involvement is limited to excavation, final grading, construction of a suitable foundation, interior and exterior wall finish, HVAC hookup and connection to utilities.

Modular homes are not trailer homes or mobile homes. Modular homes must conform and comply with the Alberta Building Code, not to the less stringent codes used by some mobile home companies, and they are fully warrantied by the builder. There are no axles or telltale signs to indicate that a modular home is mobile. There are no visible seams, beams or lines, modular builders use the same materials used when constructing a site-built home. Modular homes can have basements.

Photographic examples of the modular home types anticipated to be supported within Prairies' View community are shown on **Figure 8B – Neighbourhood D Built Form Examples**.

The following land use characteristics and strategy are in accordance with **Table 4 – Land Use Statistics (Neighourhoods A and D)**. The general categories of uses identified on**Table 4 – Land**

FIGURE (8B)

NEIGHBOURHOOD D BUILT-FORM EXAMPLES

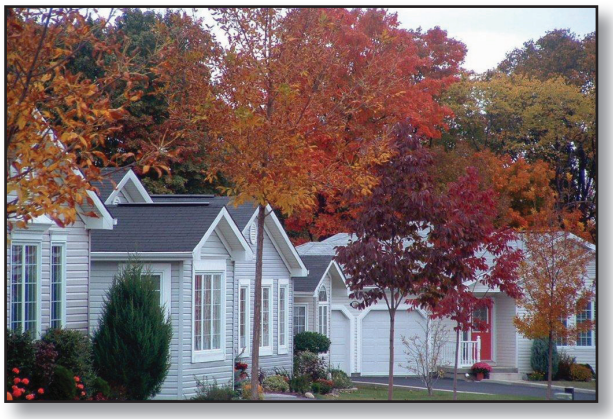
SINGLE-FAMILY DETACHED MODULAR HOMES



Neighbourhood D Built-Form Examples have been updated with images 1 - 4







SEMI-DETACHED MODULAR HOMES





PRAIRIE'S VIEW

Use Statistics (Neighourhoods A and D) shall be refined through the application of the Town of Strathmore Land Use Bylaw. The land use redesignation of Neighbourhood D (Prairies' View) shall be consistent with **Figure 8A - Neighbourhood D Land Use Strategy**. The degree of flexibility and change required to meet the objectives of the land use strategy shall be at the discretion of the Town of Strathmore.

Policy 5.3.1 The general residential land use polices (Section 3.2.2) will apply.

Policy 5.3.2 Subdivision of land is not anticipated within Prairies' View (Neighbourhood D) with the exception of miscellaneous road plans that may be filed to provide public access to the site and to neighbouring adjacent properties.

Policy 5.3.3 The development of Neighbourhood D (Prairies' View) shall be consistent with the land use strategy as outlined on **Figure 8A - Neighbourhood D Land Use Strategy**, recognizing that the Plan is intended to show the general nature of land use and is subject to minor change at the discretion of the Town of Strathmore. Density shall be in accordance with densities for uses of this type as outlined within the Town of Strathmore's Land Use Bylaw.

Policy 5.3.4 The development of Neighbourhood D (Prairies' View) shall provide sidewalks and pathways and encourage the continuity of streets within the community to provide connectivity, and safe pedestrian and vehicle movements.

Policy 5.3.5 The development of Neighbourhood D (Prairies' View) shall be subject to Architectural Controls in order to ensure an aesthetically coordinated appearance.

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.

6.0 OPEN SPACE - WETLANDS

The stormwater management system, including wetland ponds and conveyance channels, provides an open space amenity which incorporates natural landscapes into an urban environment as part of the overall green space and linear park system. The stormwater management facilities and enhanced natural areas will be located throughout the community as a means to add amenity and retain storm flows on site. Enhanced and retained wetland areas should be accessible by trails and pathways to provide for a range of interpretive and educational opportunities.

6.1 Wetland Enhancement and Retention

The Prairies' ASP is about more than just people. It is about integration of open spaces that are vital to the community. There is a goal to revitalize the natural environment and diversify the flora and fauna within the community to the benefit of the wildlife who may inhabit the site. There is a goal to restore a wetland habitat, taking it from a stormwater attenuation feature to a naturalized and biologically diverse wetland, and preserving a second wetland that has already

been considered significant and supports an existing Ducks Unlimited Project.

6.1.1 Wetland ST-23

Within the Plan Area Wetland ST-23 *(as indentified in The Town of Strathmore Wetland Conservation Plan, August 2005)* lies within the NW 24-24-25 W5M. It comprises 16.40 ac. (6.637 ha.) of land and is considered as a Stewart & Cantrud Class III-C wetland (implies that it is semi-permanent). The Wetland Inventory and the subsequent, more detailed, Biophysical Assessment both conclude that this wetland is of low overall significance and is influenced by a large influx of urban stormwater run-off coming from the Strathaven community, under George Freeman Trail via a culvert, and into the wetland. As such this wetland is identified as having a significant value as a stormwater attenuation feature (hydrological), but does not have an identified biological or socio-economic significance.

"Wetland ST-23 has a shoreline highly impacted by intensive grazing and is of very low species diversity, but it may make a significant contribution to flood and erosion control"
(The Town of Strathmore Wetland Conservation Plan, August 2005, P. 9).

The upland area to the wetland is not intact and does not provide regular habitat to a large amount of water fowl.

The intent of the development of Prairies' Edge (Neighbourhood A) is to re-contour and re-develop the wetland to provide more biodiversity and socio-economic benefit. The wetland will continue to receive Strathhaven stormwater and will receive stormwater from the development of Prairies' Edge. The wetland will have conveyance channels and aeration to ensure water cleanliness and sustain habitat diversity in support of nesting bird populations. In addition, the revised wetland will support winter recreational opportunities (i.e., pond skating) and be a major amenity along side pathways offered in the community.

Under a mandate from Alberta Environment, the Alberta Water Council (AWC) recommends wetlands be maintained intact or restored under a "no net loss" policy. The AWC recommendations ensure Albertans will maintain a similar level of wetland benefits. There will be "no net loss" of wetlands in the development of Neighbourhood A (Prairies' Edge). The development will provide greater available habitat than is currently offered. This restored wetland area will be dedicated to the Town of Strathmore as Municipal Reserve, refer to **Figure 10 - Illustrated Cross-Section (Conveyance Channel and Pathways)**, which shows an illustrated cross-section of Prairies' Edge (Neighbourhood A) conveyance and pathway areas and reflects the intent of the redevelopment of this area.

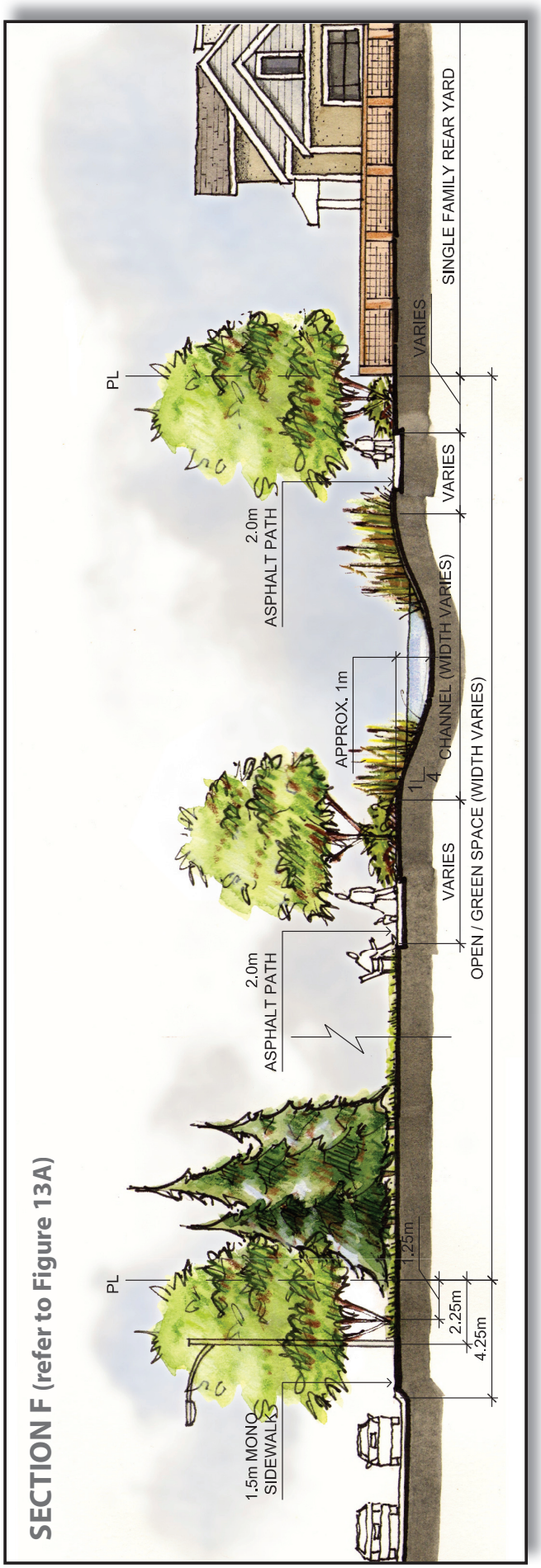
Policy 6.1.1.1 The redevelopment of Wetland ST-23 shall be undertaken in conjunction with Alberta Environment and Ducks Unlimited to ensure that all required licenses and approvals are in place.

6.1.2 Wetland ST-24

Wetland ST-24 *(as indentified in The Town of Strathmore Wetland Conservation Plan, August*

FIGURE (10)

ILLUSTRATED CROSS-SECTION (CONVEYANCE CHANNEL AND PATHWAYS)



2005) lies within the SW 24-24-25 W5M. It comprises 9.89 ac. (4.002 ha) of land and is considered as a Stewart & Cantrud Class IV-B wetland (implies that it is permanent). This wetland has a high degree of species diversity and supports water fowl habitat and nesting areas. This wetland is identified as the Ducks Unlimited Canada Dewitt Project and was originally fed by irrigation water from the WID "A" Canal. The Horned Grebe was found nesting at this wetland and it is considered to be a possible species of concern on the *Statute of Alberta Wildlife* listings. It is anticipated that Wetland ST-24 will be retained in its natural state and dedicated to the Town of Strathmore as Environmental Reserve.

Policy 6.1.2.1 Detailed land use planning should occur for Neighbourhood B, inclusive of the retention of Wetland ST-24 as a previously identified Ducks Unlimited project. The land use strategy and dedication of the wetland area shall be at the discretion of the Town of Strathmore.

7.0 OPEN SPACE, RESERVE DEDICATION, AND PATHWAYS

In accordance with the Town's Municipal Development Plan and vision for The Prairies' ASP, the Plan provides pocket parks, linear parks, pathways, and passive recreational opportunities for residents. The backbone of each Prairies' ASP neighbourhood will be its interconnected and walkable design. The Plan Area offers many kilometres of multi-use trials and pathways. Park space shall be designated as Municipal Reserve (MR). The MR parcels vary in size, as do the linear pathways and storm retention areas which all contribute to the overall open space design of The Prairies' ASP. This hierarchy of open space creates a network that invites residents to walk or bike. It encourages recreational pursuits from short walking circuits to offering active lifestyle and mobility choices while linking passive to active, and structured to natural elements of the system within the community.

7.1 Municipal Reserve (MR)

The Municipal Government Act (MGA) requires that the municipality ensure landowners/ developers allocate and dedicate up to 10% of land as Municipal Reserve (MR) for public parks, schools, or recreational facilities. The parks and linear parks are part of the physical land dedication and are to be credited toward overall MR dedication in the development of each of The Prairies' ASP Neighbourhoods.

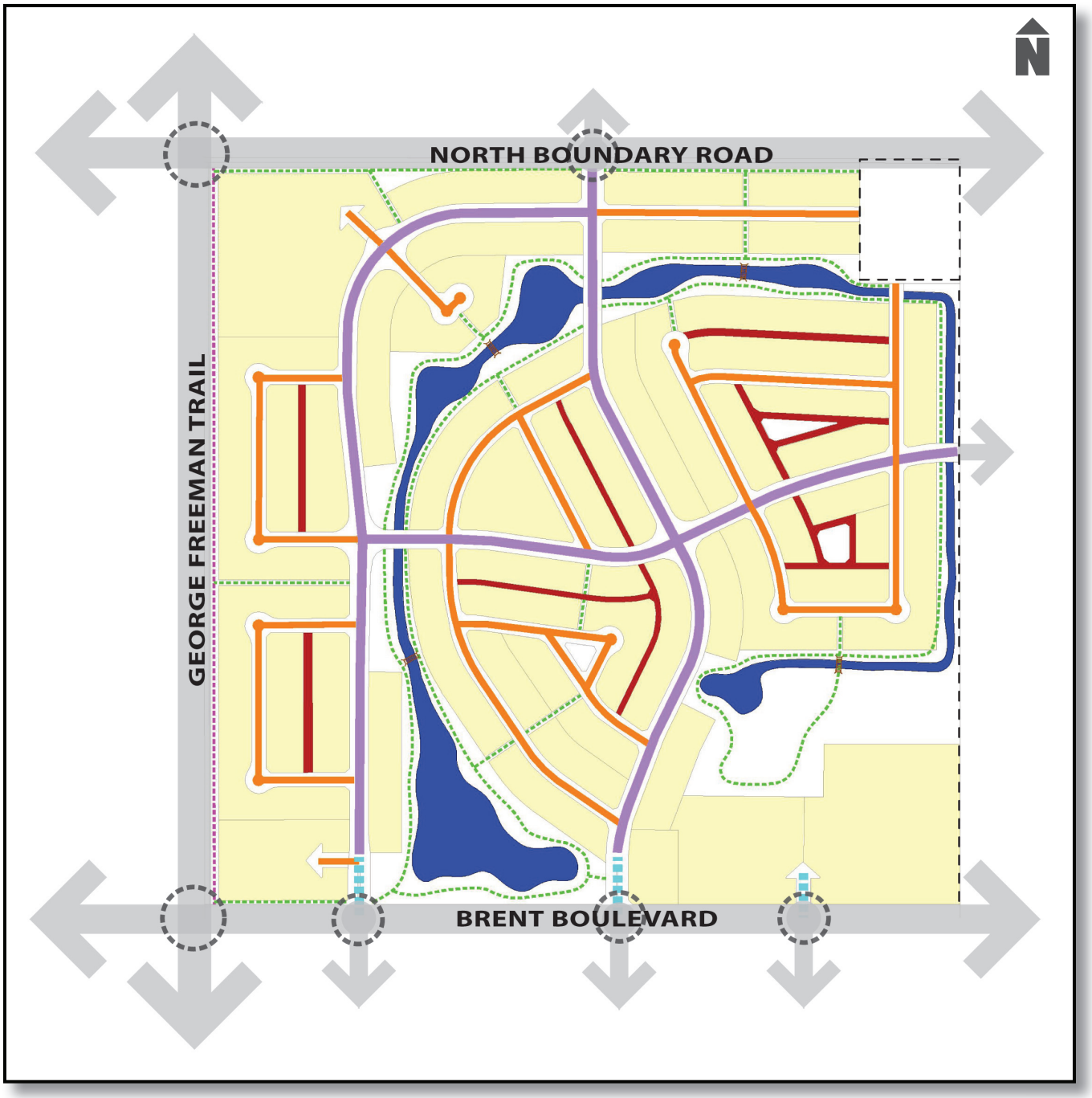
Policy 7.1.1 Municipal Reserve dedication is to be provided to the Town of Strathmore in accordance with Section 666 of the Municipal Government Act.

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.

Figure 12 - Illustrated Cross-Section (Regional Pathway) is a cross-section of the regional multi-use pathway interface on the east side of Prairies' Edge (Neighbourhood A) and it outlines the

FIGURE (11)

MOBILITY NETWORK (NEIGHBOURHOOD A)

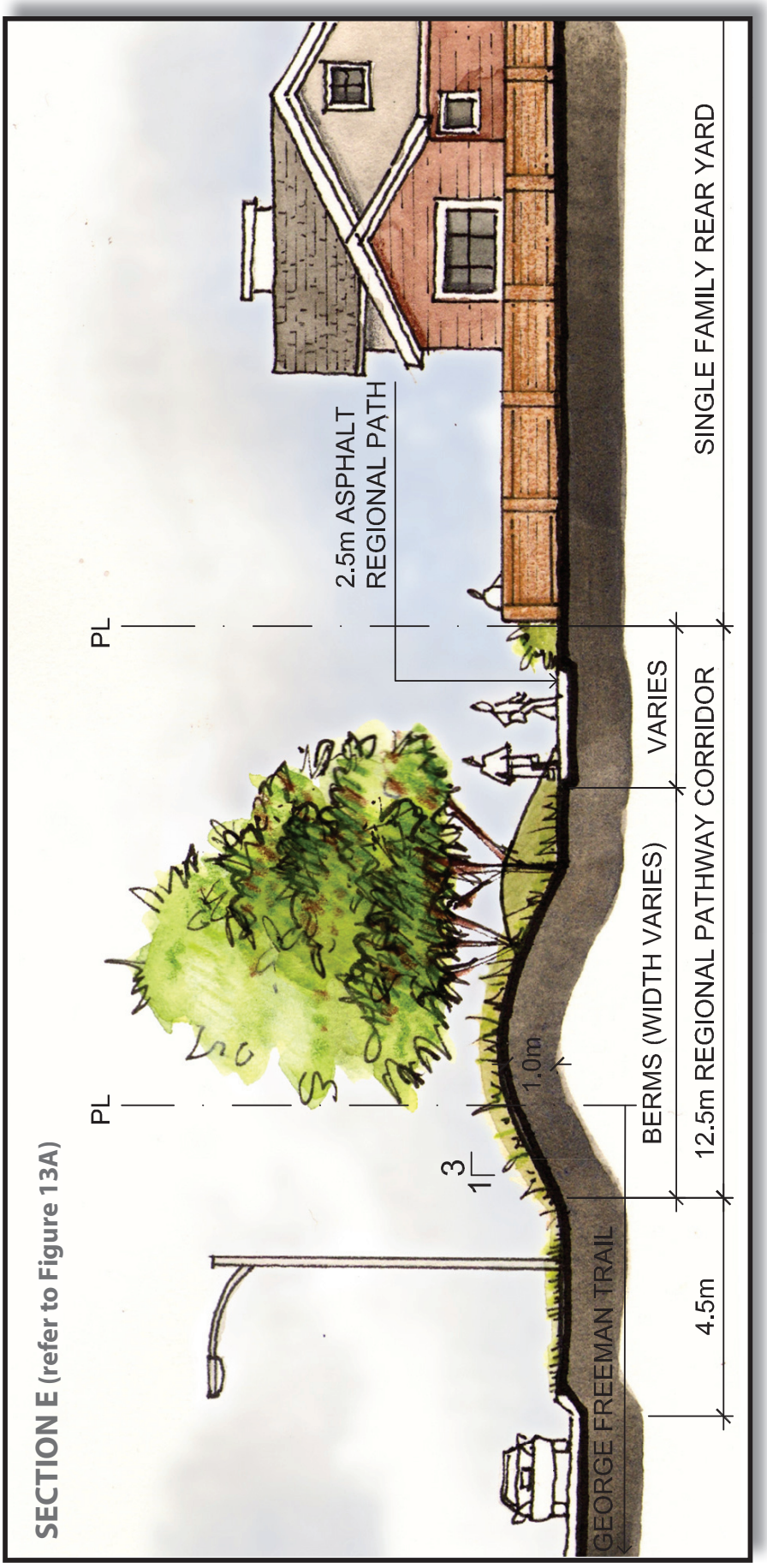


MAJOR ROAD
PRIMARY ENTRANCE ROAD
COLLECTOR ROAD
RESIDENTIAL ROAD
LANEWAY
REGIONAL PATHWAY
PATHWAY
PEDESTRIAN BRIDGE

Neighbourhood D Mobility Network has been updated with Figure 11a

FIGURE (12)

ILLUSTRATED CROSS-SECTION (REGIONAL PATHWAY)



berm height, landscaping, width of pathway dedication, and conceptual location of the regional pathway.
In order to accommodate the regional pathway which runs through the community, an additional 10 metres has been added to the future road right-of-way cross section of the George Freeman Trail collector to provide a landscaped boulevard with a 2.5 metre paved asphalt pathway that can accommodate both pedestrian and bicycle traffic separated from vehicular movement.

7.2 Environmental Reserve (ER)

Environmental Reserve (ER) is land with environmental conditions that may make it unsuitable for development. These areas may include: steep slopes, swamps, gullies, ravines, natural drainage courses, flood prone areas, or land immediately adjacent to lakes, rivers, streams, or other bodies of water. There are lands within the Plan Area, particularly within Neighbourhood B and C in proximity to the WID "A" Canal that qualify for ER under the Municipal Government Act Section 664. Neighbourhoods A and D have no lands that would qualify as ER under the MGA.

Policy 7.2.1 Environmental Reserve dedication within the Plan Area and near the WID Canal (bounding Neighbourhood B and C) will be determined at the subdivision stage to the satisfaction of The Town of Strathmore.

8.0 TRANSPORTATION

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** Neighbourhood A (Praire'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

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.

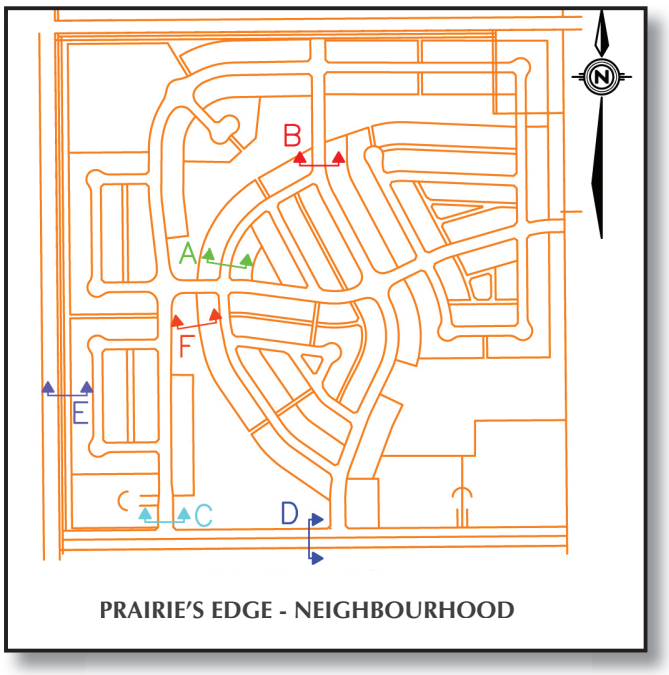
Policy 8.0.2 External road connections to the Plan Area shall be conssitent with the Town of Stratmore's ~~Master Servicing Strategy.~~

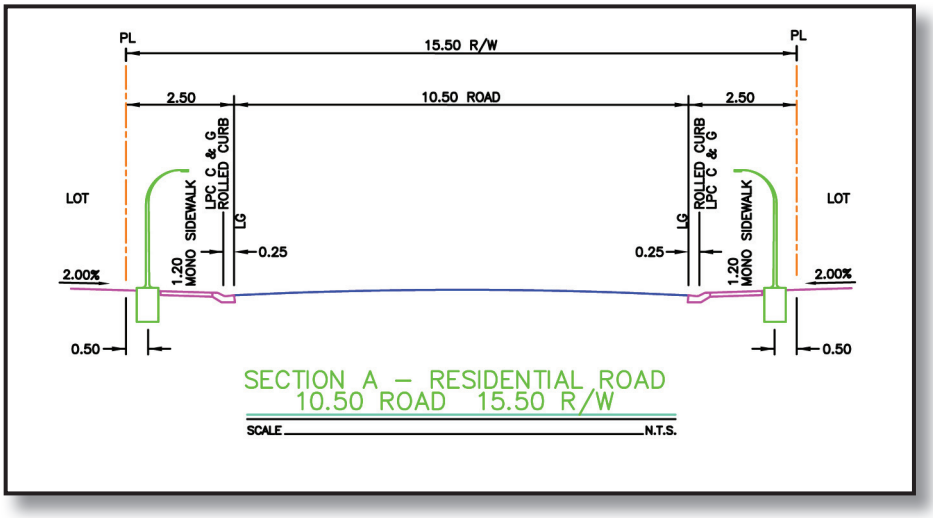
8.1 Neighbourhood A - Road Network

A hierarchy of roads from arterial, collector, and residential standards has been utilized in community design and is consistent with the Town of Strathmore Master Servicing Study (2007). Collector standard roads have been used to direct traffic to existing thoroughfares along the north (North Boundary Road) and south (Brent Boulevard) boundary which both intersect with George Freeman Trail. A median divides the primary entrance collector road as an entry feature and for emergency vehicle access. Refer to **Figure 13A** and **13B - Road Cross-Sections** regarding the proposed road cross sections.

FIGURE (13A)

ROAD CROSS-SECTIONS





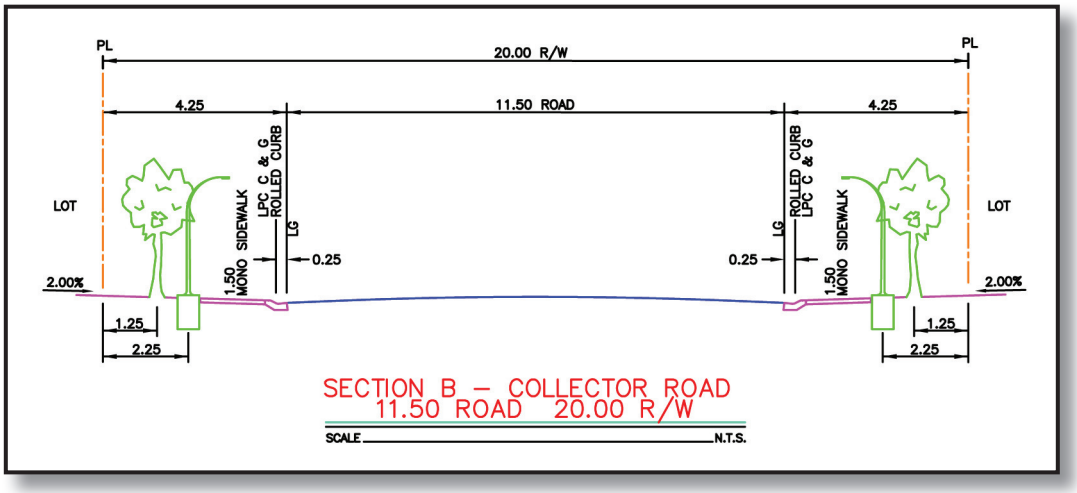
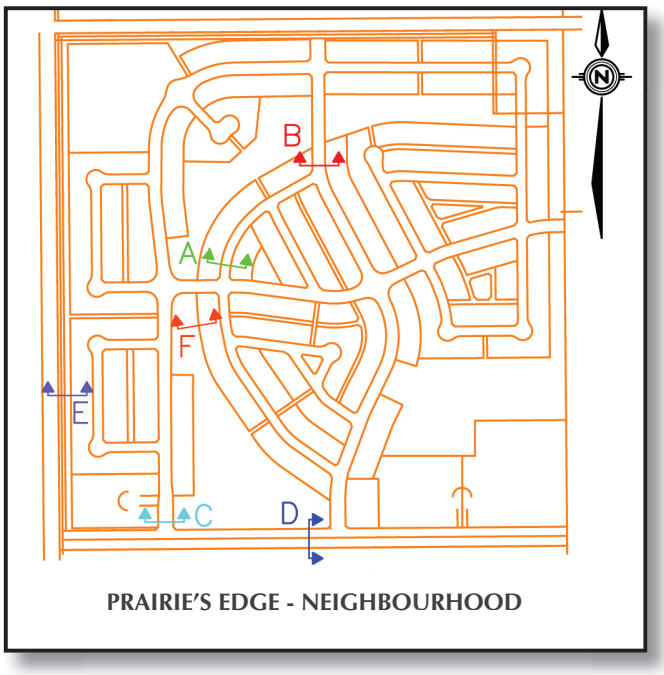
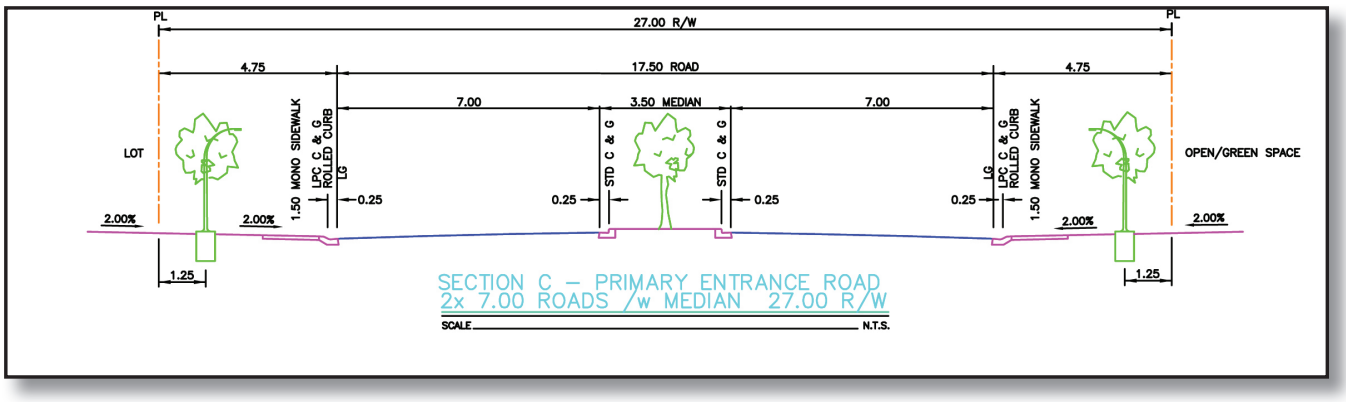
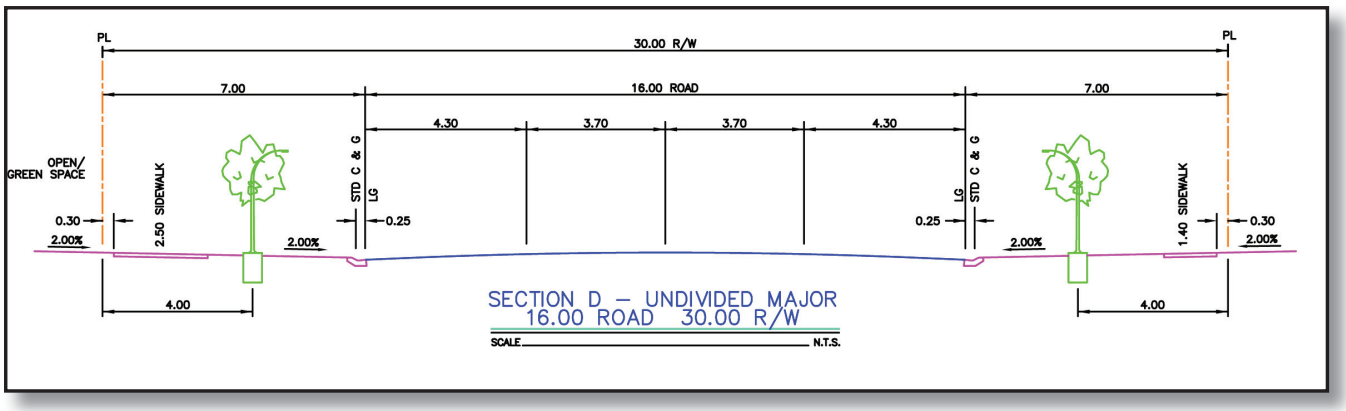


FIGURE (13B)

ROAD CROSS-SECTIONS







A pre-development study known as a Traffic Impact Assessment (TIA) was undertaken and concluded the following with respect to the Prairies' Edge (Neighbourhood A) and Prairies' View (Neighbourhood D) development impact on the road network:

- All intersections within the Plan Area are currently functioning within acceptable capacity parameters and all roadways fall within the range of acceptable daily traffic volumes based on the current road classifications. No improvements are required at this time.

Opening Day Traffic Conditions – No Improvements

- The existing road network, with no improvements, may accommodate one to two years (120 units to 240 units of single family equivalency) of the proposed development depending on the growth in background traffic. If the growth of background traffic is as aggressive as assumed in the analysis, one year of development may occur; however if the background traffic is not as aggressive as assumed an additional year of development may be accommodated.

Full Build-Out (2037) Traffic Conditions

- The Full Build-Out traffic conditions were based on the future 2037 proposed road network from the Town of Strathmore's Master Servicing Study (MSS). Although in the MSS, George Freeman Trail and the west portion of North Boundary Road were identified six-lane major arterials, only a four-lane major arterial was required for each roadway.

Land dedication has been recognized along the west and north boundary of the Plan Area for the potential future widening and construction of George Freeman Trail and North Boundary Road. Sidewalks are provided on both sides of the collectors and on the residential standard roads (as part of the regional and local pathway systems).

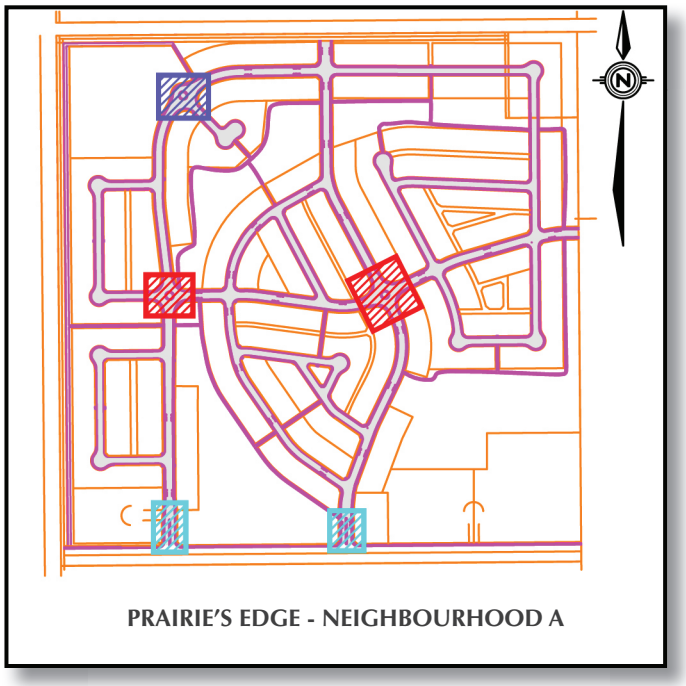
Several methods of traffic calming measures are being introduced, these include divided boulevards with medians and a roundabout - refer to **Figure 14 - Traffic Calming**. Roundabouts are proposed where the length of the centrally located, east/west and north/south collector roads intersect.

Policy 8.1.1 Access to the Plan Area shall be generally in accordance with **Figure 11 - Mobility Network (Neighbourhood A)**.

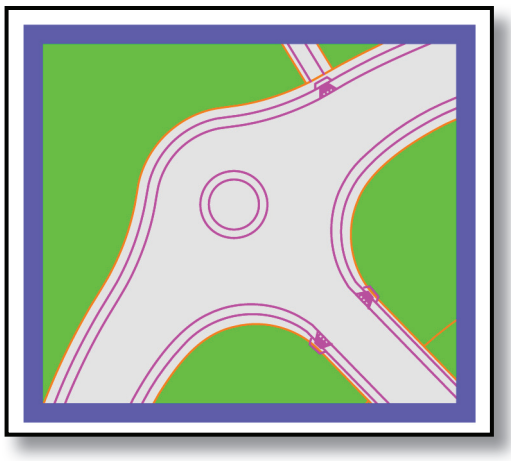
Policy 8.1.2 For Neighbourhood A and Neighbourhood D development, the TIA outlines specific triggers for road improvement based on development impact over time. An additional TIA shall be prepared in support of Neighbourhood B and Neighbourhood C at the time of development to the satisfaction of the Town of Strathmore.

Policy 8.1.3 The Plan Area both during and after full development will provide and maintain appropriate emergency vehicle access, to the satisfaction of the Town of Strathmore.

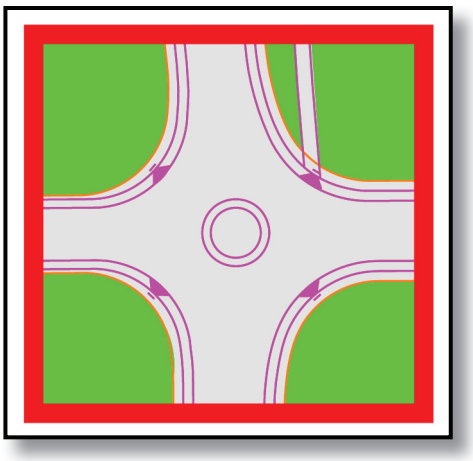
Policy 8.1.4 Complete road systems, in accordance with established development thresholds in the Master Servicing Study and the specific Neighbourhood TIA, shall be constructed by the Developer to the satisfaction of the Town of Strathmore.



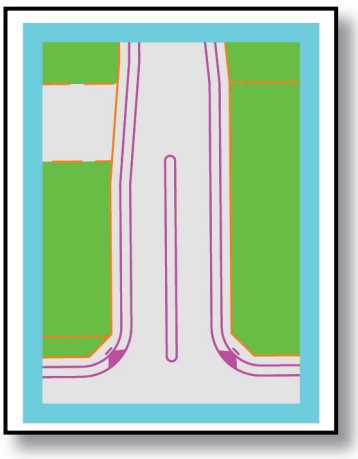
PRAIRIE'S EDGE - NEIGHBOURHOOD A



ROUNDABOUT



ROUNDABOUT



ENTRANCE MEDIAN

Policy 8.1.5 Cost sharing and/or Endeavours to Assist will be considered where oversized infrastructure is provided beyond what is required for the development, at the sole discretion of the Town of Strathmore to assign.

9.0 UTILITIES AND SERVICING

Development traditionally occurs in a sequential order – starting proximate to existing services and developing outward from its origin, which includes the installation of servicing infrastructure to accommodate any additional lands that have been deemed to fall within the servicing catchment area. Utility servicing solutions have been established to permit Neighbourhood A and Neighbourhood D to proceed with development, while Neighbourhood B and Neighbourhood C which are not proposing development at present. The utility servicing strategy includes both interim and ultimate solutions to allow Neighbourhood A and Neighbourhood D to proceed with development. Given the nature of housing and land use proposed a detailed utility servicing strategy for Neighbourhood D is required at the Land Use Redesignation stage. All utility servicing strategies shall align with the Town of Strathmore's ~~Master Servicing Strategy~~.

Figure 15 - Utility Servicing Strategy (Neighbourhood 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. Endeavours to Assist to the Prairies' Edge (Neighbourhood A) and Prairies' View (Neighbourhood D) developer are anticipated and shall be assigned at the discretion of the Town.

Policy 9.0.1 Detailed servicing strategies for the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C shall be provided prior to development to the satisfaction to the Town of Strathmore.

Policy 9.0.2 Endeavours to Assist to the Prairies' Edge (Neighbourhood A) and Prairies' View (Neighbourhood D) developer are anticipated and shall be assigned at the discretion of the Town.

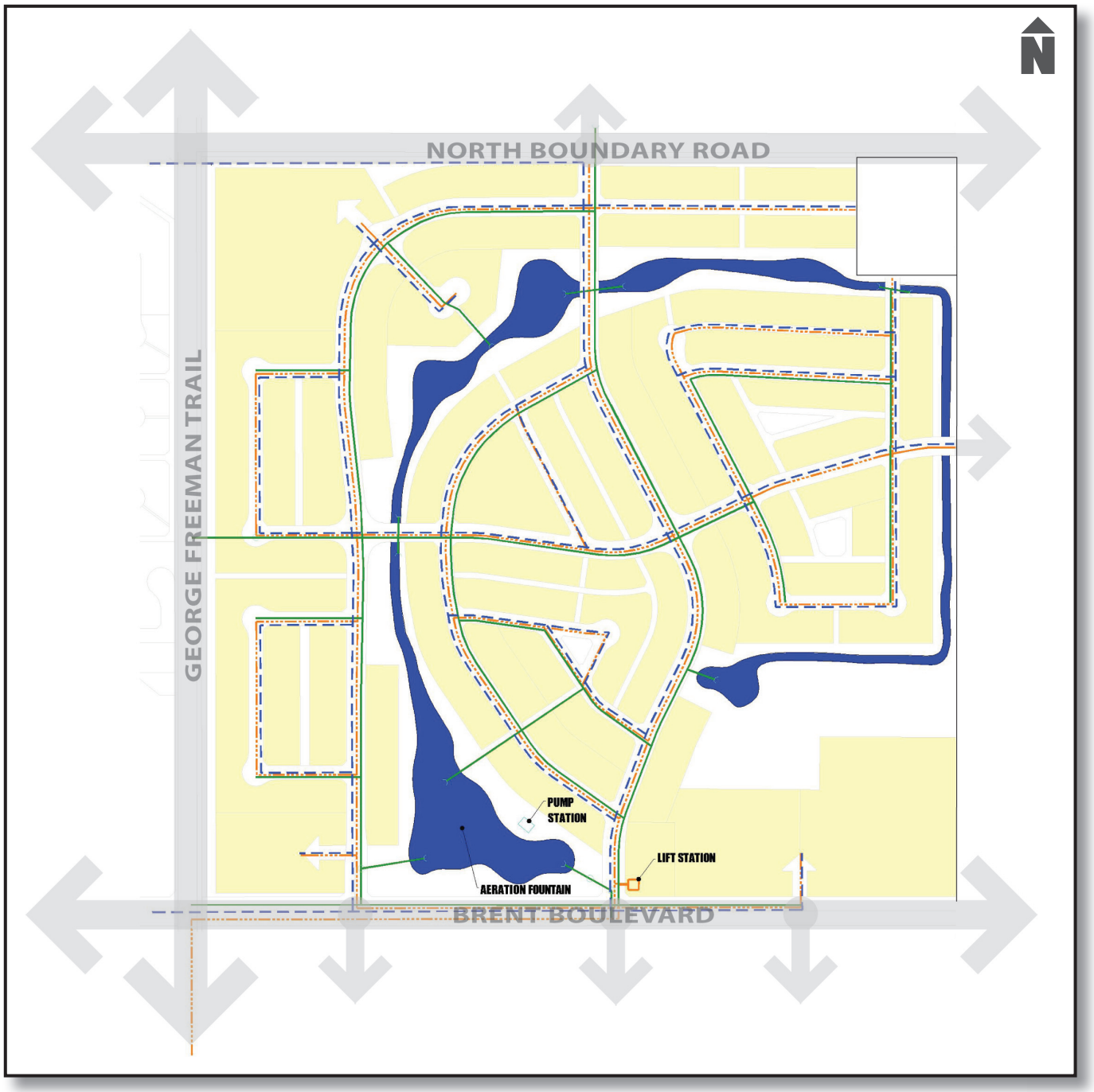
Policy 9.0.3 Utilities and servicing shall be accommodated as outlined in the Town of Strathmore's ~~Master Servicing Strategy~~, at the discretion of the Town.

9.1 Water Supply and Conservation

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~~. It is anticipated that upgrades and infrastructure will be in place as development of the Neighbourhoods progresses.

9.1.1 Detailed Strategy for Neighbourhood A (Prairies' Edge) and Neighbourhood D (Prairies' View)

Within Neighbourhood A, connections to the offsite infrastructure will occur in stages. The



SANITARY SYSTEM STORMWATER SYSTEM WATER SUPPLY SYSTEM

Neighbourhood D Utility Servicing Plan has been updated with Figure 15a

initial connection will be on Brent Boulevard to the existing watermain. When development progresses to the point that a secondary tie is required, it is anticipated to be located on North Boundary Road at the north-west portion of Strathaven to an existing 300 mm diameter water line (refer to **Figure 16 - Water Supply System Neighbourhood A**).

Other grid mains are being proposed in the ~~Master Servicing Plan~~ and will be installed on a progressive basis when required.

~~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.~~

Policy 9.1.1.1 The potable water distribution system shall be designed in accordance with the standards and specifications of the Town of Strathmore.

Policy 9.1.1.2 The potable water distribution system design for the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C shall be designed in accordance with the standards and specifications of the Town of Strathmore.

9.2 Sanitary Wastewater

It is anticipated that sanitary sewer trunk lines will, for the most part, be accommodated within the right-of ways of major roads. Similarly, the sanitary servicing proposal will be presented to the Town as part of the overall discussions related to providing services to the Plan Area.

9.2.1 Detailed Strategy for Neighbourhood A (Prairies' Edge) and Neighbourhood D (Prairies' View)

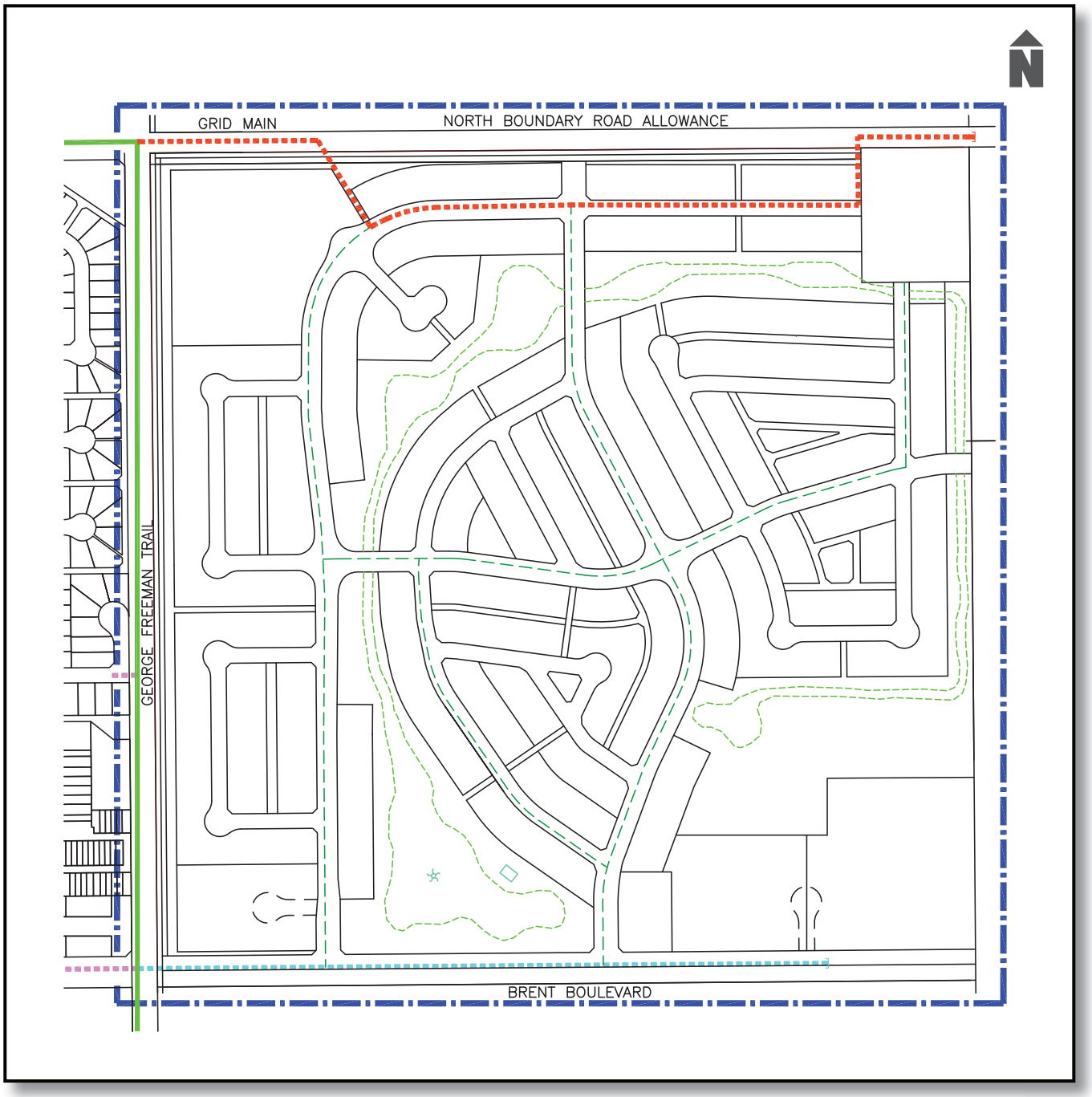
The interim servicing strategy will evolve over two (2) stages. Both initial stages will utilize a lift station proposed to be located in the mid southern portion of Neighbourhood A (refer to **Figure 17 - Sanitary Wastewater System Neighbourhood A**). From this lift station a trunk line, sized to accommodate the lands to the north that fall within this catchment area, could be installed north through this development to capture these lands.

Stage 1 involves installing a sanitary forcemain from this lift station west to George Freeman Trail and south where the main would tie to the existing sanitary manhole located at United's Ranch Estates. A 225 lot capacity has already been allotted for this development. To increase the indicated 225 lot capacity, off peak storage and pumping will also be considered. Alternatively, a connection to the existing sanitary line in the Strathaven community may be available.

Stage 2 would involve removing the tie to the manhole and extending the forcemain further south along George Freeman Trail to the main lift station located south of Highway 1. The trigger for Stage 2 would be wholly dependent on the rate of development and available

FIGURE (16)

WATER SUPPLY SYSTEM (NEIGHBOURHOOD A)

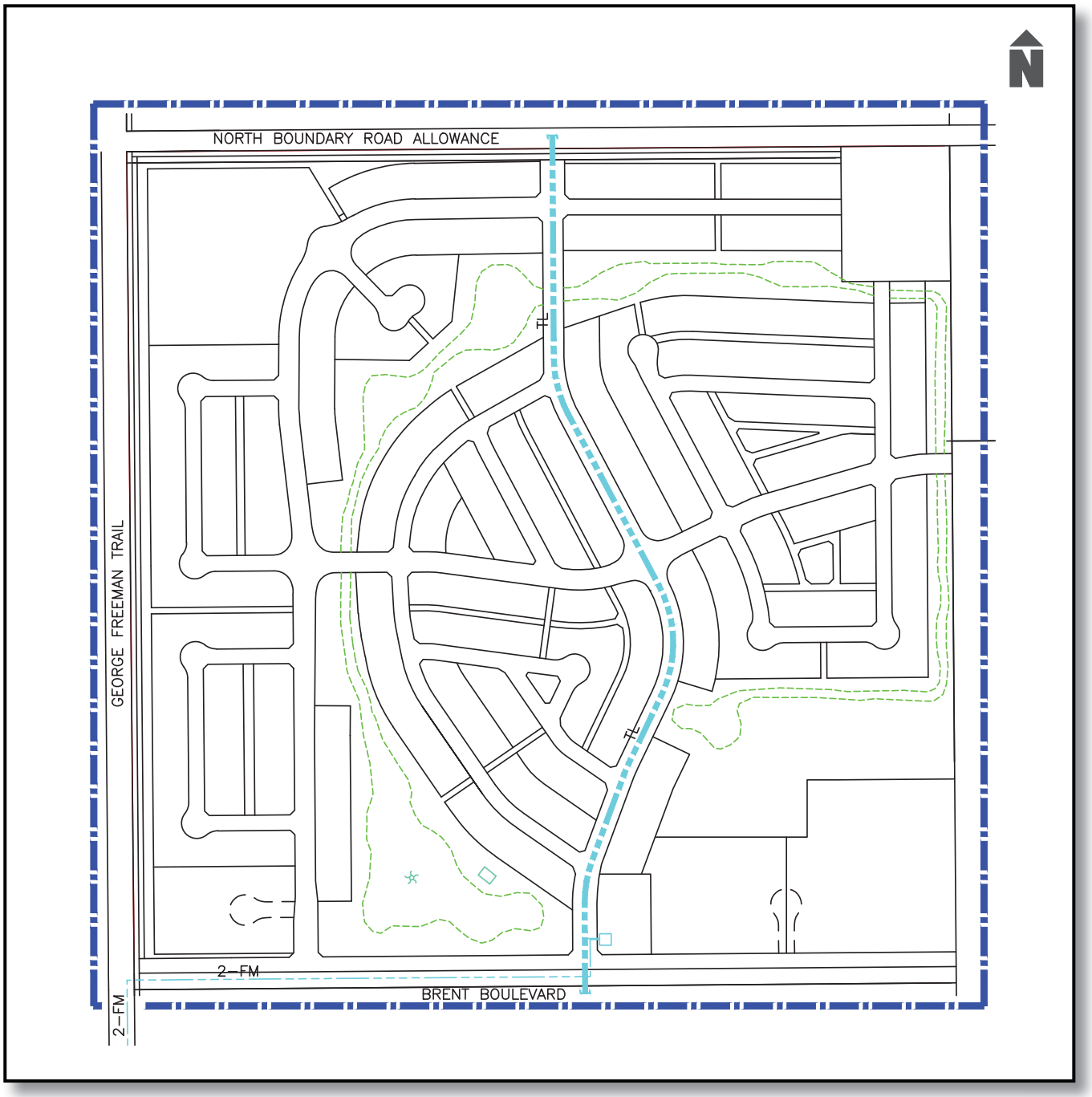


DEVELOPMENT BOUNDARY
DISTRIBUTION WATERMAIN
200 Ø WATERMAIN
250 Ø WATERMAIN
300 Ø WATERMAIN
400 Ø WATERMAIN

Neighbourhood D Water Supply System has been updated with Figure 16a

FIGURE (17)

SANITARY WASTEWATER SYSTEM (NEIGHBOURHOOD A)



Neighbourhood D Sanitary Wastewater System has been updated with Figure 17a

capacity of Stage 1.

~~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**.~~

To allow Neighbourhood D development to proceed, a forcemain from this lift station will connect to the forcemain on George Freeman Trail installed during Neighbourhood A development. Allowances have been made to accommodate the trunk line within Neighbourhoods A and D.

Policy 9.2.1.1 The sanitary wastewater system shall be designed in accordance with the standards and specifications of the Town of Strathmore.

Policy 9.2.1.2 The sanitary wastewater system design for the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C shall be designed in accordance with the standards and specifications of the Town of Strathmore.

9.3 Stormwater Management

This section provides an overview of the stormwater management strategy in general and specifically details the stormwater management strategy for Neighbourhood A and Neighbourhood D. Overland drainage within the Plan Area generally travels from north to south until it reaches the WID "A" Canal which is an impoundment to drainage to Neighbourhood C and Neighbourhood D. No stormwater is permitted to be released into WID "A" Canal.

9.3.1 Detailed Strategy for Neighbourhood A (Prairies' Edge) and Neighbourhood D (Prairies' View)

There are three (3) mandated conditions that must be accommodated within the design of the stormwater facilities involving on-site stormwater management as identified in the Master Servicing Study:

1. The first 25 mm of runoff must be stored without release downstream. Proposed site solutions include, but are not limited to,

- Aeration devices - which not only accelerate evaporation but will provide aeration;
- Natural ex-filtration - which occurs at a higher than normal rate in Strathmore due to the sandy nature of the soil;
- Recirculation - which enables the maintenance of water levels in both the channels and the ponds, producing additional surface area for evaporation; and,
- Irrigation - which will accelerate evaporation and serve a secondary function for the sustaining of vegetation. This will also add to the infiltration component.

2. 85% of 75 micron particles must be removed in a forebay - A permanent wet pond is currently being proposed and will consist of a forebay and a permanent 2.5 metre deep section which will provide water quality control and active storage sections where run-off in excess of the pre-development is temporarily stored.

3. There is no increase in downstream discharge peak flows - This is accomplished by the use of orifices and stormwater retention within the stormwater facilities.

Within Neighbourhood A, there is currently existing drainage flowing into this area from two sources. The first source is Strathaven via a culvert under George Freeman Trail. The second source is from the SW quarter of Section 25 from the north, also via a culvert underneath North Boundary Road. These two external sources of offsite drainage will be accommodated for within the stormwater management strategy.

The stormwater facilities for Neighbourhood A will be innovative while also trying to promote water conservation and re-use and still provide multi-purpose uses through pedestrian walkways and pathways. A comprehensive stormwater management report will be prepared which will confirm the discharge point and route eventually outfalling in Eagle Lake.

~~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-develpoment flows. It is anticipated a stomrpond 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.~~

Policy 9.3.1.1 The stormwater management strategy for the Plan Area shall be designed in accordance with the standards and specifications of the Town of Strathmore.

Policy 9.3.1.2 The stormwater management plans for the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C shall be designed in accordance with the standards and specifications of the Town of Strathmore.

Policy 9.1.1.3 A Regional Master Drainage Plan may be prepared by the Town of Strathmore. As a result, the on-site and off-site stormwater management strategy for the Plan Area may be revised. The Plan Area stormwater management plan shall be refined at the appropriate subdivision stage.

Policy 9.3.1.4 Stormwater released from any Neighbourhood within the ASP shall not exceed pre-development flows and shall be designed to protect downstream receiving lands and water bodies.

9.4 Shallow Utilities

Private utility companies will supply, install, and operate the following services: gas, power, telephone, and cable. These facilities will be installed pursuant to the Town of Strathmore Engineering Standards and Specifications.

Policy 9.4.1 Detailed design of the shallow utilities shall occur at the subdivision stage.

10.0 PUBLIC CONSULTATION

A public Open House in support of The Prairies' Area Structure Plan was held on November 23, 2010. A Public Open House Summary Report was submitted under a separate cover to the Town. The report summarizes comments provided during the question and answer period following the presentation, the one-on-one discussions with Project Team members, and the feedback forms received from residents.

11.0 IMPLEMENTATION, REVIEW, AND AMENDMENT

11.1 ASP Implementation

The Prairies' Area Structure Plan falls within a hierarchy of applicable plans. The Town of Strathmore's Municipal Development Plan (MDP) is the guiding document for all development within the municipality. The Land Use Bylaw (LUB) establishes the land use rules and regulations. The Prairies' ASP presents a greater level of planning detail within the specific Plan Area and is required to be consistent with both the MDP and LUB. Development in the ASP should be acceptable to community and consistent with policy contained within this document. The Prairies' Area Structure Plan does not supersede, repeal, replace or otherwise diminish any other statutory plan in effect in the Plan Area.

Policy 11.1.1 The policies contained within this document shall be reviewed and implemented by the Town of Strathmore at their discretion.

11.2 Plan Review and Amendment

As The Prairies' Area Structure Plan is adopted by bylaw of the Municipality, a formal process as outlined in the *Municipal Government Act* is required to amend the Plan.



Wellings of Strathmore

PLAN 1010785 BLOCK 4, LOT 2

Planning Justification Report

Area Structure Plan Amendment

Land-Use Bylaw Amendment

APRIL 23, 2026

Prepared by:

Nautical Lands Management Corporation

PLANNING JUSTIFICATION REPORT

Seniors Independent Living Residential Development

Area Structure Plan Amendment & Land Use Bylaw Amendment

PLAN 1010785 BLOCK 4, LOT 2
Town of Strathmore,
Alberta

April 2026

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1.0 Introduction

1.1 Background

This report has been prepared as part of the submission of an Area Structure Plan amendment and Land-Use bylaw amendment for the property known as PLAN 1010785 BLOCK 4, LOT 2 (the amendment area). The applications are being submitted on behalf of Prairie Merchant (the Owners) by Nautical Lands Management Corporation (the Developers).

The Site currently has a Residential land-use designation in the 2014 Municipal Development Plan, and is zoned "Parcel" in the Town of Strathmore Land Use Bylaw. The Owners are seeking to amend the Area Structure Plan and Land-Use bylaw to permit 394 total units on the subject site (Figure 1). The townhouse units will be in the form of 4-, 5-and 6-unit townhouse blocks. The amendments would also allow commercial uses on a 4.73-acre parcel at the south-west portion of the site.

A pre application meeting occurred on February 3, 2026. The following reports have been submitted as part of a complete submission:

- Biophysical Impact Assessment
- Market Feasibility Analysis
- Planning Rationale Report
- Phasing Plan
- Public Consultation Strategy
- Stormwater Management Study & Plan
- Traffic Impact Assessment

Figure 1 – Subject Site

Prepared by: Nautical Lands Management Corporation



1.2 Report Content and Structure

This Planning Justification Report provides the following justification and professional opinion for the proposed Area Structure Plan and Land-Us Bylaw Amendments. A breakdown of the report is as follows:

- Section 2 is a description of the site's existing condition and its context within Strathmore and the immediate surrounding neighbourhood;
- Section 3 is a summary of the proposed development vision, including a description of the layout, uses and form;
- Section 4 is an outline of the proposed planning applications and the intended future applications required for the proposed development;
- Section 5 is an overview and analysis of the relevant provincial and municipal planning policies to the proposed amendments;
- Section 6 is a summary of the findings of the studies and reports prepared in support of the ASP and Land-Use Bylaw applications;
- Section 7 is a planning opinion and justification supporting the proposed ASP and Land-Use Bylaw amendments

1.3 Land Acknowledgement

The land on which the subject lands are located, within the Town of Strathmore, are part of Treaty 7 territory, the travelling route, gathering place and meeting grounds for Indigenous Peoples, including the Siksikaitsitapi, comprised of the Siksika, Kainai, Piikani, Amskapi Piikani First Nations; the Tsuut'ina First Nation; and the Îyârhe Nakoda, including the Chiniki, Bearspaw and Goodstoney First Nations, Métis Otipemisiwak and Esikisimu Nunangat. The landowner and applicant are grateful for the opportunity to work in this traditional territory.

2.0 Site Context

2.1 Site Location and Description

The subject site, shown in Figure 1, is in the Town of Strathmore, located at the northeast corner of the intersection of George Freeman Trail and Edgeview Road, with Frontage on Edgeview Road. The subject site is at the eastern edge of the urban area of the Town of Strathmore. The subject site is legally described as LOT 2, BLOCK 4, PLAN 1010785 and is approximately 46.84 acres in size. The property is currently owned by Prairie Merchant and is currently vacant.

The vegetation on the subject site is limited, and the topography of the site is relatively flat. There are no existing trees located on the site. The subject site is covered in grass, with no other existing vegetation.

2.2 Surrounding Neighbourhood Context

The site is surrounded by a variety of land uses. Located to the south is George Freeman School and low-to-medium density residential. To the east of the site is vacant undeveloped land. To the north of the site there is vacant undeveloped land. To the west of the site is low density residential.

The Site is located approximately 1 kilometer north of the intersection of George Freeman Trail and Highway 1, which is an important commercial node in the Town of Strathmore. There is a Walmart, Sobeys, Shoppers Drug Mart and many other commercial retail shops at this commercial node. The Site is located approximately 1.6 kilometers east of downtown Strathmore.

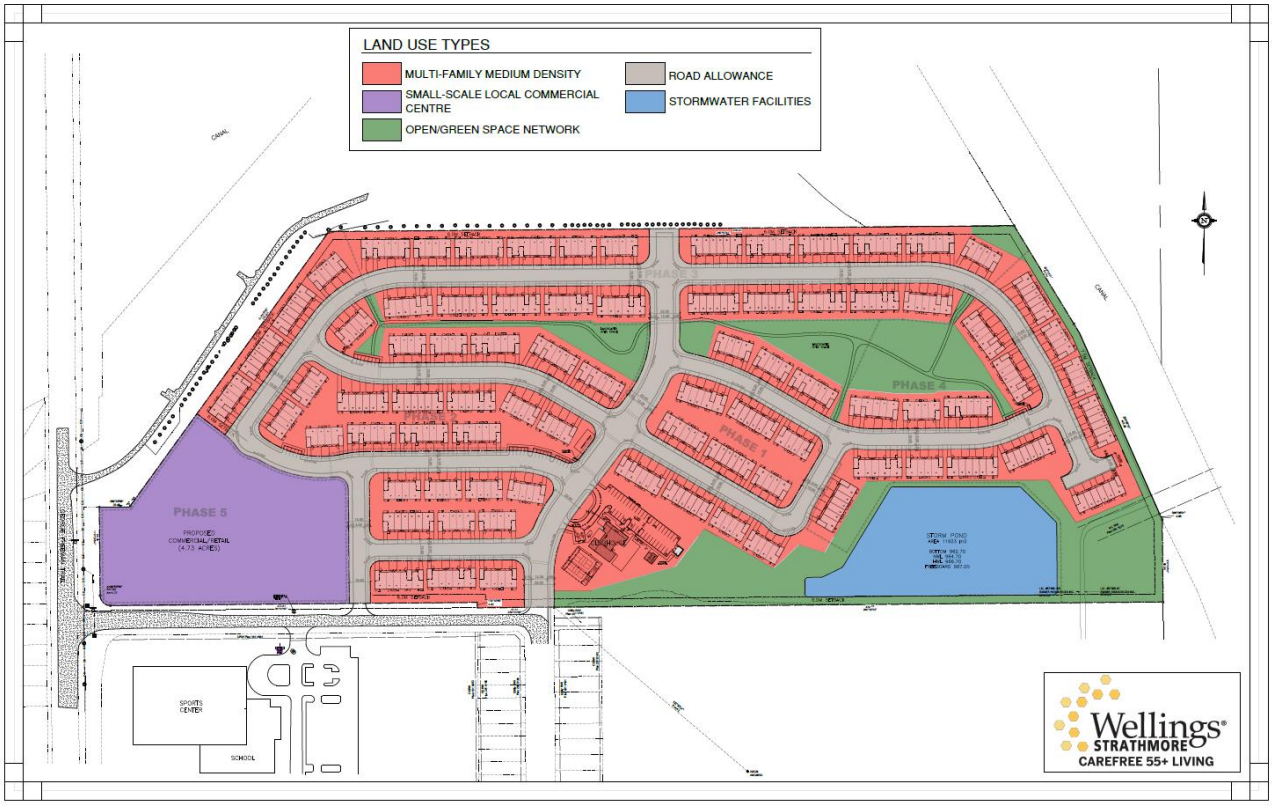
3.0 Vision

3.1 Development Vision

The Owner and Developer are seeking to develop the Site area into a modern 55+ residential development in accordance with the intent of the policies outlined in the Town of Strathmore Municipal Development Plan and Land-Use By-law. The development consists of 394 townhouse units and a central clubhouse, and a 4.73-acre neighbourhood commercial area. The proposed development integrates seniors into the community by providing quality residential units in proximity to existing and proposed commercial uses. All units are 1 or 2 bedrooms and will have full kitchens and laundry and are fully accessible to accommodate 55+ individuals. All units are rental, with Nautical Lands Management Corporation retaining ownership of all units. This type of development will allow residents of Strathmore to age in the community where they live and provide a form of housing which is not abundantly available in the community.

The 394 units will be broken down into 30 four-unit blocks, 32 five-unit blocks and 19 six-unit blocks. The clubhouse will provide amenity space for residents and visitors. Surface parking will be provided for the residents, staff and visitors (Figure 2). The Site will be accessed through two entrances on Edgeview Road.

Figure 2 – Site Plan



Townhouse Design

Preliminary elevations of the townhouse blocks are included in Figures 3A, 3B and 3C. All units are either 1- or 2-bedroom units, with full kitchen and laundry included. The units are designed for 55+ individuals and are zero-threshold. The blocks are all one story, and 6.1 metres tall.

Clubhouse

The clubhouse will be centrally located on the south edge of the site. The clubhouse will provide indoor amenity space which is proposed to include a kitchen and dining area, a personal service area, fitness area, and games room. There will also be outdoor amenity space adjacent to the clubhouse, including a community garden and pickleball courts. The clubhouse will be 6.1 metres in height.

Small-Scale Local Commercial Centre

At the southwest corner of the site, a 4.73-acre neighbourhood commercial area is proposed. The small scale local commercial centre would support the proposed residential community by:

1. Providing walkable commercial uses to residents
2. Creating potential business opportunities for local builders and local suppliers;
3. Complementing and supporting the existing communities, facilities, and infrastructure within the Town;
4. Creating unique and special places within each neighbourhood; and,
5. Offering regional amenities to all Town residents, not just those who are new residents.

The types of uses would include convenience, personal service, or small shops that would complement the proposed senior residential community.

Parking

Each unit will have a driveway, and all 2-bedroom units also have a garage. The clubhouse features 44 parking spaces, 4 of which are accessible. The site also features 11 visitor parking spaces.

Access and Circulation

Vehicular access to the Site is through two entrances on Edgeview Road. Pedestrian access is also provided along Edgeview Road. Sidewalks and pedestrian trails will provide access internally throughout the site. There is bike infrastructure adjacent to the site, including a bike path running parallel to George Freeman Trail, which gives access to the commercial plaza at Highway 1 to the south. There is also a bike trail that runs along the Strathmore Canal, which provides access to areas west of the site, including Downtown Strathmore and

Kinsmen Park. The internal roads will be subdivided from the rest of the site to allow the municipality to assume control of the roads.

Open Space and Vegetation

The Site is located approximately 500 metres north of Strathmore Ranch Market Soccer Field, and about 1.5 kilometers east of Parkwood Park. Elmer & Phyllis Park and Kinsman Park are also 1.5 kilometers west of the site and can be accessed along the Strathmore Canal trail. Open space will be provided throughout the site and is identified on the site plan. The storm pond will be located in the southeast portion of the site. Community gardens and pickleball courts will be located adjacent to the clubhouse.

3.3 Wellings Concept

The Applicant, Nautical Lands Management Corporation, has an established 25-year history of building and operating independent-living housing communities across Canada. Wellings caters to adults aged 55+, providing a mix of affordable rental apartment and townhouse dwelling units. All dwelling units feature either one (1) or two (2) bedrooms, with full-sized kitchens, in-suite laundry, and private living areas – enabling residents to live fully independent lives. All residents also have the ability to access a variety of optional amenities, including full-time concierge services, groundskeeping, meal services, a fitness centre, wellness classes, a spa, and healthcare services (among other services). These optional amenities help to provide convenient access to important daily activities/services which many older adults may find beneficial. All dwelling units will also have access to on-site parking, enabling residents to come and go as they please.

Wellings aims to offer a unique form of housing, distinct from "Traditional Housing" and "Retirement Homes". The proposed development will diversify the housing options in Strathmore by filling an important gap in the housing market for older persons. This unique form of housing is referred to as "Supportive Living Housing". These three forms of housing are discussed in greater detail below:

- Traditional Housing (both rental and ownership tenure) consists of standalone dwelling units, with no associated supports or services being offered in most cases. Traditional dwelling units represent the predominant form of housing found in most municipalities, but do not necessarily serve the daily needs of older adults as they age. This form of housing can represent a challenge for individuals who may require some limited support on a daily basis, but otherwise wish to largely maintain an independent lifestyle for as long as possible. Traditional housing often presents physical barriers for aging persons as they may begin to experience some degree of difficulty in using stairs, managing household chores, and maintaining a dwelling.

- Retirement Homes represent the typical alternative to traditional residential housing options for older adults. Retirement homes are typically characterized by full-service living arrangements for residents. Dwelling units may feature small kitchenettes but are not designed for preparing full meals. Meal services, as well as other services such as laundry, entertainment, and healthcare, are all provided on-site in common areas. Staff are available at all times to meet resident needs, often including on-site nursing care, physiotherapy, and any other service that may be required. Retirement homes are generally well-suited for older adults who may be unable to care for themselves on a daily basis. However, retirement homes may not be well-suite for individuals who require some daily assistance, but generally maintain a strong degree of independence in their lifestyle.

- Supportive Living Housing is a unique form of housing which aims to fill the gap between Traditional Housing and Retirement Homes. Supportive Living Housing offers older persons the opportunity to live in full-sized dwelling units with a complete range of functionality, while also offering a variety of optional supporting amenities/services. This form of housing is intended to help provide an alternative form of housing for older adults which is often missing or underrepresented in most communities.

Traditional housing options and retirement homes generally represent two ends of the housing spectrum for older persons – where either no services or full services are provided. Older persons who wish to age in place and maintain an independent lifestyle, but who also require some limited supports, may find that neither end of the housing spectrum fully meets their needs. While some older people may be able to rely upon family for limited support, it is important to provide a functional and affordable housing option which satisfies the demands of a large proportion of older people. Supportive Living Housing provides that alternative form of housing, enabling older single or coupled people to maintain an independent lifestyle with the security and comfort of knowing that a variety of services are available, if and when they need them. This allows for individuals to age in place, where they may maintain an independent lifestyle for as long as possible while being supported by a sliding scale of optional services/amenities as they age.

Preliminary elevations for the townhouse blocks are included in Figure 3A, 3B and 3D. A rendering of the clubhouse is included in Figure 5C. Amenity space will be provided for residents in the form of a fitness centre, games room, and dining area. Landscaped open space will be provided for residents, as well as outdoor amenities, featuring a community garden, pickleball courts, and trees planted throughout the entire site. The site plan also includes pedestrian connectivity, with walking paths and sidewalks traversing the site.

Figure 3A: Four Unit Townhouse



Prepared by: Nautical Lands Management Corporation

Figure 3B: Five Unit Townhouse



Prepared by: Nautical Lands Management Corporation

Figure 3C: Wellings Clubhouse



Prepared by: Nautical Lands Management Corporation

Figure 3D: Typical Wellings Street



Prepared by: Nautical Lands Management Corporation

4.0 Proposed Applications

The Developer, Nautical Lands Management Corporation, is proposing an Area Specific Plan amendment and Land-Use Bylaw amendment that would allow for 81 townhouse blocks containing 394 rental residential units for seniors and a central clubhouse at the subject site. The clubhouse will house amenities suited to the residents, including a kitchen, central dining and lounge area, personal service, games room, and fitness area. Outdoor amenity space includes a community garden, two pickleball courts and patio.

The proposed development also includes a 4.73-acre portion of the site which will be designated for small-scale neighbourhood commercial uses. This portion will be developed separately from the residential portion, as a future phase.

To facilitate the residential and commercial development of the site, the following planning applications are required:

4.1 Area Structure Plan Amendment

The proposed Prairie ASP Amendment will designate Neighbourhood D phases 1–4 as Multi-Family Low Density Residential and phase 5 as a Small-Scale Local Commercial Centre. An accessory building will be included in phase 1, with the intended use of a community centre for residents. The goal of the project is to provide modular seniors-oriented rental housing with supporting neighbourhood commercial uses.

The Multi-Family Low Density land use allows for a mix of low-density multi-family housing, including: single detached, semi-detached dwellings, attached dwellings, and modular homes. This designation is appropriate as the density being proposed is 10 units/acre and housing typology that is being proposed is attached dwellings.

The Small-Scale Local Commercial Centre closely reflects the provisions of the Town of Strathmore's current Convenience Commercial Land Use district.

4.2 Land Use Bylaw Amendment

In conjuncture with the ASP amendment, the proposed Land-use By-law Amendment is required:

- R3 High Density Residential District
- C1 – Neighbourhood Commercial District
- Open space

The requested site-specific zoning regulations are outlined in the Draft Land-Use Bylaw in Appendix B.

4.3 Future Applications

Subdivision Plan

A subdivision plan will be required prior to the proposed development of the subject site. The subdivision plan will remove the roads and landscaped open space from the developer's ownership and allow the roads and landscaped open space to be assumed by the municipality.

Development Permit

A development permit application will be required to facilitate the proposed development. This application will be submitted once the ASP and land-use bylaw amendments have been approved.

5.0 Policy Overview and Analysis

A review of planning documents must be undertaken to evaluate the conformity of the application to the applicable provincial, regional and municipal planning documents. A review of the proposed amendments conformity to these planning documents is as follows:

5.1 Municipal Government Act

The Act empowers municipalities to shape their communities. It regulates how municipalities are funded and how as local governments they should govern and plan for growth. The act has been updated as of December 18, 2025.

Section 632 of the Municipal Government Act describes Municipal Development Plans. The Strathmore MDP addresses land use and future development in the municipality. The subject site is designated as "Residential" in the Strathmore MDP. An analysis of the Strathmore MDP is included in section 5.3 of this report.

Section 633 of the Municipal Government Act describes Area Structure Plans. The subject site is located within the Prairies Area Structure Plan, neighbourhood D. An analysis of the Prairies Area Structure Plan is included in section 5.5 of this report.

Section 640 of the municipal Government Act describes land use, including land use bylaws. The subject site is currently zoned as "Parcel" in the Town of Strathmore Land Use Bylaw No. 14-11.

5.2 South Saskatchewan Regional Plan (2014)

The SSRP establishes a long-term vision for the region by prioritizing robust growth, vibrant communities and a healthy environment within the region. The 10-Year Review of the South Saskatchewan Regional Plan commenced on August 22, 2024. The South Saskatchewan Regional Plan remains in effect, continues to be implemented and provides strategic direction for the region.

Section 5 outlines the Efficient Use of Land. The desired outcome of this section is to ensure land will be efficiently used to minimize the amount of area taken up by the built environment. The proposed development is in an area that has been identified for development and will utilize existing infrastructure and minimize the need for new or expanded infrastructure.

Section 8 outlines Community Development, with the aim that community development needs are anticipated and accommodated. The proposed development meets the intent of the strategic direction by providing a sense of belonging for community members. The goal of the Wellings model is to increase residents' opportunities for community involvement through socialization and recreation, which is maximized by the amenity space that is provided to residents.

5.4 Town of Strathmore Municipal Development Plan (2014)

The Strathmore Municipal Development Plan 2014 has been prepared in accordance with the Municipal Government Act. This document provides the Municipality's primary land use and policy direction for growth within the municipal boundaries. All other documents prepared and adopted shall conform to the Municipal Development Plan.

The following specific ASP policies are relevant to the site and the proposed applications:

Part 1 – Overview and Vision

Part 1 of the Municipal Development Plan provides the Municipality's primary land use and policy direction for growth within the municipal boundaries. There are four values that guide the municipality which are history, space, family and recreation.

The proposed development aligns with these four values. The Wellings model promotes family values and recreation through its amenity spaces, which are available for the use of residents and their families. The site is within close proximity to open space and trails, while also offering internal trails throughout the site for navigational and recreational purposes. Overall, the Wellings product is meant to foster positive connections between residents, family members of residents and community members through the built-form environment that is provided.

Part 2 – Growth Strategies

Part 2 of the MDP ensures timely and well-planned development in a manner which promotes growth that is fiscally and environmentally responsible. The proposed development represents many of the principles of good neighbourhood design, outlined in section 2.2 Community and Neighbourhood Design, such as vibrancy, walkable, variety, responsible and sustainable. The Wellings community represents a vibrant and walkable residential community, with recreational space and commercial space easily accessible on site.

Part 3 – Land Use & Open Space

Section 3.1 outlines development concepts in the town of Strathmore. Per figure 2, the subject lands are designated as residential and are suitable for development.

The proposed development will be primarily residential in nature, providing a specific housing type that is purpose-built for seniors. Section 3.2.7 outlines the Municipality's support for senior specific housing. All residential units will be rental with in-unit laundry and full kitchens and zero threshold, for full accessibility. There will be indoor and outdoor amenities throughout the site to allow for recreation and socialization of residents. The site is easily accessible from Edgeview Road and is in close proximity to the major commercial node at Highway 1. The proposed residential meets the goal of section 3.2 as it offers a specific housing typology that will accommodate the growing seniors population in the Municipality and Region.

Commercial development will be located on a 4.73-acre parcel of the site. This is in accordance to section 3.4.5, which requires large residential communities to provide for a parcel for Neighbourhood Commercial use. While the site is not designated commercial in the MDP, section 3.1.2 outlines *Minor variations in the boundaries of the land uses identified in the concept may be considered acceptable without a Municipal Development Plan Amendment.* It is the opinion of the applicant that the addition of neighbourhood commercial to this parcel is a minor variation and therefore should not require a MDP amendment. The aim of the neighbourhood commercial is to support residents of the future residential by providing walkable commercial services, as well as to provide employment and contribute to a solid tax base for the Town.

Section 3.6 outlines Parks Open Space and Pathways. The goal of this section is to create a community that supports a healthy active lifestyle, and promotes space for activity and interaction for the residents of Strathmore. A main pillar of Wellings developments is to ensure that residents have access to recreational and social facilities. This healthy lifestyle is fostered through the on-site amenities, such as pickle ball, a community garden, and the clubhouse. Open spaces and trails are also available on-site for mobility and leisure. The site also provides access to the greater community through its connection to the Strathmore trail system.

Section 3.7 outlines Wetlands. Maintaining an equivalent number of high quality wetlands in Strathmore is a priority in retaining the ecological significance of the area and will be considered in all future development proposals. The goal of this section is to ensure that identified areas of wetland significance are protected and/or relocated as appropriate to ensure a "no net loss" of wetlands within the community. There are two wetland areas on and around the subject site. As part of this application submission, a Biophysical Impact Assessment was completed, which identified that all wetlands in the Project area are considered to be unsuitable for retention as Environmental Reserves.

Part 4 – Infrastructure, Community & Protective Services

Per section 4.1 Transportation, the proposed development is easily accessible to George Freeman Trail via Edgeview Drive. A Traffic Impact Assessment has been submitted as a requirement of a complete application, and a summary of that assessment is outlined in section 6 of this report.

The proposed development will connect to the Municipal Infrastructure System for sanitary sewer and potable water and construct the connections to the Town of Strathmore satisfaction. A Master Drainage Report has been submitted as part of this application, with a summary of the report being found in section 6 of this report.

5.5 The Prairies Area Structure Plan (2011)

The purpose of The Prairies' Area Structure Plan (ASP) is to establish a framework for the orderly and economic, subdivision, and development of a new collection of Neighbourhoods within the Town of Strathmore to be known as The Prairies' Area Structure Plan. The subject site is included in Neighbourhood Node "D" of the Prairies Area Structure Plan.

The following specific ASP policies are relevant to the site and the proposed applications:

1.2 Plan Area and Implementation

The Prairies' Area ASP is located on the east boundary of the Town of Strathmore and forms part of the newly annexed lands that expanded the Town boundaries - refer to Figure 1 - Regional Location Map. The Prairies' ASP has been developed to include approximately three hundred and ninety-four (394.18) acres (159.53 hectares) of land - refer to Figure 2 - General Location Map (Aerial Photo).

The Plan Area is currently owned by seven (7) separate landowners on nine (9) titles who have different timelines for development of their lands. As a result of the differences in development timelines, this ASP is set up to outline different Neighbourhood Nodes (A, B, C, and D) based largely on ownership. It sets out triggers for development of the Neighbourhoods such that the site is comprehensively planned and, at minimum, strategic pieces of the site such as servicing, transportation connections, and overland drainage, are addressed to ensure seamless development occurs over time. The ASP also implements a minimum benchmark for lands in each of the Neighbourhood Nodes to ensure that they retain a cohesive character and quality throughout.

Response: The subject site occupies neighbourhood node "D" of the Prairies' Area ASP. The site is 46.84 acres in size. The applicant will purchase the land parcel from Prairie Merchant after the ASP amendment and Land Use Bylaw has been approved. Development of the land parcel will occur in four phases, with the first three phases being residential and the final phase being commercial. The proposed amendments to the ASP will facilitate the proposed development.

1.3.7 The Town of Strathmore Wetland Conservation Plan

In 2005 the Town of Strathmore commissioned the preparation of the Wetland Conservation Plan which identified and classified thirty-four (34) wetlands or wetland complexes within the Town and, at the time, the Town's immediate area (now included formally within the Town boundary). Goals of the Wetland Conservation Plan included ensuring that there is no net loss of wetlands by promoting conservation and or mitigation within areas of future urban development and to use wetlands for stormwater treatment while ensuring their long-term viability. Within the Plan Area there are two (2) wetlands with distinct classifications. One wetland is to be redeveloped to revise its stormwater attenuation function and add more habitat value than it currently provides and the second wetland is already an existing Ducks Unlimited Wetland project that will be retained.

Response: There are two wetland areas in and around the subject site. All wetlands in the Project area are considered to be unsuitable for retention as Environmental Reserves. Biophysical Impact Assessment has been completed as part of the ASP and Land Use Bylaw amendment submission. The results of that study are included in section 6 of this report.

1.3.8 Strathmore Community Sustainability Plan

The Town of Strathmore completed the Strathmore Community Sustainability Plan in April, 2010. The Plan seeks to balance social, cultural, environmental, governance, and economic aspects of the Town as it moves into the future. The Prairies' ASP development supports the Town's vision for the future by providing:

- Natural Environment – use of existing drainage course to shape the conveyance channel and water movement throughout The Prairies' ASP for the enjoyment of residents. Encouragement of water conservation techniques for all dwelling units;
- Built Environment – introduction of low impact development and the integrated pathway network connecting The Prairies' ASP with neighbouring communities; and,
- Economic – The Prairies' development contributes to the vision for the newly annexed lands by supporting the Town's sustainability goals and creates potential business opportunities for local builders and suppliers.

Response: The proposed amendment will allow residential development on the subject lands. The proposed development will have landscaped open space provided throughout the site. The inclusion of small-scale commercial in the proposed development will contribute to the Town's sustainability goals and creates potential business opportunities for local builders and suppliers.

2.4 Objectives

The Prairies' ASP provides clear and concise policy direction for development of the Plan Area. The Plan outlines the method of servicing and the phasing of development over time. The Prairies' ASP is a framework outlining a comprehensive neighbourhood-based community Plan, combined with solid urban design. 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.

The objectives of The Prairies' ASP, for all Neighbourhood Nodes, are:

1. To provide a policy background from which to evaluate the development by describing and analyzing the physical characteristics and uses of the site and surrounding area;
2. To establish design principles, which are in conformity with existing statutory plans, and create a built form that is in keeping with and enhances the character of the Town of Strathmore; and,
3. To establish a servicing plan and phasing strategy that meets applicable standards and the needs of the community.

Response:
The Prairie ASP for Neighborhood Node D was approved for modular homes. The applicant is proposing modular homes catering to 55+ lifestyle living. This housing type is different from the existing and proposed residential within the Prairie ASP. The housing proposed is bungalow townhouse rental units designed for 55+ lifestyle. A clubhouse for the use of the residents is also proposed. This type of housing will provide a diverse housing product which is not currently available in Strathmore. It will allow local residents to age in place in their community.

2.5 The Prairies' Community Vision

The Prairies' ASP envisions a collection of great neighbourhoods (Neighbourhood Nodes A, B, C, and D). Each Neighbourhood has at its core a mix of land uses and amenities that result in effi ciency and sustainability. The backbone of all Prairies' Neighbourhoods is a walkable design, providing both active (i.e., pond skating, running, cycling) and passive (i.e., walking,

sitting, refl ecting) amenity areas. Architectural Controls are in place to ensure a comprehensively planned community emerges as it develops over time. A system of interconnected open spaces complemented by improved and retained habitat areas for water fowl help to establish the sense of place and the character of the Neighbourhoods. The Prairies' ASP area provides a range of housing types and entry points for a range of citizens within their lifecycle.

The Prairies' ASP outlines a framework to ensure that each Neighbourhood meets the Plan vision by providing:

- Character throughout and a sense of place;
- An integrated and walkable system of great streets, pathways, and parks;
- Opportunities for small-scale local commercial areas and potential employment areas; and,
- A range of housing types to meet various family needs and be flexible to accommodate lifecycle requirements.

Response: The Prairie ASP has been approved for modular homes. The proposed bungalow townhouse seniors residential, will form part of Prairie ASP which provides a variety of housing but does not provide bungalow townhouses. The applicant is proposing a different form of housing which is needed in Strathmore based on the feasibility report prepared by CBRE. This form of housing is not available in Strathmore. These will be purpose built rental bungalows designed for 55+ lifestyle living. Also, the approved ASP for Block D had a very similar style of homes proposed. The proposed development is well situated within an area that already provides diverse housing styles.

The applicant proposes 4.73-acres Small – Scale Local Commercial Centre at the south/west portion of the development.

5.2.3 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 extended medical treatment facilities and/or housing. This land use will typically have access to a paved rear lane. It also affords the opportunity for innovative housing forms, such as homes fronting on to the pedestrian and public amenity areas, with rear lane access alone. In addition, this land use allows for the inception of at grade villa and retirement village semi-detached styles of housing. Density targets in this category are considered to be between 10 to 18 units per acre, within a variety of block sizes.

Response: The proposed development will be in the form of attached dwellings, including 4-, 5- and 6- unit townhouse blocks. 394 total units are proposed. There will be pedestrian and public amenity space at the rear of approximately 24 of the 81 townhouse blocks. All the units will be fully at-grade as they are designed for 55+ individuals. The proposed density if the site is 10 units per acre.

5.2.5 Small-Scale Local Commercial Centre

The majority of commercial services and retail opportunities in Strathmore are centred on Highway One. Prairies' Edge (Neighbourhood A) 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 Brent Boulevard 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 though the use of architectural controls. Residential above at-grade retail will be encouraged as another form of housing. 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.

Response: At the south-east corner of the site, a 4.73-acre parcel is proposed to allow small-scale local commercial uses. The commercial parcel would support the proposed residential community by:

1. Creating potential business opportunities for local builders and local suppliers;
2. Complementing and supporting the existing communities, facilities, and infrastructure within the Town;
3. Creating unique and special places within the neighbourhood; and,
4. Offering regional amenities to all Town residents, not just those who are new residents.

Similar to the Neighbourhood A small-scale local convenience area, this commercial parcel will be accessible off Edgeview Road, which is a collector road, and will have access to the major pathway and open space system. This parcel would not be seen as a major commercial centre and not compete with the existing commercial opportunities along Highway One.

5.3 Neighbourhood D (Prairies' View) Land Use Policies

The Prairies' View (Neighbourhood D) community will support a modular home land lease project consistent with Figure 8A - Neighbourhood D Land Use Strategy. 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. This use is being provided within the Town of Strathmore to help stimulate the local economy, provide diversity in housing choice, and increase opportunities for people to both live and work within the Town of Strathmore at an entry level price point.

Response: The proposed development is located in Neighbourhood D of the Prairies Area Structure Plan. The residential units being proposed do not meet the town's definition of modular, therefore a subdivision application will be required to allow the municipality to assume ownership of the roads and open space on site.

6.0 OPEN SPACE - WETLANDS

The stormwater management system, including wetland ponds and conveyance channels, provides an open space amenity which incorporates natural landscapes into an urban environment as part of the overall green space and linear park system. The stormwater management facilities and enhanced natural areas will be located throughout the community as a means to add amenity and retain storm flows on site. Enhanced and retained wetland areas should be accessible by trails and pathways to provide for a range of interpretive and educational opportunities.

Response: There are two wetland areas in and around the subject site. A Biophysical Impact Assessment has been submitted as part of a complete application. The BIA has indicated that all wetlands in the Project area are considered to be unsuitable for retention as Environmental Reserves. A summary of the report is found in section 6 of this report.

5.6 Town of Strathmore Land Use Bylaw

As previously described, it is proposed that phases 1 – 3 of the subject lands designated "Parcel" be re-designated as "R3 High Density Residential District". The proposed By-Law and schedule can be found as Appendix A to the subject report. The compliance to the land use bylaw is shown below:

Figure 4: Proposed Zoning Schedule: R3 High Density Residential District

Zoning Provision	All Permitted Uses	Proposed	Compliance
Minimum site area	930 m2	174,331 m2	Yes
Minimum site width	7.62 m	193,438 m	Yes
Minimum site depth	30.5 m	276,252 m	Yes
Minimum Gross floor area	40 m2	36,568 m2 Total	Yes
Minimum Front Yard Setback	6.0m	6.0 m	Yes
Minimum Rear Yard Setback	7.0 m	6.0 m	No
Minimum Side Yard Setback	1.5 m	1.5 m	Yes
Minimum Exterior Side yard setback	3.0 m	3.0 m	Yes
Maximum Building Height	12 m for attached housing	6.1 m	Yes
Maximum Site Coverage	70%	21%	Yes
Minimum Landscaping	30%	55%	Yes
Minimum Parking	1.5 spaces/unit, plus 0.15 spaces/unit for visitor parking if the unit or the parcel containing the unit does not adjoin a roadway which provides on-street parking immediately adjoining the unit or parcel at rate of at least 0.15 spaces/ unit. = 676	612 spaces at units (garage & driveways) + 11 visitor spaces = 623 total residential spaces. Additional 44 spaces provided at Clubhouse.	Yes for Units; No for Visitor Parking

The following site-specific zoning regulations are requested:

- Minimum Rear Yard Setback be 6.0 m
- Visitor parking be 0.025 spaces per unit

As previously described, it is proposed that phase 4 of the subject lands designated "Parcel" be re-designated as "Neighbourhood Commercial District". The proposed By-Law and schedule can be found as Appendix A to the subject report. The compliance to the land use bylaw is shown below:

Figure 5: Proposed Zoning Schedule: Neighbourhood Commercial District

Zoning Provision	All Permitted Uses	Proposed	Compliance
Permitted Uses	• Child Care Services • Eating and Drinking Establishments, Minor • Government Services • Health Services • Home Office • Mixed Use Building • Personal Service Shops • Professional Offices and Office Support Services • Protective Emergency Services • Public Assembly Establishments, Minor • Retail Stores, Convenience • Retail Stores, General • Signs • Utilities Discretionary Uses • Accessory Uses • Athletic and Recreational Facility, Indoor	TBD	

	• Custom Manufacturing Establishments • Drive Through Food Services • Gas Bar • Liquor Store • Pet Care Facility • Private Club • Public Assembly Establishments, Major • Utility Building • Veterinary Services, Minor		
Minimum site area	1,393.0 m²	15,135 m²	Yes
Maximum site Area	15,000.0 m²	15,135 m²	No
Minimum Front Yard Setback	3.0m	3.0m	Yes
Minimum Rear Yard Setback	7.0 m	TBD	TBD
Minimum Side Yard Setback	i. Zero if attached as in a strip mall ii .0 metres, if developed as separate structures	TBD	TBD
Boundary Treatments	Any yard adjacent to or abutting a residential area will require a 4.5 m setback and the construction of a 1.8m fence	Noted	Yes
Minimum rear yard	i. Principal and Accessory Building - 6.0 m for all lane-less Developments; ii. 3 m for any Development served by a lane.	TBD	TBD
Landscaping	15% of gross area	15%	Yes
Mechanical Equipment	All mechanical equipment on a roof	Noted	Yes

	of any building shall be concealed in a manor compatible with the architectural character of the building, or concealed by incorporating it within the building.		
Parking	All parking areas shall be paved	Noted	Yes
Parking requirement (retail)	1 parking space/37m2 gross floor area	Noted	Yes
Loading Requirements	Any development within the Commercial or Industrial Use Classes, excluding Professional Offices:	Less than 930m² - None 930-1860 m² - 1 Space Each additional 2,300m -1 additional space	Yes

- Note the design for the commercial development has not yet been prepared as it is a future phase for the entire development.

6.0 Supporting Studies

The following studies analyze the impacts of the Proposed Development of the Site and surrounding neighbourhood and analyze whether the Proposed Development can be successfully accommodated on the Site. The studies were identified in the pre-application consultation as part of the complete application as provided through correspondence by the municipal staff during the Pre-application Consultation. A summary of each of the studies is provide below. For additional the details please review the reports.

6.1 Master Drainage Report

Nautical Lands Management Corporation (Nautical) has retained Lee Maher Engineering (LME) to prepare a Master Drainage Plan (MDP) for the proposed development at the subject site. The report outlines the drainage concepts and infrastructure to accommodate the runoff generated within the sub-catchment areas of the development area and provide high level design information for the associated stormwater management facility (SWMF) or pond. The results from this study have concluded:

- The stormwater management facilities proposed in this report will control the discharge from the proposed development, at the maximum discharge rate of 0.6 L/s/ha.
- The average annual volume discharge is 129 mm.
- To account for future climate changes, pond has approximately 19% additional active storage from the 1:100-year elevation to High Water Level. Additionally, there will be 3,475m3 of additional capacity from HWL to freeboard in the pond.
- Water quality enhancement will be achieved through the use of a sump manhole in conjunction with the proposed wet pond.

6.2 Traffic Impact Assessment

Nautical Lands Management Corporation has retained Bunt Engineering to provide a Transportation Impact Assessment (TIA) to review the traffic impacts of the proposed development at the subject site. The study outlines the intersections in the vicinity of the site, including the AM and PM peak hour volume analysis. The findings indicate that all study intersections are expected to continue to operate within acceptable conditions with the addition of site generated traffic.

6.3 Market Feasibility Analysis

A market feasibility study from Commercial Real Estate Services Canada has been submitted in support of the proposed development.

6.4 Biophysical Impact Assessment

Basin Environmental Ltd. (Basin) was retained by Nautical Lands Management Corporation (NLMC) to undertake the development of a Desktop Biophysical Impact Assessment (BIA) in support of the planned development at the subject site. Overall, the Desktop BIA identified environmentally sensitive features in the Project area and immediately surrounding lands, including two wetlands. Those features were found to be in a degraded state and subject to regular cultivation. All wetlands in the Project area are considered to be unsuitable for retention as Environmental Reserves. With mitigation measures implemented, most potential impacts to valued environmental components (VECs) identified in this Desktop BIA were rated as negligible. Future regulatory submission requirements anticipated in support of Project development will include a *Water Act* approval for wetland disturbance; and registration of the SWMF under the Albera *Environmental Protection and Enhancement Act*.

6.5 Public Consultation Strategy

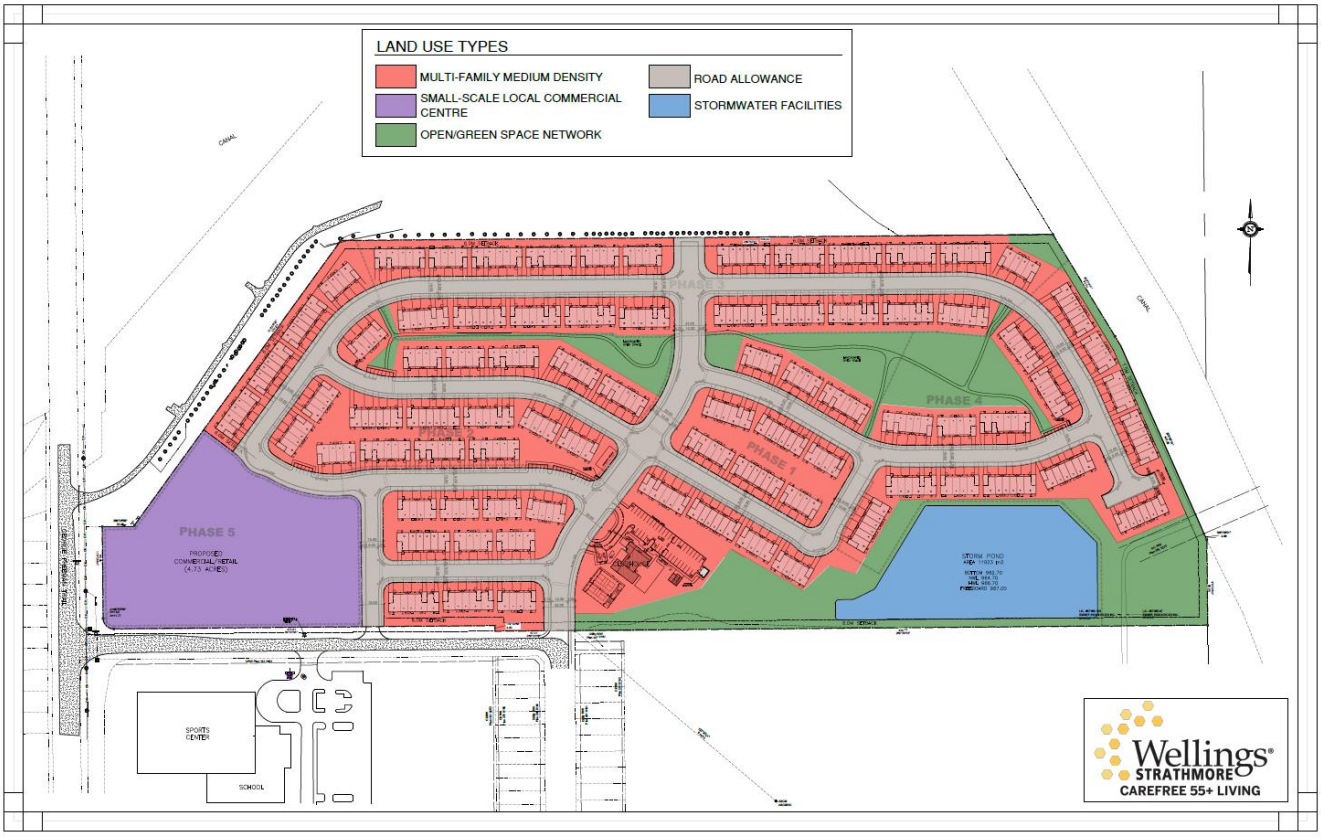
Public consultation will occur prior to the proposed amendments being brought to municipal council. Consultation will occur in the form of an open house at a venue in the Town of Strathmore. The applicants will present the vision for the proposed development and will have the opportunity to answer any questions that arise from the public. The applicants have a history of public consultation from past Wellings projects. The event will be advertised in the local Strathmore Times newspaper.

6.6 Phasing Plan

A phasing plan has been developed by Nautical Lands Management Corporation and Lee Maher Engineering (Figure 6). The phasing plan shows 3 phases of townhouse development, with the clubhouse being included in Phase 1. The commercial portion will be developed separately from the residential portion of the site and is identified as phase 4 on the phasing plan.

Figure 6: Phasing Plan

Prepared by: Wellings of Strathmore



7.0 Conclusion

The Planning Justification Report has been prepared on behalf of Prairie Merchant by Nautical Lands Management Corporation for an Area Specific Plan and Land-Use Bylaw Amendment for the property known as PLAN 1010785 BLOCK 4, LOT 2.

The proposed planning applications are necessary to permit senior's residential to facilitate the construction of 81 townhouse blocks with 394 units, a central clubhouse, as well as a separate commercial parcel.

A Pre-Application package was prepared and issued to Nautical Lands Management Corporation and Prairie Merchant. The package consisted of comments from Town Staff and agencies including the Conservation Authority, Fire and Emergency Services. It was identified that a Stormwater Management Plan, Traffic Impact Assessment, Market Feasibility Analysis, Biophysical Impact Assessment, Public Consultation Strategy, and Phasing Plan are required as part of a complete application. Each of these has been completed and addressed in this report.

The Planning Justification Report concludes that the proposed Area Structure Plan and Land-Use By-law Amendments are appropriate and represent good planning for the following reasons:

- They are consistent with policies in the Municipal Government Act
- They are consistent with policies in the South Saskatchewan Regional Plan
- They are supported by the policies of the Town of Strathmore Municipal Plan
- The requested amendment to the Land-Use By-law is appropriate and justified for the reasons set out in Section 4.2 of this report
- The Proposed Development will provide Residential adjacent to a Neighbourhood Commercial area, in a neighbourhood that has room for intensification
- The proposed development provides residential rental suites for Senior's, which allows residents of the community to age in place. It provides a diverse housing typology along an accessible location
- The Site can be serviced through proposed service connections to the existing sanitary, water and stormwater networks and appropriate measures for stormwater management quality control can be implemented; and
- Approval of the Proposed Amendments will permit development that is appropriate and compatible in the Town of Strathmore

It is therefore our opinion that the proposed applications are appropriate and represent good planning and should be approved.

Appendix A: Record of Pre-Application Consultation

TOWN OF
Strathmore

January 5, 2026

Town File #: PC2025-001

Nautical Lands Group
c/o Angela Mariani, MCIP, RPP
555 Legget Drive, Tower A, Suite 920
Kanata, ON K2K-2X3

** sent via email only to angela@nlgc.com **

Dear Applicant(s):

RE: PRE-CONSULTATION RESPONSE LETTER – BLOCK 2, LOT 2, PLAN 1010785 – THE PRAIRIES AREA STRUCTURE PLAN, STRATHMORE – TOWN FILE NO. PC2025-001

This Pre-Consultation Response Letter pertains to a Pre-Consultation Application and development proposal on those lands described as **Block 2, Lot 2, Plan 1010785** and known municipally as a southerly portion of the **The Prairies Area Structure Plan** that was submitted to Development Services on December 11, 2025.

Development Services confirms that the following planning application(s) are required:

Area Structure Plan (New)	☐	Area Structure Plan (Amendment)	☒
Development Permit (New)	☐	Land Use Bylaw (Amendment)	☒
MDP (Amendment)	☐	Subdivision (New)	☒
Subdivision (Amendment)	☐	Other: Click or tap here to enter text.	☐

Development Services further confirms that the following additional requirements will be required to form complete planning application(s) and are required at the time of Area Structure Plan (Amendment) application submission:

- Biophysical Impact Assessment
- Market Feasibility Analysis
- Planning Rationale Report
- Phasing Plan
- Public Consultation Strategy
- Stormwater Management Study & Plan; and,
- Traffic Impact Assessment.

Strathmore.ca
1 Parklane Dr. (Box 2280)
Strathmore AB T1P 1K2
(403) 934-3133

TOWN OF
Strathmore

Development Services also recommends that the following agencies and/or departments be consulted with prior to submitting the required complete planning application(s):

- Alberta Environment & Protected Areas (South Saskatchewan Region): General Information by telephone at (403) 297-7602 or online weblink available at https://www.alberta.ca/environment-and-protected-areas-field-office-contacts.

Please note that this Pre-Consultation Response Letter is only applicable to the lands referenced in this letter, as well as the specific development proposal and accompanying information and materials that were submitted and considered by Development Services.

If you do not proceed with the above noted planning applications within one year of today's date, it is strongly recommended that the submission of a new Pre-Consultation Ap

If you have any questions or concerns with respect to the content of this letter, please contact the undersigned directly by email at glen.ferguson@strathmore.ca or by telephone at (403) 934-3133.

Sincerely,

Glen Ferguson

Glen Ferguson, MCIP, RPP
Senior Planner, Development Services

cc: jgulak@prairiemerchant.ca

Appendix B: Draft Land Use By-law

Proposed Land-Use Schedule: R3 High Density Residential District

Zoning Provision	All Permitted Uses	Proposed	Compliance
Minimum site area	930 m2	174,331 m2	Yes
Minimum site width	7.62 m	193,438 m	Yes
Minimum site depth	30.5 m	276,252 m	Yes
Minimum Gross floor area	40 m2	36,568 m2 Total	Yes
Minimum Front Yard Setback	6.0m	6.0 m	Yes
Minimum Rear Yard Setback	7.0 m	6.0 m	No
Minimum Side Yard Setback	1.5 m	1.5 m	Yes
Minimum Exterior Side yard setback	3.0 m	3.0 m	Yes
Maximum Building Height	12 m for attached housing	6.1 m	Yes
Maximum Site Coverage	70%	21%	Yes
Minimum Landscaping	30%	55%	Yes
Minimum Parking	1.5 spaces/unit, plus 0.15 spaces/unit for visitor parking if the unit or the parcel containing the unit does not adjoin a roadway which provides on-street parking immediately adjoining the unit or parcel at rate of at least 0.15 spaces/ unit. = 676	612 spaces at units (garage & driveways) + 11 visitor spaces = 623 total residential spaces. Additional 44 spaces provided at Clubhouse.	Yes for Units; No for Visitor Parking

The following site-specific zoning regulations are requested:

- Minimum Rear Yard Setback be 6.0 m
- Visitor parking be 0.025 spaces per unit

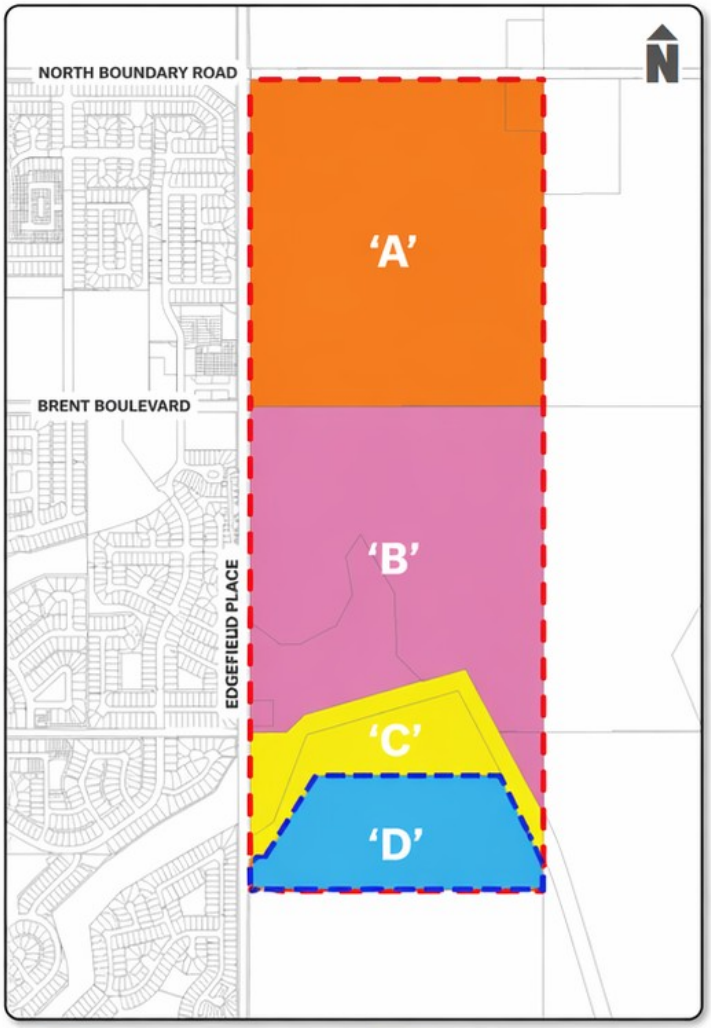
Proposed Zoning Schedule: Neighbourhood Commercial District

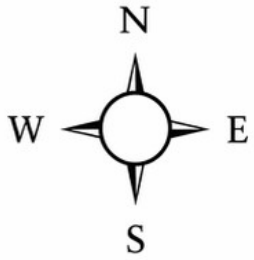
Zoning Provision	All Permitted Uses	Proposed	Compliance
Permitted Uses	• Child Care Services • Eating and Drinking Establishments, Minor • Government Services • Health Services • Home Office • Mixed Use Building • Personal Service Shops • Professional Offices and Office Support Services • Protective Emergency Services • Public Assembly Establishments, Minor • Retail Stores, Convenience • Retail Stores, General • Signs • Utilities Discretionary Uses • Accessory Uses • Athletic and Recreational Facility, Indoor • Custom Manufacturing Establishments • Drive Through Food Services • Gas Bar • Liquor Store	TBD	

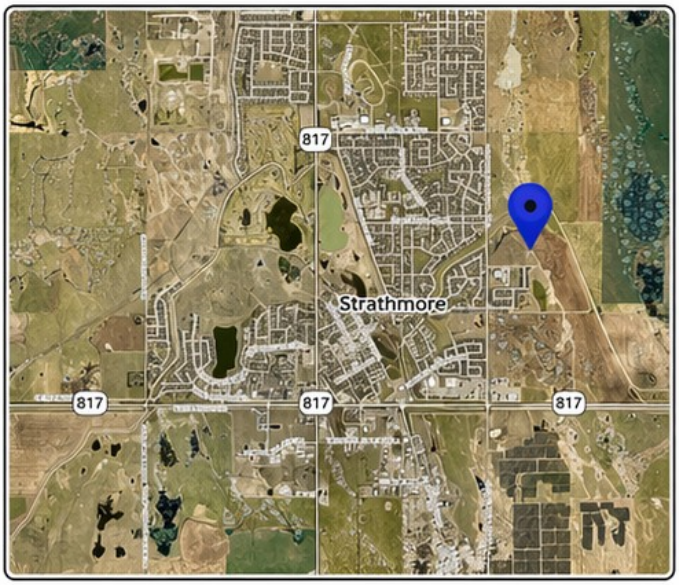
	• Pet Care Facility • Private Club • Public Assembly Establishments, Major • Utility Building • Veterinary Services, Minor		
Minimum site area	1,393.0 m²	15,135 m²	Yes
Maximum site Area	15,000.0 m²	15,135 m²	No
Minimum Front Yard Setback	3.0m	3.0m	Yes
Minimum Rear Yard Setback	7.0 m	TBD	TBD
Minimum Side Yard Setback	i. Zero if attached as in a strip mall ii .0 metres, if developed as separate structures	TBD	TBD
Boundary Treatments	Any yard adjacent to or abutting a residential area will require a 4.5 m setback and the construction of a 1.8m fence	Noted	Yes
Minimum rear yard	i. Principal and Accessory Building - 6.0 m for all lane-less Developments; ii. 3 m for any Development served by a lane.	TBD	TBD
Landscaping	15% of gross area	15%	Yes
Mechanical Equipment	All mechanical equipment on a roof of any building shall be concealed in a manor compatible with the architectural character of the	Noted	Yes

	building, or concealed by incorporating it within the building.		
Parking	All parking areas shall be paved	Noted	Yes
Parking requirement (retail)	1 parking space/37m2 gross floor area	Noted	Yes
Loading Requirements	Any development within the Commercial or Industrial Use Classes, excluding Professional Offices:	Less than 930m² - None 930-1860 m² - 1 Space Each additional 2,300m -1 additional space	Yes

- Note the design for the commercial development has not yet been prepared as it is a future phase for the entire development.







Neighbourhood Node "D"- Context:

- Subject Parcel

NEIGHBOURHOOD NODE 'A'
NEIGHBOURHOOD NODE 'C'
NEIGHBOURHOOD NODE 'B'
NEIGHBOURHOOD NODE 'D'



Strathmore
Rural Reimagined

Upcoming Council Meetings

Sept 2, 2026 | 6 p.m.	Regular Meeting of Council
Sept 9, 2026 | 6 p.m.	Committee of the Whole
Sept 16, 2026 | 6 p.m.	Regular Meeting of Council

Come Say Hi

Hearing from the community is really important to us, so you're welcome at any Council or Committee of the Whole meeting. You do not need to call ahead or register to observe Strathmore Council in action. There is ample public seating and additional standing room if needed. You can also watch livestreamed meetings online as they happen, or catch up later on YouTube.

June to early August road maintenance.

Summer Construction on Wheatland Trail.

Starting as early as today through approximately early August, you may see construction activity along Wheatland Trail (Highway 817) as the Government of Alberta through Alberta Transportation and Economic Corridors begins road rehabilitation work in and around Strathmore.

Weather permitting, their contractor Aecon will be working on Highway 817 from approximately 1 km south of Highway 1 to 3 km north of Strathmore. Work anticipated to be completed between June 18 and June 30 includes:

- Concrete and sidewalk repairs at several locations within Strathmore, including near Esso, Fas Gas, and Strathmore Alliance Church
- Roadway repairs south of Brent Boulevard
- Crack sealing throughout the project area
- Installation of highway street lighting at the Highway 564 and Highway 817 intersection

To help reduce impacts on traffic, work south of Westmount Drive will generally take place overnight between 7 p.m. and 7 a.m. Work north of Westmount Drive will generally occur during daytime hours due to nearby residences.

You should expect to see reduced speeds, lane restrictions, and delays while work is underway. Paving operations are scheduled to begin after the July long weekend and run until early August, weather dependent.

Please note that Highway 817 and the above project is managed by the Government of Alberta and not the Town of Strathmore.

For more information on Government of Alberta road conditions and construction updates, call 5-1-1 toll-free or visit 511.alberta.ca

Information on Strathmore's roads can always be found at **Strathmore.ca/RoadReports**

Enjoy them safely.

Storm pond safety.

Storm ponds play an important role in protecting our homes and neighbourhoods. They help prevent flooding by managing heavy rainfall and slowly releasing water back into the environment. As water moves across streets and properties, it collects sediment, pollutants, and debris - storm ponds help filter this before it reaches our rivers and streams.

While Strathmore is home to many storm ponds, only Kinsmen Lake and Strathmore Lakes permit recreational use such as fishing. For your safety, please avoid any activity on or near other storm ponds. These ponds are deeper than they appear with water levels that rise and move quickly. They often contain contaminants like fertilizers, pesticides, and animal waste as well.

Visit our website, **Strathmore.ca/StormPonds** for more information.

Run. Walk. Gallop.

Stomping Down Barriers Mental Health Run.

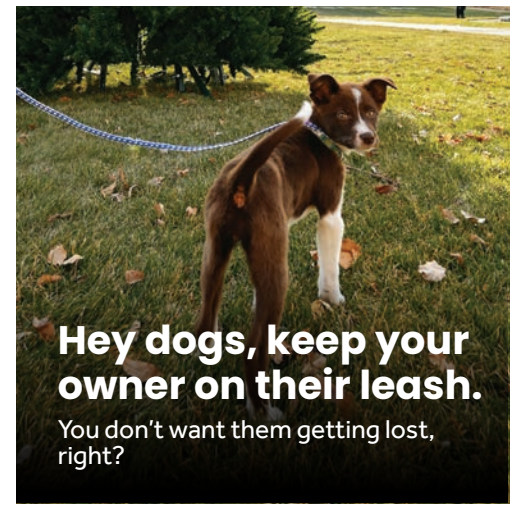
The Stomping Down Barriers for Mental Health Run aims to foster meaningful conversations around mental health while encouraging inclusivity, wellness, and community engagement.

Participants of all ages and abilities are welcome to get involved by running, walking, or cheering along the route. The event offers a variety of options, including a 1K Kids Fun Run, 5K, 10K, Half Marathon, and virtual participation opportunities, ensuring there is something for everyone in the community.

Residents and visitors are invited to take part in the Stomping Down Barriers for Mental Health Run on August 9, 2026, a high-energy community event dedicated to raising awareness and support for mental health.

For more information, visit: **Strathmore.ca/Stompingrace**





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. ommunity 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.

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Register today!

Summer Camps.

We've got some fun and safe alternatives to boredom for ages 4 to 12 with our summer camps! Check out the themes of each week and register your child for their favourite theme, or register in all the weeks for a fun-filled summer!

For more information, visit our website **Strathmore.ca/Recreation**. For registration, you can register for camps through your PerfectMind account. Got questions? Give us a call at **403-361-2121**.

Theme	Date
Neon Days	Aug 4 to 7, 2026
Balls and More	Aug 10 to 14, 2026
Olympic Days	Aug 17 to 21, 2026
NEW* Fencing Camp (Ares Pentathlon & Fencing)	Aug 24 to 28, 2026
Let's Celebrate	Aug 24 to 27, 2026



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. ommunity 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

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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.

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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 081 1227.

The Subdivison and Development Appeal Board (SDAB) received a Notice of Appeal on July 27, 2026. The SDBA 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 inclde people who speak in favour or against the decisions being appealed.

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

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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 regualr busines 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**.





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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

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Request for Decision

To: Town Council

Contact: Kate Bakun, Planner

Date Prepared: August 12, 2026

Meeting Date: September 2, 2026

SUBJECT:	**Land Use Bylaw Amending Bylaw No. 26-14 (The Prairies)**
RECOMMENDED MOTION:	THAT Council give Second Reading to Bylaw No. 26-14, being a bylaw to amend Land Use Bylaw No. 14-11. THAT Council give Third Reading to Bylaw No. 26-14, being a Bylaw to amend the Land Use Bylaw No. 14-11.

REPORT SUMMARY

KEY ISSUE(S):

The proposed amendment to Neighbourhood Node “D” (Prairies View) is intended to facilitate development of the subject lands and support the proposed residential community.

The current proposal is intended to facilitate a residential and neighbourhood commercial uses, as well as associated open space and municipal infrastructure, including a stormwater management pond and Municipal Reserve.

OBJECTIVE:

The purpose of the Land Use Bylaw Amendment is to redesignate the subject lands to accommodate the proposed development, including a mix of residential, neighbourhood commercial, and public service uses, along with associated supporting land uses, while promoting housing diversity and providing additional residential opportunities within the community

FINANCIAL IMPLICATIONS:

Increased residential and non-residential development can strengthen the Town’s fiscal capacity, support the efficient delivery of municipal services and infrastructure, and help distribute the cost of community amenities and public investments across a broader tax base.

BACKGROUND:

The Town of Strathmore has received an application to amend the Land Use Bylaw to redesignate the subject lands in support of the proposed development concept for The Prairies

Neighbourhood “D” (Prairies View), for the lands legally described as Lot 2, Block 4, Plan 1010785. The proposed redesignation application has been applied for in conjunction with The Prairies Area Structure Plan Amendment Bylaw No. 26-11.Development Services is also aware of a real estate transaction pending on the subject lands.

The subject lands are currently designated AG – Agricultural General District under the Town of Strathmore Land Use Bylaw No. 14-11 and are located at the northeast corner of the intersection of George Freeman Trail and Edgeview Road. The site is adjacent to the Strathmore Motor Products Sports Centre and George Freeman School to the south.

The Applicant is proposing to redesignate the subject lands to facilitate the development of an attached housing neighbourhood, including neighbourhood commercial uses and associated public service areas. The proposed redesignation is intended to support increased housing diversity and provide additional residential opportunities within the community.

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 and give flexibility to staff regarding the rear yard setback within the development area, The flexibility regarding the rear yard setback is recommended because there is a mix of the type of lots and position and location of lots within the development. Each lot is intending to have a front garage, and the size of rear lots may vary by each block.
- 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.

The proposed R3 – High Density Residential District is considered an appropriate land use district for the residential portion of the subject lands. The proposed development generally aligns with the intent and permitted uses of the R3 District by providing a higher-density attached residential neighbourhood with a mix of housing opportunities. The R3 designation also supports the residential density objectives identified for the area and provides an appropriate framework for the proposed residential development. The proposed Direct Control District Overlay would allow for site-specific regulations to address the unique characteristics and development concept of the site, including permitting a “Community Building and Facility” as a permitted use. Based on the proposed land use, density, housing form, and overall development concept, Administration considers the R3 District to be an appropriate recommendation for the residential portion of the subject lands.

The Applicant has submitted a Land Use Bylaw Redesignation application, including supporting documentation and technical studies, to demonstrate the suitability of the proposed land uses. The following reports were submitted to administration in support of the application:

- Planning Justification Report

- Geotechnical Investigation Report
- Wellings Master Drainage Report
- Transportation Impact Assessment
- Desktop Biophysical Impact Assessment

The gross density target for the project is approximately 20 to 25 units per hectare (8 to 10 units per acre) and Staff believe the R3 Direct Control District is a suitable land use for the proposed density.

The proposed development includes approximately 398 residential units in an attached housing form. A private clubhouse is also proposed to provide amenity space for residents. Access to the development is proposed through two connections from Edgeview Road.

The proposed redesignation also includes a 1.51 ha (3.74-acre) parcel for neighbourhood commercial uses located in the southwest portion of the site. A stormwater management pond, approximately 1.19 ha (2.95 acres) in size, is proposed within the southwest portion of Neighbourhood “D”. The development is anticipated to proceed in five phases.

Staff began circulation with internal departments and external agencies and collected comments up to August 07, 2026 and comments were forwarded to the developer.
In accordance with the requirements of the Municipal Government Act (MGA), Staff have advertised the Notice of Public Hearing in the Strathmore Times newspaper on the following dates:

- August 5, 2026, August 12, 2026, August 19, 2026, August 26, 2026, September 02, 2026

Notice of the public hearing was also sent to adjacent landowners and has been posted on the Town’s social media accounts and website..

At the time of writing this report, staff have received one email asking for copies of the bylaws with respect to the proposed bylaws. No other calls, emails, or inquiries have been received at the date this report was written.

The proposed Land Use Bylaw Amendment would establish the appropriate land use districts and development regulations required to implement the proposed development, while ensuring alignment with the Town’s planning policies and supporting the orderly development of The Prairies Neighbourhood.

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 Prairies Land Use Bylaw Amendment Bylaw No. 26-14 aligns with the Town of Strathmore's 2026–2029 Strategic Plan by supporting managed growth, complete community development, and the provision of diverse housing, commercial opportunities, and community amenities within a planned neighbourhood framework.

COMMUNITY IMPLICATIONS:

The proposed Land Use Bylaw Amending Bylaw No. 26-14 (The Prairies) will establish a planning framework for the future development of Neighbourhood "D", including residential, commercial, and community amenity areas. The amendment will support the continued growth of the Town by accommodating additional housing opportunities, creating opportunities for local services, and contributing to the development of a complete community.

INTERNAL IMPLICATIONS:

Approval of the proposed Prairies Land Use Bylaw Amending Bylaw No. 26-14 will result in future applications for subdivision, Development Permits, Building Permits, electrical permits, plumbing permits, and other applicable permits. These applications will require review and coordination among multiple Town departments, including Planning and Development Services, Infrastructure, Operations, Emergency Services, and other applicable departments.

PUBLIC ENGAGEMENT AND AWARENESS:

As per the information provided by the Applicant, public engagement for the proposed Prairies ASP Amendment and Land Use Bylaw Amendment was conducted on May 6, 2026, at the Strathmore Motor Products Centre by the project developer. Approximately 40 attendees participated in the session, and the feedback received was positive.

The Land Use Bylaw Amending Bylaw No. 26-14 application was also circulated to internal Town departments and applicable external agencies for review and comment. Any feedback received through the circulation process has been considered as part of the review of the proposed amendment.

The Public Hearing has been advertised in accordance with the Municipal Government Act, and the proposed bylaws have been available for viewing on the Town's website.

IMPLEMENTATION

COMMUNICATIONS:

The public hearing was advertised in the Strathmore Times on the following dates:

- August 5, 2026
- August 12, 2026
- August 19, 2026
- August 26, 2026
- September 02, 2026

Notice of the Public Hearing was mailed to adjacent landowners and notice of the public hearing was also posted on the Town's social media accounts and website..

Staff have been available to respond to inquiries regarding the public hearing.

NEXT STEPS:

The statutory Public Hearing for the proposed Land Use Bylaw Amending application was advertised in accordance with Section 606 of the *Municipal Government Act*. The Public Hearing was also advertised on the Town's social media accounts and website.

REPORT AUTHOR:

Kate Bakun, Planner

ATTACHMENTS:

Attachment I: Bylaw No. 26-14 - The Prairies
Attachment II: 2312_WoStrath_ASP_land use R5 jul15_26
Attachment III: Map and LUB Districts
Attachment IV: August-5-2026-Strathmore-Times
Attachment V: August-12-2026-Strathmore-Times
Attachment VI: August-19-2026-Strathmore-Times

Chuck Procter, Manager of Development Services	Approved - 24 Aug 2026
Jamie Dugdale, Director of Infrastructure, Operations, and Development Services	Approved - 24 Aug 2026
Kevin Scoble, Chief Administrative Officer	Approved - 24 Aug

Veronica Anderson, Legislative Services Officer	2026 Approved - 24 Aug 2026

BYLAW NO. 26-14

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.

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. SHORT TITLE

1.1 This Bylaw may be cited as the "Land Use Bylaw Amending Bylaw No. 26-14".

2. AMENDMENTS

2.1 That Bylaw No. 14-11 Schedule A – Land Use District Map is amended by changing the land use designation of the land lot Plan: 1010785 Block: 4 Lot: 2 from 'AG – Agricultural General District' to R3 – High Density Residential. District Direct Control District Overlay, P1 – Public Service District and C1 – Neighbourhood Commercial District as shown below in Schedule "A" to this Bylaw;

2.2 That Bylaw No. 14-11 Schedules Section is amended as follows:

By adding a new Schedule E30 –By adding the following regulations under Schedule E30 – R3 – High Density Residential District. Direct Control District Overlay **–** The Prairies Neighborhood "D".

"1. APPLICATION

a. The provisions of this Direct Control District Overlay apply to those lands described legally as Portion of Plan: 1010785 Block: 4 Lot: 2, municipal address unassigned and shown below:

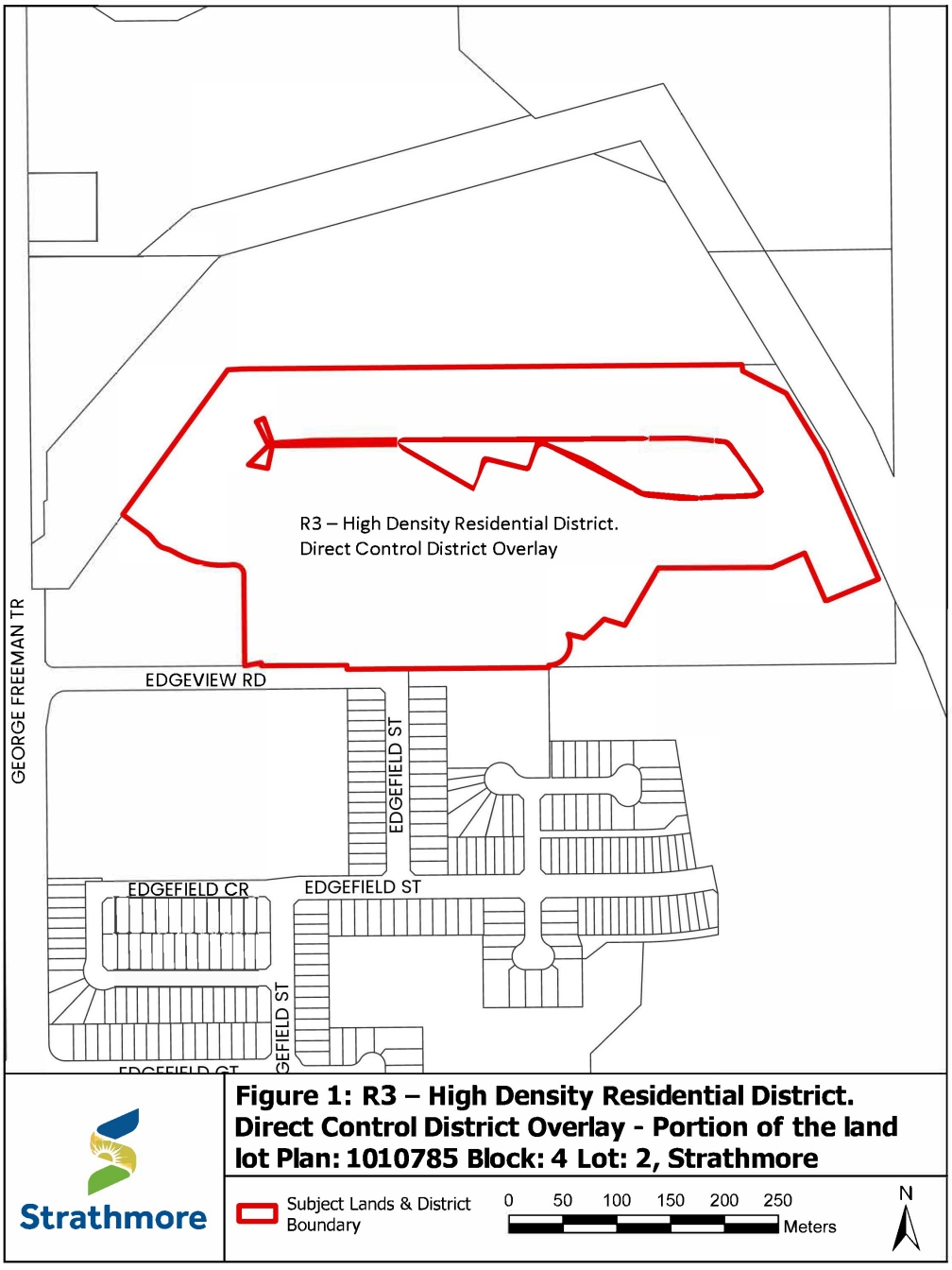


Figure 1: R3 – High Density Residential District. Direct Control District Overlay - Portion of the land lot Plan: 1010785 Block: 4 Lot: 2, Strathmore

Figure 1: Direct Control District Overlay – The Prairies Neighbourhood "D"

1.1 The provisions of Section 4.6 'R3 – High Density Residential District' apply to the subject lands unless the provisions of this Direct Control District Overlay conflict with Section 4.6 in which case the provisions of this Direct Control District Overlay must govern.

2 REGULATIONS

2.1 The Permitted Uses prescribed in Section 4.6(2)(a) of the "R3 – High Density Residential District" shall be amended to add "Community Building and Facility" as a permitted use.

2.2 The Minimum Yard Setbacks – Principal Building prescribed in Section 4.6(3)(g) of the 'R3 – High Density Residential District' shall be:

i. Rear Yard – at the discretion of the Approving Authority

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 22nd day of July, 2026

PUBLIC HEARING HELD this 2nd day of September, 2026

READ A SECOND TIME this 2nd day of September, 2026

READ A THIRD AND FINAL TIME this 2nd day of September, 2026

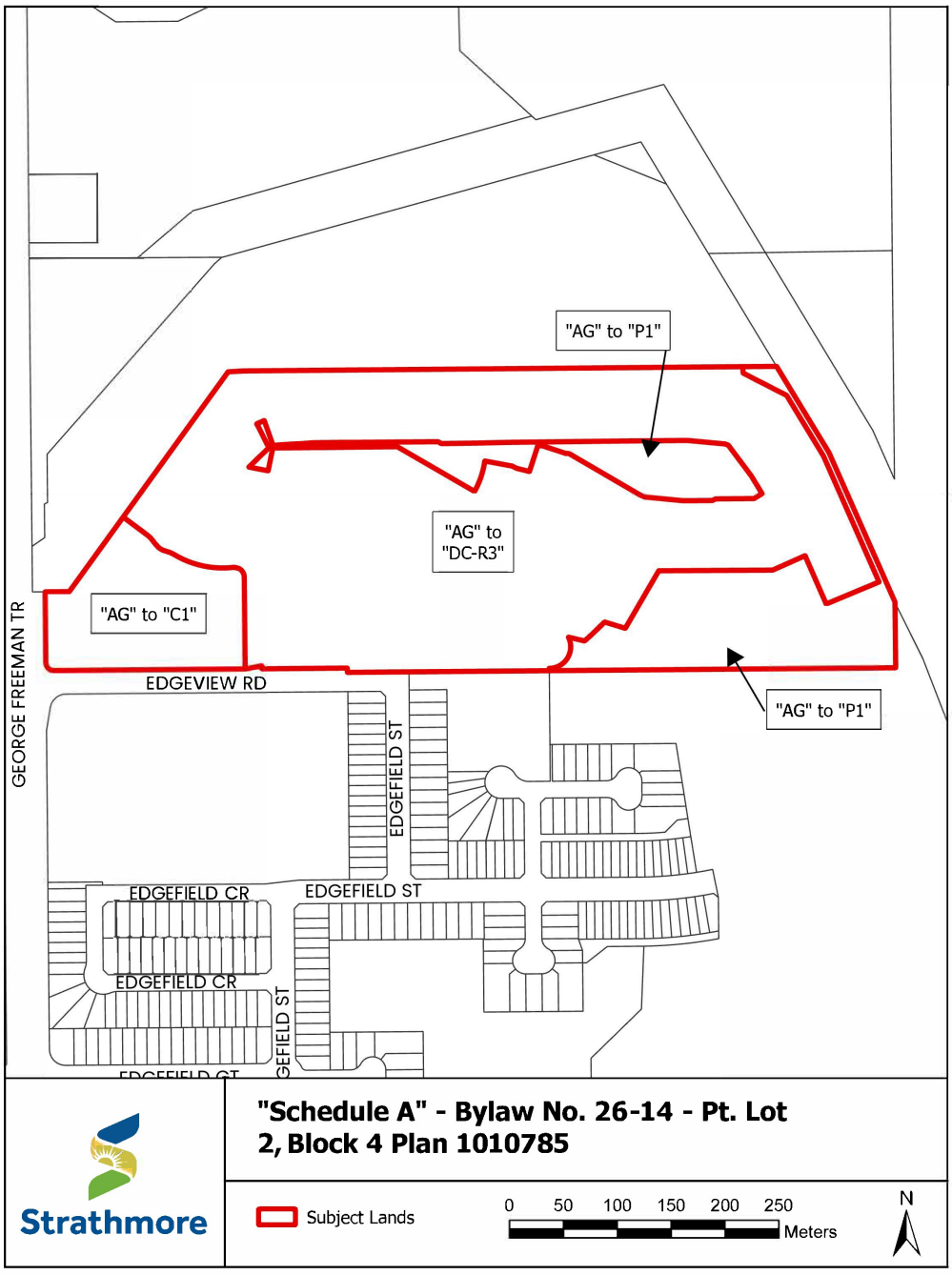
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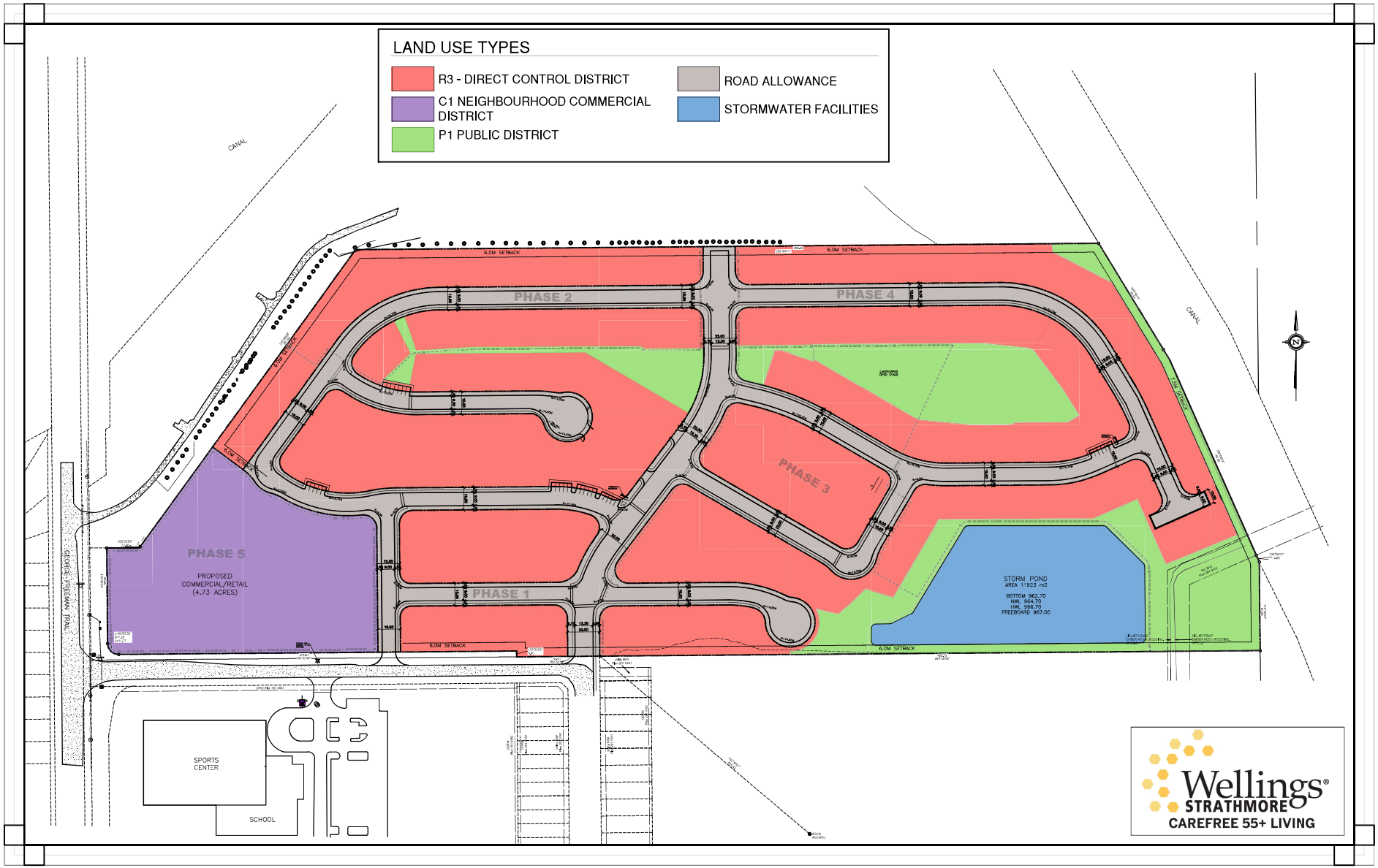
Mayor

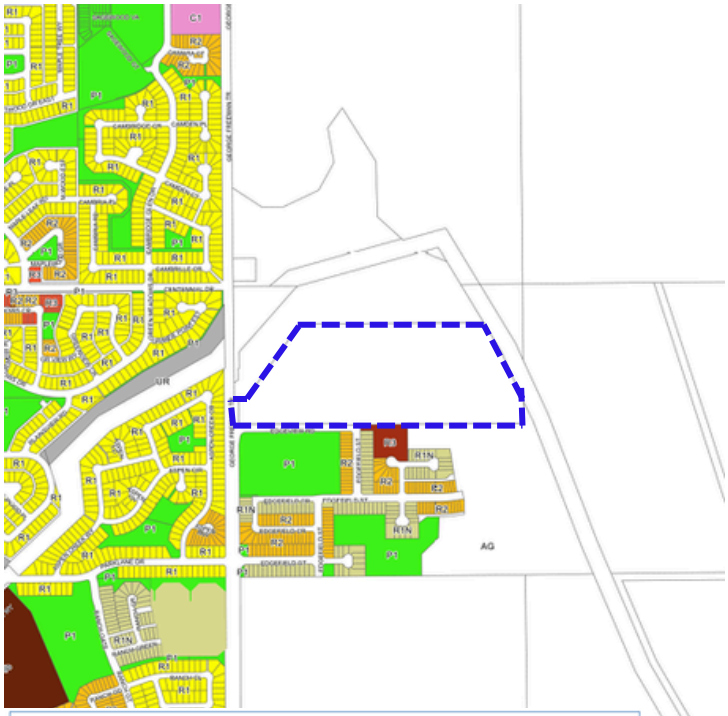
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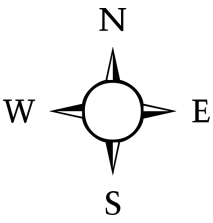
Director of Strategic, Administrative
& Financial Services

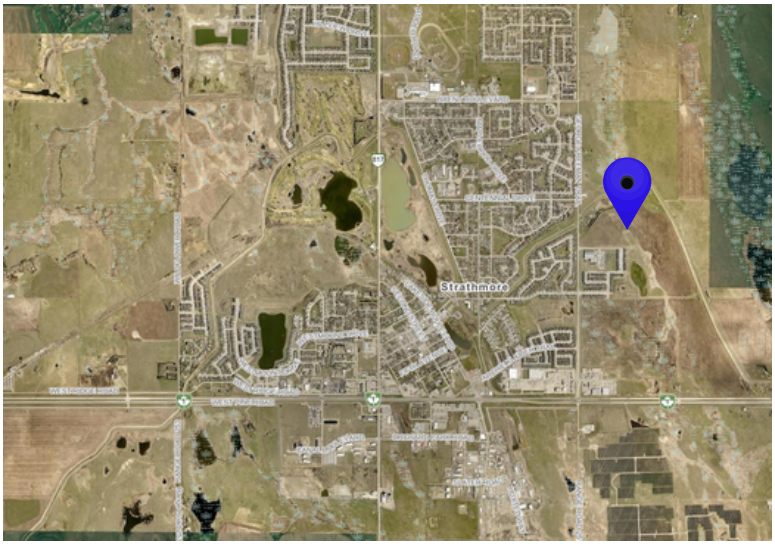
SCHEDULE "A"


"AG" to "P1"
"AG" to "DC-R3"
"AG" to "C1"
"AG" to "P1"
GEORGE FREEMAN TR
EDGEVIEW RD
EDGEFIELD ST
EDGEFIELD CR
EDGEFIELD ST
EDGEFIELD CR
EDGEFIELD ST
Strathmore
"Schedule A" - Bylaw No. 26-14 - Pt. Lot 2, Block 4 Plan 1010785
Subject Lands
0 50 100 150 200 250
Meters
N


LAND USE TYPES
R3 - DIRECT CONTROL DISTRICT
C1 NEIGHBOURHOOD COMMERCIAL DISTRICT
P1 PUBLIC DISTRICT
ROAD ALLOWANCE
STORMWATER FACILITIES
CANAL
6.0M SETBACK
PHASE 2
PHASE 4
PHASE 3
PHASE 5
PROPOSED COMMERCIAL/RETAIL (4.73 ACRES)
PHASE 1
STORM POND
AREA 11923 m2
BOTTOM 962.70
NWL 964.70
HWL 966.70
FREEBOARD 967.00
GEORGE FREEMAN TRAIL
SPORTS CENTER
SCHOOL
Wellings
STRATHMORE
CAREFREE 55+ LIVING







Land Use Districts

NOTE: THIS MAP IS IN A DRAFT STATE.

AG	Agriculture General District	CR1	Country Residential District	R2	Low Density Residential District
C1	Neighbourhood Commercial District	MHP	Manufactured Home Park District	R2X	Medium Density Attached Housing District
CB	Central Business District	MHS	Manufactured Home Subdivision District	R3	High Density Residential District
CHWY	Highway Commercial District	R1	Single Detached Residential District	R3M	Medium Density Modest Residential District
M1	Light Industrial District	R1N	Single Detached Residential (Narrow Lot) District	DO	District Overlay
M2	General Industrial District	R1S	Single Detached Residential (Small Lot) District	P1	Public Service District

Urban Reserve | Direct Control | Downtown Overlay District

Town Features

Highways — Municipal Roadways — Private / Service Roads

Neighbourhood Node “D”- Context:

- Subject Parcel



4.17 AG - AGRICULTURE GENERAL DISTRICT

1. **PURPOSE:** To provide for lands annexed in 2010 that have not yet been re-designated for urban uses, planned by Area Structure Plan or Concept Plan and to retain the original agricultural purposes while preventing premature or scattered subdivision of those lands intended for future urban development.

2. **USES:**

a) Permitted Uses

Accessory Buildings and Uses
Agricultural Buildings/Structures
Agricultural Processing – Minor
Agricultural Operations
Extensive Agricultural Operations
Government Services
Greenhouse and Plant Nursery
Home Occupation
Home Office
Housing, Single Detached
Bylaw #15-33 Manufactured Home
Market Garden
Pet Care Services
Religious Assembly
Utilities
Bylaw #17-12 Veterinary Services, Minor

b) Discretionary Uses

Bylaw #22-01 Agricultural Processing - Major
Animal Hospital and Shelter
Auctioneering Establishment
Bed and Breakfast
Community Buildings and Facilities
Equestrian Facility
Housing, Duplex
Housing, Security
Kennel
Protective Emergency Services
Bylaw #20-04 Bylaw #22-01 Sea Can
Secondary Suite
Bylaw #17-12 Utility Building
Bylaw #15-22 Veterinary Services, Major

3. **GENERAL SITE REQUIREMENTS:**

All site requirements in this District shall be at the discretion of the Approving Authority.

4. OTHER REGULATIONS:

(a) Approvals to subdivide any lot in this District shall be subject to a redistricting amendment to this By-law to designate the lands to the applicable Land Use District. Any proposed amendment shall also comply with the Town Municipal Development Plan and any statutory plans in effect for the subject lands.

4.6 R3 HIGH DENSITY RESIDENTIAL DISTRICT

1. **PURPOSE:** To provide for high density multi-family housing to a maximum of 100 dwellings per hectare.

2. **USES:**

a) Permitted Uses

Accessory Building
Home Office
Housing, Apartment
Housing, Attached
Bylaw #15-22 Protective Emergency Services
Public Parks
Residential Sales Centre 1
Bylaw #17-12 Utilities

b) Discretionary Uses

Child Care Services
Extended Medical Treatment Services
Government Services
Home Occupation
Housing, Duplex, existing prior to the adoption of this bylaw
Bylaw #15-40 Housing, Single Detached, existing prior the adoption of this bylaw
Residential Care
Residential Sales Centre 2
Seniors Housing
Bylaw #17-12 Utility Building

3. **GENERAL SITE REQUIREMENTS:**

a) Minimum Site Area

Bylaw #25-16 i. The minimum site area shall be 930m².

b) Minimum Site Area

i. 175.0 m² per attached dwelling unit
ii. 40 m² per apartment dwelling unit

c) Minimum Site Width

i. 30.5 m apartment
ii. 7.62m single detached or duplex
Bylaw #22-01 iii. 7.0 m for a pie shaped lot at the front yard

d) Minimum Site Depth

i. 30.5 metres for all lots

e) Habitable Floor Area

i. Minimum Gross Floor Area - 40 m^2 per dwelling unit

f) Maximum Number of Dwelling Units

Bylaw #15-28

i. The maximum density is 100 dwelling units per hectare

g) Minimum Yard Setbacks – Principal Building

Bylaw #16-10

i. Front Yard – 6.0 m and, at the discretion of the Approving Authority, 4.0 m if the lot is served by a rear lane

ii. Rear Yard – 7.0 m

iii. Side Yard – The setback from a side property line is as follows:

Bylaw #15-01

a. 1.5 m from the side property line shared with an Internal Lot if the Principal Building is 9.0 m or less in height at the eaveline;

b. 3.0 m from a side property line shared with an internal lot if the Principal Building is more than 9.0 m in height at the eaveline;

c. 3.0 m from a side property line shared with a street other than a lane unless the building is 9.0 m or less in height at the eaveline and the building is located in the Downtown Overlay District in which case the setback from the side property line shared with a street may be reduced, at the discretion of the Approving Authority, to not less than 1.5 m

Bylaw #16-10

h) Building Height

Bylaw #22-01

i. 10.0 m for Duplex

ii. 12.0 m for Attached Housing

Bylaw #22-01

iii. 5.0 m for Accessory Buildings* see OTHER SITE REQUIREMENTS below

iv. 14.0 m or four (4) storeys for Apartment Housing

i) Site Coverage

i. Maximum Site coverage for the entire site, including all accessory buildings and detached garages shall by 70%

4. OTHER SITE REQUIREMENTS:

Parking

a) All parking spaces on a Site in this District shall be hard surfaced.

Landscaping

b) A minimum of 30% of the site area shall be landscaped and a landscape and site plan shall be prepared by a professional landscape architect.

Uses and appearance

c) The Approving Authority shall give due consideration to the compatibility of a proposed Development in this District to existing Uses on or near the Site.

d) If the site is located within the Downtown Overlay District, the development will be required to meet all of the requirements of that District as well as be subject to a review by the Downtown Design Review Committee.

Bylaw #22-01 **Accessory Building**

e) Maximum Accessory Building height shall be influenced by existing development on adjacent parcels.

4.12 C1 – NEIGHBOURHOOD COMMERCIAL DISTRICT

1. **PURPOSE:** To provide for street-oriented mixed-use forms of local commercial retail and services to complement surrounding neighbourhoods.

2. **USES:**

a) Permitted Uses

Child Care Services
Eating and Drinking Establishments, Minor
Government Services
Health Services
Home Office
Mixed Use Building
Personal Service Shops
Professional Offices and Office Support Services
Bylaw #15-22 Protective Emergency Services
Public Assembly Establishments, Minor
Retail Stores, Convenience
Retail Stores, General
Signs
Bylaw #17-12 Utilities

b) Discretionary Uses

Accessory Uses
Athletic and Recreational Facility, Indoor
Custom Manufacturing Establishments
Drive Through Food Services
Gas Bar
Liquor Store
Pet Care Facility
Private Club
Public Assembly Establishments, Major
Bylaw #17-12 Utility Building
Veterinary Services, Minor

3. **GENERAL SITE REQUIREMENTS:**

a) Site Area

i. Minimum Area of 1,393.0 m²

ii. Maximum Area of 15,000.0 m²

b) Minimum Front Yard

i. 3.0 metres

c) Minimum Side Yard Setbacks

i. Zero if attached as in a strip mall

ii. 3.0 metres, if developed as separate structures

d) Minimum Rear Yard Setbacks

i. Principal and Accessory Building - 6.0 m for all lane-less Developments;

ii. 3 m for any Development served by a lane.

e) Boundary Treatment

i. Any yard adjacent to or abutting a residential area will require a 4.5 m setback and the construction of a 1.8m fence

f) Landscaping

i. 15% of gross area

4. OTHER SITE REQUIREMENTS:

a) Parking Areas

i. All parking areas shall be paved.

Bylaw #22-01

Mechanical Equipment

b) All mechanical equipment on a roof of any building shall be concealed in a manor compatible with the architectural character of the building, or concealed by incorporating it within the building.

4.16 P1 – PUBLIC SERVICE DISTRICT

1. **PURPOSE:** To provide a District for publicly owned land and facilities of an institutional or community service nature.

2. **USES:**

Bylaw #14-22

a) Permitted Uses

Accessory Buildings
Athletic and Recreational Facility, Outdoor
Cemeteries
Child Care Services
Cultural Facilities
Custodial Dwelling Unit
Education Services
Extended Medical Treatment Services
Government Services
Municipal Sustainable Housing
Natural Habitat Areas
Protective Emergency Services
Public Assembly, Minor
Public Parks
Religious Assembly
Residential Care (Bylaw #15-40)
Sea Can (Bylaw #22-01)
Seniors Housing
Signs (Bylaw #22-01)
Utilities (Bylaw #17-12)

b) Discretionary Uses

Athletic and Recreational Facility, Indoor
Campground
Community Garden
Detention and Correction Services
Emergency Shelter (Bylaw #15-40)
Public Assembly, Major
Utility Building (Bylaw #17-12)

3. **GENERAL SITE REQUIREMENTS:**

All site requirements in this District shall be at the discretion of the Approving Authority.

4. **OTHER SITE REQUIREMENTS:**

Special Use Requirements

a) Notwithstanding Subsection 3, any Religious Assemblies shall be developed in accordance with Section 3.18 of this Bylaw.

b) Municipal Sustainable Housing shall be approved on a case by case basis, with all requirements to be determined in accordance with the unique circumstances of the individual proposal including, but not limited to landscaping and parking, provided any variances do not compromise community livability.

Bylaw #22-01

c) Per the *No Development Permit Required* Section, a Development Permit is not required for Municipal works, including signs.

Strathmore
Rural Reimagined

Upcoming Council Meetings

Sept 2, 2026 | 6 p.m.	Regular Meeting of Council
Sept 9, 2026 | 6 p.m.	Committee of the Whole
Sept 16, 2026 | 6 p.m.	Regular Meeting of Council

Come Say Hi

Hearing from the community is really important to us, so you're welcome at any Council or Committee of the Whole meeting. You do not need to call ahead or register to observe Strathmore Council in action. There is ample public seating and additional standing room if needed. You can also watch livestreamed meetings online as they happen, or catch up later on YouTube.

June to early August road maintenance.

Summer Construction on Wheatland Trail.

Starting as early as today through approximately early August, you may see construction activity along Wheatland Trail (Highway 817) as the Government of Alberta through Alberta Transportation and Economic Corridors begins road rehabilitation work in and around Strathmore.

Weather permitting, their contractor Aecon will be working on Highway 817 from approximately 1 km south of Highway 1 to 3 km north of Strathmore. Work anticipated to be completed between June 18 and June 30 includes:

- Concrete and sidewalk repairs at several locations within Strathmore, including near Esso, Fas Gas, and Strathmore Alliance Church
- Roadway repairs south of Brent Boulevard
- Crack sealing throughout the project area
- Installation of highway street lighting at the Highway 564 and Highway 817 intersection

To help reduce impacts on traffic, work south of Westmount Drive will generally take place overnight between 7 p.m. and 7 a.m. Work north of Westmount Drive will generally occur during daytime hours due to nearby residences.

You should expect to see reduced speeds, lane restrictions, and delays while work is underway. Paving operations are scheduled to begin after the July long weekend and run until early August, weather dependent.

Please note that Highway 817 and the above project is managed by the Government of Alberta and not the Town of Strathmore.

For more information on Government of Alberta road conditions and construction updates, call 5-1-1 toll-free or visit 511.alberta.ca

Information on Strathmore's roads can always be found at **Strathmore.ca/RoadReports**

Enjoy them safely.

Storm pond safety.

Storm ponds play an important role in protecting our homes and neighbourhoods. They help prevent flooding by managing heavy rainfall and slowly releasing water back into the environment. As water moves across streets and properties, it collects sediment, pollutants, and debris - storm ponds help filter this before it reaches our rivers and streams.

While Strathmore is home to many storm ponds, only Kinsmen Lake and Strathmore Lakes permit recreational use such as fishing. For your safety, please avoid any activity on or near other storm ponds. These ponds are deeper than they appear with water levels that rise and move quickly. They often contain contaminants like fertilizers, pesticides, and animal waste as well.

Visit our website, **Strathmore.ca/StormPonds** for more information.

Run. Walk. Gallop.

Stomping Down Barriers Mental Health Run.

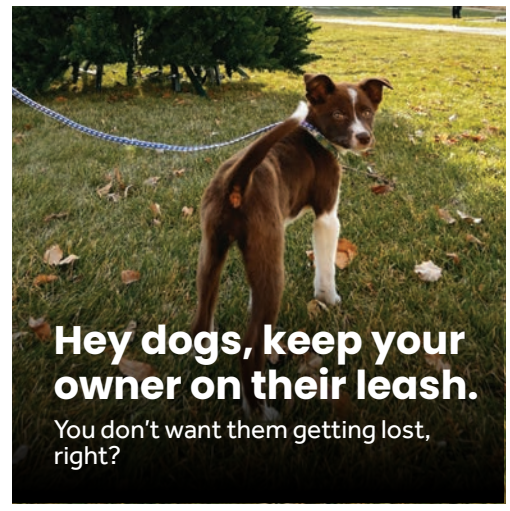
The Stomping Down Barriers for Mental Health Run aims to foster meaningful conversations around mental health while encouraging inclusivity, wellness, and community engagement.

Participants of all ages and abilities are welcome to get involved by running, walking, or cheering along the route. The event offers a variety of options, including a 1K Kids Fun Run, 5K, 10K, Half Marathon, and virtual participation opportunities, ensuring there is something for everyone in the community.

Residents and visitors are invited to take part in the Stomping Down Barriers for Mental Health Run on August 9, 2026, a high-energy community event dedicated to raising awareness and support for mental health.

For more information, visit: **Strathmore.ca/Stompingrace**





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. ommunity 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.

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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.

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Register today!

Summer Camps.

We've got some fun and safe alternatives to boredom for ages 4 to 12 with our summer camps! Check out the themes of each week and register your child for their favourite theme, or register in all the weeks for a fun-filled summer!

For more information, visit our website **Strathmore.ca/Recreation**. For registration, you can register for camps through your PerfectMind account. Got questions? Give us a call at **403-361-2121**.

Theme	Date
Neon Days	Aug 4 to 7, 2026
Balls and More	Aug 10 to 14, 2026
Olympic Days	Aug 17 to 21, 2026
NEW* Fencing Camp (Ares Pentathlon & Fencing)	Aug 24 to 28, 2026
Let's Celebrate	Aug 24 to 27, 2026



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

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September 2, 2026 at 6 p.m.

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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.

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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 081 1227.

The Subdivison and Development Appeal Board (SDAB) received a Notice of Appeal on July 27, 2026. The SDBA 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 inclde people who speak in favour or against the decisions being appealed.

Persons are asked to provide any written and/or visual presentationto 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 regualr busines 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**.





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

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• 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 081 1227.

The Subdivison and Development Appeal Board (SDAB) received a Notice of Appeal on July 27, 2026. The SDBA 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 inclde people who speak in favour or against the decisions being appealed.

Persons are asked to provide any written and/or visual presentationto 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 regualr busines 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**.



Request for Decision

To: Council

Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: July 22, 2026

Meeting Date: September 2, 2026

SUBJECT:	**Regular Council Meeting Minutes – July 22, 2026**
RECOMMENDED MOTION:	THAT Council adopt the July 22, 2026 Regular Council Meeting Minutes as presented in Attachment I.

REPORT SUMMARY

KEY ISSUE(S):

For the minutes from the July 22, 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 July 22, 2026 Regular Council Meeting are given to Council for adoption.

IMPLEMENTATION

NEXT STEPS:

Once signed, the July 22, 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 - 22 Jul 2026 - Minutes

Legislative Services, Legislative Services Officer	Approved - 18 Aug 2026

MINUTES
REGULAR COUNCIL MEETING

6:00 PM - Wednesday, July 22, 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, Deputy Mayor Richard Wegener, and Councillor Brent Wiley

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

1. CALL TO ORDER

Mayor Fule called the July 22, 2026 Regular Council Meeting to order at 6:00 p.m.

1.1. Traditional Land Acknowledgment for the First Regular Council Meeting in July (Sootaikisom)

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. 185.07.26

Moved by Councillor Langmaid

THAT Council adopt the July 22, 2026 Regular Council Meeting Agenda as amended:

ADDITION:

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

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

AGAINST: None.

CARRIED

3. PUBLIC HEARING

None.

4. PUBLIC COMMENTS

None.

5. DELEGATIONS

5.1. Delegation – Murray Norrington

6. CONSENT AGENDA

Resolution No. 186.07.26

Moved by Councillor Hyde

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

7.1 Regular Council Meeting Minutes – June 24, 2026

7.2 Special Council Meeting Minutes – July 9, 2026

8.3 Property Tax Recovery – Tax Auction Reserve Bids and Conditions of Sale

10.2.1 Wheatland Housing Management Body (WHMB) Meeting Minutes – May 21, 2026

10.2.2 Municipal Library Board Meeting Minutes – May 19, 2026

11.1 FAIM – Fundraiser Donation Request

11.2 2026 Terry Fox Run

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

AGAINST: None.

CARRIED

7. CONFIRMATION OF MINUTES

7.1. Regular Council Meeting Minutes – June 24, 2026

The following motion was adopted by the consent agenda:

THAT Council adopt the June 24, 2026 Regular Council Meeting Minutes as presented in Attachment I.

7.2. Special Council Meeting Minutes – July 9, 2026

The following motion was adopted by the consent agenda:

THAT Council adopt the July 9, 2026 Special Council Meeting Minutes as presented in Attachment I.

8. BUSINESS

8.1. RCMP Q4 Quarterly Report & 2026-2027 Policing Priorities

Resolution No. 187.07.26

Moved by Councillor Langmaid

THAT Council take a 5-minute recess.

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

AGAINST: None.

CARRIED

Mayor Fule reconvened the July 22, 2026 Regular Council Meeting at 6:58 p.m.

Resolution No. 188.07.26

Moved by Councillor Hyde

THAT Council approve the 2026-2027 RCMP Policing Priorities for the Town of Strathmore.

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

AGAINST: None.

CARRIED

8.2. Capital Budget Amendment – Aerial Fire Truck

Resolution No. 189.07.26

Moved by Councillor Wegener

THAT Council authorize 2027 and 2028 Capital Budget for the *Aerial Fire Truck Replacement* as follows:

- the 2027 Budget of $1,250,000 to be funded through LGFF/CCBF Grants
- the 2028 Budget of $1,400,000 to be funded through LGFF/CCBF Grants

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

AGAINST: None.

CARRIED

8.3. Property Tax Recovery – Tax Auction Reserve Bids and Conditions of Sale

The following motion was adopted by the consent agenda:

THAT Council set the following reserve bids, pursuant to *Section 419(a) of the Municipal Government Act*.

Roll:

00223.00 - $42,000.00

00229.00 - $47,250.00

01126.00 - $169,882.50

01124.00 - $162,532.50

10345.00 - $203,250.00

AND THAT the following conditions of sale be set for each property, pursuant to *Section 419(b) of the Municipal Government Act*.

Each parcel will be offered for sale, subject to a reserve bid and to the reservations and conditions contained in the existing certificate of title.

The land is being offered for sale on an “as is, where is” basis and the Town of Strathmore makes no representation and gives no warranty whatsoever as to the adequacy of services, soil conditions, land use districting, building and development conditions, absence or presence of environmental contamination, or the developability of the subject land for any intended use by the purchaser. No bid will be accepted where the bidder attempts to attach conditions precedent to the sale of any parcel. No terms and conditions of sale will be considered other than those specified by the Town of Strathmore.

The Town of Strathmore may, after the public auction, become the owner of any parcel of land not sold at public auction.

Terms: Balances payable within 30 days of the date of the public auction. Remittances must be in the form of a certified cheque or bank draft. GST will apply to all applicable lands. If payment is not received from the winning bidder within 30 days of the date of the public auction, the Town of Strathmore holds the right to offer the property to the next highest bidder.

Redemption may be affected by payment of all arrears of taxes and costs at any time prior to the sale.

For the specific properties listed in arrears, numerous unsuccessful attempts have been made to contact the owners and collect the amounts owing, beginning in 2023 for the properties listed. Since November 2025, Administration has attempted to phone/email the registered owners of the properties multiple times, and has mailed tax arrears letters monthly - in addition to multiple similar attempts prior.

Within the process of registering a Tax Notification on the property, Alberta Land Titles mails all interested parties the tax notification being registered on title.

Administration also works with the property owner to try collect the outstanding taxes and if there is a mortgage on file, the mortgage holder gets notified of all proceeding when going to Tax Recovery.

All of these properties are residential or a mobile residential property.

9. BYLAWS

9.1. ASP Bylaw Amending Bylaw No. 26-11 (The Prairies)

Resolution No. 190.07.26

Moved by Councillor Wiley

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

AND THAT Council direct Administration to schedule a Public Hearing for Bylaw No. 26-11 on September 2, 2026 at 6:00 p.m. in Council Chambers.

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

AGAINST: None.

CARRIED

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

Resolution No. 191.07.26

Moved by Councillor Chisholm

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

AND THAT Council direct Administration to schedule a Public Hearing for Bylaw No. 26-14 on September 2, 2026 at 6:05 p.m. in Council Chambers.

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

AGAINST: None.

CARRIED

10. COUNCILLOR INFORMATION & INQUIRIES

10.1. QUESTIONS BETWEEN COUNCILLORS AND COUNCIL STATEMENTS

10.1.1. Strathmore Stampede

Councillor Wiley thanked all the volunteers and board members who are working tirelessly on the upcoming Strathmore Stampede.

10.2. BOARD AND COMMITTEE REPORTS

10.2.1. Wheatland Housing Management Body (WHMB) Meeting Minutes – May 21, 2026

10.2.2. Municipal Library Board Meeting Minutes – May 19, 2026

10.3. QUESTION AND ANSWER PERIOD

None.

10.4. ADMINISTRATIVE INQUIRIES

None.

10.5. NOTICES OF MOTION

None.

11. CORRESPONDENCE

11.1. FAIM – Fundraiser Donation Request

11.2. Terry Fox Run

12. CLOSED MEETING

Resolution No. 192.07.26

Moved by Councillor Hyde

THAT Council move In Camera to discuss items related to sections 29(1)(a) and 29(1)(b)(iii) of the *Access to Information Act* at 7:36 p.m.

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

AGAINST: None.

CARRIED

12.1. Service Agreements – Advice from officials – ATIA S. 29(1)(a)

12.2. Emergency Medical Services – Advice from officials – ATIA S. 29(1)(a)

Councillor Brown and Councillor Wegener left the meeting at 9:32 p.m.

Councillor Brown and Councillor Wegener returned to the meeting at 9:47 p.m.

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

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

Councillor Wiley left the meeting at 9:55 p.m.

Resolution No. 193.07.26

Moved by Councillor Brown

THAT Council move out of Camera at 9:59 p.m.

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

AGAINST: None.

CARRIED

Resolution No. 194.07.26

Moved by Councillor Langmaid

THAT Council extend the meeting to 10:15 p.m.

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

AGAINST: None.

CARRIED

Resolution No. 195.07.26

Moved by Councillor Langmaid

THAT Council move In Camera to discuss items related to sections 29(1)(a) and 29(1)(b)(iii) of the *Access to Information Act* at 9:59 p.m.

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

AGAINST: None.

CARRIED

Resolution No. 196.07.26

Moved by Councillor Langmaid

THAT Council move out of Camera at 10:15 p.m.

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

AGAINST: None.

CARRIED

13. ADJOURNMENT

Mayor Fule adjourned the July 22, 2026 Regular Council Meeting at 10:15 p.m.

_____
Mayor

_____
Director of Strategic, Administrative,
and Financial Services

Request for Decision

To: Council

Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: July 28, 2026

Meeting Date: September 2, 2026

SUBJECT:	**Special Council Meeting Minutes – July 28, 2026**
RECOMMENDED MOTION:	THAT Council adopt the July 28, 2026 Special Council Meeting Minutes as presented in Attachment I.

REPORT SUMMARY

KEY ISSUE(S):

For the minutes from the July 28, 2026 Special Council Meeting to be reviewed by Council to determine accuracy.

OBJECTIVE:

For Council to adopt the Special 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 July 28 2026 Special Council Meeting are given to Council for adoption.

IMPLEMENTATION

NEXT STEPS:

Once signed, the July 28, 2026 Special 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 Special Council Meeting Minutes.

REPORT AUTHOR:

Veronica Anderson, Legislative Services Officer

ATTACHMENTS:

Attachment I: SPECIAL COUNCIL - 28 Jul 2026 - Minutes

Legislative Services, Legislative Services Officer — Approved - 18 Aug 2026

MINUTES
SPECIAL COUNCIL MEETING

4:30 PM - Tuesday, July 28, 2026

Council Chambers, 1 Parklane Drive, Strathmore AB

COUNCIL PRESENT: Mayor Pat Fule, Councillor Jim Chisholm, Councillor Matt Hyde, Councillor Melissa Langmaid, Deputy Mayor Richard Wegener, and Councillor Brent Wiley

COUNCIL ABSENT: Councillor Claude Brown

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

1. CALL TO ORDER

Mayor Fule called the July 28, 2026, Special Council Meeting to order at 4:32 p.m.

2. CONFIRMATION OF AGENDA

Resolution No. 197.07.26

Moved by Councillor Langmaid

THAT Council adopt the July 28, 2026 Special Council Meeting Agenda as presented.

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

AGAINST: None.

CARRIED

3. PUBLIC COMMENTS

None.

4. BUSINESS

4.1. Debt SWAPs Restructuring

Resolution No. 198.07.26

Moved by Councillor Chisholm

THAT Council authorize the Mayor and Director of Strategic, Administrative & Financial Services to execute the amended lending agreements and any related documentation required by CIBC to implement the refinancing and restructuring of the Town's existing debt, with no increase to the authorized borrowing amounts under the existing borrowing bylaws.

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

AGAINST: None.

CARRIED

5. CLOSED MEETING

Resolution No. 199.07.26

Moved by Councillor Hyde

THAT Council move In Camera to discuss an item related to sections 29(1)(a) and 29(1)(b)(i) of the Access to Information Act at 4:48 p.m.

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

AGAINST: None.

CARRIED

5.1. Emergency Dispatch Services – Advice from officials – ATIA S. 29(1)(a)

5.2. Emergency Medical Services – Advice from officials – ATIA S. 29(1)(a)

Councillor Wegener left the meeting at 5:23 p.m.

Councillor Wegener rejoined the meeting at 7:20 p.m.

5.3. Community Service Agency – Advice from officials – ATIA S. 29(1)(a)

5.4. Council CAO Dialogue – Advice from officials – ATIA 29(1)(b)(i)

Resolution No. 200.07.26

Moved by Councillor Langmaid

THAT Council move out of Camera at 7:52 p.m.

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

AGAINST: None.

CARRIED

Resolution No. 201.07.26

Moved by Councillor Langmaid

THAT Council take a recess until 8:00 p.m.

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

AGAINST: None.

CARRIED

Resolution No. 202.07.26

Moved by Councillor Hyde

THAT Council direct Administration to execute the 911/fire dispatch agreement with Calgary 911, as presented in Attachment I.

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

AGAINST: None.

CARRIED

Councillor Wegener declared a conflict and excused himself from the meeting at 8:06 p.m.

Resolution No. 203.07.26

Moved by Councillor Langmaid

THAT Council direct Administration to provide notice to the Wheatland and Adjacent Districts Emergency Medical Services Association Society of the Town's withdrawal from the Society, effective December 31, 2026, as provided in Attachment I;

AND THAT Council authorize Mayor Fule to sign the letter, as attached, to the Minister of Hospital and Surgical Health Services requesting an opportunity to discuss with the Ministry whether direct provincial delivery of emergency medical services to Strathmore may be a viable long-term option and, if so, the process for pursuing that option.

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

AGAINST: None.

CARRIED

Councillor Wegener returned to the meeting at 8:11 p.m.

Resolution No. 204.07.26

Moved by Councillor Wiley

THAT Council approve of a donation for True North in the amount of $5,000 for landscape beautification to be funded through the Financial Stabilization Reserve;

AND THAT Council direct Administration to advise True North on the CIP funding application process for future requests.

Resolution No. 205.07.26

Moved by Councillor Wegener

THAT Council amend the motion to have the donation amount as $10,000.

FOR: Mayor Fule, Councillor Langmaid, Councillor Wegener

AGAINST: Councillor Chisholm, Councillor Hyde, Councillor Wiley

DEFEATED

Resolution No. 204.07.26

Moved by Councillor Wiley

THAT Council approve of a donation for True North in the amount of $5,000 for landscape beautification to be funded through the Financial Stabilization Reserve;

AND THAT Council direct Administration to advise True North on the CIP funding application process for future requests.

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

AGAINST: None.

CARRIED

6. ADJOURNMENT

Mayor Fule adjourned the July 28, 2026 Special Council Meeting at 8:18 p.m.

_____

Mayor

_____

Director of Strategic, Administrative,
and Financial Services

Report for Council

To: Council

Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: August 16, 2026

Meeting Date: September 2, 2026

SUBJECT:	**2025 Annual Report**
RECOMMENDED MOTION:	THAT Council adopt the 2025 Annual Report, as presented in Attachment I.

REPORT SUMMARY

KEY ISSUE(S):

The 2025 Annual Report is being shared with Council as information.

FINANCIAL IMPLICATIONS:

No financial implications other than staff time to create the annual report and write this report.

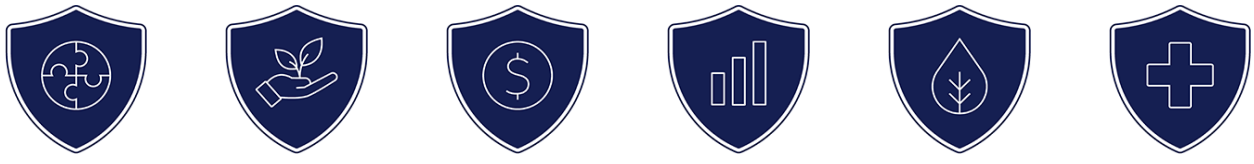
BACKGROUND:

Pursuant to the Strategic Planning Policy No. 1114 the Town of Strathmore releases an annual report including a message from the Mayor and CAO, accomplishments for the year, and the audited financial statements.

Administration has submitted the 2025 Annual report to the GFOA for an award, as this is a common practice within similar size and larger municipalities. It is a way to celebrate the good work being done, with the possibility of obtaining an award that can then be used to market the positive work being done in Strathmore.

OTHER IMPLICATIONS

STRATEGIC PRIORITIES IMPACTED:



☐ Community Connection

☐ Managing Growth

☐ Financial Resilience

☐ Economic Growth

☐ Protecting Water and

☐ Community Safety and

Green Spaces | Wellbeing

HOW THE STRATEGIC PRIORITIES ARE MET:

The Annual Report provides an overview of Strathmore's financial position and financial activities in 2025. The report includes the consolidated financial statements for the Town of Strathmore, prepared in accordance with the standards established by the Public Sector Accounting Board of the Canadian Institute of Chartered Accountants, and audited by independent external auditors. The financial statements and auditors' report satisfy a legislative reporting requirement as set out in the *Municipal Government Act* of Alberta.

COMMUNITY IMPLICATIONS:

The 2025 Annual Report provides the public with information about the Town of Strathmore's activities in the previous year. The report includes:

- message from the Mayor and CAO,
- information on the Town's elected officials and organizational structure,
- facts about the Town, and
- the audited financial statements.

IMPLEMENTATION

COMMUNICATIONS:

Should Council adopt the recommended motion, Administration will publish the 2025 Annual Report on the Town's website as well as share the report on social media.

ALTERNATIVE MOTIONS:

1. Council can adopt the recommended motion as presented.
2. Council can defeat the motion.

REPORT AUTHOR:

Kara Rusk, Director of Strategic, Administrative, and Financial Services

ATTACHMENTS:

Attachment I: 2026 Annual Report (August 24, 2026)

Legislative Services, Legislative Services Officer	Approved - 24 Aug 2026
Kevin Scoble, Chief Administrative Officer	Approved - 27 Aug



2025
Annual Report

For the year ended
December 31, 2025.

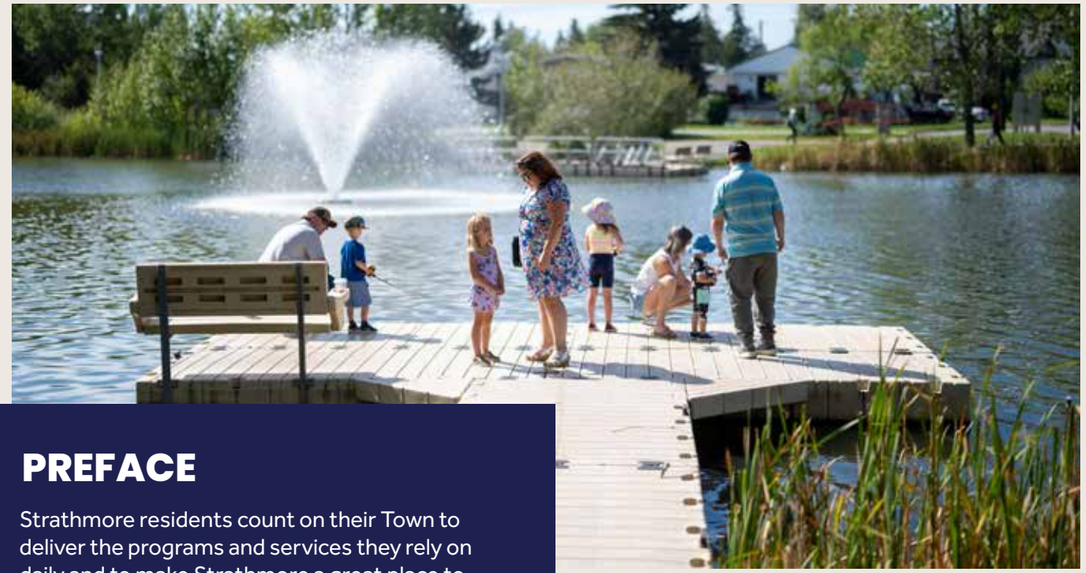
Strathmore
Rural Reimagined



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The 2025 Annual Report was prepared by the Communications and Legislative Services Department and the Financial Services Department of the Town of Strathmore in cooperation with all civic departments and agencies.



PREFACE

Strathmore residents count on their Town to deliver the programs and services they rely on daily and to make Strathmore a great place to live, work, and play. The Town works closely with regional partners to support growth, strengthen the local economy, and address the opportunities and challenges that come with a growing community.

The Town of Strathmore is governed by an elected Council made up of a Mayor and seven Councillors. Council sets the community's direction by establishing policies, approving budgets, passing bylaws, and providing direction to the Chief Administrative Officer (CAO).
The CAO, sometimes referred to as the Town Manager, is Council's only employee and is responsible for overseeing the Town's day-to-day operations.

Working under the direction of the CAO, Town administration is responsible for carrying out Council's decisions and delivering services to residents. Administration is made up of three departments that work together to support municipal operations and provide the programs and services the community depends on.

ABOUT THE ANNUAL REPORT

The Annual Report provides a summary of the Town of Strathmore's financial position and activities for 2025. It includes the Town's consolidated financial statements, which were prepared in accordance with Canadian public sector accounting standards and audited by an independent external auditor.

The financial statements and auditor's report fulfill the reporting requirements established under Alberta's Municipal Government Act and help ensure transparency and accountability in the management of public funds.

Disclaimer
All care has been taken to ensure content is complete and accurate. However, Council does not guarantee it is without flaw. There may be errors and omissions or it may not be wholly appropriate for your particular purposes. In addition, the publication is a snapshot in time based on historic information which is liable to change. The Town of Strathmore accepts no responsibility and disclaims all liability for any error, loss, or other consequence which may arise from you relying on any information contained in this report.



STRATHMORE AT A GLANCE

COMMUNITY

15,853 people call Strathmore home[2]

40 years median age

5,754 number of private dwellings

2.6 average household size

77.2% residents own their home

10.3% residents born outside of Canada

Main countries of origin include:
Phillipines, United Kingdom, United States of America, India, Germany, Netherlands

6.5% residents identify as indigenous

ENVIRONMENT

531.5 km population density

26.98 sq/km land area

24 public playgrounds

32.13 km pathway

272 acres of park and greenspace

32 kms of wetland shoreline

10 kms of canal

2,390 hours average annual amount of sun

160.24 km roadway

ECONOMY

$106,200 average household income

1,283 active business licenses

79% residents spend less than 30% of income on shelter costs

37% residents hold a postsecondary certificate, diploma, or degree

Top fields of study:

- Health professions and related programs
- Business, management, marketing and related support services
- Education
- Engineering/engineering-related technologies/technicians

Top industries amongst residents:

- **14%** retail trade
- **12%** health care and social assistance
- **9%** construction
- **8%** educational services
- **6%** accommodation and food services
- **6%** professional, scientific and technical services

Resident's commutes

- **15%** work from home
- **52%** within Strathmore
- **12%** to other locations within Wheatland County, Kneehill County, Vulcan County, Starland County
- **34%** to other location within Alberta, such as Calgary
- **1.25%** to other provinces or territories

Strathmore

Population and demographic data source:

1. Statistics Canada. 2023. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released November 15, 2023.
2. Office of Statistics and Information, Alberta Treasury Board and Finance

Message from our Mayor



As I reflect on 2025, I see a community that continues to grow with purpose.

Strathmore welcomed new residents, new businesses, and new opportunities this year, but our focus remained the same: making decisions that strengthen our community today while preparing responsibly for tomorrow. Council approached every investment, project, and policy with a focus on strengthening Strathmore as a place where people love to live, work, and raise a family.

Growth brings opportunity, but it also brings responsibility. Throughout the year, Council worked alongside Administration to invest in the infrastructure, services, and amenities our community depends on while remaining committed to responsible financial stewardship. Whether maintaining essential services, planning for future growth, supporting local businesses, or creating opportunities for neighbours to connect, our goal has always been to deliver value for residents.

The pages that follow highlight the work taking place across every corner of the organization. Behind every capital project, recreation program, emergency response, development application, and community event are dedicated employees who care deeply about serving Strathmore. Their professionalism and commitment are what make these accomplishments possible.

In October, residents elected a new Council, welcoming new and familiar perspectives while building on the strong foundation established over previous terms. Together, we will be developing a new Strategic Plan that will guide our priorities over the next four years. These priorities will reflect what we heard from the community and will shape the decisions we make in the years ahead.

None of this progress happens in isolation. It is made possible by residents who volunteer their time, businesses that invest in our community, community organizations that strengthen the social fabric of Strathmore, and staff who work every day to deliver the services our residents rely on.

On behalf of Council, thank you for your continued trust, your engagement, and your commitment to making Strathmore the remarkable community it is. As we look ahead, I am excited about what we will accomplish together and confident that our best days are still ahead.



Pat Fule
Mayor of Strathmore

Message from our
Chief Administrative Officer



Over the past few years, one thing has become very clear: the people who work for the Town of Strathmore care deeply about our community. Their dedication has played an important role in helping our town adapt and remain strong through changing circumstances.

Throughout 2025, our staff faced a number of challenges, but they continued to focus on serving residents and supporting our community. I am proud to work alongside such a committed team and grateful for the effort they bring to their work every day.

These past few years have required us to review our priorities and make some difficult decisions about how we move forward.

Even so, Council and Administration have remained focused on delivering the services residents depend on. From maintaining roads, utilities, and facilities to managing public funds responsibly and supporting essential programs and services, our staff worked hard to meet the needs of our growing community.

Much of the work done by local government happens behind the scenes, but it touches every part of daily life in Strathmore. Our employees are more than public servants, they are residents, neighbours, friends, and community members who care about the future of this town. They understand that the decisions they make affect the people around them, and they approach their work with that responsibility in mind.

We are also fortunate to have a strong community of volunteers who generously give their time and talents to help make Strathmore a better place. Their contributions strengthen our community and support many of the programs, events, and initiatives that residents enjoy.

Strong communities are built when people work together. Whether it's volunteering at a local event, helping a neighbour, sharing ideas with Council, or supporting community initiatives, every contribution matters. Together, residents, volunteers, Council, and Town staff help make Strathmore a great place to live, work, and raise a family.

Thank you to everyone who contributes to our community. I look forward to continuing this work together in the years ahead.

Kevin Scoble
Chief Administrative Officer

2025-2029 council

Strathmore's Town Council is comprised of one mayor and six councillors who serve a four-year term. Each councillor is elected at large, meaning they aren't elected on a geographic basis or in a ward. Each elected official is available to any resident who wishes to discuss an issue.

Each member has one vote, and together they form Town Council, the governing body of the Town of Strathmore. Residents elected the current Council on October 20, 2025, welcoming three new councillors and returning Mayor Pat Fule and three incumbent councillors for another four-year term.

The mayor is the chief elected official of the municipality and has duties as both a councillor and mayor. The Chief Administrative Officer (Town Manager) is responsible for day-to-day operations and employees. The principal role of Council is to adopt budgets and create policy for the governance of the Town and its residents.





MAYOR
Pat Fule
403-324-3314
Pat.Fule@Strathmore.ca



Councillor
Claude Brown
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Councillor
Jim Chisholm
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Councillor
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Melissa.Langmaid@Strathmore.ca



Councillor
Richard Wegener
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Richard.Wegener@Strathmore.ca



Councillor
Brent Wiley
403-361-1843
Brent.Wiley@Strathmore.ca



2022-2025

COUNCIL'S PRIORITIES

The Town of Strathmore sets long-term goals to make sure that its programs and services meet the community's evolving needs. Every four years, with each new Council, these goals are outlined in the Town's Strategic Plan.

The current Strategic Plan for 2022-2025 was approved by Council on May 18, 2022. It highlights the key priorities for Strathmore during this Council term. This plan was created with input from residents and shows Council's dedication to serving both current and future residents.

The Town's Administration uses the Strategic Plan to guide their decisions and to prioritize projects in the Corporate Business Plan. This plan also helps shape the annual Operating and Capital Budgets, ensuring that Council's priorities are met.

The plan covers six main themes, though not in any particular order: affordable living, financial sustainability, intentional community development, climate resiliency and environmental stewardship, economic development, and community wellness.

AFFORDABLE LIVING

Strathmore is an affordable community for residents and businesses enabling access to housing, services, and supports.

FINANCIAL SUSTAINABILITY

Strathmore provides predictable and prudent tax rates and user fees that reduce overall Town debt, build financial reserves, maintain existing assets, and plan for sustainable growth.

COMMUNITY WELLNESS

Strathmore values Community Wellness focused on the maintenance, protection, and improvement of services that support optimum lifestyles.

CLIMATE RESILIENCY INCLUDING ENVIRONMENTAL STEWARDSHIP

Strathmore protects, manages, and enhances its local environment while preparing for future challenges due to climate change.

ECONOMIC DEVELOPMENT

Strathmore is well-positioned to encourage commercial and industrial economic development with a focus on sustainable growth.

INTENTIONAL COMMUNITY DEVELOPMENT

Strathmore creates communities for its residents and with its neighbours and institutional partners, which promotes sustainable and interdependent family friendly spaces.







ORGANIZATIONAL STRUCTURE

Strathmore's organizational structure supports a high-performing, innovative, and resident-focused team marked by great people, good governance, and strong leadership. Council's senior management, under the direction of the Chief Administrative Officer, provides leadership and direction to help achieve Council's goals and deliver quality services to the community.



STRATHMORE RESIDENTS



TOWN COUNCIL

KEVIN SCOBLE
CHIEF ADMINISTRATIVE OFFICER

Service profiles include:

- Business Performance and Improvement
- Council and Committee Services
- Economic Sustainability
- Human Resources
- Investment Attraction
- Organizational Culture and Development



- Safety and Wellbeing
- Senior Leadership Support
- Strategic Initiatives and Partnerships
- Strategic Organizational Planning



Strathmore Fire Department Staff, 2023



Town of Strathmore Staff, 2024

KARA RUSK
DIRECTOR



STRATEGIC, ADMINISTRATIVE, AND FINANCIAL SERVICES

Service profiles include:

- Communications
- Events
- Financial Management
- Geographic Information Systems
- Information Technology
- Legislative Services
- Marketing
- Records Management
- Resident Experience
- Legal and Risk Management
- Taxation and Assessment

JAMIE DUGDALE
DIRECTOR



INFRASTRUCTURE, OPERATIONS, AND DEVELOPMENT SERVICES

Service profiles include:

- Asset Management
- Building Maintenance
- Development Services
- Fleet Management
- Infrastructure Design and Delivery
- Land Use
- Operations
- Parks and Open Spaces
- Roads and Pathways
- Waste and Recycling
- Water and Stormwater Services

MARK PRETZLAFF
DIRECTOR



COMMUNITY AND PROTECTIVE SERVICES

Service profiles include:

- Arts and Culture
- Community Development
- Community Health and Wellbeing
- Emergency Management
- Facility Management
- Family and Community Support Services (FCSS)
- Fire Department
- Indigenous Relations
- Municipal Enforcement
- Recreation and Leisure

ADMINISTRATION'S CULTURE

*Our **vision** describes where we're going. It's our long-term goals, dreams, and aspirations.*

*Our **mission** defines why we exist . It's what we do; it makes us proud of what we get to be a part of.*

*Our **values** support our mission and vision. They're our shared behavioural commitments that drive our actions and shape our culture.*

"The idea here is that we strive for improvement and growth, and simply by being here, you're a cultural contributor and a catalyst for a brighter future."

Our vision is to set the standard for municipal service delivery and community support.

Our mission is to foster a vibrant, inclusive, and sustainable community where residents can live, work, and play. We strive to provide high-quality public services, promote economic growth, and preserve the natural beauty of Strathmore for future generations.

Our values

We are dedicated
We are dedicated to serving Strathmore. We believe that by exceeding the expectations of our community and colleagues, we can make a positive impact in the world.

We are innovative
We welcome change and creative thinking to identify flexible and innovative solutions that meet our community's evolving needs. We work to continuously improve.

We are collaborative
We take pride in our shared dedication to serving the public. We believe that by collaborating with our community and harnessing the power of each individual's contributions, we can achieve exceptional results.

We are honest
We are stewards of the public's trust and conduct ourselves ethically, professionally, and with integrity. We embrace transparency and don't shy away from responsibility.

We are supportive
We believe in creating a supportive environment where individuals feel encouraged, empowered and uplifted in their personal and professional lives. We strive to bring out the best in each other.

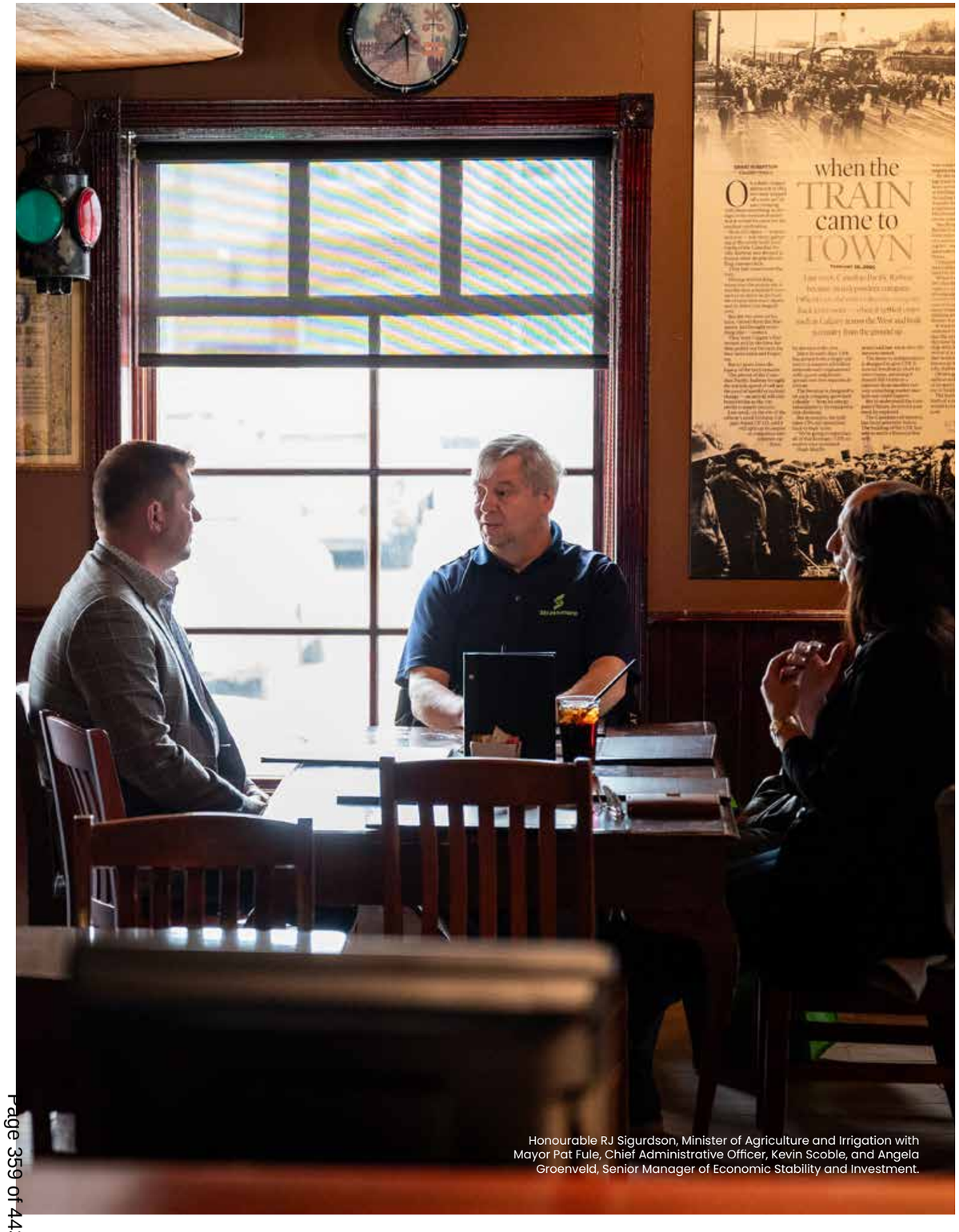
We are empowered
We empower one another to reach our full potential. We strive to create a positive environment where individuals can challenge the status quo and feel confident in making decisions.







DEPARTMENT OVERVIEWS



Honourable RJ Sigurdson, Minister of Agriculture and Irrigation with Mayor Pat Fule, Chief Administrative Officer, Kevin Scoble, and Angela Groenveld, Senior Manager of Economic Stability and Investment.

OFFICE OF THE CAO

The Chief Administrative Officer (CAO) of the Town of Strathmore is appointed by Council to manage and direct all Town employees and operations. This role oversees the overall administration of the Town's departments and provides leadership and direction to the Senior Leadership Team.

The CAO is responsible for enacting Council policies and directives, providing input and advice to Council on policy related issues, and assisting Council in setting corporate goals.

The CAO also provides advice on local governance as well as the authority and responsibilities municipalities have under the *Municipal Government Act* and the *Access to Information Act (ATIA) and Protection of Privacy Act (POPA)*.

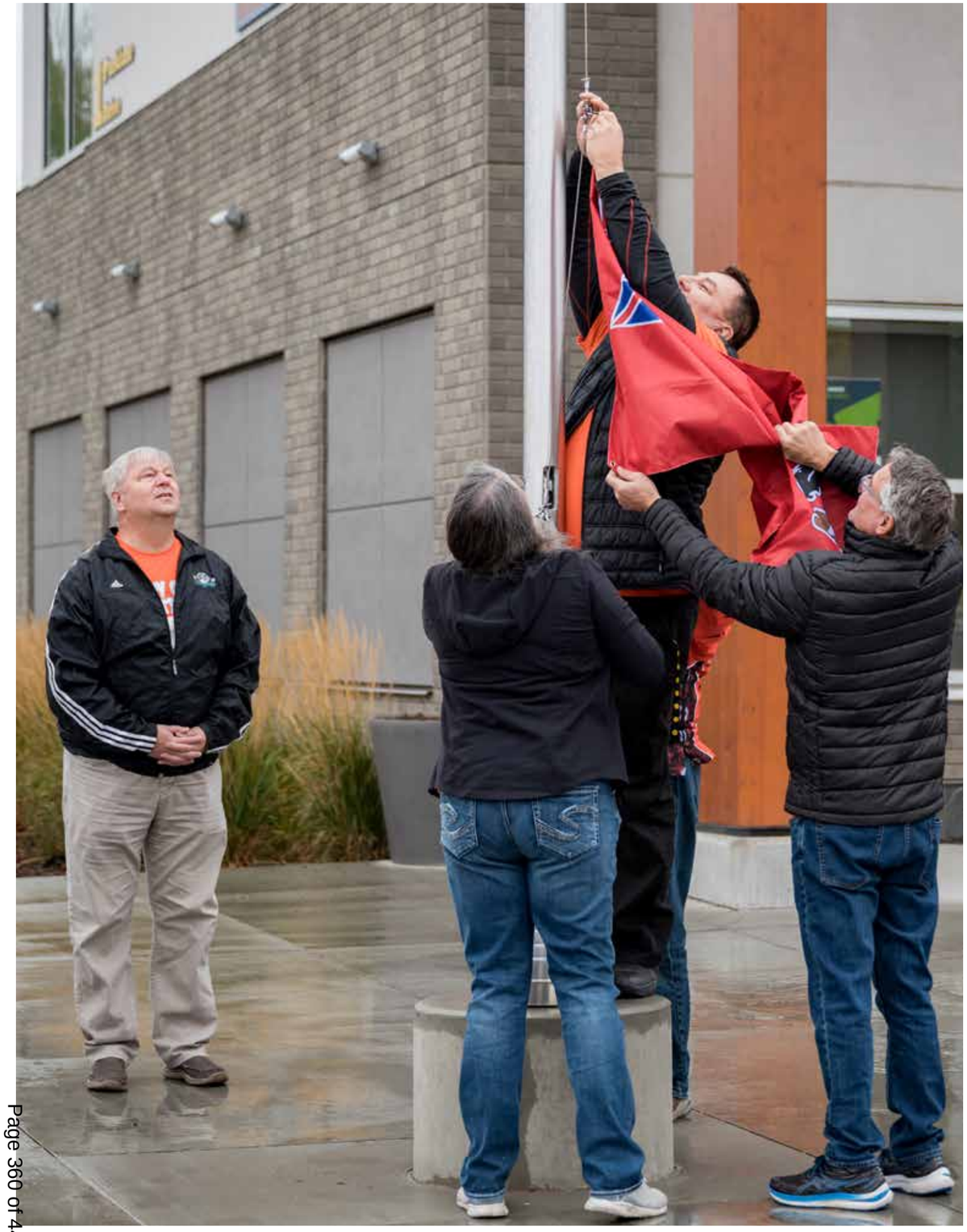
In addition to providing leadership and direction to the Town's three directors, Strathmore's CAO also guides the organization's Human Resources and Economic Sustainability and Investment Attraction teams.

ECONOMIC SUSTAINABILITY AND INVESTMENT ATTRACTION

Your Economic Sustainability and Investmet Attraction team works on programs, policies or activities that seek to improve the economic well-being and quality of life for our community. This team is responsible for things like business retention and expansion, talent and investment attraction, government and association partnerships, and tourism.

HUMAN RESOURCES

The Town's Human Resources team is responsible for developing strategic solutions to employment-related matters that affect the organization's ability to meet its productivity and performance goals. HR works to create a culture of employee empowerment and recognition while strengthening the employer-employee relationship. The team consists of Human Resources and Payroll, plus the Health and Safety function.



STRATEGIC, ADMINISTRATIVE, AND FINANCIAL SERVICES

Strathmore's Strategic, Administrative, and Financial Services team is responsible for reporting the Town's financial position, manging its risk, supporting the legislative function of the Town, administering its information and communication technology, maintaining a strong brand image, and communicating with our community and stakeholders including residents and ratepayers, local business owners, potential investors, community groups, government agencies, funding bodies, and present and future staff.

The SAFS team consists of five departments: Finance, Information Technology, Legislative Services, Marketing, Communications and Events, and Legal and Risk Management.

FINANCE

Your Finance team provides financial expertise, advice, and administration to support the Town's operations. Many finance functions are necessary to meet statutory requirements as set out in the Municipal Government Act. These statutory requirements focus on the accounting, reporting, and safeguarding of taxpayers' money and other assets. The Finance team ensures that all requirements are met. In addition, ongoing support is provided to Town Council and staff, and customer service is provided to the public. Some of this team's functions include, preparing the Operating and Capital Budgets, levying and collecting property tax and utility billing, and overseeing procurement processes.

INFORMATION TECHNOLOGY

Your Information Technology team provides the sustained, efficient, and effective delivery of IT services. The IT Team leads the Town in technology, partnering with all other Town departments to help them achieve their business and corporate objectives, and enabling them to provide services to our community. Some of this team's functions include, network, CCTV, and telecommunication infrastructure support, server maintenance and system integration, project management, application support, audio video management, and geographic information systems (GIS)

LEGISLATIVE SERVICES

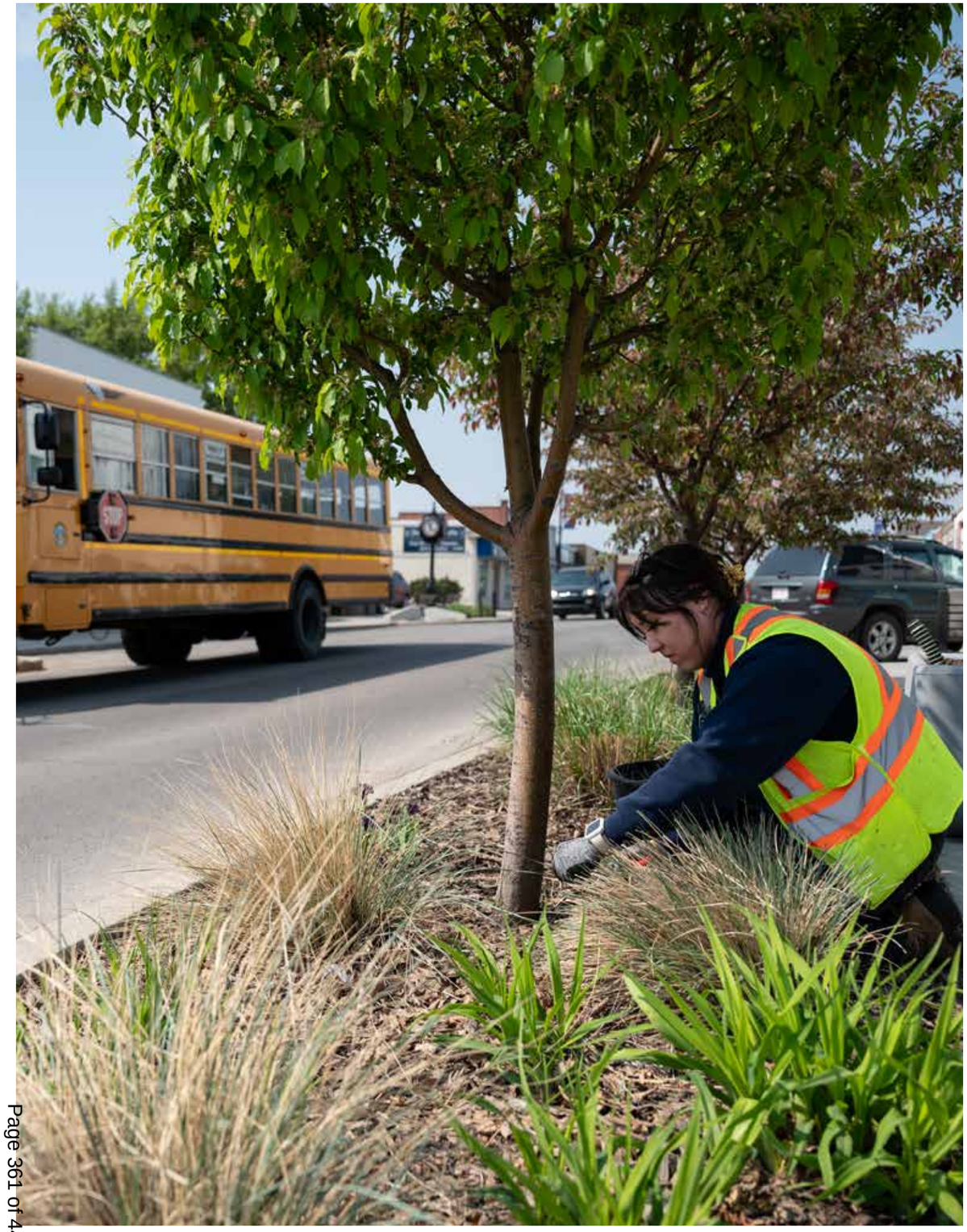
Your Legislative Services team manages the processes that support and expedite decision-making by Town Council. This team is responsible for things such as administering *ATIA* and *POPA* protocols, providing legislative guidance and direction, preparing and preserving records of the official business of the corporation, including bylaws, minutes of Council and Committee meetings, and Council policies.

MARKETING, COMMUNICATIONS, AND EVENTS

The Town of Strathmore consistently provides timely and accurate news and information to it's numerous stakeholders. Your Marketing and Communications team is responsible for things such as marketing and advertising all town-related programs, projects, services, and events; disseminating information through the media; managing communications in an emergency response; creating and maintaining a clear identity for Strathmore; and providing photography, copy, graphic design, and video production services to internal departments.

LEGAL AND RISK MANAGEMENT

Your Risk Management team works with all Town departments regarding claims, insurance, and risk. The Team investigates and manages claims made by or against the Town of Strathmore, manages it's insurance portfolio, manages contracts, and provides support to Town staff to minimize risk.



INFRASTRUCTURE, OPERATIONS, AND DEVELOPMENT SERVICES

Strathmore's Infrastructure, Operations, and Development Services team plans and maintains the Town of Strathmore's infrastructure assets, ensuring essential services are available when needed by the community. The department delivers municipal services to provide a high quality of life for residents and businesses, focusing on the environment, sustainability, and fiscal responsibility.

The IODS team consists of five departments: Asset Management, Development Services, Infrastructure, Operations, and Parks.

ASSET MANAGEMENT

Your Asset Management team aims to maximize the value of Town-owned assets for the community's benefit. They focus on reducing operational costs, optimizing asset utilization, improving performance, and helping the Town make informed decisions regarding acquisitions, disposals, and risk management for infrastructure growth.

DEVELOPMENT SERVICES

Your Development Services team is responsible for managing the growth and development of Strathmore while also helping to maintain the quality of life enjoyed by residents. This team provides a centralized, coordinated, one-stop service for all development applications, queries, building permits, issuing business licences, and ensuring a consistent application of policies and legislation relating to land development that reflects the community's vision.

INFRASTRUCTURE

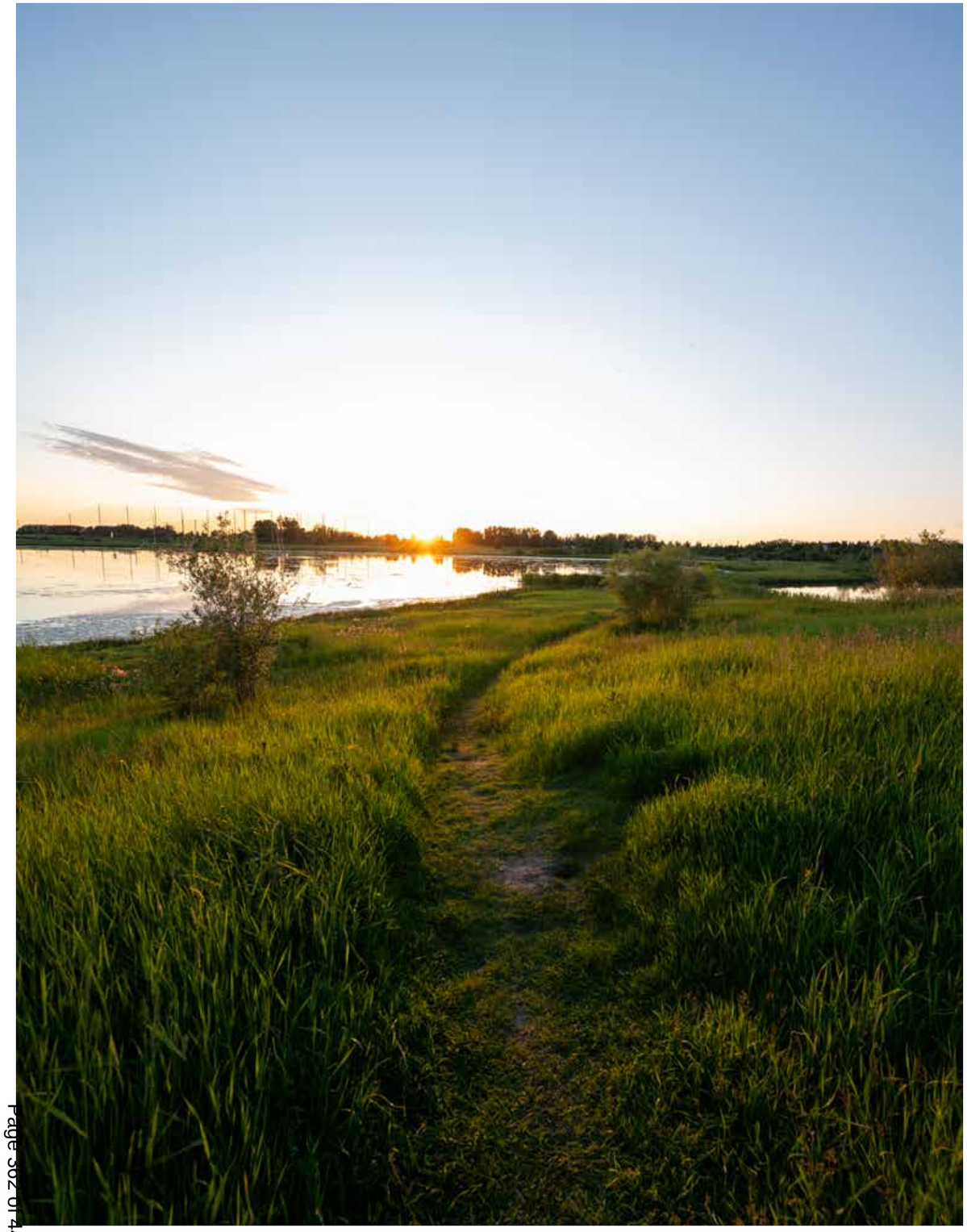
Your Infrastructure team is responsible for the planning, design, and construction project management of many of the Town's capital projects, which includes things like transportation infrastructure, traffic control, water and waste infrastructure, and commuter paths, and bridges.

OPERATIONS

Your Operations team provides proactive and responsive operation and maintenance of Town-owned assets, which includes over 160 kilometres of roadways, over 32 kilometers of pathways, and multiple Town buildings. The team carries out snow removal as per the Winter Road, Pathway, and Sidewalk Maintenance Policy.

PARKS

Your Parks team develops, schedules and carries out maintenance and beatutification programs for Town parks, which includes parks administration, maintenance contracts, horticulture, arboriculture, turf, management, and irrigation.



COMMUNITY AND PROTECTIVE SERVICES

Strathmore's Community and Protective Services team provides programs and services that help create a healthy, active community. This team manages recreation activities and facilities, fire and emergency services, bylaw enforcement, and Strathmore's social services.

The CAPS team consists of four departments: FCSS (Family, Community, and Support Services), Municipal Enforcement, Recreation and Culture, and the Strathmore Fire Department.

FAMILY, COMMUNITY, AND SUPPORT SERVICES (FCSS)

Your FCSS team promotes and enhances the well-being of Strathmore residents, families, and communities. FCSS programs are intended to help individuals adopt healthy lifestyles, improve their quality of life, and build capacity to prevent and deal with crisis situations should they arise.

MUNICIPAL ENFORCEMENT

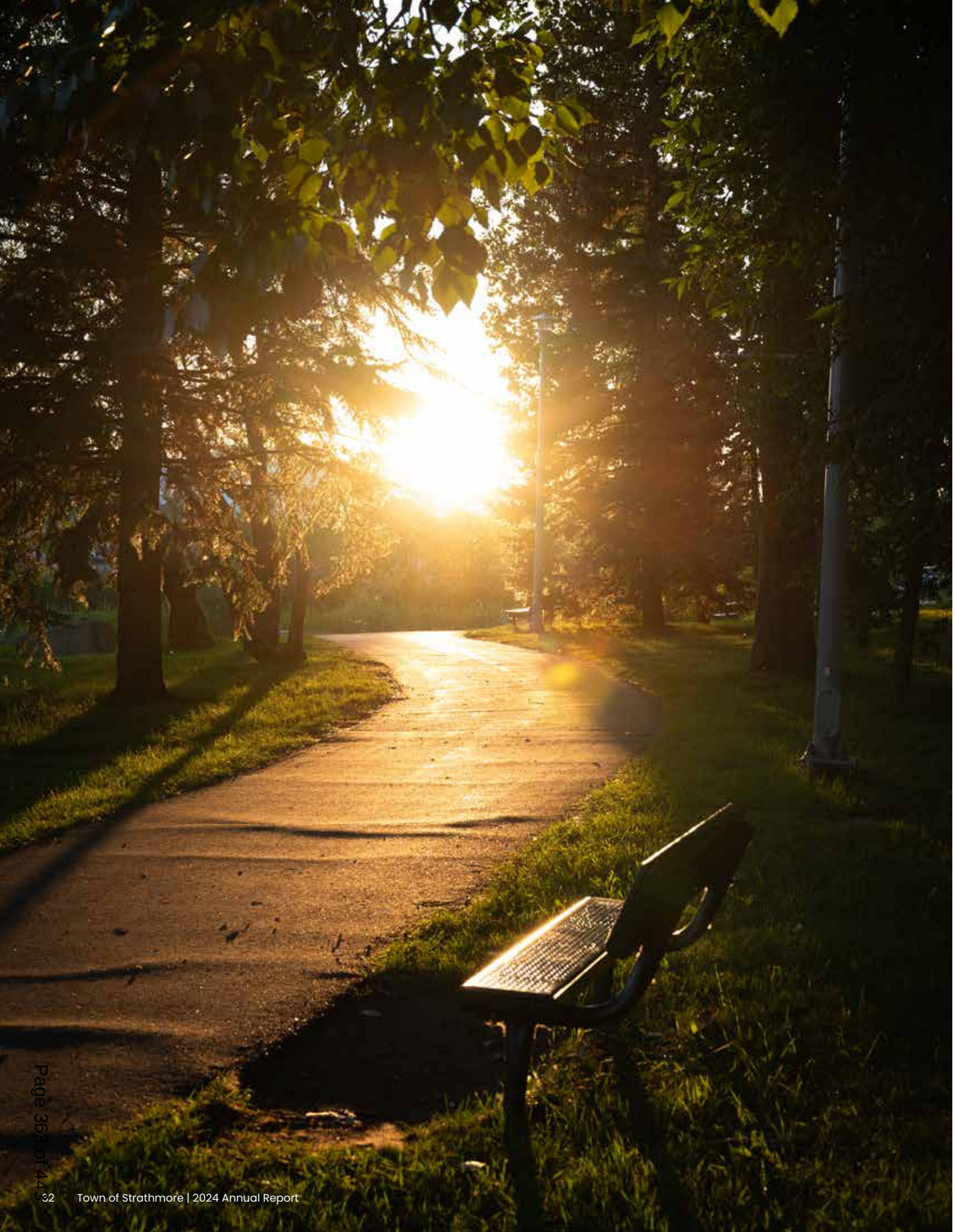
Your Municipal Enforcement team supports a safe and healthy environment for the residents of Strathmore. Through education and enforcement, they help uphold community standards and expectations. Strathmore's Municipal Enforcement officers use an educational approach to resolve infractions whenever possible and are committed to providing quality customer service.

RECREATION AND CULTURE

Your Recreation and Culture team fosters a healthy community through programs, activities and events aimed at improving the fitness and wellness of residents and visitors. This active team plays an important role in building a healthy, vibrant community, and are responsible for the operation of the Aquatic Centre, Family Centre, and the Strathmore Motor Products Sports Centre.

STRATHMORE FIRE DEPARTMENT

Your Strathmore Fire Department provides a variety of pre-emptive and educational services to keep our community aware and safe. Some of the services they provide include emergency response for fire suppression, extraction, medical assistance, water and ice rescue, and HAZMAT type scenarios.



Message from our Finance Team

In 2025, the Finance team continued its commitment to long-term financial sustainability while supporting the delivery of essential municipal services and Council's Strategic Priorities. Through responsible financial planning, careful budget management, and a focus on maintaining service levels, the Town continued to strengthen its financial position and ensure stable operations for residents and businesses.

In December 2024, Council approved the 2025 Operating and Capital Budgets, totaling approximately $48.6 million, including a $39.3 million Operating Budget and a $9.3 million Capital Budget. The approved budget included a 3.62% municipal property tax increase, reflecting Council's efforts to balance community needs with affordability while continuing to invest in critical infrastructure, public safety, recreation, and community services.

Property taxes remain a key funding source for municipal services that residents rely on every day. These services include roads and transportation infrastructure, emergency services, recreation facilities, parks, utilities, community development, and other programs that contribute to Strathmore's high quality of life. In 2025, approximately 70% of property taxes collected support Town services, while approximately 30% is collected on behalf of the Government of Alberta for education funding.

The Finance team remains focused on delivering transparent and accountable financial stewardship while supporting Council's vision for affordable living, financial sustainability, economic development, community wellness, environmental stewardship, and intentional community development. Through prudent financial management and strategic investment, Strathmore continues to be a vibrant and growing community where people choose to live, work, play, and do business.

Kara Rusk
Director, Strategic, Administrative, and Financial Services

Leana Ashbacher
Chief Financial Officer



2025 AUDITED

FINANCIAL STATEMENTS



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TOWN OF STRATHMORE

Consolidated Financial Statements

For the year ended December 31, 2025

TOWN OF STRATHMORE
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For the year ended December 31, 2025

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Avail CHARTERED PROFESSIONAL ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

To: The Mayor and Members of Council of
the Town of Strathmore

Opinion
We have audited the consolidated financial statements of the Town of Strathmore which comprise the consolidated statement of financial position as at December 31, 2025, and the consolidated statements of operations, remeasurement gains and losses, change in net financial assets and cash flow for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of the Town of Strathmore as at December 31, 2025, the results of its operations, remeasurement gains and losses, change in its net financial assets and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion
We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Town in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements
Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Town's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Town or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Town's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements
Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Town's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Avail LLP

Lethbridge, Alberta

April 15, 2026

Chartered Professional Accountants

MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL REPORTING

Management of the Town of Strathmore is responsible for the preparation, accuracy, objectivity and integrity of the accompanying consolidated financial statements and all other information contained within this Financial Report. Management believes that the consolidated financial statements present fairly the Town's financial position as at December 31, 2025 and the results of its operations for the year then ended.

The consolidated financial statements have been prepared in compliance with legislation, and in accordance with Canadian public sector accounting standards (PSAS).

The consolidated financial statements include certain amounts based on estimates and judgments. Such amounts have been determined on a reasonable basis in order to ensure the consolidated financial statements are presented fairly in all material respects.

In fulfilling its responsibilities and recognizing the limits inherent in all systems, management has designed and maintains a system of internal controls to produce reliable information and to meet reporting requirements on a timely basis. The system is designed to provide management with reasonable assurance that transactions are properly authorized and assets are properly accounted for and safeguarded.

These systems are monitored and evaluated by management and reliable financial information is available for preparation of the consolidated financial statements.

The Town Council carries out its responsibilities for review of the consolidated financial statements principally through its Audit Committee. This committee meets with management and external auditors to discuss the results of audit examinations and financial reporting matters.

The external auditors have full access to the Audit Committee with and without the presence of management. The Town Council has approved the consolidated financial statements.

The consolidated financial statements have been audited by Avail LLP Chartered Professional Accountants, the independent external auditors appointed by the Town. The accompanying independent Auditor's Report outlines their responsibilities, the scope of the examination and their opinion on the Town's consolidated financial statements.

Kevin Scoble

Chief Administrative Officer

Kara Rusk

Director of Strategic, Administrative & Financial Services

TOWN OF STRATHMORE
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at December 31, 2025

	2025	2024
Financial assets		
Cash and temporary investments (note 2)	$ 13,858,763	$ 4,290,809
Taxes and grants in place of taxes receivable (note 3)	884,541	731,627
Trade and other receivables (note 4)	4,619,096	4,963,813
Investments (note 5)	13,023,831	12,553,676
	32,386,231	22,539,925
Liabilities		
Accounts payable and accrued liabilities	4,438,033	2,553,549
Employee benefit obligations (note 6)	337,899	266,687
Deposits	1,427,018	1,351,227
Deferred revenue (note 7)	2,592,861	1,803,541
Long-term debt (note 8)	17,170,355	13,942,176
Asset retirement obligations (note 9)	131,379	128,000
	26,097,545	20,045,180
Net financial assets	6,288,686	2,494,745
Non-financial assets		
Prepaid expenses	341,020	261,817
Inventory for consumption	36,215	117,583
Intangible assets (note 12)	610,221	627,122
Tangible capital assets (schedule 2)	219,736,955	216,015,372
	220,724,411	217,021,894
Accumulated surplus (note 10 and schedule 1)		
Accumulated operating surplus	227,013,097	219,516,639
Accumulated remeasurement gains (losses)	-	-
	$ 227,013,097	$ 219,516,639

Commitments and contingencies (note 20)

Approved on behalf of Council:

Councillor Pat Fule

Councillor Deputy Mayor Brent Wilt

TOWN OF STRATHMORE
CONSOLIDATED STATEMENT OF OPERATIONS
For the year ended December 31, 2025

	Budget (Unaudited)	2025	2024
Revenue			
Net municipal property taxes (note 14)	$ 16,676,700	$ 16,791,949	$ 15,821,667
User fees and sales of goods	19,456,600	19,323,929	17,956,395
Government transfers for operating (note 15)	1,366,000	1,984,834	1,930,038
Investment income	460,300	705,267	687,307
Penalties and costs of taxes	210,500	245,105	203,979
Development levies	-	1,472,674	1,037,334
Licenses and permits	604,400	1,513,336	731,659
Gain on disposal of tangible capital assets	-	-	147,098
Other	398,500	1,137,832	858,620
	39,173,000	43,174,926	39,374,097
Expenses (note 16)			
General government			
Legislative	406,500	479,100	449,779
Administration	6,924,800	6,979,625	6,632,747
Protective services			
Police, fire, disaster, ambulance and bylaw enforcement	6,855,400	6,709,119	6,348,871
Transportation services			
Transportation services	5,285,400	5,106,928	5,509,684
Environmental use and protection			
Water supply and distribution	3,888,600	4,326,623	3,546,368
Wastewater treatment and disposal	4,207,500	4,148,731	4,012,540
Waste management	1,455,600	1,423,848	1,383,578
Storm sewers and drainage	482,300	452,771	654,486
Public health and welfare			
Public health and welfare services	1,328,700	1,215,693	1,353,099
Planning and development			
Planning and development	1,160,500	1,672,691	1,340,263
Recreation and culture			
Parks and recreation	6,863,300	6,794,481	6,886,462
Culture - libraries, museums, halls	1,097,500	972,549	949,529
	39,956,100	40,282,159	39,067,406
(Deficiency) excess of revenue over expenses before capital revenue	(783,100)	2,892,767	306,691
Capital revenue			
Government transfers for capital (note 15)	3,078,000	2,556,924	3,190,119
Contributed assets	-	2,046,767	-
	3,078,000	4,603,691	3,190,119
Excess of revenue over expenses	2,294,900	7,496,458	3,496,810
Accumulated operating surplus, beginning of year	219,516,639	219,516,639	216,019,829
Accumulated operating surplus, end of year	$ 221,811,539	$ 227,013,097	$ 219,516,639

TOWN OF STRATHMORE
CONSOLIDATED STATEMENT OF REMEASUREMENT GAINS AND LOSSES
For the year ended December 31, 2025

	2025	2024
Accumulated remeasurement gains (losses), beginning of year	$ -	$ -
Unrealized gains (losses) attributable to:		
Equity investments	-	-
Amounts reclassified to statements of operations:		
Equity investments realized gains	-	-
Net remeasurement gains (losses) for the year	-	-
Accumulated remeasurement gains (losses), end of year	$ -	$ -

TOWN OF STRATHMORE
CONSOLIDATED STATEMENT OF CHANGE IN NET FINANCIAL ASSETS
For the year ended December 31, 2025

	Budget (Unaudited)	2025	2024
Excess of revenue over expenses	$ 2,294,900	$ 7,496,458	$ 3,496,810
Acquisition of tangible capital assets	(9,313,000)	(8,387,239)	(5,095,593)
Amortization of tangible capital assets	6,205,800	6,636,705	6,644,055
Contributed tangible capital assets	-	(2,046,767)	-
Net loss (gain) on disposal of tangible capital assets	-	75,718	(147,664)
Proceeds on disposal of tangible capital assets	-	-	154,921
Acquisition of intangible assets	-	(9,058)	(589,496)
Amortization of intangible assets	-	25,959	12,798
	(3,107,200)	(3,704,682)	979,021
Net change in inventory for consumption	-	81,368	872
Net change in prepaid expense	-	(79,203)	(25,695)
	-	2,165	(24,823)
Increase in net financial assets (debt)	(812,300)	3,793,941	4,451,008
Net financial assets (debt), beginning of year	2,494,745	2,494,745	(1,956,263)
Net financial assets, end of year	$ 1,682,445	$ 6,288,686	$ 2,494,745

	2025	2024
Operating transactions		
Excess of revenue over expenses	$ 7,496,458	$ 3,496,810
Adjustments for items which do not affect cash		
Net loss (gain) on disposal of tangible capital assets	75,718	(147,664)
Amortization of tangible capital assets	6,636,705	6,644,055
Contributed tangible capital assets	(2,046,767)	-
Accretion of asset retirement obligation	3,379	3,293
Amortization of intangible assets	25,959	12,798
	12,191,452	10,009,292
Net change in non-cash working capital items		
Taxes and grants in place of taxes receivable	(152,914)	(87,261)
Trade and other receivables	344,717	211,989
Inventory for consumption	81,368	872
Prepaid expenses	(79,203)	(25,695)
Accounts payable and accrued liabilities	1,884,484	(1,309,182)
Employee benefit obligations	71,212	41,389
Deposits	75,791	563,558
Deferred revenue	789,320	(527,694)
Cash provided by operating transactions	15,206,227	8,877,268
Capital transactions		
Proceeds on disposal of tangible capital assets	-	154,921
Acquisition of tangible capital assets	(8,387,239)	(5,095,593)
Acquisition of intangible assets	(9,058)	(589,496)
Cash applied to capital transactions	(8,396,297)	(5,530,168)
Investing transactions		
Increase in investments	(470,155)	(848,278)
Financing transactions		
Proceeds of long-term debt	5,450,000	-
Repayment of long-term debt	(2,221,821)	(2,194,948)
Cash provided by (applied to) financing transactions	3,228,179	(2,194,948)
Increase in cash and temporary investments	9,567,954	303,874
Cash and temporary investments, beginning of year	4,290,809	3,986,935
Cash and temporary investments, end of year	$ 13,858,763	$ 4,290,809

1. Significant accounting policies

The consolidated financial statements of the Town of Strathmore are the representations of management prepared in accordance with generally accepted accounting principles for local governments established by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada. Significant aspects of the accounting policies adopted by the Town are as follows:

(a) Reporting entity

The consolidated financial statements reflect the assets, liabilities, revenue and expenses, changes in fund balances and change in financial position of the reporting entity which comprises all of the organizations that are owned or controlled by the Town and are accountable to the Council for the administration of their financial affairs and resources.

The schedule of taxes levied also includes operating requisitions for educational, and other external organizations that are not controlled by the Municipal Council.

The statements exclude trust assets that are administered for the benefit of external parties.

(b) Basis of accounting

The financial statements are prepared using the accrual basis of accounting. The accrual basis of accounting records revenue as it is earned and measurable. Expenses are recognized as they are incurred and measurable based upon receipt of goods or services and/or the legal obligation to pay. Funds from external parties and earnings thereon restricted by agreement or legislation are accounted for as deferred revenue until used for the purpose specified.

Government transfers, contributions and other amounts are received from third parties pursuant to legislation, regulation or agreement and may only be used for certain programs, in the completion of specific work, or for the purchase of tangible capital assets. In addition, certain user charges and fees are collected for which the related services have yet to be performed. Revenue is recognized in the period when the related expenses are incurred, services performed or the tangible capital assets are acquired.

(c) Use of estimates

The preparation of financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expense during the period. Where measurement uncertainty exists, the financial statements have been prepared within reasonable limits of materiality. Actual results could differ from those estimates.

There is measurement uncertainty related to asset retirement obligations as it involves estimates in determining settlement amount, discount rates and timing of settlement. Changes to any of these estimates and assumptions may result in change to the obligation.

1. Significant accounting policies, continued

(d) Valuation of financial assets and liabilities
The Town's financial assets and financial liabilities are measured as follows:

Financial statement component	Measurement
Cash	Cost and amortized cost
Short-term investments	Amortized cost
Trade and other receivables	Lower of cost or net recoverable value
Investments	Fair value and amortized cost
Accounts payable and accrued liabilities	Cost
Bank indebtedness and long-term debt	Amortized cost

(e) Investments
Investments in derivatives and equity instruments quoted in an active market are carried at fair value with transactions costs expensed upon initial recognition. Unrealized changes in fair value are recognized in the statement of remeasurement gains and losses. When the investment is disposed of the accumulated gains or losses are reclassified to the statement of operations.

Investments in interest bearing securities are recorded at amortized cost. Investment premiums and discounts are amortized on the net present value basis over the term of the respective investments. When there has been a loss in value that is other than a temporary decline, the respective investment is written down to recognize the loss.

(f) Long-term debt
Long-term debt is initially recognized net of any premiums, discounts, fees and transactions costs, with interest expense recognized using the effective interest method. Long-term debt is subsequently measured at amortized cost.

1. Significant accounting policies, continued

(g) Asset retirement obligation
A liability for an asset retirement obligation is recognized at the best estimate of the amount required to retire a tangible capital asset at the financial statement date when there is a legal obligation for the Town to incur retirement costs, the past transaction or event giving rise to the liability has occurred, it is expected that future economic benefits will be given up, and a reasonable estimate of the amount can be made. The best estimate of the liability includes all costs directly attributable to asset retirement activities, based on information available at year-end. The best estimate of an asset retirement obligation incorporates a present value technique, when the cash flows required to settle or otherwise extinguish an asset retirement obligation are expected to occur over extended future periods.

When a liability for an asset retirement obligation is initially recognized, a corresponding asset retirement cost is capitalized to the carrying amount of the related tangible capital asset. The asset retirement cost is amortized over the useful life of the related asset. Asset retirement obligations which are incurred incrementally with use of the asset are recognized in the period incurred with a corresponding asset retirement cost expensed in the period.

At each financial reporting date, the Town reviews the carrying amount of the liability. The Town recognizes period-to-period changes to the liability due to the passage of time as accretion expense. Changes to the liability arising from revisions to either the timing, the amount of the original estimate of undiscounted cash flows or the discount rate are recognized as an increase or decrease to the carrying amount of the related tangible capital asset. The Town continues to recognize the liability until it is settled or otherwise extinguished. Disbursements made to settle the liability are deducted from the reported liability when they are made.

(h) Requisition over-levy and under-levy
Over-levies and under-levies arise from the difference between the actual property tax levy made to cover each requisition and the actual amount requisitioned.

If the actual levy exceeds the requisition, the over-levy is accrued as a liability and property tax revenue is reduced. Where the actual levy is less than the requisition amount, the under-levy is accrued as a receivable and as property tax revenue.

Requisition tax rates in the subsequent year are adjusted for any over-levies or under-levies of the prior year.

(i) Tax revenue
Tax revenues are recognized when the tax has been authorized by bylaw and the taxable event has occurred.

Requisitions operate as a flow through and are excluded from municipal revenue.

(j) Inventory for resale
Land held for resale is recorded at the lower of cost and net realizable value. Cost includes costs for land acquisition and improvements required to prepare the land for servicing such as clearing, stripping, and leveling charges. Related development costs incurred to provide infrastructure such as water and waste water services, roads, sidewalks, and street lighting are recorded as physical assets under their respective function.

1. Significant accounting policies, continued

(k) Contaminated sites liability
Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic or radioactive material or live organism that exceeds an environmental standard. The liability is recorded net of any expected recoveries. A liability for remediation of a contaminated site is recognized when a site is not in productive use and is management's estimate of the cost of post-remediation including operation, maintenance and monitoring.

(l) Revenue recognition
Revenue from transactions with no performance obligation is recognized at realizable value when the Town has the authority to claim or retain an inflow of economic resources and identifies a past transaction or event giving rise to an asset.

Revenue from transactions with performance obligations is recognized as the performance obligations are satisfied by providing the promised goods or services to the payor. User fees are recognized over the period of use, sales of goods are recognized when goods are delivered. Licenses and permits with a single performance obligation at a point in time are recognized as revenue on issuance, those which result in a continued performance obligation over time are recognized over the period of the license or permit as the performance obligation is satisfied.

(m) Government transfers
Government transfers are the transfer of assets from senior levels of government that are not the result of an exchange transaction, are not expected to be repaid in the future, or the result of a direct financial return.

Government transfers are recognized in the financial statements as revenue in the period in which events giving rise to the transfer occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be determined.

(n) Deferred revenue
Deferred revenue represent government transfers, donations, and other amounts which have been collected, but for which the related services have yet to be performed or agreement stipulations have not been met. These amounts will be recognized as revenues when revenue recognition criteria have been met. Interest earned on deferred revenues, reserves, and offsite levies are calculated using an average investment earnings monthly.

1. Significant accounting policies, continued

(o) Non-financial assets
Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the normal course of operations. The change in non-financial assets during the year, together with the excess of revenues over expenses, provides the consolidated Change in Net Financial Assets for the year.

(i) Tangible capital assets
Tangible capital assets are recorded at cost which includes all amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets is amortized on a straight-line basis over the estimated useful life as follows:

	Years
Land improvements	15-25
Buildings	25-50
Engineered structures	45-75
Machinery and equipment	5-25
Vehicles	10-25

One-half of the annual amortization is charged in the year of acquisition and disposal. Assets under construction are not amortized until available for productive use.

(ii) Contributions of tangible capital assets
Tangible capital assets received as contributions are recorded at fair value at the date of receipt and also are recorded as revenue.

(iii) Intangible asset
Intangible assets are recorded at cost. The cost less residual value of the intangible assets with a finite life are amortized on a straight-line basis over their estimated useful life as follows:

	Years
Water licenses - definite	25

Intangible assets with an indefinite life are not amortized and are monitored annually for impairment.

(iv) Inventories
Inventories for consumption are recorded at the lower of cost and replacement cost.

1. Significant accounting policies, continued

(p) Future accounting standard pronouncements
The following summarizes upcoming changes to Canadian public sector accounting standards. In 2026, the Town will continue to assess the impact and prepare for the adoption of these standards. While the timing of standard adoption may vary, certain standards must be adopted concurrently.

a) The Conceptual Framework of Financial Reporting in the Public Sector
The Conceptual Framework is the foundation for public sector financial reporting standard setting. It replaces the conceptual aspects of Section PS 1000 Financial Statement Concepts and Section PS 1100 Financial Statement Objectives. The conceptual framework highlights considerations fundamental for the consistent application of accounting issues in the absence of the specific standards. The standard is applicable for the fiscal years beginning on or after April 1, 2026.

b) PS 1202 Financial Statement Presentation
Section PS 1202 sets out general and specific requirements for the presentation of information in general purpose financial statements. The financial statement presentation principles are based on the concepts within the Conceptual Framework. The standard is applicable for the fiscal years beginning on or after April 1, 2026.

2. Cash and temporary investments

	2025	2024
Cash and temporary investments	$ 13,858,763	$ 4,290,809

Temporary investments consist of a high interest savings account with variable interest rates.

The Town has an available overdraft loan in the amount of $770,000 with interest at a rate of prime less 0.75%. Security consists of a general security agreement. This amount is undrawn.

3. Taxes and grants in place of taxes receivables

	2025	2024
Taxes and grants in place of taxes receivable	$ 654,482	$ 559,647
Arrears	230,059	171,980
	$ 884,541	$ 731,627

4. Trade and other receivables

	2025	2024
Canada Community Building Fund	$ 1,806,250	$ 885,348
Trade accounts receivable - operating	1,602,766	1,150,277
Utilities receivable	1,137,687	1,140,196
Goods and services tax receivable	124,079	106,995
Local Government Fiscal Framework	-	1,737,417
Allowance for doubtful accounts	(51,686)	(56,420)
	$ 4,619,096	$ 4,963,813

5. Investments

	2025		2024	
	Carrying value	Market value	Carrying value	Market value
Commercial notes	$ 13,019,503	$ 12,780,759	$ 12,549,348	$ 11,945,227
Other	4,328	4,328	4,328	4,328
	$ 13,023,831	$ 12,785,087	$ 12,553,676	$ 11,949,555

Commercial notes consist of government or government guaranteed bonds, are recorded at amortized cost, and have interest rates from 1.67% to 5.18% (2024 - 1.67% to 4.35%). Maturity dates are from the year 2027 to 2035.

Investment income recognized in the statement of operations includes $456,858 (2024 - $490,421) of interest income.

6. Employee benefit obligations

	2025	2024
Vacation payable	$ 293,497	$ 238,944
Overtime payable	44,402	27,743
	$ 337,899	$ 266,687

The vacation and overtime liability is vested and employees are entitled to these benefits within the next budgetary year.

7. Deferred revenue

	2025	Received	Recognized	2024
Canada Community Building Fund	$ 1,197,553	$ 942,028	$ 791,854	$ 1,047,379
Other	651,933	1,385,285	1,067,802	334,450
Local Government Fiscal Framework	546,038	2,203,539	1,795,336	137,835
Prepaid Property Taxes	84,688	84,688	42,274	42,274
Prepaid Utilities	60,127	60,127	67,621	67,621
Family and Community Support Services	52,522	365,211	456,671	143,982
Community Foundation grant	-	(30,000)	-	30,000
	$ 2,592,861	$ 5,010,878	$ 4,221,558	$ 1,803,541

Deferred revenue, together with any earnings thereon, is restricted by agreement. These funds are recognized as revenue in the period they are used for the purpose specified.

8. Long-term debt

	2025	2024
Capital		
Self-supported long-term debt	$ 15,101,775	$ 13,942,176
Self-supported long-term debt - future capital projects	2,068,580	-
	$ 17,170,355	$ 13,942,176
Current portion	$ 1,543,049	$ 2,221,821

Principal and interest repayments are due as follows:

	Principal	Interest	Total
2026	$ 1,543,049	$ 533,998	$ 2,077,047
2027	3,604,443	487,212	4,091,655
2028	1,045,011	386,346	1,431,357
2029	5,235,806	316,828	5,552,634
2030	837,370	216,279	1,053,649
Thereafter	4,904,676	2,422,666	7,327,342
	$ 17,170,355	$ 4,363,329	$ 21,533,684

Long term debt is repayable to the Treasury Board and Finance, Canada Mortgage and Housing Corporation, CIBC and Lee Maher Engineering Associates Ltd. Interest rates range from 0% to 6.03% per annum. The long term debt is issued on the credit and security of the Town at large. The average annual interest rate is 2.97% (3.01% for 2024). Interest on long-term debt amounted to $412,101 (2024 - $382,904). The Town's total cash payments for interest in 2025 were $380,563 (2024 - $517,456).

9. Asset retirement obligation

Asbestos abatement
The Town owns a building which contains asbestos and, therefore, the Town is legally required to perform abatement activities upon renovation or demolition of this building. Abatement activities include handling and disposal of the asbestos in a prescribed manner when it is disturbed. The estimated total liability is based on the sum of discounted future cash flows for abatement activities using a discount rate of 2.64% and assuming annual inflation of 2%. The Town has not designated assets for settling the abatement activities.

Asset retirement obligations are expected to be settled over the next 7 to 24 years.

	2025	2024
Balance, beginning of year	$ 128,000	$ 124,708
Liabilities incurred	-	-
Liabilities settled	-	-
Change in estimated cash flows	-	-
Accretion expenses	3,379	3,292
Balance, end of year	$ 131,379	$ 128,000

10. Accumulated operating surplus

Accumulated operating surplus consists of internally restricted and unrestricted amounts and equity in tangible capital assets as follows:

	2025	2024
Unrestricted surplus	$ 11,859	$ 14,524
Internally restricted reserves (note 11)	21,887,216	16,929,797
Equity in tangible capital assets (note 13)	204,503,801	201,945,196
Equity in intangible assets (note 12)	610,221	627,122
	$ 227,013,097	$ 219,516,639

11. Reserves

Council has set up reserves for various purposes. These reserves are either required by legislation or set up at the discretion of Council to provide funding for future expenses.

	2025	2024
Operating		
Financial stabilization	$ 6,411,546	$ 5,102,768
Development application	486,330	70,000
Snow reserve	273,097	110,296
Non-annual recurring expense	164,350	-
	7,335,323	5,283,064
Capital		
Water	1,948,776	1,600,589
Wastewater	1,848,843	1,568,065
Storm sewer	1,285,539	1,115,404
Capital equipment and infrastructure replacement	562,391	436,021
Recreation and parks	517,023	387,589
Fire	358,533	211,788
Solid waste	323,352	100,852
Affordable Housing	154,357	151,477
General municipal	92,739	141,463
Roads	78,888	77,418
	7,170,441	5,790,666
Offsite Levies		
Water	2,237,377	1,686,199
Storm water	2,117,939	1,867,899
Wastewater	1,634,296	1,303,951
Roads	1,026,215	639,213
Cash in lieu - Municipal reserves	365,625	358,805
	7,381,452	5,856,067
	$ 21,887,216	$ 16,929,797

12. Intangible asset

			2025	2024
	Cost	Accumulated amortization	Net	Net
Water licenses - definite	$ 648,979	$ 38,758	$ 610,221	$ 627,122

13. Equity in tangible capital assets

	2025	2024
Tangible capital assets (schedule 2)	$ 321,367,530	$ 311,328,567
Accumulated amortization (schedule 2)	(101,630,575)	(95,313,195)
Asset retirement obligation (note 9)	(131,379)	(128,000)
Long-term debt (note 8)	(15,101,775)	(13,942,176)
	$ 204,503,801	$ 201,945,196

14. Net municipal property taxes

	Budget (Unaudited)	2025	2024
Net municipal taxes (excluding requisitions)			
Real property taxes	$ 13,250,400	$ 13,259,183	$ 12,579,307
Business taxes	3,424,400	2,935,472	2,652,078
Linear property taxes	1,900	574,316	575,852
Government grants in place of property taxes	-	22,978	14,430
	16,676,700	16,791,949	15,821,667
Requisitions			
Alberta School Foundation Fund	6,728,795	6,728,795	5,503,830
Christ the Redeemer School Division	539,314	539,314	459,803
Wheatland Housing requisition	153,889	153,889	145,154
Designated Industrial Property	-	4,813	5,039
	$ 7,421,998	$ 7,426,811	$ 6,113,826

15. Government transfers

	Budget (Unaudited)	2025	2024
Transfers for operating:			
Provincial government	$ 787,200	$ 1,409,460	$ 1,340,909
Municipal government	565,700	506,614	571,142
Federal government	13,100	68,760	17,987
	1,366,000	1,984,834	1,930,038
Transfers for capital:			
Provincial government	3,078,000	2,488,169	1,986,534
Federal government	-	68,755	1,203,585
	3,078,000	2,556,924	3,190,119
	$ 4,444,000	$ 4,541,758	$ 5,120,157

16. Expenses by object

	Budget (Unaudited)	2025	2024
Salaries, wages and benefits	$ 14,420,400	$ 14,756,439	$ 14,465,947
Contracted and general services	12,763,300	12,596,138	11,900,456
Materials, goods and utilities	5,053,200	4,712,705	4,552,095
Bank charges and short term interest	90,000	112,904	97,632
Interest on long term debt	362,500	412,101	382,904
Transfers to local boards and agencies	569,600	470,617	538,596
Amortization of tangible capital assets	6,205,800	6,636,705	6,644,055
Accretion of asset retirement obligation	-	3,379	3,293
Transfers to other governments	491,300	479,494	469,630
Amortization of intangible assets	-	25,959	12,798
Loss on disposal of tangible capital assets	-	75,718	-
	$ 39,956,100	$ 40,282,159	$ 39,067,406

17. Debt limits and debt servicing limit

Section 276(2) of the Municipal Government Act requires that debt and debt limits as defined by Alberta Regulation 255/00 for the Town be disclosed as follows:

	2025	2024
Total debt limit	$ 64,762,391	$ 59,061,146
Total debt	17,170,355	13,942,176
	$ 47,592,036	$ 45,118,970
Debt servicing limit	$ 10,793,732	$ 9,843,524
Debt servicing	2,077,047	2,584,108
	$ 8,716,685	$ 7,259,416

The debt limit is calculated at 1.5 times revenue of the municipality (as defined in Alberta Regulation 255/00) and the debt service limit is calculated at 0.25 times such revenue. Incurring debt beyond these limits requires approval by the Minister of Municipal Affairs. These thresholds are guidelines used by Municipal Affairs to identify municipalities which could be at financial risk if further debt is acquired. The calculation taken alone does not represent the financial stability of the municipality. Rather, the financial statements must be interpreted as a whole.

18. Financial instruments

The Town's financial instruments consist of cash and temporary investments, accounts receivable, investments, accounts payable and accrued liabilities, deposit liabilities and long-term debt. It is management's opinion that the Town is not exposed to significant interest or currency risk arising from these financial instruments.

The Town is subject to credit risk with respect to taxes and grants in place of taxes receivables and trade and other receivables. Credit risk arises from the possibility that taxpayers and entities to which the Town provides services may experience financial difficulty and be unable to fulfil their obligations. The large number and diversity of taxpayers and customers minimizes the credit risk.

Unless otherwise noted, the carrying value of the financial instrument approximates fair value.

19. Salary and benefits disclosure

Disclosure of salaries and benefits for elected municipal officials, the chief administrative officer and designated officers as required by Alberta Regulation 313/2000 is as follows:

	(1) Salary	(2) Benefits & allowances	2025	2024
Mayor Pat Fule	$ 64,665	$ 10,729	$ 75,394	$ 69,745
Councillor Jason Montgomery (ii)	29,490	8,481	37,971	46,480
Councillor Debbie Mitzner (ii)	29,490	8,677	38,167	41,934
Councillor Richard Wegener	35,459	15,660	51,119	47,620
Councillor Denise Peterson (ii)	29,490	4,272	33,762	39,105
Councillor Melissa Langmaid	35,522	9,494	45,016	45,430
Councillor Brent Wiley	35,459	4,857	40,316	38,106
Councillor Jim Chisholm (i)	6,257	3,336	9,593	-
Councillor Matt Hyde (i)	6,257	4,085	10,342	-
Councillor Claude Brown (i)	6,257	3,229	9,486	-
CAO	267,305	46,817	314,122	316,540
Designated Officers (4) (2024 - 2)	$ 552,274	$ 121,209	$ 673,483	$ 204,603

(i) Term began October 29, 2025
(ii) Term ended October 29, 2025

(1) Salary includes regular base pay, bonuses, overtime, lump sum payments, gross honoraria and any other direct cash remuneration.

(2) Benefits and allowances include the employer's share of all employee benefits and contributions or payments made on behalf of employees including pension, health care, dental coverage, vision coverage, group life insurance, accidental disability and dismemberment insurance, long- and short-term disability plans, professional memberships, and tuition. Benefits and allowances figures also include the employer's share of the costs of additional taxable benefits.

20. Commitments and contingencies

The Town is a member of the Alberta Municipal Insurance Exchange (MUNIX) which provides liability insurance. Under the terms of the membership, the Town could become liable for its proportionate share of any claim losses in excess of the funds held by the exchange. Any liability incurred would be accounted for as a current transaction in the year the losses are determined.

The Town contracted EPCOR Water Services Inc. to provide management and operations services related to the public utilities and infrastructure system until 2028. Billing under the contract is an annual rate of $2,667,624, adjusted yearly by the consumer price index.

The Town has contracted Capital Power Canada Ltd. to provide a supply of electricity for Town owned facilities. The contract is in effect from January 1, 2024 until December 31, 2026. The Town is obligated to purchase a minimum of 3,933,000 kWh to a maximum of 6,555,000 kWh at $0.053 per kWh.

The Town has entered in an agreement with Alberta Municipal Services Corporation to provide a future supply of electricity for Town owned facilities. The agreement is from January 1, 2027 until December 31, 2033, with a bid price to be determined at a future date and estimated usage of 5,956,800 kWh of electricity per year.

The Town has contracted Access Gas Services Inc. to provide a supply of natural gas for Town owned facilities. The contract is in effect from January 1, 2023 to December 31, 2026 with a maximum bid price of $5.37 per GJ and estimates a purchase and usage of 26,751 GJs of natural gas per year.

The Town has entered in an agreement with Alberta Municipal Services Corporation to provide a future supply of natural gas for Town owned facilities. The agreement is from January 1, 2027 until December 31, 2027, with a fixed price of $3.2800/GJ and estimated usage of 25,350 GJs of natural gas per year of electricity.

The Town has contracted with the Western Irrigation District to deal with municipal storm water issues. The contract is in effect until 2027. Billing under the contract is an annual rate of $32,315 adjusted yearly by the consumer price index. The contract is currently under renegotiation to cover expanded areas.

The Town has contracted Blu Planet Recycling Inc. to provide curbside solid waste and organic collection and disposal, and operation of the recycling facility from January 1, 2024 to December 31, 2028. Billing under the contract is based on the number of households and total tonnes collected, totaling approximately $770,000 per year. The recycling contract is $188,531 for 2026.

The Town has contracted the City of Calgary to supply the Town's potable water until December 31, 2035. The Town pays a fixed flow charge of $2,306.26 per day (2026), totaling approximately $847,000 per year. The Town will pay a variable water supply rate of $0.365600 per cubic meter (2026) and estimates a purchase of 1.5 million cubic meters annually, totaling approximately $550,000 per year.

The Town has an agreement with Wild Rose Assessment Services Inc. to provide assessment services, which are required by municipalities to carry out the assessment of property within each municipality, primarily for taxation purposes. The contract is from April 1, 2023 to March 31, 2028. Under the terms of the agreement the Town is committed to $120,000 for 2026.

TOWN OF STRATHMORE
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2025

21. Local authorities pension plan

Employees of the Town participate in the Local Authorities Pension Plan (LAPP), which is one of the plans covered by the Alberta Public Sector Pensions Plans Act. The LAPP is financed by the employer and employee contributions and by investment earnings of the LAPP Fund.

Contributions for current service are recorded as expenditures in the year in which they become due.

The Town is required to make current service contributions to the LAPP of 8.45% of pensionable earnings up to the year's maximum pensionable earnings under the Canada Pension Plan and 11.65% on pensionable earnings above this amount.

Total current service contributions by the Town to the LAPP in 2025 were $821,189 (2024 - $763,702). Total current service contributions by the employees of the Town to the LAPP in 2025 were $727,661 (2024 - $680,247).

At December 31, 2024, the LAPP disclosed an actuarial surplus of $19.56 billion.

22. Budget amounts

The 2025 budget for the Town was approved by Council on December 4, 2024 and has been reported in the consolidated financial statements for information purposes only. These budget amounts have not been audited, reviewed, or otherwise verified.

The approved budget contained reserve transfers, capital additions and principal payments on debt as expenditures. Since these items are not included in the amounts reported in the consolidated financial statements, they have been excluded from the budget amounts presented in these financial statements.

Budgeted surplus per financial statements		$ 2,294,900
Less:	Capital expenditures	(9,313,000)
	Long-term debt repayments	(2,221,800)
	Transfers to reserves	(2,265,900)
Add:	Amortization	6,205,800
	Long-term debt proceeds	5,300,000
Equals:	Balanced budget	$ -

23. Contaminated sites liability

The Town has adopted PS3260 liability for contaminated sites. The Town has not identified any financial liabilities as a result of this standard.

24. Approval of financial statements

These financial statements were approved by Council and Management.

25. Comparative figures

Certain comparative figures have been reclassified to conform to the financial statement presentation adopted in the current year.

Schedule of changes in accumulated operating surplus **Schedule 1**

	Unrestricted	Restricted reserves	Equity in tangible capital assets	Equity in intangible assets	2025	2024
Balance, beginning of year	$ 14,524	$ 16,929,797	$ 201,945,196	$ 627,122	$ 219,516,639	$ 216,019,829
Excess of revenue over expenses	7,496,458	-	-	-	7,496,458	3,496,810
Unrestricted funds designated for future use	(8,032,756)	8,032,756	-	-	-	-
Restricted funds used for operations	626,440	(626,440)	-	-	-	-
Restricted funds used for tangible capital assets	-	(2,448,897)	2,448,897	-	-	-
Current year funds used for tangible capital assets	(5,938,342)	-	5,938,342	-	-	-
Contributed tangible capital assets	(2,046,767)	-	2,046,767	-	-	-
Disposal of tangible capital assets	75,718	-	(75,718)	-	-	-
Amortization of tangible capital assets	6,636,705	-	(6,636,705)	-	-	-
Asset retirement obligation accretion expense	3,379	-	(3,379)	-	-	-
Long-term debt related to tangible capital assets issued	3,381,420	-	(3,381,420)	-	-	-
Long-term debt related to tangible capital assets repaid	(2,221,821)	-	2,221,821	-	-	-
Acquisition of intangible assets	(9,058)	-	-	9,058	-	-
Amortization of intangible assets	25,959	-	-	(25,959)	-	-
Change in accumulated surplus	(2,665)	4,957,419	2,558,605	(16,901)	7,496,458	3,496,810
Balance, end of year	$ 11,859	$ 21,887,216	$ 204,503,801	$ 610,221	$ 227,013,097	$ 219,516,639

TOWN OF STRATHMORE
SCHEDULES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2025

Schedule of tangible capital assets **Schedule 2**

	Land	Land improvements	Buildings	Engineered structures	Machinery and equipment	Vehicles	Construction in progress	2025	2024
Cost:									
Balance, beginning of year	$ 17,877,520	$ 10,362,180	$ 51,802,227	$ 209,136,906	$ 15,443,461	$ 5,432,827	$ 1,273,446	$ 311,328,567	$ 306,619,242
Acquisitions	-	128,213	17,251	6,315,836	511,376	404,455	3,056,875	10,434,006	5,095,593
Transfers	-	-	230,885	374,095	245,103	-	(850,083)	-	-
Disposals	-	(55,199)	-	(339,844)	-	-	-	(395,043)	(386,268)
Balance, end of year	17,877,520	10,435,194	52,050,363	215,486,993	16,199,940	5,837,282	3,480,238	321,367,530	311,328,567
Accumulated amortization:									
Balance, beginning of year	-	3,887,309	14,782,850	67,099,848	7,296,148	2,247,040	-	95,313,195	89,048,145
Annual amortization	-	442,917	1,191,986	3,742,307	929,110	330,385	-	6,636,705	6,644,055
Disposals	-	(31,739)	-	(287,586)	-	-	-	(319,325)	(379,005)
Balance, end of year	-	4,298,487	15,974,836	70,554,569	8,225,258	2,577,425	-	101,630,575	95,313,195
Net book value	$ 17,877,520	$ 6,136,707	$ 36,075,527	$ 144,932,424	$ 7,974,682	$ 3,259,857	$ 3,480,238	$ 219,736,955	$ 216,015,372
2024 net book value	$ 17,877,520	$ 6,474,871	$ 37,019,376	$ 142,037,059	$ 8,147,313	$ 3,185,787	$ 1,273,446	$ 216,015,372	

Engineered structures of $2,046,767 (2024 - NIL) were acquired as contributed tangible capital assets.

TOWN OF STRATHMORE
SCHEDULE TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2025

Schedule of segmented disclosure **Schedule 3**

	General government	Protective services	Transportation services	Environmental services	Public health services	Planning and development	Recreation and culture	Total
Revenue								
Net municipal property taxes	$ 16,791,949	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,791,949
User fees and sales of goods	3,386,175	246,335	733,198	13,025,748	98,640	64,880	1,768,953	19,323,929
Government transfers for operating	209,692	717,997	26,486	46,607	491,031	6,902	486,119	1,984,834
Investment income	705,267	-	-	-	-	-	-	705,267
Penalties and costs of taxes	216,147	-	-	28,958	-	-	-	245,105
Development levies	-	-	656,951	815,723	-	-	-	1,472,674
Licenses and permits	-	1,004,586	-	-	3,000	505,750	-	1,513,336
Other	34,188	607,869	61,257	331,107	39,147	-	64,264	1,137,832
	21,343,418	2,576,787	1,477,892	14,248,143	631,818	577,532	2,319,336	43,174,926
Expenses								
Salaries, wages and benefits	4,722,118	3,206,491	1,300,132	564,530	617,306	855,595	3,490,267	14,756,439
Contracted and general services	1,964,345	2,926,691	392,151	5,314,927	32,493	794,767	1,170,764	12,596,138
Materials, goods and utilities	206,342	278,149	1,202,558	1,915,165	120,990	22,330	967,171	4,712,705
Bank charges and short term interest	112,904	-	-	-	-	-	-	112,904
Interest on long term debt	65,147	-	27,022	182,726	-	-	137,206	412,101
Transfers to individuals and organizations	30,000	-	-	-	440,617	-	-	470,617
Amortization of tangible capital assets	357,866	297,789	2,183,977	2,296,863	4,288	-	1,495,922	6,636,705
Loss on disposal of tangible capital assets	-	-	454	51,804	-	-	23,460	75,718
Accretion of asset retirement obligation	-	-	634	-	-	-	2,745	3,379
Transfers to other governments	-	-	-	-	-	-	479,494	479,494
Amortization of intangible assets	-	-	-	25,959	-	-	-	25,959
	7,458,722	6,709,120	5,106,928	10,351,974	1,215,694	1,672,692	7,767,029	40,282,159
Excess (deficiency) of revenue over expenses before capital revenue	13,884,696	(4,132,333)	(3,629,036)	3,896,169	(583,876)	(1,095,160)	(5,447,693)	2,892,767
Other								
Government transfers for capital	288,379	547,488	884,385	529,932	-	-	306,741	2,556,924
Contributed assets	-	-	1,314,907	731,859	-	-	-	2,046,767
	288,379	547,488	2,199,292	1,261,791	-	-	306,741	4,603,691
Excess (deficiency) of revenue over expenses	$ 14,173,075	$ (3,584,845)	$ (1,429,744)	$ 5,157,960	$ (583,876)	$ (1,095,160)	$ (5,140,952)	$ 7,496,458

FINANCIAL HIGHLIGHTS



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2025 FINANCIAL HIGHLIGHTS

The financial tables below provide an overview of key financial performance of The Town of Strathmore over the past five years.

	2025	2024	2023	2022	2021
Financial Assets *(in thousands of dollars)*					
Cash	$13,859	$4,291	$3,987	$3,386	$4,966
Taxes and grants in place of taxes receivable	$884	$732	$644	$781	$545
Trade and other receivables	$4,619	$4,963	$5,176	$2,113	$2,096
Investments	$13,024	$12,554	$11,705	$11,729	$13,747
Total Financial Assets	**$32,386**	**$22,540**	**$21,512**	**$18,009**	**$21,354**
Liabilities *(in thousands of dollars)*					
Accounts payable and accrued liabilities	$4,438	$2,663	$3,863	$4,676	$3,668
Employee benefit obligations	$338	$267	$225	$176	$183
Deposit liabilities	$1,427	$1,351	$788	$875	$824
Deferred revenue	$2,593	$1,694	$2,331	$411	$3,092
Long-term debt	$17,170	$13,942	$16,137	$18,719	$22,582
Asset retirement obligation	$132	$128	$125	-	-
Total financial liabilities	**$26,098**	**20,045**	**$23,469**	**$24,857**	**$30,349**
Net financial assets (debt)	**$6,288**	**2,495**	**($1,957)**	**($6,848)**	**($8,995)**
Non-financial assets *(in thousands of dollars)*					
Prepaid expenses	$341	$262	$236	$146	$271
Inventory for consumption	$36	$118	$118	$102	-
Intangible capital assets	$610	$627	$50	-	-
Tangible capital assets	$219,737	$216,015	$217,571	$219,791	$218,228
Total non-financial assets	$220,724	$217,022	$217,976	$220,039	$218,499
Accumulated operating surplus	**$227,013**	**$219,517**	**$216,019**	**$213,191**	**$209,504**
Accumulated remeasurement gains/losses	-	-	-	-	-
Net accumulated surplus	**$227,013**	**$219,517**	**$216,019**	**$213,191**	**$209,504**

Revenue By Function *(in thousands of dollars)*

	2025	2024	2023	2022	2021
Tax and Requisition	$16,792	$ 15,822	$14,998	$14,013	$12,922
General Government	$4,840	$4,560	$4,041	$4,312	$4,441
Protective Services	$3,125	$2,144	$1,602	$1,138	$1,193
Transporation Services	$2,255	$1,683	$2,088	$1,667	2,405
Environmental Services					
Storm sewer and drainage	$1,422	$904	$977	$1,581	$590
Water supply and distribution	$7,091	$5,671	$4,904	$6,022	$4,750
Wastewater treatment and disposal	$6,811	$6,065	$5,502	$5,587	$5,201
Waste Management	$1,608	$1,347	$1,383	$1,348	$1,309
Public Health Services	$570	$656	$627	$452	$677
Cemeteries	$62	$101	$34	$99	$79
Planning & Development	$578	$409	$261	$120	$137
Parks and recreation	$2,490	$3,069	$2,749	$2,559	$3,079
Culture	$136	$133	$110	$98	$67
Total Revenue	**$47,780**	**$42,564**	**$39,277**	**$38,996**	**$36,850**

Expenses By Function *(in thousands of dollars)*

General Government					
Legislative	$479	$450	$442	$408	351
Administration	$6,980	$6,633	$6,125	$6,394	$7,340
Protective Services	$6,709	$6,708	$6,082	$6,377	$5,282
Transporation Services	$5,560	$6,164	$5,698	$5,217	$4,606
Environmental use and protection					
Water supply and distribution	$4,327	$3,546	$3,856	$4,047	$3,717
Wastewater treatment and disposal	$4,149	$4,013	$3,970	$3,819	$3,652
Waste Management	$1,424	$1,383	$1,242	$1,067	$1,139
Public Health Services	$1,216	$1,353	$1,305	$976	$1,223
Planning & Development	$1,673	$982	$846	$633	$534
Recreation & Culture					
Parks and recreation	$6,794	$6,886	$5,965	$5,546	$5,007
Culture	$973	$950	$804	$826	$735
Total Expenses	**$40,284**	**$39,068**	**$36,335**	**$35,310**	**$33,586**

Revenue By Source *(in thousands of dollars)*

	2025	2024	2023	2022	2021
Net muncicipal property taxes	$16,792	$15,822	$14,998	$14,014	$12,923
User fees and sales of goods	$19,324	$17,825	$17,006	$16,491	$15,300
Government transfers for operating	$1,985	$1,930	$1,647	$1,326	$1,677
Investment income	$705	$687	$398	$327	$356
Penalties and costs o taxes	$245	$204	$224	$217	$180
Development levies	$1,473	$1,168	$235	$135	$95
Licenses and permits	$1,513	$732	$570	$518	$470
Proceeds on disposal of capital assets	$-	$147	$50	$29	$492
Other	$1,138	$859	$1,100	$392	$643
Total Revenue	**$43,175**	**$39,374**	**$36,228**	**$33,449**	**$32,136**

Expenses By Objects (in thousands of dollars)

Salaries, wages and benefits	$14,756	$14,474	$13,072	$12,311	$10,763
Contracted and general services	$12,596	$12,113	$11,461	$11,181	$11,256
Materials, goods, supplies and utilities	$4,713	$4,331	$4,135	$4,177	$3,712
Bank charges and short term interest	$113	$98	$73	$55	$53
Interst on long term debt	$412	$383	$483	$650	$646
Transfers to organizations and others	$471	$539	$427	$384	$481
Purchases from other governments	$479	$470	$438	$434	$405
Provision for allowances	$3	$4		-	-
Loss on disposal of tangible capital assets	$76	-	$93	$96	-
Total Expenses before Amortization	**$33,619**	**$32,412**	**$30,182**	**$29,288**	**$27,316**
Net Suplus/(Deficit) before Amortization	**$9,556**	**$6,962**	**$6,046**	**$4,161**	**$4,820**
Capital Revenues					
Government transfer for capital	$2,557	$3,190	$3,049	$3,900	$5,401
Contributed assets	$2,047	$0	$0	$1,648	$124
Net Surplus before amortization	**$14,160**	**$10,152**	**$9,095**	**$9,709**	**$10,345**
Amortization of tangible capital assets	$6,637	$6,644	$6,153	$6,023	$6,269
Amortizationof intangible capital assets	$27	$13	-	-	-
Remeasurement gains (losses)	-	-	-	-	-
Net Surplus	**$7,496**	**$3,495**	**$2,942**	**$3,686**	**$4,076**

	2025	2024	2023	2022	2021
Assessment *(in thousands of dollars)*					
Taxable Property Assessment	$2,794,911	$2,457,665	$2,170,009	$1,972,724	$1,925,585
Tax Rates *(Mills)*					
Residential					
Municipal	5.601	6.132	6.614	6.775	6.520
Provincial Education	2.472	2.22	2.432	2.622	2.570
Wheatland Housing	0.002	0.099	0.097	0.075	0.075
Total	**8.075**	**8.451**	**9.143**	**9.472**	**9.165**
Non-Residential					
Municipal	8.373	8.781	8.466	8.340	7.875
Provincial Education	3.669	3.403	3.679	3.840	3.705
Wheatland Housing	0.002	0.099	0.097	0.075	0.075
Total	**12.044**	**12.283**	**12.242**	**12.255**	**11.655**
Annexed-Residential					
Municipal	2.737	2.918	3.145	3.415	3.539
Provincial Education	2.553	2.366	2.432	2.622	2.570
Wheatland Housing	0.002	0.099	0.097	0.075	0.075
Total	**5.292**	**5.383**	**5.674**	**6.112**	**6.184**
Annexed Non-Residential					
Municipal	7.453	7.746	8.129	8.617	8.521
Provincial Education	3.687	3.62	3.679	3.840	3.705
Wheatland Housing	0.002	0.099	0.097	0.075	0.075
Total	**11.142**	**11.465**	**11.905**	**12.532**	**12.301**
Annexed Farmland					
Municipal	13.892	13.482	13.088	12.765	12.598
Provincial Education	2.553	2.366	2.432	2.622	2.570
Wheatland Housing	0.002	0.099	0.097	0.075	0.075
Total	**16.447**	**15.947**	**15.617**	**15.462**	**15.243**
Annexed Machinery & Equipment					
Municipal	7.453	7.746	8.129	8.617	8.521
Total	**7.453**	**7.746**	**8.129**	**8.617**	**8.521**

	2025	2024	2023	2022	2021
Tax Levies and Collection *(in thousands of dollars)*					
Net Municipal Taxes	$16,766	$16,012	$14,998	$14,014	$13,812
Net Provincial Education Taxes	$7,276	$5,742	$5,599	$5,552	$5,309
Net Seniors Housing Taxes	$56	$243	$210	$166	$144
Net Total Tax Levy	**$24,098**	**$21,997**	**$20,790**	**$19,732**	**$19,265**
Taxes Collected (including prior year arrears)	**$23,945**	**$21,909**	**$20,927**	**$19,496**	**$19,321**
Breakdown of Tax Levies					
Tax Levy Per Capita - Municipal	$1,169.26	$1,116.67	$1,044.41	$923	$930
Tax Levy Per Capita - Education	$507.43	$400.45	$390.48	$366	$357
Tax Levy Per Capita - Seniors	$3.91	$16.95	$14.67	$11	$10
Total Tax Levy Per Capita	**$1,680.59**	**$1,534.07**	**$1,499.88**	**$1,299**	**$1,297**
Total Levy Per Dwelling - Municipal	$2,825.41	$2,712.52	$2,427.97	$2,340	$2,306
Total Levy Per Dwelling - School	$1,226.15	$972.73	$907.76	$927	$886
Total Levy Per Dwelling - Housing	$9.44	$41.17	$34.11	$28	$24
Total Tax Levy Per Dweling	**$4,061.00**	**$3,726.41**	**$3,370.60**	**$3,295**	**$3,217**

Largest Corporate Taxpayers (Alphabetical)

Owner	Property commonly known as
Aster GP Inc.	AgeCare Sagewood
Capital Power Ontario LP.	Strathmore Solar Farm
Ranch Market Plaza Corp.	Ranch Market Plaza
United Acquistion II Corp.	Edgefield Place
Wal-Mart Canada	Wal-Mart

	2025	2024	2023	2022	2021
Long Term Debt *(in thousands of dollars)*					
Total debt outstanding, beginning of year	$13,942	$16,137	$18,719	$22,582	$24,414
Debt issued during the year	$5,450	$0	$0	$351	$1,185
Debt repayments during the year	$2,222	$2,195	$2,582	$4,214	$3,017
Total debt outstanding, December 31	**$17,170**	**$13,942**	**$16,137**	**$18,719**	**$22,582**
Self-supported long term debt - capital	$15,102	$13,942	$16,137	$18,306	$20,169
Self-supported long term debt - future capital projects	$2,069	$0	$0	$413	$413
Self-supported long term debt - operating	$0	$0	$0	$0	$2,000
Total debt outstanding	**$17,171**	**$13,942**	**$16,137**	**$18,719**	**$22,582**
Authorized debt limit, December 31	$64,762	$59,061	$54,342	$50,248	$47,695
Debt per capita	$1,198	$972	$1.125	$1.232	$1.520
Debt per dwelling	$2,784	2,260	$2.616	$3.121	$3.771
Debt as % taxable assessment	0.71%	0.63%	0.78%	0.95%	1.17%

Acquisition of Tangible Capital Assets *(in thousands of dollars)*					
Purchased	$6,637	$6,644	$6,153	$6,023	$7,089
Contributed	$2,047	$0	$0	$1,648	$124
Total Acquisition of TCA	**$8,684**	**$6,644**	**$6,153**	**$7,671**	**$7,213**

Building permits and construction value					
Purchased	$6,637	$6,644	$6,153	$6,023	$7,089
Contributed	$2,047	$0	$0	$1,648	$124

Miscellaneous statistics

	2025	2024	2023	2022	2021
Building permits and construction value (in millions)[1]					
Commercial	$4.1	$6.2	$3.5	$3	$0.8
Industrial	$1.5	$0.4	$0.6	$1.2	$0.8
Institutional	$23	$2.7	$3.5	$0.7	$0.9
Residential	$45	$22	$12	$15	$17
Total	**$73.6**	**$31.3**	**$19.6**	**$19.9**	**$19.5**
Number of building permits	187	255	218	152	165

Infrastructure statistics[1]					
Municipal Area (hectares)	2,800	2,800	2,800	2,800	2,800
Length of Open Roads Maintained (km)	120	119	119	119	119
Number of Bridges	6	6	6	6	6
Length of Water Mains (km)	138	137	137	136	135
Length of Wastewater Mains (km)	103	101	101	101	100
Length of Storm Drainage Mains (km)	61	59	57	57	56

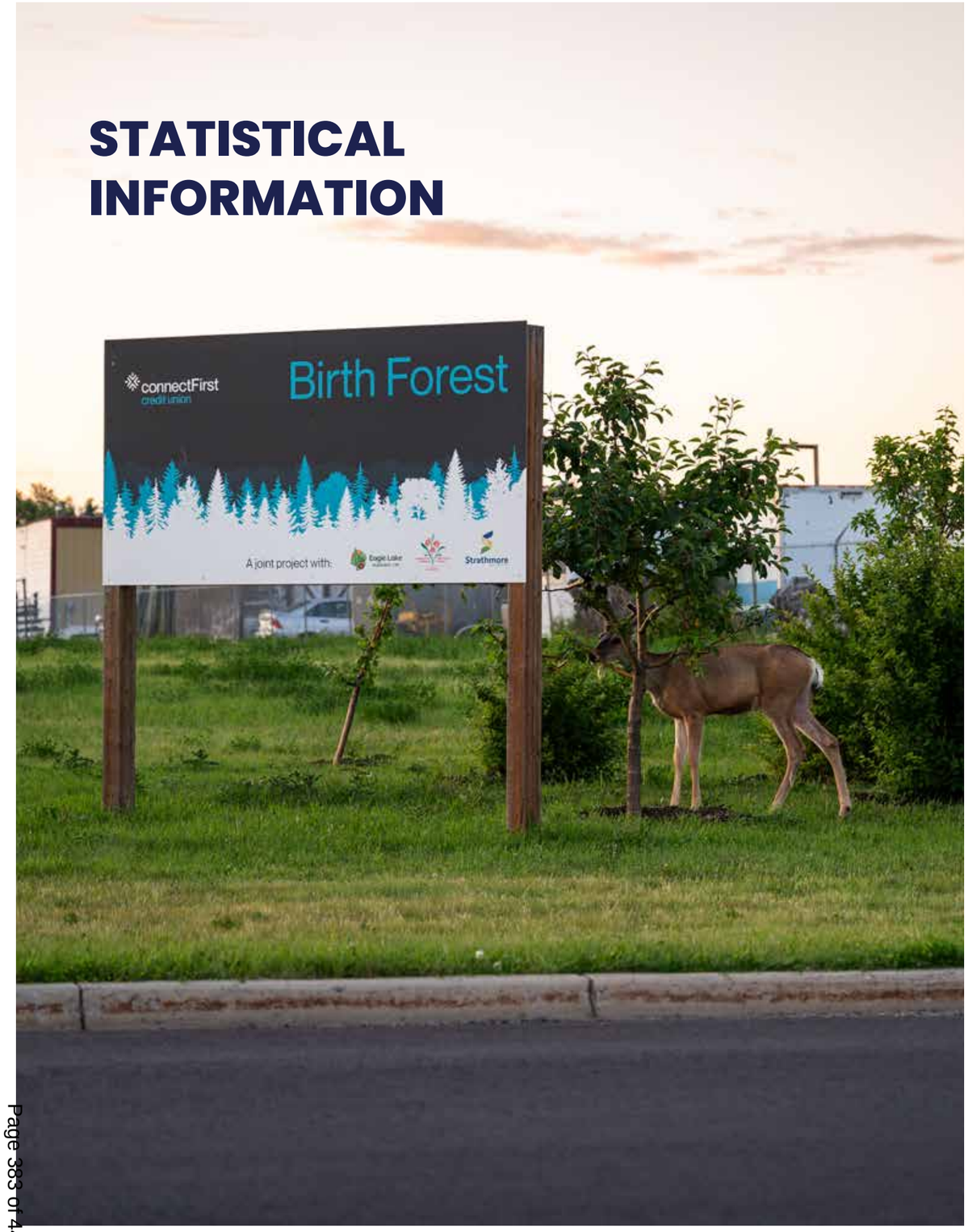
Employees[1]					
Total Full Time Positions	106	102	105	100	94
Residents per Full Time Employee	135	141	137	143	153

Economic[2,3]					
Total number of dwellings	5,934	5,903	6,164	5,898	5,989
Inflation rate for Strathmore	2.10%	2.50%	3.30%	6.40%	3.20%

Demographics[3]					
Age 0-19	3,805	3,805	3,805	3,805	3,805
Age 20-64	7,994	7,994	7,994	7,994	7,994
Age 65+	2,540	2,540	2,540	2,540	2,540
Population	14,339	14,339	14,339	14,339	14,339

Miscellaneous statistics Source:
1. Alberta.ca/MunicipalStatistics
2. Alberta published CPI
3. 2021 Federal Census

STATISTICAL INFORMATION



TOWN OF STRATHMORE

INDICATORS OF FINANCIAL CONDITION
For the year ended December 31, 2025

Avail CHARTERED PROFESSIONAL ACCOUNTANTS

Introduction

A Key Performance Indicator (KPI) is a metric used to evaluate factors that are crucial to the success of an organization. The importance of each KPI may change with time depending on the goals and strategic plans of the organization.

When reviewing KPIs, it is important to not only compare to past performance and desired goals, but to consider industry standards and benchmarks.

The following information has been provided in order to provide you some insight into some important KPIs for your organization.

It is important to review the underlying information of your municipality in order to determine cause and create desired change.

The underlying data for this report was taken from the financial data publicly available found on the Alberta Municipal Affairs website.

Comparable municipalities were determined based on a range of 75% to 125% of your population.

TOWN OF STRATHMORE

INDICATORS OF FINANCIAL CONDITION

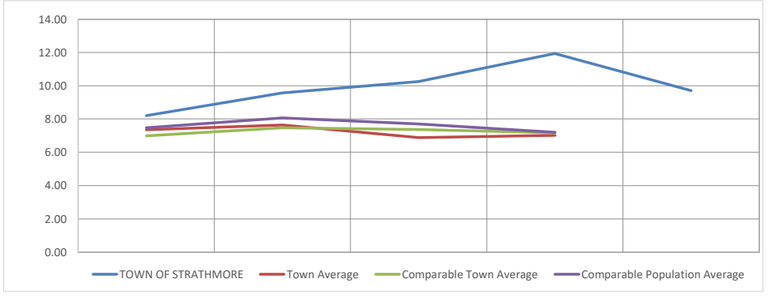
For the year ended December 31, 2025

	2021	2022	2023	2024	2025

SUSTAINABILITY INDICATORS

Assets to Liabilities

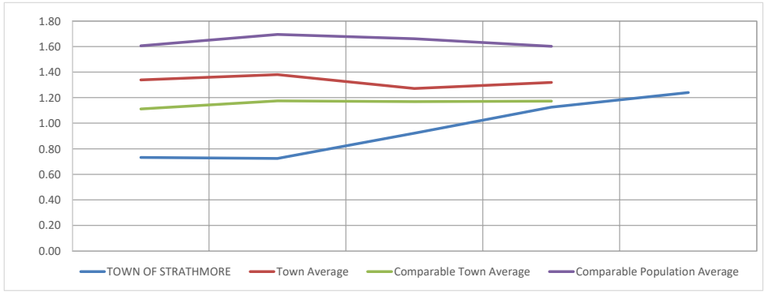
This indicator illustrates the extent a government finances its operations by issuing debt. A ratio higher than one indicates that a government has accumulated surplus and has assets greater than debt. A ratio of less than one indicates that debt is greater than assets and the government has been financing its operations by issuing debt.



Total assets	239,853,965	238,048,180	239,477,756	239,561,819	253,110,642
Total liabilities	29,191,787	24,856,351	23,344,056	20,045,178	26,097,545
Assets to liabilities	8.22	9.58	10.26	11.95	9.70
Town Average	7.36	7.65	6.90	7.02	
Comparable Town Average	7.00	7.49	7.37	7.18	
Comparable Population Average	7.48	8.07	7.70	7.21	

Financial assets to liabilities

This indicator illustrates the ratio of a government's financial assets to its liabilities. A result lower than one indicates a net debt position and future revenues will be required to pay for past transactions. A result higher than one indicates net financial assets and financial resources are on hand that can finance future operations. A trend showing increases in net debt or reductions in net financial assets may not be sustainable.

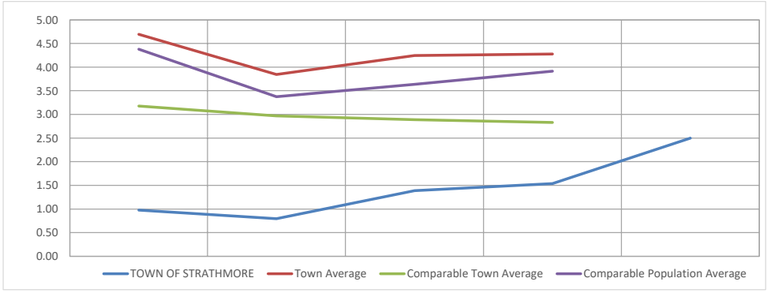


Total financial assets	21,354,081	18,008,987	21,512,498	22,539,925	32,386,231
Total liabilities	29,191,787	24,856,351	23,344,056	20,045,178	26,097,545
Financial assets to liabilities	0.73	0.72	0.92	1.12	1.24
Town Average	1.34	1.38	1.27	1.32	
Comparable Town Average	1.11	1.18	1.17	1.17	
Comparable Population Average	1.61	1.70	1.66	1.60	

	2021	2022	2023	2024	2025

Current Ratio

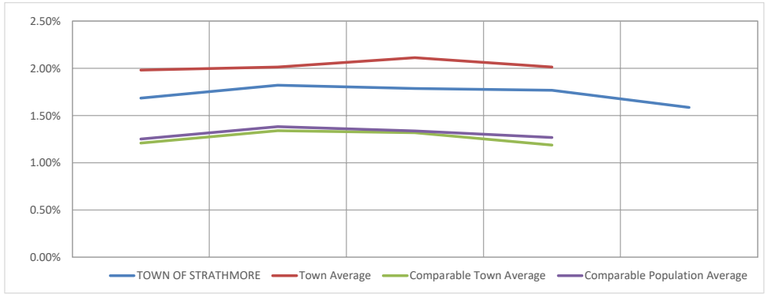
The ratio of current assets (cash, temporary investments, accounts receivable) to current liabilities (accounts payable, temporary borrowings, current repayment obligations on long-term borrowings). This ratio is an indication of the governments ability to meet short term obligations.



Current assets	7,606,496	6,280,148	9,807,099	9,986,249	19,362,400
Current liabilities	7,796,068	7,895,978	7,070,635	6,503,177	7,745,999
Assests to liabilities	0.98	0.80	1.39	1.54	2.50
Town Average	4.69	3.85	4.25	4.28	
Comparable Town Average	3.18	2.97	2.89	2.83	
Comparable Population Average	4.38	3.38	3.64	3.91	

Operating expenses to taxable assessment

This indicator provides the trend of government spending over time in relation to the growth in the economy. A trend that shows total expense is growing at a faster rate than the growth in the economy may not be sustainable.



Operating expenses	33,245,845	35,309,836	36,334,721	39,067,406	40,282,159
Taxable assessment	1,974,037,303	1,939,441,067	2,034,214,839	2,211,933,840	2,537,904,164
Operating expenses to taxable assessment	1.68%	1.82%	1.79%	1.77%	1.59%
Town Average	1.98%	2.01%	2.11%	2.01%	
Comparable Town Average	1.21%	1.34%	1.32%	1.19%	
Comparable Population Average	1.25%	1.38%	1.34%	1.27%	

	2021	2022	2023	2024	2025

FLEXIBILITY INDICATORS

Public debt charges to revenues

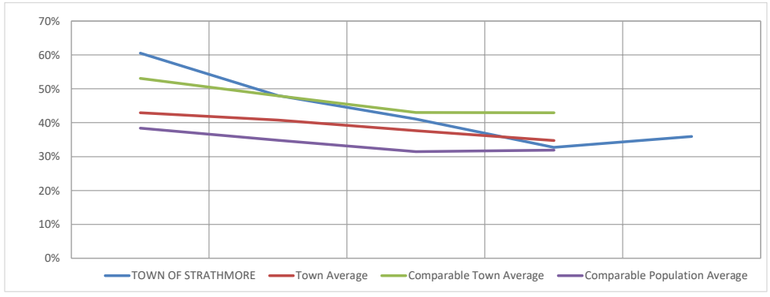
This indicator measures public debt charges as a percentage of revenues. It illustrates the extent to which past borrowing decisions present a constraint on the ability to meet financial and service commitments in the current period. Specifically, the more a government uses revenues to fund debt servicing, the less will be available for program spending.



Debt servicing	3,700,245	2,707,708	2,639,680	2,584,108	2,077,047
Operating revenue	30,647,355	34,246,203	36,227,864	39,374,097	43,174,925
Public debt charges to revenues	0.12	0.08	0.07	0.07	0.05
Town Average	0.07	0.06	0.05	0.05	
Comparable Town Average	0.07	0.06	0.05	0.05	
Comparable Population Average	0.05	0.05	0.04	0.04	

Debt to Revenue Percentage

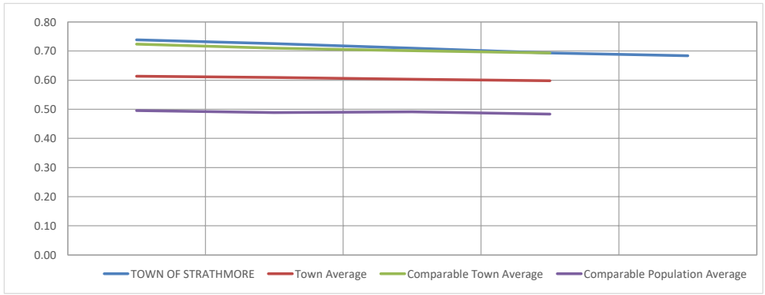
The total amount of municipal borrowings, including long term capital leases, as a percentage of total municipal revenues. This indicator demonstrates the growth in revenue compared to changes in debt. An increasing trend would indicate the municipality is increasing its debt load faster than its revenue is growing, which may not be sustainable.



Total long term debt principal balance	22,581,693	18,718,724	16,137,124	13,942,176	17,170,355
Total revenue	37,321,540	38,996,419	39,276,590	42,564,216	47,778,617
Debt to revenue	61%	48%	41%	33%	36%
Town Average	43%	41%	38%	35%	
Comparable Town Average	53%	48%	43%	43%	
Comparable Population Average	38%	35%	31%	32%	

Net book value to cost of tangible capital assets

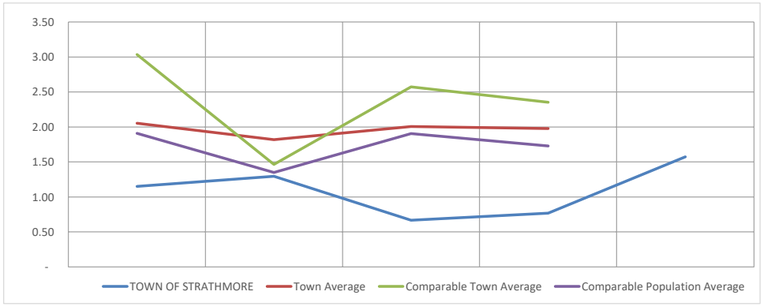
This indicator is important because it reports the extent that the estimated useful lives of tangible capital assets are available to provide its services. If a government's scale, scope and level of services remain unchanged or grow, its asset base could eventually impair flexibility because of the impending future costs of capital asset repair or replacement.



	2021	2022	2023	2024	2025
Net book value	218,228,452	219,790,827	217,610,679	216,015,372	219,736,955
Cost of tangible capital assets	295,550,801	302,806,394	306,613,987	311,328,566	321,367,530
Net book value to cost of tangible capital assets	0.74	0.73	0.71	0.69	0.68
Town Average	0.61	0.61	0.60	0.60	
Comparable Town Average	0.72	0.71	0.70	0.69	
Comparable Population Average	0.50	0.49	0.49	0.48	

Infrastructure Investment

The total cost of annual additions (through purchases or construction) to tangible capital assets (vehicles, equipment, buildings, roads, utility infrastructure, land) relative to the annual amortization (depreciation) on all tangible capital assets - measured as a five-year average.

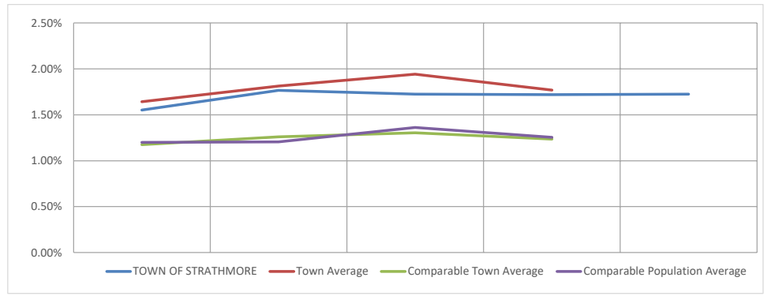


	2021	2022	2023	2024	2025
Tangible capital assets additions	7,212,919	7,801,084	4,111,536	5,095,593	10,434,006
Annual amortization expense	6,268,976	6,023,395	6,153,183	6,644,056	6,636,705
Additions to amortization expense	1.15	1.30	0.67	0.77	1.57
Town Average	2.06	1.82	2.01	1.98	
Comparable Town Average	3.04	1.47	2.57	2.35	
Comparable Population Average	1.91	1.35	1.90	1.73	

TOWN OF STRATHMORE
INDICATORS OF FINANCIAL CONDITION
For the year ended December 31, 2025

Own source revenues to taxable assessment

This indicator is important because it shows the ratio of a local government's own source revenues to its tax base. A change in the size of a local government's taxable assessment or a change in the rate of growth in assessment in relation to changes in own source revenues could influence flexibility.



	2021	2022	2023	2024	2025
Own source revenues (net of government transfers)	30,647,355	34,246,203	35,111,734	38,015,201	43,743,472
Taxable assessment	1,974,037,303	1,939,441,067	2,034,214,839	2,211,933,840	2,537,904,164
Own source revenues to taxable assessment	1.55%	1.77%	1.73%	1.72%	1.72%
Town Average	1.64%	1.81%	1.94%	1.77%	
Comparable Town Average	1.18%	1.26%	1.31%	1.23%	
Comparable Population Average	1.20%	1.20%	1.36%	1.26%	

VULNERABILITY INDICATORS

Government transfers to total revenues

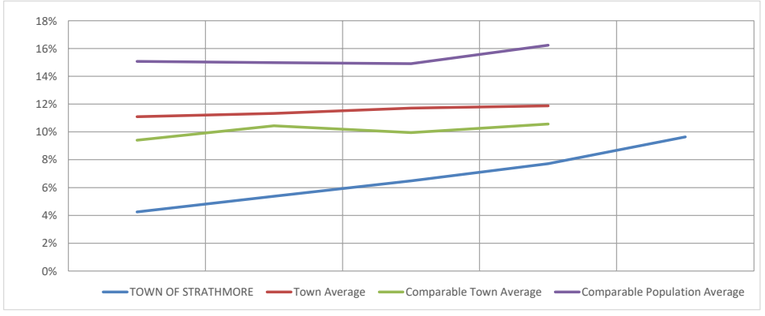
The purpose of this ratio is to show the proportion of revenues that provincial or local governments receive from other governments. This indicator offers a perspective on the degree of vulnerability a government faces as a result of its dependence on another level of government for revenues.



	2021	2022	2023	2024	2025
Government transfers (including capital)	6,674,185	4,750,216	4,164,856	4,549,015	4,035,145
Total revenues (including capital)	37,321,540	38,996,419	39,276,590	42,564,216	47,778,617
Government transfers to total revenues	18%	12%	11%	11%	8%
Town Average	21%	16%	15%	16%	
Comparable Town Average	22%	15%	16%	18%	
Comparable Population Average	19%	15%	12%	13%	

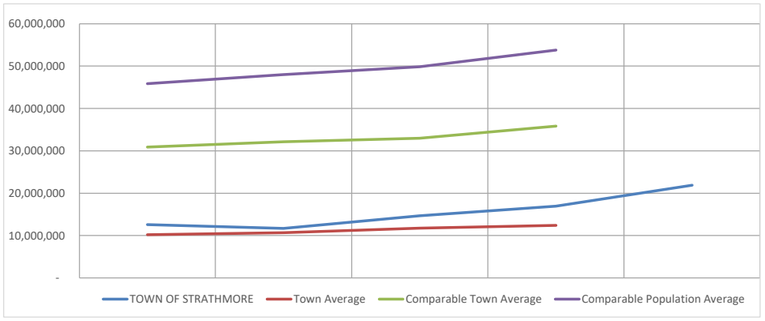
OTHER INDICATORS

Reserves to total accumulated surplus
The purpose of this ratio is to show the proportion of total accumulated surplus that has been internally restricted. This indicator provides insight on the change in reserves in relation to overall accumulated surplus. A decrease would show that the government has drawn on past reserves to fund current operations.



	2021	2022	2023	2024	2025
Accumulated surplus - restricted	8,960,081	11,446,687	13,995,733	16,929,797	21,887,216
Overall accumulated surplus	210,662,178	213,191,829	216,133,700	219,516,641	227,013,097
Restricted surplus to accumulated surplus	4%	5%	6%	8%	10%
Town Average	11%	11%	12%	12%	
Comparable Town Average	9%	10%	10%	11%	
Comparable Population Average	15%	15%	15%	16%	

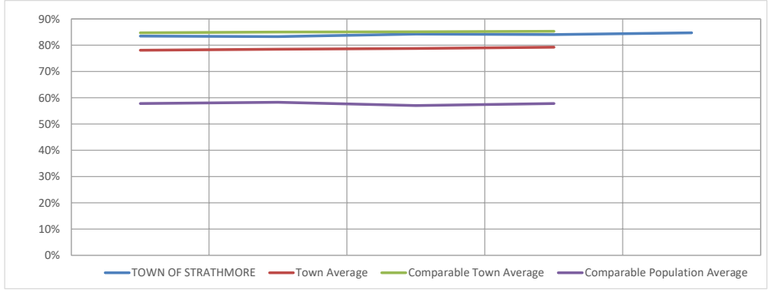
Accumulated surplus available for future use
Accumulated surplus, to the extent it has not been invested in Tangible Capital Assets, represents overall surplus that is available for future use. This consists of unrestricted surplus and reserves and shows trends in spending vs. saving. This indicator only shows total surplus; the overall size of the municipality is not taken into account.



	2021	2022	2023	2024	2025
Accumulated surplus - restricted	8,960,081	11,446,687	13,995,733	16,929,797	21,887,216
Accumulated surplus - unrestricted	3,642,751	260,452	664,412	14,526	11,859
Total accumulated surplus	12,602,832	11,707,139	14,660,145	16,944,323	21,899,075
Town Average	10,193,754	10,668,368	11,780,447	12,422,613	
Comparable Town Average	30,858,524	32,161,504	33,000,193	35,830,203	
Comparable Population Average	45,844,041	48,007,560	49,832,999	53,757,419	

TOWN OF STRATHMORE
INDICATORS OF FINANCIAL CONDITION
For the year ended December 31, 2025

Tax Base Ratio
This ratio reports the proportion of the total municipal tax revenue generated by residential and farmland tax base, regardless of whether it is municipal property taxes, special taxes, or local improvement taxes.



	2021	2022	2023	2024	2025
Residential & farmland assessed value	1,647,211,499	1,615,325,022	1,713,854,994	1,858,537,136	2,150,356,225
Total assessed value	1,974,037,303	1,939,441,067	2,034,214,839	2,211,933,840	2,537,904,164
Residential & farmland assessment percentage	83%	83%	84%	84%	85%
Town Average	78%	78%	79%	79%	
Comparable Town Average	85%	85%	85%	85%	
Comparable Population Average	58%	58%	57%	58%	

Comparable Listing

Comparables were determined on a range of 75% to 125% of your population

Total Town Count: 101

Comparables - Same Type (5)
Town list with a comparable population

BLACKFALDS
CANMORE
HIGH RIVER
STRATHMORE
SYLVAN LAKE

Comparables - Any Type (16)
List used for comparable populations

BLACKFALDS
BONNYVILLE NO. 87, M.D. OF
BROOKS
CANMORE
CLEARWATER COUNTY
COLD LAKE
HIGH RIVER
LAC STE. ANNE COUNTY
LACOMBE
LEDUC COUNTY
MACKENZIE COUNTY
MOUNTAIN VIEW COUNTY
STRATHMORE
SYLVAN LAKE
WETASKIWIN
WETASKIWIN NO. 10, COUNTY OF




Strathmore
Rural Reimagined

Request for Decision

To: Council

Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: August 13, 2026

Meeting Date: September 2, 2026

SUBJECT:	**Property Tax Recovery - Revised Auction Date**
RECOMMENDED MOTION:	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."

REPORT SUMMARY

KEY ISSUE(S):

The Municipal Government Act allows municipalities to conduct a tax auction on properties in arrears for more than two years. The Town of Strathmore intended to conduct a tax auction on arrears properties on October 8, 2026.

Since Council directed Administration to advertise this date, a conflict has been identified in documentation provided to the municipality and it is required that the date be revised to October 15, 2026 to align with legislative requirements.

OBJECTIVE:

For Council to confirm the revised tax auction date as October 15, 2026, as recommended.

FINANCIAL IMPLICATIONS:

The four properties on the arrears list owe a combined $40,780 as of May 29, 2026.

BACKGROUND:

The Municipal Government Act allows municipalities to conduct a tax auction on properties in arrears for more than two years.

The Town of Strathmore intends to hold a Public Auction on October 15, 2026 for properties in arrears for two years at December 31, 2025 (i.e. arrears since December 31, 2023).

For the specific properties listed in arrears, numerous unsuccessful attempts have been made to contact the owners and collect the amounts owing, beginning in 2023 for the properties listed. Since November 2025, Administration has attempted to phone/email the registered owners of the properties multiple times, and has mailed tax arrears letters monthly - in addition to multiple similar attempts prior.

Within the process of registering a Tax Notification on the property, Alberta Land Titles mails all interested parties the tax notification being registered on title.

Administration also works with the property owner to try collect the outstanding taxes and if there is a mortgage on file, the mortgage holder gets notified of all proceeding when going to Tax Recovery.

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 scheduled auction will allow Administration to proceed with tax recovery action on accounts in arrears.

COMMUNITY IMPLICATIONS:

N/A

INTERNAL IMPLICATIONS:

Staff time is used to attempt to recover outstanding tax amounts, as well as to schedule, coordinate, and hold the auction.

LEGISLATIVE IMPLICATIONS AND REFERENCES:

The advertising requirement of Section 421(1) of the MGA will ensure proper process is followed in order to enable Administration to proceed with the Tax Recovery Auction scheduled for October 15, 2026.

PUBLIC ENGAGEMENT AND AWARENESS:

The auction will be advertised to the public as described - both in the Alberta Gazette and the Strathmore Times, as well as posted on the front entryway to Strathmore Municipal Building.

IMPLEMENTATION

COMMUNICATIONS:

Administration is advertising the Tax Arrears Public Auction as described:

The *MGA* states that a Tax Recovery Public Auction must be advertised in two places:

- In one issue of The Alberta Gazette, not less than 40 days and not more than 90 days before the date on which the public auction is to be held. The advertisement will be included no later than the **August 31, 2026** issue of the **Alberta Gazette**.

Issue of The Alberta Gazette	Ad submission and regulation filing deadline (10 working days prior to date of issue)	Earliest date on which public sale of land may be held*
August 15, 2026	July 31, 2026	September 25, 2026
August 31, 2026	August 17, 2026	October 11, 2026
September 15, 2026	August 31, 2026	October 26, 2026

- In one issue of a newspaper having general circulation in the municipality, not less than 10 days and not more than 20 days before the date on which the public auction is to be held. The advertisement will be included in the **September 30, 2026** issue of the **Strathmore Times.**

NEXT STEPS:

Once approved by Council, Administration will coordinate with the Alberta Gazette and Strathmore Times to ensure filing deadlines are met to advertise the Auctions on the dates described in the General Implications section of the Report.

ALTERNATIVE MOTIONS:

If Council does not authorize the advertisements, the Public Auction will not proceed, rendering Administration unable to recover the arrears taxes on the properties scheduled to go to auction.

REPORT AUTHOR:

Leana Ashbacher, Chief Financial Officer

ATTACHMENTS:

Attachment I: 2026 Tax Auction Advertisement - Revised
Attachment II: 2026 Public Auction Schedule - Revised

Leana Ashbacher, Chief Financial Officer	Approved - 24 Aug 2026
Kara Rusk, Director of Strategic, Administrative, and Financial Services	Approved - 24 Aug 2026
Kevin Scoble, Chief Administrative Officer	Approved - 24 Aug 2026
Veronica Anderson, Legislative Services Officer	Approved - 24 Aug 2026

Town of Strathmore

Notice is hereby given that, under the provisions of the Municipal Government Act, the Town of Strathmore will offer for sale, by public auction, in the Town Office, 1 Parklane Drive, Strathmore, Alberta, on Thursday, October 15, 2026, at 11:00 A.M., the following lands:

Roll	Legal Desc.	LINC
00223.00	Plan 8311761; Unit 23A	911BD84277
01126.00	Plan 2461K; Block 2; Lot 1-4	0016253354
01124.00	Plan 2461K; Block 2; Lot 1-4	0013458005
10345.00	Plan 0810941; Unit 16	0033072456

Each parcel will be offered for sale, subject to a reserve bid and to the reservations and conditions contained in the existing certificate of title.

The land is being offered for sale on an "as is, where is" basis and the Town of Strathmore makes no representation and gives no warranty whatsoever as to the adequacy of services, soil conditions, land use districting, building and development conditions, absence or presence of environmental contamination, or the developability of the subject land for any intended use by the purchaser. No bid will be accepted where the bidder attempts to attach conditions precedent to the sale of any parcel. No terms and conditions of sale will be considered other than those specified by the Town of Strathmore.

The Town of Strathmore may, after the public auction, become the owner of any parcel of land not sold at public auction.

Terms: Balances payable within 30 days of the date of the public auction. Remittances must be in the form of a certified cheque or bank draft. GST will apply to all applicable lands. If payment is not received from the winning bidder within 30 days of the date of the public auction, the Town of Strathmore holds the right to offer the property to the next highest bidder.

Redemption may be affected by payment of all arrears of taxes and costs at any time prior to the sale.

Dated at Strathmore, Alberta, August 31, 2026.

Leana Ashbacher, *CPA, CMA, CLGM*
Chief Financial Officer
Town of Strathmore

TOWN OF
Strathmore

2026 CRITICAL DATES FOR PUBLIC AUCTION
(2023 Arrears List)

Action	Council Due Dates	Due Dates	MGA Section
Ad notification and date presented to council	June 24, 2026	June 24, 2026	
Ad notification and revised date presented to council	September 2, 2026		
Sale list to Assessment for market value (ask Wildrose)		June 26, 2026	
Market Values to Financial Services Management Team for council agenda		July 6, 2026	
Reserve Bids and conditions for sale presented to Council	July 22, 2026	July 22, 2026	
Deadline for submission to Alberta Gazette		August 17, 2026 (10 working days before)	
Ad published in Alberta Gazette (Not less than 40 days and not more than 90 days prior to date of auction)		August 31, 2026 (54 days)	421(1)(a)
Letters to property owner with copy of ad in Alberta Gazette (Not less than 4 weeks before date of public auction)		September 3, 2026 (6 wks before)	421(4)
Email Strathmore Times draft advertisement to send to property owners		September 1, 2026	
Letters to mobile homeowner, interested party & mobile home park with copy of the Strathmore Times Ad (Not less than 4 weeks)		September 9, 2026 (4 wks +1 before)	436.12(1)
Submission Deadline for Strathmore Times		September 25, 2026 (Friday before)	
Ad published in Strathmore Times (Not less than 10 days not more than 30 days before auction date) release Wednesdays		September 30, 2026 (15 days)	421(1)(b)
Auction, Town Council Chamber @ 11 am		October 15, 2026	

Request for Decision

To: Mayor & Council

Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: August 17, 2026

Meeting Date: September 2, 2026

SUBJECT:	**Traffic Calming & Safe Streets Policy No. 3204**
RECOMMENDED MOTION:	THAT Council adopt Policy No. 3204, being the Traffic Calming & Safe Streets Policy.

REPORT SUMMARY

KEY ISSUE(S):

Council approved Capital Budget for “Traffic calming” in Strathmore. Due to the large scope of possible projects, Administration recommends developing a policy to identify areas of focus, guiding how and where these funds are allocated.

The attached policy has been developed to define what projects are appropriate for this assigned budget and where they should be implemented. Requests from the Public, Council, and Administration will be categorized and prioritized to most efficiently expend the annual budget.

OBJECTIVE:

The objective of this policy is to:

1. Clarify for Council, Administration, and the Public what areas are prioritized when it comes to traffic calming measures.
2. Ensure an open and transparent process is followed in the selection and completion of traffic calming projects.

FINANCIAL IMPLICATIONS:

Council has previously approved this budget and will have the opportunity to re-evaluate with each annual budget approval. No further requests are being made at this time.

BACKGROUND:

This policy has been developed based on other similar sized municipalities and programs which have been implemented with success. Certain adjustments have been made to ensure the policy is directly relevant to the Town of Strathmore so that it can be implemented within the available budgets and guidance of Council.

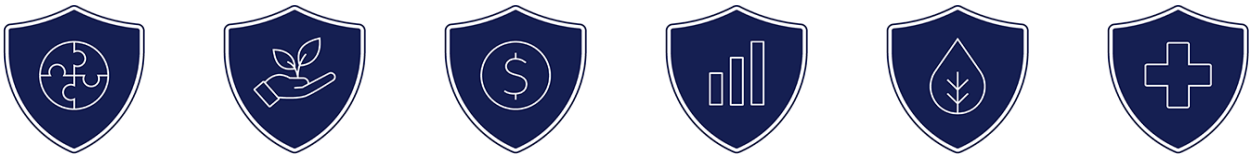
This policy will allow Administration to proceed directly to construction on projects which meet the warrant requirements and are within the available budget rather than requiring individual projects to be brought to Council for consideration and approval.

Traffic calming measures have been implemented in Strathmore under other programs; however, they were all one-off projects or historical programs which no longer are funded. This includes the installation of Rectangular Rapid Flashing Beacons (RRFB), the narrowing of streets such as Maplewood Drive, and the narrowing of Centennial Drive at George Freeman Trail utilizing temporary "biscuit" curbs.

The Policy was brought forward to council at the July 15, 2026 Committee of the Whole and comments provided by Council in that meeting have been included in this final version of the policy.

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:

This policy primarily focuses on pedestrian safety and their interactions with vehicular traffic. People of all ages and abilities travel through means other than a vehicle, ensuring their safety is protected is an essential part of this Strategic Priority.

COMMUNITY IMPLICATIONS:

Projects will be a net-benefit to the community, minor interruptions can be expected during construction but long term impacts will provide a benefit.

INTERNAL IMPLICATIONS:

If approved, Administration will be able to proceed under this policy and be more efficient on the implementation of projects with approved budgets.

LEGISLATIVE IMPLICATIONS AND REFERENCES:

N/A

PUBLIC ENGAGEMENT AND AWARENESS:

No public engagement outside of Council meetings is planned.

IMPLEMENTATION

COMMUNICATIONS:

Once adopted, Citizens and stakeholders will be advised of the policy. Relevant concerns or inquiries will be directed to Administration.

NEXT STEPS:

If adopted, plans for expenditure of the approved Capital Budget will be created and brought forward for Council Discussion if necessary.

ALTERNATIVE MOTIONS:

N/A

REPORT AUTHOR:

Ethan Wilson, Manager of Infrastructure

ATTACHMENTS:

Attachment I: Traffic Calming & Safe Streets Policy No. 3204

Ethan Wilson, Manager of Infrastructure	Approved - 19 Aug 2026
Jamie Dugdale, Director of Infrastructure, Operations, and Development Services	Approved - 19 Aug 2026
Kevin Scoble, Chief Administrative Officer	Approved - 21 Aug 2026
Veronica Anderson, Legislative Services Officer	Approved - 24 Aug 2026

TOWN POLICY

POLICY NUMBER: 3204

REFERENCE:	**ADOPTED BY:**
Resolution No.	Town Council
PREPARED BY: Infrastructure	**DATE:** August 18, 2026

TITLE: Traffic Calming & Safe Streets Policy

Policy Statement

The Town of Strathmore is committed to creating safe roads that prioritize pedestrians, residents, and community life. Traffic calming measures shall be applied based on road classification and proximity to residential areas, schools, senior's facilities, and parks.

Purpose

The purpose of the policy is to establish a proactive approach to traffic calming that enhances safety and supports walkability.

1.0 DEFINITIONS

1.1 "Arterial Roads" are roadways that carry high traffic volumes from neighbourhood to neighbourhood, as identified in the Town of Strathmore Transportation Master Plan or designated by future design.

1.2 "Collector Roads" are roadways that carry vehicles from residential or local roads to arterial roads.

1.3 "Local Roads" are roadways primarily intended o provide direct access to adjacent residential properties and local destinations with minimal through traffic

1.4 "Primary Pedestrian Access Point" is the location where pedestrians commonly enter or cross a site, including entrances, pathways, or desired lines of travel.

1.5 "Enhanced Crossing" is a pedestrian crossing that includes additional safety features such as lighting, signals, raised surfaces, curb extensions, refuge islands, or the similar.

1.6 "TAC" refers to the Transportation Association of Canada

1.7 "RRFB" refers to a Rectangular Rapid Flashing Beacon commonly used at pedestrian crossings

1.8 “Active Transportation” refers to human powered self-propelled transportation such as bikes, scooters, or the similar.

2.0 ROAD CLASSIFICATION FRAMEWORK

2.1 Local Roads

Function: Access and Community Use

Target Operating Speed: 20-40km/h

Posted Speed: 30-50 km/h

Local Streets shall be designed as shared environments where pedestrian safety and livability take precedence over vehicular movement.

2.2 Collector Roads

Function: Movement and Access

Target Operating Speed: 30-50km/h

Posted Speed: 30-50 km/h

Collector Roads shall balance mobility with safety and accessibility for all users.

2.3 Arterial Roads

Function: Mass Movement

Target Operating Speed: 40-60km/h

Posted Speed: 50-60 km/h

Arterial Roads shall prioritize efficient movement while providing safe and controlled pedestrian crossing opportunities.

3.0 PROXIMITY

3.1 A street shall be considered in proximity to a residential area, school, park, or similar land use where it lies within:

- 100 m (Local Roads), or
- 150 m (Collector Roads)

of the nearest site property line or primary pedestrian access point, whichever results in a greater area of influence.

4.0 DESIGN PRINCIPLES

4.1 Streets shall function as self-enforcing environments that achieve target operating speeds

4.2 Traffic calming shall rely on physical and visual design measures, not signage alone

4.3 Design shall be context-sensitive, reflecting surrounding land use and user needs

4.4 Measures shall be consistent and repeatable across the network

4.5 Designs shall consider winter maintenance, drainage, and emergency access

4.6 All measures shall align with TAC-recognized traffic calming practices

4.7 Traffic calming designs shall support calm, predictable, and inclusive streets that are comfortable for people of all ages and abilities, including children, seniors, people using mobility aids, and caregivers travelling with children.

5.0 SAFE SCHOOL JOURNEYS

5.1 The Town supports Safe School Journey principles by prioritizing calm, accessible, and comfortable travel environments for students, families, caregivers, and other community members walking, cycling, rolling, or otherwise travelling to and from school.

5.2 Traffic calming and pedestrian safety measures shall be prioritized within school proximity areas to:

- Reduce vehicle speeds
- Improve pedestrian visibility and crossing safety
- Support active transportation to and from schools
- Address accessibility limitations

5.3 Where feasible, school access routes shall be designed to minimize conflict between vehicles and pedestrians and to support safe, independent travel for students.

6.0 TRAFFIC CALMING WARRANT MATRIX

6.1 Traffic calming and pedestrian safety measures shall be applied where possible and appropriate utilizing the following suggested measures

6.2 Local Roads

Condition	Threshold	Suggest Measures
Pedestrian Access Point	School Entrance, Pathway, or Designated Crossing	Fully Signed Crossing RRFB for High Volume Crossings Curb Extensions where pedestrian/vehicle collision risk is increased
Block Length	≥ 120m	Additional measures to maintain spacing ≤ 60m
Straight Segment	≥ 80m without deflection or on-street parking	Visual narrowing measures, including curb extensions where appropriate.
No sidewalk present	Any segment	Sidewalk infill or defined walking path, where possible and appropriate

6.3 Collector Roads (within 150m of School)

Condition	Threshold	Suggest Measures
Pedestrian Access Point	School Entrance, Pathway, or Designated Crossing	RRFB Enhanced Crossing such as Curb Extension, Raised Crossing, or similar.
Block Length	≥ 150m	Encourage use of Pedestrian Access Points where designated
Posted Speed	≥ 40km/h	Visual narrowing measures, including curb extensions where appropriate.
Crossing Distance	≥ 10m curb to curb	Pedestrian Refuge Island, where possible and appropriate
School Frontage	Direct Frontage Along School Property	Fenced Property, where possible, or other access management measures, directing users to Pedestrian Access Point(s)

6.4 Arterial Roads (adjacent to, or serving school)

Condition	Threshold	Suggest Measures
Pedestrian Access Point	School Entrance or Pathway	Fully Controlled Crossing including Signals
Posted Speed	≥ 50km/h	Warning Signage & High Visibility Markings
Crossing Distance	≥ 12m curb to curb	Pedestrian Refuge Island, where not signaled
School Frontage	Direct Frontage Along School Property	Fenced Property, where possible, or other access management measures, directing users to Pedestrian Access Point(s)

6.5 School Site Access and Operations

Condition	Threshold	Suggest Measures
Designated Pick-Up/Drop-Off Area	Present	Defined Layout & Parking Controls
Bus Loading Zone	Present	Separation from Pedestrian or Controlled Crossings
Pedestrian Access Points	≥ 2	Reduce Access Points, where practical, to enhanced and marked locations.

7.0 TRAFFIC CALMING MEASURES

7.1 Traffic Calming Measures to be used in achieving this policy are:

- Marked Pedestrian Crossings
- RRFB Installations
- Curb Extensions
- Pedestrian Refuge Islands
- Visual Narrowing
- Raised Crosswalks or Intersections
- Speed Humps

8.0 IMPLEMENTATION

8.1 Traffic Calming Measures shall be prioritized in the following order:

- School Access Crossings
- Primary School Journey Corridors
- Roads within School Proximity Areas
- Roads within Proximity to Senior Living & Senior Facilities
- General Local Roads

END OF POLICY

APPROVAL

_____

Mayor

_____

Director of Strategic, Administrative
and Financial Services

Request for Decision

To: Mayor & Council

Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: August 13, 2026

Meeting Date: September 2, 2026

SUBJECT:	**Planning and Development Securities Policy No. 1823**
RECOMMENDED MOTION:	THAT Council adopt Planning and Development Securities Policy No. 1823 as presented in Attachment I.

REPORT SUMMARY

KEY ISSUE(S):

The policy provides a framework for Council and Administration to formalize a policy that establishes clear requirements for the provision, management, reduction, release, and enforcement of financial security required by the Town in connection with a Development Permit, Development Agreement, subdivision approval, or any other approval or agreement where authorized under the *Municipal Government Act*, the Town's Land Use Bylaw, an applicable approval condition, or an agreement with the Town.

Financial security is required to ensure that sufficient funds are available to the Town if a Developer fails to complete required work, remedy deficiencies, satisfy approval or agreement conditions, restore lands, repair damage, pay amounts owing, or otherwise fulfill its obligations to the satisfaction of the Town.

OBJECTIVE:

The objective of the policy is to aid with good financial administration of the security deposits and legacy security deposits the Town is currently holding. The policy will provide means to Staff to advertise the unclaimed funds and keep an accurate, up-to-date ledger of planning and development securities.

FINANCIAL IMPLICATIONS:

The financial implications from the planning and development policy are prudent for the community and the organization.

BACKGROUND:

Currently the Town collects securities and/or deposits based upon each individual Development Permits, Agreements, etc.

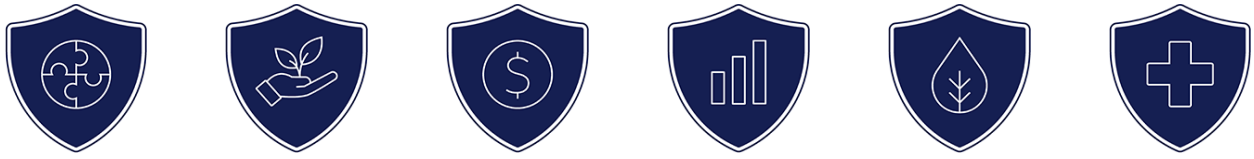
This Policy is intended to provide clarity to Developers, Administration, Consulting Engineers, Contractors, and other affected parties regarding when financial security will be required, acceptable forms of security, how security amounts will be calculated, when security may be retained, reduced, released, or drawn upon, and the Town's rights and remedies in the event of default or non-compliance.

The Town currently holds a number of deposits that have not been collected due to a Developer, Contractor either going bankrupt or forgetting about the deposit. The Town has received a legal opinion on what the next steps are in order to release the funds or recognize the funds as revenue. By having a clear policy, the Town can now proceed as the legal opinion states.

Additionally, Administration will follow the recommended approach by legal and notify the public, through advertisement, regarding all unclaimed securities currently held by the Town. This would help to reach/inform any potential stakeholders who may have a claim over the deposits. Following the required advertisement timeline and the statutory period of notice as outlined in the Municipal Government Act (MGA), any remaining unclaimed securities will be processed by Administration in accordance with the Planning and Development Securities Policy.

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:

A Planning and Development Securities Policy ensures proper governance is in place for efficient operations of the Town. Well-defined processes enable staff to concentrate on priority work by minimizing time spent on administrative tasks.

INTERNAL IMPLICATIONS:

Once the policy is finalized it will be communicated internally and posted on the Town's website.

LEGISLATIVE IMPLICATIONS AND REFERENCES:

This policy relates to securities taken under ss. 648, 650, and 655 of the *Municipal Government Act, RSA 2000, Chapter M-26*, as amended.

IMPLEMENTATION

COMMUNICATIONS:

If approved, the policy will be posted on the website.

NEXT STEPS:

- Administration will post Planning and Development Securities Policy No. 1823, as presented in Attachment I on the website.
- Administration will publicly advertise a notice to Claim unclaimed Security Deposits

ALTERNATIVE MOTIONS:

That Council refer the Planning and Securities Policy back to Committee of the Whole for further discussion.

REPORT AUTHOR:

Leana Ashbacher, Chief Financial Officer

ATTACHMENTS:

Attachment I: 1823 - Planning and Development Securities Policy (ID 98496)
Attachment II: Letter to Client re. Unclaimed Security Deposits

Leana Ashbacher, Chief Financial Officer	Approved - 27 Aug 2026
Kara Rusk, Director of Strategic, Administrative, and Financial Services	Approved - 28 Aug 2026
Kevin Scoble, Chief Administrative Officer	Approved - 28 Aug 2026
Veronica Anderson, Legislative Services Officer	Approved - 28 Aug 2026

TOWN POLICY

POLICY NUMBER: 1823

REFERENCE:	**ADOPTED BY:**
Resolution No. 000.00.00	Town Council
PREPARED BY:	**DATE:** September 02, 2026

TITLE: Subdivision and Development Securities

Policy Statement

To require and manage development securities consistently and equitably to ensure development adheres to the Town's development standards.

a. **Legislative Authority**
   This policy relates to securities taken under ss. 648, 650, and 655 of the Municipal Government Act, RSA 2000, Chapter M-26, as amended.

Purpose

To establish clear requirements for the provision, management, reduction, release, and enforcement of financial security required by the Town in connection with a Development Permit, Development Agreement, subdivision approval, or any other approval or agreement where authorized under the *Municipal Government Act*, the Town's Land Use Bylaw, an applicable approval condition, or an agreement with the Town.

Financial security is required to ensure that sufficient funds are available to the Town if a Developer fails to complete required work, remedy deficiencies, satisfy approval or agreement conditions, restore lands, repair damage, pay amounts owing, or otherwise fulfill its obligations to the satisfaction of the Town.

This Policy is intended to provide clarity to Developers, Administration, Consulting Engineers, Contractors, and other affected parties regarding when financial security will be required, acceptable forms of security, how security amounts will be calculated, when security may be retained, reduced, released, or drawn upon, and the Town's rights and remedies in the event of default or non-compliance.

1.0 DEFINITIONS

1.1 "Administration" means the operations and employees of the Town, under the direction of the CAO;

1.2 "Administrative Directive" means a direction, which may include a procedure, for Administration to perform a task or set of duties. An Administrative Directive, and any related procedures are established by the authority of the CAO;

1.3 "Chief Administrative Officer" or "CAO" means the person appointed by the Council under section 4 and under section 205 of the Act to be Chief Administrative Officer for the Town, along with any designate appointed by the Chief Administrative Officer;

1.4 "Construction Completion Certificate" means a certificate issued by the Town, in accordance with a Development Agreement, confirming the completion of construction of a Local Improvement;

1.5 "Council Policy" means a direction or course of action authorized by Council, which primarily governs the actions of Council or Councillors, but may also direct Administration. Procedures related to Council Policy will be provided to Council for review but are established by the authority of the CAO;

1.6 "Developer" means the party entering into a Development Agreement with the Town which must be either:

a. the registered and equitable owner of the development lands; or

b. the registered owner's representative authorized to apply for a development permit or subdivision;

1.7 "Development" means:

a. an excavation or stockpile and the creation of either of them;

b. a building or an addition to or replacement or repair of a building and the construction or placing of any of them on, in, over or under land;

c. a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or

d. a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building;

1.8 "Development Agreement" means:

a. an agreement referred to in sections 648, 650, or 655 of the Municipal Government Act;

b. an indemnity agreement;

c. a road construction agreement; or

d. a servicing deferral agreement;

1.9 "Development Permit" means a document issued under a land use bylaw and authorizing a Development;

1.10 "Final Acceptance Certificate" means a certificate issued by the Town, in accordance with a Development Agreement, following the maintenance period confirming acceptance of a Local Improvement;

1.11 "Local Improvement" means the roadways, public utilities, and other developments defined in the Development Agreement;

1.12 "Planning and Development Manager" means the person employed by the Town in the role of Planning and Development Manager, or Designate;

1.13 "Private Infrastructure" means Local Improvements that do not transfer to the Town upon issuance of a Construction Completion Certificate or Final Acceptance Certificate;

1.14 "Registration Document" means a document registered with, or to be registered with, the Alberta Land Titles Office in accordance with a Development Agreement, Subdivision Approval, or Development Permit, including but not limited to a plan of subdivision, easement, right of way, caveat, or restrictive covenant;

1.15 "Security" means the sum of money the Developer provides to the Town and held in trust as it relates to a Development Agreement, Subdivision Approval, or Development Permit;

1.16 "Subdivision" means the division of a parcel of land by an instrument and "subdivide" has a corresponding meaning;

1.17 "Subdivision Approval" mans the Notice of Decision which approves a subdivision application;

1.18 "Town" means the Town of Strathmore, a municipal corporation in the Province of Alberta, and where the context so requires, means the area of land within the corporate boundaries thereof;

1.19 "Waiver of Security" means the formal written permission from the Town, on the prescribed form, to waive Security requirements per the Subdivision and Development Policy.

2.0 RESPONSIBILITIES

2.1 Council

a. must approve, by resolution, this policy and any amendments.

2.2 CAO:

a. is responsible for implementing this policy and the administrative procedure pursuant to this policy;

b. may delegate their authority pursuant to this policy; and

c. must make any conflict of interest known to Council;

2.3 Planning and Development Manager:

a. will ensure development proceeds in an orderly and economical manner;

b. must obtain legal assistance or advice, if necessary, for any non-standard requests regarding the provision, utilization, transfer, or return of Security;

c. will ensure Administration is aware of this policy and procedure; and

d. will communicate changes and amendments, providing training and documentation on utilizing this policy efficiently and effectively;

2.4 Administration:

a. must understand and adhere to this policy and procedure;

b. must maintain a high legal, ethical, managerial, and professional standard in the management of Securities;

c. must make the Planning and Development Manager or CAO aware of any non-standard requests regarding the provision, utilization, transfer, or return of Security;

d. must make any conflict of interest known to the Planning and Development Manager or CAO.

3.0 REQUIREMENT FOR SECURITY

3.1 The Town must collect Security as part of a Development Agreement or as a condition of a Subdivision Approval, except when waived under section 4 of this policy;

3.2 The Town may collect Security as a condition of a Development Permit approval;

3.3 Development on the lands subject to a Development Agreement, Subdivision Approval, or Development Permit must not start until after the Town receives any required Security.

4.0 WAIVER OF SECURITY REQUIREMENTS

4.1 The Town may waive the Security requirement for Developments associated with Private Infrastructure if the Developer has demonstrated to the Town's satisfaction that:

a. the Development is truly private, and Local Improvements will not impact Town assets;

b. there is no future transfer of Local Improvements to the Town; and

c. the ongoing maintenance requirements for the Private Infrastructure will not be passed on to the Town;

4.2 Security may be waived for Town projects when:

a. The Town is completing the development with Town staff and equipment; or

b. The Town has taken financial security under another means to the satisfaction of the Town;

4.3 Securities may not be waived in part;

4.4 The CAO or Planning and Development Manager must sign the Waiver of Security.

5.0 AMOUNT OF SECURITY REQUIRED

5.1 The amount of Security required depends on the type of Development, including consideration of Local Improvements and construction costs;

5.2 Adequate Security, at the discretion of the Chief Administrative Officer, must be taken to ensure the Town can complete any outstanding works required for the development if the developer does not/cannot complete the works required of them under their respective Development Agreement(s), Subdivision Approval, or Development Permit. Securities for a Development Permit that does not require a Development Agreement are defined in the Master Fee Schedule;

5.3 The maximum amount of Security that the Town may require is up to a maximum of 110% of estimated construction value.

5.4 The Town will only consider the following as valid types of security: cash, certified cheque(s), letter(s) of credit, and bonds. The Planning and Development Manager reserves the right to specify the nature of the Security required to be held.

6.0 RELEASING SECURITIES

6.1 Interest accrued on deposited Security is retained by the Town and is not payable to the Developer;

6.2 Security may only be partially returned (reduced) when a Development Agreement is in place;

6.3 Security may be reduced based on actual construction tender prices submitted by the Developer's Engineer;

6.4 Securities may be returned, in part, after the issuance of the Construction Completion Certificate(s);

6.5 Security will only be released in part if:

a. the release is larger than $5,000; and

b. the Security retained is larger than $5,000;

6.6 Securities must not be released in full except after:

a. issuing the Final Acceptance Certificate(s); and

b. any Registration Documents have been registered; or

c. the conditions of the Development Permit have been met, where no Development Agreement exists; or

d. the approval is no longer valid;

6.7 A re-inspection of development to confirm compliance with an approval may be subject to an additional fee.

7.0 DRAWING ON AND FORFETING SECURITITES

7.1 If a Developer does not fulfill their obligations under the applicable Development Agreement, Subdivision Approval, or Development Permit, or does not act on requests from the Town to remedy maintenance or safety concerns, then the Town may use the Security collected against the Development to complete the outstanding obligations, maintenance, or address safety concerns to the satisfaction of the Town.

7.2 Security may not be used for other obligations such as outstanding taxes or utility bills.

7.3 In the event the Developer has deposited a Security with the Town, and the Security is still available after two (2) years following a defined development completion milestone (Construction Completion Certificate/Final Acceptance Certificate issuance, etc.) with no activity (correspondence, etc.) related to the development, the Town may at its option, clear such Security by:

a. returning the Security; or

b. following the process for the Developer to forfeit the Security.

8.0 TRANSFERRING SECURITY

8.1 Transferring Security is permitted under the following circumstances:

a. when the Developer changes; or

b. from one accepted form to another.

8.2 The Town will release a Security after a new Security has been accepted.

8.3 Security must not be transferred between a Developer's individual Developments. This includes, but is not limited to, transferring Security between phases, projects, permits, agreements, lands, etc.

9.0 DELEGATION OF AUTHORITY

9.1 The Chief Administration Officer may delegate any power, duty or function assigned to them under this Bylaw to another position within the Town Administration.

10.0 SEVERABILITY

10.1 If any section or part of this Policy is found to be illegal, or beyond the power of Council to enact, such section or parts shall be deemed to be severable from all other sections or parts of this Policy.

11.0 REVIEW

11.1 This policy shall be available for public inspection and will be posted on the Town of Strathmore's website.

END OF POLICY

APPROVAL

_____

Mayor

_____

Director of Strategic, Administrative and Financial Services

BROWNLEE LLP
Barristers & Solicitors EST. 1935

Watermark Tower
#1500, 530 - 8 Ave. SW
Calgary, AB Canada | T2P 3S8

tel. 403.232.8300
fax 403.232.8408

Refer to: D.J. King
Direct Line: ATIA Sec. 20(1)
E-mail:
Our File No.:

July 10, 2023

VIA EMAIL "christy.marlatt@strathmore.ca"

Town of Strathmore
Box 2280
1 Parklane Dr.
Strathmore, AB T1P 1K2

Attention: Christy Marlatt, Legal and Risk Management Coordinator

Dear Madam:

Re: Unclaimed Security Deposits

Further to your correspondence with the writer and our subsequent meeting, we are pleased to provide the Town of Strathmore (the "Municipality") with our recommended procedure for handling specific security deposits currently in the possession of the Municipality.

I. BACKGROUND

This opinion is based on our understanding of the following information. If any of the below information is incorrect or if any information is missing, please advise, as this may impact our opinion.

A. The Municipality has been collecting development related deposits for many years. Currently, the approximate cumulated total value of security deposits held by the Municipality is $250,000.00.

B. An approximate breakdown of the current security deposits in the possession of the Municipality is as follows:

i. $50,000 in Builder Deposits from prior to or between 2004-2019;
ii. $200,000 in Developer Deposits from prior to 2019.

C. The Municipality previously advised that the deposits were collected to secure performance obligations arising under the Municipality's Safety Code Bylaw No. 10-01, and subsequent amendment No. 10-06 (collectively the "Safety Codes Bylaw"), Land Use Bylaw 89-20 (the "Former LUB"), Land Use Bylaw 14-11 (the "Current LUB") and certain development agreements. However, it was later confirmed by the

Municipality that there are no provisions in the Safety Codes Bylaw relating to security.

D. Municipal staff advise that deposits were likely not returned to the applicable party as a result of outstanding deficiencies or obligations associated with the subject development projects that the security deposits were intended to cover (i.e. landscaping, etc.). Instead of completing the obligations associated with the subject development project, the Municipality believes that it just left the funds in the subject deposit account year after year.

E. Given the time that has lapsed since the security deposits were collected, many of the deposits do not have specific details associated with them. The Municipality also advises that as a result of the age of the development projects, many associated owners/developers may no longer exist.

The Municipality has provided our office with the Safety Codes Bylaw, the Former LUB, and the Current LUB. Copies of the relevant development agreements were not provided to our office by the Municipality; therefore, we have not reviewed the same. That said, two template development agreements were provided to our office, described as follows:

(1) Development Agreement Template – Pursuant to Policy No. 6607 (the "2017 Development Agreement"); and

(2) Standard Developer's Agreement 6602-02 (the "2000 Development Agreement")

(Collectively (the Template Development Agreements").

Given that our office has only reviewed the Template Development Agreements, the recommendations and advice herein assume that all development agreements entered into by the Municipality, and all security collected during the subject time period, followed one of the Template Development Agreements and does not account for any amendments to those templates or revised agreements that may have been negotiated with a developer.

We have not been provided an exact date for when the Municipality began using each of the Template Development Agreements. That said, the dates provided within each Template Agreement and the title of each Template Agreement provide details on approximately when each Template Agreement began being used by the Municipality. For example, the 2000 Development Agreement has been dated, August 23, 2000; we therefore assume that this Template has been used by the Municipality since approximately August, 2000. Further, with respect to the 2017 Development Agreement – it references Policy No. 6607, which was adopted by Council on September 20, 2017. Therefore, we expect that the 2017 Development Agreement started being used by the Municipality subsequent to September 20, 2017.

II. ISSUE

The Municipality has asked our office to determine whether all or part of the deposits can be transferred to the Municipality's general revenue account, and how it should otherwise manage any security funds that have not been claimed at this time.

III. EXECUTIVE SUMMARY

The Municipality's obligations with respect to the deposits under its care and control differ, depending on the type of security and the bylaw or agreement it was collected under.

We recommend that Security Deposits be dealt with as follows:

a) Active Security Deposits: we recommend that the Municipality conduct an inspection of the subject development and/or landscaping and/or demolition or relocation and either: (1) return the security deposit if the development or landscaping is satisfactorily completed; or (2) draw on the amount of security needed to complete the development or landscaping to a satisfactory standard, and return the remaining security deposit (if any) to the entitled party, in accordance with the applicable 2017 Development Agreement and/or the Current LUB.

b) Unclaimed Security Deposits:

a. (Recommended Approach) Follow the Process for unclaimed property outlined in the *Unclaimed Personal Property and Vested Property Act*, SA 2007 (the "UPPVPA"): while it is unclear whether the process respecting unclaimed property in the UPPVPA or the *Municipal Government Act,* RSA 2000 (the "MGA") is the most appropriate in the given situation, we recommend following the UPPVPA process for the following reasons:

i. Section 14 of the UPPVPA relieves the Municipality from liability in respect of the value of the subject personal property at the time it is delivered to the Minister under the Act.

ii. The UPPVPA provides creditors and other claimants to personal property the chance to collect the abandoned money/property if they are otherwise entitled to it.

iii. The UPPVPA requires that, if possible, the Municipality attempt to contact the apparent owner of the abandoned property. Given that the general intent of the security provisions in the Template Development Agreements is that the security should either be <u>used for the use in which it was collected</u>, or it should be <u>returned to the party that provided it</u>, the Municipality should make a good faith effort to follow the intent of the Template Development Agreements.

iv. Starting with the process for dealing with unclaimed property provided for under the UPPVPA still allows for the Municipality to revert to the process found at s. 610 of the MGA, if the Minister responsible for the UPPVPA determines that section 610 would be more appropriate to be applied. Whereas, if the Municipality starts with the MGA process for dealing with unclaimed property, it will be difficult (or impossible) to switch courses, if required.

b. **(Other possible approach) Follow the Process for unclaimed property outlined at section 610 of the MGA:** due to the reasons outlined above, we recommend that the Municipality deal with unclaimed security deposits under the UPPVPA. However, following the procedure outlined at section 610 of the MGA for unclaimed security deposits held by the Municipality is justifiable under the legislative scheme.

If following the procedure outlined at section 610 of the MGA, the most prudent course of action is to hold the money for a minimum of 120 days from the date the Municipality provides notice (or attempts to provide notice) to the party who provided the security.

If no one claims the security, the Municipality may treat the security as unclaimed property pursuant to section 610 of the MGA and put the money (dispose of the money) into the Municipality's general revenue account, if so directed by Council under s.610. That said, we recommend that the Municipality be willing to pay the amount of the security deposit to the lawfully entitled party if they seek a refund of the security deposit after the 120 days referenced above, but prior to the applicable limitation period expiring.

IV. ANALYSIS

The Municipality's obligations with respect to the security deposits will be determined largely as a result of the terms and conditions under which the subject deposits were collected; and how these terms and conditions interact with other legislation relevant to unclaimed or abandoned property and limitation periods.

A. *Legislation*

i. Limitation Act

The *Limitation Act*, RSA 2000 c L-12 (the "LA"), governs the amount of time that must pass before certain civil actions become subject to a limitations defence. Once an action is subject to a limitations defence and the same in pled in Court, the Court may bar a claim for damages.

Generally, there is a maximum 10-year limit on claiming damages in civil matters; from the date that damage took place. However, if a developer knew, or ought to have known that damage took place and was attributable to another party, there is a limitation period of 2 years from the date the developer knew, or ought to have known. If 2 years has passed since the Developer

has known of a subject claim, a limitations defence can be used by the Municipality to dismiss the claim.

Subject to provisions to the contrary (such as potentially s. 52 of the UPPVPA, discussed in further detail below), debt claims such as breach of contract and damage/security deposits owing are subject to the time periods set out in the LA. Therefore, if the Municipality was obligated under contract to return all or a part of a security deposit to a developer, as long as 10 years in total, or 2 years from the date on which the developer knew or ought to have known the Municipality owed it a refund of security, a claim of breach of contract can now, if made by a developer, be defended with a limitations defence, meaning that the Municipality would not be liable for failing to return the deposit.

For example, under the Current LUB landscaping security is required to be given back to a developer if, after one growing season, the Development Authority is satisfied with the landscaping and the developer requests the security deposit back in writing (s. 3.8(6)(e)). If a security deposit was requested by a developer and the Municipality did not return the same, a limitation defence may now apply if enough time has passed.

That said, any amount of security deposit(s) collected via development agreement or bylaw and that remain in the Municipality's accounts after 1 year from which the amount became "distributable" may, in our opinion, become unclaimed property and subject to the terms of the UPPVPA, described in further detail below. However, given the lack of judicial consideration on this matter, this letter outlines several options available to the Municipality.

ii. Unclaimed Personal Property and Vested Property Act

In summary, the UPPVPA deals with tangible and intangible personal property that is unclaimed, or has been deemed abandoned. "Intangible personal property" is defined as an interest that is held, issued or owing by a business organization, government, or governmental organization (including a municipality), and includes but is not limited to an interest that is referred to as or is evidenced by: (1) **money** or a cheque, money order, traveler's cheque, draft, deposit, interest or dividend; (2) **a security deposit** or refund, (3) a security certificate or other evidence of ownership of an interest in a business organization; (4) a security or security entitlement; and (5) a bond, debenture, note or other evidence of indebtedness. Given the referenced types of security collected by the Municipality under the Development Agreement Templates and applicable bylaws (irrevocable letter of credit and/or cash), it is likely that any development security deposit paid to the Municipality falls under the definition of "intangible personal property".

The UPPVPA outlines different time periods for different types of personal property before the property is deemed abandoned. When personal property is held by a local authority, such as a municipality, it is presumed to be abandoned if unclaimed by the apparent owner <u>one year after the property becomes distributable</u>. If the apparent owner has communicated an interest in the property to a municipality, under section 4(3) of the UPPVPA, the property will likely not be deemed abandoned. As discussed below, in our opinion, the security deposits subject to the Template Development Agreements likely became distributable when the intended use of the

security was completed (i.e.: when the development improvements, landscaping or demolition was completed to the satisfaction of the Municipality).

If the last known address for the apparent owner to the Municipality is in Alberta, or the records of the Municipality do not show the identity of the apparent owner or, if an identity is shown, but no address for the apparent owner is shown, the holder of unclaimed property that is presumed to be abandoned (being the Municipality) must, within 120 days of the end of any year (or within an extension provided by the Minister) in which the property is presumed to be abandoned complete the following:

1) prepare and deliver a report to the Minister responsible for the UPPVPA respecting the unclaimed personal property (being each of the applicable security deposits) that is presumed to be abandoned in accordance with section 4 of UPPVPA, which among other things, identifies the unclaimed personal property and the last known address and social insurance number (if known or applicable) of the apparent owner.

2) The Municipality must also pay, transfer or deliver to the Minister the unclaimed personal property (being each of the applicable security deposits) or serve on the Minister a written objection in the form required by the Minister setting out the basis on which the reporting holder objects to paying, transferring or delivering the unclaimed personal property to the Minister.

Further, the Municipality must also provide written notice to the apparent owner of each applicable security deposit at least 3 months, but no more than 8 months before the date by which the Municipality is required to submit its report to the Minister, unless there are reasonable grounds to believe that the last known address of the apparent owner is incorrect.

The Municipality may also, at any time, under the conditions prescribed in the regulations, pay, transfer or deliver personal property to the Minister. The Minister may require a report with respect to the same and the Municipality must retain records respecting the property for 10 years.

If the Municipality follows the 2 processes outlined above, the Municipality will be relieved from liability in respect of the personal property to the extent of the payment value of the personal property at the time it was transferred or delivered to the Minister.

The Minister will hold the unclaimed personal property in trust for 10 years and must establish and maintain a repository of information during the claim period in respect of the property. Potential owners and other interest parties can then submit claims to the Minister for the property, including those with interests such as judgements or writs of enforcement against the owner or apparent owner of the property.

Interestingly, limitation periods do not generally apply to the UPPVPA (s. 52) and The UPPVPA does not apply to unclaimed personal property that is disposed of or otherwise dealt with under another enactment (s.3). Given the reference to other enactments under the UPPVPA, it is possible that the MGA provisions respecting lost or unclaimed property will apply to the subject security deposits.

iii. Municipal Government Act

Lost or Unclaimed Property

Section 610 of the MGA addresses lost or unclaimed property. In particular, section 610 provides that lost or unclaimed property coming into the possession of a municipality must be retained for at least 30 days from the date of possession after which it can be disposed of. If the property is not claimed within 30 days, it becomes the property of the municipality to be disposed of at public auction or as directed by Council. A prior owner of the property is entitled to make a claim on the proceeds of any sale of the property within 90 days after the date of the sale; however, if the property is not claimed within 90 days, the rights of the prior owner are extinguished.

Property is not defined in the MGA, as it is in the UPPVPA. Therefore, the common dictionary definition applies, meaning property is likely to include anything a person has legal title to, such as land, goods and money.

Notably, there are no cases that specifically address the application of section 610 of the MGA with respect to lost or unclaimed money. Although section 610 seems to apply to items that can be bought and sold, it is our opinion that a solid legal argument could be made that section 610 likely applies to unclaimed property, including money, by analogy. However, given this is untested by the Courts, we recommend a cautious approach to this interpretation, as outlined in more detail below.

Security Deposits

For the time period in question (2004-2019) the MGA, as amended, has provided municipalities the opportunity to require developers, as a condition of a development permit or subdivision approval, to enter into an agreement with a municipality to complete any or all of a prescribed list of developments/improvements, including a requirement to provide security to ensure that specific terms of the agreement are carried out (ss. 650 and 655). For a municipality to require that a security deposit be paid as part of a development permit condition to enter into a development agreement, such a provision must be included in a municipality's land use bylaw (s. 650). However, the MGA does not provide any guidance on how long a security deposit may be kept before it is considered abandoned, or when/if a security deposit can be used for other purposes. As a result, these details either need to be addressed in the subject bylaw or development agreement.

We highlight relevant provisions of the subject bylaws and Template Development Agreements below and provide a summary of the expected security deposit obligations that arise therefrom.

iv. Previous LUB

Section 24 of the Previous LUB provides that the Municipality can require an applicant to enter into a development agreement as a condition of a development permit to construct or pay for the construction of many of the prescribed items listed in the MGA. The Previous LUB does not,

however, expressly provide for the collection of a security deposit as a term of any required development agreement. As a result, the Municipality did not have the express legislative authority to require security under a development agreement within the context of the Previous LUB.

That said, a developer and the Municipality can agree to any terms both parties consider reasonable when it comes to an agreement. Therefore, any agreement respecting security is very likely valid. The terms of the specific development agreement will dictate the security obligations, as opposed to the Previous LUB (which does not contain security provisions). Given the dates associated with the Template Development Agreements and subject LUBs, we infer that any applicable development agreement entered into under the Previous LUB was in form of the 2000 Development Agreement template.

We note that the Previous LUB did provide an express provision which allowed the development authority the discretion to require an applicant to provide a letter or credit or post a bond of such an amount to ensure completion of any landscaping, if landscaping were part of a development (s. 60(2)).

v. Current LUB

Under the Current LUB, different types of security provisions are referenced throughout the Bylaw. A summary of certain relevant provisions is provided below:

> **Section 1.17(h)** – the development authority may, with respect to a development permit, impose any conditions deemed appropriate, having regard to the regulations of the Bylaw, and the provisions of any Statutory Plan of the MGA, including but not limited to security.
>
> **Section 1.20(6)(a)** – the approving [subdivision] authority may apply any conditions to ensure the application conforms to the land use bylaw, the MGA, a Statutory Plan, or other legislation, including a condition that; requires the applicant to enter into an agreement with the Municipality as contemplated by the MGA, provided that any security shall be outlined in the development agreement accepted by the Subdivision Officer.
>
> **Section 3.8(6)(a)** - The development authority may require an applicant, as a condition of development permit approval, to provide to the Municipality either cash or an Irrevocable Letter of Credit equal to up to 100% of the estimated landscaping costs, based on the average of up to three quotes or the costs as estimated by the Development Authority.
>
> **Section 3.11(2)** - The development authority may require an applicant, as a condition of a development permit to demolish, relocate, remove, or move on a building, to provide proof of adequate insurance or otherwise provide adequate security by cash or letter of credit to the satisfaction of the development authority, in order to cover the costs of reclamation of the building and any damage to public property caused by the move.

Development and Subdivision Security

The current LUB sets out that a development permit may impose conditions respecting security, and provides that the subdivision authority may require that a development permit be entered into in accordance with the MGA provided that the security provided is outlined within the agreement. While the current LUB does not have an express provision allowing the Municipality to require a development agreement as a condition of a development permit in accordance with section 650 of the MGA, as noted above, parties to an agreement can agree to any terms both parties consider reasonable. Therefore, any agreement respecting security is likely valid and the terms of the subject security will be set-out in the respective agreement. As noted in the Current LUB respecting subdivision, the terms of the specific development agreement will also detail the security obligations.

Despite the above, the 2017 Development Agreement specifically cites section 650 of the MGA in the preamble. The Municipality should consider amending the Current LUB to expressly allow for a development agreement to be entered into as a condition of a development permit, for the services/infrastructure listed therein, in accordance with section 650 of the MGA.

Landscaping Security

The Current LUB also provides specific details with respect to security collected for landscaping requirements. In particular, security in the form of an irrevocable letter of credit or cash may be collected for: (1) Rough grading of landscaped area; (2) Minimum of 15 cm of topsoil and sod/seed; (3) Cost of trees/shrubs; and (4) Minimum of 15 cm of concrete or wooden curbing separating landscaped areas and parking areas (s. 3.8(6)(a)).

Given that the terms and conditions respecting landscaping security are set out in detail the Current LUB, these are the provisions that must be followed with respect utilizing, and refunding any landscaping security deposits collected. In particular, the Current LUB provides that if the required landscaping is not completed within one year of the date the development permit is issued, then the cash or proceeds of the Letter of Credit shall be used by the Municipality to undertake the landscaping (s. 3.8(6)(d)). The Current LUB provides no discretion for the Municipality to determine whether or not to use the security; the Municipality is required to do so. If, after one growing season after the completion of the landscaping the Municipality's Development Authority is satisfied with the landscaping of subject site, the security deposit shall be released to the Developer, upon written request (s. 3.8(6)(e)). While no discretion is given to the Municipality as to whether the security deposit is to be returned, the developer must request the return of the deposit in writing (s. 3.8(6)(e)).

Demolition and Relocation Security

The Current LUB provides that the development authority may require an applicant to provide security as a condition of approval for a development permit to demolish, relocate, remove, or move a building in the form of a letter or credit or cash. However, no details are provided as to how, or the terms under which such security will be drawn upon by the Municipality or returned to the applicant. Therefore, if unclaimed security has been collected by the Municipality for

these purposes, we recommend treating the same as unclaimed property under either the UPPVPA (or the MGA).

vi. The Safety Codes Bylaw

As noted above, while the Municipality initially thought that some security deposits were collected under the Safety Codes Bylaw, there are no provisions in the Safety Codes Bylaw related to securities. Therefore, we have assumed that none of the deposits relate to safety code matters.

vii. 2000 Development Agreement

The 2000 Development Agreement provides the following with respect to security deposits:

> 6.1 Prior to the release of the Development Permit or the signing of the linens pursuant to Article 2.2, the Developer shall provide to the Town an irrevocable letter of credit in favour of the Town issued by a financial institution acceptable to the Town with a value of fifty percent (50%) of the estimated costs of construction to install the Municipal Improvements and on terms and conditions acceptable to the Town Manager. The letter of credit may be reduced to a minimum value of FIVE THOUSAND DOLLARS ($5,000.00) when all Construction Completion Certificates have been issued. The letter of credit shall be held by the Town during the currency of this agreement as security for the diligent performance by the Developer of all of its obligations hereunder.
>
> 6.2 Without limiting the generality of Section 6.1., it is agreed that any such letter of credit shall:
>
> (a) contain an acknowledgment that the said letter of credit is issued in favour of the Town at the request of the Developer in consideration of the Town entering into this agreement with the Developer;
>
> (b) contain an acknowledgment that the Town shall be entitled to draw on the said letter of credit on demand in accordance with the provisions of this agreement an undertaking by the issuing financial institution to promptly honour and pay draws made by the Town without further inquiry.
>
> 6.3 For so long as the Developer has outstanding obligations hereunder the Developer shall renew such letter of credit at least thirty (30) days prior to expiry and provide the Town with an acknowledgment by the issuing financial institution of such renewal. Failing such renewal the Town may, at its sole discretion and without notice to the Developer, draw upon the letter of credit and retain the funds without liability for interest as security for the performance by the Developer of its obligations hereunder.
>
> 6.4 Upon the Development being completed and all obligations of the Developer hereunder being fulfilled to the satisfaction of the Town Manager, the Town shall, upon the written request of the Developer release to the Developer any unused portion of the security held by the Town pursuant to this Article 6.3.
>
> 11.6. Notwithstanding any of the provisions herein, in the event of the failure of the Developer to perform any of its obligations hereunder, the Town may, at its option and in addition to any other remedy that it may have available at law, in equity or

> otherwise, perform such obligation either by employing contractors or otherwise. All costs incurred by the Town in performing any of the Developer's obligations hereunder shall be recoverable from the Developer on demand, shall bear interest as provided herein, and may be recovered under the letter of credit posted by the Developer pursuant to Article 6. hereof. In the event that the letter of credit is insufficient to reimburse the Town for such costs, the balance shall remain payable by the Developer to the Town and shall bear interest as provided herein and as additional and collateral security shall constitute a charge against the Development Area lands in favour of the Town until paid.

[emphasis added]

It should also be noted that the 2000 Development Agreement references, in its preamble that: *"one of the conditions of the approval of the Town Council to the proposed subdivision of the Lands is that the Developer and the Town enter into this Development Agreement pursuant to section 650 of the Municipal Government Act in relation to, inter alia, the construction and installation of utilities and other services and improvements in the Development Area".*

Given the time period in which the subject security deposits were collected (2004-2019), any security deposit collected as a condition of a development permit prior to approximately September 20, 2017, was likely collected under the terms of the 2000 Development Agreement.

The 2000 Development Agreement requires that security be collected via an irrevocable letter of credit. The two ways in which the Municipality would gain access to the security funds is: (1) if the Municipality drew upon the letter of credit while the developer still had obligations under the Agreement but did not renew its irrevocable letter of credit, in accordance with section 6.3 of the Agreement; and (2) in the event the developer failed to perform its obligations under the 2000 Development Agreement and the Municipality performed the obligations and used its discretion to recover the costs incurred in performing the obligations. In the first scenario, the Municipality would have retained the funds as cash in an account to secure the developer's obligations. Otherwise, in the second scenario, if the Municipality needed to draw on security funds, it is our interpretation that the Municipality would do so directly from the amount secured under the irrevocable letter of credit to pay for obligations already (or in the process of being) completed. Therefore, under the second scenario, it is unlikely that the Municipality would retain unused security amounts for very long.

If a developer did not renew its irrevocable letter of credit in accordance with the 2000 Development Agreement and the Municipality did draw on the secured funds, as provided for at section 6.3, the developer was entitled to the return of those funds upon completing its obligations under the Agreement, upon written request. The 2000 Development Agreement gives the Municipality no discretion to deny the developer their security deposit, if all obligations have been fulfilled to the satisfaction of the Municipality and a written request for the security deposit has been submitted by the developer (s. 6.4).

That said, if the Municipality has been holding a security deposit under scenario 1 for longer than 10 years, a limitations defence could be pled if the subject developer ever seeks to challenge the Municipality for a breach of contract respecting a return of the security money. Of note, given the wording of the Agreement, the Developer would also likely need to prove that it provided a written request for a return of the deposit to the Municipality.

That said, as described further herein, we recommend that any security deposit still in possession of the Municipality as a result of the 2000 Development Agreement, be dealt with by the Municipality as unclaimed property pursuant to the UPPVPA.

viii. 2017 Development Agreement

The 2017 Development Agreement provides the following with respect to security deposits:

> **10.3** Upon execution of this Agreement, the Developer shall deliver and deposit with the Town security in the form of an irrevocable letter of credit or cash in an amount equaling fifteen percent (15%) of the total amount required for constructing and installing all of the Municipal Improvements as set out in Schedule "C" and calculated in Schedule "D", and the security shall be in the form acceptable to the Town.
>
> **10.4** The security will be refunded after the Municipal Improvements and Site Improvements have been installed or constructed to the satisfaction of the Town.
>
> **10.5** If the developer fails to rectify any deficiencies identified by the Development Authority, the Town may draw upon the security to have the necessary work completed.
>
> **9.3** If the Town terminates this Agreement pursuant to Sections 9.1 and 9.2, it is understood and agreed that any financial obligations of the Developer to the Town shall survive and the Town shall be entitled to enforce such financial obligations as if this Agreement remained in full force and effect.
>
> **9.4** If the Developer commences construction but does not complete the terms of this Agreement, the Town shall have the right, in its sole discretion, to enter upon the Development Area and ensure Municipal Improvements are installed in accordance with the Engineering and Servicing Standards and have been connected to the appropriate Site Improvements to provide safe and adequate services to occupied development. If the Town has carried out the required work, it may at its discretion:
>
> **…**
>
> **(b)** draw upon the security, to the extent required, to obtain compensation for the costs and expenses incurred; and
>
> **(c)** to the extent that the security is insufficient to pay for the said costs and expenses, cause the excess to be placed on the tax roll as an additional tax against the Developer's Lands;
>
> [emphasis added]

Given the wording of Current LUB, the terms of the 2017 Development Agreement will govern any security deposits that were collected as a condition of subdivision approval or the issuance of a development permit while the 2017 Development Agreement was operable.

The 2017 Development Agreement gives the option of collecting security in the form of either cash or an irrevocable letter of credit. If security was given in cash, it makes sense for the Municipality to have the security deposit in a municipal bank account. However, unlike the 2000

Development Agreement, there is no renewal clause allowing the Municipality to draw upon the security and retain the funds if a letter of credit was not renewed. Therefore, the Municipality would only retain any remaining security deposits from a 2017 Development Agreement if the deposits were accepted in cash, or if a letter of credit was drawn on to address deficiencies in the required work, but the deposits were never fully utilized. However, in our interpretation of the 2017 Development Agreement, a letter of credit would only be drawn upon to the extent necessary to recover the required costs. Therefore, in our opinion, it is unlikely that the Municipality would retain security money from a letter of credit that was not utilized for its intended purpose.

Note, section 10.4 of the 2017 Development Agreement provides that the security deposit will be refunded, after the required municipal improvements and site improvements have been installed or constructed to the satisfaction of the Municipality. Therefore, there is no discretion for the Municipality to retain funds if the subject improvements are satisfactory to the Municipality. Unlike a landscaping security deposit collected pursuant to section 3.8(6) of the Current LUB or security under the 2000 Development Agreement, the developer is not required to submit a written request for its security deposit to be returned under the 2017 Development Agreement. If the required work has been completed to the satisfaction of the Municipality, the security deposit is required to be returned to the developer.

If the Municipality was required to complete work/improvements under the 2017 Development Agreement, the Municipality was/is entitled to draw on the security funds collected, to the extent that they are needed to cover to costs of the work/improvements. The Municipality should review its available records and try to determine if it completed the required Municipal or Site Improvements under any of the applicable 2017 Development Agreements. If the Municipality completed the work, it is entitled to the recover these costs from the applicable security deposit account, to the extent that they are covered by the subject security deposit.

If after the Municipality completed any required work/improvements there was any remaining security, or if security was never drawn upon by the Municipality, the 2017 Development Agreement requires that it be returned to the developer. That said, the subject developer would need to commence legal action to enforce the development agreement against the Municipality if the Municipality did not abide by the terms of the Agreement. In accordance with the details provided above respecting the LA, as long as two years have passed since the developer knew, or ought to have known that it was owed any portion of its security deposit funds back, any claim against the Municipality for a breach of contract would be subject to a limitations defence.

Similar to any security deposit remaining in possession of the Municipality under the 2000 Development Agreement, we recommend that any non-active security deposit still in possession of the Municipality as a result of the 2017 Development Agreement, be dealt with by the Municipality as unclaimed property pursuant to the UPPVPA.

B. *Recommended Steps*

i. Security Deposits that are Still Active

We understand that the last security deposit at issue in this opinion was collected sometime in 2019. If any of the development or landscaping that is subject to any security deposit(s) is still ongoing, we recommend that the Municipality conduct an inspection of the development and/or landscaping and/or demolition or relocation upon completion (or as necessary) and either: (1) return the security deposit if the development or landscaping is satisfactorily completed; or (2) draw of the amount of security needed to complete the development or landscaping to a satisfactory standard, and return the remaining security deposit (if any) to the entitled party, in accordance with the applicable 2017 Development Agreement and/or the Current LUB.

ii. Security Deposits Collected under a Template Development Agreement that Appear to be Unclaimed or Abandoned

If a security deposit remains unclaimed in a municipal account, the Municipality should first ensure, to the extent possible, that it is not entitled to any of the funds as a result of the terms of the specific Development Agreement or, if not available, the applicable Template Development Agreement. Both Template Development Agreements have provisions stating that the Municipality is entitled to draw on security funds to complete any required work/improvements under the subject Agreement (see for example, s. 11.6 of the 2000 Development Agreement and ss. 9.4 & 10.5 of the 2017 Development Agreement). Therefore, if the Municipality was required to complete certain work/improvement obligations of a developer under a Development Agreement and did not utilize security funds to do so, the Municipality is likely entitled to use these funds now as reimbursement for the costs, to the extent that the work completed by the Municipality is covered under a subject agreement.

We understand that the Municipality may not have enough information in respect to certain deposits to determine the above information. If the Municipality is not entitled to any portion of the security funds as a result of completing work under the applicable Development Agreement, or if insufficient information is available to determine whether or to what extent the Municipality completed work/improvements subject to security under a Development Agreement, we recommend following the below steps:

1) Treat the Deposit as Unclaimed Property under the UPPVPA

Admittedly, it is unclear whether treating an unclaimed security deposit in possession of the Municipality as unclaimed property under the UPPVPA is suitable in the given circumstances, or if treating the security deposit as unclaimed property under Section 610 the MGA is more appropriate. The MGA does provide details on how to handle lost or unclaimed property coming into the possession of a municipality, and the UPPVPA does not apply to unclaimed property dealt with by other enactments. That said, the UPPVPA is clear that money held by public bodies (including a municipality) constitutes personal property under the Act, whereas the MGA is not clear on what specifically constitutes "property".

Despite this uncertainty, we recommend that the Municipality treat the unclaimed security deposits as unclaimed property under the UPPVPA for the following reasons:

1) Under section 14 of the UPPVPA, once money is transferred to the Minister responsible for the Act, the Municipality will be relieved from liability in respect of the personal property to the extent of the value of the personal property at the time it was transferred or delivered to the Minister. Meaning, in part, that the Municipality will no longer carry the responsibility the security deposit.

2) The UPPVPA, including but not limited to at section 49, provides creditors and other claimants to subject personal property the chance to collect the abandoned money/property if they are otherwise entitled to it. Whereas, under the unclaimed property scheme in section 610 of the MGA, there is a short time frame of 30 days before the Municipality may dispose of the property and a further 90 days for the "owner" of the unclaimed property to seek the proceeds of a sale of the property. The MGA does not require a fulsome process for others potentially entitled to each subject security deposit to become aware of and make a legitimate claim to property that they may be entitled to. If at some point in the future a creditor determines that the Municipality was holding money that it was/is entitled to, the creditor may challenge the Municipality as to why it did not use the process for unclaimed property outlined in the UPPVPA.

3) Under the UPPVPA, the Municipality is required, if possible, to attempt to contact the apparent owner of the abandoned property (s.5) and the apparent owner has 10 years to reclaim the property. Even if the apparent owner is a dissolved corporation, it may revive itself and make a claim to subject property.

   The general intent of security is that it should either be used for the use in which it was collected, or it should be returned to the party that provided it. This general intent is further provided for through the terms of the Template Development Agreements. It is understood that the Municipality may not have many of the details required to contact the apparent owner of the deposits. However, following the process outlined in the UPPVPA will show that a good faith effort was made to follow the intent of the Template Development Agreements.

4) If the Minister responsible for the UPPVPA determines that unclaimed security deposits held by a municipality do not fall under the jurisdiction of the UPPVPA, the Minister can advise the Municipality of the same. At that point in time, the Municipality can proceed to dispose of the security deposits as it deems reasonable under section 610 of the MGA. However, if the Municipality first proceeds under s.610 of the MGA and the Minister then becomes aware of the deposits and believes that the UPPVPA process should have been followed, the Municipality will have no recourse and may be found guilty of an offence under the Act, or otherwise liable for certain security deposit amounts.

The process outlined in reason number 4 above, combined with the language of the UPPVPA, does provide a further, alternative option relating to the UPPVPA. That is, the Municipality can provide the notice to the Minister required, but rather than also providing the monies for deposit with the province, the Municipality can advise the Minister that, in its opinion, the specific provisions of Section 610 of the MGA, relating abandoned property, supersede the more general language of the UPPVPA. This position is arguably supported by both principals of statutory interpretation and by the express language of the UPPVPA, which state that the Act does not apply to abandoned property dealt with in other enactments (such as the MGA). Effectively the Municipality would be putting the Minister on notice of its opinion that Section 610 and not the UPPVPA governs in this situation, inviting the Minister to make a case for why the Municipality's position is incorrect. Then, if the Minister does take the position that the monies should be dealt with under the UPPVPA and not Section 610, the Municipality can determine if it will accept the Minister's interpretation and pay the deposits over to the province or whether it will challenge the Minister's interpretation. If the Minister accepts the Municipality's interpretation, then the Municipality will have a green light to follow the Section 610 process in this and future cases.

Given that the process under the UPPVPA should, in our opinion, likely begin 1 year after the subject security deposits became payable, there is a risk that beginning the process now (likely in some circumstances several years for when a deposit became "payable") will draw some attention from the Minister responsible for the UPPVPA. That said, the Municipality will likely only be found guilty of an offence if it without reasonable excuse: failed to create or maintain a record that it was required to under the Act, or without reasonable excuse, failed to deliver a report, pay, transfer or deliver unclaimed personal property or vested property or pay an amount as equivalent value for property as required by UPPVPA. If found guilty of an offence, a corporation is liable to a fine of not more than $25,000 (s. 62). However, given the nature of the situation at hand, in our opinion the risk is likely low that the Minister will pursue any charge of an offence against the Municipality for seeking legal advice regarding how to best handle unclaimed security deposits, and now attempting to follow the recommend procedure.

We note that the above described process under the UPPVPA is a summary of the process required under the Act and is general in nature, given the different types of potential security in possession of the Municipality. If the Municipality decides to follow the process outlined in the UPPVPA with respect to the unclaimed security deposits, we recommend that the Municipality seek further advice on the full process set out in the UPPVPA. If instructed to do so, we would be happy to put together a recommend list of steps under the UPPVPA as it relates to each specific unclaimed security deposit currently in the possession of the Municipality and/or assist the Municipality through the recommended UPPVPA process.

2) Treat the Deposit as Unclaimed Property under the MGA

While following the procedure outlined at section 610 of the MGA for unclaimed security deposits held by the Municipality is likely justifiable under the legislative scheme, due to the risks outlined above that are largely mitigated by the UPPVPA procedure, we do not recommend that the Municipality follow the MGA procedure as its first course of action.

Under section 610 of the MGA, the Municipality would normally have an obligation to hold the property for 30 days and then hold the proceeds of any sale of the property for 90 days. Given the property in this case is security, we suggest if the Municipality is to purse this option, that the most prudent course of action is to hold the money for a minimum of 120 days (30 days + 90 days) from the date the Municipality provides notice (or attempts to provide notice) to the party who provided the security.

As previously noted, it is understood that the Municipality may not have many of the details required to notify, or attempt to notify a likely owner of a security deposit. However, given the general intent of security and the Development Agreement Templates, in our opinion the Municipality should attempt to notify and/or return any remaining security deposit to the party that provided it.

Of note, providing notice to each party of the outstanding security deposit being held by the Municipality may be considered an "acknowledgement of debt owing", and therefore may reset the 2-year limitation period in which the Municipality is contractually liable to repay a subject security deposit. However, if the Municipality is pursuing the option of notifying (or attempting to notify) the parities that provided security, it is clear that the Municipality's intent is to act in good faith and attempt to return the deposits, so any concerns with respect to resetting a potential limitation period are limited.

If no one claims the security, the Municipality may treat the security as unclaimed property pursuant to section 610 of the MGA and put the money into the Municipality's general revenue (i.e.: dispose of the money), if so directed by Council. That said, we recommend that the Municipality be willing to pay the amount of the security deposit to the lawfully entitled party if they seek a refund of the security deposit after the 120 days referenced above, but prior to the applicable limitation period expiring.

V. CONCLUSION

We trust the above details on options and obligations respecting unclaimed security deposits is of use to the Municipality. If you have any questions, or would like to discuss this matter further, please do not hesitate to contact the writer directly. As noted above, we are happy to assist the Municipality in working through the specific requirements for each subject security deposit under

the UPPVPA, if the Municipality decides to pursue that option and would like our assistance with the same. Trusting the foregoing to be satisfactory, we remain,

Yours truly,

BROWNLEE LLP

ATIA Sec. 20(1)

DEREK J. KING
/ACF

cc: Town of Strathmore; Tom Maier, Manager of Financial Reporting, Budgeting, and Analysis (via e-mail tom.maier@strathmore.ca)

Town of Strathmore, Leana Ashblacher, Sr. Manager of Financial Services (via e-mail leana.ashbacher@strathmore.ca)

Report for Council

To: Town Council
Contact: Kevin Scoble, Chief Administrative Officer
Date Prepared: August 16, 2026
Meeting Date: September 2, 2026

SUBJECT:	**Request for Proclamation – National Legion Week**
RECOMMENDED MOTION:	For information.

REPORT SUMMARY

KEY ISSUE(S):

The Royal Canadian Legion, Strathmore Branch 10, has reached out to the Town of Strathmore with a request to consider proclaiming September 21 - 27 as National Legion Week in the Town.

OBJECTIVE:

Council may accept this email as information.

FINANCIAL IMPLICATIONS:

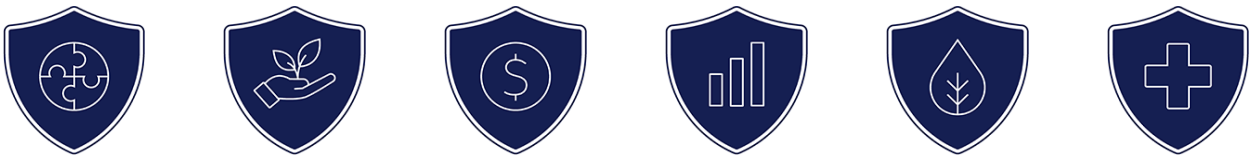
Administration time would be required to draft a proclamation, have it signed and posted.

BACKGROUND:

The week showcases the important role the Canadian Legion plays in supporting veterans.

OTHER IMPLICATIONS

STRATEGIC PRIORITIES IMPACTED:



☐ Community Connection
☐ Managing Growth
☐ Financial Resilience
☐ Economic Growth
☐ Protecting Water and Green Spaces
☐ Community Safety and Wellbeing

IMPLEMENTATION

NEXT STEPS:

None at this time.

ALTERNATIVE MOTIONS:

Should Council wish to action this as a proclamation they may request to pull it from the consent agenda in order to do so.
A proclamation will be drafted and sent to Council for approval prior to posting, as per the letters of support policy timelines.

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

REPORT AUTHOR:

Kara Rusk, Director of Strategic, Administrative, and Financial Services

ATTACHMENTS:

Attachment I: National Legion Week Proclamation Request Redacted

Kevin Scoble, Chief Administrative Officer — Approved - 21 Aug 2026

Legion

Branch 10
Strathmore

The Royal Canadian Legion
Strathmore 10

230 – 2nd (Veterans) Ave.
Box 2041, Strathmore, AB T1P 1K1
Phone: 1-403-934-5119
Email: rcl10@shaw.ca

April 12, 2026

Mayor & Council
Town of Strathmore

RE: Request for Proclamation

September 21st – 27th, 2026 marks *National Legion Week*. This week is designed to educate visitors on the good work our local Branch does in this community. It reinforces the important role the Royal Canadian Legion plays in our shared mission to serve and support our Veterans, as well as contribute to the well-being of the citizens of Strathmore and Wheatland County. It is also a time to remind citizens of the 100th anniversary of the Royal Canadian Legion.

Royal Canadian Legion Branch 10 Strathmore would be honoured if you would sponsor an official proclamation to recognize *National Legion Week* in Strathmore. Your proclamation would lend official recognition to the important work of our Branch.

If your staff have any questions concerning the request, please call me (587-727-3087). I will follow up with your office regarding this request in the next few weeks. As always, we appreciate your support. Thank you for your consideration of this special request.

[redacted] ATIA Sec. 20(1)

PROCLAMATION

Whereas

The Royal Canadian Legion Branch 10 has been a highly respected partner in our community for 100 years, consistently demonstrating commitment to local veterans & their families; and

Whereas

The partnership between our community and the Royal Canadian Legion is built on trust, collaboration, and mutual respect fostering a strong bond that enhances community spirit, volunteerism and supports the well being of our residents.

Now Therefore

On behalf of Council, I Pat Fule, Mayor of the Town of Strathmore, do hereby proclaim September 21 - 27 *National Legion Week.* I urge all residents to join me in recognizing and honouring RCL Branch 10 for their service and commitment to local veterans, their families, and this community.

Dated this __ day of _____, 2026

Pat Fule

Mayor, Town of Strathmore

Report for Council

To: Town Council
Contact: Kevin Scoble, Chief Administrative Officer
Date Prepared: August 16, 2026
Meeting Date: September 2, 2026

SUBJECT:	**Request for Proclamation – World Sepsis Day**
RECOMMENDED MOTION:	Information for Council.

REPORT SUMMARY

KEY ISSUE(S):

Kimberley Sidhu, a sepsis survivor & advocate has reached out to the Town of Strathmore with a request to consider proclaiming September 13, 2026 as World Sepsis Day in the Town.

OBJECTIVE:

Council may accept this email as information.

FINANCIAL IMPLICATIONS:

Administration time would be required to draft a proclamation, have it signed and posted.

BACKGROUND:

This is an awareness campaign to ensure that all residents recognize the signs of sepsis and understand that it is a medical emergency requiring immediate treatment.

OTHER IMPLICATIONS

STRATEGIC PRIORITIES IMPACTED:

☐ Community Connection	☐ Managing Growth	☐ Financial Resilience	☐ Economic Growth	☐ Protecting Water and Green Spaces	☐ Community Safety and Wellbeing

IMPLEMENTATION

NEXT STEPS:

None at this time.

ALTERNATIVE MOTIONS:

Should Council wish to action this as a proclamation they may request to pull it from the consent agenda in order to do so.
A proclamation will be drafted and sent to Council for approval prior to posting, as per the letters of support policy timelines.

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

REPORT AUTHOR:

Kara Rusk, Director of Strategic, Administrative, and Financial Services

ATTACHMENTS:

Attachment I: Request for Proclamation World Sepsis Day

Kevin Scoble, Chief Administrative Officer — Approved - 21 Aug 2026

From: Kimberley [redacted] ATIA Sec. 20(1)
Date: June 29, 2026 at 8:46:16 AM MDT
To: Pat Fule <pat.fule@strathmore.ca>
Cc: Chestermere-Strathmore <chestermere.strathmore@assembly.ab.ca>
Subject: World Sepsis Day Recognition in Strathmore

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

Dear Mayor Fule,

I hope you're doing well.

I'm reaching out to ask whether the Town of Strathmore would consider proclaiming World Sepsis Day on September 13, or possibly illuminating a municipal building or landmark in pink/fuchsia to recognize the day. If there is an opportunity to participate, I would love to share Strathmore's involvement with Sepsis Canada as part of the national awareness campaign.

Although I am not a Strathmore resident, I am your neighbour in Chestermere. During my own medical emergency, I didn't even realize Strathmore had a 24-hour hospital. Looking back, I know how important it is that people understand what healthcare resources are available to them and, more importantly, know the signs of sepsis before it's too late.

I am a sepsis survivor, and after nearly losing my life, my goal has become helping ensure that every Albertan—regardless of which community they call home—recognizes the signs of sepsis and understands that it is a medical emergency requiring immediate treatment. Raising awareness truly does save lives.

I've copied MLA Chantelle de Jonge on this email, as she has kindly offered to support my advocacy efforts and help connect me with municipalities that may be interested in participating.

If Strathmore would be willing to proclaim World Sepsis Day, illuminate a municipal building or landmark in pink/fuchsia, or discuss another way to support sepsis awareness this September, I would be incredibly grateful. Even a small gesture can help start conversations that may one day save a life.

Thank you for your time and consideration. I appreciate everything you do for the residents of Strathmore, and I hope we might have the opportunity to work together to raise awareness for this important cause.

Sincerely,

Kimberley Sidhu
Sepsis Survivor & Advocate

Report for Council

To: Town Council
Contact: Kevin Scoble, Chief Administrative Officer
Date Prepared: August 16, 2026
Meeting Date: September 2, 2026

SUBJECT:	**Request for Proclamation – National Depression Screening Day**
RECOMMENDED MOTION:	Information for Council.

REPORT SUMMARY

KEY ISSUE(S):

The Calgary Counselling Centre has reached out to the Town of Strathmore with a request to consider proclaiming October 8, 2026 as National Depression Screening Day in the Town.

OBJECTIVE:

Council may accept this email as information.

FINANCIAL IMPLICATIONS:

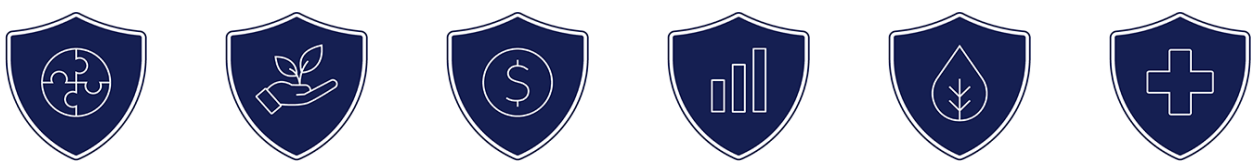
Administration time would be required to draft a proclamation, have it signed and posted.

BACKGROUND:

Since 2005, Counselling Alberta and Calgary Counselling Centre have hosted National Depression Screening Day as a free public service to raise awareness about depression and the importance of checking in on our mental health. Each year for one week in October, Albertans are encouraged to visit areyoufeelingok.com to take a free, anonymous online screening for symptoms of depression. The screening doesn't provide a diagnosis but helps identify signs of depression and encourages people to seek support if needed.

OTHER IMPLICATIONS

STRATEGIC PRIORITIES IMPACTED:



☐	☐	☐	☐	☐	☐
Community Connection	Managing Growth	Financial Resilience	Economic Growth	Protecting Water and Green Spaces	Community Safety and Wellbeing

IMPLEMENTATION

NEXT STEPS:

None at this time.

ALTERNATIVE MOTIONS:

Should Council wish to action this as a proclamation they may request to pull it from the consent agenda in order to do so.
A proclamation will be drafted and sent to Council for approval prior to posting, as per the letters of support policy timelines.

"THAT Council proclaim October 8, 2026 as National Depression Screening Day in the Town of Strathmore."

REPORT AUTHOR:

Kara Rusk, Director of Strategic, Administrative, and Financial Services

ATTACHMENTS:

Attachment I: Request for Proclamation National Depression Screening Day

Kevin Scoble, Chief Administrative Officer — Approved - 21 Aug 2026

From: Julianna Adair [redacted]
Sent: August 5, 2026 8:26 AM
To: Pat Fule; LegServ Admin; CAO
Subject: Request for Proclamation: National Depression Screening Day – October 8, 2026

Dear Mayor Fule and Members of Strathmore Council,

I'm reaching out on behalf of Counselling Alberta to invite your municipality to proclaim **October 8, 2026 as National Depression Screening Day**.

Since 2005, Counselling Alberta and Calgary Counselling Centre have hosted National Depression Screening Day as a free public service to raise awareness about depression and the importance of checking in on our mental health. Each year for one week in October, Albertans are encouraged to visit areyoufeelingok.com to take a free, anonymous online screening for symptoms of depression. The screening doesn't provide a diagnosis but helps identify signs of depression and encourages people to seek support if needed.

Last year, over 2,200 Albertans used the online screening tool—and many more accessed counselling services through Counselling Alberta, including individuals from your own community. A local proclamation would help normalize conversations about mental health, reduce stigma, and encourage even more people to take that first step toward feeling better.

About Counselling Alberta:
Counselling Alberta is a division of Calgary Counselling Centre, offering professional, affordable online counselling to individuals across the province, as well as in-person services in Edmonton, Fort McMurray, Grande Prairie, Lethbridge, Medicine Hat, and Red Deer. We offer a sliding fee scale, no waitlist, and services in multiple languages to ensure support is accessible to all Albertans.

We've included a sample proclamation below for your consideration. We hope you'll join us in this province-wide effort to support mental health and make it easier for your residents to access help. Thank you for your leadership and commitment to community well-being.

Example proclamation:

Counselling Alberta is committed to providing affordable and professional counselling services that help build better lives for Albertans. Since 2005, National Depression Screening Day (NDSD) has raised community awareness by offering a free and anonymous online screening tool for depression.

Whereas: Depression is the most treatable mental health issue, early treatment promotes faster recovery and prevents long-term effects on individuals and their families;

Whereas: In 2025, of the 2,286 Albertans who participated in the NDSD online screening test, 63 percent were recommended to seek further evaluation;

Whereas: During the week of October 5-11, 2026, Albertans are encouraged to check in on their mental health and take the free online screening test at areyoufeelingok.com

On behalf of Strathmore Council, I hereby proclaim October 8, 2026 as National Depression Screening Day

Thank you again for your consideration, and if you have any questions, please don't hesitate to reach out.

CALGARY counsel counsel

Calgary Counselling Centre | **Counselling Alberta**
Suite 1000, 105 – 12 Ave SE, Calgary, AB T2G 1A1
"Living Fully" Podcast

Julianna Adair
Communications Assistant - Public Relations Student
D:

Help others learn about our services by leaving a quick Google review.

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