AGENDA
REGULAR COUNCIL MEETING
Wednesday, October 21, 2026 @ 6:00 PM
Council Chambers, 1 Parklane Drive, Strathmore AB

Page

1. CALL TO ORDER

2. CONFIRMATION OF AGENDA

3. PUBLIC HEARING

3.1. Land Use Bylaw Amending Bylaw No. 26-13 (126 Westdale St.) 3 - 54
Agenda Item - AIR-26-214 - Pdf

4. BYLAWS

4.1. Land Use Bylaw Amending Bylaw No. 26-13 (126 Westdale St.) 55 - 94
Agenda Item - AIR-26-217 - 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.

6.1. Delegation – Community Futures Wild Rose – Survey Results 95 - 132
Agenda Item - AIR-26-191 - Pdf

7. CONSENT AGENDA

8.1 Regular Council Meeting Minutes – October 7, 2026
9.1 South Central Emergency Management Agency (SCEMA) Agreement
9.2 Alberta Municipalities Energy Program – Participation in 2028-2029 Natural Gas RFP and Contract
9.3 Family and Community Support Services (FCSS) Grant Program Policy No. 5102
11.2.1 WHMB Signed Board Regular Meeting Minutes – June 18, 2026
11.2.2 WHMB Signed Board Special Meeting Minutes – July 8, 2026
11.2.3 WHMB Signed Board Special Meeting Minutes – September 3, 2026
12.1 Letter from Minister LaGrange Received October 2, 2026 Re: CT Scanner
12.2 Request for Call to Action: Strengthening Public Safety in Alberta

8. CONFIRMATION OF MINUTES

8.1. Regular Council Meeting Minutes – October 7, 2026 133 - 140

Agenda Item - AIR-26-230 - Pdf

9. BUSINESS

9.1. South Central Emergency Management Agency (SCEMA) Agreement 141 - 188
Agenda Item - AIR-26-211 - Pdf

9.2. Alberta Municipalities Energy Program – Participation in 2028-2029 Natural Gas RFP and Contract 189 - 230
Agenda Item - AIR-26-226 - Pdf

9.3. Family and Community Support Services (FCSS) Grant Program Policy No. 5102 231 - 242
Agenda Item - AIR-26-232 - Pdf

10. BYLAWS

10.1. Bylaw No. 26-07, Municipal Development Plan Amendment No. 3 (MDP Review - Module A) 243 - 324
Agenda Item - AIR-26-048 - Pdf

10.2. 2027 Fees Bylaw No. 26-15 325 - 358
Agenda Item - AIR-26-222 - Pdf

11. COUNCILLOR INFORMATION & INQUIRIES

11.1. QUESTIONS BETWEEN COUNCILLORS AND COUNCIL STATEMENTS

11.2. BOARD AND COMMITTEE REPORTS

11.2.1. WHMB Signed Board Regular Meeting Minutes – June 18, 2026 359 - 361
WHMB Signed Board Regular Meeting Minutes – June 18, 2026

11.2.2. WHMB Signed Board Special Meeting Minutes – July 8, 2026 362 - 363
WHMB Signed Board Special Meeting Minutes – July 8, 2026

11.2.3. WHMB Signed Board Special Meeting Minutes – September 3, 2026 364 - 365
WHMB Signed Board Special Meeting Minutes – September 3, 2026

11.3. QUESTION AND ANSWER PERIOD

11.4. ADMINISTRATIVE INQUIRIES

11.5. NOTICES OF MOTION

12. CORRESPONDENCE

12.1. Letter from Minister LaGrange Received October 2, 2026 Re: CT Scanner 366 - 367
Letter from Minister LaGrange Received October 2, 2026 Re: CT Scanner

12.2. Request for Call to Action: Strengthening Public Safety in Alberta 368 - 369
Request for Call to Action: Strengthening Public Safety in Alberta

13. CLOSED MEETING

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

14. ADJOURNMENT

Request for Decision

To: Town Council

Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: September 21, 2026

Meeting Date: October 21, 2026

SUBJECT:	**Land Use Bylaw Amending Bylaw No. 26-13 (126 Westdale St.)**
RECOMMENDED MOTION:	THAT Council proceed with a Public Hearing for Bylaw No. 26-13 on October 21, 2026, 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 October 21, 2026 regarding Bylaw No. 26-13 being a bylaw to amend the Town's Land Use Bylaw No. 14-11.

REPORT SUMMARY

KEY ISSUE(S):

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

OBJECTIVE:

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

FINANCIAL IMPLICATIONS:

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

BACKGROUND:

First Reading for Bylaw No. 26-13 occurred on September 9, 2026.

The Public Hearing was advertised in accordance with Section 606 of the *Municipal Government Act* and a summary of the public engagement is as follows:

- September 10, 2026: Notice of Public Hearing (NPH) mailed to adjacent landowners.
- September 10, 2026: NPH posted on Town's website.
- October 7, 2026: NPH published in Strathmore Times.
- October 14, 2026: NPH published in Strathmore Times.
- It is anticipated the NPH will be posted on the Town's Social Media pages

Development Services received an application for a land use redesignation (Bylaw No. 26-13) for 126 Westdale Street (Lot 9, Block 3, Plan 0815612). The application proposes to redesignate the subject property to accommodate a semi-detached dwelling. Under the current R1 Single Detached Residential District, a semi-detached dwelling is not listed as either a permitted or discretionary use.

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

The applicant has indicated that the proposed semi-detached dwelling is intended to accommodate two households in separate dwelling units. The applicant also identified proximity to family as part of the rationale for the proposed development.

Based on the information submitted with the application, the subject parcel meets the general R2 District site requirements applicable to a semi-detached dwelling, including site width and depth. The parcel dimensions may also accommodate a future subdivision; however, any subdivision would require a separate application and review.

Approval of the proposed redesignation would not constitute approval of a specific building design or development. Detailed matters such as building placement, setbacks, parking, site design, and other applicable development requirements would be reviewed through a subsequent Development Permit application in accordance with the Land Use Bylaw in effect at that time.

If Council approves the proposed land use redesignation, Development Services would review any subsequent Development Permit application and coordinate the review of other required permits, as applicable.

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

gas infrastructure in the area and provided standard servicing and utility protection requirements to be addressed during development.

Planning Analysis

The proposed redesignation would enable consideration of a semi-detached dwelling on a parcel currently designated R1 – Single Detached Residential District. The redesignation would therefore allow for a different residential built form within an area that is predominantly developed with single-detached dwellings. It should also be noted that the current R1 District already allows a duplex as a discretionary use. While a duplex and a semi-detached dwelling represent different forms of residential development under the Land Use Bylaw, the existing district therefore provides some opportunity for two-unit residential development, subject to discretionary approval.

From a policy perspective, the Municipal Development Plan (MDP) provides direction supporting a range of housing types to address varying housing needs and lifestyles (Policy 3.2.1). The MDP also identifies complete communities with a variety of housing options as an objective and recognizes opportunities for residential intensification where supported by appropriate planning considerations and efficient use of land (Section 3.2 and Policy 2.1.6).

The redesignation itself establishes the range of uses and applicable district provisions that may be considered on the property. Specific development details would be assessed separately at the Development Permit stage.

Public Engagement

Development Services met with two adjacent landowners on October 1, 2026, to discuss the proposed redesignation. Concerns were raised regarding potential building height and setbacks that could apply under the proposed R2 District.

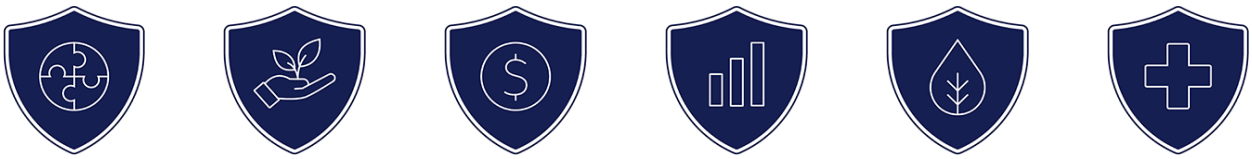
Development Services subsequently contacted the applicant to obtain additional information regarding the anticipated development concept. While these details are not established through the redesignation process and would be subject to review at the Development Permit stage, the applicant indicated that the proposed structure is anticipated to be single-storey, with a front-yard setback of at least 6 m and parking located at the rear of the lot.

This information was subsequently shared with the adjacent landowners as additional information regarding the applicant's current development concept.

Council may consider the concerns raised through public engagement together with the applicable statutory plans, Land Use Bylaw provisions, agency comments, site context, and the purpose of the proposed redesignation.

OTHER IMPLICATIONS

STRATEGIC PRIORITIES IMPACTED:



☐	☒	☐	☐	☐	☐
Community Connection	Managing Growth	Financial Resilience	Economic Growth	Protecting Water and Green Spaces	Community Safety and Wellbeing

HOW THE STRATEGIC PRIORITIES ARE MET:

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

COMMUNITY IMPLICATIONS:

The proposed development may cause temporary inconvenience to adjacent residents during the construction period. However, it will result in the development of a currently vacant lot.

INTERNAL IMPLICATIONS:

Following Council approval, reviewing Development Permit applications and coordinating the review of Building, Electrical, Plumbing, Gas, and other related permits as part of the Development Services routine approval process.

IMPLEMENTATION

COMMUNICATIONS:

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

Staff also met with two adjacent landowners who requested a meeting on October 1, 2026 to discuss the proposed redesignation and address their concerns.

NEXT STEPS:

Staff advertised the public hearing in accordance with Section 606 of the *Municipal Government Act*.
Staff was available for phone calls and meetings with any residents who had questions or wished to speak to us about the proposed land use re-designation application.

Following the Public Hearing, Council may consider Second and Third Reading of the Bylaw. If adopted, a review of the Development Permit application will be conducted in accordance with the MGA, MDP and Town's Land Use Bylaw. The review of Building, Electrical, Plumbing, Gas and other related permits will also be coordinated as part of the routine approval process.

ALTERNATIVE MOTIONS:

Council may support the recommendation to proceed with Public Hearing or choose not to go forward with the hearing of the proposed bylaw.

REPORT AUTHOR:

Naman Kaur, Planner I

ATTACHMENTS:

Attachment I: Land Use Bylaw Amending Bylaw No. 26-13
Attachment II: 126 Westdale St_Redacted
Attachment III: Conceptual Site Plan
Attachment IV: Bylaw No 26-13 Letter to Adjacent Landowners
Attachment V: Adjacent Landowners Map
Attachment VI: 26-13 Notice of Public Hearing on Town Website
Attachment VII: Bylaw 26-13 Public Hearing Presentation
Attachment VIII: Public Hearing Submission 126 Westdale Street Tim Dungan_Redacted
Attachment IX: Public Hearing Submission 126 Westdale Street Jordon Moch and Shelby Kehr_Redacted

Jamie Dugdale, Director of Infrastructure, Operations, and Development Services	Approved - 15 Oct 2026
Kevin Scoble, Chief Administrative Officer	Approved - 16 Oct 2026
Veronica Anderson, Legislative Services Officer	Approved - 16 Oct 2026

BYLAW NO. 26-13
TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA

BEING A BYLAW OF THE TOWN OF STRATHMORE IN THE PROVINCE OF ALBERTA TO AMEND THE LAND USE BYLAW NO. 14-11.

WHEREAS the *Municipal Government Act, being Chapter M-26, of the Revised Statutes of Alberta 2000* and amendments thereto provides authority for the Town to regulate such matters;

AND WHEREAS Council holds public hearings as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW THEREFORE BE IT RESOLVED THAT the Municipal Council of the Town of Strathmore, in the Province of Alberta duly assembled **HEREBY ENACTS AS FOLLOWS**:

1. SHORT TITLE

1.1 This Bylaw may be cited as the "Land Use Bylaw Amending Bylaw No. 26-13"

2. AMENDMENTS

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

3. EFFECTIVE DATE

3.1 This Bylaw shall come into force and effect upon receiving third and final reading and being signed.

READ A FIRST TIME this _____ day of 2026

PUBLIC HEARING HELD this _____ day of _____, 2026

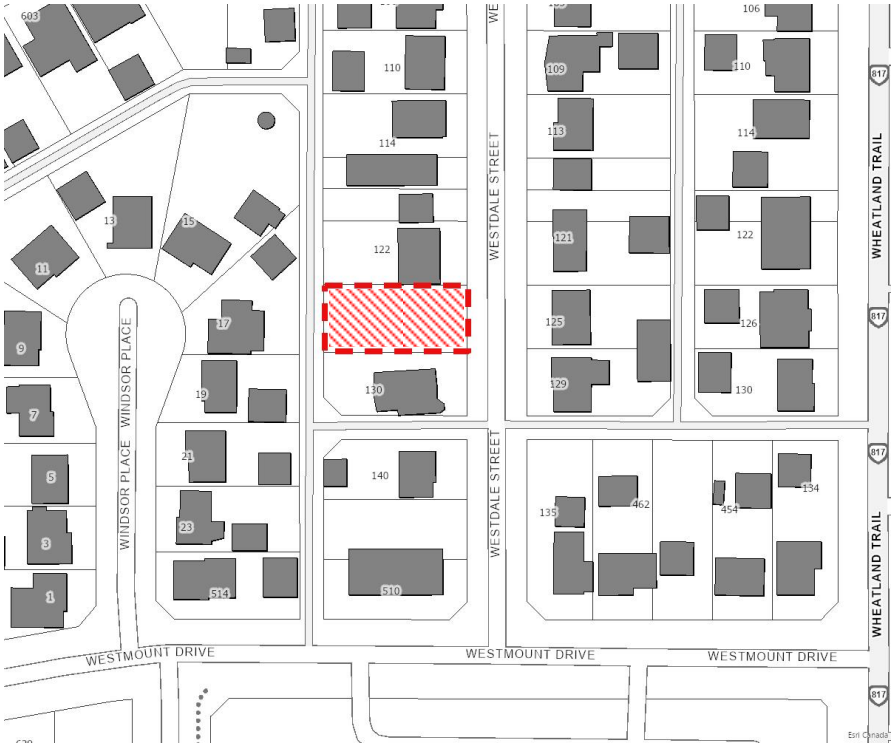
READ A SECOND TIME this ____ day of _____, 2026

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

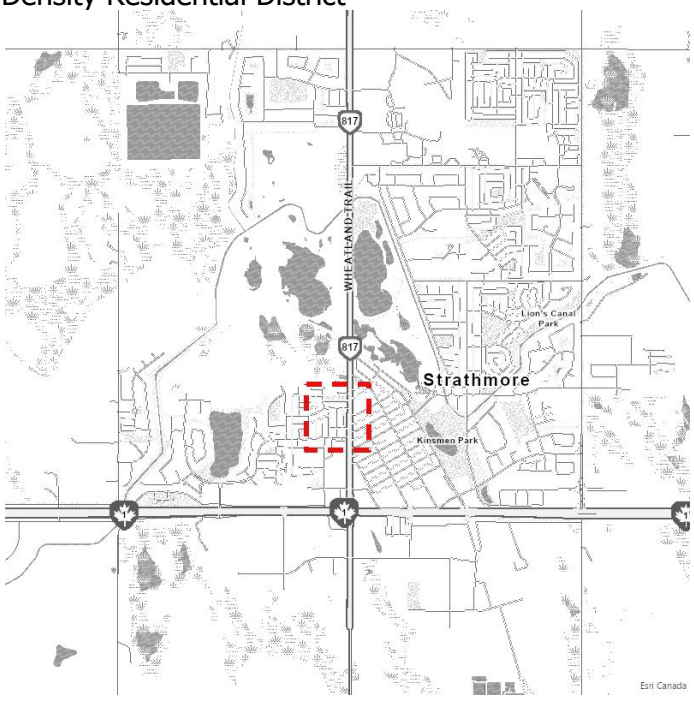
_____
MAYOR

_____
DIRECTOR OF STRATEGIC, ADMINISTRATIVE,
AND FINANCIAL SERVICES

Schedule "A"



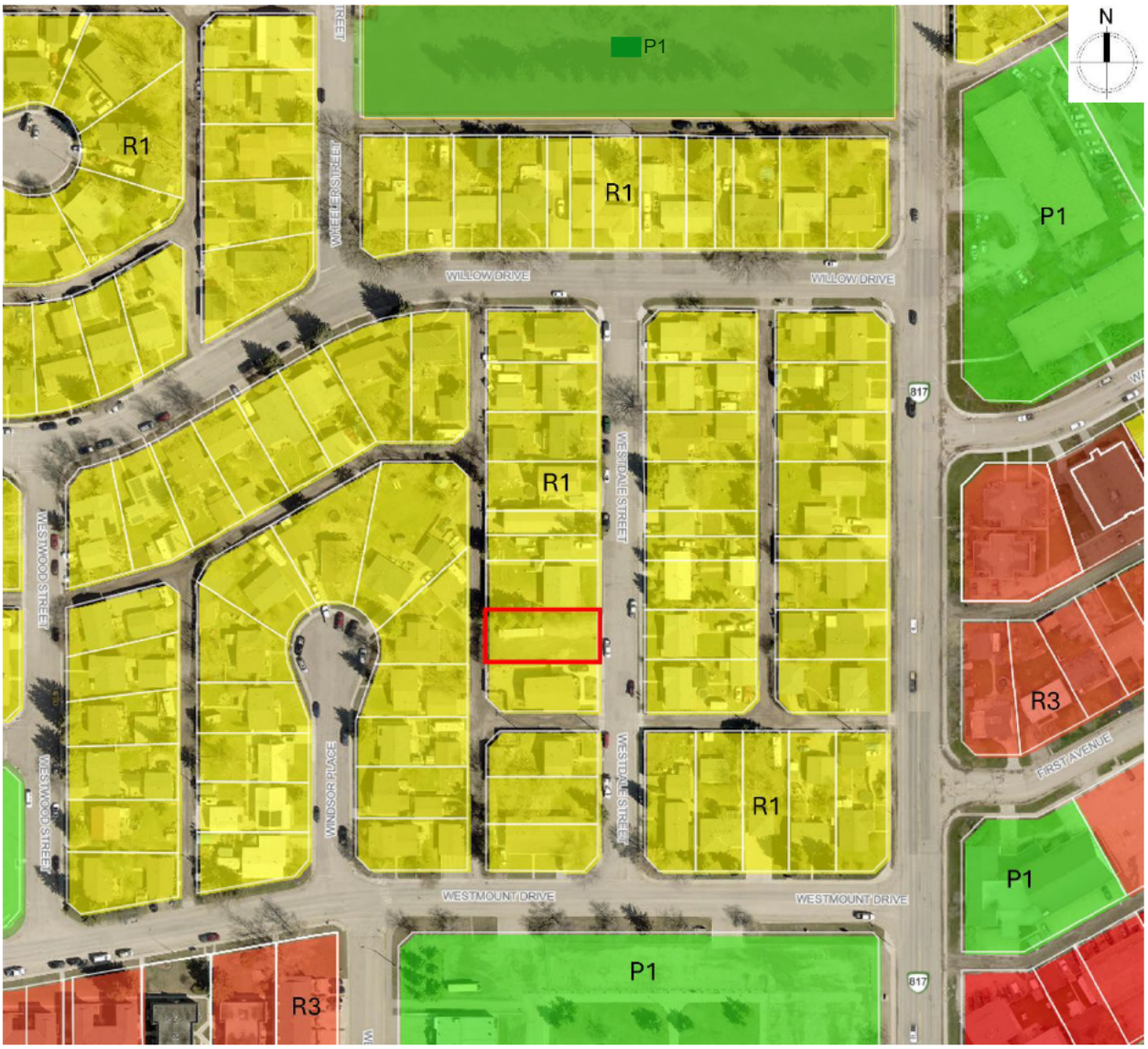
= R2 - Low Density Residential District



Location and Existing District Maps



Land Use Bylaw Map





Project Explanation Letter

Respected town councils,

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

[redacted] ATIA Sec. 20(1) [redacted] We would be very blessed if we could live beside each other when we are going into retirement stages and especially when we getting older. A semi attached housing will be the best solution for us.

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

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

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

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

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

Zhu Lu & Wei Sheng Lai

SECTION 4 | LAND USE DISTRICT PROVISIONS

4.1 R1 – SINGLE DETACHED RESIDENTIAL DISTRICT

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

2. **USES:**

a) Permitted

Accessory Building or Use
Home Office
Housing, Single Detached
Parks
Bylaw #15-22 Protective Emergency Services
Residential Sales Centre 1
Bylaw #17-12 Utilities

b) Discretionary

Bed and Breakfast
Child Care Services
Added by Bylaw #24-14 ~~Garage Suite~~
Removed by Bylaw 25-09 ~~Garden Suite~~
Government Services
Group Home, Limited
Home Occupation
Bylaw #15-06 Housing Duplex
Residential Sales Centre 2
Bylaw #20-04 Secondary Suite
Bylaw #17-12 Utility Building

3. **GENERAL SITE REQUIREMENTS:**

a) Minimum Site Area

i 457.0 m^2 per Dwelling

b) Minimum Lots Size Corner Lots

i 503.0 m^2 per Dwelling Unit

c) Minimum Site Width

i 15.0 metres

ii 9.0 metres for a pie shaped lot at front yard

d) Minimum Site Depth

i 30.5 metres for all lots

e) Habitable Floor Area

Bylaw #15-06

i Minimum Gross Floor Area – 102 m^2

f) Maximum Number of Dwellings

Bylaw #20-04

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

g) Minimum Yard Setbacks – Principle Building

Bylaw #15-01

Bylaw #15-28

i. Front Yard – 6.0 m

ii. Rear Yard – 7.0 m

iii. Side Yard - 1.5 m from a side property line shared with an internal lot; and 3.0 m from a side property line shared with a street other than a lane

h) Site Coverage

i. Maximum total site coverage of 50%

ii. Maximum site coverage for Accessory Buildings is 13%

i) Building Height

i. 10 m for the Principal Building

Bylaw #16-10

Bylaw #22-01

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

4. OTHER SITE REQUIREMENTS:

a. Pie-Shaped Lots:

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

ii. The minimum lot depth of a Pie-Shaped Lot shall be 30.5m, measured from the midpoint of the front property line to the midpoint of the rear property line.

b. Garages:

i. If a principal building does not have an attached garage at the front of the Dwelling or has a garage with a side entrance with a driveway parallel to the front property line, the Minimum Front Yard Setback shall be 4.8m.

ii. If the doors of an attached garage face any public roadway and abut a side yard, the Minimum Side Yard Setback shall be 6.0m.

c. Landscaping

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

Bylaw #22-01

d. Accessory Building

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

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

4.4 R2 – LOW DENSITY RESIDENTIAL DISTRICT

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

2. **USES:**

a) Permitted Uses

Accessory Building
Home Office
Housing, Duplex
Housing, Semi Detached
Parks
Bylaw #15-22 Protective Emergency Services
Residential Sales Centre 1
Bylaw #17-12 Utilities

b) Discretionary Uses

Bed and Breakfast
Child Care Services
Added by Bylaw #24-14 ~~Garage Suite~~
Removed by Bylaw 25-09 ~~Garden Suite~~
Government Services
Group Home
Home Occupation
Housing, Single Detached
Bylaw #15-06 Residential Sales Centre 2
Bylaw #20-04 Secondary Suite
Bylaw #17-12 Utility Building

3. **GENERAL SITE REQUIREMENTS:**

Bylaw #15-01 **a) Minimum Site Area**

i. 235 m^2 for each Dwelling Unit in a Housing, Duplex and Housing, Semi-Detached

b) Minimum Site Width

i. Housing, Single-Detached: 11 m for an Internal Lot and 12.5 m for a Corner Lot;

ii. Housing, Duplex: 15 m for an Internal Lot and 17 m for a Corner Lot;

Bylaw #15-01 iii. Housing, Semi-Detached: 7.5 m for each Dwelling Unit on an Internal Lot and 9 m for each Dwelling Unit on a Corner Lot;

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

c) Minimum Site Depth

i. 30.5 metres for all lots

d) Habitable Floor Area

Bylaw #15-28 i. Minimum Gross Floor Area - 70 m^2 per dwelling unit

e) Minimum Yard Setbacks - Principal Building

i. Front Yard – 4.0 m if the lot is served by a rear lane; and 6.0 m if the lot is not served by a rear lane

Bylaw #15-01 ii. Rear Yard – 7. 0 m

Bylaw #15-01 iii. Side Yard – 1.5 m from a side property line shared with an internal lot; and 3.0 m from a side property line shared with a street other than a lane

f) Site Coverage

i. Maximum total site coverage - 50%

ii. Maximum site coverage for Accessory Buildings - 13%

Bylaw #16-10 **g) Building Height**

i. 10. 0 m for Principal Buildings

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

4. OTHER SITE REQUIREMENTS:

Garages:

a. If a principal building does not have an attached garage at the front of the Dwelling, the Minimum Front Yard Setback shall be 4.8m.

b. If the doors of an attached garage face any public roadway and abut a side yard, the Minimum Side Yard Setback shall be 6.0m.

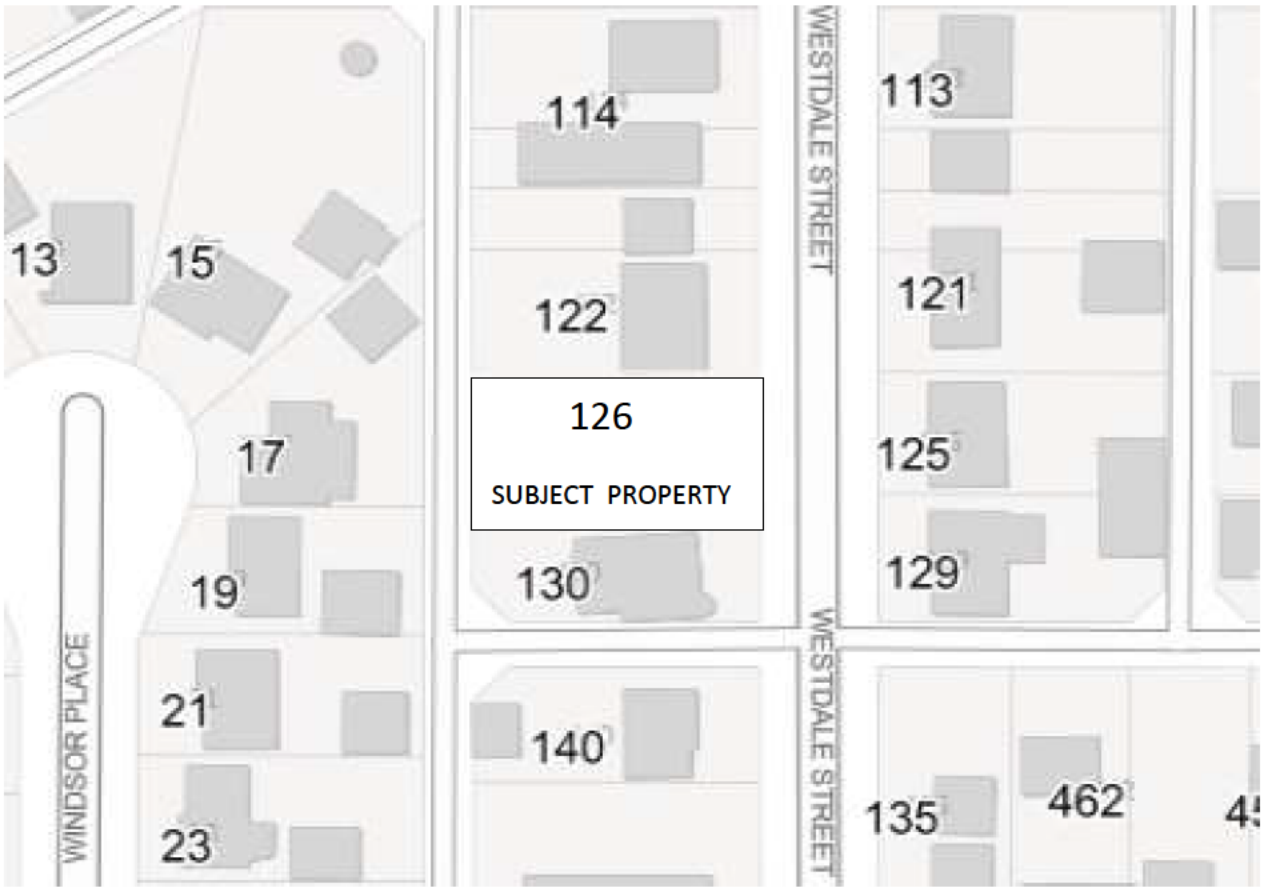
c. Notwithstanding (a) and (b) above, if there is no rear lane, and no attached front garage, there shall be one 3.3 metre side yard to allow for access to a rear detached garage.

Landscaping

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

Bylaw #22-01 **Accessory Building**

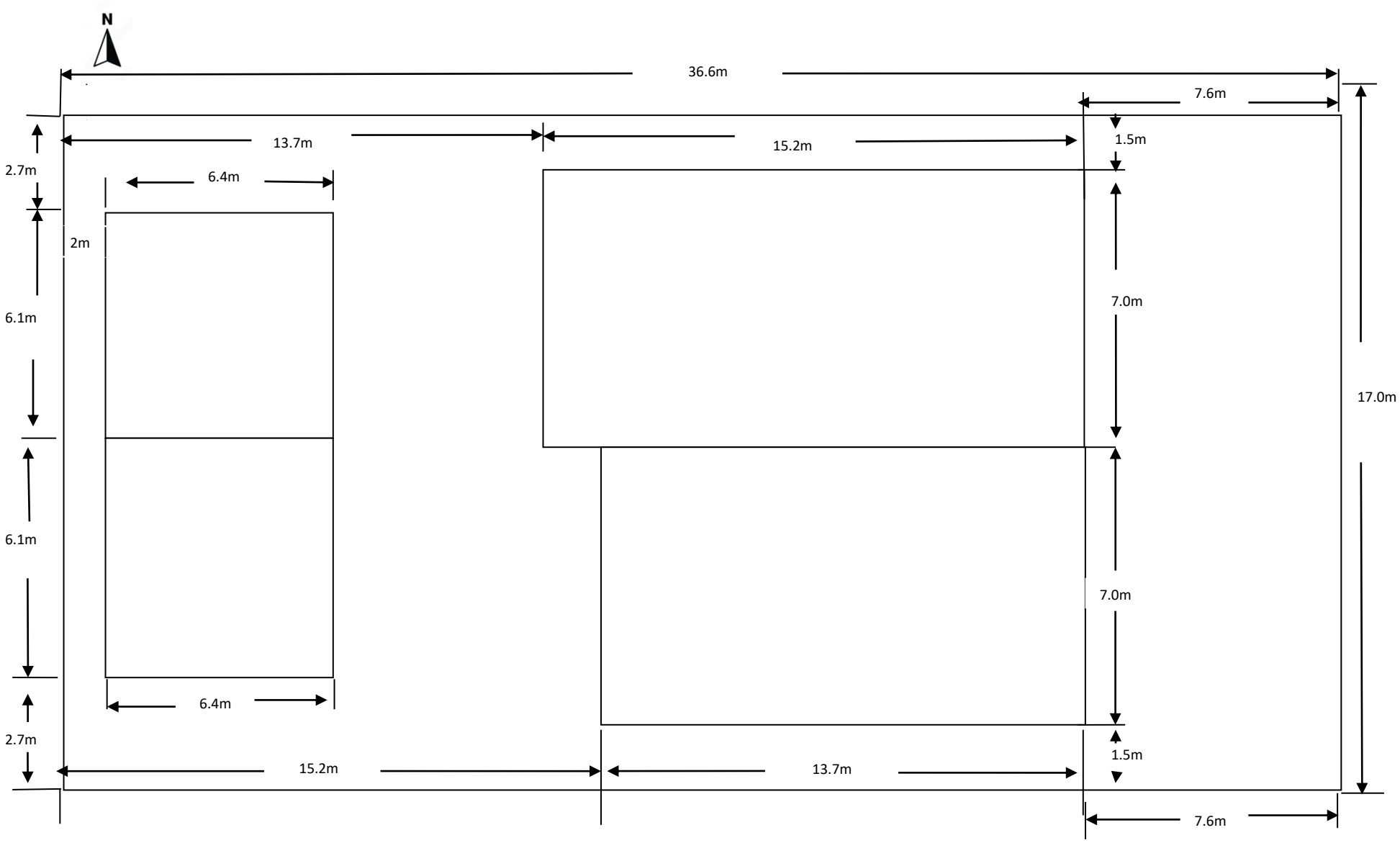
Westdale Street Site Plan



Examples







Conceptual Site Plan

TOWN OF
Strathmore

September 10, 2026

To Whom It May Concern:

Bylaw No.26-13

RE: **NOTICE OF PUBLIC HEARING – PROPOSED LAND USE BY-LAW AMENDMENT.**
126 Westdale Street, Strathmore.

Please be advised that the Town of Strathmore has received a Land Use By-law Amendment application on those lands described as Lot 9 Block 3 Plan 0815612 known municipally as **126 Westdale Street**, Strathmore.

The applicant is requesting a redesignation of the lands from 'R1 – Single Detached Residential District' to 'R2 – Low Density Residential District' to permit the construction of a semi-detached house on the subject lands.

The statutory Public Hearing will be held online via ZOOM and in-person in Council Chambers, Strathmore Municipal Building, 1 Parklane Drive, Strathmore, Alberta on **Wednesday, October 21, 2026**, commencing at **6:00 p.m.** with procedures being in accordance with Section 199 of the *Municipal Government Act* and the Town's *Council Procedural By-law #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 or all of the proposed by-law, may present their concerns and/or suggestions by making a submission at the public hearing. Please contact Legislative Services by email at **lsadmin@strathmore.ca** no later than **12:00 p.m.** on **Wednesday, October 14, 2026**, in order to register to speak at the public hearing.

Any written submissions intended for the Public Hearing, or the name of any person wishing to make an oral presentation at the Public Hearing must be received by the Town's Development Services Office prior to **12:00 p.m.** on **Wednesday, October 14, 2026**, as outlined under Bylaw #23-17 and amendments thereto. If your written submission is not received by this time, kindly ensure that fifteen copies are provided and made available 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.

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

TOWN OF
Strathmore

September 10, 2026

A copy of proposed By-law #26-13 may be inspected by the public **Monday to Friday** during the regular office hours of **8:30 a.m.** to **4:30 p.m.** at the Town's Municipal Building located at 1 Parklane Drive, Strathmore, Alberta, and can be also examined on the Council Meeting Agenda dated September 9, 2026, on the Town's website at https://calendar.strathmore.ca/meetings.

Please further note that you may choose to contact the Town's Legislative Services Office by telephone at (403) 934-3133 prior to attending the Public Hearing to better determine the order of business and presentations on the Council Agenda in order to efficiently utilize your time on the evening of the Public Hearing.

For your convenience, please also find attached a key map indicating the location of the subject lands.

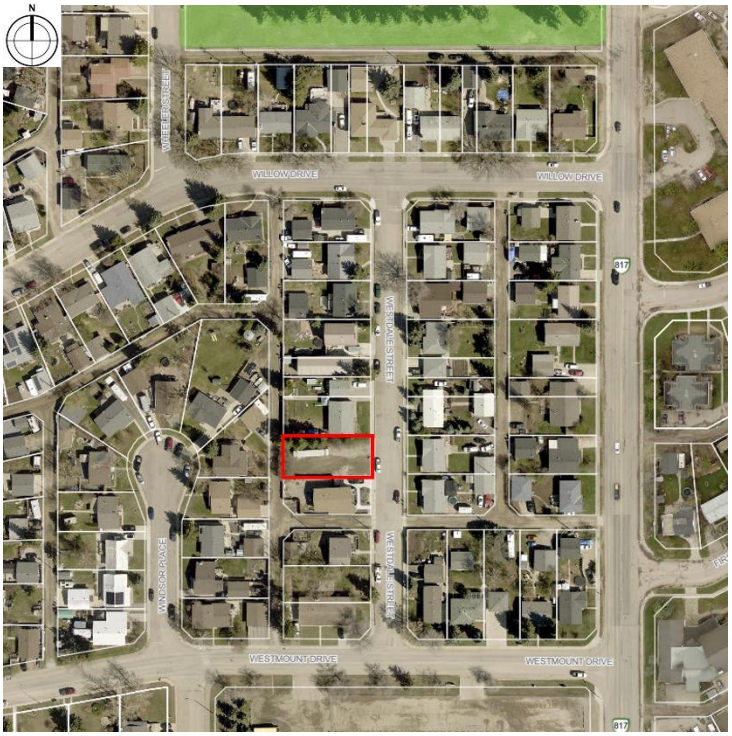
If you have any questions regarding the application, please contact the Town's Development Services Office using the contact information below or via email at naman.kaur@strathmore.ca.

Sincerely,

Naman Kaur

Naman Kaur
Planner I

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

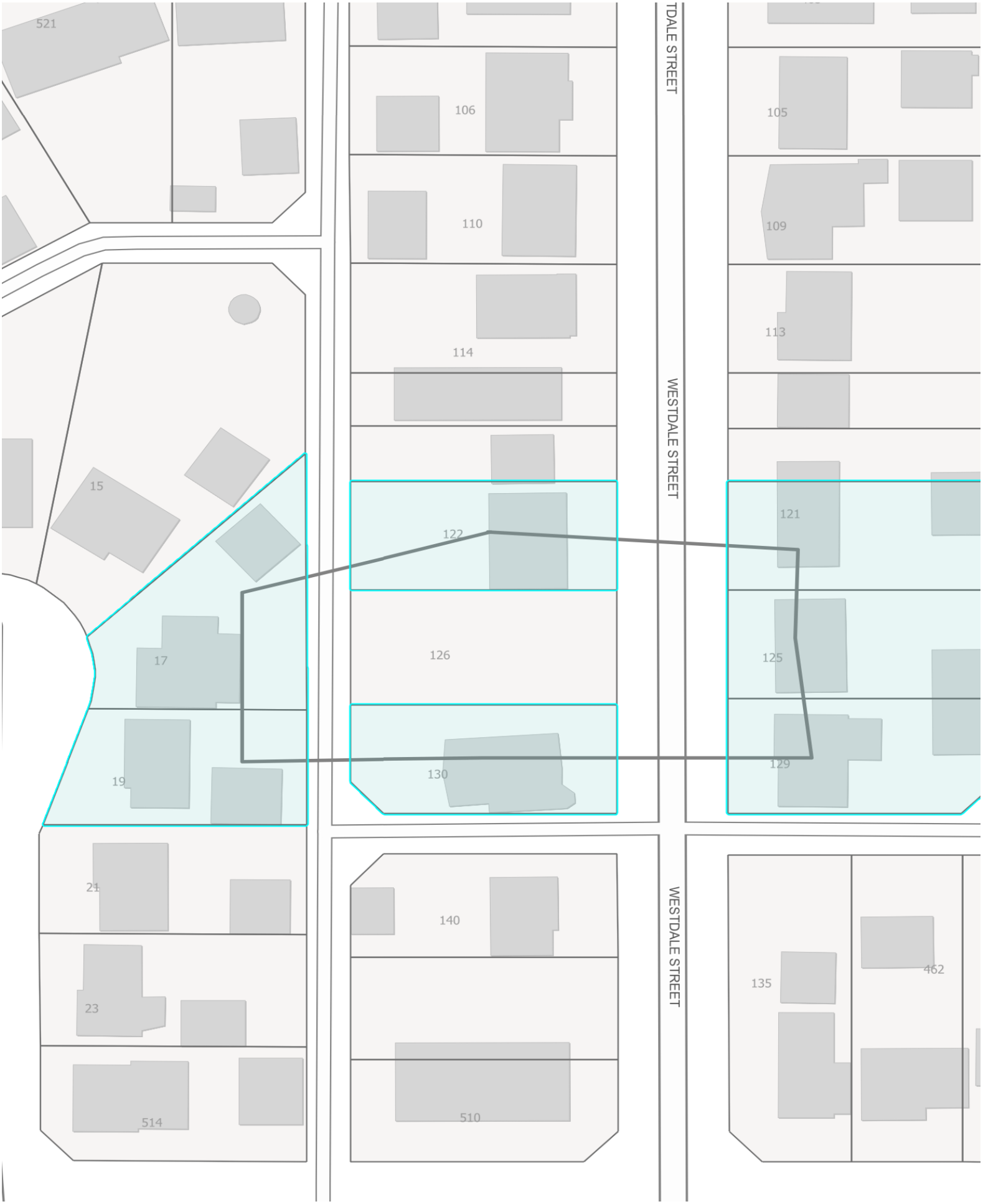




- Subject Parcel

126 Westdale St - Context

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


521
106
110
114
105
109
113
TDALE STREET
WESTDALE STREET
15
122
121
17
126
125
19
130
129
21
140
135
462
23
514
510
WESTDALE STREET

Public Hearings

Section Menu

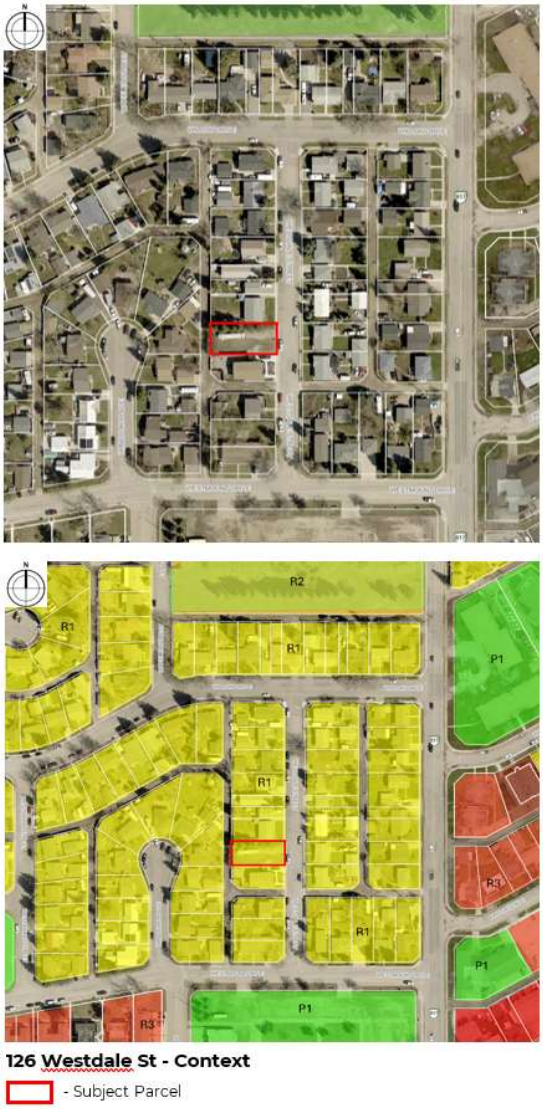


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Notice of Upcoming Public Hearing:

October 21, 2026 @ 6:00 p.m. - Land Use Bylaw Amending Bylaw No. 26-13 (126 Westdale Street)
(#collapse_ad35335f-685f-4926-aa57-b3dad6a1424d_1)

Please be advised that the Town of Strathmore has received an application for a land use redesignation for 126 Westdale Street (Lot 9, Block 3, Plan 0815612). The proposed re-designation from 'R1 – Single Detached Residential District' to 'R2 – Low Density Residential District' aims to permit the development of a semi-detached house.



126 Westdale St - Context

- Subject Parcel

Public Hearing Process

A copy of the proposed bylaw can be found at this link (https://media-003-ca.cdn.govstack.com/strathmore-018-ca/media/hfxcxxlf/land-use-bylaw-amending-bylaw-no-26-13-draft.pdf) or may be inspected by the public during regular office hours, 8:30 a.m. to 4:30 p.m., Monday to Friday at the Strathmore Municipal Building (1 Parklane Drive, Strathmore, AB). 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, October 21, 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 (mailto:LSAdmin@strathmore.ca) by 12:00 noon on **Wednesday, October 14, 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, October 14, 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.

To make the most efficient use of your time, we suggest contacting Legislative Services at 403-934-3133 or LSAdmin@strathmore.ca (mailto:LSAdmin@strathmore.ca) before attending a Public Hearing. They will be able to confirm the order of Bylaw presentations on the Council Agenda for the evening.

Public Hearing Process

Inspecting Bylaws (#collapse_43176e93-fbaf-4276-a87d-4bf3763987f4_1)

A copy of the above proposed Bylaw(s) may be inspected by the public during regular office hours

- 8:30 am to 4:30 pm, Monday to Friday at the Town Office located at 1 Parklane Drive, Strathmore, AB

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.

Ways to attend (#collapse_43176e93-fbaf-4276-a87d-4bf3763987f4_2)

- Public Hearings are held via ZOOM AND in Council Chambers, Strathmore Municipal Building, 1 Parklan Drive, Strathmore Alberta
- Dates of the Public Hearing are provided above.
- **The meeting will start at 7:00 pm, unless otherwise stated,** with procedures in accordance with the Municipal Government Act, Section 199 and the Town of Strathmore Council Procedural Bylaw No. 23-17 amendments thereto.

Registering to present (#collapse_43176e93-fbaf-4276-a87d-4bf3763987f4_3)

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 (mailto:johnathan.strathdee@strathmore.ca) by 12:00 noon on the date of the public hearing in order to register to present.

Written submissions (#collapse_43176e93-fbaf-4276-a87d-4bf3763987f4_4)

- Written submissions to the Public Hearing or the name of any person wishing to make an oral presentatic the Public Hearing **must be received by Legislative Services prior to 12:00 noon on the date of the**

public hearing 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, ur otherwise requested.

Past Public Hearings:

September 2, 2026 @ 6:05 p.m. - Land Use Bylaw Amending Bylaw No. 26-14 (The Prairies) **(#collapse_e040dfd2-ba51-4fba-afb0-66f5caee3119_1)**

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 proposed land use bylaw redesignation application is being considered concurrently with The Prairies Area Structure Plan Amendment Bylaw No. 26-11.

The subject lands are currently designated AG – Agricultural General District under the Town of Strathmore Land Use Bylaw No. 14-11. 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 residenti portion of the development. The proposed Direct Control District would include “Community Building and Facility” as a permitted use and establish site-specific development regulations as proposed by the Applic 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 southwest portion of the site.
- P1 – Public Service District to accommodate public service uses, including the proposed Municipal Reser lands and associated public infrastructure.



Bylaw 26-13

126 Westdale Street, Strathmore | Public Hearing

Strathmore

Bylaw 26-13 – Public Hearing

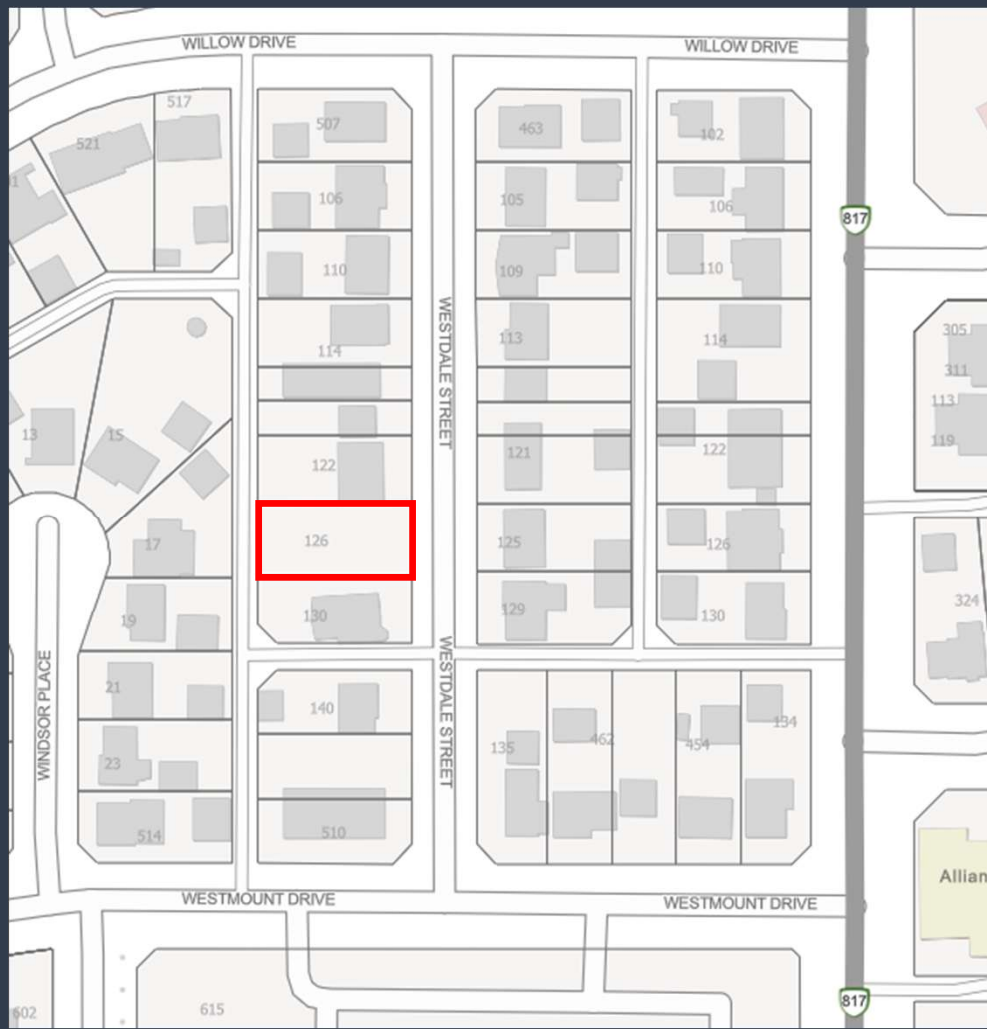
- Staff received a Land Use Bylaw Amendment (LUBA) application on May 26, 2026;
- The lands are legally described as **Lot 9, Block 3, Plan 0815612**, known municipally as **126 Westdale Street**;
- First reading of Bylaw 26-13 held on September 9, 2026, while tonight is the required statutory public hearing under Section 692(1) of Municipal Government Act, and;
- LUBA would redesignate lands from R1- Single Detached Residential District to R2 - Low Density Residential District to permit one semi-detached dwelling on a site-specific basis.

Public Notice

- Notice of Public Hearing (NPH) sent to adjacent landowners via Regular Mail;
- NPH advertised in Strathmore Times on October 7 and October 14;
- NPH advertised on the Town's website, and;
- NPH shared on Town's Facebook Page.

Site Context

- Lands are to the north of Westmount Drive and west of Wheatland Trail and Westdale Street;
- Westmount School lies to the south of the lands, and;
- Location presents opportunity to positively contribute to housing diversity in Strathmore and maximize the use of an existing vacant residential lot.



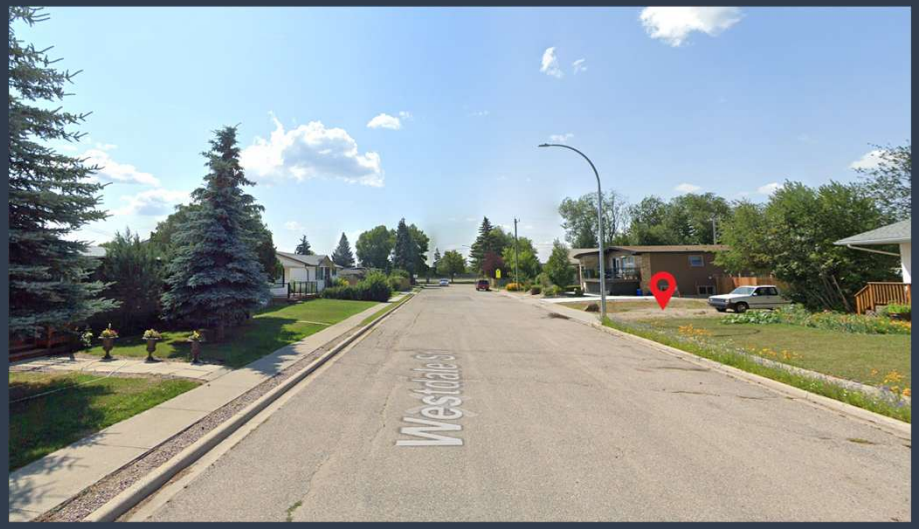
Site Context

- Lot area: 626.7 sqm. (0.15 acres);
- Lot frontage: 17.1 m, Depth: 36.5m;
- Currently zoned R1 District;
- Surrounded by R1 District, and;
- If redesignated to R2, no variances to lot area or frontage are required.











126 Westdale Street | Source: Google Street View, July 2023

Town's Municipal Development Plan

- "Residential" under Town's Municipal Development Plan (MDP);
- **Section 3.2**: … With the consideration of good planning principles, variety of lifestyles and compliance with the Calgary Metropolitan Plan, residential lot sizes may be narrower and densities higher…
- **Policy 3.2.1**: The Town of Strathmore shall ensure that all new development shall provide a wide range of housing type to meet varying housing needs based on income and lifestyle.
- **Policy 2.1.6**: The municipality shall seek to undertake reviews of potential redevelopment areas and intensification opportunities in established areas as opportunities and servicing allow.

Land Use Bylaw #14-11

Lot Compliance with R2 District Site Requirements

NK1

Features	R2 District Requirements	Lot
Site area	235 sqm. for each dwelling in Housing, Semi-Detached	626.7 sqm.
Site width	7.5 m for each dwelling unit in Housing, Semi-Detached	17.1 m
Site depth	30.5 m	36.5 m



Land Use Bylaw #14-11

Comparison of R1 and R2 District Requirements

R1

2. USES:

a) Permitted

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

b) Discretionary

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

Housing, Duplex *means development consisting of a building containing two Dwellings, with one Dwelling above the other. Each unit shall have separate and individual entrance.*

R2

2. USES:

a) Permitted Uses

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

b) Discretionary Uses

- Bed and Breakfast
- Child Care Services
- ~~Garage Suite~~ (dded by Bylaw #24-14)
- ~~Garden Suite~~ (emoved by Bylaw 25-09)
- Government Services
- Group Home
- Home Occupation
- Housing, Single Detached
- Residential Sales Centre 2
- Secondary Suite
- Utility Building

Housing, Semi-Detached *means development consisting of a building containing two side by side Dwelling Units. Each dwelling shall have separate, individual, and direct access to grade.*

Land Use Bylaw #14-11

Comparison of R1 and R2 District Requirements

Features	R1 District Requirements	R2 District Requirements
Min. Front yard setback	6 m; 4.8 m (in absence of a front attached garage)	6 m; 4 m (if lot served by a rear lane);
Min. Rear yard setback	7 m	7 m
Min. Side yard setback	1.5 m (internal lot); 3 m (side property line shared with a street)	1.5 m (internal lot); 3 m (side property line shared with a street)
Max. Building Height	10 m for principal building; 5 m for accessory buildings	10 m for principal building; 5 m for accessory buildings
Max. Site coverage	50% (including max. of 13% for accessory buildings)	50% (including max. of 13% for accessory buildings)
Landscaping	2 trees (internal lot); 3 trees (corner lot)	2 trees (internal lot); 3 trees (corner lot)
Parking	2 parking spaces (Housing, Single Detached)	2 parking spaces/ unit (Housing, Semi-Detached)

Summary

- The proposed development is consistent with the Town's MDP, which supports a range of housing types, more efficient use of residential land, narrower lot sizes and higher densities where appropriate.
- The proposed R2 District regulations for building height and front, rear, and side yard setbacks are generally similar to the current R1 District regulations.
- The lot provides sufficient area to accommodate semi-detached housing with attached or detached garages, while remaining within the site coverage requirements.
- Overall, the proposed R2 District provides an opportunity for a greater variety of housing forms while maintaining development standards that are generally comparable to the existing R1 District.

Recommendation

Staff report includes the following recommendations:

- THAT Council proceed with a Public Hearing for Bylaw No. 26-13 on October 21, 2026, 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 October 21, 2026, regarding Bylaw No. 26-13 being a bylaw to amend the Town's Land Use Bylaw No. 14-11.

Thank you!

PUBLIC HEARING SUBMISSION

Proposed Redesignation of 126 Westdale Street, Strathmore, Alberta

Bylaw No. 26-13 — R1 Single Detached Residential District to R2 Low Density Residential District

October 11, 2026

Mayor and Members of Council

Town of Strathmore

1 Parklane Drive

Strathmore, Alberta T1P 1K2

Re: Bylaw No. 26-13 — 126 Westdale Street

Dear Mayor and Members of Council:

I am writing regarding the proposed redesignation of 126 Westdale Street, legally described as Lot 9, Block 3, Plan 0815612, from R1 – Single Detached Residential District to R2 – Low Density Residential District, for the purpose of permitting a semidetached dwelling.

I respectfully ask Council to give careful consideration to the site-specific planning implications of this application, particularly its relationship to the existing Westmount neighbourhood, parking, building massing, setbacks, sight lines, privacy, streetscape, infrastructure, emergency access, stormwater, and the precedent that a site-specific change could establish.

My concerns are not directed at the applicants personally or at semi-detached housing generally. They concern whether this particular location is the appropriate place for this form of development and whether sufficient information has been provided to demonstrate that the resulting development will be compatible with the established single-detached neighbourhood.

1. The Town's own report confirms that 126 Westdale is surrounded by single-detached homes

The September 9, 2026 Council report states that the property is in the Westmount neighbourhood, is accessed from Westdale Street, is close to Westmount School, and is surrounded by single-detached homes. The report also confirms that the site is currently largely vacant.

The Town's presentation identifies the subject parcel as approximately 626.7 m² with 17.2 metres of frontage, surrounded by R1 properties.

This context matters. The question before Council is not simply whether an R2 lot can physically exist on this parcel. The question is whether introducing a different housing form on this particular parcel is consistent with the existing neighbourhood pattern and with the Town's own planning principles concerning compatibility.

The Town's Municipal Development Plan specifically states that residential infill should be designed so that the site layout and scale complement the character of the surrounding existing community.

2. Minimum R2 compliance should not be treated as proof that the proposed development is appropriate

The September 9 Council report states that the site meets the R2 general site requirements and has sufficient width and depth for the proposed development, including potential subdivision. However, the same report states that all other district requirements will be reviewed later at the development-permit stage.

A rezoning decision establishes what land-use category and development rights will apply to the property. The subsequent development-permit process is a separate review.

Consequently, Council should have sufficient information at the rezoning stage to understand the likely physical consequences of the proposed development rather than relying on the later development-permit process to determine whether fundamental compatibility problems can be resolved.

I therefore ask Council to consider whether a complete site plan, building elevations, parking plan, grading/drainage information, landscaping plan, driveway/access arrangement, and shadow/privacy analysis should be available before the land-use change is approved.

3. There is a discrepancy in the stated dimensions of the property

The September 9 Council package contains different descriptions of the property area. Bylaw No. 26-13 identifies the parcel as approximately 0.062 hectares / 6,745.74 square feet, while the Council presentation identifies the lot as approximately 626.7 m².

The applicants' project explanation letter describes the property as 56 feet by 126 feet and approximately 624 m². A rectangle measuring exactly 56 feet by 126 feet is approximately 7,056 square feet, or 655.5 m².

The discrepancy
demonstrates why a current legal survey and a dimensioned site plan are important

before determining whether the proposed building, parking, landscaping, setbacks and access can actually be accommodated.

4. Parking deserves particular scrutiny

Section 3.9 of the Town's Land Use Bylaw requires two parking spaces per unit for semi-detached and duplex housing. It may also require visitor parking where the applicable on-street parking conditions are not met. Each required parking stall must be at least 2.7 metres wide and 6 metres long, with adequate manoeuvring space.

For two dwelling units, the base requirement is therefore four parking spaces.

This is an important consideration on a 17.2-metre-wide site because parking, driveway access, building footprint, setbacks, landscaping, garbage storage, pedestrian access and usable yard space all compete for the same limited area.

I ask Council to require a dimensioned parking and vehicle-movement plan demonstrating four required resident parking stalls, any applicable visitor parking, driveway width, vehicle turning/manoeuvring, pedestrian access, garbage/recycling storage, snow storage, landscaping, drainage and emergency access.

5. The R2 standards permit substantially different development Characteristics

Under Section 4.4 of the Land Use Bylaw, R2 is intended to provide for low-density development in the form of duplex and semi-detached dwellings. Semi-detached housing is a permitted R2 use.

For semi-detached housing, the R2 regulations include minimum site area and width requirements, minimum site depth, minimum gross floor area, front/rear/side setbacks, maximum total site coverage of 50%, and a principal building height of up to 10 metres.

These are maximum/minimum regulatory envelopes. They do not establish that a building using the maximum permitted envelope will necessarily be compatible with the existing houses immediately beside it.

In an established single-detached neighbourhood, the difference between a house designed comfortably within the neighbourhood's existing scale and a building designed close to the maximum permitted envelope can be significant.

6. Privacy, sight lines and natural light should be specifically Assessed

Research concerning residential densification identifies potential concerns involving privacy, natural light, view corridors and changes in streetscape character. A Central Saanich Residential Densification Study identifies loss of privacy, loss of natural light

and changes to neighbourhood character as issues that can arise from densification and recommends consideration of building location, window placement, setbacks and landscape screening.

The Town's Land Use Bylaw also recognizes the importance of visibility by restricting landscaping that impedes traffic lines of sight or visibility.

Given the location of 126 Westdale between established residential properties, Council should consider whether second-storey windows would overlook neighbouring yards; whether the proposed building would alter existing view corridors; whether the building would materially reduce sunlight to adjacent yards; whether driveway locations would create sight-line concerns; whether vehicles parked on the property would obstruct views; whether mature landscaping can be retained; and whether the proposed building's height and massing are compatible with adjacent houses.

7. The Town's MDP contains compatibility policies that deserve Consideration

The Municipal Development Plan supports a variety of housing forms and higher residential densities where appropriate. However, it does not say that every vacant parcel in an R1 neighbourhood should automatically be converted to R2.

The MDP states that multi-unit housing areas should be located adjacent to collector roads and should be central to the neighbourhood and readily accessible to open space and community recreational facilities. It also states that residential infill should be designed so that its site layout and scale complement the character of the surrounding existing community.

These policies should be considered together. The fact that the MDP supports housing diversity and intensification does not eliminate the need to evaluate where intensification occurs and how much change a particular site can reasonably accommodate.

8. The application is highly site-specific

The proposed amendment would change the designation of one parcel — Lot 9, Block 3, Plan 0815612 — from R1 to R2. The Town's presentation describes the proposal as permitting one semi-detached dwelling on a site-specific basis.

The surrounding map shows the subject property embedded within an area identified as R1, while the subject parcel itself is proposed to become R2.

This raises an important planning question: what objective planning characteristic distinguishes this particular parcel from the surrounding R1 properties that justifies a

change in land-use designation?

The applicants' personal reasons for wanting two households close together are understandable and are documented in the application. However, land-use decisions should also consider the broader planning consequences for the parcel, the surrounding properties and the neighbourhood.

9. Spot or site-specific rezoning should be considered carefully

A one-parcel change within an otherwise single-detached area can create a precedent for additional site-specific applications.

This does not mean that every site-specific rezoning is inappropriate. Rather, Council should consider whether approval of this application establishes a planning rationale that could subsequently be applied to other R1 parcels.

If the planning rationale is that vacant R1 parcels surrounded by single-detached homes are appropriate locations for R2 whenever basic dimensional requirements can be met, Council may wish to consider what criteria would distinguish one appropriate R2 conversion from another, a compatible site from an incompatible site, a suitable street from an unsuitable street, and a neighbourhood transition area from an established single-detached block.

A clear, consistently applicable planning rationale would help avoid ad hoc decision-making and provide predictability for existing homeowners.

10. Neighbourhood character is a legitimate planning consideration

The Town's MDP describes good neighbourhood development in terms including vibrancy, walkability, attractiveness, inclusivity, variety, responsible development and sustainable development. It also calls for infill development to complement the character of the surrounding community.

The proposed property is not located within an existing R2 cluster. The Town's September 9 report describes the property as being surrounded by single-detached homes.

The relevant question is therefore not whether semi-detached housing can exist somewhere in Strathmore. It can. The relevant question is whether this particular form, scale and intensity at 126 Westdale Street represents an appropriate transition within this particular established neighbourhood.

11. Quality-of-life impacts should be evaluated rather than assumed Away

Research on residential densification does not establish that densification always harms

quality of life. The evidence is more nuanced and effects depend upon the circumstances.

Potential issues for 126 Westdale include increased vehicle movements, driveway activity, parked vehicles, pedestrian activity, construction activity, noise, privacy, changes in sunlight and views, garbage and snow storage, drainage, landscaping, and changes in the visual character of the street.

These effects should be evaluated against the actual proposed building rather than simply assumed to be insignificant because the use is categorized as low density.

12. Property-value impacts should be treated as a question requiring local evidence

Claims about property values can easily become overstated. Research is mixed: some studies have found negative relationships between proximity to multifamily housing and single-family prices, while other research has found no negative or even positive effects depending on the type, location and circumstances of development.

I am therefore not asking Council to assume that 122 Westdale Street or 130 Westdale Street will automatically lose value.

Rather, I ask Council to recognize that the effect of a new building immediately beside existing homes cannot responsibly be quantified without property-specific evidence. For the owners of 122 and 130 Westdale Street, the relevant concern is the effect, if any, of placing a new semi-detached building between established single-family properties in this particular Strathmore neighbourhood.

13. Fire protection and insurance considerations should be clarified

The September 9 staff report says that the Fire Department raised no concerns during circulation and that subsequent building and related permits would be reviewed through the normal process.

That is important, but it is not the same as confirmation that the proposed development will have no effect whatsoever on the insurance underwriting considerations of neighbouring properties.

I respectfully suggest that Council obtain clarification, where appropriate, concerning fire separation requirements, building-to-building separation, emergency access, hydrant/fire-service access, address identification, driveway access for emergency services, construction type and applicable fire-protection systems.

I would specifically request that this issue be considered for 122 Westdale Street and 130 Westdale Street because those properties would be directly adjacent to the proposed development. I am not asserting that their insurance premiums will increase;

that is an insurance underwriting question and should be confirmed by the relevant insurers.

14. Infrastructure capacity should be demonstrated at the site level

The Council report indicates that the Town's Infrastructure Department and external agencies raised no objections during circulation. ATCO Gas did identify existing and abandoned gas infrastructure in the area and provided standard servicing and utility-protection requirements.

Nevertheless, the MDP recognizes infrastructure and servicing as important considerations in managing growth and intensification and states that intensification opportunities in established areas should occur where opportunities and servicing allow.

I ask that the development-permit process specifically address water servicing (**dozens of breaks over the past 16 years including 7 between Sept 28 and Oct 8 during summer weather temperatures**) , sanitary servicing, stormwater management (**specifically no storm sewer, no storm sewer grates, water does not follow it stagnates until it thaws on peculates through the pavement into the ground**), grading, driveway access, utility conflicts, garbage collection, snow storage, street parking, fire access and construction impacts on existing municipal infrastructure.

15. Stormwater is particularly important on a more intensively developed site

The Town's MDP identifies stormwater runoff as one of the largest challenges associated with development within the existing Town and requires new development to provide measures that restrict flow and improve water quality.

The R2 regulations permit up to 50% total site coverage, with accessory-building coverage also regulated. A building footprint, driveway, walkways and parking areas can substantially reduce permeable landscaping on a residential parcel.

Accordingly, the final site plan should demonstrate how post-development drainage will be handled without adversely affecting adjacent properties.

16. The proposal should be evaluated against the existing streetscape, not merely numerical minimums

The Town's planning policies recognize the importance of attractive and compatible neighbourhoods. Planning research similarly recommends consideration of building massing, scale, height, character and driveway access when introducing densification into single-detached areas.

For 126 Westdale Street, Council should consider a complete streetscape analysis

showing the existing houses at 122, 126 and 130 Westdale; the proposed building footprint; front, side and rear setbacks; building height; roofline; windows; balconies/decks if any; garages; parking spaces; driveway locations; landscaping; fencing; mature trees; sight lines; and the relationship of the proposed building to neighbouring homes.

Without this information, it is difficult for neighbouring property owners or Council to fully understand the physical effect of the proposed change.

17. Council should distinguish personal circumstances from the land use question

The application explains that the applicants wish to live close to a family member during retirement and that a semi-detached home would allow two households to remain independent while supporting one another.

That is a legitimate personal objective. At the same time, a land-use redesignation changes the legal planning rights attached to the property. The decision therefore has implications beyond the applicants themselves.

The appropriate planning question is whether the requested land-use change is suitable for the site and surrounding neighbourhood, taking into account the applicable plans, policies, regulations, infrastructure and potential impacts on surrounding properties.

18. Council should consider whether this is the appropriate location for intensification

The Town's MDP supports responsible growth and housing diversity. It also identifies specific considerations concerning the location of multi-unit housing and the compatibility of infill with existing neighbourhood character.

The September 9 report describes the proposal as a form of “gentle residential intensification.” Whether a particular development is genuinely gentle should be assessed from the perspective of the surrounding properties and streetscape rather than solely from the number of dwelling units.

For the neighbouring residents, moving from one dwelling permitted under R1 to two dwelling units in a new semi-detached structure represents a 100% increase in the number of dwelling units on the parcel. That does not automatically make the proposal inappropriate. It does, however, justify careful examination of the resulting building mass, parking, traffic, privacy, servicing and neighbourhood compatibility.

Requested considerations before Council makes its final decision

- A current legal survey confirming the exact lot dimensions and area.
- A fully dimensioned site plan.

• Complete building elevations from the front, rear and both sides.
• Building height and roofline information.
• A detailed four-stall parking plan and vehicle-manoeuvring analysis.
• Confirmation of any required visitor parking.
• A driveway and sight-line analysis.
• A privacy and overlooking analysis for adjacent properties.
• A shadow/sunlight analysis.
• A landscaping and tree-retention plan.
• A grading and stormwater-management plan.
• Confirmation of utility servicing capacity.
• Fire-access and fire-separation information.
• Clarification regarding any potential insurance implications for immediately adjacent properties.
• An assessment of the proposal against the MDP's neighbourhood-character and compatibility policies.
• An explanation of the planning rationale for introducing R2 zoning on this individual parcel while the immediately surrounding properties remain R1.
• Consideration of the precedent that approval of a site-specific R2 redesignation could establish for other R1 properties.

Conclusion

The issue before Council is larger than whether two dwelling units can physically fit on a parcel measuring approximately 626.7 m².

The Town's own documents establish that 126 Westdale Street is an R1 parcel surrounded by single-detached homes and that the proposed amendment is a sites specific redesignation intended to permit a semi-detached dwelling.

The Land Use Bylaw provides numerical standards for R2 development, but satisfying minimum standards does not by itself answer the broader planning questions of neighbourhood compatibility, streetscape, parking, privacy, sight lines, **stormwater**, **infrastructure,** emergency access and precedent.

The Town's Municipal Development Plan expressly calls for consideration of the scale and site layout of infill development in relation to the character of the surrounding community, while also directing that multi-unit housing be appropriately located and supported by transportation and community infrastructure.
For these reasons, I respectfully ask Council to give particular attention to the site-specific consequences of the proposed change, the interests of the immediately adjacent homeowners, and whether the proposed development represents an appropriate transition within this established single-detached neighbourhood.
Thank you for considering these concerns and for providing residents with the opportunity to participate in the public hearing process.

Respectfully submitted,

_____

Tim and Chrystine Dungan

[redacted]
ATIA S. 20(1)

SUPPORTING REFERENCES

1. Town of Strathmore — Regular Council Meeting, September 9, 2026
Agenda package, including AIR-26-163 / Bylaw No. 26-13 and the application materials concerning 126 Westdale Street.

2. Town of Strathmore — Land Use Bylaw No. 14-11
Consolidated version dated October 2, 2025; particularly Section 3.9 (Off-Street Parking) and Section 4.4 (R2 — Low Density Residential District).

3. Town of Strathmore — Municipal Development Plan
Particular attention to residential development, infill, neighbourhood character, multi-unit housing, infrastructure and stormwater policies.

4. Town of Strathmore — Public Hearings
Current public-hearing information and submission procedures for Bylaw No. 26-13.

5. Central Saanich — Residential Densification Study
Planning research addressing neighbourhood character, privacy, natural light, building massing, setbacks, landscaping and driveway/access considerations associated with residential densification.

6. Research on residential densification and property values
Published planning/economic research indicates that effects on neighbouring property values vary by development type, location and circumstances; local evidence is therefore preferable to assuming a particular outcome.

FORMAL OBJECTION TO BYLAW NO. 26-13

Proposed Land Use Redesignation of 126 Westdale Street

Public Hearing: October 21, 2026

Dear Mayor and Members of Town Council,

We respectfully oppose the proposed redesignation of 126 Westdale Street from R1 (Single Detached Residential) to R2 (Low Density Residential) to permit a semi-detached dwelling. As the owners of the [redacted] we support responsible growth but ask Council to consider the reliability of existing infrastructure, the history of this parcel and compatibility with our established neighbourhood.

Infrastructure Concerns

Between September 28 and October 7, 2026, Westdale Street experienced at least seven reported water main ruptures: five on September 28–29, including failures during repressurization; another on October 1, with repairs beginning October 6; and a further rupture following the October 6 repair work, extending repairs into October 7. Residents faced repeated disruptions, including notice of a potential 12-hour water interruption.

At the October 7 Regular Council Meeting, Councillor Langmaid requested an update on the Westmount water main break. CAO Scoble reported that a specialist had attended and further remediation would occur once materials were sourced. Westdale Street is within Westmount. The Town's 2026–2035 Approved Capital Budget also lists a $1.2 million Westdale Street Utility Replacement project forecast for 2029.

Our property experienced a sewer backup on September 13, 2026. A plumber located an obstruction approximately 85 feet into the line; at pre-purchase inspection in 2022 camera inspection had identified a blockage at approximately 75 feet. Responsibility has not been established, and these events do not prove inadequate capacity. They do, however, warrant an assessment of the condition and reliability of water and sewer infrastructure before further density is approved.

Subdivision History and Neighbourhood Compatibility

In 2008, the original 130 Westdale Street property was subdivided into the independently registered parcels now known as 130 and 126 Westdale Street (Alberta Land Titles Registered Plan No. 0815612). The proposed semi-detached dwelling could result in three residences on land that historically accommodated one. We ask Council to consider this cumulative change.

Our home is [redacted] of 126 Westdale Street, [redacted] Setbacks, building scale, privacy and drainage matter particularly at this proximity. Although the applicants indicate the lot meets minimum area requirements, that alone does not resolve questions of neighbourhood compatibility. The redesignation would also remain with the land under future ownership.

Applicants' Proposal

We appreciate the applicants' wish to retire in Strathmore and welcome future neighbours. However, the claim that the proposed development would generate additional property tax revenue compared with a single-detached home on the same parcel has not been substantiated.

Request to Council

Why should additional residential density be approved on Westdale Street before the Town has adequately assessed and addressed the reliability of infrastructure it has already identified for replacement?

We respectfully ask Council to decline Bylaw No. 26-13 or defer a decision pending: (1) assessment of water and sewer infrastructure condition, reliability and capacity; (2) clarification of the Westdale Street Utility Replacement project's funding and timeline; and (3) review of the cumulative subdivision and density impacts, including neighbourhood compatibility and effects on adjacent properties.

We intend to attend the October 21, 2026 public hearing but will not register to speak or make an oral presentation. We respectfully request that Council consider this written submission and its supporting documents during deliberations.

Closing Remarks

We look forward to welcoming new neighbours and want all residents to enjoy the qualities that make Westdale Street a wonderful place to live. Our concern is that development be thoughtfully planned and supported by reliable services. Strathmore's motto, "Where Quality of Life is a Way of Life," should guide decisions affecting both existing and future residents.

Thank you for your time and consideration.

Sincerely,

Jordon Moch and Shelby Kehr

[redacted] ATIA Sec. 20(1)

Supporting Documentation

Attachment A — Town of Strathmore 2026–2035 Approved Capital Budget, Westdale Street Utility Replacement (2029 forecast).

Attachment B — Town public updates on water main failures.

Attachment C — EPCOR Water Service Interruption Notice, October 6, 2026.

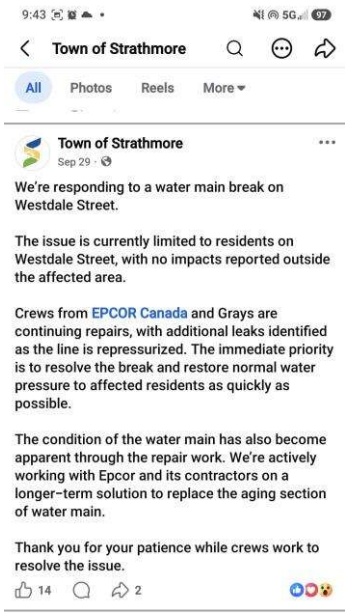
Subdivision reference — Alberta Land Titles Registered Plan No. 0815612 (2008).

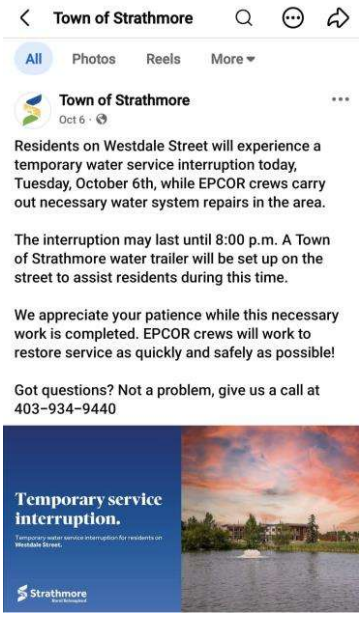
Attachment A

Town of Strathmore
2026-2035 Approved Capital Budget

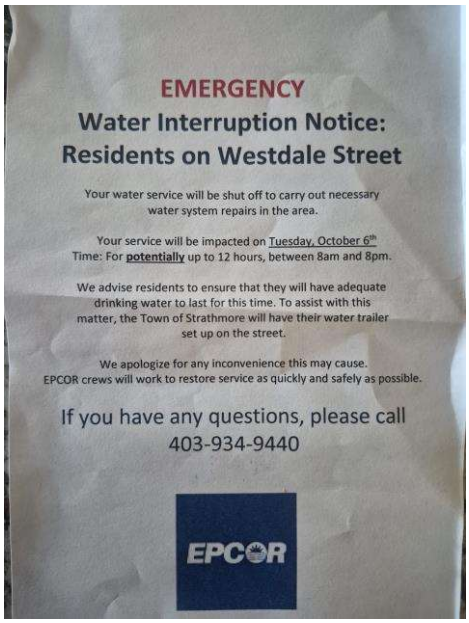
2026 Capital - Funded:			2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total:
			8,721,000	-	-	-	-	-	-	-	-	-	8,721,000
2026 Capital - Debenture Funded:			18,945,000	-	-	-	-	-	-	-	-	-	18,945,000
2027-2035 Capital Forecast:				42,002,000	17,744,000	11,686,000	9,661,000	9,463,000	7,245,000	7,020,000	15,049,000	1,697,000	121,567,000
Total:			27,666,000	42,002,000	17,744,000	11,686,000	9,661,000	9,463,000	7,245,000	7,020,000	15,049,000	1,697,000	149,233,000
	Business Case	Capital Prioritization Score	2026 Capital Funding	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total:
AUTO - 5401 - 72 - Parks - PK48 Ford F-150 Replacement - 2025 - 72 - Recreation	30.5			90,000	-	-	-	-	-	-	-	-	-	90,000
AUTO - 5601 - AV Equipment Modernization Civic Centre - 74 - Community Facilities & Functions	30.5			40,000	-	-	-	-	-	-	-	-	-	40,000
AUTO - 5483 - 42.1 - WWTP General Plant Upgrades - 42 - Wastewater	49			50,000	80,000	60,000	60,000	-	-	-	-	-	-	250,000
AUTO - 5519 - 42.1 - WWTP Centrifuge Overhaul - 42 - Wastewater	49			155,000	-	-	-	-	-	-	-	-	-	155,000
AUTO - 5520 - 42.1 - WWTP Effluent Pumphouse Rehabilitation - 42 - Wastewater	49			300,000	140,000	-	-	-	-	-	-	-	-	440,000
AUTO - 5587 - Parks - New Purchase- Wood Chipper and dump trailer Purchase- 2026 - 72 - Recreation	47			300,000	85,000	-	-	-	-	-	-	-	-	385,000
AUTO - 5572 - Municipal Enforcement- Patrol Car Replacement (2026) - 26 - Municipal Enforcement	43.5			110,000	-	-	-	-	-	-	-	-	-	110,000
AUTO - 5524 - Sea Can for stolen items - 26 - Municipal Enforcement	42.5			6,000	-	-	-	-	-	-	-	-	-	6,000
AUTO - 5579 - Curling Club -Main Breaker Modernization - 74 - Community Facilities & Functions	42.5			42,000	-	-	-	-	-	-	-	-	-	42,000
AUTO - 5356 - Sports Centre -Turf Replacement - 72 - Recreation	40			291,000	-	-	-	-	-	-	-	-	-	291,000
AUTO - 5560 - Family Centre Exterior Siding Replace - 72 - Recreation	40			400,000	-	-	-	-	-	-	-	-	-	400,000
AUTO - 5598 - Lambert Centre Roof - 74 - Community Facilities & Functions	40			90,000	-	-	-	-	-	-	-	-	-	90,000
AUTO - 5413 - 72 - Parks - Add new 1 ton with dump box - 2025 - 72 - Recreation	39.5			140,000	-	-	-	-	-	-	-	-	-	140,000
AUTO - 5602 - Wifi Expansion Family Centre - 72 - Recreation	39			13,000	-	-	-	-	-	-	-	-	-	13,000
AUTO - 5437 - 32- Roads - New - pick up truck half ton - 32 - Roads	38			82,000	-	-	-	-	-	-	-	-	-	82,000
AUTO - 5493 - Family Centre Dehumidifier - 72 - Recreation	36			42,000	-	-	-	-	-	-	-	-	-	42,000
AUTO - 5571 - Douglas Lighting Control Replacement - 72 - Recreation	32			89,000	-	-	-	-	-	-	-	-	-	89,000
AUTO - 5335 - Family Centre - Ice Plant Control Integration - 72 - Recreation	31			10,000	-	-	-	-	-	-	-	-	-	10,000
AUTO - 5643 - Sea cans for storage - 72 - Recreation	30.5			35,000	-	-	-	-	-	-	-	-	-	35,000
AUTO - 5342 - Sports Centre Sport Field Divider - 72 - Recreation	28			35,000	-	-	-	-	-	-	-	-	-	35,000
AUTO - 5616 - Crowther Memorial Junior High Score clock CP - 71 - Community Development	23.5			7,000	-	-	-	-	-	-	-	-	-	7,000
AUTO - 5604 - IDDS Management Vehicle - Midsize Truck - 32 - Roads	21			50,000	-	-	-	-	-	-	-	-	-	50,000
AUTO - 5341 - Sports Centre Batting Cage - 72 - Recreation	19			35,000	-	-	-	-	-	-	-	-	-	35,000
AUTO - 5619 - SMB - Remote Temperature Sensors - 31 - Common Services	19			8,000	-	-	-	-	-	-	-	-	-	8,000
AUTO - 5656 - Pass Card SMB Outdoor washrooms - 12 - Director of IDDS	19			18,000	-	-	-	-	-	-	-	-	-	18,000
AUTO - 5648 - Westmount Arena - 72 - Recreation	14			7,500,000	12,000,000	2,500,000	-	-	-	-	-	-	-	22,000,000
AUTO - 5321 - Squad Fire Truck Replacement - 23 - Fire				-	120,000	-	-	-	-	-	-	-	-	120,000
AUTO - 5323 - Auto Extrication Tool Replacement - 23 - Fire				-	-	225,000	-	-	-	-	-	-	-	225,000
AUTO - 5325 - Thermal Imaging Camera Replacement (Set of 6) - 23 - Fire				-	-	100,000	-	-	-	-	-	-	-	100,000
AUTO - 5326 - Rescue Airbag & Strut Replacement (Fire) - 23 - Fire				-	-	50,000	50,000	-	-	-	-	-	-	50,000
AUTO - 5327 - Extractor & Dryer Replacement (Fire) - 23 - Fire				-	-	-	60,000	-	-	-	-	-	-	60,000
AUTO - 5328 - CPR Lucas Device Replacement - 23 - Fire				-	-	-	-	60,000	-	-	-	-	-	60,000
AUTO - 5330 - Rescue Trailer Replacement - 23 - Fire				-	-	-	-	-	35,000	-	-	-	-	35,000
AUTO - 5331 - Rescue Boat Replacement - 23 - Fire				-	-	-	-	-	400,000	-	-	-	-	400,000
AUTO - 5332 - SCBA Compressor Replacement - 23 - Fire				-	-	-	-	-	-	400,000	-	-	-	400,000
AUTO - 5333 - SCBA Replacement - 23 - Fire				-	-	-	-	-	-	-	1,000,000	-	-	1,000,000
AUTO - 5334 - Tender 1 Fire Truck Replacement - 23 - Fire				-	-	-	-	-	-	-	-	-	-	1,100,000
AUTO - 5336 - Third Street Cast Iron Replacement - 41 - Water				-	-	-	-	1,100,000	-	-	-	-	-	1,100,000
AUTO - 5343 - Parks - EPK 71 - Mower Replacement - 2028 - 72 - Recreation				-	-	77,000	-	-	-	-	-	-	-	77,000
AUTO - 5344 - 72 - Parks - Mower Replacement / Snow Plow - Unit EPK 74 - 2030 - 72 - Recreation				-	-	-	77,000	-	-	-	-	-	-	77,000
AUTO - 5345 - 72 - Parks - Unit EPK 60 - Mower / Snow Plow Replacement - 2030 - 72 - Recreation				-	-	-	77,000	-	-	-	-	-	-	77,000
AUTO - 5346 - Wildflower Distribution Main Upgrade - 41 - Water				-	-	-	-	-	2,500,000	-	-	-	-	2,500,000
AUTO - 5348 - Westdale Street Utility Replacement - 41 - Water				-	-	1,200,000	-	-	-	-	-	-	-	1,200,000
AUTO - 5349 - Fifth Avenue Utility Replacement - 41 - Water				-	-	-	-	-	1,955,000	-	-	-	-	1,955,000
AUTO - 5350 - Sixth Avenue Utility Replacement - 41 - Water				-	-	-	-	-	-	1,400,000	-	-	-	1,400,000
AUTO - 5351 - Second Street Utility Replacement & Downtown Beautification - 41 - Water				-	-	-	-	578,000	-	-	-	-	-	578,000

Attachment B





Attachment C



Request for Decision

To: Town Council

Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: September 22, 2026

Meeting Date: October 21, 2026

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

REPORT SUMMARY

KEY ISSUE(S):

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

OBJECTIVE:

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

FINANCIAL IMPLICATIONS:

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

BACKGROUND:

First Reading for Bylaw No. 26-13 occurred on September 9, 2026.

The Public Hearing was advertised in accordance with Section 606 of the *Municipal Government Act* and a summary of the public engagement is as follows:

- September 10, 2026: Notice of Public Hearing (NPH) mailed to adjacent landowners.
- September 10, 2026: NPH posted on Town's website.
- October 7, 2026: NPH published in Strathmore Times.
- October 14, 2026: NPH published in Strathmore Times.
- It is anticipated the NPH will be posted on the Town's Social Media pages

Development Services received an application for a land use redesignation (Bylaw No. 26-13) for 126 Westdale Street (Lot 9, Block 3, Plan 0815612). The application proposes to redesignate the subject property to accommodate a semi-detached dwelling. Under the current R1 Single Detached Residential District, a semi-detached dwelling is not listed as either a permitted or discretionary use.

The land lot is situated in the Westmount neighbourhood and accessed through Westdale Street. Close to the Westmount School, the site is surrounded by single-detached homes. A site visit conducted on July 7, 2026 confirmed that the site is largely vacant.
The applicant has indicated that the proposed semi-detached dwelling is intended to accommodate two households in separate dwelling units. The applicant also identified proximity to family as part of the rationale for the proposed development.

Based on the information submitted with the application, the subject parcel meets the general R2 District site requirements applicable to a semi-detached dwelling, including site width and depth. The parcel dimensions may also accommodate a future subdivision; however, any subdivision would require a separate application and review.

Approval of the proposed redesignation would not constitute approval of a specific building design or development. Detailed matters such as building placement, setbacks, parking, site design, and other applicable development requirements would be reviewed through a subsequent Development Permit application in accordance with the Land Use Bylaw in effect at that time.

If Council approves the proposed land use redesignation, Development Services would review any subsequent Development Permit application and coordinate the review of other required permits, as applicable.

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

gas infrastructure in the area and provided standard servicing and utility protection requirements to be addressed during development.

Planning Analysis

The proposed redesignation would enable consideration of a semi-detached dwelling on a parcel currently designated R1 – Single Detached Residential District. The redesignation would therefore allow for a different residential built form within an area that is predominantly developed with single-detached dwellings. It should also be noted that the current R1 District already allows a duplex as a discretionary use. While a duplex and a semi-detached dwelling represent different forms of residential development under the Land Use Bylaw, the existing district therefore provides some opportunity for two-unit residential development, subject to discretionary approval.

From a policy perspective, the Municipal Development Plan (MDP) provides direction supporting a range of housing types to address varying housing needs and lifestyles (Policy 3.2.1). The MDP also identifies complete communities with a variety of housing options as an objective and recognizes opportunities for residential intensification where supported by appropriate planning considerations and efficient use of land (Section 3.2 and Policy 2.1.6).

The redesignation itself establishes the range of uses and applicable district provisions that may be considered on the property. Specific development details would be assessed separately at the Development Permit stage.

Public Engagement

Development Services met with two adjacent landowners on October 1, 2026, to discuss the proposed redesignation. Concerns were raised regarding potential building height and setbacks that could apply under the proposed R2 District.

Development Services subsequently contacted the applicant to obtain additional information regarding the anticipated development concept. While these details are not established through the redesignation process and would be subject to review at the Development Permit stage, the applicant indicated that the proposed structure is anticipated to be single-storey, with a front-yard setback of at least 6 m and parking located at the rear of the lot.

This information was subsequently shared with the adjacent landowners as additional information regarding the applicant's current development concept.

Council may consider the concerns raised through public engagement together with the applicable statutory plans, Land Use Bylaw provisions, agency comments, site context, and the purpose of the proposed redesignation.

OTHER IMPLICATIONS

STRATEGIC PRIORITIES IMPACTED:



☐ Community Connection



☒ Managing Growth



☐ Financial Resilience



☐ Economic Growth



☐ Protecting Water and Green Spaces



☐ Community Safety and Wellbeing

HOW THE STRATEGIC PRIORITIES ARE MET:

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

COMMUNITY IMPLICATIONS:

The proposed development may cause temporary inconvenience to adjacent residents during the construction period. However, it will result in the development of a currently vacant lot.

INTERNAL IMPLICATIONS:

Following Council approval, reviewing Development Permit applications and coordinating the review of Building, Electrical, Plumbing, Gas, and other related permits as part of the Development Services routine approval process.

IMPLEMENTATION

COMMUNICATIONS:

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

Staff also met with two adjacent landowners who requested a meeting on October 1, 2026 to discuss the proposed redesignation and address their concerns.

NEXT STEPS:

Staff advertised the public hearing in accordance with Section 606 of the *Municipal Government Act*.

Staff was available for phone calls and meetings with any residents who had questions or wished to speak to us about the proposed land use re-designation application.

Following second and third reading and the enactment of the bylaw, a review of the Development Permit application will be conducted in accordance with the MGA, MDP and Town's Land Use Bylaw. The review of Building, Electrical, Plumbing, Gas and other related permits will also be coordinated as part of the routine approval process.

ALTERNATIVE MOTIONS:

Council may support the recommendation to proceed with second and third readings prior to enacting the proposed bylaw, or Council can choose to not complete second and third readings of the proposed bylaw, in which case the application will be deemed to have been refused.

REPORT AUTHOR:

Naman Kaur, Planner I

ATTACHMENTS:

Attachment I: Land Use Bylaw Amending Bylaw No. 26-13
Attachment II: 126 Westdale St_Redacted
Attachment III: Conceptual Site Plan
Attachment IV: Bylaw No 26-13 Letter to Adjacent Landowners
Attachment V: Adjacent Landowners Map
Attachment VI: 26-13 Notice of Public Hearing on Town Website
Attachment VII: Public Hearing Submission 126 Westdale Street Tim Dungan_Redacted
Attachment VIII: Public Hearing Submission 126 Westdale Street Jordon Moch and Shelby Kehr_Redacted

Jamie Dugdale, Director of Infrastructure, Operations, and Development Services	Approved - 15 Oct 2026
Kevin Scoble, Chief Administrative Officer	Approved - 16 Oct 2026
Veronica Anderson, Legislative Services Officer	Approved - 16 Oct 2026

BYLAW NO. 26-13
TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA

BEING A BYLAW OF THE TOWN OF STRATHMORE IN THE PROVINCE OF ALBERTA TO AMEND THE LAND USE BYLAW NO. 14-11.

WHEREAS the *Municipal Government Act, being Chapter M-26, of the Revised Statutes of Alberta 2000* and amendments thereto provides authority for the Town to regulate such matters;

AND WHEREAS Council holds public hearings as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW THEREFORE BE IT RESOLVED THAT the Municipal Council of the Town of Strathmore, in the Province of Alberta duly assembled **HEREBY ENACTS AS FOLLOWS**:

1. SHORT TITLE

1.1 This Bylaw may be cited as the "Land Use Bylaw Amending Bylaw No. 26-13"

2. AMENDMENTS

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

3. EFFECTIVE DATE

3.1 This Bylaw shall come into force and effect upon receiving third and final reading and being signed.

READ A FIRST TIME this _____ day of 2026

PUBLIC HEARING HELD this _____ day of _____, 2026

READ A SECOND TIME this ____ day of _____, 2026

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

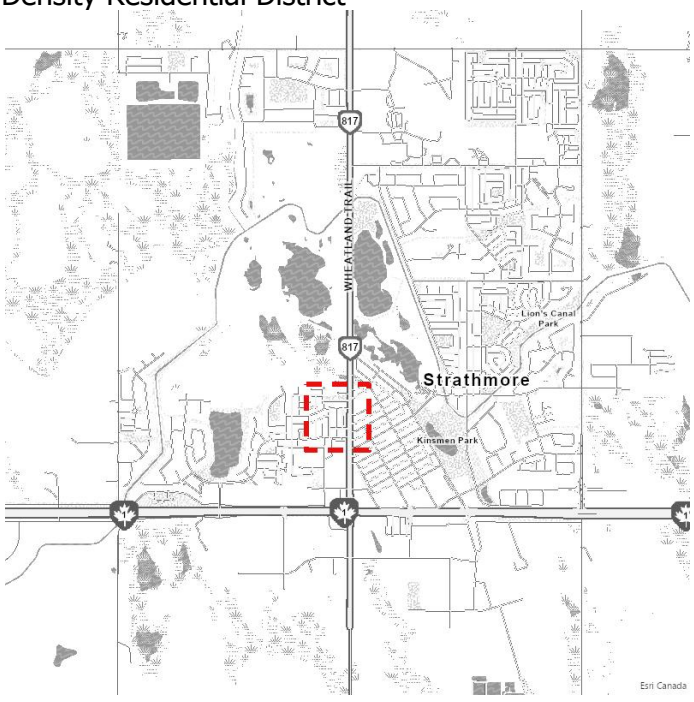
_____
MAYOR

_____
DIRECTOR OF STRATEGIC, ADMINISTRATIVE,
AND FINANCIAL SERVICES

Schedule "A"



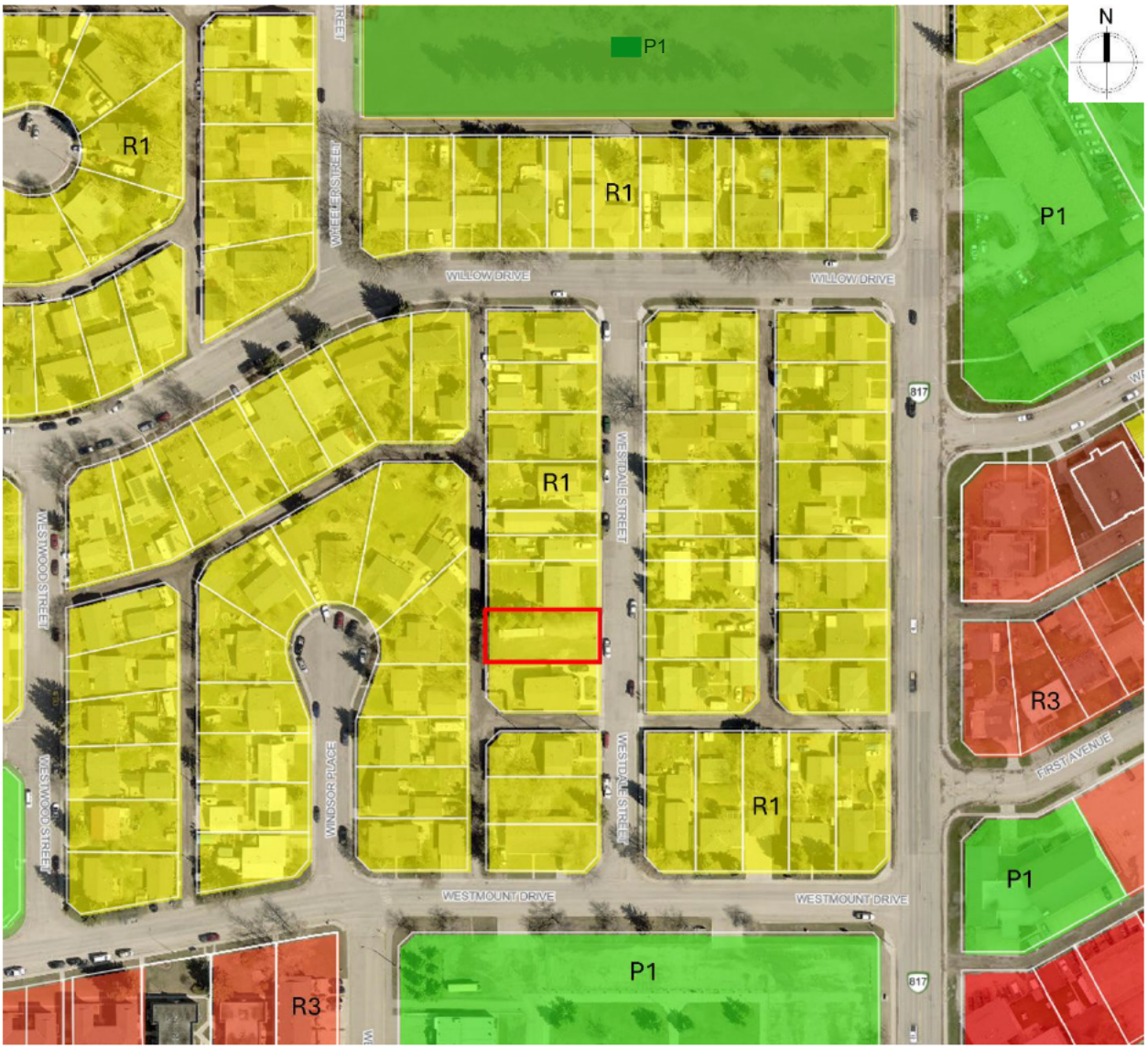
= R2 - Low Density Residential District



Location and Existing District Maps



Land Use Bylaw Map





Project Explanation Letter

Respected town councils,

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

[redacted] ATIA Sec. 20(1) [redacted] We would be very blessed if we could live beside each other when we are going into retirement stages and especially when we getting older. A semi attached housing will be the best solution for us.

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

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

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

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

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

Zhu Lu & Wei Sheng Lai

SECTION 4 | LAND USE DISTRICT PROVISIONS

4.1 R1 – SINGLE DETACHED RESIDENTIAL DISTRICT

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

2. **USES:**

a) Permitted

Accessory Building or Use
Home Office
Housing, Single Detached
Parks
Bylaw #15-22 Protective Emergency Services
Residential Sales Centre 1
Bylaw #17-12 Utilities

b) Discretionary

Bed and Breakfast
Child Care Services
Added by Bylaw #24-14 ~~Garage Suite~~
Removed by Bylaw 25-09 ~~Garden Suite~~
Government Services
Group Home, Limited
Home Occupation
Bylaw #15-06 Housing Duplex
Residential Sales Centre 2
Bylaw #20-04 Secondary Suite
Bylaw #17-12 Utility Building

3. **GENERAL SITE REQUIREMENTS:**

a) Minimum Site Area

i 457.0 m^2 per Dwelling

b) Minimum Lots Size Corner Lots

i 503.0 m^2 per Dwelling Unit

c) Minimum Site Width

i 15.0 metres

ii 9.0 metres for a pie shaped lot at front yard

d) Minimum Site Depth

i 30.5 metres for all lots

e) Habitable Floor Area

Bylaw #15-06

i Minimum Gross Floor Area – 102 m^2

f) Maximum Number of Dwellings

Bylaw #20-04

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

g) Minimum Yard Setbacks – Principle Building

Bylaw #15-01

Bylaw #15-28

i. Front Yard – 6.0 m

ii. Rear Yard – 7.0 m

iii. Side Yard - 1.5 m from a side property line shared with an internal lot; and 3.0 m from a side property line shared with a street other than a lane

h) Site Coverage

i. Maximum total site coverage of 50%

ii. Maximum site coverage for Accessory Buildings is 13%

i) Building Height

i. 10 m for the Principal Building

Bylaw #16-10

Bylaw #22-01

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

4. OTHER SITE REQUIREMENTS:

a. Pie-Shaped Lots:

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

ii. The minimum lot depth of a Pie-Shaped Lot shall be 30.5m, measured from the midpoint of the front property line to the midpoint of the rear property line.

b. Garages:

i. If a principal building does not have an attached garage at the front of the Dwelling or has a garage with a side entrance with a driveway parallel to the front property line, the Minimum Front Yard Setback shall be 4.8m.

ii. If the doors of an attached garage face any public roadway and abut a side yard, the Minimum Side Yard Setback shall be 6.0m.

c. Landscaping

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

Bylaw #22-01

d. Accessory Building

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

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

4.4 R2 – LOW DENSITY RESIDENTIAL DISTRICT

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

2. **USES:**

a) Permitted Uses

Accessory Building
Home Office
Housing, Duplex
Housing, Semi Detached
Parks
Bylaw #15-22 Protective Emergency Services
Residential Sales Centre 1
Bylaw #17-12 Utilities

b) Discretionary Uses

Bed and Breakfast
Child Care Services
Added by Bylaw #24-14 ~~Garage Suite~~
Removed by Bylaw 25-09 ~~Garden Suite~~
Government Services
Group Home
Home Occupation
Housing, Single Detached
Bylaw #15-06 Residential Sales Centre 2
Bylaw #20-04 Secondary Suite
Bylaw #17-12 Utility Building

3. **GENERAL SITE REQUIREMENTS:**

Bylaw #15-01 **a) Minimum Site Area**

i. 235 m^2 for each Dwelling Unit in a Housing, Duplex and Housing, Semi-Detached

b) Minimum Site Width

i. Housing, Single-Detached: 11 m for an Internal Lot and 12.5 m for a Corner Lot;

ii. Housing, Duplex: 15 m for an Internal Lot and 17 m for a Corner Lot;

Bylaw #15-01 iii. Housing, Semi-Detached: 7.5 m for each Dwelling Unit on an Internal Lot and 9 m for each Dwelling Unit on a Corner Lot;

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

c) Minimum Site Depth

i. 30.5 metres for all lots

d) Habitable Floor Area

Bylaw #15-28 i. Minimum Gross Floor Area - 70 m^2 per dwelling unit

e) Minimum Yard Setbacks - Principal Building

i. Front Yard – 4.0 m if the lot is served by a rear lane; and 6.0 m if the lot is not served by a rear lane

Bylaw #15-01 ii. Rear Yard – 7. 0 m

Bylaw #15-01 iii. Side Yard – 1.5 m from a side property line shared with an internal lot; and 3.0 m from a side property line shared with a street other than a lane

f) Site Coverage

i. Maximum total site coverage - 50%

ii. Maximum site coverage for Accessory Buildings - 13%

Bylaw #16-10 **g) Building Height**

i. 10. 0 m for Principal Buildings

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

4. OTHER SITE REQUIREMENTS:

Garages:

a. If a principal building does not have an attached garage at the front of the Dwelling, the Minimum Front Yard Setback shall be 4.8m.

b. If the doors of an attached garage face any public roadway and abut a side yard, the Minimum Side Yard Setback shall be 6.0m.

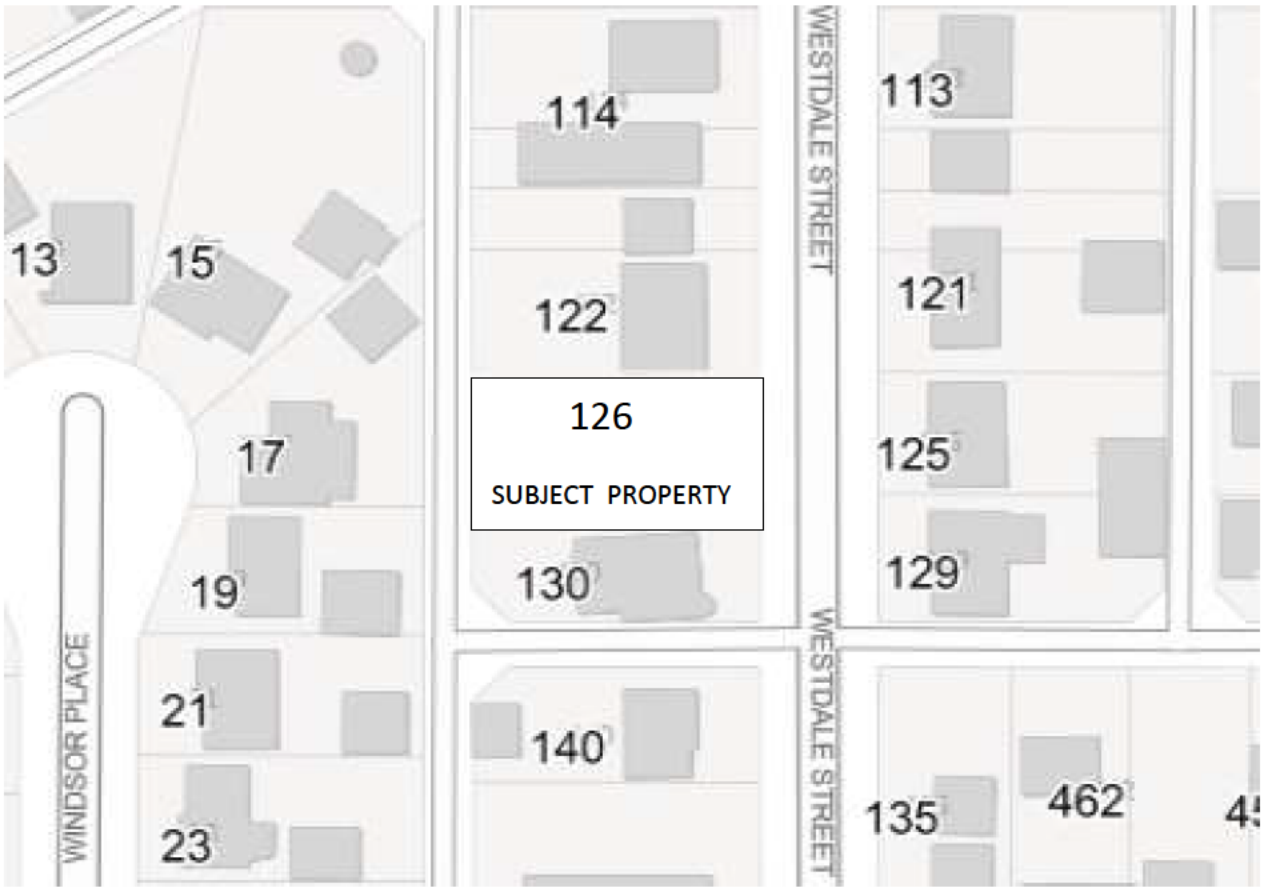
c. Notwithstanding (a) and (b) above, if there is no rear lane, and no attached front garage, there shall be one 3.3 metre side yard to allow for access to a rear detached garage.

Landscaping

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

Bylaw #22-01 **Accessory Building**

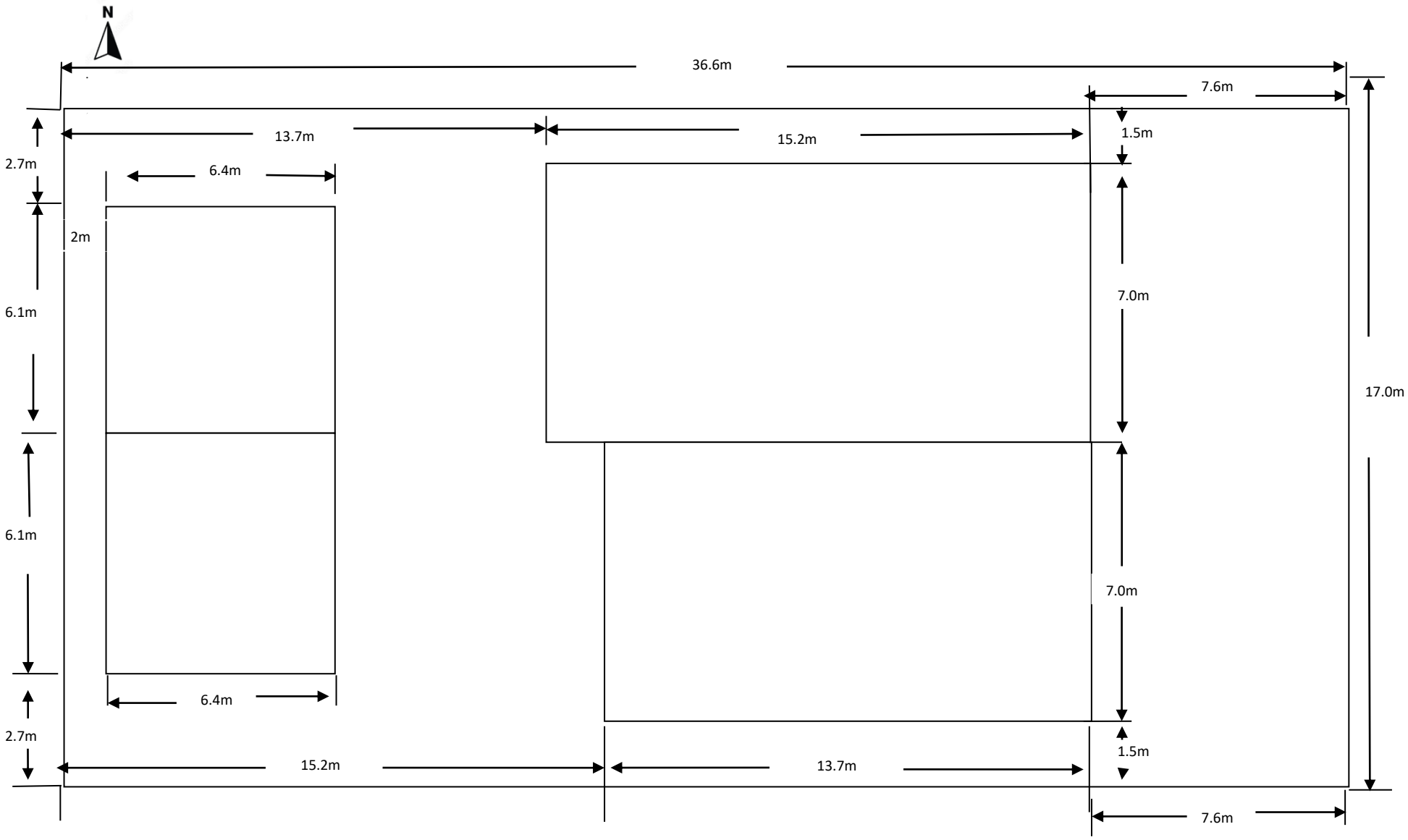
Westdale Street Site Plan



Examples







Conceptual Site Plan

TOWN OF
Strathmore

September 10, 2026

To Whom It May Concern: Bylaw No.26-13

RE: **NOTICE OF PUBLIC HEARING – PROPOSED LAND USE BY-LAW AMENDMENT.**
126 Westdale Street, Strathmore.

Please be advised that the Town of Strathmore has received a Land Use By-law Amendment application on those lands described as Lot 9 Block 3 Plan 0815612 known municipally as **126 Westdale Street**, Strathmore.

The applicant is requesting a redesignation of the lands from 'R1 – Single Detached Residential District' to 'R2 – Low Density Residential District' to permit the construction of a semi-detached house on the subject lands.

The statutory Public Hearing will be held online via ZOOM and in-person in Council Chambers, Strathmore Municipal Building, 1 Parklane Drive, Strathmore, Alberta on **Wednesday, October 21, 2026**, commencing at **6:00 p.m.** with procedures being in accordance with Section 199 of the *Municipal Government Act* and the Town's *Council Procedural By-law #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 or all of the proposed by-law, may present their concerns and/or suggestions by making a submission at the public hearing. Please contact Legislative Services by email at **lsadmin@strathmore.ca** no later than **12:00 p.m.** on **Wednesday, October 14, 2026**, in order to register to speak at the public hearing.

Any written submissions intended for the Public Hearing, or the name of any person wishing to make an oral presentation at the Public Hearing must be received by the Town's Development Services Office prior to **12:00 p.m.** on **Wednesday, October 14, 2026**, as outlined under Bylaw #23-17 and amendments thereto. If your written submission is not received by this time, kindly ensure that fifteen copies are provided and made available 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.

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

TOWN OF
Strathmore

September 10, 2026

A copy of proposed By-law #26-13 may be inspected by the public **Monday to Friday** during the regular office hours of **8:30 a.m.** to **4:30 p.m.** at the Town's Municipal Building located at 1 Parklane Drive, Strathmore, Alberta, and can be also examined on the Council Meeting Agenda dated September 9, 2026, on the Town's website at https://calendar.strathmore.ca/meetings.

Please further note that you may choose to contact the Town's Legislative Services Office by telephone at (403) 934-3133 prior to attending the Public Hearing to better determine the order of business and presentations on the Council Agenda in order to efficiently utilize your time on the evening of the Public Hearing.

For your convenience, please also find attached a key map indicating the location of the subject lands.

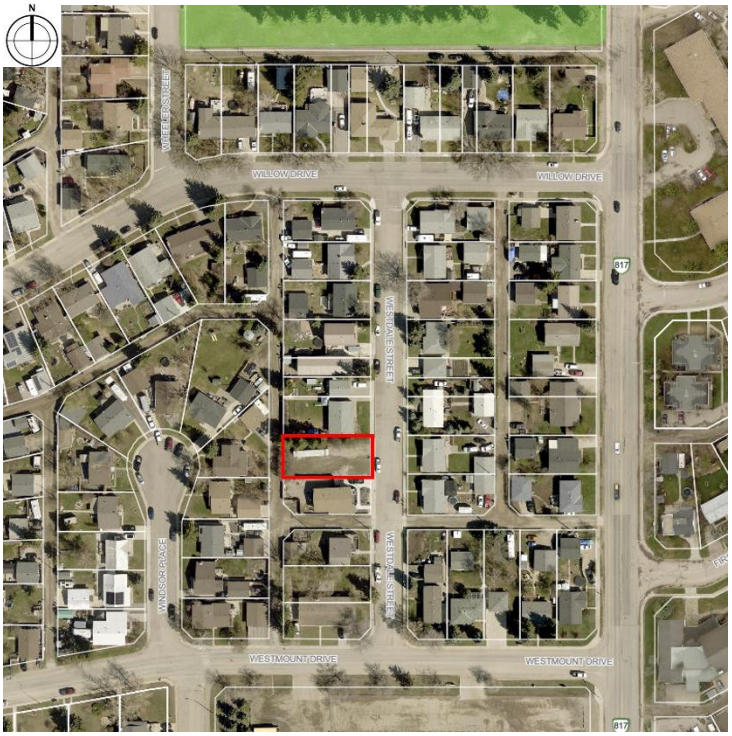
If you have any questions regarding the application, please contact the Town's Development Services Office using the contact information below or via email at naman.kaur@strathmore.ca.

Sincerely,

Naman Kaur

Naman Kaur
Planner I

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

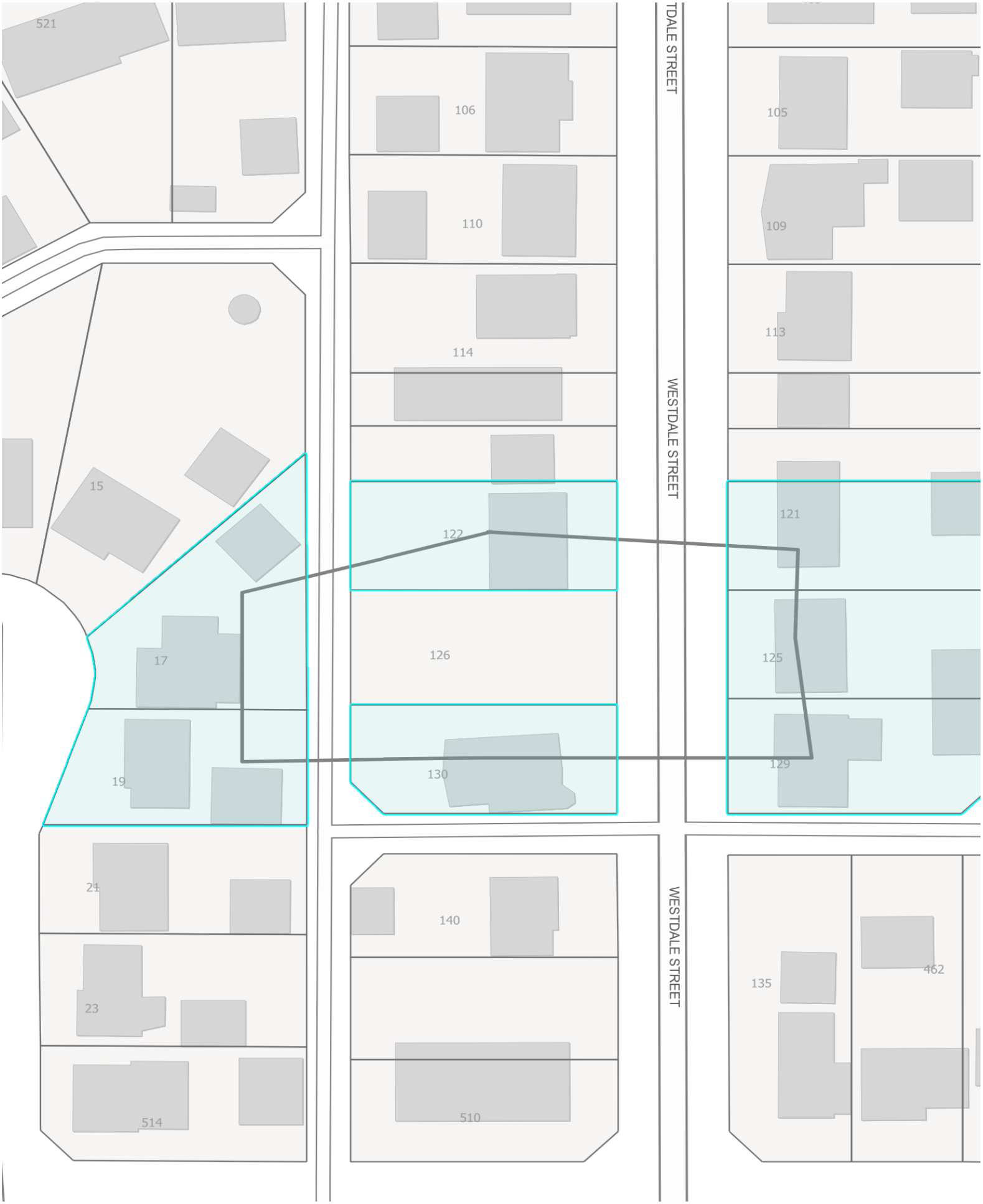




- Subject Parcel

126 Westdale St - Context

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


521
106
110
114
105
109
113
TDALE STREET
WESTDALE STREET
15
122
121
17
126
125
19
130
129
21
140
135
462
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514
510
WESTDALE STREET

Public Hearings

Section Menu

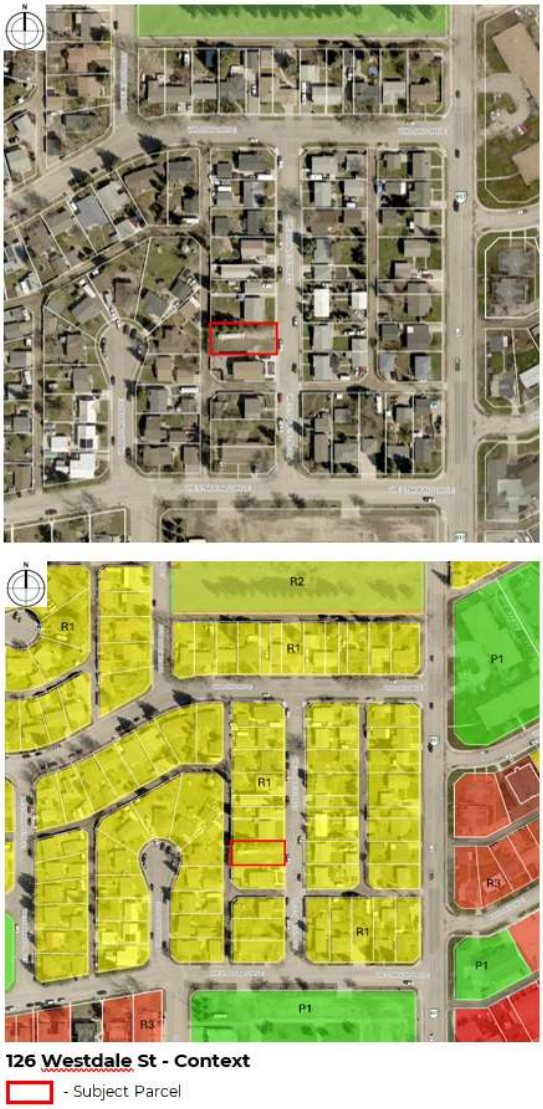


(https://media-003-ca.cdn.govstack.com/strathmore-018-ca/media/xaubf2lf/strathmore-municipal-building-1.jpg)

Notice of Upcoming Public Hearing:

October 21, 2026 @ 6:00 p.m. - Land Use Bylaw Amending Bylaw No. 26-13 (126 Westdale Street)
(#collapse_ad35335f-685f-4926-aa57-b3dad6a1424d_1)

Please be advised that the Town of Strathmore has received an application for a land use redesignation for 126 Westdale Street (Lot 9, Block 3, Plan 0815612). The proposed re-designation from 'R1 – Single Detached Residential District' to 'R2 – Low Density Residential District' aims to permit the development of a semi-detached house.



126 Westdale St - Context

- Subject Parcel

Public Hearing Process

A copy of the proposed bylaw can be found at this link (https://media-003-ca.cdn.govstack.com/strathmore-018-ca/media/hfxcxxlf/land-use-bylaw-amending-bylaw-no-26-13-draft.pdf) or may be inspected by the public during regular office hours, 8:30 a.m. to 4:30 p.m., Monday to Friday at the Strathmore Municipal Building (1 Parklane Drive, Strathmore, AB). 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, October 21, 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 (mailto:LSAdmin@strathmore.ca) by 12:00 noon on **Wednesday, October 14, 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, October 14, 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.

To make the most efficient use of your time, we suggest contacting Legislative Services at 403-934-3133 or LSAdmin@strathmore.ca (mailto:LSAdmin@strathmore.ca) before attending a Public Hearing. They will be able to confirm the order of Bylaw presentations on the Council Agenda for the evening.

Public Hearing Process

Inspecting Bylaws (#collapse_43176e93-fbaf-4276-a87d-4bf3763987f4_1)

A copy of the above proposed Bylaw(s) may be inspected by the public during regular office hours

- 8:30 am to 4:30 pm, Monday to Friday at the Town Office located at 1 Parklane Drive, Strathmore, AB

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.

Ways to attend (#collapse_43176e93-fbaf-4276-a87d-4bf3763987f4_2)

- Public Hearings are held via ZOOM AND in Council Chambers, Strathmore Municipal Building, 1 Parklan Drive, Strathmore Alberta
- Dates of the Public Hearing are provided above.
- **The meeting will start at 7:00 pm, unless otherwise stated,** with procedures in accordance with the Municipal Government Act, Section 199 and the Town of Strathmore Council Procedural Bylaw No. 23-17 amendments thereto.

Registering to present (#collapse_43176e93-fbaf-4276-a87d-4bf3763987f4_3)

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 (mailto:johnathan.strathdee@strathmore.ca) by 12:00 noon on the date of the public hearing in order to register to present.

Written submissions (#collapse_43176e93-fbaf-4276-a87d-4bf3763987f4_4)

- Written submissions to the Public Hearing or the name of any person wishing to make an oral presentatic the Public Hearing **must be received by Legislative Services prior to 12:00 noon on the date of the**

public hearing 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, ur otherwise requested.

Past Public Hearings:

September 2, 2026 @ 6:05 p.m. - Land Use Bylaw Amending Bylaw No. 26-14 (The Prairies) **(#collapse_e040dfd2-ba51-4fba-afb0-66f5caee3119_1)**

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 proposed land use bylaw redesignation application is being considered concurrently with The Prairies Area Structure Plan Amendment Bylaw No. 26-11.

The subject lands are currently designated AG – Agricultural General District under the Town of Strathmore Land Use Bylaw No. 14-11. 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 residenti portion of the development. The proposed Direct Control District would include “Community Building and Facility” as a permitted use and establish site-specific development regulations as proposed by the Applic 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 southwest portion of the site.
- P1 – Public Service District to accommodate public service uses, including the proposed Municipal Reser lands and associated public infrastructure.

PUBLIC HEARING SUBMISSION

Proposed Redesignation of 126 Westdale Street, Strathmore, Alberta

Bylaw No. 26-13 — R1 Single Detached Residential District to R2 Low Density Residential District

October 11, 2026

Mayor and Members of Council

Town of Strathmore

1 Parklane Drive

Strathmore, Alberta T1P 1K2

Re: Bylaw No. 26-13 — 126 Westdale Street

Dear Mayor and Members of Council:

I am writing regarding the proposed redesignation of 126 Westdale Street, legally described as Lot 9, Block 3, Plan 0815612, from R1 – Single Detached Residential District to R2 – Low Density Residential District, for the purpose of permitting a semidetached dwelling.

I respectfully ask Council to give careful consideration to the site-specific planning implications of this application, particularly its relationship to the existing Westmount neighbourhood, parking, building massing, setbacks, sight lines, privacy, streetscape, infrastructure, emergency access, stormwater, and the precedent that a site-specific change could establish.

My concerns are not directed at the applicants personally or at semi-detached housing generally. They concern whether this particular location is the appropriate place for this form of development and whether sufficient information has been provided to demonstrate that the resulting development will be compatible with the established single-detached neighbourhood.

1. The Town's own report confirms that 126 Westdale is surrounded by single-detached homes

The September 9, 2026 Council report states that the property is in the Westmount neighbourhood, is accessed from Westdale Street, is close to Westmount School, and is surrounded by single-detached homes. The report also confirms that the site is currently largely vacant.

The Town's presentation identifies the subject parcel as approximately 626.7 m² with 17.2 metres of frontage, surrounded by R1 properties.

This context matters. The question before Council is not simply whether an R2 lot can physically exist on this parcel. The question is whether introducing a different housing form on this particular parcel is consistent with the existing neighbourhood pattern and with the Town's own planning principles concerning compatibility.

The Town's Municipal Development Plan specifically states that residential infill should be designed so that the site layout and scale complement the character of the surrounding existing community.

2. Minimum R2 compliance should not be treated as proof that the proposed development is appropriate

The September 9 Council report states that the site meets the R2 general site requirements and has sufficient width and depth for the proposed development, including potential subdivision. However, the same report states that all other district requirements will be reviewed later at the development-permit stage.

A rezoning decision establishes what land-use category and development rights will apply to the property. The subsequent development-permit process is a separate review.

Consequently, Council should have sufficient information at the rezoning stage to understand the likely physical consequences of the proposed development rather than relying on the later development-permit process to determine whether fundamental compatibility problems can be resolved.

I therefore ask Council to consider whether a complete site plan, building elevations, parking plan, grading/drainage information, landscaping plan, driveway/access arrangement, and shadow/privacy analysis should be available before the land-use change is approved.

3. There is a discrepancy in the stated dimensions of the property

The September 9 Council package contains different descriptions of the property area. Bylaw No. 26-13 identifies the parcel as approximately 0.062 hectares / 6,745.74 square feet, while the Council presentation identifies the lot as approximately 626.7 m².

The applicants' project explanation letter describes the property as 56 feet by 126 feet and approximately 624 m². A rectangle measuring exactly 56 feet by 126 feet is approximately 7,056 square feet, or 655.5 m².

The discrepancy
demonstrates why a current legal survey and a dimensioned site plan are important

before determining whether the proposed building, parking, landscaping, setbacks and access can actually be accommodated.

4. Parking deserves particular scrutiny

Section 3.9 of the Town's Land Use Bylaw requires two parking spaces per unit for semi-detached and duplex housing. It may also require visitor parking where the applicable on-street parking conditions are not met. Each required parking stall must be at least 2.7 metres wide and 6 metres long, with adequate manoeuvring space.

For two dwelling units, the base requirement is therefore four parking spaces.

This is an important consideration on a 17.2-metre-wide site because parking, driveway access, building footprint, setbacks, landscaping, garbage storage, pedestrian access and usable yard space all compete for the same limited area.

I ask Council to require a dimensioned parking and vehicle-movement plan demonstrating four required resident parking stalls, any applicable visitor parking, driveway width, vehicle turning/manoeuvring, pedestrian access, garbage/recycling storage, snow storage, landscaping, drainage and emergency access.

5. The R2 standards permit substantially different development Characteristics

Under Section 4.4 of the Land Use Bylaw, R2 is intended to provide for low-density development in the form of duplex and semi-detached dwellings. Semi-detached housing is a permitted R2 use.

For semi-detached housing, the R2 regulations include minimum site area and width requirements, minimum site depth, minimum gross floor area, front/rear/side setbacks, maximum total site coverage of 50%, and a principal building height of up to 10 metres.

These are maximum/minimum regulatory envelopes. They do not establish that a building using the maximum permitted envelope will necessarily be compatible with the existing houses immediately beside it.

In an established single-detached neighbourhood, the difference between a house designed comfortably within the neighbourhood's existing scale and a building designed close to the maximum permitted envelope can be significant.

6. Privacy, sight lines and natural light should be specifically Assessed

Research concerning residential densification identifies potential concerns involving privacy, natural light, view corridors and changes in streetscape character. A Central Saanich Residential Densification Study identifies loss of privacy, loss of natural light

and changes to neighbourhood character as issues that can arise from densification and recommends consideration of building location, window placement, setbacks and landscape screening.

The Town's Land Use Bylaw also recognizes the importance of visibility by restricting landscaping that impedes traffic lines of sight or visibility.

Given the location of 126 Westdale between established residential properties, Council should consider whether second-storey windows would overlook neighbouring yards; whether the proposed building would alter existing view corridors; whether the building would materially reduce sunlight to adjacent yards; whether driveway locations would create sight-line concerns; whether vehicles parked on the property would obstruct views; whether mature landscaping can be retained; and whether the proposed building's height and massing are compatible with adjacent houses.

7. The Town's MDP contains compatibility policies that deserve Consideration

The Municipal Development Plan supports a variety of housing forms and higher residential densities where appropriate. However, it does not say that every vacant parcel in an R1 neighbourhood should automatically be converted to R2.

The MDP states that multi-unit housing areas should be located adjacent to collector roads and should be central to the neighbourhood and readily accessible to open space and community recreational facilities. It also states that residential infill should be designed so that its site layout and scale complement the character of the surrounding existing community.

These policies should be considered together. The fact that the MDP supports housing diversity and intensification does not eliminate the need to evaluate where intensification occurs and how much change a particular site can reasonably accommodate.

8. The application is highly site-specific

The proposed amendment would change the designation of one parcel — Lot 9, Block 3, Plan 0815612 — from R1 to R2. The Town's presentation describes the proposal as permitting one semi-detached dwelling on a site-specific basis.

The surrounding map shows the subject property embedded within an area identified as R1, while the subject parcel itself is proposed to become R2.

This raises an important planning question: what objective planning characteristic distinguishes this particular parcel from the surrounding R1 properties that justifies a

change in land-use designation?

The applicants' personal reasons for wanting two households close together are understandable and are documented in the application. However, land-use decisions should also consider the broader planning consequences for the parcel, the surrounding properties and the neighbourhood.

9. Spot or site-specific rezoning should be considered carefully

A one-parcel change within an otherwise single-detached area can create a precedent for additional site-specific applications.

This does not mean that every site-specific rezoning is inappropriate. Rather, Council should consider whether approval of this application establishes a planning rationale that could subsequently be applied to other R1 parcels.

If the planning rationale is that vacant R1 parcels surrounded by single-detached homes are appropriate locations for R2 whenever basic dimensional requirements can be met, Council may wish to consider what criteria would distinguish one appropriate R2 conversion from another, a compatible site from an incompatible site, a suitable street from an unsuitable street, and a neighbourhood transition area from an established single-detached block.

A clear, consistently applicable planning rationale would help avoid ad hoc decision-making and provide predictability for existing homeowners.

10. Neighbourhood character is a legitimate planning consideration

The Town's MDP describes good neighbourhood development in terms including vibrancy, walkability, attractiveness, inclusivity, variety, responsible development and sustainable development. It also calls for infill development to complement the character of the surrounding community.

The proposed property is not located within an existing R2 cluster. The Town's September 9 report describes the property as being surrounded by single-detached homes.

The relevant question is therefore not whether semi-detached housing can exist somewhere in Strathmore. It can. The relevant question is whether this particular form, scale and intensity at 126 Westdale Street represents an appropriate transition within this particular established neighbourhood.

11. Quality-of-life impacts should be evaluated rather than assumed Away

Research on residential densification does not establish that densification always harms

quality of life. The evidence is more nuanced and effects depend upon the circumstances.

Potential issues for 126 Westdale include increased vehicle movements, driveway activity, parked vehicles, pedestrian activity, construction activity, noise, privacy, changes in sunlight and views, garbage and snow storage, drainage, landscaping, and changes in the visual character of the street.

These effects should be evaluated against the actual proposed building rather than simply assumed to be insignificant because the use is categorized as low density.

12. Property-value impacts should be treated as a question requiring local evidence

Claims about property values can easily become overstated. Research is mixed: some studies have found negative relationships between proximity to multifamily housing and single-family prices, while other research has found no negative or even positive effects depending on the type, location and circumstances of development.

I am therefore not asking Council to assume that 122 Westdale Street or 130 Westdale Street will automatically lose value.

Rather, I ask Council to recognize that the effect of a new building immediately beside existing homes cannot responsibly be quantified without property-specific evidence. For the owners of 122 and 130 Westdale Street, the relevant concern is the effect, if any, of placing a new semi-detached building between established single-family properties in this particular Strathmore neighbourhood.

13. Fire protection and insurance considerations should be clarified

The September 9 staff report says that the Fire Department raised no concerns during circulation and that subsequent building and related permits would be reviewed through the normal process.

That is important, but it is not the same as confirmation that the proposed development will have no effect whatsoever on the insurance underwriting considerations of neighbouring properties.

I respectfully suggest that Council obtain clarification, where appropriate, concerning fire separation requirements, building-to-building separation, emergency access, hydrant/fire-service access, address identification, driveway access for emergency services, construction type and applicable fire-protection systems.

I would specifically request that this issue be considered for 122 Westdale Street and 130 Westdale Street because those properties would be directly adjacent to the proposed development. I am not asserting that their insurance premiums will increase;

that is an insurance underwriting question and should be confirmed by the relevant insurers.

14. Infrastructure capacity should be demonstrated at the site level

The Council report indicates that the Town's Infrastructure Department and external agencies raised no objections during circulation. ATCO Gas did identify existing and abandoned gas infrastructure in the area and provided standard servicing and utility-protection requirements.

Nevertheless, the MDP recognizes infrastructure and servicing as important considerations in managing growth and intensification and states that intensification opportunities in established areas should occur where opportunities and servicing allow.

I ask that the development-permit process specifically address water servicing (**dozens of breaks over the past 16 years including 7 between Sept 28 and Oct 8 during summer weather temperatures**) , sanitary servicing, stormwater management (**specifically no storm sewer, no storm sewer grates, water does not follow it stagnates until it thaws on peculates through the pavement into the ground**), grading, driveway access, utility conflicts, garbage collection, snow storage, street parking, fire access and construction impacts on existing municipal infrastructure.

15. Stormwater is particularly important on a more intensively developed site

The Town's MDP identifies stormwater runoff as one of the largest challenges associated with development within the existing Town and requires new development to provide measures that restrict flow and improve water quality.

The R2 regulations permit up to 50% total site coverage, with accessory-building coverage also regulated. A building footprint, driveway, walkways and parking areas can substantially reduce permeable landscaping on a residential parcel.

Accordingly, the final site plan should demonstrate how post-development drainage will be handled without adversely affecting adjacent properties.

16. The proposal should be evaluated against the existing streetscape, not merely numerical minimums

The Town's planning policies recognize the importance of attractive and compatible neighbourhoods. Planning research similarly recommends consideration of building massing, scale, height, character and driveway access when introducing densification into single-detached areas.

For 126 Westdale Street, Council should consider a complete streetscape analysis

showing the existing houses at 122, 126 and 130 Westdale; the proposed building footprint; front, side and rear setbacks; building height; roofline; windows; balconies/decks if any; garages; parking spaces; driveway locations; landscaping; fencing; mature trees; sight lines; and the relationship of the proposed building to neighbouring homes.

Without this information, it is difficult for neighbouring property owners or Council to fully understand the physical effect of the proposed change.

17. Council should distinguish personal circumstances from the land use question

The application explains that the applicants wish to live close to a family member during retirement and that a semi-detached home would allow two households to remain independent while supporting one another.

That is a legitimate personal objective. At the same time, a land-use redesignation changes the legal planning rights attached to the property. The decision therefore has implications beyond the applicants themselves.

The appropriate planning question is whether the requested land-use change is suitable for the site and surrounding neighbourhood, taking into account the applicable plans, policies, regulations, infrastructure and potential impacts on surrounding properties.

18. Council should consider whether this is the appropriate location for intensification

The Town's MDP supports responsible growth and housing diversity. It also identifies specific considerations concerning the location of multi-unit housing and the compatibility of infill with existing neighbourhood character.

The September 9 report describes the proposal as a form of “gentle residential intensification.” Whether a particular development is genuinely gentle should be assessed from the perspective of the surrounding properties and streetscape rather than solely from the number of dwelling units.

For the neighbouring residents, moving from one dwelling permitted under R1 to two dwelling units in a new semi-detached structure represents a 100% increase in the number of dwelling units on the parcel. That does not automatically make the proposal inappropriate. It does, however, justify careful examination of the resulting building mass, parking, traffic, privacy, servicing and neighbourhood compatibility.

Requested considerations before Council makes its final decision

- A current legal survey confirming the exact lot dimensions and area.
- A fully dimensioned site plan.

• Complete building elevations from the front, rear and both sides.
• Building height and roofline information.
• A detailed four-stall parking plan and vehicle-manoeuvring analysis.
• Confirmation of any required visitor parking.
• A driveway and sight-line analysis.
• A privacy and overlooking analysis for adjacent properties.
• A shadow/sunlight analysis.
• A landscaping and tree-retention plan.
• A grading and stormwater-management plan.
• Confirmation of utility servicing capacity.
• Fire-access and fire-separation information.
• Clarification regarding any potential insurance implications for immediately adjacent properties.
• An assessment of the proposal against the MDP's neighbourhood-character and compatibility policies.
• An explanation of the planning rationale for introducing R2 zoning on this individual parcel while the immediately surrounding properties remain R1.
• Consideration of the precedent that approval of a site-specific R2 redesignation could establish for other R1 properties.

Conclusion

The issue before Council is larger than whether two dwelling units can physically fit on a parcel measuring approximately 626.7 m².

The Town's own documents establish that 126 Westdale Street is an R1 parcel surrounded by single-detached homes and that the proposed amendment is a sites specific redesignation intended to permit a semi-detached dwelling.

The Land Use Bylaw provides numerical standards for R2 development, but satisfying minimum standards does not by itself answer the broader planning questions of neighbourhood compatibility, streetscape, parking, privacy, sight lines, **stormwater**, **infrastructure,** emergency access and precedent.

The Town's Municipal Development Plan expressly calls for consideration of the scale and site layout of infill development in relation to the character of the surrounding community, while also directing that multi-unit housing be appropriately located and supported by transportation and community infrastructure.
For these reasons, I respectfully ask Council to give particular attention to the site-specific consequences of the proposed change, the interests of the immediately adjacent homeowners, and whether the proposed development represents an appropriate transition within this established single-detached neighbourhood.
Thank you for considering these concerns and for providing residents with the opportunity to participate in the public hearing process.

Respectfully submitted,

_____

Tim and Chrystine Dungan

[redacted]
ATIA S. 20(1)

SUPPORTING REFERENCES

1. Town of Strathmore — Regular Council Meeting, September 9, 2026
Agenda package, including AIR-26-163 / Bylaw No. 26-13 and the application materials concerning 126 Westdale Street.

2. Town of Strathmore — Land Use Bylaw No. 14-11
Consolidated version dated October 2, 2025; particularly Section 3.9 (Off-Street Parking) and Section 4.4 (R2 — Low Density Residential District).

3. Town of Strathmore — Municipal Development Plan
Particular attention to residential development, infill, neighbourhood character, multi-unit housing, infrastructure and stormwater policies.

4. Town of Strathmore — Public Hearings
Current public-hearing information and submission procedures for Bylaw No. 26-13.

5. Central Saanich — Residential Densification Study
Planning research addressing neighbourhood character, privacy, natural light, building massing, setbacks, landscaping and driveway/access considerations associated with residential densification.

6. Research on residential densification and property values
Published planning/economic research indicates that effects on neighbouring property values vary by development type, location and circumstances; local evidence is therefore preferable to assuming a particular outcome.

FORMAL OBJECTION TO BYLAW NO. 26-13

Proposed Land Use Redesignation of 126 Westdale Street

Public Hearing: October 21, 2026

Dear Mayor and Members of Town Council,

We respectfully oppose the proposed redesignation of 126 Westdale Street from R1 (Single Detached Residential) to R2 (Low Density Residential) to permit a semi-detached dwelling. As the owners of the [redacted] we support responsible growth but ask Council to consider the reliability of existing infrastructure, the history of this parcel and compatibility with our established neighbourhood.

Infrastructure Concerns

Between September 28 and October 7, 2026, Westdale Street experienced at least seven reported water main ruptures: five on September 28–29, including failures during repressurization; another on October 1, with repairs beginning October 6; and a further rupture following the October 6 repair work, extending repairs into October 7. Residents faced repeated disruptions, including notice of a potential 12-hour water interruption.

At the October 7 Regular Council Meeting, Councillor Langmaid requested an update on the Westmount water main break. CAO Scoble reported that a specialist had attended and further remediation would occur once materials were sourced. Westdale Street is within Westmount. The Town's 2026–2035 Approved Capital Budget also lists a $1.2 million Westdale Street Utility Replacement project forecast for 2029.

Our property experienced a sewer backup on September 13, 2026. A plumber located an obstruction approximately 85 feet into the line; at pre-purchase inspection in 2022 camera inspection had identified a blockage at approximately 75 feet. Responsibility has not been established, and these events do not prove inadequate capacity. They do, however, warrant an assessment of the condition and reliability of water and sewer infrastructure before further density is approved.

Subdivision History and Neighbourhood Compatibility

In 2008, the original 130 Westdale Street property was subdivided into the independently registered parcels now known as 130 and 126 Westdale Street (Alberta Land Titles Registered Plan No. 0815612). The proposed semi-detached dwelling could result in three residences on land that historically accommodated one. We ask Council to consider this cumulative change.

Our home is [redacted] of 126 Westdale Street, [redacted] Setbacks, building scale, privacy and drainage matter particularly at this proximity. Although the applicants indicate the lot meets minimum area requirements, that alone does not resolve questions of neighbourhood compatibility. The redesignation would also remain with the land under future ownership.

Applicants' Proposal

We appreciate the applicants' wish to retire in Strathmore and welcome future neighbours. However, the claim that the proposed development would generate additional property tax revenue compared with a single-detached home on the same parcel has not been substantiated.

Request to Council

Why should additional residential density be approved on Westdale Street before the Town has adequately assessed and addressed the reliability of infrastructure it has already identified for replacement?

We respectfully ask Council to decline Bylaw No. 26-13 or defer a decision pending: (1) assessment of water and sewer infrastructure condition, reliability and capacity; (2) clarification of the Westdale Street Utility Replacement project's funding and timeline; and (3) review of the cumulative subdivision and density impacts, including neighbourhood compatibility and effects on adjacent properties.

We intend to attend the October 21, 2026 public hearing but will not register to speak or make an oral presentation. We respectfully request that Council consider this written submission and its supporting documents during deliberations.

Closing Remarks

We look forward to welcoming new neighbours and want all residents to enjoy the qualities that make Westdale Street a wonderful place to live. Our concern is that development be thoughtfully planned and supported by reliable services. Strathmore's motto, "Where Quality of Life is a Way of Life," should guide decisions affecting both existing and future residents.

Thank you for your time and consideration.

Sincerely,

Jordon Moch and Shelby Kehr



Supporting Documentation

Attachment A — Town of Strathmore 2026–2035 Approved Capital Budget, Westdale Street Utility Replacement (2029 forecast).

Attachment B — Town public updates on water main failures.

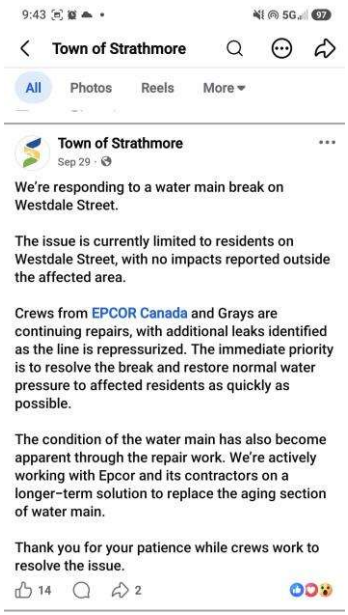
Attachment C — EPCOR Water Service Interruption Notice, October 6, 2026.

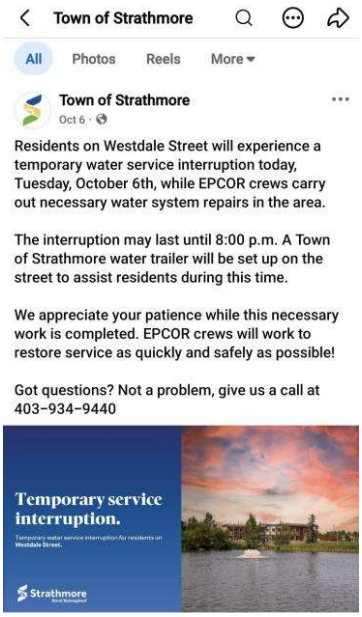
Subdivision reference — Alberta Land Titles Registered Plan No. 0815612 (2008).

Town of Strathmore
2026-2035 Approved Capital Budget

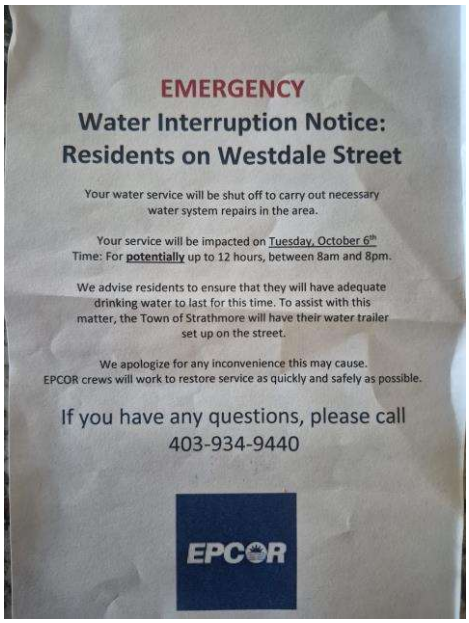
2026 Capital - Funded:			2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total:
			8,721,000	-	-	-	-	-	-	-	-	-	8,721,000
2026 Capital - Debenture Funded:			18,945,000	-	-	-	-	-	-	-	-	-	18,945,000
2027-2035 Capital Forecast:				42,002,000	17,744,000	11,686,000	9,661,000	9,463,000	7,245,000	7,020,000	15,049,000	1,697,000	121,567,000
Total:			27,666,000	42,002,000	17,744,000	11,686,000	9,661,000	9,463,000	7,245,000	7,020,000	15,049,000	1,697,000	149,233,000
	Business Case	Capital Prioritization Score	2026 Capital Funding	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total:
AUTO - 5401 - 72 - Parks - PK18 Ford F-150 Replacement - 2025 - 72 - Recreation	30.5			90,000	-	-	-	-	-	-	-	-	-	90,000
AUTO - 5601 - AV Equipment Modernization Civic Centre - 74 - Community Facilities & Functions	30.5			40,000	-	-	-	-	-	-	-	-	-	40,000
AUTO - 5483 - 42.1 - WWTP General Plant Upgrades - 42 - Wastewater	49			50,000	80,000	60,000	60,000	-	-	-	-	-	-	250,000
AUTO - 5519 - 42.1 - WWTP Centrifuge Overhaul - 42 - Wastewater	49			155,000	-	-	-	-	-	-	-	-	-	155,000
AUTO - 5520 - 42.1 - WWTP Effluent Pumphouse Rehabilitation - 42 - Wastewater	49			300,000	140,000	-	-	-	-	-	-	-	-	440,000
AUTO - 5587 - Parks - New Purchase- Wood Chipper and dump trailer Purchase- 2026 - 72 - Recreation	47			300,000	85,000	-	-	-	-	-	-	-	-	385,000
AUTO - 5572 - Municipal Enforcement- Patrol Car Replacement (2026) - 26 - Municipal Enforcement	43.5			110,000	-	-	-	-	-	-	-	-	-	110,000
AUTO - 5524 - Sea Can for stolen items - 26 - Municipal Enforcement	42.5			6,000	-	-	-	-	-	-	-	-	-	6,000
AUTO - 5579 - Curling Club -Main Breaker Modernization - 74 - Community Facilities & Functions	42.5			42,000	-	-	-	-	-	-	-	-	-	42,000
AUTO - 5556 - Sports Centre -Turf Replacement - 72 - Recreation	40			291,000	-	-	-	-	-	-	-	-	-	291,000
AUTO - 5560 - Family Centre Exterior Siding Replace - 72 - Recreation	40			400,000	-	-	-	-	-	-	-	-	-	400,000
AUTO - 5598 - Lambert Centre Roof - 74 - Community Facilities & Functions	40			90,000	-	-	-	-	-	-	-	-	-	90,000
AUTO - 5413 - 72 - Parks - Add new 1 ton with dump box - 2025 - 72 - Recreation	39.5			140,000	-	-	-	-	-	-	-	-	-	140,000
AUTO - 5602 - Wifi Expansion Family Centre - 72 - Recreation	39			13,000	-	-	-	-	-	-	-	-	-	13,000
AUTO - 5437 - 32 - Roads - New - pick up truck half ton - 32 - Roads	38			82,000	-	-	-	-	-	-	-	-	-	82,000
AUTO - 5493 - Family Centre Dehumidifier - 72 - Recreation	36			42,000	-	-	-	-	-	-	-	-	-	42,000
AUTO - 5571 - Douglas Lighting Control Replacement - 72 - Recreation	32			89,000	-	-	-	-	-	-	-	-	-	89,000
AUTO - 5335 - Family Centre - Ice Plant Control Integration - 72 - Recreation	31			10,000	-	-	-	-	-	-	-	-	-	10,000
AUTO - 5643 - Sea cans for storage - 72 - Recreation	30.5			35,000	-	-	-	-	-	-	-	-	-	35,000
AUTO - 5342 - Sports Centre Sport Field Divider - 72 - Recreation	28			35,000	-	-	-	-	-	-	-	-	-	35,000
AUTO - 5616 - Crowther Memorial Junior High Score clock CP - 71 - Community Development	23.5			7,000	-	-	-	-	-	-	-	-	-	7,000
AUTO - 5604 - IDDS Management Vehicle - Midsize Truck - 32 - Roads	21			50,000	-	-	-	-	-	-	-	-	-	50,000
AUTO - 5341 - Sports Centre Batting Cage - 72 - Recreation	19			35,000	-	-	-	-	-	-	-	-	-	35,000
AUTO - 5619 - SMB - Remote Temperature Sensors - 31 - Common Services	19			8,000	-	-	-	-	-	-	-	-	-	8,000
AUTO - 5656 - Pass Card SMB Outdoor washrooms - 12 - Director of IDDS	19			18,000	-	-	-	-	-	-	-	-	-	18,000
AUTO - 5648 - Westmount Arena - 72 - Recreation	14			7,500,000	12,000,000	2,500,000	-	-	-	-	-	-	-	22,000,000
AUTO - 5321 - Squad Fire Truck Replacement - 23 - Fire				-	120,000	-	-	-	-	-	-	-	-	120,000
AUTO - 5323 - Auto Extrication Tool Replacement - 23 - Fire				-	-	225,000	-	-	-	-	-	-	-	225,000
AUTO - 5325 - Thermal Imaging Camera Replacement (Set of 6) - 23 - Fire				-	-	100,000	-	-	-	-	-	-	-	100,000
AUTO - 5326 - Rescue Airbag & Strut Replacement (Fire) - 23 - Fire				-	-	50,000	-	-	-	-	-	-	-	50,000
AUTO - 5327 - Extractor & Dryer Replacement (Fire) - 23 - Fire				-	-	-	50,000	-	-	-	-	-	-	50,000
AUTO - 5328 - CPR Lucas Device Replacement - 23 - Fire				-	-	-	60,000	-	-	-	-	-	-	60,000
AUTO - 5330 - Rescue Trailer Replacement - 23 - Fire				-	-	-	-	60,000	-	-	-	-	-	60,000
AUTO - 5331 - Rescue Boat Replacement - 23 - Fire				-	-	-	-	-	35,000	-	-	-	-	35,000
AUTO - 5332 - SCBA Compressor Replacement - 23 - Fire				-	-	-	-	-	400,000	-	-	-	-	400,000
AUTO - 5333 - SCBA Replacement - 23 - Fire				-	-	-	-	-	-	400,000	-	-	-	400,000
AUTO - 5334 - Tender 1 Fire Truck Replacement - 23 - Fire				-	-	-	-	-	-	-	-	-	-	1,000,000
AUTO - 5336 - Third Street Cast Iron Replacement - 41 - Water				-	-	-	-	-	1,100,000	-	1,000,000	-	-	2,100,000
AUTO - 5343 - Parks - EPK 71 - Mower Replacement - 2028 - 72 - Recreation				-	-	77,000	-	-	-	-	-	-	-	77,000
AUTO - 5344 - 72 - Parks - Mower Replacement / Snow Plow - Unit EPK 74 - 2030 - 72 - Recreation				-	-	-	-	77,000	-	-	-	-	-	77,000
AUTO - 5345 - 72 - Parks - Unit EPK 60 - Mower / Snow Plow Replacement - 2030 - 72 - Recreation				-	-	-	-	77,000	-	-	-	-	-	77,000
AUTO - 5346 - Wildflower Distribution Main Upgrade - 41 - Water				-	-	-	-	-	2,500,000	-	-	-	-	2,500,000
AUTO - 5348 - Westdale Street Utility Replacement - 41 - Water				-	-	1,200,000	-	-	-	-	-	-	-	1,200,000
AUTO - 5349 - Fifth Avenue Utility Replacement - 41 - Water				-	-	-	-	-	1,955,000	-	-	-	-	1,955,000
AUTO - 5350 - Sixth Avenue Utility Replacement - 41 - Water				-	-	-	-	-	-	1,400,000	-	-	-	1,400,000
AUTO - 5351 - Second Street Utility Replacement & Downtown Beautification - 41 - Water				-	-	-	-	578,000	-	-	-	-	-	578,000

Attachment B





Attachment C



Report for Council

To: Council

Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: August 23, 2026

Meeting Date: October 21, 2026

SUBJECT:	**Delegation - Community Futures Wild Rose - Survey Results**
RECOMMENDED MOTION:	For information.

REPORT SUMMARY

KEY ISSUE(S):

Community Futures Wild Rose was engaged by the Town of Strathmore to conduct Business Walks with local businesses in 2026. Chantale Sangster, Executive Director will be sharing the results.

BACKGROUND:

The 2026 Town of Strathmore Business Walks survey received 156 completed responses from a business license list of 277 businesses, representing a 56.3% response rate from Strathmore's licensed business community.

OTHER IMPLICATIONS

STRATEGIC PRIORITIES IMPACTED:

☒ Community Connection	☐ Managing Growth	☐ Financial Resilience	☐ Economic Growth	☐ Protecting Water and Green Spaces	☐ Community Safety and Wellbeing

LEGISLATIVE IMPLICATIONS AND REFERENCES:

Members of the public and community organizations are welcome to attend a Council Meeting as a delegation to present an item to Town Council for consideration. Those interested can 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 noon on the Wednesday before a Council Meeting.

IMPLEMENTATION

REPORT AUTHOR:

Veronica Anderson, Legislative Services Officer

ATTACHMENTS:

Attachment I: Delegation Request - Community Futures Wild Rose
Attachment II: Business Walks Survey Results 2026
Attachment III: Business Walks - Council Presentation

Kara Rusk, Director of Strategic, Administrative, and Financial Services	Approved - 22 Sep 2026
Kevin Scoble, Chief Administrative Officer	Approved - 29 Sep 2026
Andrea MacInnes, Legislative Services Officer	Approved - 29 Sep 2026

From: noreply@esolutionsgroup.ca
Sent: August 26, 2026 3:11 PM
To: LegServ Admin
Subject: New Response Completed for Delegation Request Form

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

Hello,

Please note the following response to Delegation Request Form has been submitted at Wednesday August 26th 2026 3:09 PM with reference number 2026-08-26-001.

- **Applicants Name**
  Chantale Sangster
- **Organization Name (If Applicable)**
  Community Futures Wild Rose
- **Meeting date requested (day/month/year)**
  21/10/2026
- **Applicant's phone number**
  ATIA Sec. 20(1)
- **Applicant's email address**
  chantale@albertacf.com
- **Applicant's Address**
  Suite 101, 331 Third Ave, Strathmore
- **Please list the name and title of the individuals that will be presenting to Council in the space provided.**
  Chantale Sangster, Executive Director
- **Please select the purpose of your presentation.**
  Information Only
- **Please provide a brief summary regarding your delegation in the space provided.**
  To provide a summary of the Business Walks Report. Four Councilors joined us on the walks

Strathmore
Rural Reimagined

Town of Strathmore

Business Walks Survey Results 2026

Prepared for: Town of Strathmore Economic Development Department
Prepared by: Community Futures Wild Rose

Community Futures Wild Rose

Table of Contents

3 Executive Summary

4 1. Project Background

5 2. Purpose of Survey

6 3. Methodology and Timeline

8 4. Participation Overview

9 5. Current Business Conditions

10 6. Challenges Identified by Businesses

14 7. Awareness and Use of Business Supports

15 8. Supports, Resources, or Information Identified as Helpful

18 9. Topics Businesses Wished to Discuss

19 10. Municipal and Community Themes Heard

21 11. Summary of Key Themes Heard

23 12. Use of Anonymous Comments

23 13. Report Limitations

24 Appendix A: Survey Questions

25 Appendix B: Response Summary Tables

Executive Summary

The 2026 Town of Strathmore Business Walks survey received 156 completed responses from a business license list of 277 businesses, representing a 56.3% response rate from Strathmore's licensed business community. This level of participation provides a strong snapshot of current business conditions, challenges, and themes heard from participating businesses.

The survey results show that many participating businesses described themselves as either stable or thriving, while others reported that they were facing challenges or struggling. The most frequently identified challenges were rising costs, staffing, hiring and retention, sales/customer traffic, and marketing/visibility.

A notable finding was that 71 respondents selected "none" when asked what business supports or resources they were currently aware of or using. Among those who did identify supports, the most common responses included Community Futures, banks or credit unions, Chamber of Commerce/business associations, and provincial or federal programs.

Open-ended responses provided further context behind the survey results. Businesses raised themes related to funding and grant information, marketing and visibility, workforce and staffing, customer traffic, downtown activity, local events, municipal communication, parking, access, and awareness of available business resources.

This report presents the survey results and summarizes what was heard through the 2026 Business Walks process. The information is provided to the Town of Strathmore Economic Development Department as a record of participating business input and may support future planning, engagement, and economic development discussions.

1. Project Background

Community Futures Wild Rose was engaged by the Town of Strathmore to conduct Business Walks with local businesses in 2026.

The Business Walks process was designed to gather direct feedback from participating businesses and provide a summary of what businesses shared through the survey process. The survey asked businesses about their current condition, challenges, awareness or use of business supports, and any specific topics they wished to discuss during the Business Walks.

The information collected through this process is being provided to the Town of Strathmore Economic Development Department for information and future planning purposes.



2. Purpose of the Survey

The purpose of the 2026 Strathmore Business Walks survey was to gather input from local businesses on:

- how businesses describe their current condition;
- the top challenges currently impacting businesses;
- the types of business supports or resources businesses are aware of or using;
- the supports, resources, or information businesses identified as helpful;
- topics businesses wished to discuss during the Business Walks; and
- whether businesses preferred to complete the survey only or participate in an in-person visit.

This report summarizes the survey results and themes heard from participating businesses.

3. Methodology and Timeline

The Town of Strathmore provided the business licence list used for the Business Walks outreach.

The survey was first sent online to business owners to notify them of the upcoming Business Walks and provide an opportunity to complete the survey in advance. Three initial emails were sent prior to the in-person Business Walks.

The Business Walks were conducted by the Community Futures Wild Rose team, with participation from Town councillors, Chamber board members, and Prospect Now staff.

During the in-person Business Walks, the survey questions were asked directly to available business owners or managers. Responses collected in person were then entered into the survey system by Community Futures Wild Rose after the visits.

Where a business owner or manager was unavailable or too busy during the visit, an email address was requested so the survey could be sent for completion at a more convenient time.

Businesses were grouped according to the type of communication or follow-up required, including:

- survey only;
- survey and Business Walk information package; or
- Business Walk information package only.

The Business Walk information package included information about Community Futures Wild Rose programs and services, along with information from partner organizations including Prospect Now, the Chamber, the Town of Strathmore, and other business support partners.

Date	Activity
Prior to Business Walks	Three initial emails sent to notify business owners of the upcoming walks and provide an opportunity to complete the survey early
May 20 and May 27, 2026	Business Walks conducted
June 15, 2026	86 emails sent: 70 with survey link and 16 with Business Walk package only
June 22, 2026	62 reminder emails sent with survey link
June 29, 2026	58 reminder emails sent with survey link
June 30, 2026	Survey closed at 11:30 p.m.

As part of the engagement process, businesses that completed the survey were entered into a draw for a $100 gift card to a local downtown business. This participation incentive was intended to encourage survey completion while keeping the benefit of the draw within the local business community.

4. Participation Overview

A total of 156 surveys were completed from a business licence list of 277 businesses provided by the Town of Strathmore. This represents a 56.3% response rate from the licensed business list used for the Business Walks outreach.

The survey had an average completion time of 7 minutes and 45 seconds and was open for 71 days.

Businesses were asked whether they preferred to complete the survey only, without an in-person visit during the Business Walks.

Response	Number of Responses
Yes, survey only	28
No	128

Most respondents indicated they did not prefer survey-only participation, while a smaller number preferred to complete the survey without an in-person visit.

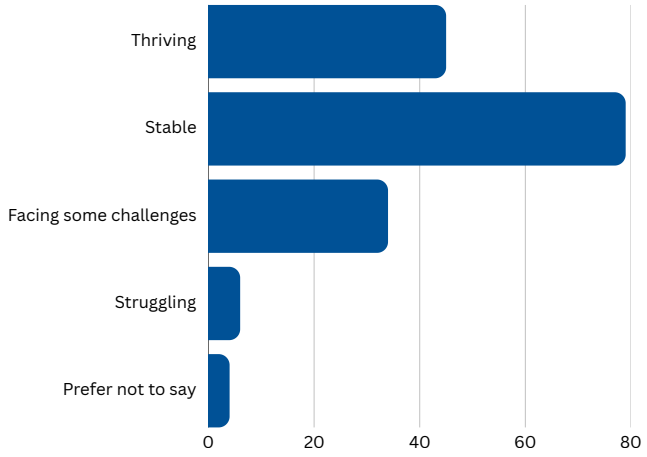
Business names and individual contact information have not been included in the main body of this report.

5. Current Business Conditions

Businesses were asked:

How would you describe how your business is doing right now?

The survey results showed the following responses:



Business Condition

Thriving	45
Stable	79
Facing some challenges	34
Struggling	6
Prefer not to say	4

Some respondents selected more than one business condition. As a result, response totals may exceed the number of completed surveys.

The largest number of responses described businesses as stable, followed by thriving. A smaller number of businesses identified as facing some challenges, while a limited number described their business as struggling or preferred not to say.

Several open-ended responses reflected cautious optimism, with some businesses noting improvement compared to previous years, while others identified continued pressure related to costs, staffing, customer traffic, and visibility.

Example anonymous comment:
“We finally had a pre-COVID month, so maybe things are turning around.”

6. Challenges Identified by Businesses

Businesses were asked:

What are the top one or two challenges currently impacting your business? Select all that apply.

The most frequently selected challenge was rising costs, followed by staffing/hiring/retention, sales/customer traffic, and marketing/visibility.

Challenge	Responses
Rising costs: rent, utilities, supplies, insurance, etc.	82
Staffing / hiring / retention	57
Sales / customer traffic	39
Marketing / visibility	33
Cash flow / financing	16
Space or infrastructure	15
Regulations or red tape	12
Other	40

6.1 Rising Costs

Rising costs were the most frequently identified challenge. Businesses referenced costs related to rent, utilities, supplies, insurance, wages, and general operating expenses.

Open-ended responses also referenced broader cost pressures, including the cost of doing business, fuel prices, rent, and affordability of facilities or commercial space.

Example anonymous comments:

“Why the cost of doing business in this town just keeps going up.”

“Rental spaces and cost. Programs to help with rising costs.”

6.2 Staffing, Hiring, and Retention

Staffing, hiring, and retention were also frequently identified. Some businesses referenced difficulty finding qualified or committed employees, while others noted challenges related to weekend availability, skilled labour, or role-specific hiring.

Example anonymous comments:

“Finding committed employees.”

“Recruiting local talent.”

“Additional support in staffing and workforce availability would be very helpful, especially during weekends.”

6.3 Sales, Customer Traffic, and Visibility

Several businesses identified sales, customer traffic, and visibility as current challenges. Open-ended responses included references to increasing exposure, driving traffic downtown, increasing local awareness, and attracting customers.

Example anonymous comments:

“Advertising, because so many people are not aware of our restaurant in town.”

“More downtown traffic.”

“Driving traffic to the downtown core.”

6.4 Marketing and Visibility

Marketing and visibility were also common themes. Businesses referenced social media, advertising, digital marketing, community awareness, and inclusion in local events or promotional materials.

Example anonymous comments:

“Guidance on marketing.”

“Learning about social media.”

“Marketing workshops.”

6.5 Space, Infrastructure, Access, and Parking

Some responses identified issues related to space, infrastructure, parking, accessibility, and business location. Comments included references to downtown parking, handicap access, road conditions, signage, and visibility from the road or highway.

Example anonymous comments:

“Provide more parking stalls on the road.”

“Downtown parking.”

“Hard to see business from the road.”

6.6 Regulations, Red Tape, and Municipal Processes

A smaller number of respondents selected regulations or red tape as a challenge. Open-ended responses included comments related to development permits, signage, business licensing, sidewalk use, and regulatory enforcement.

Example anonymous comments:

“Reduction of red tape for capital projects.”

“Town red tape — procedures/time development permits.”

7. Awareness and Use of Business Supports

Businesses were asked:

What types of business supports or resources are you currently aware of or using? Select all that apply.

The most common response was none, followed by Community Futures, banks or credit unions, Chamber of Commerce/business associations, and provincial or federal programs.

Support or Resource	Responses
None	71
Community Futures	40
Banks or credit unions	38
Chamber of Commerce / business associations	24
Provincial or federal programs	21
Mentors / advisors / consultants	18
Municipal programs	11
Other	11

The number of respondents selecting none indicates that many participating businesses either were not currently aware of available supports or were not using identified support resources at the time of the survey.

8. Supports, Resources, or Information Identified as Helpful

Businesses were asked:

What support, resource, or information would be most helpful to your business right now?

Responses varied, but several recurring themes were identified.

8.1 Funding, Grants, and Financing Information

Several businesses identified interest in grants, funding opportunities, financing, lines of credit, subsidies, or grant-writing support.

Example anonymous comments:

“Looking for eligible grants.”

“Grant information.”

“Online marketing, available grants, grant writing.”

“A line of credit, so we could consolidate our debt…”

8.2 Marketing, Advertising, and Visibility

Businesses frequently referenced marketing, visibility, advertising, social media, exposure, and awareness.

Example anonymous comments:

“More exposure.”

“Visibility.”

“Marketing and staff support.”

“Increased visibility and sales.”

8.3 Staffing and Workforce Support

Some businesses identified workforce-related supports, including hiring, recruitment, training grants, job posting tools, and access to local workers.

Example anonymous comments:

“Recruiting local talent.”

“Community-based job posting site.”

“Finding staff is hard.”

8.4 Customer Traffic, Downtown Activity, & Events

Several responses referenced local events, downtown activity, customer traffic, and ways to bring people into business areas.

Example anonymous comments:

“Increase traffic.”

“Community event participation.”

“Local events.”

“More downtown events, business engagements, downtown refresh.”

8.5 Business Coaching, Mentorship, & Connections

Some businesses identified interest in mentorship, business management support, growth guidance, and understanding what resources are available.

Example anonymous comments:

“Business management mentoring.”

“Open to understanding other resource purposes and connections.”

“Guidance on business growth.”

8.6 Municipal Communication and Information

Some businesses identified interest in clearer or more direct communication from the Town on matters affecting business operations.

Example anonymous comment:

“Direct email notices from the Town when watering restrictions go into effect.”

9. Topics Businesses Wished to Discuss During the Business Walks

Businesses were asked:

Is there anything specific you would like to discuss with us during the business walk?

Many respondents indicated there was nothing specific they wished to discuss. Among those who did identify discussion topics, recurring themes included business growth, marketing, hiring, grants, community engagement, municipal communication, downtown activity, and local business support.

Examples of anonymous comments included:
“Learning more about what is available.”
“Grant/funding opportunities.”
“Maybe ideas on marketing and hiring staff.”
“How can we be more involved in community?”
“What is Strathmore looking for from businesses?”
“Supporting local businesses.”

Some businesses also used this question to share comments about the local business environment, including both concerns and positive observations.

Example anonymous comments:
“Happy to be in a friendly community. Neighbouring businesses help them understand what is happening in town.”

“Town is easy to work with and to obtain licences and inspections.”

10. Municipal and Community Themes Heard

Some survey responses included comments connected to municipal services, local infrastructure, communication, downtown activity, and the broader business environment. These comments are summarized below by theme.

10.1 Downtown Activity and Customer Traffic

Several businesses referenced downtown traffic, downtown events, business engagement, and the need for activity that brings people into business areas.

Common phrases included:

- more downtown traffic;
- larger-scale downtown events;
- driving traffic to the downtown core;
- downtown refresh;
- local events;
- community event participation.

10.2 Parking, Access, and Visibility

Some businesses identified concerns related to parking, road access, signage, visibility, and accessibility.

Common phrases included:

- downtown parking;
- parking access;
- provide more parking stalls;
- handicap access;
- hard to see business from the road;
- visibility from highway.

10.3 Communication and Information Sharing

Some businesses referenced communication from the Town or information-sharing around business-related issues.

Comments included interest in direct email notices, clearer information about local opportunities, and understanding how businesses can be more involved in community initiatives.

10.4 Business Environment and Cost Pressures

Some respondents commented on the cost of doing business, fuel prices, taxes, rent, and affordability. These comments were reflected in both the selected survey responses and open-ended answers.

10.5 Local Connection and Community Involvement

Several businesses expressed interest in being more connected with other businesses, local initiatives, community events, and business support organizations.

11. Summary of Key Themes Heard

The following themes summarize what was heard through the 2026 Strathmore Business Walks survey process.

11.1 Many businesses described themselves as stable or thriving

The largest number of responses described businesses as stable, followed by thriving. At the same time, a number of businesses identified that they were facing challenges or struggling.

11.2 Rising costs were the most commonly identified challenge

Rising costs were the most frequently selected challenge among respondents. Open-ended responses reflected concerns about operating costs, rent, utilities, supplies, insurance, fuel, taxes, and other cost pressures.

11.3 Staffing, hiring, and retention remain significant issues for some businesses

Staffing-related challenges were the second most frequently identified challenge. Businesses referenced difficulty finding qualified workers, recruiting local talent, retaining employees, and filling specific roles.

11.4 Sales, customer traffic, and visibility were recurring concerns

Many businesses identified customer traffic, sales, exposure, marketing, and visibility as areas affecting their business. Downtown traffic and local events were also raised in open-ended responses.

11.5 Many businesses reported no current awareness or use of business supports

The most common response to the question about awareness or use of business supports was “none.” Other respondents identified Community Futures, banks or credit unions, the Chamber of Commerce/business associations, provincial or federal programs, mentors or consultants, and municipal programs.

11.6 Businesses expressed interest in practical information and support

Open-ended responses showed interest in grants, financing, marketing, social media, business coaching, hiring support, workforce programs, local events, downtown traffic, and clearer information about available resources.

11.7 Some businesses used the survey to share municipal or community observations

Some comments related to parking, signage, road access, downtown activity, communication, business licensing, development processes, and the broader local business environment.

12. Use of Anonymous Comments

Anonymous comments have been included throughout this report to reflect the tone and themes heard from participating businesses. Comments have been selected to illustrate recurring themes and have been presented without business names or identifying details.

Where needed, minor spelling or punctuation edits may be made for readability, while preserving the original meaning of the response.

13. Report Limitations

This report summarizes responses from businesses that participated in the 2026 Strathmore Business Walks survey. It reflects the input received through the survey process and should be understood as a snapshot of participating business perspectives at the time of the survey.

The response rate is based on the 277 businesses included on the Town of Strathmore business licence list used for outreach. The completed surveys represent 156 responses, or 56.3% of that list.

The report does not represent a statistically weighted study of all businesses in Strathmore. Some questions allowed respondents to select more than one answer, meaning response totals may exceed the total number of completed surveys.

Business names and individual contact information are not included in the main report.

Appendix A: Survey Questions

The survey included the following questions:

1. Please provide your name.

2. Please provide your business name, address, email, and phone number.

3. How would you describe how your business is doing right now?

4. What are the top one or two challenges currently impacting your business? Select all that apply.

5. What types of business supports or resources are you currently aware of or using? Select all that apply.

6. What support, resource, or information would be most helpful to your business right now?

7. Is there anything specific you would like to discuss with us during the Business Walk?

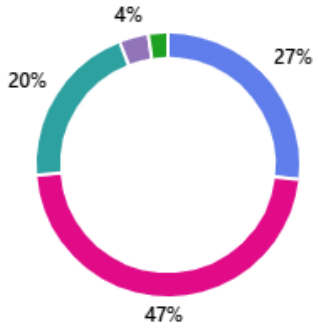
8. Would you prefer to complete the survey only, without an in-person visit during the Business Walks?

Appendix B:
Response Summary Tables

Business Condition

3. How would you describe how your business is doing right now?

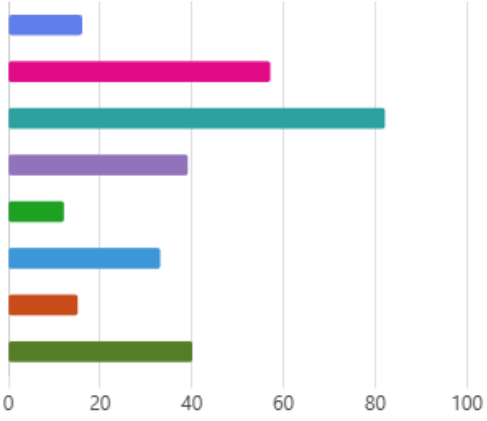
Thriving	45
Stable	79
Facing some challenges	34
Struggling	6
Prefer not to say	4



Top Challenges

4. What are the top one or two challenges currently impacting your business? (select all that apply)

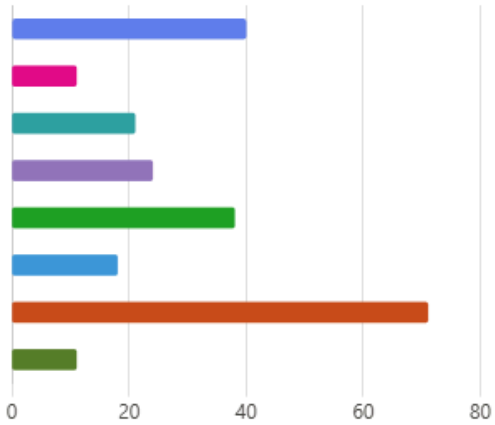
Cash flow / financing	16
Staffing / hiring / retention	57
Rising costs (rent, utilities, supplies, insurance, etc.)	82
Sales / customer traffic	39
Regulations or red tape	12
Marketing / visibility	33
Space or infrastructure	15
Other	40



Business Supports or Resources Currently Aware of or Using

5. What types of business supports or resources are you currently aware of or using? (select all that apply)

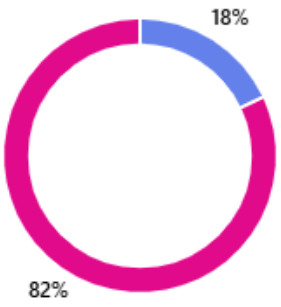
Community Futures	40
Municipal programs	11
Provincial or federal programs	21
Chamber of Commerce / business associations	24
Banks or credit unions	38
Mentors / advisors / consultants	18
None	71
Other	11



Survey-Only Preference

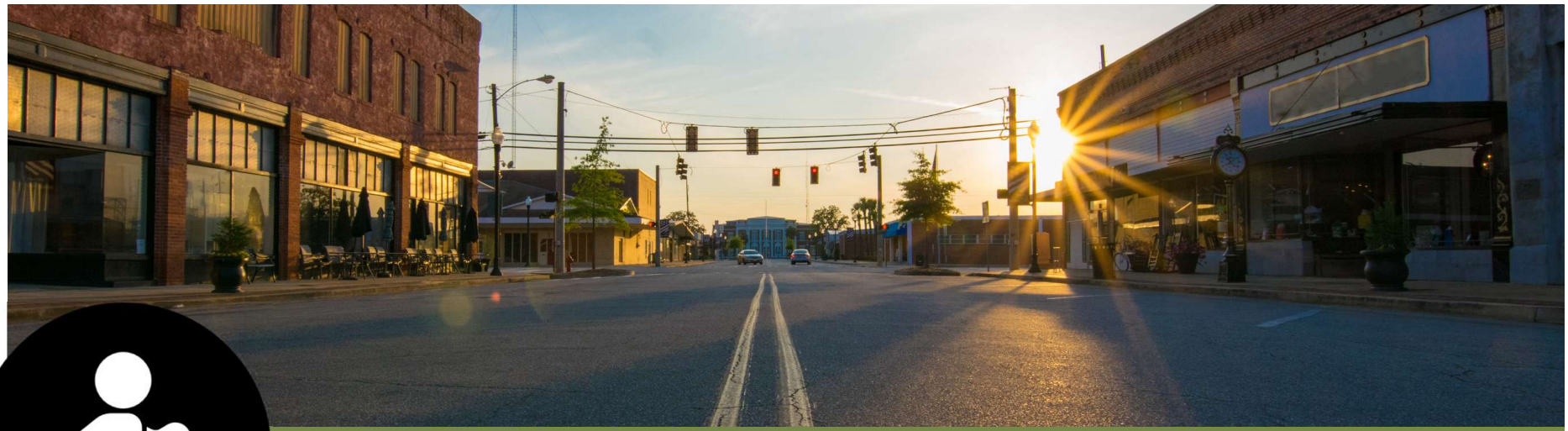
8. Would you prefer to complete the survey **ONLY**, without an in-person visit during the Business Walks?

Yes	28
No	128



2026 STRATHMORE BUSINESS WALKS

What We Heard—and Resulting Action Plan



156 PARTICIPATING BUSINESSES | MAY–JUNE 2026

PRESENTED TO STRATHMORE TOWN COUNCIL

COMMUNITY FUTURES WILD ROSE

THE 2026 BUSINESS WALKS

We Heard Directly From Strathmore Businesses

- Business Walks took place May 20 and May 27.
- Follow-up continued throughout June.
- 156 businesses completed the survey.
- Partners included Town Councillors, Community Futures Wild Rose, the Chamber and Prospect.

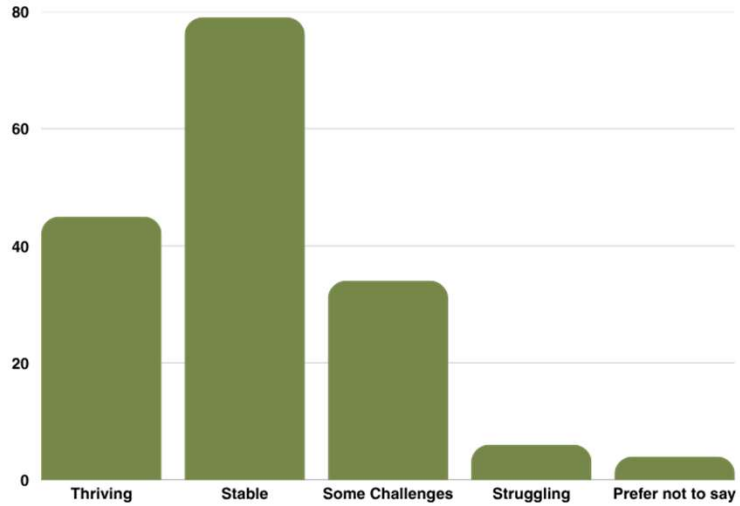
Key message: Business owners were willing to engage, and the conversations provided important context beyond what the survey captured.

THE BUSINESS COMMUNITY SHOWS STRENGTH
...AND SIGNS OF PRESSURE

What we heard:

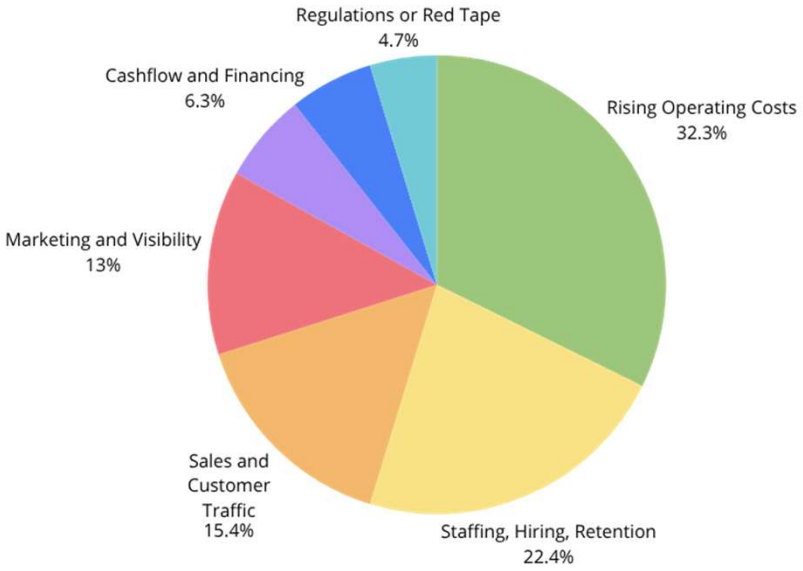
79 — Stable
45 — Thriving
34 — Facing some challenges
6 — Struggling
4 — Prefer not to say

**Respondents could select more than one condition.*



Key message: Many businesses described themselves as stable or thriving, but others are dealing with challenges affecting their day-to-day operations.

THE BIGGEST PRESSURES ARE COSTS, STAFFING, AND CUSTOMER TRAFFIC



Challenge	Business	Percentage
Rising operating costs	82	53%
Staffing, hiring, and retention	57	37%
Sales and customer traffic	39	25%
Marketing and visibility	33	21%
Cash flow and financing	16	10%
Space or infrastructure	15	10%
Regulations or red tape	12	8%

**Respondents could select more than one condition.*

Key message: Businesses are facing multiple pressures, and the most effective action will involve several community partners.

DOWNTOWN CONVERSATIONS REVEALED ANOTHER CONCERN: LANDLORD ISSUES

A recurring concern raised during in-person conversations was commercial landlord-tenant issues.

Downtown businesses spoke about challenges involving their landlords and questions about their commercial leases and tenant rights. This was not a survey question, so we cannot quantify how many businesses were affected. However, the issue came up frequently enough in conversations that Community Futures Wild Rose is already responding.

Action underway: A lawyer has been booked to deliver a session in the new year on commercial leases and commercial tenant rights.

Key message: Some of the most useful information came from conversations that went beyond the survey questions.

BUSINESSES ARE NOT ALWAYS CONNECTED TO AVAILABLE SUPPORTS

Supports respondents reported being aware of or using:

Support	Business	Percentage
None	71	46%
Community Futures	40	26%
Banks or Credit Unions	38	29%
Chamber or Business Associations	24	15%
Provincial or Federal Programs	21	13%
Mentors, Advisors, Consultants	18	12%
Municipal Programs	11	7%

**Respondents could select more than one condition.*

Key message: Businesses cannot benefit from programs, training or resources they do not know exist or are not using.

WHAT BUSINESSES SAID THEY NEED

Businesses consistently identified interest in:

- **Help understanding grants, financing and funding opportunities.**
  - wildrose.albertacf.com/resources/grants
- **Marketing, advertising and social media support.**
  - wildrose.albertacf.com/news-events/upcoming-events/general/success-in-digital-marketing-creating-your-brand-3
- **Assistance with staffing, hiring and workforce connections.**
  - wildrose.albertacf.com/news-events/upcoming-events/general/lead-with-confidence-practical-tools-for-managing-your-team
  - prospectnow.ca
- **More customer traffic, visibility and downtown activity.**
  - strathmore.ca/business
- **Practical business coaching and advice.**
  - https://wildrose.albertacf.com/services/business-consulting
- **Clearer communication about local programs and opportunities.**
  - strathmore.ca/business/economic-development-support-resources
- **Stronger connections with other businesses and community partners.**
  - www.theswcc.ca

Key message: Businesses are not asking for another report. They are asking for practical information, useful connections and support they can act on.

A MORE COORDINATED APPROACH STARTS THIS FALL

Community Futures Wild Rose, the Chamber, Prospect Now, and the Town will work together to:

- Offer practical sessions based on issues businesses raised.
- Promote opportunities through these organizations' contact lists.
- Bring in subject-matter experts when specialized information is needed.
- Connect businesses with existing services instead of duplicating them.
- Refer workforce-related needs to appropriate partners.
- Keep sharing information about financing, coaching and other business supports.

Key message: Working together expands the audience, reduces duplication and makes existing support easier for businesses to access.

BUSINESSES SHARED THEIR CONCERNS

Now We Need to Close the Loop

What comes next:

1. Launch collaborative training sessions this fall.
2. Promote opportunities through these organizations' networks.
3. Connect businesses with relevant employment, financing and advisory supports.
4. Let businesses know what actions resulted from the feedback they provided.

Businesses took the time to tell us what is working, where they are struggling and what support would help. Our responsibility now is to make sure those conversations lead to something useful.

Request for Decision

To: Council

Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: September 9, 2026

Meeting Date: October 21, 2026

SUBJECT:	**Regular Council Meeting Minutes – October 7, 2026**
RECOMMENDED MOTION:	THAT Council adopt the October 7, 2026 Regular Council Meeting Minutes as presented in Attachment I.

REPORT SUMMARY

KEY ISSUE(S):

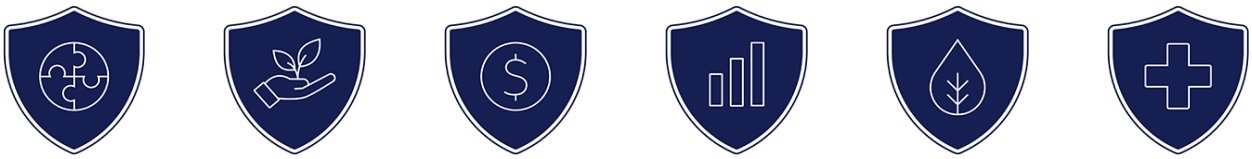
For the minutes from the October 7, 2026 Regular Council Meeting to be reviewed by Council to determine accuracy.

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 October 7, 2026 Regular Council Meeting are given to Council for adoption.

IMPLEMENTATION

NEXT STEPS:

Once signed, the October 7, 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 - 07 Oct 2026 - Minutes

Andrea MacInnes, Legislative Services Officer

Approved - 08 Oct 2026

MINUTES
REGULAR COUNCIL MEETING

6:00 PM - Wednesday, October 7, 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), and Mark Pretzlaff (Director of Community and Protective Services)

1. CALL TO ORDER

Mayor Fule called the October 7, 2026 Regular Council Meeting to order at 6:01 p.m.

1.1. Traditional Land Acknowledgement for the First Meeting in October (Mokoikisom)

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. 230.10.26

Moved by Councillor Wiley

THAT Council adopt the October 7, 2026 Regular Council Meeting Agenda as amended:

DELETION:

8.4 *Alberta Municipalities Energy Program – 2028-2029 Natural Gas Agreement (NatGas+)*

9.2 *Council Procedure Bylaw Amending Bylaw No. 26-17*

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

None.

6. CONSENT AGENDA

Resolution No. 231.10.26

Moved by Councillor Chisholm

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

7.1 Regular Council Meeting Minutes – September 9, 2026

8.2 Council Meeting Schedule Amendment – October 2026

8.3 Alberta Community Partnership Grant – Regional Municipal Enforcement Training Framework

10.2.1 Municipal Library Board Regular Meeting Minutes – June 16, 2026

10.2.2 WADEMSA Regular Meeting Minutes – June 15, 2026

10.2.3 WADEMSA Special Meeting Minutes – June 24, 2026

10.2.4 WADEMSA Special Meeting Minutes – July 6, 2026

10.2.5 WADEMSA Special Meeting Minutes – July 20, 2026

10.2.6 WADEMSA Special Meeting Minutes – August 4, 2026

10.2.7 WHMB Meeting Notes – September 17, 2026

11.1 Thank you from True North – Received September 23, 2026

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 – September 9, 2026

The following motion was adopted by the consent agenda:

THAT Council adopt the September 9, 2026 Regular Council Meeting Minutes as presented in Attachment I.

8. BUSINESS

8.1. Corporate Quarterly Report – Q2 2026

8.2. Council Meeting Schedule Amendment – October 2026

The following motion was adopted by the consent agenda:

THAT Council direct Administration to move the Organizational Meeting scheduled for October 28, 2026 at 6:00 p.m. in Council Chambers to October 21, 2026, following the Regular Council Meeting.

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

8.3. Alberta Community Partnership Grant – Regional Municipal Enforcement Training Framework

The following motion was adopted by the consent agenda:

THAT Council support the City of Cochrane's Alberta Community Partnership grant application, as a project partner, to support a feasibility study for a south-central regional municipal enforcement training centre.

AND THAT Council authorize a 2027 financial contribution of up to $5,000, subject to grant approval and confirmation of the final partnership arrangement, to be funded from the Municipal Enforcement operating budget.

9. BYLAWS

9.1. Election Signs Bylaw No. 26-08

Resolution No. 232.10.26

Moved by Councillor Brown

THAT Council give First Reading to Bylaw No. 26-08, being the Election Signs Bylaw.

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

AGAINST: None.

CARRIED

Resolution No. 233.10.26

Moved by Councillor Wegener

THAT Council give Second Reading to Bylaw No. 26-08, being the Election Signs Bylaw.

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

AGAINST: None.

CARRIED

Resolution No. 234.10.26

Moved by Councillor Wegener

THAT Council give Unanimous Consent to give Third and Final Reading to Bylaw No. 26-08, being the Election Signs Bylaw.

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

AGAINST: None.

CARRIED

Resolution No. 235.10.26

Moved by Councillor Wegener

THAT Council give Third Reading to Bylaw No. 26-08, being the Election Signs Bylaw.

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. E-bike and e-scooter Legislation

Mayor Fule shared that he recently attended the Alberta Municipalities convention where Minister Dreeshen spoke to the fact that legislation for e-bikes and e-scooters would be brought forward at the Fall session.

10.1.2. Valley Medical Clinic

Councillor Langmaid expressed gratitude to Dr. Clarke, Dr. Fanning, Dr. Lobay and Dr. Sader for their service to Strathmore and wished them well on their upcoming retirement.

10.2. BOARD AND COMMITTEE REPORTS

10.2.1. Municipal Library Board Regular Meeting Minutes – June 16, 2026

10.2.2. WADEMSA Regular Meeting Minutes – June 15, 2026

10.2.3. WADEMSA Special Meeting Minutes – June 24, 2026

10.2.4. WADEMSA Special Meeting Minutes – July 6, 2026

10.2.5. WADEMSA Special Meeting Minutes – July 20, 2026

10.2.6. WADEMSA Special Meeting Minutes – August 4, 2026

10.2.7. WHMB Meeting Notes – September 17, 2026

10.3. QUESTION AND ANSWER PERIOD

10.3.1. Watermain break

Councillor Langmaid asked Administration for an update on the watermain break experienced in Westmount.

CAO Scoble stated that a specialist has been onsite and additional remediation will occur once material is sourced. Residents currently have water.

10.4. ADMINISTRATIVE INQUIRIES

None.

10.5. NOTICES OF MOTION

None.

11. CORRESPONDENCE

11.1. Thank you from True North – Received September 23, 2026

12. CLOSED MEETING

Resolution No. 236.10.26

Moved by Councillor Hyde

THAT Council move In Camera to discuss items related to sections 29(1)(a), 29(1)(g) and 29(1)(b)(iii) of the *Access to Information Act* at 6:32 p.m.

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

AGAINST: None.

CARRIED

12.1. Wheatland Regional Emergency Management Partnership Agreement – Advice from officials – ATIA S. 29(1)(a)

12.2. Stormwater Servicing & Utility Costing – Advice from officials – ATIA S. 29(1)(a)

12.3. Policy Development – Advice from officials – ATIA S. 29(1)(a) and 29(1)(g)

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

Resolution No. 237.10.26

Moved by Councillor Langmaid

THAT Council move out of Camera at 9:25 p.m.

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

AGAINST: None.

CARRIED

Resolution No. 238.10.26

Moved by Councillor Wegener

THAT Council adopt the recommended motion as discussed during item 12.2 of the October 7, 2026 Regular Council Meeting;

AND THAT the resolution remain confidential as per Section 29(1)(a) of the *Access to Information Act*.

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

AGAINST: None.

CARRIED

13. ADJOURNMENT

Mayor Fule adjourned the October 7, 2026 Regular Council Meeting at 9:29 p.m.

_____
Mayor

_____
Director of Strategic, Administrative,
and Financial Services

Request for Decision

To: Council

Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: October 20, 2026

Meeting Date: October 21, 2026

SUBJECT:	**South Central Emergency Management Agency (SCEMA) Agreement**
RECOMMENDED MOTION:	THAT Council authorize the Chief Administrative Officer to execute the 2026 *Amended and Restated Alberta South Central Mutual Aid Agreement*, as presented in Attachment I.

REPORT SUMMARY

KEY ISSUE(S):

The Town of Strathmore is one of many municipalities in the Alberta South Central Mutual Aid Agreement. This agreement establishes a regional framework for municipalities, First Nations, and other participating authorities to provide mutual assistance during emergencies and disasters. The amended agreement updates the existing regional arrangement, establishes consistent procedures for requesting and providing assistance, clarifies financial responsibilities, and outlines provisions for emergency social services.

The agreement allows participating municipalities to access additional resources when an emergency exceeds local capabilities while preserving each municipality's authority to determine whether it can safely assist in another jurisdiction.

Council's support is required to authorize the Chief Administrative Officer to execute the amended agreement on behalf of the Town.

OBJECTIVE:

To obtain Council support for the updated mutual aid agreement, which would maintain the Town's participation in the coordinated regional emergency response framework.

The agreement supports emergency preparedness, intermunicipal cooperation, and access to additional personnel, equipment, resources, and emergency social services when local capabilities are exceeded.

FINANCIAL IMPLICATIONS:

There is no annual membership fee or fixed financial contribution associated with the agreement. Financial obligations only arise when the Town requests assistance or agrees to provide assistance during an emergency or disaster.

As a requesting municipality, the Town is responsible for reimbursing the responding municipality for eligible costs incurred, including personnel, equipment, materials, transportation, and applicable emergency social services. When the Town provides assistance to another participating municipality, the agreement establishes a mechanism to recover eligible response expenditures.

Any expenditures associated with an emergency activation would be managed through the Town's established financial procedures and applicable emergency response funding mechanisms.

BACKGROUND:

The Alberta South Central Mutual Aid Agreement was originally established on November 2, 2017, with subsequent amendments in 2018 and 2019. It consolidated three previous regional mutual aid agreements into a broader cooperative emergency management framework.

The agreement recognizes that emergencies and disasters can exceed the personnel, equipment, and resources available to an individual municipality, requiring coordinated assistance from neighboring jurisdictions. The 2026 amended agreement continues this regional approach while incorporating updated provisions for emergency assistance, cost recovery, liability, insurance, and emergency social services. The amended agreement also provides for the addition of three participating authorities: Redwood Meadows, the Town of Lake Louise, and Improvement District No. 9.

Under the agreement, requests for assistance must follow the activation of a municipal emergency plan or a declaration of a state of emergency or state of local emergency. Requests are coordinated through the respective Directors of Emergency Management. Participation does not obligate a municipality to provide assistance when doing so would compromise its own emergency response capabilities, public safety, or personnel. The agreement remains in effect until terminated by a participating party, with a formal review scheduled every five years.

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 agreement directly supports Council's strategic priority of Community Safety and Wellbeing by strengthening the Town's ability to prepare for, respond to, and recover from emergencies and disasters. Regional cooperation provides access to additional emergency response capabilities and essential services when local resources may be insufficient.

The agreement also supports a coordinated approach to protecting residents, critical infrastructure, property, and the environment while improving the Town's overall emergency preparedness and community resilience.

COMMUNITY IMPLICATIONS:

The agreement supports the safety and wellbeing of Strathmore residents by establishing a framework through which the Town can request additional resources during significant emergencies or disasters. Access to regional assistance may improve the Town's ability to respond to complex incidents, support displaced residents, coordinate evacuation-related services, and maintain essential emergency operations.

The inclusion of emergency social services provides an additional framework for meeting the immediate needs of affected individuals, including temporary shelter, food, essential personal supplies, and other appropriate supports. Participation strengthens regional relationships and supports a collaborative approach to community safety and emergency preparedness.

INTERNAL IMPLICATIONS:

The agreement establishes operational procedures for coordinating mutual assistance through the Town's Director of Emergency Management. Requests for assistance must be authorized and documented in accordance with the agreement, with verbal requests requiring written confirmation within 24 hours.

The Town's emergency management personnel would be responsible for coordinating requests, determining the availability of municipal resources, maintaining appropriate response documentation, and ensuring accurate tracking of eligible expenditures.

Where the Town is requested to provide assistance, the Director of Emergency Management retains discretion to determine the level of support available without compromising local emergency response capabilities.

LEGISLATIVE IMPLICATIONS AND REFERENCES:

The agreement is supported by the following Alberta legislation:

Municipal Government Act, RSA 2000, c M-26

- Section 6 provides municipalities with natural person powers, including the ability to enter into agreements.
- Section 54(a) addresses the provision of municipal services within another municipal authority by agreement.

Emergency Management Act, RSA 2000, c E-6.8

- Section 11 addresses the development and implementation of municipal emergency plans and programs, including agreements for emergency services.
- Section 11.2(2) addresses the appointment of a Director of Emergency Management.
- Sections 18 and 21 address declarations of a state of emergency and a state of local emergency, respectively.

The agreement also references Alberta's Access to Information Act and Protection of Privacy Act concerning the handling and disclosure of information. Execution of the agreement establishes contractual obligations relating to emergency assistance, cost recovery, indemnification, insurance, and dispute resolution.

PUBLIC ENGAGEMENT AND AWARENESS:

Formal public engagement has not been identified as a requirement for executing the amended agreement.

IMPLEMENTATION

COMMUNICATIONS:

Following Council approval, Administration will coordinate the execution of the agreement and notify the appropriate regional representatives of the Town's authorization. Relevant municipal departments and emergency management personnel will be advised of the updated agreement and any associated operational requirements.

The agreement may also be referenced in future municipal communications relating to regional emergency preparedness and community safety.

NEXT STEPS:

Upon Council approval, Administration will:

1. Arrange for the Chief Administrative Officer to execute the agreement on behalf of the Town of Strathmore.
2. Provide the executed agreement to the appropriate regional coordinating authority.
3. Update municipal emergency management records and applicable internal procedures.
4. Ensure relevant personnel are familiar with the agreement's request, response, documentation, and cost-recovery provisions.

ALTERNATIVE MOTIONS:

1. Council may provide further direction to Administration.

REPORT AUTHOR:

David Sturgeon, Fire Chief

ATTACHMENTS:

Attachment I: v3 AMENDED AND RESTATED ALBERTA SOUTH CENTRAL MUTUAL AID AGREEMENT - 2026-01-26
Attachment II: SOUTH CENTRAL MUTUAL AID AGREEMENT 2019

Mark Pretzlaff, Director of Community and Protective Services	Approved - 14 Oct 2026
Kevin Scoble, Chief Administrative Officer	Approved - 15 Oct 2026
Veronica Anderson, Legislative Services Officer	Approved - 15 Oct 2026

AMENDED AND RESTATED ALBERTA SOUTH CENTRAL MUTUAL AID AGREEMENT

THIS AMENDED AND RESTATED ALBERTA SOUTH CENTRAL MUTUAL AID AGREEMENT ("**Agreement**") is made effective as of the TBD 2026 ("**Effective Date**")

BETWEEN

THE CITY OF CALGARY
a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

and –

THE CITY OF AIRDRIE
a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

and –

THE TOWN OF BANFF
a municipal corporation within the meaning of the Municipal Government Act, R.SA. 2000, Chapter M-26

and –

IMPROVEMENT DISTRICT NO. 9
a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

and –

VILLAGE OF BEISEKER
a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26
and –

TOWN OF DIAMOND VALLEY
a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

and —

TOWN OF CANMORE
a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

and –

CITY OF CHESTERMERE
a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

and –

TOWN OF COCHRANE
a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

and –

TOWN OF CROSSFIELD
a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

and –

MUNICIPAL DISTRICT OF FOOTHILLS NO. 31
a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

and –

SUMMER VILLAGE OF GHOST LAKE
a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

and –

TOWN OF HIGH RIVER
a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

and –

ROCKY VIEW COUNTY
a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

and –

TOWN OF IRRICANA
a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

and -

KANANASKIS IMPROVEMENT DISTRICT
a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

and –

VILLAGE OF LONGVIEW
a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

and –

TOWN OF NANTON
a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

and –

TOWN OF OKOTOKS
a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

and –

TOWN OF STRATHMORE
a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

and –

MUNICIPAL DISTRICT OF BIGHORN NO. 8
a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

and –

STONEY-NAKODA FIRST NATION
as represented by the Chief and Council

and –

TSUUT'INA FIRST NATION, as represented by the Chief and Council

and –

SUMMER VILLAGE OF WAIPAROUS
a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

and -

MUNICIPAL DISTRICT OF WHEATLAND COUNTY
a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

and –

TOWN OF LAKE LOUISE
a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

and –

THE CROWN IN RIGHT OF ALBERTA AS REPRESENTED BY THE MINISTER OF MUNICIPAL AFFAIRS ON BEHALF OF IMPROVEMENT DISTRICT 9
established and administered under the Improvement Districts Act, RSA 2000, c I-1. and a municipality within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26,

and –

TOWNSITE OF REDWOOD MEADOWS ADMINISTRATION SOCIETY
partially independent municipality established as a body incorporated under the Alberta Societies Act, RSA 2000, c S-14.

WHEREAS Section 6 of the Municipal Government Act, R.S.A. 2000, c M-26, provides municipalities and improvement districts with natural person powers, which includes the authority to enter into agreements with any other municipality or improvement district for the performance of any matter or thing considered by all the councils concerned to be a benefit to their respective municipalities or improvement districts and may enter into an agreement as to the joint control and management of anything that concerns their respective municipalities or improvement districts;

AND WHEREAS Section 54(a) of the Municipal Government Act, R.S.A. 2000, c M-26, authorizes a municipality to provide any service or thing that it provides in all or part of the municipality in another municipal authority with the agreement of the other municipal authority;

AND WHEREAS Section 11 of the Emergency Management Act, R.S.A. 2000, c E-6.8, authorizes a local authority, including municipalities and improvement districts, to enter into agreements with and make payments to persons or organizations for the provision of services in the development or implementation of emergency plans or programs;

AND WHEREAS the Municipal Corporations and First Nations party to this Agreement are located within the geographical area known as the Alberta South Central Mutual Aid Agreement Area, as shown outlined on the plans attached to this Agreement as Schedule “A”;

AND WHEREAS the Parties have appointed Directors of their respective Emergency Management Agencies pursuant to Section 11.2(2) of the Emergency Management Act, R.S.A. 2000, c E 6.8;

AND WHEREAS an emergency or a disaster could affect the Parties to such a degree that local resources could be inadequate to cope with the Emergency or Disaster;

AND WHEREAS the Parties either operate emergency services within their jurisdictions or have agreements with recognized first response services;

AND WHEREAS the Parties have agreed to provide Emergency or Disaster assistance as a secondary response if required, pursuant to the terms, covenants and conditions of this Agreement;

AND WHEREAS the Parties have agreed to pay for the Emergency or Disaster assistance to be provided pursuant to the terms, covenant and conditions of this Agreement;

AND WHEREAS the Parties wish to provide suitable terms and conditions for the provision of Emergency or Disaster assistance to each other;

AND WHEREAS the Parties has entered into an Alberta South Central Mutual Aid Agreement effective on 2nd November 2017 as amended by amending agreements dated 19th December 2018, and 31st January, 2019 ("Mutual Aid Agreement"), and the Mutual Aid Agreement replaced three previous mutual aid agreements signed by some of the Parties (the Bow Corridor Emergency/Disaster Mutual Assistance Agreement, the Calgary South Emergency/Disaster Mutual Assistance Agreement and the Calgary Wildrose Emergency/Disaster Mutual Assistance Agreement);

For greater clarity, neither the Mutual Aid Agreement nor this Agreement is intended to replace any other emergency services agreements between any of the Parties for the provision of services in situations not covered under this Agreement;

AND WHEREAS all Parties have complied with any and all other legislative requirements to obtain proper authorization to enter this Agreement;

AND WHEREAS three new Parties (Redwood Meadows, Town of Lake Louise, and Improvement District 9) want to be added to this Agreement, in accordance with Article 15 of the Mutual Aid Agreement, and Parties agree to add the three new Parties to the Agreement; and

AND WHEREAS the Parties intend to make some amendments to the Mutual Aid Agreement by entering into this Agreement.

NOW, THEREFORE, IN CONSIDERATION of the mutual covenants contained in this Agreement, THE PARTIES AGREE AS FOLLOWS:

1.0 DEFINITIONS

In this Agreement unless the context otherwise requires the words and phrases set out below will be interpreted as having the meaning that follows each word or phrase.

(a) "Agreement" means this Amended Alberta South Central Mutual Aid Agreement;

(b) "Assistance" means any Emergency or Disaster aid services with corresponding equipment, materials and trained personnel as required to operate such equipment, that a Responding Party can provide to a Requesting Party;

(c) "Applicable Law" means all statutes, laws, regulations, rules, orders, bylaws, permits, licenses, consents, authorities, proclamations, delegations or subordinate legislations (including regulations and bylaws) in force in the Province of Alberta, or otherwise binding on the Parties;

(d) "Companion Animal" mean Domesticated or domestic-bred animals, avian or exotic animals who live in mutually beneficial relationships whose needs can be readily met as companions in a home or are in close daily relationship with humans and who are not used for commercial/agricultural purposes;

(e) "Declaration of a State of Emergency" means the meaning given in Section 18 of the Emergency Management Act;

(f) "Declaration of a State of Local Emergency" means the meaning given in Section 21 of the Emergency Management Act;

(g) "Director of Emergency Management" means the meaning given in Section 11.2(2) of the Emergency Management Act or the designate of the Director of Emergency Management;

(h) "Disaster" means an event that results in serious harm to the safety, health or welfare of people or in widespread damage to property that exceeds or may exceed local resources and/or capabilities;

(i) "Emergency" means an event that requires prompt co-ordination of action or special regulation of persons or property to protect the safety, health or welfare of people or to limit damage to property;

(j) “Emergency Management Act” means the Alberta Emergency Management Act, R.S.A., 2000, c E-6.8, as amended;

(k) “Emergency Social Services” means the emergency social services required to meet an Evacuee’s basic needs and preserve life safety as further detailed in Schedule “A” of this Agreement;

(l) “Evacuee” with means a Person in the Requesting Party’s jurisdiction that is impacted by an Emergency or Disaster.

(m) “Emergency or Disaster” means any or both of an Emergency or a Disaster.

(n) “Municipal Emergency Plan” means a Party’s emergency plans and programs created under Section 11 of the Emergency Management Act;

(o) “Party” or “Parties” means the signatories to this Agreement;

(p) “Per Incident Charges” means the amounts determined by the Responding Party to be the fair and accurate fee for cost recovery of rendering the Assistance including any travel expenses, some of which are included in Schedule “A;

(q) “Person” means and includes an individual, body corporate, corporation, partnership, trust, trustee, joint venture, or unincorporated association;

(r) “Personal Information” means “personal information” as defined under Privacy Legislation;

(s) “Privacy Legislation” means Access to Information Act, SA 2024, c A-1.4, Protection of Privacy Act, SA 2024, c P-28.5 and any other law in relation to privacy that is applicable to the Parties or this Agreement;

(t) “Responding Party” means a Party to this Agreement that is asked to respond and provide Assistance by another Party to this Agreement; and

(u) “Requesting Party” means a Party to this Agreement that is requesting Assistance due to an Emergency or Disaster in their respective jurisdiction.

1.1 INTERPRETATION

In this Agreement:

(a) Any reference to a statutory enactment shall include all amendments and substitutions.

(b) The terms “including”, “includes” and “include” mean “including (or includes or include) without limitation”.

(c) Headings are for reference purposes only and will not affect the construction or interpretation of this Agreement.

(d) Words in the singular mean and include the plural, and vice versa.

(e) Unless otherwise specified, references to parts, articles, sections, and schedules are to parts, articles, sections, and schedules of this Agreement.

2.0 EMERGENCY DECLARATION OR ACTIVATION OF MUNICIPAL EMERGENCY PLAN

2.1 Prior to making a request for Assistance as outlined in Article 3.0 of this Agreement, the Party affected or threatened by an Emergency or Disaster, shall ensure at least one of the following has occurred:

(a) the Party’s Municipal Emergency Plan has been activated; or

(b) a Declaration of a State of Local Emergency has been made by them for their jurisdiction; or

(c) a Declaration of a State of Emergency has been made for their jurisdiction.

3.0 REQUEST FOR ASSISTANCE

3.1 After an Emergency Declaration has been made or a Municipal Emergency Plan has been activated as outlined in Article 2.1 of this Agreement, a Party may request Assistance.

3.2 All requests for Assistance shall be made in accordance with the following procedure:

(a) It is preferred that the Alberta Emergency Management Agency, Government of Alberta be notified or be involved in the consultation of the decision before a Party makes a request for Assistance;

(b) All requests for Assistance shall be made or authorized in writing by the Requesting Party’s Director of Emergency Management to the Responding Party’s Director of Emergency Management;

(c) Requests for Assistance may be made verbally but must be confirmed in writing by the Requesting Party's Director of Emergency Management within 24 hours of the verbal request;

(d) Requests for Assistance should expressly indicate if Emergency Support Services are required as part of the Assistance requested, and to the degree possible, indicate the scope and nature of assistance required;

(e) If the Responding Party receives a request for Assistance from someone other than the Director of Emergency Management of the Requesting Party, the Responding Party shall confirm, through reasonable means, the request with the Director of Emergency Management of the Requesting Party, prior to responding to the request for Assistance;

(f) A request for Assistance from or authorized by a Party's Director of Emergency Management shall confirm that an Emergency Declaration has been made or a Municipal Emergency Plan has been activated, as outlined in Article 2.1.

4.0 DELIVERY OF ASSISTANCE

4.1 The Responding Party, in its sole discretion, may take any of the following actions when it receives a request for Assistance from the Director of Emergency Management of the Requesting Party:

(a) Provide no Assistance regardless of the type of Emergency or Disaster to be responded to;

(b) Provide all of the requested Assistance; or

(c) Provide a portion of the requested Assistance.

4.2 Without limiting the wording in Article 4.1, the Responding Party's Director of Emergency Management must acknowledge that they have received the request for Assistance from a Requesting Party either verbally or in writing as soon as possible but shall not be required to provide Assistance immediately. If the Responding Party chooses to render Assistance, it has the sole discretion to determine the timeframe that Assistance will be provided in.

4.3 The Parties agree that if the request for Assistance includes a request for Emergency Support Services and the Responding Party has agreed to provide same, in the absence of express agreement in writing to the contrary, the scope of the Emergency Support

Services provided by the Responding Party will be limited to any of the Emergency Social Services listed in Schedule "C" of this Agreement.

4.4 The decision to provide, to not provide, or to provide a portion of the requested Assistance is made solely and absolutely at the discretion of the Responding Party's Director of Emergency Management (or equivalent official where the Responding Party does not have a Director of Emergency Management), which can be made arbitrarily. Assistance will only be provided which can reasonably be given without impairing the capacity of the Responding Party to protect life, property or the environment within its own jurisdiction and without compromising the safety of its personnel.

4.5 The Responding Party will at all times remain in control and have the ability to direct any of the Assistance it provides to the Requesting Party.

4.6 The decision not to provide or to provide a portion of the requested Assistance shall not prejudice any Parties rights or effect any other obligations the Parties have under this Agreement.

4.7 The Responding Party may choose at its discretion to provide additional Assistance, above and beyond what is requested or may choose to withdraw all or a portion of the Assistance rendered even if an Emergency or Disaster is ongoing.

4.8 The Parties expressly agree that, unless specifically agreed to in writing between the Responding Party and the Requesting Party (subject always to full cost reimbursement by the Requesting Party in accordance with Article 5.0 of this Agreement), Assistance will not include:

(a) Financial supports to Evacuees;

(b) Family Reunification inquiries or activities;

(c) Donations management;

(d) Recreation activities not specifically included in Schedule "C";

(e) Transportation services not specifically included in Schedule "C"; and

(f) Personal items (such as makeup or toys) beyond those deemed essential for health or safety;

(g) Personal health expenses (items such as medical devices covered through an individual's health plan and or insurance); or

(h) Any other services, resources or assistance not specifically listed in Schedule "C".

5.0 RECOVERY OF EXPENDITURES

5.1 The Responding Party shall keep records and accounts of the Per Incident Charges of the Assistance being provided to the Requesting Party and shall provide an itemized invoice to the Requesting Party of the Per Incident Charges incurred within 90 days after the situation that caused the Emergency Declaration or activation of the Municipal Emergency Plan as outlined in Article 2.1 has ended, unless otherwise agreed to between the Requesting and Responding Parties.

5.2 The Per Incident Charges shall be paid in accordance with the invoicing policy and procedure of the Responding Party. The Requesting Party shall pay all invoices within 60 days of receiving them.

5.3 In the case of a dispute as to the amount of monies owing, the Parties will follow the dispute resolution process outlined in Article 9.0.

5.4 Late payments shall bear interest at a rate of prime plus two percent (2%) per annum.

6.0 TERM AND TERMINATION

6.1 This Agreement will be in effect for the period commencing as of the effective date shown at the beginning of this Agreement and continuing in perpetuity, subject to earlier termination at any time by a Party under this Agreement by providing thirty (30) days written notice to the other Parties in accordance with the notice provision as outlined in Article 11.0.

6.2 For greater clarity, the termination by one Party of this Agreement does not affect the obligations the other Parties have to each other under this Agreement, unless and until each Party individually terminates the Agreement.

6.3 Without prejudice to the Parties' ability to review and amend this Agreement earlier in accordance with Article 16.5, this Agreement will be reviewed by the Parties after five (5) years from the effective date shown at the beginning of this Agreement, and thereafter every five (5) years following the previous review, in perpetuity.

7.0 **RELATIONSHIP OF THE PARTIES**

7.1 Nothing in this Agreement shall be deemed to constitute a partnership or joint venture between the Parties or constitute any Party or their employees to be the agent of any other Party for any purpose.

8.0 **LIMITATION OF LIABILITY, INDEMNIFICATION AND INSURANCE**

8.1 The Responding Party will not be liable for any damage for failing to respond to a request for Assistance, for a delay in responding to a request for Assistance, for a mechanical or operational failure of any Assistance given, including failure of the equipment provided, or otherwise resulting in any other manner, from any Assistance given by the Responding Party in an Emergency or Disaster. Without limiting the provisions set out elsewhere in this Article 8.0, the Responding Party, including its officials, officers, agents, employees, personnel and volunteers, is hereby released and saved harmless by the Requesting Party from all claims for damages or loss resulting from the failure to provide Assistance, delay in providing Assistance, mechanical or operational failure of any Assistance given, including failure of the equipment provided or from any Assistance given, whether resulting from any negligence or, other action on the part of the Responding Party, its officers, agents, employees, personnel or volunteers.

8.2 The Requesting Party agrees to defend, indemnify and save harmless the Responding Party as well as its officials, officers, employees, agents, volunteers and each of its personnel engaged in the performance of this Agreement or the provision of any Assistance, from and against any and all claims, demands, loss, costs, damages, actions, suits or other proceedings, including personal injury or death, by whomsoever made, brought or prosecuted, in any manner based upon, occasioned by or attributable to the matters agreed to by the Parties in this Agreement, or any action taken or not taken or things done or maintained by virtue of this Agreement, or the performance or non-performance of Assistance under this Agreement, even in the case of negligence by the Responding Party.

8.3 Without limiting Article 8.2, the Requesting Party shall indemnify the Responding Party against any loss or expense occasioned to the Responding Party by reason of any damage to its equipment caused by the performance of Assistance by the Responding Party under this Agreement, excluding damage resulting from wilful misconduct on the part of the Responding Party or its representatives in the use of the equipment. The Requesting Party shall also defend and indemnify the Responding Party, and all of its personnel engaged in

the performance of this Agreement against any cost or expense to the Responding Party and to any of its personnel by reason of personal injury (including death) resulting from the performance of this Agreement which may be caused or contributed to by the Requesting Party. Any and all costs of carrying out the obligations under this Article 8.0 will be in addition to and not included in the payments pursuant to Article 5.0.

8.4 Without limiting the scope of Articles 8.2 and 8.3 and for greater clarity, the obligation of the Requesting Party to defend and indemnify the Responding Party will apply from the time that the Responding Party begins to render the Assistance and shall continue until the time that the Responding Party ceases to render the Assistance. In the case of motor vehicle assistance, the obligations to defend and indemnify apply to any motor vehicle collision that occurs while enroute from the time of dispatch until the return to the dispatch location of the motor vehicle (or active service at some other location back in the Responding Party's jurisdiction), even in the case of negligence by the Responding Party or its officials, officers, employees, agents, volunteers. However, the obligation to defend and indemnify pursuant to this Article 8.4 shall be up to and including the first TWENTY FIVE THOUSAND DOLLARS ($25,000.00) of any loss that occurs.

8.5 Each Party shall maintain, at their own expense and with insurers allowed by the laws of the Province of Alberta to issue insurance policies in Alberta, the following types of insurance:

(a) Commercial General Liability insurance policy for bodily injury (including death) and property damage in an amount of not less than FIVE MILLION DOLLARS ($5,000,000.00) inclusive limit for each and every occurrence, such insurance to include:

(i) all Parties as additional insured;
(ii) a non-owned automobile liability extension;
(iii) a cross-liability clause; and
(iv) a broad form contractual liability clause;

(b) an automobile third-party liability insurance policy (Owner's Form) for bodily injury (including death) and property damage in an amount of not less than TWO MILLION DOLLARS ($2,000,000) inclusive limit per occurrence covering all automobiles relevant to this Agreement; and

(c) an all-risk property insurance policy with a limit of not less than FIVE HUNDRED THOUSAND DOLLARS ($500,000.00) per occurrence to cover the full replacement

value of all property supplied by a Responding Party and which is in the care, custody or control of a Requesting Party; and

(d) each Party will maintain coverage for each and all of its personnel engaged in the performance of this Agreement, with the Workers Compensation Board of Alberta, or an equivalent federal board or body, excluding those personnel engaged in exempt industries.

8.6 In view of the possibility of medical response being required as part of the Assistance, each Party agrees to place and maintain a paramedic malpractice liability insurance policy in an amount of not less than TWO MILLION DOLLARS ($2,000,000) per occurrence, and agrees to ensure that each of it's employees that provide medical response in the regular course of their duties will have and maintain professional liability insurance as required by Applicable Law.

8.7 With respect to the insurance to be maintained by the Parties:

(a) the insurance policies mentioned above must include provision for the Parties to be given at least thirty (30) days written notice prior to cancellation as well as at least thirty (30) days prior notice of any material change (restricting coverage) of said policies of insurance requested by a policy holder;

(b) the Parties must provide documentary evidence satisfactory to all Parties of the existence of the above mentioned insurances at inception of this Agreement and at each renewal date of such insurances;

(c) the individual Party who holds the insurance policy, and not any other Party to this Agreement is responsible for any deductible(s) which may apply in relation to such insurances; and

(d) the Parties covenant and agree that the insurance requirements mentioned above are not to be construed to, and in no manner will, limit or restrict any Party's liability in relation to or arising under this Agreement.

8.8 Each Party understands and agrees that if a Responding Party incurs damage or loss of any kind covered under Sections 8.2, 8.3, 8.4, 8.5 and 8.6, the Responding Party will be paid immediately without offset or counter claim.

9.0 **DISPUTES**

9.1 The Parties agree that any dispute between any of the Parties, as to the interpretation, subject matter, or in any way related to, this Agreement, including the recovery of expenditures outlined in Article 5.0, shall be resolved by the Parties attempting to reach a fair and equitable resolution by using, in good faith, the following means (in any order), until a resolution is arrived at:

(a) negotiation;
(b) mediation; or
(c) legal proceedings in a court of competent jurisdiction.

9.2 During negotiation and mediation, no Party will be deemed to have waived any rights or remedies at law or in equity, and all Parties agree to maintain their business relationship during such negotiations, to the extent reasonably practicable.

9.3 With respect to mediation, unless otherwise agreed to in writing by the Parties, mediation will be in accordance with the procedures of the ADR Institute of Canada, Inc. (hereinafter sometimes referred to as the "Institute"), using as mediator a neutral third-party either as mutually agreed to by the Parties, or if the Parties are unable to agree as selected by the Institute.

10.0 **APPLICABLE LAW**

10.1 All Assistance and the responsibilities of the Parties under this Agreement, are to be performed in accordance with the laws applicable in the Province of Alberta.

10.2 This Agreement will be governed by, and interpreted and enforced in accordance with the laws in force in the Province of Alberta. No action at law or in equity may be commenced or continued on any matter arising out of or connected with this Agreement, in any court other than a court of competent jurisdiction of the Province of Alberta.

11.0 **NOTICE**

11.1 If any Party desires to give notice, payment or other communication (collectively referred to as "**Notice**") to another Party under or in connection with this Agreement, such Notice should be given in accordance with Schedule "B."

11.2 Any Notice required or permitted to be given or served pursuant to this Agreement, unless otherwise stated, shall be in writing and shall be sufficiently given if messenger delivered, mailed by registered mail, faxed, or emailed, to the contact provided in Schedule "B".

11.3 Any Party may change its address for receiving any Notices by giving notice as provided herein, in which event, Schedule "B" shall be deemed to have been amended accordingly.

11.4 Any such Notice shall be deemed to have been given, made or received by the addressee on the date of delivery, fax or email. In the case of registered mail, notice is deemed given, made or received on the date the mailing is signed for.

12.0 **SURVIVAL**

12.1 Articles 8.0, 9.0, 10.0 survive the termination of this Agreement.

13.0 **SEVERABILITY**

13.1 If any part of this Agreement is declared unenforceable or invalid by a court of competent jurisdiction, the remainder of the provisions shall continue to be valid and enforceable.

14.0 **ASSIGNMENT**

14.1 No Party shall have the right to assign this Agreement without the prior written consent of all other Parties to this Agreement, which consent shall not be unreasonably withheld or delayed.

15.0 **FUTURE PARTIES**

15.1 It is anticipated by the Parties that other entities, including municipal corporations and improvement districts, may become a Party to this Agreement after execution. Additional parties will be added by an amendment in writing to this Agreement, executed by all Parties, to add the new Party.

16.0 **GENERAL PROVISIONS**

16.1 Unless the context requires otherwise, words importing the singular will include the plural and words importing the plural will include the singular.

16.2 No indulgence or forbearance by any Party will be deemed to constitute a waiver of its rights to insist on performance in full and in a timely manner of all covenants of another Party and any such waiver, in order to be binding upon a Party, must be expressed in

writing. A waiver by any Party to this Agreement of the strict performance by another Party of any covenant or provision of this Agreement will not of itself constitute a waiver of any subsequent breach of such covenant or provision or of any other covenant, provision, or term of this Agreement.

16.3 Each of the Parties agrees that it will from time to time and at all times do all such further acts and execute and deliver all such further documents and assurances as may be reasonably required in order to fully perform and carry out the terms of this Agreement.

16.4 This Agreement, including the Schedules attached or incorporated by reference, is the entire agreement between the parties and supersedes all prior negotiations, representations or agreements, either written or oral.

16.5 The Parties agree that this Agreement may be amended from time to time upon mutual agreement confirmed in writing to give effect to the intention of the Parties as the circumstances at the time may require.

16.6 The recitals set out at the beginning of this document are incorporated into, and form part of, this Agreement.

16.7 All documents submitted to the parties will be subject to the protection and disclosure provisions of Privacy Legislation. While Privacy Legislation allows persons a right of access to records in the Parties custody or control, it also prohibits the Parties from disclosing personal or business information where disclosure would be harmful to business interests or would be an unreasonable invasion of personal privacy as defined in the Privacy Legislation.

16.8 This Agreement shall enure to the benefit of and be binding upon the parties, their heirs, executors, successors and permitted assigns.

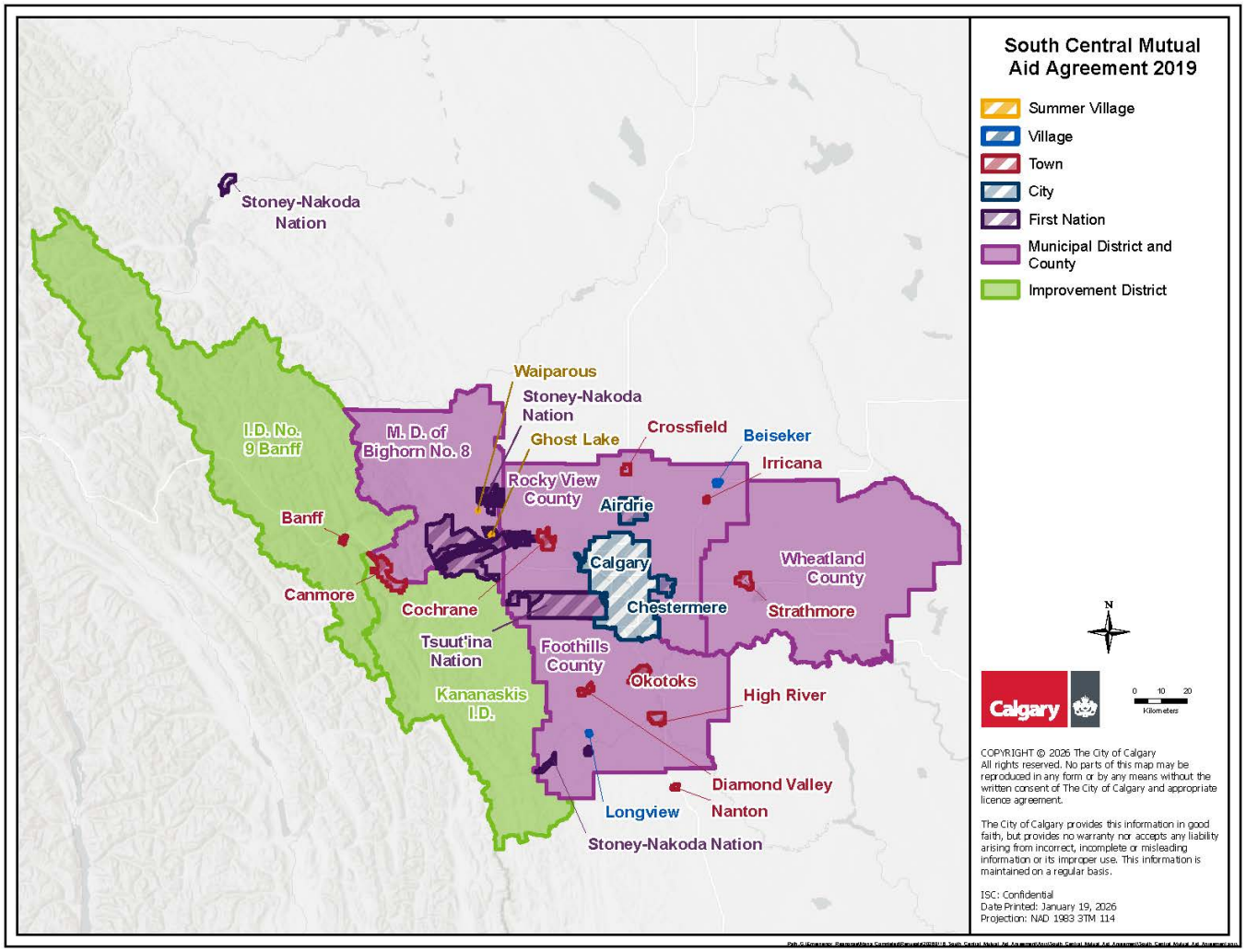
17.0 **COUNTERPARTS**

17.1 This Agreement may be executed in any number of counterparts with the same effect, as if all signatories to the counterparts had signed one document, all such counterparts shall together constitute, and be construed as, one and the same instrument and each of such counterpart shall, notwithstanding the date of its execution, be deemed to bear the date first above written.

[Signature page follows]

IN WITNESS WHEREOF the Parties hereto have caused this Agreement to be executed by their duly authorized representatives as of the date first written above.

Schedule "A"


South Central Mutual Aid Agreement 2019
Summer Village
Village
Town
City
First Nation
Municipal District and County
Improvement District
Stoney-Nakoda Nation
I.D. No. 9 Banff
M. D. of Bighorn No. 8
Waiparous
Stoney-Nakoda Nation
Ghost Lake
Crossfield
Beiseker
Irricana
Rocky View County
Airdrie
Banff
Calgary
Wheatland County
Canmore
Cochrane
Chestermere
Strathmore
Tsuut'ina Nation
Foothills County
Okotoks
Kananaskis I.D.
High River
Diamond Valley
Longview
Nanton
Stoney-Nakoda Nation
N
0 10 20
Kilometers
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ISC: Confidential
Date Printed: January 19, 2026
Projection: NAD 1983 3TM 114

Schedule “B”

TBD

SCHEDULE "C"

EMERGENCY SOCIAL SERVICES

Purpose

Emergency Social Services ("ESS") are managed and delivered by each Party's Emergency Management Services. ESS is a vital part of an Emergency or Disaster response, providing services to meet the immediate physical and emotional needs of displaced and impacted individuals.

Scope

ESS generally falls under one of the following scenarios:

1. Supporting Requesting Party's residents to shelter in place: A local Emergency or Disaster occurs, and individuals are advised to shelter in place (e.g., water main break, power outages). ESS may be activated to support vulnerable residents of the Requesting Party in these circumstances.

2. Supporting displaced residents in their own jurisdiction: A local Emergency or Disaster displaces Requesting Party residents, and those individuals require ESS supports in the immediate aftermath of the situation. This may be up to 72 hours or the end of the acute stage of the emergency, such as the lifting of an evacuation order.

3. Hosting individuals from Requesting Party jurisdiction in Responding Party Jurisdiction: An Emergency or Disaster in the Requesting Party jurisdiction displaces residents and those residents are evacuated to the Responding Party and require ESS supports. This may be from 72 hours to several weeks. ESS will align with the schedule outlined below and will be treated as a "Fee for Service" arrangement.

4. Supporting residents from Requesting Party in their own jurisdiction: An Emergency or Disaster in the Requesting Party jurisdiction displaces residents and Requesting Party requests that the Responding Party assist the Requesting Party's displaced residents in their own community. Responding Party resources may include Responding Party staff; ESS trained personnel; support for the operations of an ESS Centre; ESS equipment; and / or partners who provide specialized services. ESS for Requesting Party communities will align with the schedule below and will be treated as a "Fee for Service" arrangement and the Requesting Party will be responsible to reimburse Responding Party for any and all costs incurred in providing the ESS.

ESS Centres

During an Emergency or Disaster, the Responding Party may open an ESS Centre where Persons can begin to recover from an Emergency or Disaster, and Persons can be provided with ESS. Depending on the scale of the Emergency or Disaster, the Responding Party may open more than one ESS Centre.

ESS	Standard of Care[1]	Per Incident Charges[2]
Administrative		• Response staff time, both regular, overtime hours and banked overtime hours as supported by Human Capital Management summary report. • Staff time for administrative activities associated with record gathering and preparation of invoices, as supported by Human Capital Management summary reports. • Security personnel. • Meals and/or snacks for response personnel while on shift. • Office supplies utilized by Responding Party during the Emergency or Disaster.
Reception	Reception Centre ("RC") /ESS Centre.	All costs associated with activating, operating and demobilizing a RC, ESS Centre (or other ESS facility) including: • space rental and operations (e.g., cleaning and garbage removal during use). • equipment rental including tables, chairs, etc. and associated setup and takedown fees. • snacks, refreshments for Evacuees and RC/ESS Centre personnel. • office supplies. • design and printing costs for vouchers and/or wristbands. • post activation cleaning. Staffing Costs • staffing costs (regular wages and overtime) associated with the RC including security. • all staff time (regular and overtime) and any additional staff hired to back-fill those providing ESS. Administration Costs • Staff time or salary of additional personnel

		hired to track, prepare and submit ESS invoice(s); or • Addition of a 15% levy based on the total of all invoiced charges may be added to the invoice to address administrative costs such as preparation of those invoices, etc. For audit purposes, this charge requires supporting documentation to justify the cost as a directly related expense.
Clothing	Will only be provided as needed to preserve health and modesty. This is not a wardrobe replacement. Clothing may include footwear or items specific to extreme weather.	Adults, youth and children up to $150.00 maximum per person* (incl. GST). Clothing is provided as needed to preserve health and modesty. This is not a wardrobe replacement. Clothing may include footwear. * An additional $50 supplement may be added during periods of extreme weather with approval from the impacted community, as part of the ESS agreement.
Companion Animal lodging and care	Housed with owner if possible or kennel at available facilities. Consumables such as pet food and incremental costs (e.g., additional cleaning) are considered reasonable costs for Companion Animal care, and can be provided if requested. See Administrative/overhead costs below for additional included costs associated with Companion Animal care. Private kennels: If arranged by Evacuees, they should contact their insurance company or home jurisdiction for direction. Veterinary care: If arranged by Evacuees, they should contact their insurance company or home jurisdiction for direction.	If kennels and/or shelters are required for Companion Animals, the full cost of the animal care including any required veterinary services, rescue agencies, or private kennels will be billed back to the Requesting Party.

	If pet owners arrange for kenneling of their animal, the cost will be billed directly to the Evacuee. Any animal that does not fall within the definition of Companion Animal is excluded.	
Cultural supports	Provided by community partner agencies and organizations.	
Emotional supports	Provided by ESS members and the Emotional Wellness Response Team (a collaborative of not-for-profit organizations operating in the relevant jurisdiction as required).	
ESS Centre - Children's activities	Colouring / craft supplies provided.	
Evacuee registration	Evacuees will be registered by ESS members using the RCCP or other applicable Registration System.	
First Aid	Basic first aid.	
Food services	Snacks and water available in the ESS Centre. Food vouchers/cards for food per diem of $59/registered Evacuee and other identified people (as per the Province of Alberta per diem guidelines). Gratuities, tobacco products, and alcohol are not included.	Daily rate per Person per the Province of Alberta per diem guidelines.
Functional needs	Emergency personal items provided at the ESS Centre (e.g., diapers, personal hygiene products). Basic, personal care supplies as required for health and hygiene	If a community stockpile of hygiene supplies was used to support evacuees, replacement costs will be reimbursed.

	will be provided to Evacuees. Standard hotel supplies (shampoo, soap, linens) will not be supplied separate from what the hotel provides.	
Health and hygiene supplies	Red Cross or other hygiene/toiletry kits provided by community partners.	
Health – Other	Assistance with sourcing/referrals.	
Health – Mental Health Supports	Psychosocial, mental health and addiction supports may be made available to Evacuees through local programs, GoA programs, and/or Non-governmental Organizations (NGO).	
Information	Current information about the Emergency or Disaster and referrals for additional services.	
Language translation	Language Link over the phone and or other community agencies.	
Laundry	On-site/ hotel supplied laundry facility or Tide Loads of Hope laundry service in collaboration with community partners. Dry cleaning is not included.	
Lodging - Group	Cots in an approved community facility. Layout and number approved by Alberta Health Services and the relevant Fire Department.	Cots and bedding if rented, including transportation costs to acquire and return the equipment. Cleaning costs if items were owned and can be reused. Replacement costs for damaged cots. Parking and/or pet fees if these are standard fees for the shelter. Additional cleaning costs are anticipated in case of a prolonged evacuation/stay.
Lodging –	Basic hotel/motel/dorm room.	

Individual (hotel/motel/dorm at post-secondary institution)	Basic room rate & applicable taxes only.	
Recreation	Dependent on length of evacuation, the Responding Party may be able to extend use of the Responding Party's recreation programs to Evacuees, at the sole discretion of the Responding Party.	
Security	Responding Party's Security and/or private security firms.	
Transportation – accessibility needs	Responding Party transit pass/access or taxi vouchers.	
Transportation – around the city	Bus pass or bus tickets provided at cost by the Responding Party to cover transportation of Evacuees.	
Transportation – to lodging facility	Taxi vouchers.	

Services not specifically mentioned in any of the above categories are not provided and should be considered the responsibility of Evacuees at their own expense.

During an Emergency or Disaster, the Government of Alberta may provide emergency funding to Evacuees after seven days (this may be adjusted based on the circumstances). Evacuees facing financial hardship are encouraged to connect the Government of Alberta through: Emergency financial assistance | Alberta.ca.

[1] Standard of Care are ESS that provide for the survival, health and safety of Evacuees in an Emergency or Disaster
[2] Per Incident Charges may include the items listed in this column. Where no specific items are specified, the Requesting Party shall reimburse all actual costs incurred by the Responding Party.

AMENDED ALBERTA SOUTH CENTRAL MUTUAL AID AGREEMENT

THIS **AGREEMENT** made effective as of the 31 day of January, 2019

BETWEEN

THE CITY OF CALGARY, a municipal corporation within the meaning of the *Municipal Government Act*, R.S.A. 2000, Chapter M-26

- and -

THE CITY OF AIRDRIE, a municipal corporation within the meaning of the *Municipal Government Act*, R.S.A. 2000, Chapter M-26

- and -

THE TOWN OF BANFF, a municipal corporation within the meaning of the *Municipal Government Act*, R.S.A. 2000, Chapter M-26

- and -

IMPROVEMENT DISTRICT NO. 9, a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

- and -

VILLAGE OF BEISEKER, a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

- and -

TOWN OF BLACK DIAMOND, a municipal corporation within the meaning of the *Municipal Government Act*, R.S.A. 2000, Chapter M-26

- and –

TOWN OF CANMORE, a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

- and -

CITY OF CHESTERMERE, a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

- and -

TOWN OF COCHRANE, a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

- and -

TOWN OF CROSSFIELD, a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

- and -

MUNICIPAL DISTRICT OF FOOTHILLS NO. 31 , a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

- and -

SUMMER VILLAGE OF GHOST LAKE, a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

- and -

TOWN OF HIGH RIVER, a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

- and -

ROCKY VIEW COUNTY a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

- and -

TOWN OF IRRICANA, a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

- and -

KANANASKIS IMPROVEMENT DISTRICT, a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

- and -

VILLAGE OF LONGVIEW, a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

- and -

TOWN OF NANTON, a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

- and -

TOWN OF OKOTOKS, a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

- and -

TOWN OF STRATHMORE, a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

- and -

TOWN OF TURNER VALLEY, a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

- and -

MUNICIPAL DISTRICT OF BIGHORN NO. 8, a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

- and -

STONEY-NAKODA FIRST NATION, as represented by the Chief and Council

- and -

TSUUT'INA FIRST NATION, as represented by the Chief and Council

- and -

SUMMER VILLAGE OF WAIPAROUS, a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

- and -

MUNICIPAL DISTRICT OF WHEATLAND COUNTY, a municipal corporation within the meaning of the Municipal Government Act, R.S.A. 2000, Chapter M-26

WHEREAS Section 6 of the *Municipal Government Act*, R.S.A. 2000, c M-26, provides municipalities and improvement districts with natural person powers, which includes the authority to enter into agreements with any other municipality or improvement district for the performance of any matter or thing considered by all the councils concerned to be a benefit to their respective municipalities or improvement districts and may enter into an agreement as to the joint control and management of anything that concerns their respective municipalities or improvement districts;

AND WHEREAS Section 54(a) of the *Municipal Government Act*, R.S.A. 2000, c M-26, authorizes a municipality to provide any service or thing that it provides in all or part of the municipality in another municipal authority with the agreement of the other municipal authority;

AND WHEREAS Section 11 of the *Emergency Management Act*, R.S.A. 2000, c E-6.8, authorizes a local authority, including municipalities and improvement districts, to enter into agreements with and make payments to persons or organizations for the provision of services in the development or implementation of emergency plans or programs;

AND WHEREAS the Municipal Corporations and First Nations party to this Agreement are located within the geographical area known as the Alberta South Central Mutual Aid Agreement Area, as shown outlined on the plans attached to this Agreement as Schedule "A";

AND WHEREAS the Parties have appointed Directors of their respective Emergency Management Agencies pursuant to Section 11.2(2) of the *Emergency Management Act,* R.S.A. 2000, c E 6.8;

AND WHEREAS an emergency or a disaster could affect the Parties to such a degree that local resources could be inadequate to cope with the emergency or disaster;

AND WHEREAS the Parties either operate emergency services within their jurisdictions or have agreements with recognized first response services;

AND WHEREAS the Parties have agreed to provide emergency or disaster assistance as a secondary response if required, pursuant to the terms, covenants and conditions of this Agreement;

AND WHEREAS the Parties have agreed to pay for the emergency or disaster assistance to be provided pursuant to the terms, covenant and conditions of this Agreement;

AND WHEREAS the Parties wish to provide suitable terms and conditions for the provision of emergency or disaster assistance to each other;

AND WHEREAS this Agreement is intended to replace three previous mutual aid agreements signed by some of the Parties, which include the "Bow Corridor Emergency/Disaster Mutual Assistance Agreement," the "Calgary South Emergency/Disaster Mutual Assistance Agreement" and the "Calgary Wildrose Emergency/Disaster Mutual Assistance Agreement." For greater clarity, this Agreement is not intended to replace any other emergency services agreements the Parties may have with each other for the provision of services in situations not covered under this Agreement;

AND WHEREAS all Parties have complied with any and all other legislative requirements to obtain proper authorization to enter this Agreement;

AND WHEREAS three new Parties would like to be added to this Agreement, in accordance with Article 15. The three new Parties are Tsuu'tina Nation, Town of Strathmore and Improvement District No. 9.
AND WHEREAS all Parties agree to add the three new Parties to the Agreement;

NOW, THEREFORE, IN CONSIDERATION of the mutual covenants contained in this Agreement, **THE PARTIES AGREE AS FOLLOWS**:

1.0 INTERPRETATION

1.1 In this Agreement unless the context otherwise requires the words and phrases set out below will be interpreted as having the meaning that follows each word or phrase.

(a) "Agreement" means this Alberta South Central Mutual Aid Agreement;

(b) "Assistance" means any Emergency or Disaster aid services with corresponding equipment, materials and trained personnel as required to operate such equipment, that a Responding Party can provide to a Requesting Party;

(c) "Declaration of a State of Emergency" means the meaning given in section 18 of the *Emergency Management Act*;

(d) "Declaration of a State of Local Emergency" means the meaning given in section 21 the *Emergency Management Act*;

(e) "Director of Emergency Management" means the meaning given in Section 11.2(2) of the *Emergency Management Act* or the designate of the Director of Emergency Management;

(f) "Disaster" means an event that results in serious harm to the safety, health or welfare of people or in widespread damage to property that exceeds or may exceed local resources and/or capabilities;

(g) "Emergency" means an event that requires prompt co-ordination of action or special regulation of persons or property to protect the safety, health or welfare of people or to limit damage to property;

(h) "*Emergency Management Act*" means the Alberta *Emergency Management Act*, R.S.A., 2000, c E-6.8, as amended;

(i) "Municipal Emergency Plan" means a Party's emergency plans and programs created under section 11 of the *Emergency Management Act;*

(j) "Party" or "Parties" means the signatories to this Agreement;

(k) "Responding Party" means a Party to this Agreement that is asked to respond and provide Assistance by another Party to this Agreement;

(l) "Requesting Party" means a Party to this Agreement that is requesting Assistance due to an Emergency or Disaster in their respective jurisdiction;

(m) "Per Incident Charges" means the amounts determined by the Responding Party to be the fair and accurate fee for cost recovery of rendering the Assistance including any travel expenses.

2.0 EMERGENCY DECLARATION OR ACTIVATION OF MUNICIPAL EMERGENCY PLAN

2.1 Prior to making a request for Assistance as outlined in Article 3.0 of this Agreement, the Party affected or threatened by a Disaster or Emergency, shall ensure at least one of the following has occurred:

(a) the Party's Municipal Emergency Plan has been activated; or

(b) a Declaration of a State of Local Emergency has been made by them for their jurisdiction; or

(c) a Declaration of a State of Emergency has been made for their jurisdiction.

3.0 REQUEST FOR ASSISTANCE

3.1 After an Emergency Declaration has been made or a Municipal Emergency Plan has been activated as outlined in Article 2.1 of this Agreement, a Party may request

Assistance. All requests for Assistance shall be made in accordance with the following procedure:

(a) It is preferred that the Alberta Emergency Management Agency, Government of Alberta be notified or be involved in the consultation of the decision before a Party makes a request for Assistance;

(b) All requests for Assistance shall be made or authorized in writing by the Requesting Party's Director of Emergency Management to the Responding Party's Director of Emergency Management;

(c) Requests for Assistance may be made verbally but must be confirmed in writing by the Requesting Party's Director of Emergency Management within 24 hours of the verbal request;

(d) If the Responding Party receives a request for Assistance from someone other than the Director of Emergency Management of the Requesting Party, the Responding Party shall confirm, through reasonable means, the request with the Director of Emergency Management of the Requesting Party, prior to responding to the request for Assistance;

(e) A request for Assistance from or authorized by a Party's Director of Emergency Management shall confirm that an Emergency Declaration has been made or a Municipal Emergency Plan has been activated, as outlined in Article 2.1.

4.0 DELIVERY OF ASSISTANCE

4.1 The Responding Party, in its sole discretion, may take any of the following actions when it receives a request for Assistance from the Director of Emergency Management of the Requesting Party:

(a) Provide no Assistance regardless of the type of Disaster or Emergency to be responded to;

(b) Provide all of the requested Assistance; or

(c) Provide a portion of the requested Assistance.

4.2 Without limiting the wording in Article 4.1, the Responding Party's Director of Emergency Management must acknowledge that they have received the request for Assistance from a Requesting Party either verbally or in writing as soon as possible, but shall not be required to provide Assistance immediately. If the Responding Party chooses to render Assistance, it has the sole discretion to determine the timeframe that Assistance will be provided in.

4.3 The decision to provide, to not provide, or to provide a portion of the requested Assistance is made solely and absolutely at the discretion of the Responding

Party's Director of Emergency Management, which can be made arbitrarily. Assistance will only be provided which can reasonably be given without impairing the capacity of the Responding Party to protect life, property or the environment within its own jurisdiction and without compromising the safety of its personnel.

4.4 The Responding Party will at all times remain in control and have the ability to direct any of the Assistance it provides to the Requesting Party.

4.5 The decision not to provide or to provide a portion of the requested Assistance shall not prejudice any Parties rights or effect any other obligations the Parties have under this Agreement.

4.6 The Responding Party may choose at its discretion to provide additional Assistance, above and beyond what is requested or may choose to withdraw all or a portion of the Assistance rendered even if a Disaster or an Emergency is ongoing.

5.0 RECOVERY OF EXPENDITURES

5.1 The Responding Party shall keep records and accounts of the Per Incident Charges of the Assistance being provided to the Requesting Party and shall provide an itemized invoice to the Requesting Party of the Per Incident Charges incurred within 90 days after the situation that caused the Emergency Declaration or activation of the Municipal Emergency Plan as outlined in Article 2.1 has ended, unless otherwise agreed to between the Requesting and Responding Parties.

5.2 The Per Incident Charges shall be paid in accordance with the invoicing policy and procedure of the Responding Party. The Requesting Party shall pay all invoices within 60 days of receiving them.

5.3 In the case of a dispute as to the amount of monies owing, the Parties will follow the dispute resolution process outlined in Article 9.0.

5.4 Late payments shall bear interest at a rate of prime plus two percent (2%) per annum.

6.0 TERM AND TERMINATION

6.1 This Agreement will be in effect for the period commencing as of the effective date shown at the beginning of this Agreement and continuing in perpetuity, subject to termination at any time by a Party under this Agreement by providing thirty (30) days written notice to the other Parties in accordance with the notice provision as outlined in Article 11.0. For greater clarity, the termination of one Party of this Agreement does not affect the obligations the other Parties have to each other under this Agreement, unless and until each Party individually terminates the Agreement. This Agreement will be reviewed by the Parties after five (5) years

from the effective date shown at the beginning of this Agreement, and thereafter every five (5) years following the previous review, in perpetuity.

7.0 RELATIONSHIP OF THE PARTIES

7.1 Nothing in this Agreement shall be deemed to constitute a partnership or joint venture between the Parties or constitute any Party or their employees to be the agent of any other Party for any purpose.

8.0 LIMITATION OF LIABILITY, INDEMNIFICATION AND INSURANCE

8.1 The Responding Party will not be liable for any damage for failing to respond to a request for Assistance, for a delay in responding to a request for Assistance, for a mechanical or operational failure of any Assistance given, including failure of the equipment provided, or resulting from any Assistance given in an Emergency or Disaster. Without limiting the provisions set out elsewhere in this Article 8.0, the Responding Party, including its officials, officers, agents, employees, personnel and volunteers, is hereby released and saved harmless by the Requesting Party from all claims for damages or loss resulting from the failure to provide Assistance, delay in providing Assistance, mechanical or operational failure of any Assistance given, including failure of the equipment provided or from any Assistance given, whether resulting from any negligence or, other action on the part of the Responding Party, its officers, agents, employees, personnel or volunteers.

8.2 The Requesting Party agrees to defend, indemnify and save harmless the Responding Party as well as its officials, officers, employees, agents, volunteers and each of its personnel engaged in the performance of this Agreement from and against any and all claims, demands, loss, costs, damages, actions, suits or other proceedings, including personal injury or death, by whomsoever made, brought or prosecuted, in any manner based upon, occasioned by or attributable to the matters agreed to by the parties in this Agreement, or any action taken or not taken or things done or maintained by virtue of this Agreement, or the performance or non-performance of Assistance under this Agreement, even in the case of negligence by the Responding Party.

(a) Without limiting the foregoing, the Requesting Party shall indemnify the Responding Party against any loss or expense occasioned to the Responding Party by reason of any damage to its equipment caused by the performance of Assistance by the Responding Party under this Agreement, excluding damage resulting from wilful misconduct on the part of the Responding Party or its representatives in the use of the equipment. The Requesting Party shall also defend and indemnify the Responding Party and all of its personnel engaged in the performance of this Agreement against any cost or expense to the Responding Party and to any of its personnel by reason of personal injury (including death) resulting from the performance of this Agreement which may be caused or contributed to by

the Requesting Party. Any and all costs of carrying out the obligations under this Article 8.0 will be in addition to and not included in the payments pursuant to Article 5.0.

(b) Without limiting the wording in Section 8.2 and subsection 8.2(a) but for greater clarity, the obligations to defend and indemnify will apply from the time that the Assistance is rendered until the time the Assistance ceases. In the case of motor vehicle assistance, the obligations to defend and indemnify apply to any motor vehicle collision that occurs while enroute from the time of dispatch until the return to the dispatch location of the motor vehicle (or active service at some other location back in the Responding Party's jurisdiction), even in the case of negligence by the Responding Party. However, the obligation to defend and indemnify pursuant to this subsection 8.2(b), and this subsection only shall be up to and including the first TWENTY FIVE THOUSAND DOLLARS ($25,000.00) of any loss that occurs.

8.3 All Parties shall maintain at their own expense the following types of insurance with insurers allowed by the laws of the Province of Alberta to issue insurance policies in Alberta:

(a) Commercial General Liability insurance policy for bodily injury (including death) and property damage in an amount of not less than FIVE MILLION DOLLARS ($5,000,000.00) inclusive limit for each and every occurrence, such insurance to include:

(i) All Parties as an Additional Insured;
(ii) a Non-owned Automobile Liability Extension;
(iii) a Cross Liability Clause;
(iv) a Broad Form Contractual Liability Clause; and

(b) an Automobile Third Party Liability insurance policy (Owner's Form) for bodily injury (including death) and property damage in an amount of not less than TWO MILLION DOLLARS ($2,000,000.00) inclusive limit per occurrence covering all automobiles relevant to this Agreement; and

(c) an All Risk Property insurance policy with a limit of not less than FIVE HUNDRED THOUSAND DOLLARS ($500,000.00) per occurrence to cover the full replacement value of all property supplied by a Responding Party and which is in the care, custody or control of a Requesting Party.

(d) All parties will maintain coverage for each and all of its personnel engaged in the performance of this Agreement, with the Workers Compensation Board of Alberta, or an equivalent federal board or body, excluding those personnel engaged in exempt industries.

8.4 In view of the possibility of medical response being needed as part of the Assistance, the Parties are also responsible for placing and maintaining a Paramedic Malpractice Liability insurance policy in an amount of not less than TWO MILLION DOLLARS ($2,000,000.00) per occurrence.

8.5 With respect to the insurance to be maintained by the Parties:

(a) The insurance policies mentioned above must include provision for the Parties to be given at least thirty (30) days written notice prior to cancellation as well as at least thirty (30) days prior notice of any material change (restricting coverage) of said policies of insurance requested by a policy holder.

(b) The Parties must provide documentary evidence satisfactory to all Parties of the existence of the above mentioned insurances at inception of this Agreement and at each renewal date of such insurances.

(c) The individual Party who holds the insurance policy, and not any other Party to this Agreement is responsible for any deductible(s) which may apply in relation to such insurances.

(d) The Parties covenants and agrees that the insurance requirements mentioned above are not to be construed to, and in no manner will, limit or restrict any Parties liability in terms of this Agreement.

8.6 It is understood and agreed that if a Responding Party incurs damage or loss of any kind covered under Sections 8.2, 8.3 and 8.4, the Responding Party will be paid immediately without offset or counter claim.

9.0 DISPUTES

9.1 Any dispute between the parties as to the interpretation of, subject matter of, or in any way related to, this Agreement, including the recovery of expenditures outlined in Article 5.0, is to be resolved by the parties attempting to reach a fair and equitable resolution by using, in good faith, the following means, until a resolution is arrived at. The means may be used in any order. The means to be used are:

(a) negotiation;
(b) mediation; or
(c) legal proceedings in a court of competent jurisdiction.

During negotiation and mediation, no party will be deemed to have waived any rights or remedies at law or in equity, and all parties agree to maintain the business relationship of the parties to the extent reasonably practicable during such negotiations.

With respect to mediation, unless otherwise agreed to in writing by both parties, mediation will be in accordance with the procedures of the ADR Institute of Canada, Inc. (hereinafter sometimes referred to as the "Institute"), using as mediator a third party neutral person either as mutually agreed to by the parties, or if the parties are unable to agree as selected by the Institute.

10.0 APPLICABLE LAW

10.1 All Assistance and responsibilities are to be performed in accordance with the applicable laws in force in the Province of Alberta. This Agreement is subject to the courts of competent jurisdiction of the Province of Alberta as regards all matters as to interpretation or enforcement.

11.0 NOTICE

11.1 If any Party desires to give notice, payment or other communication (collectively referred to as "Notice") to another Party under or in connection with this Agreement, such Notice should be given in accordance with Schedule "B." Any Notice required or permitted to be given or served pursuant to this Agreement, unless otherwise stated, shall be in writing and shall be sufficiently given if messenger delivered, mailed by registered mail, faxed, or emailed, to the contact provided in Schedule "B". Any Party may change its address for receiving any Notices by giving notice as provided herein, in which event this section shall be deemed to have been amended accordingly. Any such Notice shall be deemed to have been given, made or received by the addressee on the date of delivery, fax or email. In the case of registered mail, notice is deemed given, made or received on the date the mailing is signed for.

12.0 SURVIVAL

12.1 Articles 8.0, 9.0, 10.0 survive the termination of this Agreement.

13.0 SEVERABILITY

13.1 If any part of this Agreement is declared unenforceable or invalid by a court of competent jurisdiction, the remainder of the provisions shall continue to be valid and enforceable.

14.0 ASSIGNMENT

14.1 No Party shall have the right to assign this Agreement without the prior written consent of all other Parties to this Agreement, which consent shall not be unreasonably withheld or delayed.

15.0 FUTURE PARTIES

15.1 It is anticipated by the Parties that other entities, including municipal corporations and improvement districts, may become a party to this Agreement after execution. Additional parties will be added by an amendment, executed in writing by all Parties, to add the new party.

16.0 GENERAL PROVISIONS

16.1 Unless the context requires otherwise, words importing the singular will include the plural and words importing the plural will include the singular.

16.2 A waiver by any Party to this Agreement of the strict performance by another Party of any covenant or provision of this Agreement will not of itself constitute a waiver of any subsequent breach of such covenant or provision or of any other covenant, provision, or term of this Agreement.

16.3 Each of the Parties agrees that it will from time to time and at all times do all such further acts and execute and deliver all such further documents and assurances as may be reasonably required in order to fully perform and carry out the terms of this Agreement.

16.4 This Agreement, including the Schedules attached or incorporated by reference, is the entire agreement between the parties and supersedes all prior negotiations, representations or agreements, either written or oral.

16.5 The Parties agree that this Agreement may be amended from time to time upon mutual agreement confirmed in writing to give effect to the intention of the Parties as the circumstances at the time may require.

16.6 The recitals set out at the beginning of this document are incorporated into, and form part of, this Agreement.

16.7 All documents submitted to the parties will be subject to the protection and disclosure provisions of the *Freedom of Information and Protection of Privacy Act* (Alberta), as amended, revised or substituted from time to time. While this Act allows persons a right of access to records in the Parties custody or control, it also prohibits the Parties from disclosing personal or business information where disclosure would be harmful to business interests or would be an unreasonable invasion of personal privacy as defined in Sections 15 and 16 of the Act.

16.8 This Agreement shall ensure to the benefit of and be binding upon the parties, their heirs, executors, successors and assigns.

17.0 COUNTERPARTS

17.1 This Agreement may be executed in any number of counterparts with the same effect, as if all signatories to the counterparts had signed one document, all such counterparts shall together constitute, and be construed as, one and the same instrument and each of such counterpart shall, notwithstanding the date of its execution, be deemed to bear the date first above written.

Request for Decision

To: Council

Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: October 1, 2026

Meeting Date: October 21, 2026

SUBJECT:	**Alberta Municipalities Energy Program - Participation in 2028-2029 Natural Gas RFP and Contract**
RECOMMENDED MOTION:	THAT Council authorize the Chief Administrative Officer (CAO) to sign the participation agreement for the upcoming Natural Gas Aggregation Request for Proposal (RFP) that Alberta Municipalities (ABMunis) is preparing as part of their Energy Program. AND THAT Council authorize the CAO to sign and execute the finalized agreement/contract with ABMunis upon completion of the RFP process.

REPORT SUMMARY

KEY ISSUE(S):

The Town's current natural gas contract with ABMunis ends December 31, 2027. The organization is preparing an upcoming Natural Gas Aggregation RFP for all their members with contracts ending 2026 and 2027, and is gathering interest in its participation.

OBJECTIVE:

For Council to authorize the CAO to sign off on the participation in the upcoming procurement for Natural Gas as part of ABMunis' Energy Program, and for Council to authorize the CAO to sign the finalized agreement/contract when received from ABMunis.

FINANCIAL IMPLICATIONS:

The price in the agreement for January 1, 2028 to December 31, 2029 is yet to be determined. However, based on historical patterns and analysis, the Town would benefit from participation in a collective purchasing approach to the procurement of fixed price natural gas. This allows for a reduction in natural gas pricing from increased buying power and also removes layers of intermediaries which may result in reduced costs for aggregated customers.

BACKGROUND:

ABMunis is currently preparing an upcoming Natural Gas Aggregation RFP for all their members with contracts ending in 2026 and 2027, and the organization is currently gathering interest to participate in the program. The Town of Strathmore's current natural gas contract through their Natural Gas program expires December 2027, so the Town is eligible to participate in the program for 2028 and 2029. For reference, the current 2027 contract is included as Attachment I, and the 2028 to 2029 Participation Aggregation Agreement documents is included as Attachment III.

ABMunis has compiled the forecasted natural gas volumes for the Town of Strathmore based on its last 18 months of usage (see below for a snap shot of the analysis). A copy of natural gas forecast/analysis is also included as Attachment II of the report. They are proposing to procure a block coverage level of 90% of the Town's forecasted needs for 2028 and 2029 and they will procure the remaining 10% from the open market if required.

Customer Natural Gas Forecast Dashboard

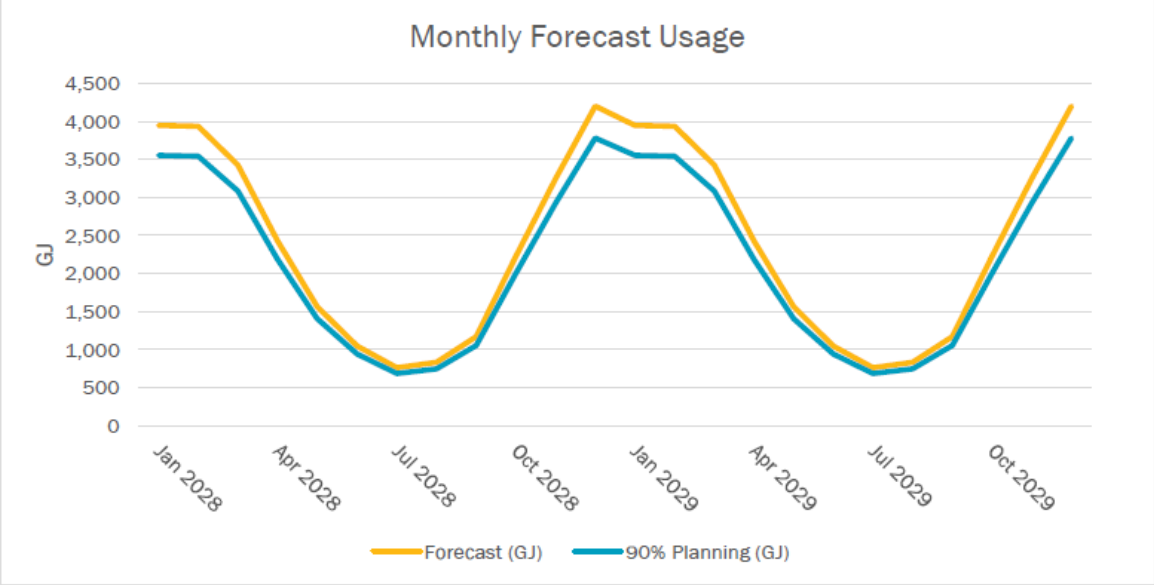
Customer summary of contract-period forecast load, 90% planning usage, and model fit through 2029.

Customer Information

Customer: **Town of Strathmore** Customer #: 400001 Weather Station: CALGARY INT'L CS

Contract End Date	2028 Forecast Load	2029 Forecast Load	Model Fit
12/31/2027	28,781 GJ	28,781 GJ	93% R^2

Contract Start Date	2028 Block Volumes	2029 Block Volumes	Estimated Coverage
1/1/2028	25,903 GJ	25,903 GJ	90.0%



The following table compares ABMunis projections with the Town's:

- actual consumptions over the past few years, and
- budgeted forecast over the next few years

The budgeted amounts tend to be slightly higher to allow some space for variance.

Year	Strathmore Actual Consumption (in GJ)	Strathmore Budgeted Consumption (in GJ)	Alberta Municipalities (ABMunis) Forecast (in GJ)
2023	28,694		
2024	28,941.2		
2025	27,264.1		
2026 (as of July)	17,044.9	29,094	
2027		30,562	
2028		30,562	28,781
2029		30,562	28,781

As the Town would continue experiencing savings as a member of ABMunis Energy Program, Administration recommend that Council authorizes the CAO to sign the participation agreement for the upcoming RFP and to sign the subsequent finalized contract.

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 Town is continuously striving for fiscal responsibility and reasonable reduction in its expenditures. Entering into an agreement with lower and more predictable rates for natural gas aligns with Council strategic priority of Financial Resilience.

IMPLEMENTATION

COMMUNICATIONS:

Administration will respond to ABMunis' proposal based on Council decision.

NEXT STEPS:

If Council authorization is provided,

1. The designated signing authority will sign and submit the Participation Aggregation Agreement documents to confirm participation in the RFP.
2. ABMunis will conduct the RFP on their members' behalf to obtain pricing for a two-year natural gas supply contract for the Town of Strathmore covering the period from January 1, 2028, to December 31, 2029.
3. Once the Town receives the contract (in November of 2027), Administration will arrange for the CAO to approve and sign before remitting it back to ABMunis.

ALTERNATIVE MOTIONS:

Council may choose not to give authority to participate in the upcoming RFP as part of the ABMunis Energy Program.

REPORT AUTHOR:

Rose Jia, Manager, Financial Services

ATTACHMENTS:

Attachment I: NatGas+ Agreement for Natural Gas 2027 - AB Munis_Redacted
Attachment II: Town of Strathmore - Natural Gas Aggregation Analysis
Attachment III: Aggregation Agreement Natural Gas_Redacted

Rose Jia, Manager, Financial Services	Approved - 16 Oct 2026
Kevin Scoble, Chief Administrative Officer	Approved - 16 Oct 2026
Veronica Anderson, Legislative Services Officer	Approved - 16 Oct 2026

RETAIL SERVICE AGREEMENT 7020

TRANSACTION CONFIRMATION

This Transaction Confirmation is entered into between AMSC and the undersigned Customer and is attached to and forms part of the Retail Services Agreement between AMSC and the Customer (the "Agreement"). Capitalized terms used herein are defined in the Agreement unless otherwise defined in this Transaction Confirmation. In the event of a conflict between this Transaction Confirmation and any other part of the Agreement, this Transaction Confirmation will prevail.

More than one Transaction Confirmation may be in effect at one time. Each Transaction Confirmation will be numbered consecutively, and each amendment to an existing Transaction Confirmation will also be numbered consecutively. Details of this Transaction Confirmation are as follows:

1. Transaction Confirmation: ATIA S. 19(1)

2. Amendment to any existing Transaction Confirmation? NO

3. If yes, this is Amendment:

4. Product Selection:

   For the purposes of this Transaction Confirmation, the Customer has chosen the following Product(s):

☐	Power+	☐	Electricity (Full Requirements)	☐	Small Micro-generation
☐	Electricity (Variable)	☐	Electricity (Fixed Price)	☐	RECs
☐	Natural Gas (Variable)	☒	Natural Gas (Fixed Price)	☒	NatGas+

5. Product Description, Terms and Conditions: This Transaction Confirmation is subject to the additional terms and conditions set out in the attached Schedule A, which forms part of this Transaction Confirmation.

6. Price and Deal Term: This Transaction Confirmation is subject to the Price, Deal Term, volumes, applicable fees and other terms set out in the Pricing Schedule(s) attached as Schedule B, which forms part of this Transaction Confirmation.

7. Site Information: This Transaction Confirmation is subject to the Site Information Schedule attached as Schedule C, which forms part of this Transaction Confirmation.

8. Additional Schedules: This Transaction Confirmation is subject to the following additional Schedule(s) which are specific to the Product(s) selected and are attached hereto and form a part of this Transaction Confirmation:

   Schedule D – NatGas+ Agreement

Execution and Delivery

This Transaction Confirmation is binding and effective on the later of the dates on which it is executed and delivered by both the Customer and AMSC. Upon execution and delivery by the Customer and AMSC, this Transaction Confirmation will attach to and form part of the Agreement.

IN WITNESS WHEREOF, the Parties hereto have executed and delivered this Transaction Confirmation as of the ____ day of _____, 20____.

TOWN OF STRATHMORE

Per: [redacted] ATIA Sec. 20(1)

Name: Kevin Scoble

Title: Chief Administrative Officer

Date: December 5, 2024

ALBERTA MUNICIPAL SERVICES CORPORATION

Per: [redacted] ATIA Sec. 20(1)

Name: Dan Rude

Title: Chief Executive Officer

Date: Dec 9, 2024

SCHEDULE A

TERMS AND CONDITIONS SPECIFIC TO THE SUPPLY OF NATURAL GAS – NATURAL GAS (FIXED PRICE)

1.0. DEFINITIONS

Capitalized terms used in this Schedule are defined below, or defined in Schedule 2 to the Retail Services Agreement if not otherwise defined below.

"**Daily Contract Volume**" means the Monthly Contract Volumes divided by the numbers of days in the applicable month;
"**Market Differential**" means a positive or negative market differential that AMSC may apply to account for differences between the actual price of natural gas at the time of transacting and the daily average price reflected in the AECO C Daily Index;
"**Monthly Contract Volumes**" means the volumes described as the "Monthly Contract Volumes" in Schedule B – Pricing Schedule, expressed in GJ per month;
"**Spot Market Purchases**" means quantities of natural gas greater than the Daily Contract Volume bought by AMSC on behalf of the Customer; and,
"**Spot Market Sales**" means quantities of natural gas less than the Daily Contract Volume (the result obtained by subtracting the actual delivered natural gas from the Daily Contract Volume) sold by AMSC on behalf of the Customer.

2.0. SALE OF NATURAL GAS

2.1. AMSC agrees to sell to the Customer, and the Customer agrees to purchase from AMSC, natural gas at the Price specified in Schedule B - Pricing Schedule for each Site named in Schedule C – Site Information Schedule, during the Deal Term, it being understood and agreed that AMSC does not have any obligation or responsibility for the production, distribution, delivery or quality of natural gas (including the provision of natural gas on a continuous basis without interruption, reduction or impairment), the metering equipment or measurement of natural gas, and that such activities are the sole responsibility of the Distribution Company and other third parties, as applicable. The Customer agrees that it will not purchase natural gas from any other retailer or party for use at the Sites set out in Schedule C – Site Information Schedule during the Deal Term.

2.2. In addition to the Price, the Customer agrees to pay to AMSC all other applicable fees, as set out in Schedule B – Pricing Schedule.

2.3. In Schedule C – Site Information Schedule, the Customer is required to specify its Sites subject to supply of natural gas pursuant to this Transaction Confirmation.

2.4. The supply of natural gas under this Transaction Confirmation is subject to the provisions contained herein and to any variations in quality or pressure attributable to the operations or failure of the Distribution Company's system or any other transmission system.

2.5. The Customer acknowledges and agrees that the Price is based on, and applies to, the Daily Contract Volume for the Sites specified in Schedule C – Site Information Schedule but the actual quantity of natural gas sold to each Site may vary (including, without limitation, as a result of a volumetric or energy content conversions). Accordingly, AMSC may from time to time be required to sell to each Site on any Day actual volumes of natural gas that are either greater (such excess being the Spot Market Purchases) or less than the Daily Contract Volume (the result obtained by subtracting the actual delivered natural gas from the Daily Contract Volume, such deficiency being the Spot Market Sales). Therefore, AMSC shall be authorized, from time to time, to purchase or sell natural gas as applicable, on the Customer's behalf and for the Customer's account, and AMSC shall, on an ensuing invoice to the Customer, either:

a) in the case of Spot Market Purchases, charge to the Customer the quantity, as reasonably determined by AMSC, of natural gas purchased at the Variable Market Rate plus any Market Differential (if applicable); or
b) in the case of any Spot Market Sales, credit to the Customer the quantity, as reasonably determined by AMSC, of natural gas sold at the Variable Market Rate plus any Market Differential (if applicable).

3.0. SETTLEMENT DATA

3.1. The Customer acknowledges that the settlement data and methodologies which will determine the quantity of natural gas sold to the Sites together with related charges and matters, including the measurement, estimating missing meter readings and consumption amounts, calculating and allocating distribution losses and unaccounted for natural gas, will be determined by or for the relevant Distribution Company in accordance with the Settlement Code and applicable provisions of the Act and regulations and, subject to the provision of the Settlement Code, will be binding on AMSC and the Customer. If the Distribution Company fails at any time to provide the settlement data, AMSC may charge the Customer based on estimated consumption.

3.2. AMSC shall be entitled to flow through any post final settlement corrections and the Customer agrees to pay:

a) any share of such settlement corrections directly attributable to the Customer; and
b) its pro-rata share of all such corrections which are not directly attributable to the Customer.

4.0. METERING AND DETERMINATION OF QUANTITIES

4.1. All metering services, if any, will be performed by the Distribution Company. If the Customer believes the metering equipment is registering inaccurately, the Customer shall contact AMSC who will contact the Distribution Company on the Customer's behalf, and the Customer shall be responsible for any fees charged by the Distribution Company. The Customer agrees that:
a) the Distribution Company will determine the amount of natural gas delivered to each Site between measurement intervals and may do so by periodic measurement, estimation, allocation or otherwise and AMSC shall be entitled to charge the Customer accordingly, provided if the Distribution Company fails to determine the amount of natural gas delivered to any Site(s) between measurement intervals, AMSC will be entitled to estimate same and charge the Customer accordingly;
b) AMSC will determine the amount of natural gas delivered daily to each Site, invoice the Customer and the Customer shall pay, based upon:
i. Daily Contract Volume; and,
ii. AMSC's estimated consumption for each Site based upon the best available settlement information from the Distribution Company at the time of invoicing, using commonly accepted standards and subsequent invoices will be adjusted and rendered if necessary to account for finalized settlement information when available.

4.2. AMSC's final determination as to the amount of natural gas sold to each Site for any Day (Imbalance Charges and Unaccounted for Gas Costs or Other Charges allocated to same) shall be conclusive and binding between the Customer and AMSC.

4.3. The Customer's natural gas consumption details are received by AMSC from various sources, at various times, and often include significant elapsed time post consumption. Accordingly, it will be necessary for AMSC and/or the Distribution Company to initially estimate consumption and at a later date adjust the invoiced amount to reflect the actual consumption. Where the Customer receives natural gas pursuant to this Transaction Confirmation, the Customer will be invoiced based upon Schedule B - Pricing Schedule.

5.0. UNACCOUNTED FOR GAS COSTS AND IMBALANCE CHARGES

5.1. The Customer shall be responsible for the payment of any Unaccounted for Gas Costs.

5.2. On a periodic basis the Distribution Company may evaluate and determine the Customer's use of natural gas during a particular period. In the event the Customer uses more or less than the allowable tolerance as determined by the Distribution Company, the Distribution Company may impose balancing charges or credits, as applicable. The Customer further acknowledges that it shall be responsible for all balancing charges, Imbalance Charges, or shall receive all credit, if applicable, incurred by AMSC on behalf of the Customer as determined by the Distribution Company including any transportation and related charges assessed.

6.0. ADDITION OR REMOVAL OF SITES

6.1. The Customer may, upon twenty (20) Business Days' prior written notice to AMSC, add or remove a Site from the list of Sites allocated the natural gas from those purchases under Schedule C – Site Information Schedule provided that the Customer shall not thereby be released from its purchase obligations under this Transaction Confirmation and Schedule B – Pricing Schedule. Thereafter, such Site will share or cease sharing in the consumption of contract volumes purchased.

6.2. Unless the Site being removed is de-enrolled, such Site may only be removed at the end of the calendar month. Unless a Site being added is also being enrolled with AMSC, such Site may only be added at the beginning of a calendar month.

6.3. The Customer agrees to pay all charges for the original Site prior to de-selection of such Site by the Distribution Company.

6.4. If the Customer fails to abide by the terms of this Section then the Customer will continue to be obligated to perform its obligations under this Transaction Confirmation with respect to all of the Sites and AMSC will not be liable to the Customer for any failure of supply of natural gas to the new Site.

SCHEDULE B

PRICING SCHEDULE FOR SALE OF NATURAL GAS (FIXED PRICE)

Customer No.: ATIA S. 19(1) Unique Deal Identifier: _____ Transaction Confirmation No.: ATIA S. 19(1)

This Pricing Schedule forms part of the AMSC Transaction Confirmation pursuant to the Retail Services Agreement and is a binding contract for the natural gas sold to the Customer hereunder. This and the 1 page immediately following this page confirms the agreement between the Customer and AMSC for the purchase and supply of Natural Gas (Fixed Price) described in this Pricing Schedule for the identified Sites to be supplied by AMSC to the Customer at the specified Price under this Pricing Schedule.

Deal Start Date: 2027-01-01 Deal End Date: 2027-12-31

Selection	Customer Initials	Product	Price	Monthly Contract Volumes
☒	_____	Fixed Price	$3.2800 /GJ	As specified below

Monthly Contract Volumes			
GJs	2025	2026	2027
January	0	0	4,100
February	0	0	3,200
March	0	0	3,350
April	0	0	2,000
May	0	0	1,450
June	0	0	850
July	0	0	500
August	0	0	900
September	0	0	700
October	0	0	2,250
November	0	0	2,750
December	0	0	3,300
Total	0	0	25,350

Other Applicable Fees:

1. **Retail Service Charge:**
   The Retail Service Charge will be based on monthly site usage at $0.20/GJ, subject to a minimum monthly site charge of $20.00.

2. **Procurement Fee:**
   A procurement fee of $0.05/GJ on all contracted volumes.

SCHEDULE C
SITE INFORMATION SCHEDULE

List of sites selecting Natural Gas (Fixed Price):

Site ID	Location Name	Service Address	Emergency Contact
0003036455057	132 ORCHARD WAY		
0003038990035	A-720 WESTLAKE RD		
0003039527774	101 WILDFLOWER RD		
0003047686140	1 PARKLANE DR		
0003087224712	6 BAYSIDE PL		
0003204067415	720 WESTLAKE RD		
0003208695880	130 BRENT BLVD		
0003368620048	718 WESTLAKE RD		
0003395975166	A-100 HUXTED WAY		
0003441082372	161 PARKLANE DR		
0003629532465	940 WESTMOUNT DR		
0003634055610	85 LAKESIDE BLVD		
0003808718812	160 BRENT BLVD		
0003903376616	196 STRATHAVEN DR		
0003960179414	721 LAKESIDE BLVD		
0003997073014	301 HILLVIEW RD		

SCHEDULE D

NatGas+ Agreement

NatGas+ TC - Town of Strathmore ref:!00Di00hlNc.!500OL0JSevi:ref]

Final Audit Report 2024-12-09

Created:	2024-12-09
By:	Jennifer Espanol (jennifer@abmunis.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAg4e7WHycW4yLbwHiFOGnBcaBnbfqIpxB

"NatGas+ TC - Town of Strathmore ref:!00Di00hlNc.!500OL0JSevi:ref]" History

Document created by Jennifer Espanol (jennifer@abmunis.ca)
2024-12-09 - 3:36:51 PM GMT

Document emailed to Dan Rude (energy_contracts@abmunis.ca) for signature
2024-12-09 - 3:37:16 PM GMT

Email viewed by Dan Rude (energy_contracts@abmunis.ca)
2024-12-09 - 4:56:17 PM GMT

Document e-signed by Dan Rude (energy_contracts@abmunis.ca)
Signature Date: 2024-12-09 - 4:56:41 PM GMT - Time Source: server

Agreement completed.
2024-12-09 - 4:56:41 PM GMT

Customer Natural Gas Forecast Dashboard

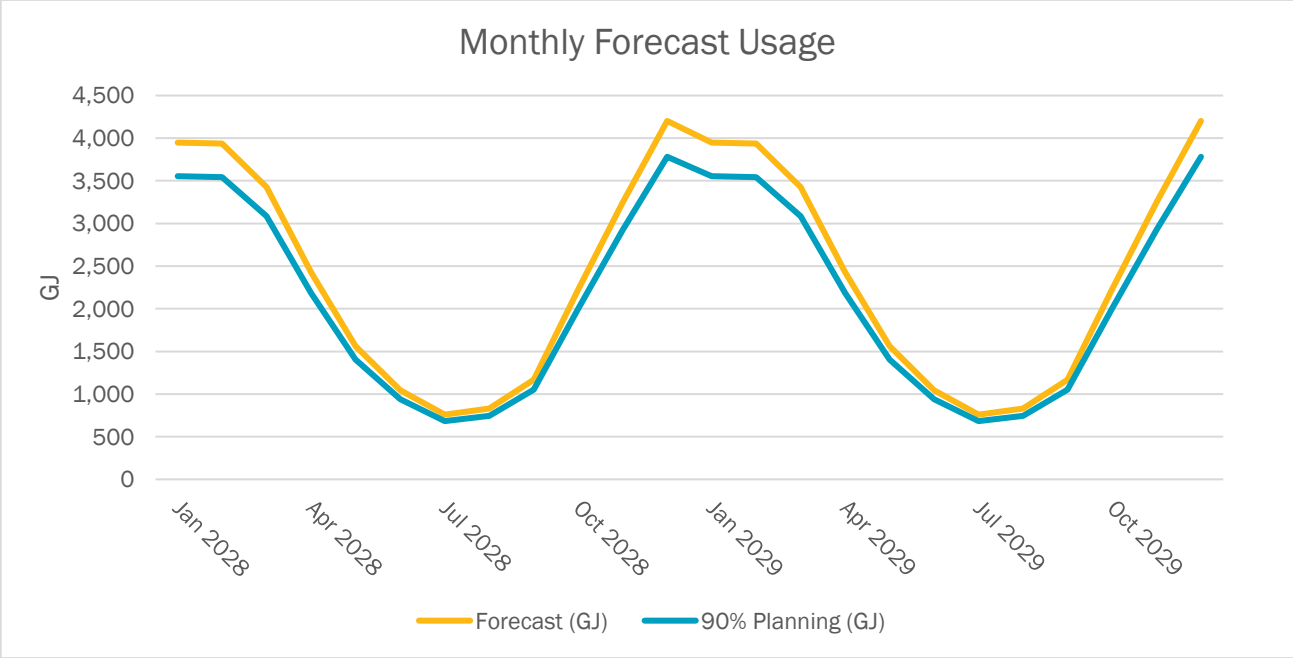
Customer summary of contract-period forecast load, 90% planning usage, and model fit through 2029.

Customer Information

Customer: **Town of Strathmore** Customer #: 400001 Weather Station: CALGARY INT'L CS

Contract End Date	2028 Forecast Load	2029 Forecast Load	Model Fit
12/31/2027	28,781	28,781	93%
	GJ	GJ	R^2

Contract Start Date	2028 Block Volumes	2029 Block Volumes	Estimated Coverage
1/1/2028	25,903	25,903	90.0%
	GJ	GJ	



Gas Aggregation Agreement

Between:

Alberta Municipal Services Corporation (AMSC)

AND

Town of Strathmore

Alberta Municipalities
Strength In Members

GAS AGGREGATION AGREEMENT

BETWEEN:

THE ALBERTA MUNICIPAL SERVICES CORPORATION
(a corporation duly incorporated in the Province of Alberta)
(hereinafter "**AMSC**")

OF THE FIRST PART
-and-

TOWN OF STRATHMORE
(hereinafter "**Participant**")

OF THE SECOND PART

INTRODUCTION:

A. On behalf of Alberta Municipalities (the "**Association**"), AMSC provides services to Association members, including retail natural gas pursuant to the terms of a retail services agreement, a form of which is attached to this Agreement as Schedule "C" (the "**Retail Services Agreement**").

B. AMSC has administered, or will administer, a procurement process to secure a Natural Gas Purchase ("the "**Procurement**") from which the Aggregated Customers are seeking to purchase natural gas;

C. The Parties recognize that a collective purchasing approach to the procurement of fixed price natural gas, pursuant to which AMSC conducted or will conduct the Procurement:
   a) allows for a reduction in natural gas pricing from increased buying power and removing layers of intermediaries which may result in reduced costs;
   b) allows for more stable budgeting due to the fixed-price nature of the procurement, reducing risk arising from volatile natural gas prices;
   c) results in enhanced administrative efficiency due to shared transaction costs, and for suppliers of natural gas in reducing the number of separate commercial transactions (collectively, the **"Objectives**").

D. The Participant wishes to purchase natural gas from the Natural Gas Purchase as an Aggregated Customer in order to benefit from the Objectives;

E. AMSC has determined that the Participant is eligible to participate in the Procurement;

F. The Participant has received all necessary authorizations, and passed the necessary by-laws or resolutions, as the case may be, to permit the Participant to enter into this Agreement and to purchase natural gas from the Natural Gas Purchase as an Aggregated Customer in accordance with the provisions of this Agreement (the "**Approval Documents**");

G. The Parties wish to enter into this Aggregation Agreement ("**Agreement**") setting forth their respective obligations concerning the Participant's purchase of natural gas from the Natural Gas Purchase.

In consideration of the mutual terms and conditions contained in this Agreement, the Parties agree as follows:

1. DEFINITIONS

1.1. Capitalized words and phrases, whenever used in this Agreement, have the meanings set out in Schedule "A" to this Agreement.

2. PARTICIPATION

2.1. The Participant acknowledges and agees that in entering into this Agreement it is agreeing to participate in the Procurement and the Participant's participation in the Procurement is at the discretion of AMSC.

2.2. The Participant acknowledges that AMSC has determined that the Participant is eligible to participate in the Procurement on the basis of the information provided by the Participant to AMSC (the "I**ntake Information**"). The Participant represents and warrants that the Intake Information is true, accurate and complete.

3. SCOPE OF SERVICES

3.1. The Procurement Services performed or to be performed by AMSC include:
   a) conducting a Procurement via the Alberta Purchasing Connection portal for a Natural Gas Purchase on behalf of Aggregated Customers including the Participant;
   b) entering into negotiations with those proponents that submitted proposals in response to the Procurement that AMSC has deemed, in its sole discretion, to be the most suitable to meet the Aggregated Customers' Natural Gas Requirements;
   c) entering into a Contract with the Selected Supplier(s) setting out the terms and conditions for the Natural Gas Purchase to be managed by AMSC through the Retail Services Agreement; and,
   d) any other such activities as may be necessary to complete the Procurement and enter into a Contract with the Selected Supplier(s).

3.2. AMSC will not be obligated to complete the Procurement Services if it determines in its discretion that:
   a) there is not a sufficient number of Aggregated Customers or the Aggregated Customers' Natural

Gas Requirements are not sufficient to warrant conducting the Procurement; or

b) there are no suitable proposals submitted in response to the Procurement; or

c) AMSC was unable to negotiate a suitable Contract with a Selected Supplier.

3.3. In the event that AMSC does not enter into a Contract with a Selected Supplier, AMSC will notify the Aggregated Customers of the inability to complete the Procurement Services and that this Agreement and the Retail Services Agreement (in so far as it relates to this Agreement) are terminated and neither Party will have any further obligation or liability to the other in respect of either this Agreement or the Retail Services Agreement (in so far as it relates to this Agreement). For clarity, nothing in this Section 3.3 shall have the effect of terminating the Retail Services Agreement between AMSC and the Participant in relation to any other services that AMSC provides to the Participant.

4. SCOPE OF AUTHORITY

4.1. The Participant acknowledges and agrees that the Natural Gas Purchase Price is dependent on: (i) the number of Aggregated Customers that have executed this Aggregation Agreement and the associated Aggregated Customers' Natural Gas Requirements; (ii) the outcome of any Procurement conducted by AMSC; and (iii) the resulting Contract with the Selected Supplier(s). AMSC has complete authorization and discretion to agree to a Natural Gas Purchase Price, provided that AMSC will be required to select the lowest price or combination of prices that result in the lowest equivalent price subject to acceptable risk protection to achieve the Aggregated Customers' Natural Gas Requirements, to be determined by AMSC in its sole discretion, that is less than or equal to the Natural Gas Maximum Price. The Participant agrees to accept and be bound by the Natural Gas Purchase Price, provided that it is less than or equal to the Natural Gas Maximum Price.

4.2. If the Natural Gas Purchase Price is less than or equal to the Natural Gas Maximum Price, the Natural Gas Purchase Price will be recorded in a Transaction Confirmation under the Retail Services Agreement and provided to the Participant. AMSC will charge the Participant for Natural Gas purchased under this Section 4.2 in accordance with the terms of the Retail Services Agreement.

4.3. In the event that the Aggregated Customers' Natural Gas Requirements, as determined at the time of the Intake Deadline, are not sufficient to secure a Natural Gas Purchase Price that is less than the Natural Gas Maximum Price, AMSC will notify the Participant and this Agreement and the Retail Services Agreement (in so far as it relates to this Agreement) will terminate and neither Party will have any further obligation or liability to the other in respect of either this Agreement or the Retail Services Agreement (in so far as it relates to this Agreement). For clarity, nothing in this Section 4.3 shall have the effect of terminating the Retail Services Agreement between AMSC and the Participant in relation to any other services or products that AMSC provides to the Participant.

5. OBLIGATIONS OF AMSC

5.1. AMSC will:

a) use reasonable marketing efforts in AMSC's discretion to attract Aggregated Customers in order to secure the benefits of a lower Natural Gas Purchase Price;

b) provide notification of the Natural Gas Purchase Price to the Participant;

c) deliver a copy of the fully executed Agreement to the Participant, with the Effective Date noted thereon; and,

d) comply with all Applicable Law (collectively, the "**Aggregation Services**").

5.2. Notwithstanding that the Term of this Agreement will continue until the end of the Natural Gas Term, AMSC's obligation to perform the Procurement Services and Aggregation Services hereunder shall be complete and AMSC shall have no further obligation to the Participant in respect of the Procurement Services and Aggregation Services once the Natural Gas Purchase Price has been recorded in a Transaction Confirmation under the Retail Services Agreement in accordance with Section 5.2.

6. OBLIGATIONS OF THE PARTICIPANT

6.1. The Participant will:

a) obtain all required authorizations and Approval Documents to enter into this Agreement and as may be requested from time to time;

b) provide to AMSC all information required to allow AMSC to perform the Procurement Services and Aggregation Services, as may be requested by AMSC, including details regarding the Participant's Natural Gas Requirement;

c) enter into the Retail Services Agreement and utilize AMSC as its exclusive Retailer of natural gas throughout the Natural Gas Term; and,

d) comply with all Applicable Law.

7. FEES AND CONSIDERATION

7.1. In exchange for access to natural gas from the Natural Gas Purchase, the Participant agrees to pay AMSC a procurement fee of $0.00/GJ (the "**Procurement Fee**"), to be added to the Natural Gas Purchase Price for the Natural Gas Term and recovered in accordance with the terms of the Retail Services Agreement.

7.2. In recognition of the collaboration between the Association and AMSC in the offering of Aggregation Services, the Participant further agrees to pay a program fee of $0.05/GJ for the Aggregation Services (the "**Program Fee**") to be added to the Natural Gas Purchase Price for the Natural Gas Term and recovered in accordance with the terms of the Retail Services Agreement. The Program Fee collected by AMSC shall be remitted directly to the Association.

8. INFORMATION

8.1. All data and information, regardless of the format, provided by the Participant under this Agreement ("**Participant Information**") will remain the sole property of the Participant. AMSC will not disclose, use, sell, or provide Participant Information to any person, firm or entity for any purpose not required to give effect to this Agreement or the Retail Services Agreement except as required under Applicable Law.

8.2. All data and information, regardless of the format, provided by AMSC to the Participant under this Agreement (the "**AMSC Information**") will remain the sole property of AMSC. The Participant will not disclose, use, sell or provide AMSC Information to any person, firm or entity for any purpose not required to give effect to this Agreement or the Retail Services Agreement except as required under Applicable Law.

9. REPRESENTATIONS AND WARRANTIES

9.1. AMSC represents and warrants to the Participant:

a) it is duly incorporated and will remain in good standing at all times during the performance of the Procurement Services and the Aggregation Services;
b) it has the resources and experience to provide the Procurement Services and Aggregation Services to the Participant; and,
c) all necessary actions have been taken by AMSC to offer the Procurement Services and Aggregation Services to the Participant and to enter into this Agreement.

9.2. The Participant represents, warrants and covenants to AMSC that:

a) all necessary actions have been taken by the Participant, and all necessary Approval Documents have been obtained by the Participant, to accept the Procurement Services and Aggregation Services of AMSC and to enter into this Agreement;
b) all information, including the Intake Information, submitted by the Participant to AMSC in connection with the Procurement Services and Aggregation Services is true and correct;
c) the Participant has and will at all times throughout the Term keep in strict confidence all information shared by AMSC including, without limiting the generality of the foregoing, this Agreement, the Natural Gas Purchase, the Natural Gas Purchase Price, marketing or sales materials, correspondence, or the like;
d) the Participant acknowledges and agrees that AMSC is not acting as a fiduciary or financial, investment or commodity trading advisor for the Participant and has not given the Participant (directly or indirectly through any other person) any assurance, guarantee or representation whatsoever as to the merits of this Agreement or the expected performance or result of this Agreement.

10. LIMITATION ON DAMAGES

10.1. In no event shall AMSC be liable to the Participant for:

a) special, incidental or consequential damages; or
b) loss of sales, profits, production or output or loss of contracts or business interruptions; or
c) punitive damages;

arising out of, or in connection to, this Agreement and AMSC's provision of the Procurement Services and Aggregation Services, however caused.

11. TERMINATION

11.1. The Participant may terminate this Agreement at any time, by providing written notice to AMSC on or before October 30, 2026 (the "**Intake Deadline**").

11.2. If the Participant terminates this Agreement at any time after the Intake Deadline, the Participant must pay AMSC a Termination Fee, calculated as the sum of the Procurement Fee, Program Fee and the Natural Gas Purchase Price multiplied by the Participant's total remaining Natural Gas Requirement over the Natural Gas Term. For clarity, if the Participant refuses or otherwise fails to execute a Transaction Confirmation provided by AMSC in accordance with Section 4.2 within five (5) Business Days of any request by AMSC to do so, such failure or refusal shall be deemed to be notice of termination by the Participant and the Participant shall be liable for the Termination Fee in accordance with this Section 11.2.

11.3. AMSC may terminate this Agreement without penalty at any time:

a) before the Intake Deadline, upon providing written notice to the Participant; or,
b) after the Intake Deadline, in accordance with Sections 3.3 and 4.3.

11.4. AMSC may terminate this Agreement at any time after the Natural Gas Purchase Price is recorded in a Transaction Confirmation under the Retail Services Agreement in accordance with the terms of the Retail Services Agreement.

12. NOTICES

12.1. All notices required under this Agreement must be in writing and delivered by registered mail, email, or fax to the following address:

a) To AMSC at:
Alberta Municipal Services Corporation
Attention: Senior Director, Utility Services
Address: #300, 8616 51 Ave NW
Edmonton, AB, T6E 6E6
Email: energy@abmunis.ca
b) To the Participant:
Attention: Kevin Scoble
Address:
680 Westchester Road
Strathmore
AB
T1P1J1
Email: kevin.scoble@strathmore.ca

12.2. Notices sent by registered mail will be deemed to have been received five (5) days after the date of mailing, provided there is no interruption in the postal service, in which case notice must be delivered by one of the other methods.

12.3. Notices sent by fax or e-mail shall be deemed to have been received on the Business Day following the date of transmission or delivery, as applicable.

12.4. Either Party may amend its address for notice by providing written notice to the other in accordance with this Section 12.4.

13. GENERAL

13.1. All of the Schedules referred to in this Agreement are incorporated into and form part of this Agreement.

13.2. This Agreement and attached Schedules contain the entire understanding between the Parties and supersedes all prior negotiations, discussions, undertakings and agreements between the Parties regarding the Natural Gas Purchase and the Procurement.

13.3. This Agreement may only be altered or amended by an agreement in writing, signed by both Parties.

13.4. No waiver of any provision of this Agreement will be effective unless it is in writing and signed by the Parties.

13.5. This Agreement may only be assigned by the Participant with written consent from AMSC. The Participant shall be and remain liable for all obligations to AMSC pursuant to this Agreement until such time as AMSC releases the Participant in writing.

13.6. AMSC may assign this Agreement without consent to an entity of similar or better capability and capacity, as determined by AMSC in its discretion acting reasonably, on the provision of thirty (30) days' notice. Upon such assignment, the assignee shall have all of the rights, duties, powers, privileges and liabilities which AMSC had prior to such assignment and upon such assignment, AMSC shall be released from any and all liability pursuant to this Agreement.

13.7. If there is any conflict or inconsistency between the terms of this Agreement and the terms of the Retail Services Agreement, the terms of this Agreement shall prevail.

13.8. This Agreement will be interpreted and governed by the laws of the Province of Alberta and of Canada as amended from time to time.

13.9. Any legal proceedings arising directly or indirectly out of this Agreement will be litigated in the City of Edmonton in the Province of Alberta.

13.10. Each provision of this Agreement must be interpreted in a way that is valid under Applicable Law. If any of the provisions are held to be invalid, the remainder of the Agreement will remain in full effect.

13.11. Any obligations and duties which by their nature extend beyond the expiration or termination of this Agreement shall survive any expiration or termination and remain in effect.

13.12. This Agreement shall be for the benefit of and binding upon the successors and permitted assigns of the Parties.

13.13. This Agreement may be signed in one or more counterparts, and each counterpart will be considered an original. All of the counterparts will be considered one document, and will become a binding agreement when one or more counterparts have been signed by each of the Parties and delivered to each other.

ACKNOWLEDGED AND AGREED by the Parties as of the Effective Date.

Town of Strathmore		**Alberta Municipal Services Corporation**	
Per:	_____	Per:	_____
Name:	_____	Name:	Dana Mackie
Title:	_____	Title:	Chief Executive Officer
Date	_____	Date	_____

SCHEDULE "A" DEFINITIONS

a) "**Act**" means the *Gas Utilities Act,* RSA 2000, c G-5, as amended;

b) "**Aggregated Customers**" means the Participant together with other Association members and persons that seek to purchase natural gas from the Natural Gas Purchase and execute this Agreement with AMSC;

c) "**Aggregated Customers' Natural Gas Requirements**" means the aggregate of the Natural Gas Requirement for all of the Aggregated Customers;

d) "**Aggregation Services**" means all of the services performed by AMSC, for and on behalf of the Participant, as set out in Section 5.1, and any functions necessary and incidental to the performance of those services;

e) "**Agreement**" means this Aggregation Agreement and attached Schedules, as amended from time to time in accordance with Section 13.3;

f) "**AMSC**" means the Alberta Municipal Services Corporation;

g) "**AMSC Information**" has the meaning given to it in Section 8.2;

h) "**Applicable Law**" means all applicable laws, rules and regulations including, without limitation, all relevant legislation, regulations, bylaws, and ordinances;

i) "**Approval Documents**" has the meaning given to it in the recitals to this Agreement;

j) "**Association**" means the Association of Alberta Municipalities;

k) "**Business Day**" means a day other than a Saturday, Sunday or statutory holiday in the Province of Alberta;

l) "**Effective Date**" means the date on which AMSC executes this Agreement as noted by AMSC's signing line;

m) "**GJ**" means means 1,000,000,000 joules;

n) "**Intake Deadline**" has the meaning given to it in Section 11.1;

o) "**Intake Information**" has the meaning given to it in Section 2.2;

p) "**Natural Gas Maximum Price**" means $3.10/ GJ;

q) "**Natural Gas Purchase**" means natural gas purchased by AMSC from the wholesale natural gas market through the Procurement;

r) "**Natural Gas Purchase Price**" means the fixed price, in $/GJ, of natural gas to be supplied to Aggregated Customers on a financial basis from the Natural Gas Purchase;

s) "**Natural Gas Requirement**" means the volume of natural gas, in GJs, to be sold by AMSC to the Participant over the Natural Gas Term, as set out in Schedule "B" to the Agreement;

t) "**Natural Gas Term**" means the period between the "Deal Start Date" and the "Deal End Date", as specified in the Natural Gas Product Table in Schedule "B" to this Agreement;

u) "**Objectives**" has the meaning given to it in the recitals to this Agreement;

v) "**Participant Information**" has the meaning given to it in Section 8.1;

w) "**Party**" means either AMSC or the Participant (as the context may require) and "**Parties**" means both AMSC and the Participant;

x) "**Procurement**" has the meaning given to it in the recitals to this Agreement;

y) **"Procurement Fee**" has the meaning given to it in Section 7.1;

z) "**Procurement Services**" means all of the services performed by AMSC, for and on behalf of the Participant, as set out in Section 3.1, and any functions necessary and incidental to the performance of those services;

aa) "**Program Fee**" has the meaning given to it in Section 7.2;

bb) "**Retail Services Agreement**" means the form of agreement attached as Schedule "C" to this Agreement;

cc) "**Retailer**" has the meaning set out in the Act;

dd) "**Term**" means the period from the Effective Date to the end of the Natural Gas Term;

ee) "**Termination Fee**" means the fee payable by the Participant if the Participant elects to terminate this Agreement, calculated in accordance with Section 11.2.

SCHEDULE “B”

Natural Gas Requirement - Town of Strathmore

Natural Gas Product Table:

Product	Deal Start Date	Deal End Date
Fixed Price Natural Gas	01-01-2028	12-31-2029

Natural Gas Requirements Volumes Table (GJ)

Monthly Contract Volumes			
GJs	2027	2028	2029
January	0	3555	3555
February	0	3544	3544
March	0	3084	3084
April	0	2185	2185
May	0	1406	1406
June	0	941	941
July	0	683	683
August	0	746	746
September	0	1052	1052
October	0	2002	2002
November	0	2924	2924
December	0	3782	3782

SCHEDULE “C” RETAIL SERVICES AGREEMENT

Attached As Next Page

Retail Services Agreement

Between:

Alberta Municipal Services Corporation (AMSC)

AND

Town of Strathmore

(the Customer)

Alberta Municipalities
Strength In Members

RETAIL SERVICES AGREEMENT

Parties	Address for Notice
Alberta Municipal Services Corporation ("**AMSC**")	**Attention:** AMSC Energy 300, 8616 - 51 Avenue Edmonton, Alberta T6E 6E6 Email: energy@abmunis.ca
Town of Strathmore (the "**Customer**")	**Attention: Kevin Scoble** 680 Westchester Road Strathmore, AB T1P1J1 Email: kevin.scoble@strathmore.ca

This Retail Services Agreement sets out the terms and conditions upon which AMSC will provide Retail Services to the Customer and arrange for the supply of Products on behalf of the Customer during the Deal Term, in exchange for which the Customer will make payments to AMSC as set out in this Agreement.

This Agreement includes the following Schedules:

Schedule Number and Name	Applicable & Attached
Schedule 1 - General Terms and Conditions	☒
Schedule 2 - Definitions	☒
Schedule 3 - Retail Services and Standards	☒
Schedule 4 - Community Related Organization Guarantee	☒
Schedule 5 - Sample Form of Transaction Confirmation	☒

This "Agreement" is comprised of this Cover Page, each of the Schedules, any Transaction Confirmation(s) and associated Pricing Schedule(s). The Customer and AMSC acknowledge that the Agreement will be binding and effective on the date that AMSC acknowledges in writing receipt of an executed copy of the Agreement from the Customer (the "**Effective Date**"). AMSC will provide a fully executed copy of the Agreement to the Customer for the purpose of the Customer's records.

In the case of any conflict among the documents comprising the Agreement, the order of precedence, from highest to lowest, shall be as follows: Pricing Schedule(s), Transaction Confirmation(s), and then the Schedules included with this Cover Page.

Town of Strathmore		**ALBERTA MUNICIPAL SERVICES CORPORATION**	
Per:	_____	Per:	_____
Name:	_____	Name:	Dana Mackie
Title:	_____	Title:	Chief Executive Officer
Date:	_____	Date:	_____

SCHEDULE 1 - General Terms and Conditions

The following General Terms and Conditions apply to the supply and sale of the Product(s) by AMSC in accordance with any Transaction Confirmation. All capitalized terms used in these General Terms and Conditions which are not otherwise defined will have the meaning set out in Schedule 2.

1.0. AMSC AS RETAILER OF RECORD

1.1. The Customer appoints AMSC as the Customer's exclusive Retailer of Record to act in accordance with the Settlement Code and authorizes AMSC to deal with all applicable third parties on the Customer's behalf as may be necessary to perform the Retail Services.

2.0. AMSC'S OBLIGATIONS

2.1. Subject to the earlier termination of this Agreement, AMSC will:

a) provide Retail Services to the Customer; and,
b) supply Product(s) set out in any applicable Transaction Confirmation, for the Customer's listed Sites,

during the Deal Term.

3.0. INFORMATION

3.1. Each Party shall make available to the other Party consumption data and any other available information referring to the amount of Product(s) required or supplied and other information pertinent to this Agreement. Each Party shall provide the other Party with any information relative to changes in the demand for or the supply of Product(s). AMSC shall be entitled to retain, use and disclose all information it receives from the Customer for the purposes of administering this Agreement.

3.2. "**Confidential Information**" includes this Agreement and any information supplied by one Party to the other Party in accordance with this Agreement, including pursuant to Section **Error! Reference source not found.**. Each Party undertakes that it will only use the Confidential Information for the purposes set out in this Agreement and will not disclose the Confidential Information without the prior written consent of the other Party except that a Party may disclose the Confidential Information (i) to its Representatives who are similarly bound to not disclose the Confidential Information; (ii) to comply with the provisions of this Agreement; and (iii) to comply with any applicable Law, order, regulatory or exchange rule. Each Party will notify the other Party of any disclosure required in accordance with this section, except disclosure to such Party's Representatives, and use reasonable efforts to prevent or limit such disclosure.

3.3. Each Party acknowledges that unauthorized disclosure or use of Confidential Information belonging to the other Party could cause irreparable harm and significant injury to the other Party and as such, monetary damages may not be a sufficient remedy for any disclosure of the Confidential Information.

4.0. USE AND SUPPLY OF PRODUCTS

4.1. The Customer shall not permit any other persons to use the Products sold hereunder at any place other than at the Sites. Subject to use by any tenant at a Site, the Customer shall not resell or otherwise dispose of any Products purchased hereunder.

4.2. AMSC is under no obligation to provide any services or to supply Products unless, at all times during the Deal Term:

a) the supply of Products or the provision of services by AMSC and the facilities at each Site comply with the requirements of, and do not cause AMSC to be in breach of its licence or any applicable Law;
b) the Customer has in place the appropriate metering and related equipment as required by the Distribution Company and applicable Law; and
c) the Customer has all permits, licences, approvals or other instruments necessary for the receipt of Products at the Site(s).

5.0. RENDERING AND PAYMENT OF INVOICES

5.1. AMSC shall each month render an invoice to the Customer for the Charges.

5.2. Such invoice shall be due and payable as of the date of the invoice, and a late payment charge at a rate of 2% per month (24% per annum) compounded monthly applies from the date of the invoice. A grace period of twenty-one (21) calendar days from the date of the invoice is provided during which the late payment charge is waived if payment of such invoice is made in full within the grace period.

5.3. In the event that the Parties have executed a separate netting agreement, the terms and conditions in that separate netting agreement shall prevail.

6.0. PRICE, FEES AND CHARGES

6.1. The Customer acknowledges that, in addition to all other amounts referenced in this Agreement, the Customer shall be responsible for and agrees to pay to AMSC (collectively the "**Charges**"):

a) the Price under each Transaction Confirmation;
b) the Retail Service Charge (as applicable);
c) any Procurement Fee (as applicable);
d) any Program Fee (as applicable);
e) all Other Charges applicable to the supply of the Product(s);
f) any other fees or charges set out in each Transaction Confirmation; and,
g) applicable Taxes.

7.0. NO WARRANTY

7.1. AMSC makes no warranty, express or implied, statutory or otherwise, with respect to the Products and AMSC specifically disclaims all other warranties, express or implied, including any warranty of merchantability or fitness for a particular purpose or use.

8.0. LIABILITY AND INDEMNITY

8.1. The Customer hereby agrees that, except for damage, injury or loss caused by the gross negligence of AMSC or its respective agents and employees acting within the scope of their employment, AMSC shall not be liable for any damage, injury or loss, howsoever caused, suffered by or occasioned to the Customer or to any person or property either on, or brought on to, any Site and, without limiting the generality of the foregoing, AMSC shall not be liable, save as aforesaid, for any damage, injury or loss caused by:

a) the escape of electrical energy or natural gas brought onto or delivered to the Site(s);
b) the installation, maintenance and operation or failure of operation of the equipment owned or used by or for the benefit of the Customer, or any Distribution Company; and,

c) any event or circumstance that interrupts or constrains AMSC's access to or use of the transmission system or any distribution system.

8.2. The Customer is liable for and hereby undertakes, except for damage, injury or loss occasioned by the gross negligence of AMSC or its agents and employees acting within the scope of their employment, to indemnify and save harmless AMSC and its contractors, agents and employees against any and all claims and demands which may be made against it or them as a result of any damage, injury or loss, howsoever caused, suffered by or occasioned to any person or property either on, or brought on to, the Sites.

8.3. Notwithstanding anything to the contrary expressed in this Agreement, AMSC shall not be liable for, and the Customer shall not pursue, any claim for damage, injury or loss of a consequential nature or any claim for damage, injury or loss resulting from the loss of sales, profits or production or output from the Customer's business at the Sites, howsoever caused.

8.4. The Customer agrees to indemnify and save harmless AMSC from any and all costs, including legal fees and disbursements on a solicitor and own client full indemnity basis, incurred by AMSC in connection with the enforcement of this Agreement.

8.5. Each Party agrees that it has a duty to mitigate damages and agrees that it will use commercially reasonable efforts to minimize any damages it may incur as a result of the other Party's performance or non-performance of this Agreement.

8.6. The Customer acknowledges and agrees that AMSC's liability is expressly limited to the total amount of the Retail Service Charge paid by the Customer under this Agreement up to the date of the event giving rise to such liability.

9.0. EVENTS OF DEFAULT OF THE CUSTOMER

9.1. The occurrence of any of the following events constitutes an event of default ("**Customer Event of Default**") with respect to the Customer:

a) failure of the Customer to make any payment when due under this Agreement if such failure is not remedied on or before fifteen (15) Business Days after notice of such failure is given;

b) failure of the Customer to observe and perform its other obligations in accordance with this Agreement if the failure is not remedied on or before fifteen (15) Business Days after notice of such failure is given;

c) a breach of any of the Customer's representations and warranties in this Agreement;

d) the Customer assigns this Agreement without obtaining AMSC's consent in accordance with Section 19.0;

e) the Customer becomes insolvent or is generally not paying, or admits in writing its inability to pay its debts as they become due;

f) the Customer files or consents to the filing of any petition or action seeking relief under any federal, provincial, or foreign bankruptcy, insolvency, reorganization, winding up, readjustment of debts or other similar law;

g) the Customer makes a general assignment for the benefit of its creditors, applies for or consents to the appointment of or taking of possession of any of the Customer's assets by a custodian, receiver, bailiff, receiver-manager, trustee, liquidator or other entity with similar powers;

h) the Customer removes all Sites from the Agreement or removes AMSC as its Retailer of Record for all Sites, without consent from AMSC, which is not remedied on or before fifteen (15) Business Days after receipt of written notice from AMSC; or,

i) the Customer fails to enter into a Transaction Confirmation contrary to the terms of an Aggregation Agreement between AMSC and the Customer.

9.2. If a Customer Event of Default has occurred, AMSC may:

a) immediately discontinue the supply and sale of some or all of the Products;

b) terminate this Agreement or any one or more Transaction Confirmation, with such termination taking effect on the day of delivery of notice of such termination, provided that the Customer shall be obligated to pay AMSC the Charges for the discontinued Products up to and including the date of discontinuance of sale or termination; and,

c) in the event that such Customer Event of Default impacts the supply of, or any other matter in respect of, a Product under an Aggregation Agreement (if applicable), terminate such Aggregation Agreement.

9.3. In addition to all other remedies in this Agreement, in the event that this Agreement is terminated for a Customer Event of Default, the Customer agrees to pay to AMSC the Liquidated Damages in accordance with Section 11.0.

9.4. The termination of all or a portion of this Agreement shall not affect or limit any of the obligations of the Customer accruing up to the date of termination or any ongoing obligations pursuant to any portion of this Agreement that is not terminated by AMSC.

9.5. AMSC shall have no liability to the Customer arising from the termination of this Agreement in accordance with this Section **Error! Reference source not found.**.

9.6. The provisions of this Section 9.0 shall survive the termination of this Agreement to the extent required to rectify any other default by the Customer under this Agreement.

10.0. EVENT OF DEFAULT OF AMSC

10.1. The failure of AMSC to make available to the Customer the price and quantity of Product(s) purchased by the Customer under a Transaction Confirmation constitutes an event of default with respect to AMSC under this Agreement ("**AMSC Event of Default**"). For certainty, a billing error does not constitute an AMSC Event of Default.

10.2. If an AMSC Event of Default has occurred and continues for a period of fifteen (15) Business Days and remains unremedied by AMSC, then the Customer may terminate this Agreement upon written notice to AMSC, with such termination taking effect on the day of delivery of notice of such termination. For certainty, no Liquidated Damages shall be due to AMSC in the event of a termination arising from an AMSC Event of Default.

10.3. This Section 10.0 is not applicable to any event that falls within the scope of Section 13.0.

10.4. The termination of this Agreement shall not affect or limit any of the obligations of AMSC accruing up to the date of termination.

10.5. In the event AMSC fails to meet the Service Standards as set out in Schedule 3 to this Agreement, and upon being notified by the Customer of such failure, AMSC shall pay the credit

specified in Schedule 3. For greater certainty, a failure of AMSC to meet any Service Standards is not an AMSC Event of Default.

10.6. Subject to any specific right to terminate a specific Transaction Confirmation in accordance with that Transaction Confirmation's terms or to terminate this Agreement in accordance with this Section 10.0, the Customer will have no right to terminate this Agreement prior to the expiry of the Effective Period. For certainty, the termination of a Transaction Confirmation in accordance with that Transaction Confirmation's terms will not have the effect of terminating this Agreement.

11.0. LIQUIDATED DAMAGES

11.1. If:

a) this Agreement is terminated by AMSC pursuant to a Customer Event of Default in Section 9.2 or by a Customer following a change in Law pursuant to Section 16.3; or

b) the Customer cancels or terminates this Agreement or any Transaction Confirmation (except pursuant to an AMSC Event of Default);

then the Customer will pay AMSC the Liquidated Damages, if applicable. The Customer agrees to pay to AMSC the Liquidated Damages as compensation for the early termination of this Agreement within three (3) Business Days of AMSC's request.

11.2. The Parties acknowledge and agree that the payments provided for under this Agreement to compensate AMSC for changes in consumption or Electricity Usage Profiles, as applicable, and the calculation and payment of the Liquidated Damages by the Customer represent genuine and commercially reasonable determinations of the costs and damages arising from the relevant event in circumstances where actual damages are difficult or impossible to measure and that such amounts are not to be construed as a penalty.

12.0. SET OFF

12.1. AMSC shall be entitled to set-off any amounts owed to the Customer by AMSC under this Agreement or otherwise against any amounts owed to AMSC by the Customer under this Agreement or otherwise.

13.0. SUPPLY DISRUPTION AND EVENT OF FORCE MAJEURE

13.1. If the operations of a Party or its ability to perform its obligations under this Agreement (other than payment obligations) are suspended, curtailed or interfered with owing or attributable to an Event of Force Majeure, the Party shall not be liable to the other Party under this Agreement until the cause or causes thereof have been removed, provided that the Party shall take all reasonable precautions and adopt all reasonable measures to prevent or remove the cause of such suspension, curtailment or interference; however, where the cause or causes is in relation to the action, inaction, or failure of a Third Party Infrastructure Provider or Third Party Infrastructure, AMSC shall have no such obligation. In such event, the Customer shall pay the Variable Market Rate for all Product(s) consumed by the Customer during such time. Nothing in this Section 13.0 shall relieve the Customer from its liability to pay for Product(s) consumed during any such suspension, curtailment or interference. For the purposes of this Section 13.1, any market suspension, curtailment or other suspension of the normal operation of the energy market (including, without limitation, any market suspensions provided for under any applicable laws, including the AESO Rules, as amended and as applicable) shall be deemed to be an Event of Force Majeure.

14.0. CUSTOMER AUTHORIZATION

14.1. The Customer confirms that it has made and will make all decisions and assessments regarding this Agreement without relying upon any advice, recommendation, information or other representation (other than as expressly set out in this Agreement) provided to it by AMSC, and all such decisions including, without limitation, decisions concerning the Price and the quantities of Product(s) to be sold and purchased under this Agreement are a result of arm's length negotiations between the Parties or are based on advice and direction received by the Customer from third parties unrelated to AMSC.

14.2. The Customer confirms to the best of its knowledge, all authorizations, consents, approvals or exemptions required to be obtained or made by it in connection with the Agreement have been obtained or made and remain validly in effect.

15.0. REPRESENTATIONS AND WARRANTIES

15.1. Each Party represents and warrants to each other Party as follows:

a) it is duly organized, validly operating and in good standing under the laws of the jurisdiction of its formation and is authorized and registered to do business in Alberta;

b) the execution, delivery and performance of this Agreement are duly authorized and do not violate any governing documents or any contracts to which it is a party or any laws, rules or regulations applicable to it;

c) the person executing the Agreement on its behalf is duly authorized to execute and deliver it;

d) this Agreement is a legal, valid and binding obligation, enforceable against it in accordance with its terms;

e) it is not acting as a fiduciary or financial, investment or commodity trading advisor for the other Party and has not given the other Party (directly or indirectly through any other Person) any assurance, guarantee or representation whatsoever as to the merits of this Agreement or the expected performance or result of this Agreement.

15.2. The Customer represents, warrants and covenants that:

a) the data given and representations made concerning its Sites in any Transaction Confirmation are true and correct;

b) the Customer is the owner or lessee of the Sites or, if it is not the owner or lessee, has the authority to enter into and bind the owner and lessee of the Sites to this Agreement. If requested, the Customer will provide AMSC with written proof of such authority. The Customer will be responsible for all fees, charges, and expenses of AMSC in supplying Products to the Sites or in ceasing to supply Products to the Sites where an owner or lessee enrolls their Site with a different retailer during the Deal Term.

16.0. GOVERNMENTAL APPROVALS AND REGULATION

16.1. Notwithstanding anything to the contrary expressed or implied in this Agreement, this Agreement shall be subject

to AMSC obtaining all requisite governmental orders, permits, approvals and consents required by Law with respect to the supply of the Product(s). AMSC will use reasonable commercial efforts to obtain all government orders, permits, approvals, and consents necessary to enable it to fulfill its obligations under this Agreement.

16.2. The Parties agree to be bound by any legislation, regulations, bylaws or similar enactments of the Federal and Provincial Governments and the relevant municipalities governing the supply of the Product(s). In the event that any of the provisions of this Agreement become inconsistent with such enactments, the provisions of such enactments shall govern.

16.3. In the event that any government, regulatory authority or government agency creates a change in Law or significant change in market structure that requires, directs or mandates that any material term of this Agreement be amended or deleted then, AMSC shall notify the Customer of any necessary amendments to this Agreement which will take effect upon such notice being given to the Customer. Upon being provided with notice of the amendments, the Customer shall have thirty (30) days to provide notice in writing of its election to terminate this Agreement. If the Customer does not provide notice of its election to terminate before the expiry of the thirty (30) day period, the Customer shall be deemed to have accepted the amendments.

17.0. SUCCESSORS AND ASSIGNS

17.1. This Agreement and everything contained within this Agreement shall enure to the benefit of and is binding upon the Parties and their respective successors and permitted assigns.

18.0. ASSIGNMENT BY AMSC

18.1. AMSC may assign this Agreement, in whole or in part, on the provision of thirty (30) days' notice. Upon such assignment, the assignee shall have all of the rights, duties, powers, privileges and liabilities which AMSC had prior to such assignment and AMSC shall be released from any and all liability pursuant to this Agreement.

19.0. ASSIGNMENT BY CUSTOMER

19.1. This Agreement may only be assigned by the Customer with written consent from AMSC which, provided AMSC, in its discretion, is satisfied with the creditworthiness of the proposed assignee, shall not be unreasonably withheld. Such consent will not be required where the assignment results from the dissolution of a municipality in accordance with the *Municipal Government Act*. In the event that the Customer assigns or attempts to assign this Agreement other than in accordance with this Section 19.0, or if any other Person occupies any Sites, the Customer shall remain liable for all obligations to AMSC pursuant to this Agreement.

20.0. ENROLMENT PROCESS

20.1. The Customer acknowledges and agrees that AMSC is responsible for enrolling Sites on behalf of the Customer using information supplied by the Customer. The Customer acknowledges and agrees that it is responsible for validating the accuracy of the enrolment and that AMSC holds no responsibility or liability for the enrolment process required by the Distribution Company or those providing services on its behalf in accordance with the Settlement Code and the Customer acknowledges and agrees that it is solely responsible for supplying accurate information that will allow the Distribution Company to proceed with its enrolment process. The Customer further acknowledges that it is solely responsible for the payment of distribution charges as charged by the Distribution Company. The Customer will indemnify and hold harmless AMSC for any loss or damage experienced by AMSC due to the Customer providing inaccurate information.

21.0. DISTRIBUTION COMPANY TERMS AND CONDITIONS

21.1. The Customer acknowledges and agrees that it is bound by the applicable terms and conditions of the Distribution Company and failure of the Customer to comply with or adhere to the applicable terms and conditions may result in the Customer being disconnected from the distribution system.

22.0. NOTICES

22.1. All notices required under this Agreement must be in writing and delivered by registered mail, email, or fax to the addresses for notice set out on the Cover Page of this Agreement.

22.2. Notices sent by registered mail will be deemed to have been received five (5) days after the date of mailing, provided there is no interruption in the postal service, in which case notice must be delivered by one of the other methods.

22.3. Notices sent by fax or e-mail shall be deemed to have been received on the Business Day following the date of transmission or delivery, as applicable.

22.4. Either Party may amend its address for notice by providing written notice to the other in accordance with this Section 22.0.

23.0. GOVERNING LAW AND DISPUTE RESOLUTION

23.1. This Agreement shall be governed by and construed in accordance with the laws of the Province of Alberta and of Canada, as amended from time to time, and will be treated as an Alberta contract. Each Party irrevocably attorns and submits to the exclusive jurisdiction of the courts of the Province of Alberta. Any legal proceedings arising directly or indirectly out of this Agreement will be litigated in the City of Edmonton in the Province of Alberta. Each Party hereby irrevocably and unconditionally waives any right such Party may have to a trial by jury in respect of any action, suit or proceeding directly or indirectly arising out of or relating to this Agreement or the transactions contemplated by this Agreement.

24.0. ELIGIBLE FINANCIAL CONTRACT

24.1. For the purpose of any proceedings under the *Bankruptcy and Insolvency Act* (Canada), the *Companies' Creditors Arrangement Act* (Canada) or the *Winding-Up and Restructuring Act* (Canada), and the bankruptcy, insolvency, creditor protection or similar laws of the governing jurisdiction (regardless of the jurisdiction of such application or competence of such law), this Agreement shall constitute a "**forward commodity contract**" within the meaning of the definition of an "**eligible financial contract**" under the applicable legislation and is an "**eligible financial contract**".

25.0. WAIVER AND SEVERABILITY

25.1. Failure to provide notice of, or object to, any default under this Agreement will not operate or be construed as a waiver of any future default, whether like or different in character. Should any provision of this Agreement be void, voidable, or unenforceable for any reason whatsoever, it shall be considered separate and severable from the remaining

provisions of this Agreement, which shall remain in force and be binding as though the said provision had not been included.

26.0. JOINT AND SEVERAL LIABILITY

26.1. If this Agreement has been executed by more than one Person as the Customer, the liability of such Persons is joint and several and every reference in this Agreement to the "Customer" shall be construed as meaning each Person who has executed it as well as all of them.

27.0. AMENDMENT

27.1. Except as set out in Section 16.3, all amendments to this Agreement will require consent of both AMSC and the Customer. Except to the extent otherwise explicitly provided in this Agreement, no amendment to this Agreement, including a Transaction Confirmation, will be valid or given any effect unless signed by both Parties. Any alteration, addition or modification made by the Customer to the preprinted terms of this Agreement will be void and without any effect.

28.0. ENTIRE AGREEMENT AND SURVIVAL OF TERMS

28.1. This Agreement is the entire agreement between the Parties, supercedes all prior oral agreements and understandings regarding the subject matter of this Agreement and may not be contradicted by any prior or contemporaneous oral or written agreement. The applicable provisions of this Agreement will continue in effect after termination or expiry of the Agreement to the extent necessary, including but not limited to, providing for final billing, billing adjustments and payments, limitation of liability, confidentiality, set off, the forum and manner of dispute resolution and with respect to any indemnification obligations under this Agreement. The section headings used in this Agreement are for reference purposes only and will in no way affect the meaning of the provisions of this Agreement.

29.0. COUNTERPART EXECUTION

29.1. This Agreement may be executed in one or more counterparts. All such counterparts when taken together shall constitute one and the same instrument. This Agreement may be executed by DocuSign or other electronic signature and can be delivered by facsimile, PDF or other digital form all of which shall constitute an original signature.

SCHEDULE 2 - Definitions

Capitalized terms used in this Agreement are as defined below, or as defined in the Transaction Confirmation if not defined below.

"**ABmunis**" means the Association of Alberta Municipalities;
"**ABmunis Bylaws**" means the bylaws of ABmunis filed with Alberta Corporate Registry as of February 22, 2023, as may be amended from time to time;
"**ABmunis Member**" means:

a) a Regular Member, as such term is defined in the ABmunis Bylaws; or,
b) an Associate Member, as such term is defined in the ABmunis Bylaws.

"**Act**" means the *Electric Utilities Act*, SA 2003, c E-5.1, as amended from time to time;
"**AECO C Daily Index"** means for each Day, the price in Canadian Dollars per GJ equal to the average price in Canadian Dollars per GJ published on the "**Canadian Domestic Gas Price Report**" page, in the table "**Daily Spot Gas Price at AECO C & NOVA Inventory Transfer**" reported for the applicable Day in the first edition of the *Canadian Gas Price Reporter* ("**CGPR**") published in the month immediately following the month in which such Day falls, except where:

a) Price lines will be excluded if the Day is a Friday, Saturday, a Sunday or a statutory holiday that falls on a Monday and substituting in place of each such Day the price on the line identified as "**Weekend#**" for the weekend occurring closest to such Day.
b) If such Day is a statutory holiday which falls on a Tuesday, Wednesday or Thursday, the AECO C Daily Index for such Day shall be the AECO C Daily Index for the previous Business Day.
c) It may be necessary to use the CGPR for the preceding month to locate the AECO C Daily Index for the closest Business Day or weekend.
d) The AECO C Daily Index utilized may be a daily value or an average depending upon how the natural gas is purchased or sold by AMSC on behalf of the Customer.
e) If the required published prices are not available or incorrect at the time the account invoice is rendered, AMSC shall estimate the price and later adjust for the final published prices.
f) If Canadian Enerdata Ltd., the publisher of CGPR, ceases to publish the information required to determine the AECO C Daily Index or there is a material change in the formula for or the method of calculating the AECO C Daily Index, the AECO C Daily Index shall mean the price in Canadian Dollars per GJ for the applicable Day published by an alternative source, as determined by AMSC, acting reasonably;

"**AESO**" means the Alberta Electric System Operator, the operating name for the ISO for the power pool as defined in the Act;
"**AESO Rules**" means the rules made by the ISO pursuant to the Act, as amended from time to time;
"**Aggregation Agreement**" means an agreement between AMSC and the Customer whereby the Customer agrees to participate in a procurement for electricity or natural gas for aggregated volumes of AMSC's customers;
"**Agreement**" means the Retail Services Agreement to which these definitions are attached, and includes all of the attached Schedules listed on the Cover Page and any applicable Transaction Confirmations;
"**AMSC**" means Alberta Municipal Services Corporation;
"**AMSC Event of Default**" has the meaning given to it in Section 10.1 of Schedule 1;
"**Balancing Pool"** has the meaning given to it in the Act;
"**Business Day**" means a day other than a Saturday, Sunday or statutory holiday in Edmonton, Alberta;
"Charges" has the meaning given to it in Section 6.1 of Schedule 1;
"**Community Related Organization**" or "**CRO**" means a potential customer or Customer that is not a Municipality but is a Municipality related non-profit organization, special purpose board, community association, club or society that is an ABmunis Member provided that Community Related Organizations shall not include any businesses or private facilities unless they are wholly owned by an Alberta Municipality or it can be demonstrated that their liabilities under this Agreement are guaranteed by a Municipality in accordance with Schedule 4;
"**Confidential Information**" has the meaning given to such term in Section 3.2 of Schedule 1;
"**Consumption Meter"** means a cumulative electrical energy meter that records consumption (kWh) and peak demand information;
"**Cover Page**" means the first page of this contract on which the Parties' signatures are affixed which incorporates the schedules that form the entirety of the Agreement;
"**Customer**" means the Party identified as the Customer on the Cover Page of this Agreement;
"**Customer Event of Default**" has the meaning given to it in Section 9.1 of Schedule 1;
"**Day**" means a period of 24 consecutive hours, beginning at 12:00 a.m. Mountain Prevailing Time and ending at 11:59:59 p.m. Mountain Prevailing Time on the following calendar day;
"**Deal End Date**" means the date upon which the supply of a Product ends for Sites under a specific Transaction Confirmation;
"**Deal Start Date**" means the date upon which the supply of a Product starts for Sites under a Transaction Confirmation;
"**Deal Term**" means the period of time between the Deal Start Date and Deal End Date for any Transaction Confirmation;
"**Deemed Profile**" is an electrical energy profile used for specific customer classes that have Consumption Meters. The deemed profiles are produced by the Distribution Company and used by the AESO and retailers to determine the Customer's electrical energy consumption on an hourly basis for the purposes of billing and settlement;
"**Distribution Company**" means:

a. where the Product supplied is natural gas, the natural gas distribution operator, local distribution company, pipeline operator, meter service provider and/or Meter Data Manager; and,
b. where the Product supplied is electrical energy, the Wire Services Provider, Wire Owner, Load Settlement Agent, Meter Service Provider and/or Meter Data Manager.

"**Effective Date**" has the meaning given to it on the Cover Page;
"**Effective Period**" means the period of time that this Agreement is in force and effect, commencing on the Effective Date and continuing until the last Deal End Date under the last subsisting

Transaction Confirmation and all obligations of each of the Parties pursuant to this Agreement and the Transaction Confirmation(s) have been satisfied in full, including those related to any post final settlement adjustments or other settlement adjustments under any Law;

"**Electricity Usage Profiles**" means the pattern in which a Customer consumes electrical energy on an hourly basis as derived from their individual meters or aggregated meters at the Site(s) which may be a Deemed Profile;

"**Event of Force Majeure**" means an act of God, pandemics, endemics, weather or climate related events such as wind storms, floods, freezing rain, ice storms, war, rebellion, sabotage, fire, or other causes beyond the reasonable control of a Party, including without limitation, strikes, labour disputes, differences with workmen, breakage or accident or necessity of repairs to machinery, equipment or pipelines or like causes (excepting and excluding however lack of finances) or AMSC is unable to secure the Product(s) for any reason, including without limitation supply disruptions as a result of the Third Party Infrastructure Provider, howsoever caused;

"**GJ**" or "**Gigajoule(s)**" means 1,000,000,000 joules;

"**Imbalance Charges"** means charges applied by the Distribution Company when expected Customer demand exceeds supply or Customer demand is less than supply, causing an imbalance requiring spot market purchase or sale of natural gas, respectively, to balance consumption requirements and compensate the Distribution Company for differences between nominated and actual natural gas distribution requirements;

"**ISO**" means the Alberta Independent System Operator, as defined in the Act;

"**kWh**" or "**kilowatt-hour**" is a measure of electrical energy, a unit of work or energy, measured as 1,000 watts of power expended for 1 hour;

"**Law**" means any law, rule, regulation, ordinance, bylaw, statute, directive, judicial decision, administrative order, rule of the public utilities commission, public service commission or similar provincial commission or agency having jurisdiction over the Distribution Company or the electricity or natural gas distribution or transmission system in Alberta, and includes any AESO operating guideline or protocol, Wire Owner, Wire Services Provider or AESO tariff, as applicable;

"**Liquidated Damages**" means:

a) the termination fee set out in a Transaction Confirmation; or,

b) where the applicable termination fee is not expressly set out in a Transaction Confirmation, the sum of the Contract Value plus all Costs, less the Market Value provided that, if the Market Value exceeds the sum of the Contract Value and Costs, this value will be deemed to be zero. For the purposes of this definition:

   i. "Contract Value" means the sum of the Price, Retail Service Charge (if applicable), Program Fee (if applicable) and Procurement Fee (if applicable) multiplied by the Contracted Volumes of the Product(s) for each terminated Transaction Confirmation;

   ii. "Market Value" means the amount paid by a bona fide third party for the Contracted Volumes at current market prices for each terminated Transaction Confirmation. AMSC shall use reasonable commercial efforts to find a third-party buyer for the Contracted Volumes and determine a reasonable Market Price; however, in the event AMSC is unsuccessful in finding a suitable third-party buyer for the Contracted Volumes, for whatever reason as determined by AMSC, the Market Price shall be deemed to be zero;

   iii. "Costs" means any costs or expenses incurred or payable by AMSC in terminating this Agreement or any Transaction Confirmation or liquidating the Contracted Volumes;

   iv. "Contracted Volumes" means the volumes of Product(s) AMSC would have supplied to the Customer had this Agreement or the applicable Transaction Confirmation not been terminated, and is the sum of the identified volumes set out in an applicable Pricing Schedule for the remainder of the Deal Term;

"**Load Settlement Agent**" has the meaning given to it in the Settlement Code;

"**Meter Data Manager**" has the meaning given to it in the Settlement Code;

"**Meter Service Provider**" has the meaning given to it in the Settlement Code;

"**Municipality**" has the meaning given to such term in the *Municipal Government Act,* RSA 2000, c M-26, as amended;

"**MWh**" or "**Megawatt Hour**" is a measure of electrical energy, a unit of work or energy, measured as 1,000,000 watts of power expended for one (1) hour;

"**Other Charges**" means:

a) where the Product being supplied is electrical energy, all charges from third parties incurred by AMSC on behalf of the Customer including all transmission charges, distribution charges, franchise fees, charges levied by the AESO (including trading charges and "uplift" charges) to the extent incurred by AMSC in supplying electrical energy under this Agreement, Balancing Pool payments and credits, distribution losses, charges for unaccounted for energy and any other charges now or hereafter levied on or incurred by AMSC from a third party on behalf of the Customer in selling electrical energy under this Agreement, including any miscellaneous retailer AMSC processing charges;

b) where the Product being supplied is natural gas, all other charges relating to the natural gas to be supplied, purchased or sold by AMSC on behalf of the Customer as contemplated in this Agreement and as allocated by AMSC to the Site(s) including, without limitation, any and all applicable transmission or distribution costs and charges, or assumed or indemnified charges as may be assessed by or through the Distribution Company as the result of delivery of natural gas to the Site or sold by AMSC as contemplated by this Agreement, including any miscellaneous retailer AMSC processing charges, the Imbalance Charge(s), or tolls applied without natural gas, any matters incidental thereto and any act or omission of the Customer or of AMSC taken or omitted at the request of or on behalf of the Customer. For natural gas, AMSC may also, at its sole discretion, charge actual or deemed costs incurred in moving natural gas from the TransCanada Alberta System pipeline (formerly NOVA) to the ATCO Gas distribution system, including but not limited to ATCO Pipelines Other Pipeline Receipt Charges and Rider "D".

"**Party**" means either AMSC or the Customer, as the context requires, and "**Parties**" means both AMSC and the Customer collectively;
"**Person**" means an individual, corporation, partnership, joint venture, limited liability company, governmental authority, unincorporated organization, trust, association, or other entity;
"Pool Price" means the price of electrical energy for each hour of each day as posted by the AESO at the close of the second (2nd) Business Day following the end of each month on its internet website, currently located at http://ets.aeso.ca under "Reports / Historical / Pool Price", provided that:

a) if the required posted prices are not available or incorrect at the time the AESO invoice is rendered, AMSC shall reasonably estimate the price and later adjust for the final posted prices; and,
b) if the AESO ceases to publish the information required to determine the Pool Price or there is a material change in the formula for or the method of calculating the Pool Price, the Pool Price shall mean the price in Canadian Dollars per kWh for the applicable hour published by an alternative source, as determined by AMSC, acting reasonably;

"**Price**" means the price identified in a Transaction Confirmation as the applicable Product price;
"**Pricing Schedule**" means a binding pricing schedule between the Customer and AMSC evidencing a transaction and confirming the pricing terms including but not limited to Price, related fees and charges, volumes, and Retail Services, provided by AMSC, forming the subject of a binding transaction or series of transactions pursuant to this Agreement;
"**Procurement Fee**" means a fee payable to AMSC to facilitate the procurement of any Product supplied to the Customer which will be set out in a Transaction Confirmation;
"**Product**" means the electrical energy, natural gas or RECs, as the case may be, or any other energy product or services to be supplied by AMSC to the Customer under this Agreement;
"**Program Fee**" means a fee payable in accordance with the terms of an Aggregation Agreement;
"**Renewable Energy Certificate**" or "**REC**" means a credit, reduction right, offset, allocated pollution right, emission reduction allowance or other proprietary or contractual right, whether or not tradable, resulting from the actual or assumed displacement of emissions by the production of one (1) MWh of electrical energy as a result of the utilization of renewable energy technology certified under the ECOLOGO® Certification Program through Underwriters Laboratories (Renewable Low-Impact Electricity Products, UL 2854) or Green-e Certification Program (Commercial Renewable Energy Certificates), or an agreed upon successor program, and evidenced in certificate form. In the event that any government or non-government agency, whether provincial, federal, national or international in scope or authority, creates or sanctions a registry, trading system, credit, offset or other program relating to Renewable Energy Certificates or their equivalent, the term Renewable Energy Certificate as used in this Agreement shall include the rights or benefits created or sanctioned under any such program or programs;
"**Representatives"** means a Party's employees, lenders, counsel, accountants, auditors or other advisors or its credit support provider's employees, lenders, counsel, accountants, auditors or other advisors;
"**Retailer of Record**" has the meaning given to the term in the Settlement Code and for the purposes of this Agreement is represented by AMSC;
"**Retail Service Charge**" means a service charge payable for the provision of the Retail Services in addition to the Price and is specified in the Transaction Confirmation applicable to the supply of a Product;
"**Retail Services**" means the following functions to be carried out by AMSC:

a) acting as the Customer's exclusive Retailer of Record;
b) acting as the Customer's agent in accordance with the terms of the Agreement;
c) supply of the Product(s);
d) invoicing the Customer for the amounts owing by the Customer to AMSC under this Agreement;
e) maintaining records and accounts in respect to the Product(s) supplied to the Customer;
f) responding to Customer inquiries regarding the supply and invoicing of the Product(s);
g) where inquiries are made by the Customer related to functions of the Distribution Company, directing the Customer to the Distribution Company in whose service area the Customer resides, as applicable;
h) such further services as may be set out in the Transaction Confirmation applicable to a Site, including settlement functions as applicable; and,
i) any other services set out in Schedule 3 to this Agreement.

"**Sites**" means the Customer's sites identified by Site ID number in any Site Information Schedule;
"**Site Information Schedule**" is a listing of Sites to be served pursuant to a Transaction Confirmation;
"**Settlement Code**" means:

a) where the Product supplied is electrical energy or RECs, Version 2.10 of the Alberta Utilities Commission's Rule 021: *Settlement System Code Rules*, as amended, which rules are made by the Alberta Utilities Commission under the Act to govern load settlement in the Province of Alberta;
b) where the Product supplied is natural gas, Version 1.8 of the Alberta Utilities Commission's Rule 028: *Natural Gas System Settlement Code Rules,* as amended, which rules are made by the Alberta Utilities Commission to govern natural gas settlement at the retail natural gas market level in the Province of Alberta;

"**Service Standards**" means the standards applicable to the provision of Retail Services by AMSC, as set out in Schedule 3 to this Agreement;
"**Taxes**" means goods and services taxes, value added taxes and any other taxes or governmental charges that are applicable to the Charges under this Agreement;
"**Transaction Confirmation**" means an agreement between the Customer and AMSC in substantially the form as set out in Schedule 5, for the supply of a Product(s) that may contain additional terms and conditions applicable to the supply of a Product(s) and will include the Pricing Schedule for the supply of a Product(s);
"**Third Party Infrastructure**" means:

a) plants located within Alberta owned by parties other than AMSC or a wholly owned subsidiary of AMSC and shall include, but shall not be limited to, wind plants, hydroelectric facilities and biomass facilities;

b) the electrical energy and natural gas distribution system operated by the Distribution Company; and,
c) the electrical energy and natural gas transmission system.

"**Third Party Infrastructure Provider**" means a Distribution Company, an operator of Third Party Infrastructure, or any of their contractors or subcontractors;

"**Variable Market Rate**" means:

a) where the Product being supplied is electrical energy, the Pool Price;
b) where the Product being supplied is natural gas, the AECO C Daily Index.

"**Wire Owner**" has the meaning given to it in the Settlement Code;

"**Wire Services Provider**" has the meaning given to it in the Settlement Code.

SCHEDULE 3 – Retail Services and Service Standards

1.0. Retail Services

1.1. AMSC agrees to:

a. Comply with all rules and regulations and industry standards pertaining to Retail Services;
b. Provide the Customer with access to a customer care centre in order to address inquiries and requests;

Note: Call Centre is staffed from 8:30 a.m. to 4:30 p.m. on Business Days.

Phone: (780) 433-4431
Email: energy@abmunis.ca
Fax: (780) 433-4454
Phone, email and fax numbers are subject to change with reasonable notice.

c. Provide the Customer with access to a dedicated accounts coordinator for portfolio management;
d. Perform enrolment/de-enrolment of Sites with the Distribution Company, including adding and deleting sites;
e. Assist Customers in resolving enrolment/de-enrolment distribution charges and settlement disputes;
f. Provide a consolidated invoice for the Customer each month;
g. Provide detailed billing information electronically each month;
h. Provide access to online reporting;
i. Provide custom analysis and/or reports (separate charges may apply) on request, where feasible;

Electricity Services where the Product supplied is electricity

a. Review with the Customer all existing electrical accounts with AMSC, including consumption data and price options;
b. Plan energy purchases as appropriate;
c. Assist the Customer in providing information for the Customer's selection of appropriate hedging strategies, respecting risk tolerance and preferences communicated to AMSC;
d. Monitor and report on current and future commodity pricing;
e. Assist in operational budget preparation and forecasting of commodity costs pertaining to this Agreement;

Natural Gas Services where the Product supplied is Natural Gas

a. Perform analysis for historic consumption by site;
b. Plan energy purchases as appropriate;
c. Perform monthly nominations with the applicable pipeline/Distribution Company;
d. Perform balancing operations as required;
e. Monitor and report on current and future commodity pricing;
f. Assist in operational budget preparation and forecasting of commodity costs pertaining to this Agreement.

2.0 Service Standards

2.1. The Service Standards set forth below will apply to the Retail Services. In the event AMSC fails to meet such Service Standards, AMSC, following notice of its failure as provided in the Agreement and at its option, shall provide the Customer with the applicable credits in accordance with the Agreement. These credits are the sole recourse that the Customer may have pursuant to this Agreement for any breach of a Service Standard.

All credits payable in accordance with the foregoing shall be applied to AMSC's next invoice or, in the event no further invoices are to be provided by AMSC, will be paid by cheque to the Customer.

Service Component	Service Standard	Caveats	Credit Applicable
Timeliness of Customer Call Centre Response	AMSC will respond to/acknowledge all calls, e-mails and faxes within one Business Day.	Communication received after 3:00 p.m. will be deemed to have been received on the next Business Day for measurement purposes.	Credit of $25 for each instance AMSC fails to meet the Service Standard.
Timeliness of Service Request Completion	Unless AMSC advises the Customer otherwise, the following standards will be assumed: • General billing inquiries: 3 Business Days • Enrolment/De-enrolment: 10 Business Days. • Energization/De-energization: 10 Business Days	In no event will AMSC be responsible for failure to meet this Service Standard when such failure is due solely or in part to inaccurate information provided by the Customer or third parties not fulfilling their obligations after AMSC's exertion of reasonable commercial efforts to secure the fulfillment of such obligations. Third parties in this provision include the Wire Services Provider, Load Settlement Agent and Distribution Company.	Credit of up to $250 for each instance AMSC fails to meet the Service Standard.
Timeliness of Customer Invoice	Invoices to the Customer will be issued within 5 Business Days of the standard invoice date. For the purposes of this Service Standard, the "standard invoice date" will be the 8th Business Day of the month.	In the event that external circumstances outside AMSCs control delay the delivery of a printed invoice, an electronic invoice delivered within the acceptable timeframe shall be considered to have met the Service Standard.	Credit of $250 for each instance AMSC fails to meet the Service Standard.
Accuracy of Services	Inaccuracies in Customer account, contract, and/or site set-up information, market transactions, and/or billing services shall be resolved within 90 days of their identification provided accurate information is received from the Customer.	In no event will AMSC be responsible for failure to meet this Service Standard when such failure is solely due to third parties not fulfilling their obligations after AMSC's exertion of reasonable commercial efforts to secure the fulfillment of such obligations. Third parties in this provision include the Wire Services Provider, Load Settlement Agent and Distribution Company.	A credit of 20% of the Retail Service Charge for the affected period credited to the Customer's account.

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SCHEDULE 4 – Community Related Organization (CRO) Guarantee

Customer Number: ATIA S.19(1)

All capitalized terms have the meaning ascribed thereto in Schedule 2.

1.0. Parental Guarantee

The Customer guarantees the performance and obligations of all Community Related Organizations listed within this Schedule 4 as Site(s) to receive Product(s) under the terms and conditions of this Agreement.

2.0. Notification and Authorization

The Customer confirms that it has consulted with and has the prior agreement of any Community Related Organization(s) listed within this Schedule 4 to enter into this Agreement and arrange for the supply of electrical energy, natural gas and/or REC(s) under the terms and conditions of this Agreement on behalf of the Community Related Organization(s).

Town of Strathmore	Alberta Municipal Services Corporation
Customer Legal Entity Name	
	Dana Mackie
Authorized Representative	Authorized Representative
	Chief Executive Officer
Position	Position
Signature	Signature
Date	Date

CRO Information Schedule

CRO / Billling Account Name	Billing Account Number	Bill to Municipality or CRO	Billing Address

SAMPLE TRANSACTION CONFIRMATION

THIS TRANSACTION CONFIRMATION MUST BE RETURNED TO AMSC SIGNED BY THE CUSTOMER BY: 16:00 MOUNTAIN TIME ON 11-30-2026 (THE "DEADLINE").

This Transaction Confirmation is entered into between AMSC and the undersigned Customer and is attached to and forms part of the Retail Services Agreement between AMSC and the Customer (the "Agreement"). Capitalized terms used herein are defined in the Agreement unless otherwise defined in this Transaction Confirmation. In the event of a conflict between this Transaction Confirmation and any other part of the Agreement, this Transaction Confirmation will prevail.

More than one Transaction Confirmation may be in effect at one time. Each Transaction Confirmation will be numbered consecutively, and each amendment to an existing Transaction Confirmation will also be numbered consecutively. Details of this Transaction Confirmation are as follows:

1. Transaction Confirmation: [redacted] ATIA S.19(1)
2. Amendment to any existing Transaction Confirmation? NO
3. If yes, this is Amendment: #
4. Product Selection:

   For the purposes of this Transaction Confirmation, the Customer has chosen the following Product(s):

Electricity		Natural Gas	
☐	Electricity (Variable)	☐	Natural Gas (Variable)
☐	Electricity (Fixed Price)	☒	Natural Gas (Fixed Price)
☐	Electricity (Full Requirements)	☐	
☐	AMSC Small Microgen Solar Rate	☐	
☐	RECs	☐	

5. Product Description, Terms and Conditions: This Transaction Confirmation is subject to the additional terms and conditions set out in the attached Schedule A, which forms part of this Transaction Confirmation.
6. Price and Deal Term: This Transaction Confirmation is subject to the Price, Deal Term, volumes, applicable fees and other terms set out in the Pricing Schedule(s) attached as Schedule B, which forms part of this Transaction Confirmation.
7. Site Information: This Transaction Confirmation is subject to the Site Information Schedule attached as Schedule C, which forms part of this Transaction Confirmation.
8. Additional Schedules: This Transaction Confirmation is subject to the following additional Schedule(s) which are specific to the Product(s) selected and are attached hereto and form a part of this Transaction Confirmation:

Execution and Delivery

Provided that the executed copy is delivered to AMSC prior to the Deadline, this Transaction Confirmation is binding and effective on the date that AMSC acknowledges in writing receipt of an executed copy of the Transaction Confirmation from the Customer, upon which this Transaction Confirmation will attach to and form part of the Agreement. AMSC will provide a fully executed copy of the Transaction Confirmation to the Customer for the purpose of the Customer's records.

IN WITNESS WHEREOF, the Customer has executed this Transaction Confirmation as of the date below.

Town of Strathmore		**ALBERTA MUNICIPAL SERVICES CORPORATION**	
Per:	_____	Per:	_____
Name:	_____	Name:	Dana Mackie
Title:	_____	Title:	Chief Executive Officer
Date:	_____	Date:	_____

SAMPLE

SCHEDULE A

TERMS AND CONDITIONS SPECIFIC TO THE SUPPLY OF NATURAL GAS – NATURAL GAS (FIXED PRICE)

1.0 DEFINITIONS

Capitalized terms used in this Schedule are defined below, or defined in Schedule 2 to the Retail Services Agreement if not otherwise defined below.

"**Daily Contract Volume**" means the Monthly Contract Volumes divided by the number of days in the applicable month;

"**Market Differential**" means a positive or negative market differential that AMSC may apply to account for differences between the actual price of natural gas at the time of transacting and the daily average price reflected in the AECO C Daily Index;

"**Monthly Contract Volumes**" means the volumes described as the "Monthly Contract Volumes" in Schedule B – Pricing Schedule, expressed in GJ per month;

"**Sites**" means the sites specified in Schedule C – Site Information Schedule and "**Site**" means any one of them;

"**Spot Market Purchases**" means quantities of natural gas greater than the Daily Contract Volume bought by AMSC on behalf of the Customer;

"**Spot Market Sales**" means quantities of natural gas less than the Daily Contract Volume (the result obtained by subtracting the actual delivered natural gas from the Daily Contract Volume) sold by AMSC on behalf of the Customer; and,

"**Unaccounted for Gas Costs**" means "unaccounted for gas" and "fuel gas" charges levied by the Distribution Company.

2.0 SALE OF NATURAL GAS

2.1 AMSC agrees to sell to the Customer, and the Customer agrees to purchase from AMSC, natural gas at the Price specified in Schedule B - Pricing Schedule for each Site during the Deal Term, it being understood and agreed that AMSC does not have any obligation or responsibility for the production, distribution, delivery or quality of natural gas (including the provision of natural gas on a continuous basis without interruption, reduction or impairment), the metering equipment or measurement of natural gas, and that such activities are the sole responsibility of the Distribution Company and other third parties, as applicable. The Customer agrees that it will not purchase natural gas from any other retailer or party for use at the Sites during the Deal Term.

2.2 In addition to the Price, the Customer agrees to pay to AMSC all other applicable fees, as set out in Schedule B – Pricing Schedule.

2.3 In Schedule C – Site Information Schedule, the Customer is required to specify its Sites subject to supply of natural gas pursuant to this Transaction Confirmation.

2.4 The supply of natural gas under this Transaction Confirmation is subject to the provisions contained herein and to any variations in quality or pressure attributable to the operations or failure of the Distribution Company's system or any other transmission system.

2.5 The Customer acknowledges and agrees that the Price is based on, and applies to, the Daily Contract Volume for the Sites but the actual quantity of natural gas sold to each Site may vary (including, without limitation, as a result of a volumetric or energy content conversions). Accordingly, AMSC may from time to time be required to sell to each Site on any Day actual volumes of natural gas that are either greater (such excess being the Spot Market Purchases) or less than the Daily Contract Volume (the result obtained by subtracting the actual delivered natural gas from the Daily Contract Volume, such deficiency being the Spot Market Sales). Therefore, AMSC shall be authorized, from time to time, to purchase or sell natural gas as applicable, on the Customer's behalf and for the Customer's account, and AMSC shall, on an ensuing invoice to the Customer, either:

a) in the case of Spot Market Purchases, charge to the Customer the quantity, as reasonably determined by AMSC, of natural gas purchased at the Variable Market Rate plus any Market Differential (if applicable); or

b) in the case of any Spot Market Sales, credit to the Customer the quantity, as reasonably determined by AMSC, of natural gas sold at the Variable Market Rate plus any Market Differential (if applicable).

3.0 SETTLEMENT DATA

3.1 The Customer acknowledges that the settlement data and methodologies which will determine the quantity of natural gas sold to the Sites together with related charges and matters, including the measurement, estimating missing meter readings and consumption amounts, calculating and allocating distribution losses and unaccounted for natural gas, will be determined by or for the relevant Distribution Company in accordance with the Settlement Code and, subject to the provision of the Settlement Code, will be binding on AMSC and the Customer. If the Distribution Company fails at any time to provide the settlement data, AMSC may charge the Customer based on estimated consumption.

3.2 AMSC shall be entitled to flow through any post final settlement corrections and the Customer agrees to pay:

any share of such settlement corrections directly attributable to the Customer; and

its pro-rata share of all such corrections which are not directly attributable to the Customer.

4.0 METERING AND DETERMINATION OF QUANTITIES

4.1 All metering services, if any, will be performed by the Distribution Company. If the Customer believes the metering equipment is registering inaccurately, the Customer shall contact AMSC who will contact the Distribution Company on the Customer's behalf, and the Customer shall be responsible for any fees charged by the Distribution Company. The Customer agrees that:

a) the Distribution Company will determine the amount of natural gas delivered to each Site between measurement intervals and may do so by periodic measurement, estimation, allocation or otherwise and AMSC shall be entitled to charge the Customer accordingly, provided if the Distribution Company fails to determine the amount of natural gas delivered to any Site(s) between measurement intervals, AMSC will be entitled to estimate same and charge the Customer accordingly;

b) AMSC will determine the amount of natural gas delivered daily to each Site, invoice the Customer and the Customer shall pay, based upon:

i. Daily Contract Volume; and,

ii. AMSC's estimated consumption for each Site based upon the best available settlement information from the Distribution Company at the time of invoicing, using commonly accepted standards and subsequent invoices will be adjusted and rendered if necessary to account for finalized settlement information when available.

4.2 AMSC's final determination as to the amount of natural gas sold to each Site for any Day (Imbalance Charges and Unaccounted for Gas Costs or Other Charges allocated to same) shall be conclusive and binding between the Customer and AMSC.

4.3 The Customer's natural gas consumption details are received by AMSC from various sources, at various times, and often include significant elapsed time post consumption. Accordingly, it will be necessary for AMSC and/or the Distribution Company to initially estimate consumption and at a later date adjust the invoiced amount to reflect the actual consumption. Where the Customer receives natural gas pursuant to this Transaction Confirmation, the Customer will be invoiced based upon Schedule B - Pricing Schedule.

5.0. UNACCOUNTED FOR GAS COSTS AND IMBALANCE CHARGES

5.1. The Customer shall be responsible for the payment of any Unaccounted for Gas Costs.

5.2. On a periodic basis the Distribution Company may evaluate and determine the Customer's use of natural gas during a particular period. In the event the Customer uses more or less than the allowable tolerance as determined by the Distribution Company, the Distribution Company may impose balancing charges or credits, as applicable. The Customer further acknowledges that it shall be responsible for all balancing charges, Imbalance Charges, or shall receive all credit, if applicable, incurred by AMSC on behalf of the Customer as determined by the Distribution Company including any transportation and related charges assessed.

6.0 ADDITION OR REMOVAL OF SITES

6.1 The Customer may, upon twenty (20) Business Days' prior written notice to AMSC, add or remove a Site from the list of Sites allocated the natural gas from those purchases under Schedule C – Site Information Schedule provided that the Customer shall not thereby be released from its purchase obligations under this Transaction Confirmation and Schedule B – Pricing Schedule. Thereafter, such Site will share or cease sharing in the consumption of contract volumes purchased.

6.2 Unless the Site being removed is de-enrolled, such Site may only be removed at the end of the calendar month. Unless a Site being added is also being enrolled with AMSC, such Site may only be added at the beginning of a calendar month.

6.3 The Customer agrees to pay all charges for the original Site prior to de-selection of such Site by the Distribution Company.

6.4 If the Customer fails to abide by the terms of this Section then the Customer will continue to be obligated to perform its obligations under this Transaction Confirmation with respect to all of the Sites and AMSC will not be liable to the Customer for any failure of supply of natural gas to the new Site.

SCHEDULE B

PRICING SCHEDULE FOR SALE OF NATURAL GAS (FIXED PRICE)

Customer No.: _____ ATIA S. 19(1) _____ **Transaction Confirmation No.:** _____ ATIA S.19(1) _____

This Pricing Schedule forms part of the AMSC Transaction Confirmation pursuant to the Retail Services Agreement and is a binding contract for the natural gas sold to the Customer hereunder. This confirms the agreement between the Customer and AMSC for the purchase and supply of Natural Gas (Fixed Price) described in this Pricing Schedule for the identified Sites to be supplied by AMSC to the Customer at the specified Price under this Pricing Schedule.

Deal Start Date: 01-01-2028 **Deal End Date:** 12-31-2029

Selection	Customer Initials	Product	Price	Monthly Contract Volumes
☒	_____	Fixed Price	**$ TBD**	As specified below

Monthly Contract Volumes			
GJs	**2027**	**2028**	**2029**
January	0	3555	3555
February	0	3544	3544
March	0	3084	3084
April	0	2185	2185
May	0	1406	1406
June	0	941	941
July	0	683	683
August	0	746	746
September	0	1052	1052
October	0	2002	2002
November	0	2924	2924
December	0	3782	3782

Other Applicable Fees:

1. **Retail Service Charge:**
   The Retail Service Charge will be based on monthly Site usage at $0.20/GJ, subject to a minimum monthly Site charge of $20.00.

2. **Procurement Fee:**
   A procurement fee of $0.00/GJ on all contracted volumes.

3. **Program Fee:** $0.05/GJ on all monthly Site usage delivered to your Association.

SAMPLE

SCHEDULE C
SITE INFORMATION SCHEDULE

List of Sites selecting Natural Gas (Fixed Price):

Site ID	Location Name	Service Address	Emergency Contact
0003047686140	1 PARKLANE DR	1 PARKLANE DR , STRATHMORE AB	
0003960179414	721 LAKESIDE BLVD	721 LAKESIDE BLVD , STRATHMORE AB	
0003036455057	132 ORCHARD WAY	132 ORCHARD WAY , STRATHMORE AB	
0003038990035	A-720 WESTLAKE RD	A-720 WESTLAKE RD , STRATHMORE AB	
0003039527774	101 WILDFLOWER RD	101 WILDFLOWER RD , STRATHMORE AB	
0003087224712	6 BAYSIDE PL	6 BAYSIDE PL , STRATHMORE AB	
0003204067415	720 WESTLAKE RD	720 WESTLAKE RD , STRATHMORE AB	
0003208695880	130 BRENT BLVD	130 BRENT BLVD , STRATHMORE AB	
0003368620048	718 WESTLAKE RD	718 WESTLAKE RD , STRATHMORE AB	
0003395975166	A-100 HUXTED WAY	A-100 HUXTED WAY , STRATHMORE AB	
0003441082372	161 PARKLANE DR	161 PARKLANE DR , STRATHMORE AB	
0003629532465	940 WESTMOUNT DR	940 WESTMOUNT DR , STRATHMORE AB	
0003634055610	85 LAKESIDE BLVD	85 LAKESIDE BLVD , STRATHMORE AB	
0003808718812	160 BRENT BLVD	160 BRENT BLVD , STRATHMORE AB	
0003903376616	196 STRATHAVEN DR	196 STRATHAVEN DR , STRATHMORE AB	
0003997073014	301 HILLVIEW RD	301 HILLVIEW RD , STRATHMORE AB	

SAMPLE

Request for Decision

To: Council

Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: October 14, 2026

Meeting Date: October 21, 2026

SUBJECT:	**Family and Community Support Services (FCSS) Grant Program Policy No. 5102**
RECOMMENDED MOTION:	THAT Council adopt the Family and Community Support Services (FCSS) Grant Program Policy No. 5102, as presented in Attachment I.

REPORT SUMMARY

KEY ISSUE(S):

As directed by Council, Resolution 311.11.25, Administration was directed to bring amendments to the Family and Community Support Services Grant Program to consider annual funding requests from community groups.

In addition, the Family and Community Support Services Grant Program policy is outdated and needs revisions to align with current practices.

OBJECTIVE:

To revise the Family and Community Support Services Grant Program policy to consider community groups' annual funding requests, should they align with the FCSS Act and Mandate, and align with current practices.

FINANCIAL IMPLICATIONS:

There are no additional financial implications at this time.

BACKGROUND:

The Family and Community Support Services Grant Program policy was approved by Council in 2018, and as directed by Council as part of the November 20th, 2025 meeting, Administration has amended the policy so that community group funding requests will be governed by either the Community Improvement Program Committee or the FCSS Advisory Board.

At the October 14th, 2026 Committee of the Whole meeting, Administration presented the proposed changes to the policy:

- Policy Statement: Change reflects the FCSS Act and Regulation and also includes the United Way agreement.
- Purpose: Updated to bring consistency to the intention of the program.
- Definitions: Added new definitions.
- Applicability: More descriptive and updated to reflect the correct policy.
- Responsibilities: Changed to align with bylaws and removed elements that are no longer applicable.
- Policy Guidelines: Revised section to align with the new 2026 FCSS Outcomes and Measures, consolidate areas of information, and outline areas on ineligible services.
- Review: Added to indicate the next date to review 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:

As part of its Strategic Plan, Council has identified the continuous improvement of community safety, health, and well-being as a key priority. Updating the Family and Community Support Services Grant Program is necessary to ensure it complies with the direction of Council and current practices.

COMMUNITY IMPLICATIONS:

Should Council approve the revised policy, some funding requests from community groups will be directed to the Family and Community Support Services Grant Program for review, with the Committee providing recommendations to Council.

INTERNAL IMPLICATIONS:

There are no internal implications at this time.

LEGISLATIVE IMPLICATIONS AND REFERENCES:

References:

- **Family and Community Support Services Act, RSA 2000**
- **Boards and Committee Bylaw (22-26)**
- **Boards and Committee Bylaw Amending Bylaw, Schedule A (23-12)**

PUBLIC ENGAGEMENT AND AWARENESS:

While no formal public engagement has been conducted, Administration and the Family & Community Support Services (FCSS) Advisory Board have reviewed the existing policy and identified changes that have been incorporated into the revised policy.

IMPLEMENTATION

COMMUNICATIONS:

None at this time.

NEXT STEPS:

Should Council approve the revised policy, Administration will ensure internal and external stakeholders (i.e. community groups) are aware of the updates.

ALTERNATIVE MOTIONS:

1. Council may defer this policy to a future Committee of the Whole meeting for further discussion.
2. Council may choose to rescind the policy.

REPORT AUTHOR:

Budd Brazier, Manager

ATTACHMENTS:

Attachment I: Policy 5012 FCSS Grant Program - Proposed
Attachment II: Current FCSS Grant Program Policy (5102)

Mark Pretzlaff, Director of Community and Protective Services	Approved - 16 Oct 2026
Kevin Scoble, Chief Administrative Officer	Approved - 16 Oct 2026
Veronica Anderson, Legislative Services Officer	Approved - 16 Oct

TOWN POLICY

POLICY NUMBER: 5102

REFERENCE:	**ADOPTED BY:**
Resolution No.431.11.18 Resolution No. _____	Town Council
PREPARED BY: Family & Community Support Services	**DATE:** November 21, 2018 **Revised: XXXXXXXXX**

TITLE: Family & Community Support Services Grant Program

Policy Statement

The Town of Strathmore provides funding through the Family and Community Support Services program to support locally delivered preventive social services that enhance the well-being of individuals, families, and communities. FCSS grant funding is in accordance with the terms of the Family and Community Support Services Act and Regulation and the United Way of Calgary and Area. Funding decisions align with Council's strategic priorities, the FCSS Act and Regulation, and the Provincial Outcomes and Measurement Framework. Funding is provided by FCSS and the United Way of Calgary and Area dollars and is provided annually and requires reapplication every calendar year.

1.0 PURPOSE

1.1 To establish a consistent and transparent framework to guide the Town of Strathmore Council, Administration, and Family and Community Support Services in allocating funding to eligible organizations that support the FCSS and United Way of Calgary and Area mandate and Council priorities.

1.2 To ensure the FCSS Grant Program is delivered in a fair, equitable, and accountable manner that supports preventive social services and strengthens community well-being.

1.3 To define clear reporting and accountability requirements aligned with the Provincial Outcomes Measurement Framework and the United Way of Calgary and Area and applicable legislation.

2.0 DEFINITIONS

2.1 "Agency" means a community organization, non-profit, committee or charitable organizations providing a social service within the Town of Strathmore.

2.2 "Chief Administrative Officer" means the person appointed by Council to carry out the powers, duties and functions of the position of Chief Administrative Officer, or the person appointed to act as their designate.

2.3 "Director" means the administrator accountable for their department who may or may not directly supervise employees.

2.4 "Employee" means a person who is employed by the Town of Strathmore. This includes a permanent, part-time, or casual employee.

2.5 "FCSS Act" means the Family and Community Support Services Act, Revised Statutes of Alberta 2000, Chapter F-3, as amended from time to time.

2.6 "Review Committee" means a person appointed by Council to the Family & Community Support Services Advisory Board.

2.7 "Town" means The Town of Strathmore, a municipal corporation in the Province of Alberta and includes the area contained within the boundaries of the municipality where the context requires

3.0 APPLICABILITY

3.1 This policy applies to grant funding received through the Government of Alberta and budgeted through the Family and Community Support Services (FCSS) department at the Town of Strathmore, as well as grant funding received through the United Way of Calgary and Area under the applicable funding agreement with the Town.

3.2 This policy does not apply to other municipal grant programs, including Council-directed grants or those governed under the Community Improvement Program Policy No. 7204.

4.0 RESPONSIBILITIES

4.1 Town of Strathmore Council is responsible to:

a) Approve by resolution this policy and any amendments; and

b) Approve by resolution grant distributions as recommended; and

c) Establish the Family & Community Support Services Advisory Board

4.2 The Chief Administrative Officer is responsible to:

a) Approve all supporting procedures and any amendments; and

b) Administer the policy.

4.3 The Director is responsible to:

a) Ensure that all department employees are familiar with the policy;

b) Administer the policy within the department;

c) Recommend changes in policy.

5.0 GUIDING PRINCIPLES

5.1 The purpose of this Policy is to build capacity in community social services by enhancing the social well-being of individuals, families, and communities through preventive and early intervention strategies delivered at the earliest opportunity. All programs funded under this Policy must demonstrate a primary focus on prevention, reducing the likelihood of social problems and strengthening protective factors, rather than providing crisis response, treatment, or rehabilitative services.

5.2 Alignment to FCSS Mandate

5.2.1 All funded programs must align with the legislated purposes of the FCSS program and achieve one or more of the following outcomes:

a) Help individuals and families develop independence, strengthen coping skills, and become more resilient to crisis;

b) Increase awareness of social needs and available community supports;

c) Enhance interpersonal and group skills that improve social functioning;

d) Support individuals and communities to assume responsibility for decisions and actions affecting them; and/or

e) Promote active participation and inclusion in the community.

5.3 Eligibility Requirements

5.3.1 To be eligible for funding, programs must:

a) Demonstrate a clear preventive focus, with measurable social outcomes.

b) Align with FCSS legislation, regulations, and provincial guidelines.

c) Provide evidence of community need and benefit.

d) Complement, rather than duplicate, existing services.

e) Include defined outcomes, performance measures, and evaluation methods.

5.3.2 School-based programs are to be funded through United Way of Calgary funding only.

5.4 Ineligible Services

5.4.1 FCSS funding shall not be used as the primary support for programs or services that:

a) Provide crisis intervention, treatment, or rehabilitative services.

b) Deliver direct financial assistance, including income support or subsidies.

c) Are primarily clinical, medical, or therapeutic in nature.

d) Are mandated services of other government programs.

e) Provide recreational activities without clear social development outcomes.

f) Deliver childcare or daycare services as a primary function (unless clearly linked to preventive social outcomes).

5.4.2 School-based programs are not supported through FCSS funding.

5.5 Accountability and Compliance

5.5.1 The Town reserves the right to monitor, evaluate, and audit all funded programs to ensure compliance with this Policy and applicable legislation.

5.5.2 Funding recipients must:

a) Use funds only for approved purposes.

b) Report on outcomes and performance indicators as required.

c) Notify the Town of any significant changes to program scope, delivery, or outcomes.

5.5.3 Any significant changes in program focus, scope, target population, or intended outcomes from those originally approved must receive prior approval from the Review Committee to remain eligible for continued funding.

5.6 Funding Withdrawal

5.6.1 The Town has the authority to suspend or terminate funding to any agency that:

a) Violates FCSS legislation, regulations, or this Policy.

b) Has misused funds or committed fraud.

c) Fails to meet reporting or accountability requirements.

d) Is found to be operating in violation of ethical or professional standards.

e) Deviates significantly from approved program objectives without prior approval.

6.0 REVIEW

6.1 This policy shall be available for public inspection and will be posted on the Town of Strathmore's website.

6.2 This policy shall be reviewed at least once every four years. Next review date: April 2030.

END OF POLICY

_____

Mayor

_____

Director of Strategic, Administrative,

and Financial Services

TOWN POLICY

POLICY NUMBER: 5102

REFERENCE:
Resolution No. 431.11.18

ADOPTED BY:
Council - November 21, 2018

PREPARED BY:
Community & Protective Services – FCSS

DATE: November 21, 2018

TITLE: Family & Community Support Services Grant Program

POLICY STATEMENT

This policy provides guiding principles to Town of Strathmore Council in providing funding to organizations that promote the FCSS mandate, align with the Town of Strathmore Council Strategic Priorities, and that meet the requirements of reporting within the Provincial Outcomes Measurement Model. Town of Strathmore Council will ensure FCSS funds are granted to local organizations and groups to deliver preventive social services within the parameters of the FCSS legislation.

1.0 PURPOSE OF THIS POLICY

1.1 Provide guiding principles to the Town of Strathmore Council, Administration and Family and Community Support Services in providing funding to organizations that promote the FCSS mandate and priorities.

1.2 Ensure that the Grant Program is delivered in a fair and concise system to the community.

1.3 Provide reporting structure for accountability.

2.0 DEFINITIONS

2.1 "**Agencies**" means a community organization, non-profit, committee or charity providing a social service within the Town of Strathmore.

2.2 "**Chief Administrative Officer**" means the person appointed by Council to carry out the powers, duties and functions of the position of Chief Administrative Officer, or the person appointed to act as their designate.

2.3 "**Director**" means the administrator accountable for their department who may or may not directly supervise employees.

2.4 "**Employee**" means a person who is employed by the Town of Strathmore. This includes a permanent, part-time, or casual employee.

2.5 "**FCSS Act**" means the *Family and Community Support Services Act*, Revised Statutes of Alberta 2000, Chapter F-3, as amended from time to time.

2.6 "**Review Committee**" means any employee(s) assigned by the Director to supervise the adjudication of the Grant Program.

3.0 APPLICABILITY

This policy applies to all grant funding delivered out of the FCSS department at the Town of Strathmore. It does not have any barring of Council grants into the community or the Community Investment Fund Policy No. 1208.

4.0 RESPONSIBLITIES

4.1 Town of Strathmore Council is responsible to:
- a) approve by resolution this Policy and any amendments; and
- b) approve by resolution grant distributions as recommended.

4.2 The Chief Administrative Officer is responsible to:
- a) approve all supporting procedures and any amendments; and
- b) administer the Policy and procedures.

4.3 The Director is responsible to:
- a) ensure that all department employees are familiar with the Policy;
- b) administer the policy within the department;
- c) establish the Review Committee within the department; and
- d) recommend changes in policy and procedures.

4.4 All Employees are responsible to:
- a) ensure that they comply with all approved policies and procedures.

5.0 POLICY GUIDELINES

5.1 Guiding Principles

5.1.1 The focus of this Policy is to build capacity in community social services by enhancing the social well being of individuals, families, and communities through prevention or intervention strategies at the earliest opportunity.

5.1.2 The Policy must support the mandate of the FCSS Act by doing one or more of the following:
- a) help people to develop independence, strengthen coping skills and become more resistant to crisis;
- b) help people to develop an awareness of social needs;
- c) help people to develop interpersonal and group skills;

d) help people and communities to assume responsibility for decision and actions which affect them; and/or
e) provide supports that help sustain people as active participants in the community.

5.1.3 The Town of Strathmore has the authority to eliminate funding to any Agency if they are in violation of the FCSS Act and Regulations, has committed fraud, and/or are found to be in violation of unethical workplace practices.

5.1.4 The Town of Strathmore has the authority to eliminate funding to any Agency if there are significant changes in programming focus, scope and/or outcomes from what was originally stated in the application must be approved by the Review Committee for continued funding under the agreement.

5.2 Program Streams

5.2.1 **Annual Funding** is FCSS funding provide annually and requires reapplication every calendar year. Annual Funding applications must meet the following criteria:
a) agencies that are first time applicants; and/or
b) agencies that do not have more than a three (3) year plan for projects and outcomes.

5.2.2 **Multi-Year Funding** is FCSS funding provide for up to three (3) consecutive years for a single Program. Multi-year Funding applications must meet the following criteria:
a) agencies must have received funding from the Town of Strathmore FCSS Grant program for a minimum of three (3) previous consecutive years; and
b) agencies must be in full compliance with previous years reporting for all FCSS Grant Program allocations.

5.3 Ineligibility

5.3.1 The following programs and services are not eligible for FCSS Grant Program funding:
a) primarily for the recreational needs or leisure time pursuits;
b) intended to sustain an individual or family (i.e. food, clothing or shelter);
c) for profit in nature;
d) primarily rehabilitative in nature; or
e) duplicated services that are ordinarily provided by a government or government agency.

5.4 Program Evaluation

5.4.1 Both the Multi-Year and Annual Funding streams will be reviewed every two (2) years to ensure that outcomes and expectations are being met and funding is allocated in the most sustainable and impactful way.

6.0 POLICY EXCEPTIONS

6.1 Emerging Social Issues

6.1.1 Funds may be diverted from the Grant Program to address sudden emerging critical social issues that require immediate attention.

6.1.2 The diversion of Funds will be approved by resolution of Council as needed.

6.2 Government of Alberta Funding

6.2.1 Funds may be diverted from the Grant Program in the event of a reduction or change in the FCSS Conditional Funding from the Government of Alberta.

6.2.2 In the event of a reduction or change in Government of Alberta Funding, multi-year grant contracts may be interrupted or adjusted.

6.2.3 The diversion of funds will be approved by resolution of Council as needed.

7.0 END OF POLICY

Request for Decision

To: Council

Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: September 17, 2026

Meeting Date: October 21, 2026

SUBJECT:	**Bylaw No. 26-07, Municipal Development Plan Amendment No. 3 (MDP Review - Module A)**
RECOMMENDED MOTION:	THAT Council give First Reading to Bylaw No. 26-07, being a bylaw to amend the Town of Strathmore Municipal Development Plan; AND THAT Council direct Town Administration to schedule a public hearing for Bylaw No. 26-07 on November 18, 2026, at 6:00 p.m. in Council Chambers.

REPORT SUMMARY

KEY ISSUE(S):

Land Use Planning in Alberta

Land use planning and decision-making as it relates to land in the Province of Alberta is administered through a hierarchy of provincial legislative and policy documents that are implemented by decision-makers including provincial departments and agencies, regional boards and agencies, and municipal governments.

Land use planning at the provincial level is governed largely by the Alberta Land Stewardship Act (ALSA), the Land Use Framework (LUF) and in the Town's case by the South Saskatchewan Regional Plan (SSRP), while municipal and intermunicipal land use planning is primarily governed by the Municipal Government Act (MGA).

Municipal Development Plans (MDP)

The MGA requires that every municipality in Alberta adopt and implement an MDP - a policy-based statutory plan that helps guide how communities manage growth and development over the longer term. MDP's identify future development patterns within municipal boundaries, and facilitate local planning and economic growth. An MDP also provides residents and businesses with information on how the municipality will address the current and future needs of the community, including land use, transportation systems, municipal services, environmental, and other considerations. MDP's are living documents that are "adaptively managed," often through

periodical housekeeping amendments where necessary, but also through comprehensive reviews of the entire plan document.

More specifically for Strathmore, the following identifies some of the benefits of updating the Town's MDP:

- **Establishing and communicating a clear vision for how Strathmore intends to grow and develop over the longer-term (ie. 25-30 years).** For example, it's important to know where new growth and development (ie. "greenfield") will occur and its associated timeframes. It's equally important to know and understand how existing built-up areas can further develop or redevelop. Having a clear vision and direction in both cases offers certainty to both existing and future residents and businesses.
- **Protecting what existing residents and businesses value.** For example, updating policies and mapping related to Downtown Strathmore, parks and open spaces, and wetlands helps solidify or make clear what is important, why it is valued, and how these things will be managed now and into the future.

- **Supporting the efficient use of existing and future infrastructure and services.** For example, knowing where new growth is expected and where existing built-ups areas might develop or redevelop helps the municipality plan, budget for, and utilize infrastructure in the most efficient manner.
- **Managing growth and how it "fits" Strathmore.** Further to the above, overall the updating of the MDP offers a chance to review and be clear about how the future of Strathmore "fits" with the "now" in Strathmore.

Further to the above considerations, the Town's MDP must also reflect and be consistent with the Town of Strathmore-Wheatland County Intermunicipal Development Plan (IDP). The MDP may at times also be limited in part by regulations of the federal and provincial governments. The MDP further provides "spin-off" assistance in terms of guidance and direction to other municipal statutory and non-statutory plans, bylaws, guidelines, and implementation tools.

With all of the above in mind, the Town's MDP creates an important connection and understanding of expectations between Council, local communities consisting of both residents and businesses, external agencies and stakeholders, and the Town's corporate and business administration processes.

Modular Approach to Updating the Town's MDP

Module "A" represents the first of a series of modular amendments to the Town's MDP. The modular amendments will collectively amount to a complete update of the MDP and bring about the conclusion of the Town's MDP Review. Staff anticipates that three additional and smaller by volume modules will be needed to complete the Town's MDP Review.

The modular approach affords Council the opportunity to expeditiously align the Town's MDP with the strategic priorities that have been identified in Town's 2026-2009 Strategic Plan. This alignment better positions Council as proactive decision-makers with a clear set of "pillars" embedded within the MDP, along with a longer term growth and development vision that is relied upon to guide decision-making on land use planning, growth, and development matters.

Module "A"

It is anticipated that Module "A" will be the largest amendment package of proposed updates and modernizations to the Town's MDP. The bulk of Module "A" focuses on policy directions related to growth management, fiscal sustainability, economic development, and agricultural operations. Module "A" also includes implementation, monitoring, and review policy updates that address a range of topic areas including, but not limited to, intermunicipal planning, public engagement, and other statutory and regulatory matters and requirements. Module "A" further includes the revamping of the preamble and introductory sections of the MDP to address statutory and regulatory matters, while at the same time adding reader-friendly explanations around the scope of the MDP and how the MDP should be read, used, and interpreted. Other technical and stylistic updates are also included - such as updated cover pages, table of contents, figures, and maps. It is noted that the updated maps continue to be otherwise under review as future modules will examine topic and policy areas applicable to the MDP's map-set (eg. Module "B" and Map B: Land Use Concept), which may necessitate mapping updates and changes.

The following table provides a summary of Module "A" content:

MDP Update Type	Action(s) and Description(s)
Cover Pages Preamble Table of Contents	• Updated cover pages throughout. • Holding for Future Content. • Will be updated to reflect Module "A" changes. • Added and/or updated information on the MDP (ie. role, scope, context, interpretation, legislative framework, government roles, how to read the plan, figures/maps/tables explanations).
Part 1: Introduction	• Adds a community profile with emphasis on Indigenous origins and past and settler government history that was prepared with assistance from the Town's Indigenous Liaison and a long-time Strathmore resident. • Added and/or updated current population, demographics, and development patterns information.

Part 2: Growing Strathmore	• Updated population projections. • Adds a growth management policy and priorities hierarchy for Planned Growth Areas (ie. Unplanned Growth Areas, Future Growth Areas, Active Growth Areas, Employment Lands, Strategic Intensification, Strategic & Business Innovation Hubs). • Added and/or updated Fiscal Sustainability policies. • Updated and clarified policy requirement for triggering Area Structure Plan process on Residential lands. • Added and/or updated Economic Development policies (ie. attracting and retaining businesses, employment growth, innovation, relationships, etc.). • Added and/or updated Agricultural Operations policies.
Part 3: Building Strathmore	• Updated the preamble to the Town's Land Use Concept Plan. • Deleted obsolete references to prior annexations.
Part 4: Infrastructure, Community & Protective Services	• No changes.
Part 5: Implementation, Monitoring & Review	• Updated preamble to Part 5. • Added and/or updated implementation policies (ie. statutory and regulatory requirements, decision-making, intermunicipal and regional planning, and public engagement). • Added and/or updated monitoring policies (ie. annual reporting, regular engagement of stakeholders and communities, technical updates, developing a monitoring program). • Added and/or updated review policies related to triggers for and identifying the need for future MDP reviews. • Added and/or updated MDP amendment policies (ie. who can amend, when amendment required, when amendment not required, and

Maps	materials required to review an amendment request). • Map A: Planned Growth Areas added. • Maps B through D, and F to G carried over and modernized. • Map E: Wetlands has been updated. • Deleting Figure 8: Truck Routes, which are more appropriately addressed and regulated under Bylaw 22-06. • Added and/or updated figures (eg. location maps, planning hierarchy, population growth, etc.)
Housekeeping & Technical	• Added holding sections for document structure purposes in future modules. • Deleted all obsolete and/or unnecessary footnotes, maps, and figures.

With respect to the above table, Development Services advises that there are several policy directions included within Module "A" that would benefit from a further and more in-depth description. These policy directions are discussed in further detail below:

Growth Management

Module "A" introduces a deliberate and strategic approach to guiding the amount, rate, location, type, and quality of future urban development in Strathmore. The main objectives of this approach to growth management in Strathmore are to place emphasis on protecting surrounding agricultural and rural lands, preserving the unique character of Strathmore, maximizing infrastructure efficiencies, and maintaining the longer-term fiscal and environmental sustainability of the municipality.

The introduction of Map A: Planned Growth Areas (PGA) establishes a spatial foundation and hierarchy of growth area designations that are applicable to undeveloped lands in Strathmore. In general, Unplanned Growth Areas (UGA) are intended to function as longer-term reserve lands that will require Council authorization prior to the preparation of a new Area Structure Plan (ASP). Future Growth Areas (FGA) apply to lands that have an approved ASP, however no development phases have been started or are ready to proceed. Active Growth Areas (AGA) are applicable to lands that have an approved ASP with at least one development phase either approved and underway or completed.

Supporting growth management policies include an aspirational 10% strategic intensification target within existing built-up areas, minimum density requirements for both residential and mixed-use areas within an FGA and/or AGA, phasing and contiguous development policies, and ensuring orderly progression of development that demonstrates sufficient infrastructure capacities.

The following table summarizes the main components of the PGA hierarchy:

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

Residential Density

The draft version of Bylaw 26-07 has been amended to address feedback and questions related to residential density that were received from Council at the Committee of the Whole meeting on May 13, 2026. It is important to note that residential and mixed-node density policies apply to development within PGA's and are intended to require the achievement of minimum residential densities in "greenfield" settings, whereas strategic intensification policies, which are discussed below, are intended to help guide development within existing built-up areas.

With respect to PGA's, the minimum required overall residential density for a new FGA, as well as any existing or expanding FGA or AGA, has been decreased 25 to 20 residential dwelling units per net residential hectare. For mixed-use nodes within a new FGA, as well as an existing or expanding FGA or AGA, a minimum overall density of 35 residential dwelling units per net residential hectare should be targeted. The policy intent remains to have a minimum density requirement for new residential areas, and to encourage higher densities in mixed-use

nodes, on previously undeveloped lands designated FGA or AGA on Map A: Planned Growth Areas.

Strategic Intensification

Module "A" includes strategic intensification policies that are intended to support the evolution of existing urban areas, while maintaining and protecting the vitality and character of these areas (eg. Downtown Strathmore). This approach prioritizes the development or redevelopment of vacant and underutilized lands within established areas rather than solely expanding onto undeveloped lands. These policies establish criteria and preferences that can be applied when considering development proposals that involve the intensified use of lands already developed. This policy direction is also proposed to include an overall aspirational intensification target of 10% for all new residential dwelling units constructed in Strathmore. Collectively, strategic intensification means being fiscally responsible, committing to agricultural land preservation, and shifting away from a rigid separation of land uses toward mixed-use development.

Employment Areas

With respect to Employment Areas on Map A: Planned Growth Areas, it is noted that these areas are intended support economic development and attractiveness by allowing for concentrations of a diverse range and mix of light industrial, general industrial, and commercial uses that serve the broader community and region.

The policy intention of designating lands Employment Area is not to limit, restrict, or entirely shift all non-residential land uses (eg. highway commercial, local commercial, retail, etc.) away from other parts of Strathmore. For example, highway commercial retail development will continue to be encouraged along the Highway #1 corridor, as well smaller-scale, local commercial uses within residential areas.

Some benefits of designating lands specifically for employment use include:

- To create and protect local jobs.
- To promote, attract, and support quality economic development.
- To maintain a long-term land supply of larger parcels featuring good highway access, servicing options, and separation from nearby residential areas.
- To support a balanced property assessment base.
- To plan for and efficiently utilize infrastructure.

Fiscal Sustainability & Economic Development

Module "A" includes policies that ensure growth is managed in a fiscally responsible manner that is mindful of the municipality' long-term financial health. Emphasis is placed on the efficiency of infrastructure and how it is funded, while balancing the importance of attracting

commercial and industrial development, and strengthening local employment. The importance of aligning decisions around growth management with capital and operating budgets and budgetary processes are more clearly identified. Council's recent amendment to the MDP regarding residential-to-non-residential assessment ratios has also been relocated and partnered with other fiscal sustainability policies.

Anticipated Future Modules & Consolidation Bylaw

It is anticipated that three additional modules will be required in order to complete the Town's MDP Review. The additional modules would consist of manageable components that are structured and organized by topic or policy area. If necessary, a fourth additional Module "E" could be added to polish and finalize the updated version of the Town's MDP.

It is noted that the MGA also allows municipalities to consolidate bylaws, and from a best practices perspective the resulting updated Town MDP should be consolidated into a singular bylaw after all modules have been completed.

FINANCIAL IMPLICATIONS:

Wherever reasonably possible, the Town's MDP Review has utilized existing outputs that were completed as part of the Town's MDP Review that had been paused global pandemic and then a more recent pause for the 2025 municipal election. The Town remains well-positioned in terms of utilizing currently applicable plans and other documents to help guide the Town's MDP Review and its implementing modules as it moves forward, as opposed to requiring the undertaking of new studies, plans and/or supporting documents at this time.

The Town's 2026 Capital and Operating Budget includes budgeted line items under the Infrastructure, Operations and Development Services Division (IODS) that can be utilized where needed and appropriate for materials, goods and supplies, public engagement-related costs, as well as consulting services if required.

BACKGROUND:

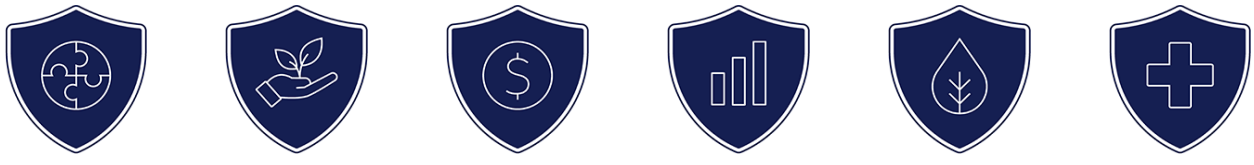
The Town’s current Municipal Development Plan (MDP) was formally adopted on April 16, 2014, when Bylaw #14-03 was enacted by Council. The Town’s current MDP refers to a population of 7,165 in 2000, which at the time had grown to approximately 12,352 by 2013. This population increase amounted to an increase of 42% across a 12-year period. Available federal and provincial data across a more recent 10-year period has shown that the Town’s population has continued to grow from an estimated 12,305 in the census year of 2011 to approximately 16,416 in the most recent provincial estimate of 2025, which represents a population increase of approximately 33% across this period.

Population forecasts for Strathmore have typically assumed a medium-scenario annual population growth rate of 1.8% upward to a high annual population growth rate of 2.5%, which would result in the Town's population surpassing 35,000 people in the medium growth scenario and 50,000 people in the high growth scenario within the next 50 years. While the Town's current MDP does reference a population 50,000, it was prepared more than 10 years ago.

It remains appropriate from a good land use planning perspective in the current regional growth climate to update and modernize the Town's MDP to address current planning matters and issues, and to reflect best land use planning practices as it relates to the Town's future growth and development. Module "A" represents the first set of proposed amendments to the Town's MDP, with emphasis and priority being placed on the update and modernization of growth management, fiscal sustainability, and economic development policy directions.

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 Town's Strategic Plan 2026-2029 has identified six priority areas for Council to focus on that shape decisions about programs, services, and investments. Together these priorities represent a roadmap and help both Council and Town Administration understand current needs in the community while planning for future opportunities. The desired outcomes in each of the six priority areas should in turn be reflected in the Town's MDP. The Town's MDP Review therefore represents an opportunity to update and align land use planning policy in the municipality with the strategic priorities identified in the Town's Strategic Plan.

COMMUNITY IMPLICATIONS:

The Town's Business Needs Assessment and Economic Development Action Plan 2022-2026 (EDAP) acknowledges the importance of updating the Town's MDP in order to improve capacities for attracting investment, business retention and expansion, marketing the municipality as a desirable place to live, work and play, and ensuring that adequate housing for the workforce and infrastructure services for businesses are or will be made available.

The Town's EDAP further outlines that the MDP must prioritize and encourage innovative community development strategies, diverse housing options, and multi-purpose developments. The inclusion of a growth management strategy within the Town's MDP is also considered to be crucial from the perspective of what constitutes good economic development planning.

Module "A" includes the introduction of a growth management policy framework, along with economic development and fiscal sustainability policy updates. Other updates included within

Module "A" are supportive in nature to these noted policy areas (eg. implementation, monitoring, and review policies, map updates, etc.).

INTERNAL IMPLICATIONS:

Development Services continues to allocate a Project Manager and Senior Planner (Glen Ferguson) and the Manager of Development Services (Chuck Procter, Co-Project Lead & Team Member) to a core project group, along with a Planner II (Kate Bakun, Project Team Member) and an Administrative Assistant (Catherine Cortez, Project Team Member). The incoming Planner Intern/Planner I (Naman Kaur) has also now been added to the core project group. Development Services also continues to have a land use planning consultant available to assist with the project should it be be required.

Development Services is not anticipating that the modular approach to updating the Town's MDP will have any major interruptions at the operational level to existing services (eg. phone and counter inquiries) or to application-related processing timelines (eg. development permit, land use re-designation, etc.). If existing service-based requests were to increase in volume substantially, or if larger applications were to be received by Development Services, it is possible that timelines would be impacted.

LEGISLATIVE IMPLICATIONS AND REFERENCES:

- Municipal Government Act, RSA 2000 c. M-26
- *Town of Strathmore Strategic Plan 2026-2029*
- Town of Strathmore Municipal Development Plan, Bylaw 14-03, as amended
- Town of Strathmore/Wheatland County Intermunicipal Development Plan, Bylaw 24-15
- Module "A" does not have any legislative implications on the above noted items or trigger any amendment requirements, apart from those changes being made to the Town's MDP itself.

PUBLIC ENGAGEMENT AND AWARENESS:

The Town's MDP Review has included a range of public engagement opportunities and awareness initiatives between its pre-pandemic initial launch in 2020 and its relaunch prior to and post-2025 municipal elections. Examples of public engagement have included:

- SWOT Analysis and Emerging Trends
- Downtown and Highway Workshop
- Emerging Opportunities in Strathmore

Most recently, the Strathmore Forward >> Together website was launched in August 2024, using an "Over To You" format that informs and invites public engagement through a variety of methods with respect to the Town's MDP Review. The website includes background and general information, including an MDP FAQ and a relevant documents subsection. The website also includes a dedicated section that features information related to the progress of the Town's MDP Review, as well as an outline of the various ways interested residents, businesses, and other stakeholders can get involved.

Examples of public engagement and awareness efforts have also included:

- Review and commenting period on Module A (ie. Bylaw 26-07) between May 2026 and October 2026
- Presentation to Committee of the Whole on an Information Report concerning Module A on May 13, 2026
- Presentation to Committee of the Whole on a Background Report on July 10, 2024
- "Planner Chatters" online event on August 22, 2024
- MDP Review-related content on World Town Planning Day on November 8, 2024
- Meet the Project Manager via Microsoft Bookings
- On-going pre-consultation meetings with builders, business owners, developers, etc.

The modular approach to updating the Town's MDP takes into account all of the above public engagement and awareness work that has been completed to-date, however it is important to note that each module will require a its own statutory public hearing under the applicable provisions of the MGA. Staff emphasizes that public input received during the public hearing process is to be regarded as important feedback for Council to consider when making decisions on updates to the Town's MDP.

IMPLEMENTATION

COMMUNICATIONS:

Staff will advertise the public hearing by including written notices in the Strathmore Times and on the Town's social media pages. There are no adjacent landowner notice requirements as the proposed amendment to the Town's MDP would be applicable municipal-wide and not applied on a site-specific basis.

NEXT STEPS:

Staff will advertise the public hearing in accordance with Section 606 of the MGA.

ALTERNATIVE MOTIONS:

Council may support the recommendation or defer the first reading and/or public hearing.

REPORT AUTHOR:

Glen Ferguson, Senior Planner

ATTACHMENTS:

Attachment I: Bylaw 26-07 - Draft

Chuck Procter, Manager of Development Services	Approved - 29 Sep 2026
Jamie Dugdale, Director of Infrastructure, Operations, and Development Services	Approved - 06 Oct 2026
Kevin Scoble, Chief Administrative Officer	Approved - 16 Oct 2026
Veronica Anderson, Legislative Services Officer	Approved - 16 Oct 2026

BYLAW NO. 26-07
TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA

BEING A BYLAW OF THE TOWN OF STRATHMORE FOR THE PURPOSE OF AMENDING THE TOWN'S MUNICIPAL DEVELOPMENT PLAN.

WHEREAS it is desirable to amend Bylaw No. 14-03, as amended, being the Town of Strathmore Municipal Development Plan;

AND WHEREAS pursuant to Section 632(3) of the Municipal Government Act, R.S.A. 2000, c. M-26 and amendments thereto, a Municipal Development Plan must address future land use in a municipality, and the manner of and the proposals for future development of a municipality;

AND WHEREAS pursuant to Section 632(3) of the Municipal Government Act, R.S.A. 2000, c. M-26 and amendments thereto, a Municipal Development Plan may address the financing and programming of municipal infrastructure, and the financial resources of a municipality;

AND WHEREAS Council has held a public hearing prior to second reading of this bylaw pursuant to Section 692(1) of the Municipal Government Act, R.S.A. 2000, c. M-26 and amendments thereto;

NOW THEREFORE BE IT RESOLVED THAT the Municipal Council of the Town of Strathmore, in the Province of Alberta, duly assembled **HEREBY ENACTS AS FOLLOWS**:

1. SHORT TITLE

1.1 This Bylaw may be cited as the "Municipal Development Plan Amendment No. 3."

2. AMENDMENT

2.1 THAT the Town of Strathmore Municipal Development Plan attached and forming part of Bylaw No. 14-03, is hereby amended as follows:

a) By replacing the cover page and section pages and replacing them with the "**Cover Page & Section Pages**" included as Schedule "A" to this bylaw.

b) By deleting the "**Table of Contents**" entirely and replacing it with the "**Table of Contents (HOLDING)**" included as Schedule "B" to this bylaw.

c) By adding "**Map A: Planned Growth Areas**" as a new page at the end of the document included as Schedule "C" to this bylaw.

d) By deleting "**Figure 2: Land Use Concept**" and replacing it with "**Map B: Land Use Concept**" as a new page at the end of the document included as Schedule "D" to this bylaw.

e) By deleting "**Figure 3: Downtown Boundaries**" and replacing it with "**Map C: Downtown Strathmore**" as a new page at the end of the document included as Schedule "E" to this bylaw.

f) By deleting "**Figure 4: Open Space Concept**" and replacing it with "**Map D: Open Space Concept**" as a new page at the end of the document included as Schedule "F" to this bylaw.

g) By deleting "**Figure 5: Wetlands**" and replacing it with "**Map E: Wetlands**" as a new page at the end of the document included as Schedule "G" to this bylaw.

h) By deleting "**Figure 6: Future Planned Areas**" entirely.

i) By deleting "**Figure 7: Future Transportation Network**" and replacing it with "**Map F: Future Transportation Network**" as a new page at the end of the document included as Schedule "H" to this bylaw.

j) By deleting "**Figure 9: Future School Sites"** and replacing it with "**Map G: Future School Sites**" as a new page at the end of the document included as Schedule "I" to this bylaw.

k) By deleting "**Figure 8: Future Truck Routes**" entirely.

l) By renaming "**Part 1 – Overview and Vision**" to "**PART 1: INTRODUCTION**".

m) By deleting "**Section 1.1 – Introduction and Purpose**" entirely and replacing it with the following:

"1.1 ABOUT THE TOWN'S PLAN

Within the next 30-50 years, the Town of Strathmore is anticipated to reach a population of 35,000 under a medium growth scenario and potentially to a population over 50,000 under a high growth scenario, which amounts to a doubling or more of the current population. The Town's Municipal Development Plan (MDP) provides guidance that is intended to ensure that current and future residents and businesses can enjoy a truly complete community in a small-town setting, while at the same time enjoying access to the advantages and opportunities that Strathmore's geographic location offers from being adjacent to the larger Calgary Metropolitan Area (CMA).

1.1.1 ROLE OF THE PLAN

MDP's are often described as a paramount or foundational document as they are intended to guide the overall growth and development of a community, and they help inform and guide the preparation of other plans like Area Structure Plans (ASP's), Area Redevelopment Plans (ARP's), and Outline Plans. To be more precise, the Town's MDP is intended to provide guidance over the long-term as it relates to the growth and development of Strathmore – in particular, over the next 30-50 years as it grows toward a population of 35,000 people. The MDP describes a vision and establishes goals, objectives, and policies that are intended to provide guidance as it relates to economic development, growth management, investment in municipal infrastructure, land use planning, and other related programs and services. The MDP creates an important connection and understanding of expectations between Council, residents, and businesses, and the Town's corporate and business administration processes. The MDP is also a "living document" that is reviewed and updated periodically using adaptive management approaches to ensure that Strathmore's growth and development policies remain applicable and relevant.

DRAFT

1.1.2 SCOPE OF THE PLAN

The Town's MDP is intended to cover the timeframe from its adoption until Strathmore reaches a population of 35,000 residents, which is projected to occur within the next 30-50 years. Both the targeted population and timeframe is acceptable because the MDP is subject to both optional and mandatory reviews and evaluations at regular intervals.

This MDP is a policy-based land use planning document that is required under statute law in the Province of Alberta and has been prepared in accordance with Section 632 of the Municipal Government Act, RSA 2000, cM-26 (MGA). MDP's must address certain matters and issues as described under Section 632(3) of the MGA, which ranges from ensuring agricultural operations are protected, to guiding future land use, growth, and development, to the provision of municipal infrastructure, facilities, and transportation networks, and to how reserves for municipal, school, and other purposes are secured and managed.

The MGA provides for additional flexibility in other topic areas, which range from conservation reserves, to economic development, to environmental matters to financing of municipal infrastructure and other financial resource matters, to coordination of municipal programming, to statements around development constraints, and to any other matter related to the physical, social or economic development of the municipality.

This MDP is applicable to all lands within Strathmore's municipal boundaries. The MDP does not directly address the coordination of land use, growth patterns, and other infrastructure with adjacent municipalities on the basis that the Town and Wheatland County have together adopted the Town of Strathmore and Wheatland County Intermunicipal Development Plan (IDP). The MGA does not require intermunicipal matters to be addressed in this MDP, as they are addressed more appropriately within the Strathmore-Wheatland County IDP.

1.2 CONTEXT & INTERPRETATION

The Town's MDP is positioned within a legislative hierarchy that includes the Province of Alberta and the municipality, as well as our intermunicipal partners in Wheatland County. This section of the MDP includes helpful information related to how this MDP is structured and how it should be read and used. This section of the MDP is not exhaustive in nature, but rather it is intended to help illustrate the overall landscape under which the MDP exists and operates.

1.2.1 LEGISTLATIVE FRAMEWORK

Land use planning and decision-making as it relates to land in the Province of Alberta is administered through a hierarchy of provincial legislative and policy documents that are implemented by decision-makers, including provincial departments and agencies, regional boards and agencies, and municipal governments (see Figure 1). As a general rule, municipal plans and bylaws must comply with all provincial plans and statutes, as well as any applicable regional plans.

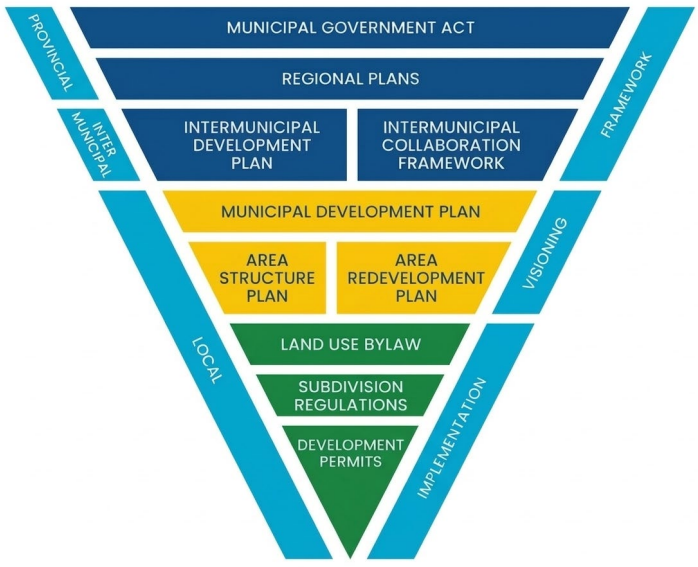


Figure 1: Planning Hierarchy in Alberta (Province of Alberta, 2026)

Land use planning at the provincial level is governed largely by the Alberta Land Stewardship Act, RSA 2009, cA-26.8 (ALSA), the Alberta Land Use Framework (ALF), and in Strathmore's case the South Saskatchewan Regional Plan (SSRP), while municipal and intermunicipal land use planning is primarily governed by the MGA. The Town's MDP must also reflect and be consistent with any IDP that has been adopted by the Town and Wheatland County and the MDP may also be limited in part by statute law and regulations of the federal and provincial governments. The MDP in turn provides direction to other municipal statutory and non-statutory plans, bylaws, guidelines, and implementation tools. In addition to the basic hierarchy, land use planning and development in Alberta is further affected by a variety of other statutes, regulations, and requirements, such as but not limited to the Alberta Building Codes and Standards, Condominium Property Ac, RSA 2000, c22, Environmental Protection and Enhancement Act, RSA 2000, cE-12, Highways Development and Enhancement Act, RSA 2004, cH-8.5, Land Titles Act, RSA 2000, cL-4, and the Alberta Regulation 84/2022 – Matters Related to Subdivision and Development Regulation.

1.2.2 PROVINCIAL, REGIONAL & MUNICIPAL ROLES

The ALF is a policy and visioning document that establishes a management framework for land use planning in Alberta. The ALF created regional planning areas throughout the province based on watershed boundaries that are intended to facilitate the achievement of stated outcomes as it relates to these landscapes.

The ALSA amounts to legislation intended to implement the ALF. The ALSA establishes the legislative authority for the province to undertake the creation of regional plans. All municipal bylaws and other provincial legislation are required to comply with the ALSA, including those provisions applicable under the MGA.

DRAFT

Strathmore is geographically situated within the South Saskatchewan River Watershed and subject to the provisions of the SSRP, which was initially adopted in September 2014 (see Figure 2). The SSRP provides direction for implementing the vision and the outcomes identified in the ALF. The SSRP covers approximately 84,000 km^2 (32,433 mi^2) and all municipal plans, bylaws, and regulations within the SSRP area must comply with the SSRP.

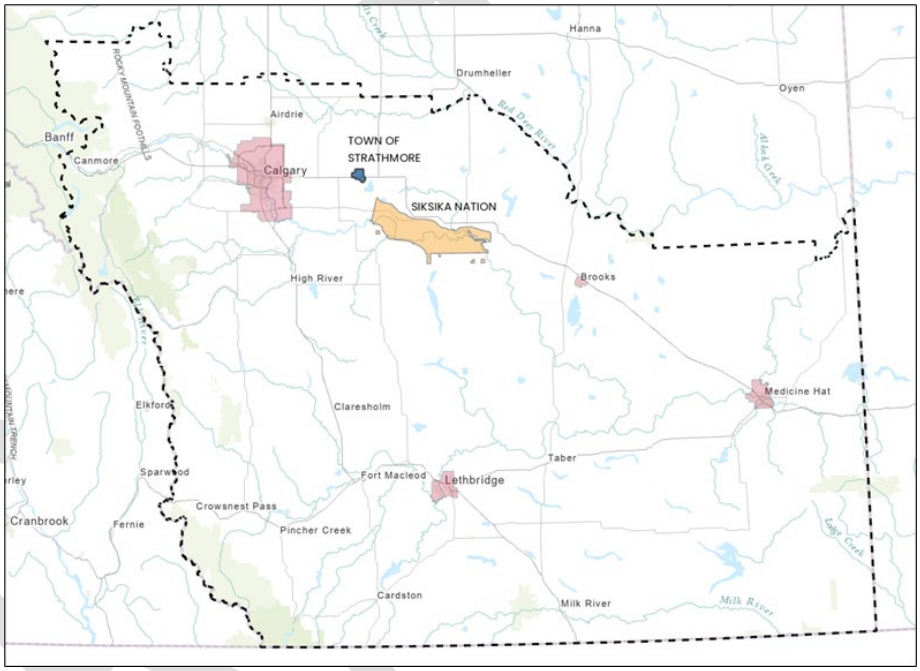


Figure 2: South Saskatchewan Regional Plan Area (Source: Province of Alberta & Esri Canada, 2026)

The Town of Strathmore and Wheatland County have jointly adopted an Intermunicipal Collaboration Framework (ICF) and an IDP. The Strathmore-Wheatland County IDP establishes a framework for the longer-range planning of lands of mutual interest to both the Town and Wheatland County. This longer-range planning document is intended to ensure that land use planning conflicts across municipal boundaries are minimized and that any future annexation discussions are undertaken in a collaborative manner. The ICF ensures that opportunities for collaboration and communication are defined and provided for appropriately and that processes are in place for the resolution of any issues that may arise in the IDP area (see Figure 3).



Figure 3: Provincial, Intermunicipal and Municipal Roles (Source: Province of Alberta, 2026)

1.2.3 THE TOWN'S ROLE

The Town's MDP establishes policy directions on several topic areas ranging from land use planning, community well-being, environmental responsibility, the growth of the local economy, transportation and infrastructure planning, and innovative approaches to ensuring growth occurs in a manner representative of good land use planning. MDP's are viewed as being at the top of the municipal land use planning hierarchy because it establishes an administrative framework for land use planning and related municipal documents that are carried out and implemented by the municipality.

The policy directions established in the MDP are not static and can be reasonably expected to change across time. Responding to emerging trends and shifting focus requires that the MDP be subject to continual and ongoing coordination and implementation efforts at various stages of the land use planning process. The MGA in this respect specifically requires that all statutory plans in a municipality demonstrate consistency with its MDP.

The ongoing review and alignment of both statutory and non-statutory plans, bylaws, guidelines, and implementation tools is also required to successfully deliver on policy directions at both the municipal-wide and area-specific levels. These documents include but are not limited to the use of ASP's, ARP's, Outline Plans, master plans, and other non-statutory plans, tools, and regulatory instruments, such as the Town's Land Use Bylaw (LUB). The MDP also includes policies that help direct and guide more detailed land use planning exercises and decision-making processes that require a finer or more precise level of focus, such as ASP's, ARP's, and Outline Plans.

Any municipal improvements or municipally funded items or projects that are described, implied, or proposed within the MDP are subject to applicable decision-making processes and the availability of funding. In accordance with Section 637 of the MGA, it is noted that the adoption of an MDP does not require a municipality to undertake any of the improvements or projects that are described within an MDP.

1.2.4 HOW TO READ THE PLAN

The Town's MDP should be visualized as an intersection where Strathmore's aspirations and priorities and values come together and work together. The MDP policies are intended to be understood by an audience that ranges from residents, to local, national, or international businesses, to technical professionals, and decision-makers.

The MDP also uses a policy structure and terminology that is intended to bring clarity and consistency to the directions and actions that are being pursued. These policy intentions and the actions associated with each are explained here for the benefit of the reader and are as follows:

- **Mandatory** policies align with prevailing statutory requirements and are critical to achieving the policy goals and objectives of the MDP. These policies will include words such as *require* or *ensure*, which can be paired with words such as *prohibit* or *must*.

- **Permissive** policies help facilitate the policy goals and objectives of the MDP. Compliance or implementation of these policies are generally discretionary, although in the case of development proposals an applicant may be expected to demonstrate why a permissive policy is inappropriate, not applicable, or unreasonable. These policies will include words such as *encourage*, *support*, *promote*, or *allow*.

- **Restrictive** policies are intended to limit practices or actions that are contrary to the policy goals and objectives of the MDP. Compliance or implementation of these policies are generally discretionary. These policies will include words such as *discourage* or *limit*.

- **Action-Oriented** policies identify important initiatives that are generally led by the municipality and are supportive of the policy goals and objectives of the MDP. These policies include words such as *adopt*, *partner with*, *establish*, *develop*, *evaluate*, *monitor*, *maintain*, *prepare*, or *update*.

1.2.5 INTERPRETING MAPS, FIGURES, TABLES & POLICIES

The Town's MDP includes maps for which boundaries are generalized and subject to minor variation without amending the MDP, except where a feature is established by a fixed boundary or feature such as a railway, road, utility corridor, watercourse, or where a boundary is specifically fixed by a policy within the MDP.

Boundaries are intended to be more precisely identified through use of ASP's, ARP's, and Outline Plans. Where interpretation of the limit of a boundary is needed, such as an environmental feature, mandatory setbacks, riparian area, or wetland, the Town may specify the nature and extent of information that is required to define the limit in question.

DRAFT

The location of various infrastructure or facilities shown on maps, such as parks and open spaces, reserves, roads, schools, and service corridors are approximate and based on best available information. These locations are subject to minor variation and in some cases intended to be more precisely identified through use of ASP's, ARP's, and Outline Plans without amendment to the MDP.

Final interpretation or determination of the limits of any feature or resource, or the location of infrastructure or a facility will be decided by the Town unless an external agency, department, or ministry is responsible for identifying the feature.

The MDP also makes no representation that a particular site is suitable for a specific purpose or land use as shown on maps, figures, and tables, or implied through policies contained within the MDP. Site-specific conditions must be assessed on a case-by-case basis as part of any development proposal or planning application review.".

n) By renumbering and renaming "**Section 1.2 – Community Context and Trends**" and "**Section 1.3 – Vision Statement**" to "**Section 1.3 – THE TOWN'S COMMUNITY PROFILE**" and "**Section 1.4 – VISION STATEMENT**".

o) By deleting all footnotes contained within the renumbered and renamed "**Section 1.3 – THE TOWN'S COMMUNITY PROFILE**".

p) By adding the following text and sections at the beginning of "**Section 1.3 – THE TOWN'S COMMUNITY PROFILE**":

"Context matters – looking to the past, where we are now, and into the future at what is on the horizon is all important in understanding and deciding together how Strathmore will move forward. We do know that Strathmore is growing quickly and today this means growing from a small town of 15,000 people to approximately 35,000 people within the next 30-50 years. This community profile is intended to be helpful in terms of understanding aspects of Strathmore's past and its present and what the community views as being important as growth and development continues.

1.3.1 THIS PLACE & INDIGENOUS PEOPLES

Omahksikokii – meaning Big Corner – is the Blackfoot name bestowed upon Strathmore. The ancestral and traditional lands on which Omahksikokii resides are lands of the Blackfoot Confederacy. The larger surrounding area – the Kitaowahsinnoon – on which the Blackfoot have lived and protected since time immemorial is a vast area extending from the south of the North Saskatchewan River to the Yellowstone River in the state of Montana, from the Continental Divide in the west, and east to Regina in present-day Saskatchewan. The Siksika – Blackfoot peoples, or "Children of the Plains" comprise approximately 25% of the Indigenous population in the Province of Alberta. The Siksika Nation are our neighbours in Strathmore, and we strive to partner together to help each other make good land use planning decisions that are respectful of Indigenous peoples, and their ancestral and traditional places.

CONNECTING PLACE TO CULTURE

There are countless number of Siksika stories spanning generations, all of which collectively illustrate the importance of Omahksikokii as an ancestral and traditional place to Indigenous peoples that have always lived here. We understand that these stories are passed down through the centuries from generation-to-generation, a long history that is also an oral tradition interwoven into the flora and fauna – especially the inii – the buffalo. We must respect and understand that some of these stories are sacred, private and cannot be shared publicly or without understanding of protocol. To gain a better understanding of the Blackfoot culture, stories and lived experience, in this region and elsewhere, a truthful community profile must start by looking at the lands on which Strathmore now resides as the ancestral and traditional place of the Blackfoot people. The story of this place and its people begins well before and prior to colonial settlement.

DRAFT

ANCESTRAL & TRADITIONAL TERRITORY – KITAOWAHSINNOON

Human habitation on the Great Plains has existed for thousands of years based on archaeological evidence found that dates to at least 3,500 BCE, such as bone fragments of hunters. The Siksika believe their people have always been on these lands and that their ancestors were always Blackfoot – likely their arrival to these lands coincided with migrating buffalo herds.

The Blackfoot tribes have without question long inhabited the lands in and around Strathmore and they rightfully seek to continue the legacy of their ancestors by preserving their rich cultural heritage and deep connection to their ancestral and traditional territory – Kitaowahsinnoon. The Niitsitapi, or Real People, were created by Apisstotoki to live in harmony and equality with all other beings in the universe. The Niitsitapi are Land Keepers and stewards to all living things as they are called upon to never forget the heritage of creation.

Their ancestors were terraformers that shaped the lands upon which they lived. Much of the flora in these traditional territories can draw its roots to the traditions of Niitsitapi ancestors. The Niitsitapi would burn the grasses of the great plains, so that animals would graze the medicinal plants that would sprout from the burnt earth. In turn, they would hunt these animals, their feet blackened by the charcoal, and become imbued with medicine themselves – a practice that has linked the Niitsitapi with the word Sisika, which translates to "Blackfoot."

The Niitsitapi have great reverence for the buffalo, the Being that sustained their ancestors has always been a respected, much-loved beast of the prairies that was integrated into every part of their lives. In the summer months, the Niitsitapi people would follow the buffalo, also spending winters alongside the herds. The lives of historical Blackfoot tribes were mobile and in harmony with the rhythms of the land, and wherever the buffalo wandered they would follow closely. The land of the buffalo is the land of the Siksika.

DRAFT

Blackfoot territory was defined by the buffalo, which came to include vast swaths of land across what is now Alberta and Saskatchewan, as far west as the Backbone of the World – the Rocky Mountains – and to the east in Regina, Saskatchewan and southward to the Yellowstone River in what is now Montana.

DOG DAYS BECOME HORSE DAYS

Prior to 1700, tribal government was well-established among the many Siksika clans, taking the form of a non-hierarchal, consensual form of leadership that derived authority from sacred practices and clan ties. Around this time, the Blackfoot were organized structurally into 36 clans, grouped into three main tribes with each being responsible for maintaining the boundaries of the Blackfoot Confederacy. The Middle Blackfoot were responsible for all lands between the Rocky Mountain to the west and the Cypress Hills to the east – this vast area of land includes where Strathmore is located today.

In the 1700s, the Siksika population was estimated to be around 18,000 and to keep pace with the buffalo herds they would pull travois – wooden sleds – packed with everything needed to live and shelter on the land. From the pre-to-late 1700s, these days are referred to as the Iitotasimahpi Imitaiks – the Dog Days – because dogs would pull the sleds.

The arrival of the elk-dogs – horses – saw the Dog Days give way to the Horse Days – or Ao'ta'sao'si Ponokomita – a shift that would forever change the lives of the Blackfoot peoples. This period saw a marked increase in the number and frequency of clashes with other tribes because the horse allowed warriors to move quickly, covering more ground than was possible during the Dog Days. Horses were a symbol of success that led to horse-raiding, and soon after rifles would arrive along with fire-water – alcohol – and diseases introduced by European contact, Western religions, and increasingly larger groups of settlers. European hunters were now overhunting and had all but destroyed the buffalo herds – the Siksika were substantially harmed because of these circumstances and practices, and their population dwindled considerably as a result, ultimately reaching its lowest population at the time of signing Treaty No. 7 in 1877.

More recently, the Siksika have honoured the profound changes that horses have had on their way of life, and they celebrate their partnership with horses in many ways – which has included participation in the rodeo at the Strathmore Stampede, where Siksika riders have regularly competed in events ranging from bull-riding and calf-roping to ladies' barrel-racing and steer wrestling. Indian Relay Racing is also a growing sport for Siksika riders with some race events having took place on the Strathmore Stampede Grounds.

TREATY NO. 7, THE INDIAN ACT & RESIDENTIAL SCHOOLS

The creation of the Indian Act by the Government of Canada in 1876 provided substantial powers to the Department of Indian Affairs and to Indian Agents that allowed for the control of Indigenous peoples throughout the country – including the introduction of restrictions on land ownership, requiring children to attend residential schools, and banning Indigenous ceremonies. It was around this time that the buffalo trade began to fail due to commercial overhunting practices that decimated the herds and in part due to restrictions placed on the Siksika around hunting permissions under the Indian Act. The near extinction of the buffalo herds throughout the region would prove devastating to a well-established way of life for the Blackfoot – including the Starvation Winter of 1883 when there was very few buffalo left and no supplies from the Government of Canada were being provided to the Siksika – the buffalo herd is estimated to have decreased from a highpoint of 30 million to less than 100 animals as the late-1880s approached. The Canadian Pacific Railway (CPR) also arrived in 1883 and was built across Siksika land – including construction of a rail-siding to the south of present-day Strathmore at Eagle Lake.

DRAFT

Blackfoot Crossing – or "ridge under water" – on the Bow River is the site on which Treaty No.7 was signed between representatives of the Blackfoot Confederacy and the Government of Canada in September 1877. This location has been a focal point of human activity for many generations and a meeting place for many cultures since time immemorial. It is a place of high importance within Siksika traditions spanning many generations – as a place, it also the cultural and geographic centre of Blackfoot territory and remains so today within the modern Siksika Nation. It was thought and hoped for that when Treaty No. 7 was signed at Blackfoot Crossing, that it would provide protection from American expansion by settlers and traders into Blackfoot territory, and provide the Blackfoot with supply reserves, livestock, farming implements and other considerations – however, the treaty facilitated the transfer of approximately 130,000 km^2 (55,000 mi^2) of territory to the federal government with some areas designated as being "reserved" for the Blackfoot. All of this was done with little support being provided to the Blackfoot people to cope with the impacts of disease and the overhunted buffalo herds. Blackfoot Crossing today is the thread that ties together historic events with natural features as a culturally important landscape – including the remains of antelope and buffalo jumps, boulder effigies, cairns, medicine circles, Sundance sites and tobacco planting fields.

In the late-1890s, the Siksika Reserve was divided by the arrival of residential schools that were built by Anglican and Roman Catholic priests, and these residential schools would persist through the 1900s on the Siksika Reserve until 1972 when the Old Sun Residential School was closed permanently and converted to the Old Sun Community College. Siksika children were taken from their families and placed in these residential schools, where forced assimilation was intended to destroy or remove them from their cultural roots and traditions.

DRAFT

SELF-GOVERNANCE: BLACKFOOT CONFEDERACY & SIKSIKA NATION

It wasn't until the 1980s that the Siksika were able to begin the process of re-establishing their own self-government that could engage in land claims and revitalization efforts. These efforts would progress to treaty-based governance in 1994, and later to the reunification of the Blackfoot Confederacy in the early-2000s. Since this time, the Siksika Nation has made progress on land and water claims and disputes. With further work to do, the Blackfoot Confederacy signed the Protocol Between the Government of Alberta and the Blackfoot Confederacy for Discussion on Matters of Mutual Concern in 2017, which was later renewed in September 2019.

Today, the Blackfoot Confederacy – or Siksikaitsitapi – is a Tribal Council that consists of four Blackfoot Nations being that of the Kainaiwa–Blood Tribe, Siksika, Peigan–Piikani, and Aamskapi Pikuni. The Blackfoot Confederacy was established with the intention of establishing unity among these Nations to solve collective issues and expand opportunities for the Blackfoot people. The Blackfoot Confederacy works alongside external governing bodies, such as the Government of Alberta, Indigenous Services Canada, and the Assembly of First Nations to preserve their right to self-determination and to ensure a bright future for all Niitsitapi. The Siksika Nation today has a total population of approximately 7,800 people with 4,095 people living on the Siksika Nation Reserve itself, which is located to the east of Strathmore and near the Town of Gleichen. The Siksika Nation Reserve has a land area of approximately 697 km^2 (270 mi^2) and approximately 3 km (1.9 mi) to the south of Highway #1.

TRUTH AND RECONCILIATION

We remind ourselves that the stories of the Siksika are many and that these stories have been passed down through generations for centuries – it is a long history interwoven with the land, plants, birds, and animals – especially the buffalo. And to understand the history of the Siksika, we must first seek to understand these stories. The stories of the Niitsitapi and all Indigenous peoples cannot truly ever be separated from the story of Strathmore.

Most recently, the Town and the Siksika Nation have signed a Memorandum of Understanding on November 15, 2019, that sets a strong foundation for maintaining a relationship in the spirit of truth and reconciliation, including a working committee to foster health, growth, and well-being of Siksika residents and their communities. The memorandum provides a platform for meaningful, effective, and transparent communication and information sharing on all issues of mutual interest.

The Town has also reviewed the Truth and Reconciliation Commission of Canada's Honouring the Truth, Reconciling for the Future final report with particular attention being focused on the 94 Calls To Action and how Strathmore can play a role in advancing these actions in our community. While many of the Calls to Action are not directed at municipalities, it is understood that there are still ways that municipal government can contribute positively to and help support action.

The Town's MDP seeks to reinforce our commitment to truth and reconciliation in Strathmore, and to do this we must continue to build and have awareness of Indigenous people and their cultures, which includes many historical and contemporary topics, such as treaties, protocol, Indigenous rights, the history of residential schools and the impacts it had on Indigenous peoples, and the intergenerational trauma that has been unjustly inflicted upon Indigenous peoples.

DRAFT

1.3.2 STRATHMORE'S HISTORY OF DEVELOPMENT

Strathmore began in the 1880's as a railroad siding along the Canadian Pacific Railway (CPR) on Eagle Lake, although by the early 1900's the siding had been relocated to present-day Downtown Strathmore. Early growth was primarily agricultural-based and was shaped by the CPR and its construction of the Western Irrigation Block. The arrival of the Trans-Canada Highway (ie. Highway #1) eventually shifted focus from the CPR to the development of commercial uses along the Highway #1 corridor, while at the same time more recent urban residential development has shifted away from a traditional grid-pattern that was oriented toward the CPR to a more curvilinear street network that is typical of modern urban and suburban areas. Agricultural and rural uses have continued across time despite the shift from locomotive to automotive, and these land uses remain an integral part of Strathmore's local economy and rich history.

EARLY SETTLEMENT: GETTING STARTED (1880'S – EARLY 1900'S)

The name "Strathmore" first appeared in the CPR timetable on December 1, 1883, referring to a railroad siding constructed near the south-west shore of Eagle Lake. The siding was named after the Valley of Strathmore in Scotland.

The siding was parallel to the CPR's main-line and allowed for the unloading, servicing, and storage of railcars, but also hosted livestock corrals that soon became an important cattle-shipping point. No permanent buildings were constructed however in this location.

DRAFT

The 1880's had started with the CPR's formation and the federal government providing 10.1 million ha (25 million ac) of land to the CPR in a beltway along the railway, but a period of drought in the early-1890's threatened any prospects for agricultural production and homesteading. Later in 1894, the federal government responded to this and included a 12,140 km^2 (4,687 mi^2) block of land in a land agreement with the CPR for the purpose of developing a gravity-fed irrigation district to service the "desert" known as Palliser's Triangle by diverting water away from the Bow River. Without irrigation, the rich soils, flat land, and a climate suitable for farming within Palliser's Triangle would be susceptible to periods of severe drought and therefore limited in terms of the range and varieties of crops that could be produced.

Later in the early-1900's, construction of a large-scale irrigation scheme in the westerly portions of the irrigation block had started and present-day Strathmore became the headquarters for the CPR Irrigation Division. The previous railroad siding at Eagle Lake was now known only as Siding #16 after the CPR transferred the name "Strathmore" to present-day Strathmore, where another railroad siding had been constructed that better facilitated the settlement of irrigable lands that would begin in 1906.

Strathmore became a village the following year and was comprised of four families, a boxcar operating as the CPR's office with a waiting room, a red-brick CPR station house, and a store.

The growing importance of the village was evident as the CPR soon after constructed an 809 ha (2,000 ac) demonstration farm in Strathmore to help assist new farmers by showing them what could be grown and how, and by teaching them the skills and techniques necessary to work the land. The demonstration farm also provided marketing opportunities and economic stimulus that would prove key to Strathmore's early history.

The CPR's work continued in the early-1900's with thousands of trees being planted, as well as flowers, shrubs, hedges, and lawns having been established. These were accompanied by crops, orchards, and later by award-winning livestock – in fact, by 1928 the demonstration and supply farm had raised over 20,000 livestock before selling them to area farmers.

GROWING STABILITY: PRE-WWI TO POST-WWII (1910'S – 1940'S)

Strathmore achieved town-status from the Province of Alberta on July 6, 1911, with a commissioned report noting that the growing town had a population of 531 people. During this early period, the presence of the CPR in Strathmore was continually reflected by development that was occurring along a main street near a train station, which emphasized the railway as the focal point and "back-bone" for agricultural and commercial development in Strathmore.

The arrival of settlers slowed during World War I, but then rebounded shortly after the war ended, however the best farmland had already been settled at this point and instead tourism began to grow. The CPR's demonstration farm responded to this by taking on an expanded role as a supply farm, which provided milk, cream, and butter to the company's dining train-cars and its hotels. The CPR's demonstration and supply farm at Strathmore continued to grow in importance during the 1920's and was eventually hosting the largest herd of registered Holsteins in Canada.

DRAFT

The 1930's saw activity and business along the CPR trend downward, with faster and more convenient truck delivery services expanding significantly between the late 1920's and the end of the 1930's. The CPR would soon divest itself from the farm and the irrigation works due to economic circumstances resulting from the curtailing of its freight and passenger traffic. Strathmore's initial response to land use planning and the pressures that come with increasing growth dates to 1935 when the Town's first zoning bylaw was enacted, which divided Strathmore into two zones – a business zone located at the centre and a residential zone consisting of, "all other property in the Town."

In the 1940's, the CPR began the process of transferring irrigation-related infrastructure to local water users, which also brought about the decommissioning of the CPR farm. Ownership and operation of the irrigation works was then assumed by the Western Irrigation District (WID). At present, only one of the former CPR farm buildings remains – a granary – located south of Pine Road and east of the intersection of Orchard Park Drive and Spruce Park Drive.

The importance of the WID to Strathmore remains historically important because without irrigation the value and productivity of the land would have been limited to ranching and a much smaller range of crop varieties. The WID canals have remained important through time as both a water source and as a place for Strathmore residents and visitors to engage in outdoor recreational activity. The installation of municipal-built and maintained sanitary sewer infrastructure also began in 1949 as urban development pressures began to emerge.

DRAFT

ECONOMIC GROWTH: MAIN STREETS TO HIGHWAYS (1950'S – 1970'S)

The 1950's was a busy period that saw construction of new municipal buildings, such as the Strathmore Memorial Arena, along with installation of municipal water, sanitary sewer, and waste services. Institutions such as churches, schools, and a senior citizens home, also enjoyed new or expanded growth. The mid-1950's local economy was also growing quickly, which was evident in the construction of a second grain elevator by Alberta Wheat Pool, along with the opening of a seed cleaning plant. The late-1950's saw increased recreational opportunities with the Strathmore Golf Course converting their sand greens to grass. Other services that were available continued to improve with the arrival of a natural gas pipeline that was constructed by the Canadian Western Natural Gas Company.

The early-1960's remained busy from a development perspective with an engineering report noting that Strathmore would need to direct growth toward the west canal. The balance of the 1960's would see more construction – a bank, two churches, a drive-through restaurant, school additions, a senior's home, a new Town Hall, along with the purchase of improved firefighting equipment. The road layout was also shifting away from a grid-pattern oriented toward the CPR to a more suburban-like system of cul-de-sacs, crescents, and curvilinear streets featuring "ranch-style" homes.

It was also during this post-war period that the automobile was becoming a more affordable option for people. The importance of Highway #1 between the 1940's to 1960's became evident as patterns of commercial development in Strathmore was reshaped considerably toward the highway and away from the railroad. Strathmore's 1968 General Plan noted at the time that commercial uses had already started to cluster along Highway #1 to trade more effectively with highway travelers. Industrial uses were also beginning to gravitate toward more rural locations closer to Highway #1.

GROWING UP FAST: RURAL TOWN TO MID-SIZED TOWN (1970'S – 1990'S)

The 1970's began with the Town assuming responsibility for operating the Strathmore and District Library, along with the transfer of policing criminal and federal crimes from the Town Constable back to the Royal Canadian Mounted Police, although responsibility of enforcing municipal bylaws remained with the Town. There was talk among landowners and businesses that an industrial park was needed, complete with an airstrip to accommodate growth in the oil industry. Although it never materialized, it did result in the Brentwood Industrial Park, which still exists today between Brentwood Drive and Centennial Drive.

Throughout the 1970's, Strathmore would continue to grow and develop – a new municipal well was completed, a seed cleaning plant was opened near Brentwood Drive, and there was a renewed push for industrial land, but this time on the south side of Highway #1, and commercial uses continued to cluster along the highway. And by the end of the 1970's, Strathmore had adopted an updated General Municipal Plan (GMP) that was responding to, "… the growing pains of an expanding urban centre" and sought to take a fresh look at Strathmore's growth and development plans. The updated GMP was followed soon after by an updated zoning bylaw intended to implement the GMP.

As the 1980's began, Strathmore's population had grown to 2,724 people and by the early-1990's the population had grown by approximately 54% to 4,183 people. This period of growth placed new demands on municipal services and infrastructure, as well as provincial services – a new Town Office was built, a water agreement with the East Lake Water Line was signed, the now renamed Valley General Hospital and Extended Care Centre was opened, and as the decade closed the Town had turned its attention to constructing a new arena to replace the now demolished Strathmore Community Arena.

And to the east of the Town, the federal government had completed the twinning of Highway #1, again reinforcing its importance as a transportation corridor. The CPR's right-of-way was also sold, which resulted in the demolition of the Alberta Pool grain elevator – which unfortunately changed the skyline and eliminated a traditional wayfinding landmark associated with Downtown Strathmore.

Strathmore's growth continued to accelerate in the 1990's, ending the decade with a population of almost 7,000 people. This period saw construction values increase significantly, while local roads and highways like Wheatland Trail and the Trans-Canada Highway continued to be upgraded and expanded to accommodate growth. Schools were again experiencing pressure as portable classrooms were continually being added to schoolyards and lands were being assembled for more schools.

Municipal buildings, recreational amenities, and services were again front and center – a twin pad arena was opened, tennis courts were built, bicycle paths were added to Kinsmen Park, and Canada Post added centralized "super mailboxes" to help relieve pressures on mail service at the local post office.

By the mid-1990's, Strathmore was one of the fastest-growing municipalities in Alberta, offering proximity to a large metropolitan area – in fact, at that time 37% of Strathmore's population commuted to and worked in Calgary. The mid-to-late 1990's saw the Town purchase land from the CPR on the south side of the Trans-Canada Highway for industrial development, which was fully built-out before the decade ended. Lands were also annexed from Wheatland County to allow for growth and development to reach the WID's west canal.

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21ST CENTURY DEVELOPMENT (2000 – PRESENT)

The 2000's saw needed improvements to municipal infrastructure with more land being annexed from Wheatland County to accommodate construction of a wastewater treatment plant. The plant was operational by 2001, which opened additional lands for residential development. The importance of Highway #1 was further reinforced as the provincial government periodically entertained the idea of re-routing the highway around Strathmore. Strathmore's new aquatic centre was opened, a splash-pad was added in Kinsmen Park, and a new municipal recycling facility began operations. The most significant land use planning shift during this time occurred along Highway #1 when "big box stores" and "restaurant chains" arrived. The late-2000's saw further investment in municipal infrastructure with major upgrades being made to the water treatment plant.

Strathmore continued to grow around the WID lands, and a new trails and pathway system would emerge in the 2010's along the same canal system that was originally constructed with the intention of irrigating farmland. Ongoing water issues were also addressed when a regional waterline bringing clean and reliable drinking water to Strathmore from the City of Calgary was opened in 2010.

The 2020's arrived with the completion of the Strathmore Municipal Building (SMB) located in Downtown Strathmore at the north-east corner of Kinsmen Park (see Photo 1). The SMB offers a cost-effective and convenient "one-stop" location for residents and businesses that need to access municipal services, while at the same time enhancing and further highlighting Kinsmen Park as a community hub and focal point that plays host to events and gatherings that brings the community together.

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Photo 1: Strathmore Municipal Building (Town of Strathmore, 2020)

HISTORY OF URBAN EXPANSION & ANNEXATION (1974 - PRESENT)

The history of urban expansion and annexations in Strathmore can largely be attributed to the presence of the CPR and eventually Highway #1 – both of which contributed in different ways and at different times to a pace of growth and development that has occasionally required the addition of lands through annexation to properly service the future needs of residents and businesses in Strathmore.

Since 1974, the Town has expanded its municipal boundaries on several occasions with the most recent annexation having been completed in 2010. It is noted that municipalities have typically been encouraged by the provincial government to pursue larger annexations that provide land supply for 40-50 years, as opposed to engaging in a series of smaller annexations. Lands that have been annexed are to generally remain as agricultural and rural lands until the urban development of these lands have been comprehensively planned. Urban development on annexed lands must also consider applicable policies within the Town's MDP. The development of annexed lands may also require the approval of other studies, plans, and growth management solutions prior to urban development.".

q) By deleting "**Figure 1: Town of Strathmore Historical Population and Population Projections**" in "**Section 1.3 – Commnity Context and Trends**".

r) By deleting "**Section 1.3 – Community Context and Trends**" entirely and replacing it with the following sections:

"**1.3.3 STRATHMORE TODAY**

With a land area of approximately 27 km^2 (10.42 mi^2) and an estimated population of 16,416 residents as of 2025, Strathmore is one of the larger incorporated towns in Alberta by land area and by population (see Figure 4). Recent population growth in Strathmore has seen a year-to-year increase of 1.74% between 2024 and 2025, and five-year period increase of 9.73% between 2020 and 2025 (Source: Alberta Regional Dashboard, 2026).

This section of the Town's MDP describes the population and physical characteristics of Strathmore as it exists today and relies primarily on available data from municipal, provincial, and federal sources.

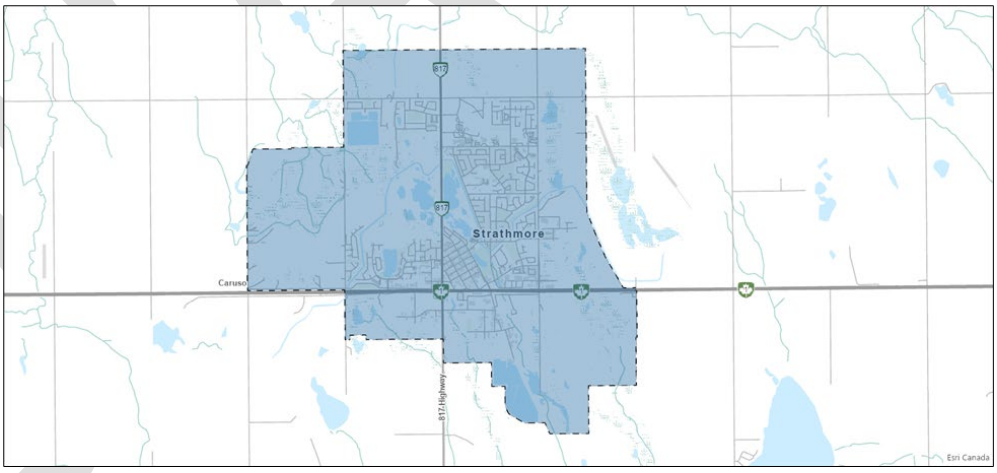


Figure 4: Town of Strathmore (Source: Province of Alberta & Esri Canada, 2026)

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1.3.3.1 POPULATION & DEMOGRAPHICS

Strathmore is a growing and desirable place to live, having almost doubled in population between 2001 and 2018 from 7,455 to 13,528 at an average growth rate of 4.79% per year across this 17-year period (Source: Strathmore Census, 2018). During this period, the year-to-year growth rate varied from a high of over 7% from 2010 to 2012 and as low as under 1% between 2015 to 2018.

More recently, the Town's population growth is evident within provincial data which shows an increase of approximately %18.7 across a ten-year period between 13,832 in 2015 to 16,416 in 2025 (see Figure 5). Recent federal census data shows a 4.2% population increase between the federal census years of 2016 and 2021, which was slightly below the 4.8% population increase in Alberta and below the 5.2% population increase across Canada during this same period (Source: Statistics Canada, 2025).

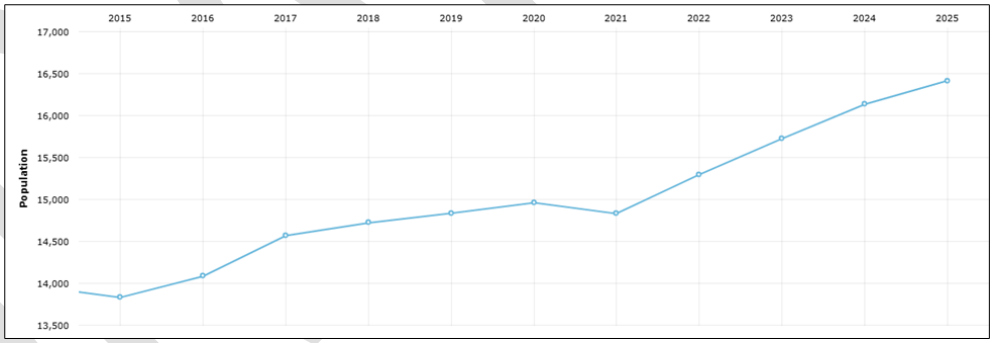


Figure 5: Population Growth in Strathmore (Source: Province of Alberta, 2026)

According to most recent federal census data, Strathmore's median age is 40.0 years, which is slightly higher than the provincial median of 38.4 years, yet comparable to other communities in the region – for example, Airdrie at 35.6 years, Calgary at 38.0 years, Chestermere at 37.6 years, Okotoks at 39.2 years, and considerably lower than High River at 44.8 years (Source: Statistics Canada, 2021).

Strathmore is also a young community with 26.5% of residents being 19 years of age or younger compared to 24.9% of the population being 19 years of age or younger province-wide in Alberta (Source: Statistics Canada, 2021). This illustrates Strathmore's position as an affordable community that offers a range of health facilities, parks and open spaces, recreational facilities, and schools, which collectively offer people an overall quality of life that prioritizes family and people. Strathmore's attractiveness as a good place to raise a family is also evident in other cohorts – for example, the age cohorts between 25 to 29 years of age and 45 to 49 years of age each account for a range of between 5.1% to 7.1% of the total population (Source: Statistics Canada, 2021).

The affordability and access to amenities and services that are enjoyed by those raising families is also enjoyed by seniors with 17.7% of Strathmore's population being 65 years of age or older compared to 14.8% of the population being 65 or older province-wide in Alberta (Source: Statistics Canada, 2021).

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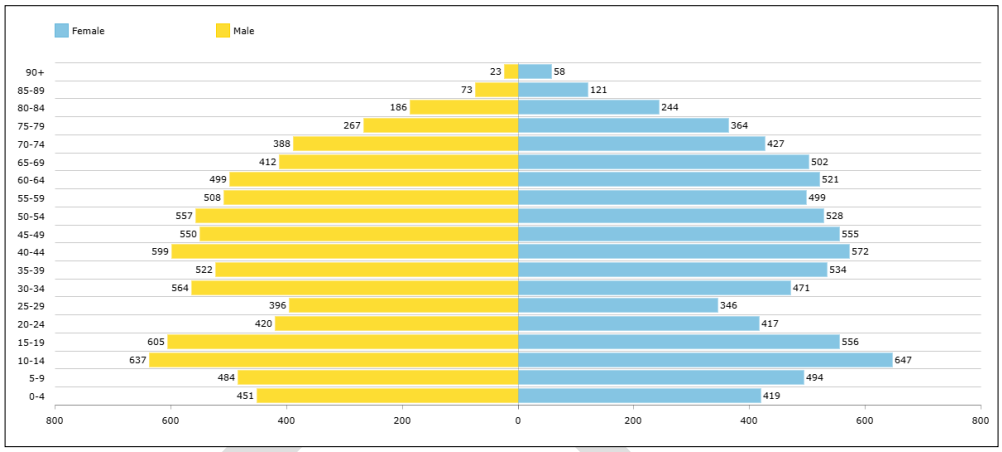


Figure 6: Age Distribution in Strathmore (Source: Province of Alberta, 2026)

Age distribution in the Town's population will change across time, but at the same time with improved housing choice and supply it is anticipated that Strathmore will remain a desirable place to both raise a family and age-in-place – a truly family-oriented community (see Figure 6).

1.3.3.2 HOUSING & SOCIOECONOMIC CHARACTERISTICS (HOLDING)

1.3.3.3 PATTERNS OF DEVELOPMENT

An enduring link to the past in Strathmore can be found in the plans of subdivision that were registered by the CPR in the early-1900s. These plans created lots that were 7.62 m (25.00 ft) by 36.58 m (120.00 ft) with lanes in the rear of the lots. These lots were sold individually or in multiples of 7.62 m (25.00 ft) by 36.58 m (120.00 ft). There are a small number of single lots of this size remaining today and they are concentrated in or near Downtown Strathmore.

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Strathmore has traditionally been a community having a rigid separation of land uses, which has seen residential land development mostly occur to the north of Highway #1 with commercial land uses being situated along the highway and in Downtown Strathmore, along with a mix of commercial and industrial uses being situated to the south of the highway. This pattern of development is expected to shift as Strathmore continues to experience strong growth with the result being a preference for mixed-use development at varying densities in both new planned growth areas and through the processes of strategic intensification and redevelopment, all of which is expected to include appropriate transitions between existing residential and commercial and industrial areas.

Strathmore's transportation network has also evolved from a traditional street-grid that remains evident today in Downtown Strathmore toward a more contemporary system of roads featuring cul-de-sacs, crescents and curvilinear streets. Two provincially controlled highways also traverse Strathmore with Highway #1 running east-to-west and Highway #817 (ie. Wheatland Trail) in a north-to-south direction.

1.3.3.4 LOCAL ECONOMY (HOLDING)

1.3.4 STRATHMORE MOVING FORWARD

Strathmore has now surpassed a population of 16,000 and is expected to continue to a population of 35,000 over the next 30-50 years. How will Strathmore move forward together as a community – and what does this look and feel like? What will Strathmore's urban landscape look like when it reaches a mid-to-large sized town population of 35,000? Moving forward together with a vision and a plan is crucial – and knowing what to expect is integral to understanding and planning for how growth and development should take place in Strathmore.

1.3.4.1 POPULATION PROJECTIONS

The Town's MDP assumes that the population will continue to grow at a medium growth rate of 1.8% per year, which would see a population of 20,000 by 2040, 30,000 by 2063, and 35,000 by 2073. This assumption is based on projections within the Strathmore-Wheatland County IDP, which included a population analysis intended to provide an understanding as to how fast Strathmore and Wheatland County are expected to grow over the next 50 years.

Based on the medium growth rate scenario of 1.8% per year, Strathmore is expected to reach a milestone population of 35,000 people by 2073 – although within the same period, a higher growth rate scenario could see a population size of 50,000, or a lower growth rate scenario of just under a population of 25,000 by 2073. The medium growth rate is considered reasonable provided that Strathmore's growth is monitored regularly and adjustments are made when necessary.

1.3.4.2 ECONOMIC PROJECTIONS (HOLDING)

1.3.4.3 BUILDING FOR FUTURE GENERATIONS (HOLDING)".

s) By deleting "**Section 1.4 – Vision Statement**" entirely and replacing it with the following reformatted words:

"**1.4 VISION STATEMENT**

The Town's MDP employs a vision for Strathmore that revolves around four pillars, expressed as recurring themes that were previously identified through public engagement and consultation when it was first adopted by Council:

- Strathmore recognizes where it has come from to the position it holds dearly today.
- Strathmore places emphasis on parks and open spaces, wetlands, and other community attributes that collectively gives Strathmore a feeling of openness that is complimentary to its surrounding agricultural and rural areas.

- Strathmore is family-oriented and has a strong connection to and recognizes the importance of the role of the family in everyday life.
- Strathmore values recreation and strives to incorporate amenities within the community that encourage active and health lifestyles.

Strathmore's vision is to remain a community that places emphasis on its history and its space. A community, in which responsible growth and development is balanced with smart, well-planned parks and open spaces, and where wetlands are protected. Strathmore is a regional-centre that provides a strong environment for families to grow, while still recognizing important connections to its past. Strathmore is a community where quality of life is a way of life.".

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t) By renaming "**Part 2 – Growth Strategies**" to "**PART 2: GROWING STRATHMORE**" and by adding the following preamble:

"**2.1 GROWTH MANAGEMENT**

Managing growth effectively is integral to good land use and community planning. Managing growth properly will also enable Strathmore to strategically expand its range of services and opportunities and grow its tax base. With this in mind, "growth management" is a term that refers to the process of guiding the amount, rate, location, type, and quality of future growth in Strathmore – with emphasis on how future population and economic growth is expected to contribute positively toward the municipality's longer-term fiscal and environmental sustainability aspirations and infrastructure efficiencies.

At present, there is significant capacity within the Town's existing planned areas that are approved and ready for current development. Placing emphasis on development within these existing planned areas generates opportunities related to good fiscal and economic decision-making, ensuring the protection of agricultural and rural lands, and for preserving the unique character of Strathmore.

This section of the Town's MDP identifies and categorizes growth areas that are ideal from the perspective of accommodating new growth, whether it be through strategically increasing the intensity of development within an existing built-up area, or through facilitating expansion onto undeveloped lands.

These growth areas are each well-positioned to accommodate and support a range of development types based on existing or planned infrastructure capacities, adjacency, or proximity to existing built-up areas, major roads, and transportation corridors, or they offer efficient and sensible infrastructure and servicing options. Directing growth toward these areas helps ensure that the longer-term financial sustainability of the municipality is maintained, while at the same time balancing the evolving character and role of Strathmore as a community, protecting the natural environment, and continuing to protect surrounding agricultural and rural areas. ".

u) By deleting content following the new preamble in "**Section 2.1 – Growth Management**" entirely and replacing it with the following:

"**2.1.1 GENERAL POLICIES**

2.1.1.1 The Town shall ensure all growth and development on undeveloped lands that are designated on *Map A: Planned Growth Areas* as an Unplanned Growth Area (UGA), Future Growth Area (FGA), or Active Growth Area (AGA), is comprehensively planned for and guided by an Area Structure Plan (ASP), and where appropriate the approval of Outline Plans, prior to redesignating land under the Town's Land Use Bylaw, subdividing land, or facilitating the issuance of any development permits. Table 1 provides a summary of the Planned Growth Areas hierarchy:

2.1.1.2 The Town will ensure that all new and existing ASP's or Area Redevelopment Plans (ARP) demonstrate good land use planning, demonstrate conformity with all approved plans and studies related to the ASP or ARP, including all applicable policies in the Town's MDP, and where possible contribute positively toward the implementation of all other related plans, reports, and studies that have been approved by Council.

2.1.1.3 The Town will prevent rural lot creation for country residential purposes, and the premature subdivision or fragmentation of agricultural and rural lands, by requiring that all new growth and development demonstrate conformity with all applicable policies in the MDP and be contiguous to an FGA, AGA, or otherwise existing development.

2.1.1.4 The Town will ensure that orderly progression and phasing of growth and development has regard for infrastructure and servicing capacities, including water and wastewater systems, stormwater management infrastructure, transportation networks, emergency services, parks, open space, and recreational facilities, and other municipal services required to support new development in a fiscally responsible manner.

2.1.1.5 The Town will seek to prioritize any potential municipal funding for the planning, design, and construction of major infrastructure that is necessary to support growth within AGA's over those areas designated as a UGA or FGA.

2.1.1.6 The Town should review and update existing population projections, growth rates, and residential densities on a regular basis to help assess and understand its land absorption rate relative to available land within the existing municipal boundary.

2.1.1.7 The Town will seek to encourage strategic intensification and manage growth through the approval of amended ASP's, ARP's, Outline Plans, and subdivision plans that positively contribute toward the Town's overall aspirational intensification target of 10%.

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

Table 1: Summary of Planned Growth Areas

2.1.2 NEW PLANNED GROWTH AREAS

2.1.2.1 The Town must have authorization in the form of a resolution from Council prior to accepting the submission of any formal planning applications that would amount to the initiation and subsequent preparation and request for approval of a new ASP and redesignation of a UGA.

2.1.2.2 The Town may require the submission of a pre-consultation application to examine a proposed new ASP within a UGA prior to proceeding to Council with a resolution to accept any formal planning applications that would initiate preparation of a new ASP within a UGA.

2.1.2.3 The Town requires substantial build-out and completion of existing FGA's and AGA's, including the provision of infrastructure, servicing, and amenities prior to authorizing the preparation of a new ASP within a UGA.

2.1.2.4 The Town requires that any new FGA provide a housing mix that achieves a minimum overall density of 20 residential dwelling units per net residential hectare be provided and that within a mixed-use node a minimum overall density of 35 residential dwelling units per net residential hectare should be targeted.

2.1.2.5 The Town requires that the creation of a new FGA occur in tandem with the adoption of a new ASP, which at a minimum shall demonstrate the following:

a) That the location for a new FGA is appropriate;

b) That market demand for growth is not met by existing ASP's and ARP's;

c) That the proposed new FGA represents orderly and appropriately phased or sequenced growth and development patterns; and,

d) That the proposed new FGA otherwise conforms with all applicable policies in the Town's MDP.

2.1.2.6 The Town shall ensure that the creation of a new FGA on lands currently designated as a UGA be created only through an amendment to the Town's MDP, including the updating of *Map A: Planned Growth Areas* to reflect a newly established FGA.

2.1.3 EXISTING & EXPANDING PLANNED GROWTH AREAS

2.1.3.1 The Town requires that all existing or expanding FGA's and AGA's provide for a housing mix that achieves a minimum overall density of 20 residential dwelling units per net residential hectare be provided and that within a mixed-use node a minimum overall density of 35 residential dwelling units per net residential hectare should be targeted.

2.1.3.2 The Town will ensure that development proposals within an existing FGA or AGA maintains and enhances the general intent and character for the area and the development must demonstrate conformity with any applicable ASP or ARP, Outline Plans, and where appropriate the approval of a new Outline Plan where there is no subordinate plan to an approved ASP or ARP may be required.

2.1.3.3 The Town shall require that any expansion to an existing FGA or AGA only proceed by way of an amendment to any applicable ASP or ARP, and Outline Plans, or where more appropriate the adoption of a new ASP or ARP may be required at discretion of the Town.

2.1.3.4 The Town requires that the expansion of an existing FGA or AGA first demonstrate a pattern of successfully completed development or phasing of development within the current ASP or ARP, and Outline Plans area, which results in limited land supply within the currently approved ASP or ARP, and Outline Plans.

2.1.3.5 The Town shall ensure that the expansion of an existing FGA or AGA be permitted only through an amendment to the Town's MDP, including the updating of *Map A: Planned Growth Areas* to reflect any expanded FGA or AGA.

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2.1.4 FUTURE GROWTH AREAS

2.1.4.1 The Town will encourage and pursue a full range and mix of land uses within all FGA's and implementing ASP's, including but not limited to the following:

a) Residential uses;

b) Local commercial retail and personal service uses;

c) Employment Areas and uses;

d) Institutional and community uses;

e) Parks, open space, recreational and cultural uses; and,

f) Light industrial uses where appropriate and compatible.

2.1.4.2 The Town will encourage and pursue a diverse range of housing types, built forms, and densities within all FGA's and implementing ASP's, including but not limited to the following:

a) Single-detached, duplex, and semi-detached dwellings;

b) Townhouse and rowhouse dwellings;

c) Multiple dwellings having 3-4 residential dwelling units (ie. triplex or fourplex);

d) Manufactured homes;

e) Apartment-style multiple dwellings having more than 4 residential dwelling units;

f) Seniors housing and continuing care facilities; and,

g) Accessory dwelling units (eg. basement apartments, garden suites, etc.).

2.1.4.3 The Town will additionally encourage and pursue development within all FGA's and implementing ASP's that:

a) Provides adequate infrastructure and servicing capacities;

b) Provides new, connected, and well-integrated parks and open space uses, including locations for active and passive recreational activities and facilities;

c) Provides integration with existing and planned transportation networks, including sidewalks, pathways, trails, as well as both local and regional roads; and,

d) Provides complete community benefits and amenities, including non-residential uses, that provide direct benefits to the FGA.

2.1.4.4 The Town shall not approve any Outline Plans within an FGA.

2.1.4.5 The Town shall ensure that redesignation of an FGA to an AGA be permitted only through an amendment to the Town's MDP, including the updating of *Map A: Planned Growth Areas* to reflect a change from FGA to AGA.

2.1.5 ACTIVE GROWTH AREAS

2.1.5.1 The Town may require the approval of an Outline Plan prior to subdivision proceeding on any lands situated within a AGA that are also subject to an ASP.

2.1.5.2 The Town will encourage and pursue the preparation and approval of Outline Plans where development within a AGA on lands subject to an ASP:

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a) Proposes subdivision that would create a parcel of land having an area of 0.8 ha (2 acres) or greater;

b) Includes a parcel of land subject to outstanding municipal or environmental reserves;

c) Includes land that is needed for a public road; and/or,

d) Proposes the complex subdivision of land having the intent of creating multiple new parcels of land and numerous infrastructure development conditions, which in the opinion of the Town would be aided by a land use planning and infrastructure approval framework.

2.1.5.3 The Town will ensure that in addition to those matters outlined in Section 2.1.4.1 through 2.1.4.3, all required Outline Plans provide for an appropriate and workable distribution of land uses, open space, and transportation networks that is representative of good land use planning, while also demonstrating conformity with an applicable ASP.

2.1.5.4 The Town will undertake a housekeeping update to redesignate lands containing an approved Outline Plan from AGA to Existing Development on *Map A: Planned Growth Areas* as permitted under Section 5.4.3 of the Town's MDP.

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2.1.6 STRATEGIC INTENSIFICATION

2.1.6.1 The Town supports the growth and evolution of existing urbanized areas and settings designated as Existing Development on *Map A: Planned Growth Areas*, provided that their general intent, character, and vitality are maintained and preferably enhanced.

2.1.6.2 The Town encourages the prioritization of development or redevelopment of vacant or underutilized lands within existing and established urbanized areas and settings.

2.1.6.3 The Town will promote strategic intensification along major arterial and minor arterial roadways and within Downtown Strathmore that can support a future public transit system, including the generation of suitable public transit passenger volume and system utilization.

2.1.6.4 Town will manage strategic intensification within existing urbanized areas and settings through land use redesignations under the Town's Land Use Bylaw and ARP's where appropriate and aspire to achieve an overall minimum strategic intensification target of 10% for all new residential dwelling units constructed in Strathmore.

2.1.6.5 The Town will focus on supporting strategic intensification opportunities that achieve the following:

a) Development of built forms having building heights of 2-3 storeys on lands adjacent to Downtown Strathmore;

b) Development of built forms having building heights of 3-5 storeys in Downtown Strathmore; and/or,

c) Development of built forms having building heights of 5-8 storeys in proximity to Highway #1.

2.1.6.6 The Town encourages strategic intensification that is delivered in a manner that facilitates beneficial and desirable improvements to infrastructure, servicing, and the public realm, while at the same time demonstrating good municipal fiscal responsibility.

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2.1.6.7 The Town should prepare guidelines in consultation with residents and businesses for accommodating intensification within existing urbanized areas and settings in a manner that contributes positively to the existing intent, character, and vitality of neighbourhoods, as well as Strathmore as a whole.

2.1.7 STRATEGIC BUSINESS & INNOVATION HUBS

2.1.7.1 The Town may identify locations for Strategic Business and Innovation Hubs on *Map A: Planned Growth Areas*, where the geographic clustering of interconnected businesses, suppliers, and associated institutions in a particular field, economic sector, or form of technology are able to mutually grow and thrive together.

2.1.7.2 The Town may require the approval of an ASP or Outline Plan on lands designated as a Strategic Business and Innovation Hub on *Map A: Planned Growth Areas* prior to redesignating land under the Town's Land Use Bylaw, subdividing land, or facilitating the issuance of any development permits.

2.1.7.3 The Town will ensure that the designation of a new or expanding Strategic Business and Innovation Hub first consider the following:

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a) Regional, provincial, national, and/or international significance;
b) Local and regional employment benefits and/or improved access to goods and services;
c) Orderly, efficient, and appropriately phased approach to development, including site designs, that minimizes adverse impacts on nearby agricultural and/or residential areas;
d) Appropriateness of the location as it relates to accessing utilities, transportation networks, or the opportunity to co-locate with other business types and uses;
e) Acceptable rationale for not locating within an existing Employment Area;
f) Clear and significant financial benefit to the Town;
g) Existence of market demand and proximity or access to target markets; and,
h) Alignment with any applicable plans, reports, and studies that have been approved by Council.

2.1.7.4 The Town will facilitate the creation of hub-specific, land use districts under the Town's Land Use Bylaw within Strategic Business and Innovation Hubs, that may include, but is not limited to, the following:

a) Expanded range of permitted and discretionary uses;
b) Flexible lot areas, coverages, frontage, and yard setbacks;
c) Reduced parking area and parking space requirements;
d) Increased density permissions; and/or,
e) Permitted accessory residential uses (eg. live-work dwelling units).

2.1.8 EMPLOYMENT AREAS

2.1.8.1 The Town may require the approval of an ASP or Outline Plan on lands designated as Employment Areas on *Map A: Planned Growth Areas* prior to redesignating land under the Town's Land Use Bylaw, subdividing land, or facilitating the issuance of any development permits.

2.1.8.2 The Town will ensure that Employment Areas are economically competitive and capable of supporting a diverse range and mix of light industrial, general industrial, and commercial uses that serve the broader community and region.

2.1.8.3 The Town will encourage development within Employment Areas that complements nearby existing land uses, utilize existing or planned infrastructure and services, minimize land use conflicts with nearby agricultural and residential uses, and minimize traffic along local roads and in rural areas.

2.1.8.4 The Town may allow institutional and community uses within Employment Areas where nearby employment uses and their functions would not be negatively impacted and where conformity with any approved ASP, ARP, or Outline Plan is demonstrated.

2.1.8.5 The Town shall ensure that all development within Employment Areas connects to municipal water and wastewater infrastructure, unless otherwise permitted within an approved ASP, ARP, or Outline Plan, which at a minimum identifies proven market demand, environmental capacity and safety, and suitable land uses.

2.1.8.6 The Town will encourage the creation of an integrated local and regional transportation network within Employment Areas that includes, but is not limited to, the provision of sidewalks, pathways, trails and roads.

2.1.8.7 The Town will promote development within Employment Areas that demonstrates the possible integration of a future public transit system, including the generation of suitable public transit passenger volume and system utilization.

2.1.8.8 The Town will encourage development within Employment Areas that provides connections to existing, planned, or new open space corridors, pathways, and trails.

2.1.8.9 The Town will periodically undertake a housekeeping update to redesignate lands containing developed Employment Areas to Existing Development on *Map A: Planned Growth Areas* as permitted under Section 5.4.3 of the Town's MDP.".

v) By renumbering existing "**Section 2.2 – Community and Neighbourhood Design**", "**Section 2.3 – Economic Development**", "**Section 2.4 – Heritage Preservation**", "**Section 2.5 – Environmental Management**", **and** "**Section 2.6 – Agriculutral Operations**" to "**Section 2.3 – Community & Neighbourhood Design**", "**Section 2.4 – Housing (Holding)**", "**Section 2.5 – Economic Development**", "**Section 2.6 – Heritage Preservation**", "**Section 2.7 – Environmental Management**", **and** "**Section 2.8 – Agriculutral Operations**".

w) By deleting all footnotes contained within the renumbered "**Section 2.2 – Community & Neighbourhood Design**".

x) By adding a new "**Section 2.2 – Fiscal Sustainability**" as follows:

"**2.2 FISCAL SUSTAINABILITY**

2.2.1 The Town will encourage local employment opportunities and the diversification of municipal revenues through attraction, diversification, growth, and development of commercial and industrial businesses.

2.2.2 The Town should align both the capital and operating budget with growth management priorities and municipal-wide budgetary processes.

2.2.3 The Town will ensure that maximum cost recovery methods are in place prior to approving development to ensure that developers are primarily responsible for paying the capital and interest costs of development.

2.2.4 The Town will ensure that utility operational and life-cycle costs are recovered through the application of user fees from those benefitting from utilities and services.

2.2.5 The Town will ensure that off-site infrastructure costs related to new development are funded by developers during the subdivision or development permit process and in alignment with off-site levy bylaws.

2.2.6 The Town may require the preparation of cost feasibility and life-cycle analyses detailing the operating and replacement costs of new water, stormwater, wastewater, solid waste and utility infrastructure associated with development proposals.

2.2.7 The Town should promote non-residential property assessment growth by encouraging all new development and redevelopment within any new or existing ASP's to strive for and achieve a residential to non-residential property assessment ratio of 60:40.

2.2.8 The Town should promote the achievement of a municipal-wide residential to non-residential property assessment ratio of 70:30.".

y) By deleting "**Policy 2.3.1**" and replacing it with the following:

"2.3.1 All new developments greater than 8 ha (19.77 acres) within the Town shall generally require the preparation of an Area Structure Plan (ASP) prior to redesignation and subdivision proceeding on any lands.".

z) By deleting renumbered "**Section 2.5 – Economic Development**" entirely and replacing it with the following:

"**2.5 ECONOMIC DEVELOPMENT**

Strathmore's traces its economic roots back to agriculture – when the arrival of the Canadian Pacific Railway (CPR) and the Western Irrigation Block (WIB) brought hundreds, and eventually thousands of people to the area as settlers. Strathmore has since evolved into a vibrant community of over 16,000 residents that offers the best of two worlds – the tranquility of rural life, while also offering the convenience of urban services – including access to employment, high-quality education, healthcare, and recreational facilities.

Strathmore is a growing regional commercial, employment, and service centre that allows residents to find the goods they need, the jobs they want, and access most services they need without having to leave their community. Those outside the municipal boundaries, but within the immediate trading area, also frequent Strathmore for their own commercial, employment, and service needs.

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Businesses can and do thrive in this environment. Strathmore's location allows businesses to thrive in an environment that enjoys small-town, local community support, while at the same time benefitting from access to the workforce, services and market within the context of the larger Calgary Metropolitan Area (CMA). According to the Town's *Business Needs Assessment and Economic Development Action Plan*, there are an estimated 1.6 million people living near the eastern trade corridor of Trans-Canada Highway #1, with more than 100,000 people living within 25 km (15.53 mi) of the Town's municipal boundaries. Strathmore has grown and developed around Highway #1 and Wheatland Trail, resulting in strong connectivity to the larger region and its amenities – such as the Calgary International Airport, major shopping areas, major industrial sites, and to other municipalities and regions in Alberta.

This section of the Town's MDP provides guidance seeking to ensure that Strathmore remains focused on attracting, expanding, and retaining businesses and further strengthening its economic advantage, feasibility, and vibrancy, as a regional commercial, employment, and service centre within the CMA.

2.5.1 GENERAL POLICIES

2.5.1.1 The Town will promote business and economic activity that provides ongoing stability, responsiveness, and market growth that keeps pace with the needs of a growing small to medium-sized town.

2.5.1.2 The Town will promote access to a diverse, inclusive economy, and seek growth and development opportunities that meet the needs of both existing and future residents and businesses that are supportive of a high quality of life, including the attraction of businesses that allow residents to work and live in Strathmore without having to commute elsewhere.

2.5.1.3 The Town will work toward creating economic opportunities that utilize community strengths and seek to attract non–residential development that supports a diverse range of amenities, services, and employment options within the community.

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2.5.2 ATTRACTING & RETAINING BUSINESSES

2.5.2.1 The Town will support home-based businesses that are ancillary in nature and complimentary to residential neighbourhoods and built-forms, including the establishing of land use permissions under the Town's Land Use Bylaw.

2.5.2.2 The Town encourages the development of live-work housing options in mixed-use areas, including the establishing of land use permissions under the Town's Land Use Bylaw and supportive guiding policies within Area Structure Plans (ASP's), Area Redevelopment Plans (ARP's), and Outline Plans.

2.5.2.3 The Town will encourage initiatives and incentives that retain existing businesses and attract new businesses to Downtown Strathmore and major employers to planned growth areas.

2.5.3 EMPLOYMENT GROWTH

2.5.3.1 The Town will facilitate the provision of serviceable, developable, and/or redevelopable land for employment purposes by:

a) Establishing new Employment Areas as planned growth areas under Section 2.1 of the Town's MDP and as shown on *Map A: Planned Growth Areas*;

b) Working with landowners and developers to expedite cost-effective and sustainable development of municipal infrastructure within planned Employment Areas; and,

c) Optimizing the use of existing infrastructure and services when planning and phasing development occurring within Employment Areas.

2.5.3.2 The Town will ensure that Employment Areas feature parcels of land offering a wide range of lot areas, depths, and frontages that can support a diverse range of businesses.

2.5.3.3 The Town will explore and consider opportunities that result in servicing infrastructure that capably facilitates new development in identified Employment Areas.

2.5.3.4 The Town encourages the redevelopment and intensification of established employment-related uses and areas that facilitates new employment and economic development opportunities.

2.5.3.5 The Town will ensure that retail and service-related land uses within Employment Areas primarily serve employees and businesses in the area.

2.5.3.6 The Town will seek to promote partnerships that offer opportunities for growth and investment at a regional scale within Wheatland County and the larger Calgary Metropolitan Area.

2.5.4 INNOVATION

2.5.4.1 The Town may support growth and development in the renewable energy sector by:

a) Exploring interim, small, and medium-sized energy technology and their facilities or installations on vacant or underutilized land that is non-contiguous to existing urban development if power transmission infrastructure is available; and/or,
b) Considering the use of rooftop solar panels where individual energy needs on a site or within a development proposal can be met on the same lot or parcel of land subject to the Alberta Building Code and the Town's LUB.

2.5.4.2 The Town should promote access to high-quality broadband infrastructure as being essential by advocating for increased service levels in areas with a high concentration of businesses, institutional users, small businesses, and residential neighbourhoods that require access for domestic, work-from-home, and other commercial purposes.

2.5.4.3 The Town should promote the attraction of knowledge-based industries and educational and employment opportunities to Strathmore, and by continuing to encourage the locating of post-secondary educational institutions in Strathmore.

2.5.5 RELATIONSHIPS

2.5.5.1 LOCAL RELATIONSHIPS

2.5.5.1.1 The Town should promote collaboration with local community-building partners by building strong relationships with those involved in the areas of community development, economic development, education, recreation and culture, social initiatives, and land use planning.

2.5.5.2 REGIONAL PARTNERSHIPS

2.5.5.2.1 The Town should promote collaboration with nearby communities and across organizations and decision-making authorities that is supportive of the region by:

a) Pursuing economic development, land use planning, municipal services, and transportation partnerships that help achieve desired municipal and regional outcomes;

b) Pursuing regional partnerships and opportunities that demonstrate effort toward achieving economic, environmental and social outcomes, both locally and regionally; and,

c) Pursuing an active and ongoing understanding of Wheatland County's land use planning issues and concerns, and how they may affect Strathmore, and provide reciprocal information and support as warranted.

2.5.5.3 PROVINCIAL RELATIONSHIPS

2.5.5.3.1 The Town should promote collaboration with the Province of Alberta and continue to position Strathmore as an important regional centre east of the Calgary CMA in Southern Alberta by:

a) Partnering with the provincial government and its agencies and departments to manage growth in a coordinated manner, ensuring land use planning efficiencies, and the provision of adequate infrastructure and services;

b) Encouraging post-secondary institutions to consider Strathmore as a location for satellite campus facilities; and,

c) Encouraging expansion of provincially-mandated medical services and facilities within and in proximity to the existing Strathmore District Health Services facility located on Brent Boulevard.

2.5.5.3.2 The Town will promote improved access to local, regional, national, and international markets by encouraging timely improvements to Trans-Canada Highway #1 and by advocating for a future highway bypass design that provides access to arterial roads and other provincial highways, including maintenance and enhancement of key access points to Strathmore.".

aa) By deleting "**Section 2.8 – Agricultural Operations**" entirely and replacing it with the following:

"**2.8 AGRICULTURAL OPERATIONS**

2.8.1 The Town will ensure that the predominant land use within agricultural areas includes core elements such as the cultivation of crops, raising of livestock, and other food, fiber, and horticultural production, along with related elements such as farm buildings and residences, the storage and processing of agricultural and agriculture-related good and products, farming infrastructure and equipment sales, and agricultural research and development activities.

2.8.2 The Town will support the protection and continued operation of existing agricultural and agriculture-related land uses within agricultural areas, while also striving to protect future urban development opportunities by preventing the intensification of existing agricultural operations or the conversion of an existing agricultural operation to a more intensive agricultural operation.

2.8.3 The Town will ensure that agricultural areas are not fragmented or prematurely converted for urban development purposes and strive to prevent conversion of agricultural lands for urban development purposes by first encouraging intensification of non-agricultural lands elsewhere in Strathmore.

2.8.4 The Town should disallow any development proposals that would permanently remove lands from agricultural production or facilitate the subdivision of agricultural areas for the purposes of agricultural or rural residential lot creation that do not meet minimum requirements established in the Town's Land Use Bylaw (LUB).

2.8.5 The Town will designate any lands that have been annexed after the enactment date of Bylaw 26-07 as an Unplanned Growth Area (UGA) and as "AG", General Agricultural District under the LUB, until all growth management policies in Section 2.1 of the Town's MDP, including ASP and Outline Plan approvals where required, have been satisfied before any LUB redesignation, subdivision of land, or development permits are issued on the annexed lands.".

bb) By renaming "**Part 3 – Land Use & Open Space**" to "**PART 3: BUILDING STRATHMORE**" and by adding the following preamble:

cc) By renaming "**Section 3.1 – Development Concept**" to "**Section 3.1 – Land Use Concept**" and by entirely replacing the preamble with the following:

"This section of the Town's MDP establishes a land use concept that is depicted on *Map B: Land Use Concept* along with supportive policy-based text that is intended to help guide what constitutes good land use planning and development, as Strathmore as it moves toward a population of 35,000 residents over the next 30-50 years.

All lands within Strathmore are assigned a land use designation under *Map B: Land Use Concept*, which are broad place-based and node-based categories that describe the types of land use and development or redevelopment that are most appropriate or desirable for each place or node. Land use designations are applied to lands that have already been developed, as well as lands that are currently undeveloped but expected to develop or urbanize in the future.".

dd) By deleting all footnotes in "**Section 3.2 – Residential Development**", "**Section 3.3 – Downtown District**", "**Section 3.4 – Commercial Development**", "**Section 3.5 – Industrial Development**", "**Section 3.6 - Parks, Open Space, Pathways**", "**Section 3.7 – Wetlands**", "**Section 4.1 – Transportation**", "**Section 4.3 – Stormwater Management**".

ee) By deleting "**Section 3.8 – Annexed Lands**" entirely, including all footnotes.

ff) By renaming "**Part 4 – Infrastructure, Community & Protective Services**" to "**PART 4: INFRASTRUCTURE, COMMUNITY & PROTECTIVE SERVICES**" and by adding the following preamble:

DRAFT

gg) By renaming "**Part 5 – Co-operation, Engagement & Implementation**" to "**PART 5: IMPLEMENTATION, MONITORING & REVIEW**" and by adding the following preamble:

"This section of the Town's MDP is intended to provide guidance and direction to Town Administration and Council with respect to a range and variety of tools and approaches that will be utilized to ensure progress is being made on policy directions that are identified in the MDP.

These tools and approaches are also intended to facilitate the transition from policy to tangible results on the ground that promotes the achievement of Strathmore's community vision. Collectively, the policies in this section outline how implementation, monitoring, and review of the MDP will take place in Strathmore.".

hh) By deleting "**Section 5.1 – Intermunicipal and Agency Planning and Regional Cooperation**", "**Section 5.2 – Public Engagement**", and "**Section 5.3 – Implementation**" entirely and replacing it with the following:

"**5.1 IMPLEMENTING THE TOWN'S PLAN**

5.1.1 GENERAL POLICIES

5.1.1.1 The Town's MDP shall meet all statutory requirements under the MGA, including the enactment of an adoption bylaw. The MDP may also be amended where determined to be appropriate and necessary in accordance with the MGA and Section 5.4 of this MDP.

5.1.1.2 The Town will promote decision-making in relation to the implementation of the MDP and associated municipal priorities for public funding and phasing of growth by encouraging decision-making that has regard for annual capital and operating budget capacities and by undertaking public engagement as part of the budgetary process. The policies contained within the MDP are not intended to explicitly commit Council to any funding decisions.

5.1.2 INTERMUNICIPAL PLANNING & REGIONAL COOPERATION

5.1.2.1 The Town must have regard for its commitment as an intermunicipal partner and as required under the Strathmore-Wheatland County IDP, which includes the following:

a) That joint growth and development opportunities be explored and that cost-sharing for amenities, facilities, services, infrastructure, or maintenance where mutual benefit exists be preferred;

b) That all development proposals involving lands that are within the IDP's "Urban Referral Area" and not within an existing plan be referred to Wheatland County for review and comment;

c) That a review of all development proposals involving lands that are within the IDP's "Predominantly Agricultural Lands" that have been referred to the Town is completed; and,

d) That the Town follows all requirements under Part 4, Division 6 of the MGA and adhere to the Strathmore-Wheatland County IDP as it relates to future annexations.

5.1.2.2 The Town will ensure that annexation proposals are representative of good land use planning by confirming the following prior to deciding to proceed:

a) That annexation would occur well in advance of development to allow for an effective growth management approach to developing the lands;

b) That longer-term growth and development options are protected;

c) That a comprehensive fiscal, growth, infrastructure, and servicing feasibility analysis is completed and its findings are accepted by the Town; and,

d) That development potential and land consumption to the south of Highway #1 and on lands adjacent to any future highway bypass are considered from a future growth opportunity perspective.

5.1.3 PUBLIC ENGAGEMENT

5.1.3.1 The Town will ensure that all people and groups have an opportunity to be heard in an open and transparent manner when a development proposal is under consideration by:

a) Committing to public engagement during the land use planning process through a variety of techniques that are appropriate to the subject matter and circumstances and in accordance with all requirements of the Town's Public Participation Policy and under the MGA;

b) Requiring a minimum of one public open house be hosted by the proponent of a development proposal seeking approval of a new or amended ASP or ARP, or where determined to be appropriate an Outline Plan; and,

c) Requiring notice of all public open houses related to an ASP, ARP, or Outline Plan be provided both in print and electronic formats.

5.1.3.2 The Town should promote fair and equitable access to land use planning processes, including public engagement as part of the decision-making process by:

a) Making information available on a development proposal in both print and electronic formats and where appropriate on all municipal online platforms;

b) Encouraging all planning applications involving statutory notice of a public hearing exceeds minimum requirements by utilizing online resources and platforms to further notify the public and invite feedback from a larger audience; and,

c) Providing mailing information when requested to assist an applicant with providing required public notices and engagement opportunities to residents and businesses provided that all privacy legislation and guidelines are followed.

5.1.4 STATUTORY & REGULATORY REQUIREMENTS

5.1.4.1 The Town will avoid conflict between agricultural lands and existing or future urban development by discouraging new or expanded Confined Feeding Operations (CFOs), or stand-alone manure storage facilities within the Town, or on any lands within the Strathmore-Wheatland County IDP, or otherwise situated within 3.5 km (2.17 mi) or less from the Town's municipal boundary.

5.1.4.2 The Town will respond to notifications or circulations from the Alberta Energy Regulator (AER) when a new oil and gas facility or operation is proposed by communicating the prioritization of public safety and a position of opposition to the locating of any oil or gas facilities or operations in the Town or within 1.5 km (0.93 mi) of the municipal boundary.

5.1.4.3 The Town will refer all subdivision and development permit applications located within 1.5 km (0.93 mi) of a known sour gas facility to the AER and require that any resulting setbacks from the AER are met or exceeded pursuant to the Subdivision and Development Regulation unless notice is received that a reduced setback has been approved by AER.

5.2 MONITORING THE TOWN'S PLAN

5.2.1 The Town should prepare an annual report for Council's consideration detailing any updates or housekeeping amendments to the Town's MDP that are recommended for consistency purposes with the Town's approved and current policy directions, or to ensure that current best practices, community values and desires, growth forecasts, implementation progress, market trends, and municipal financial capacities are being adaptively managed and reflected in the MDP.

5.2.2 The Town should regularly engage builders, developers, business and community associations and organizations, and Indigenous communities to facilitate the exchange of strengths, weaknesses, opportunities, and threats related to land use planning and development processes in Strathmore.

5.2.3 The Town should update applicable figures and tables, maps, measurements, and policies, in the MDP when more current information, reports, or analyses become available, or upon Council's approval of any related plans, reports, and studies.

5.2.4 The Town should promote the implementation of the MDP by exploring the creation of a monitoring program, which could include key performance indicators and other measures, that can quantify progress and properly evaluate the MDP for its policy effectiveness on areas such as, but not limited to the following:

a) Affordable and accessible housing;

b) Employment land supply;

c) Residential densities;

d) Property assessment ratios; and/or,

e) Strategic intensification.

5.3 REVIEWING THE TOWN'S PLAN

5.3.1 The Town will ensure that the Town's MDP is adaptively managed and continually reflective of current best practices, overall community values, growth forecasts, implementation progress, market trends, and municipal financial capacities by requiring a comprehensive review of the MDP once the Town's population has increased beyond 25,000 people or every five years, whichever occurs first, and only if Council determines that a comprehensive review would be appropriate.

5.3.2 The Town should prepare a report for Council's consideration once the Town's population exceeds 25,000 people or every five years, whichever occurs first, that includes the following information:

a) A recommendation on whether a comprehensive review is appropriate;

b) An overview of the MDP's progress toward implementing policy directions and documenting where policy directions have been achieved and are now obsolete or need to be refocused; and,

c) An overview of potential amendments where:

i. The MDP would benefit from incorporating new or amended policy directions found in other statutory and non-statutory documents, plans or reports that have been updated or from deleting obsolete policy directions; and,

ii. The MDP would benefit from an adjustment to a policy direction to better position the Town, residents, and businesses for success.

5.4 AMENDING THE TOWN'S PLAN

5.4.1 The Town or any landowner may initiate an amendment to the Town's MDP and any amendment that is authorized by Council shall be adopted by bylaw and in accordance with all procedural and content requirements of the MGA.

5.4.1.2 The MDP must be amended in the following circumstances:

a) Where a major policy direction or intent would be altered or changed, or where a major site-specific exemption from a certain policy direction or intent is proposed; or,

b) Where an amendment to the Town's Land Use Bylaw would not be consistent with an applicable or intended land use designation under Map B: Land Use Concept; or,

c) Where other statutory plans are deemed to conflict with the policy directions and intent of the MDP.

5.4.3 The MDP does not need to be amended in the following circumstances provided that the intent of the MDP is not materially altered:

a) Where a minor policy direction or intent would be altered or changed, or where a minor site-specific exemption from a certain policy direction or intent is proposed;

b) To make typographical, stylistic, or photographical additions, corrections, or deletions;

c) To make corrections, deletions, or updates to any maps, figures, tables, or measurements; and,

d) To make corrections, deletions, or updates to any of the weblinks embedded in the MDP or to add additional weblinks that do not materially alter the intent of the MDP.

5.4.4 When an amendment to the MDP is initiated by a landowner, the request must include at a minimum the following information prepared by qualified professionals or otherwise to the satisfaction of the Town:

a) A written formal request for amendment along with any required fees;

b) The planning rationale for the proposed amendment;

c) The consistency of the proposed amendment with the policy directions of the MDP and any related municipal plans, policies, reports, or studies, and with any applicable provincial policies or plans;

d) The effect of the proposed amendment on adjacent land uses and on any municipal infrastructure and services; and,

e) The preparation of a public and stakeholder engagement strategy.

5.4.5 The Town may request the submission of additional information prepared by a qualified professional to help assess the appropriateness of a proposed amendment to the MDP, such as but not limited to environmental impacts, fiscal impacts, land use planning, municipal infrastructure and servicing impacts, and local economic impacts, and where appropriate the Town may determine the scope of any required additional information in consultation with the landowner.".

ii) By deleting "**Figure 10: Referral Area of Interest**" entirely.

3. EFFECTIVE DATE

3.1 This Bylaw shall come into force and effect upon receiving third and final reading and having been signed accordingly.

READ A FIRST TIME this _____ day of _____, 2026

PUBLIC HEARING HELD this _____ day of _____, 2026

READ A SECOND TIME this _____ day of _____, 2026

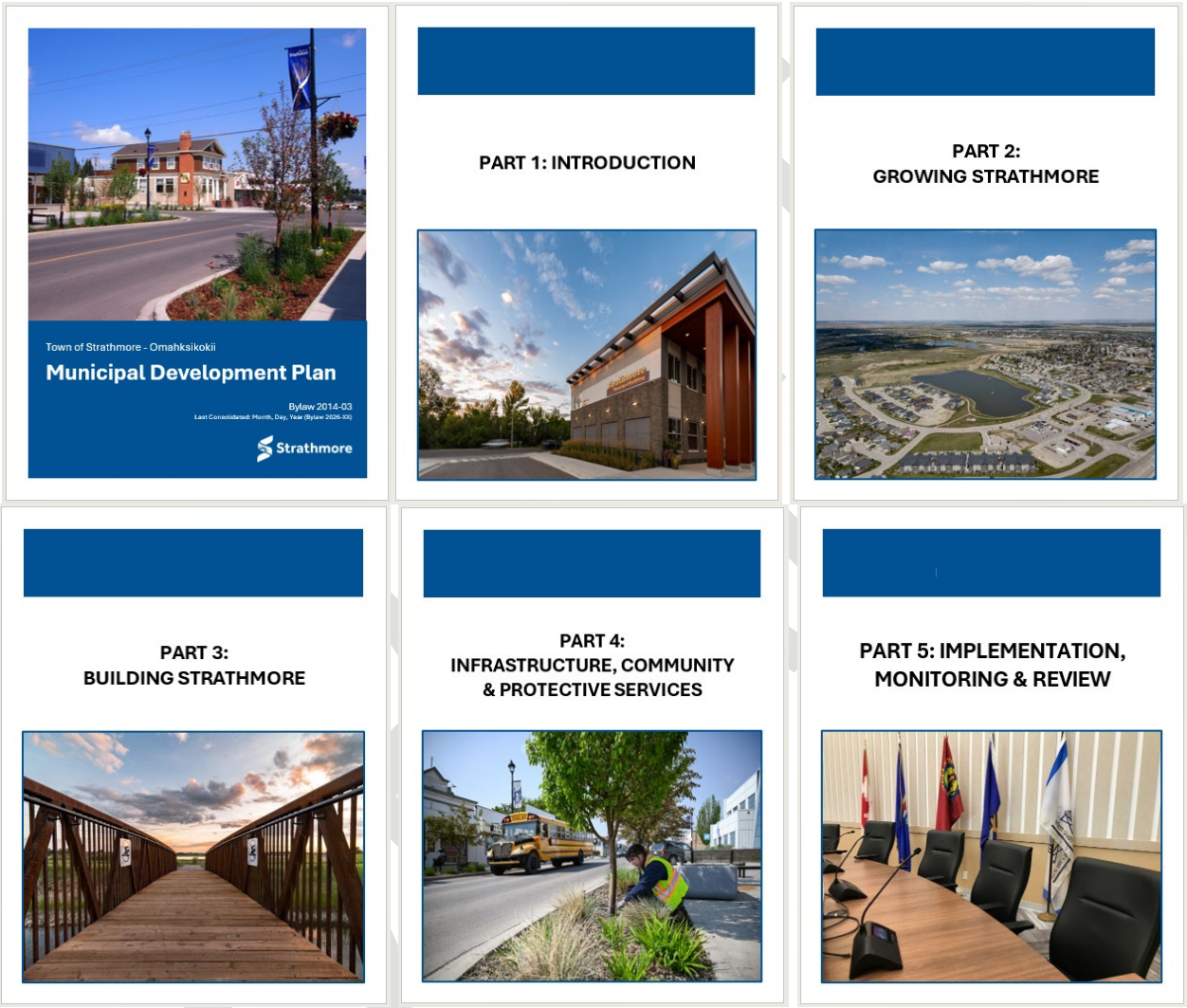
READ A THIRD AND FINAL TIME this _____ day of _____, 2026

_____
Mayor

_____
Director of Strategic, Administrative
& Financial Services

DRAFT

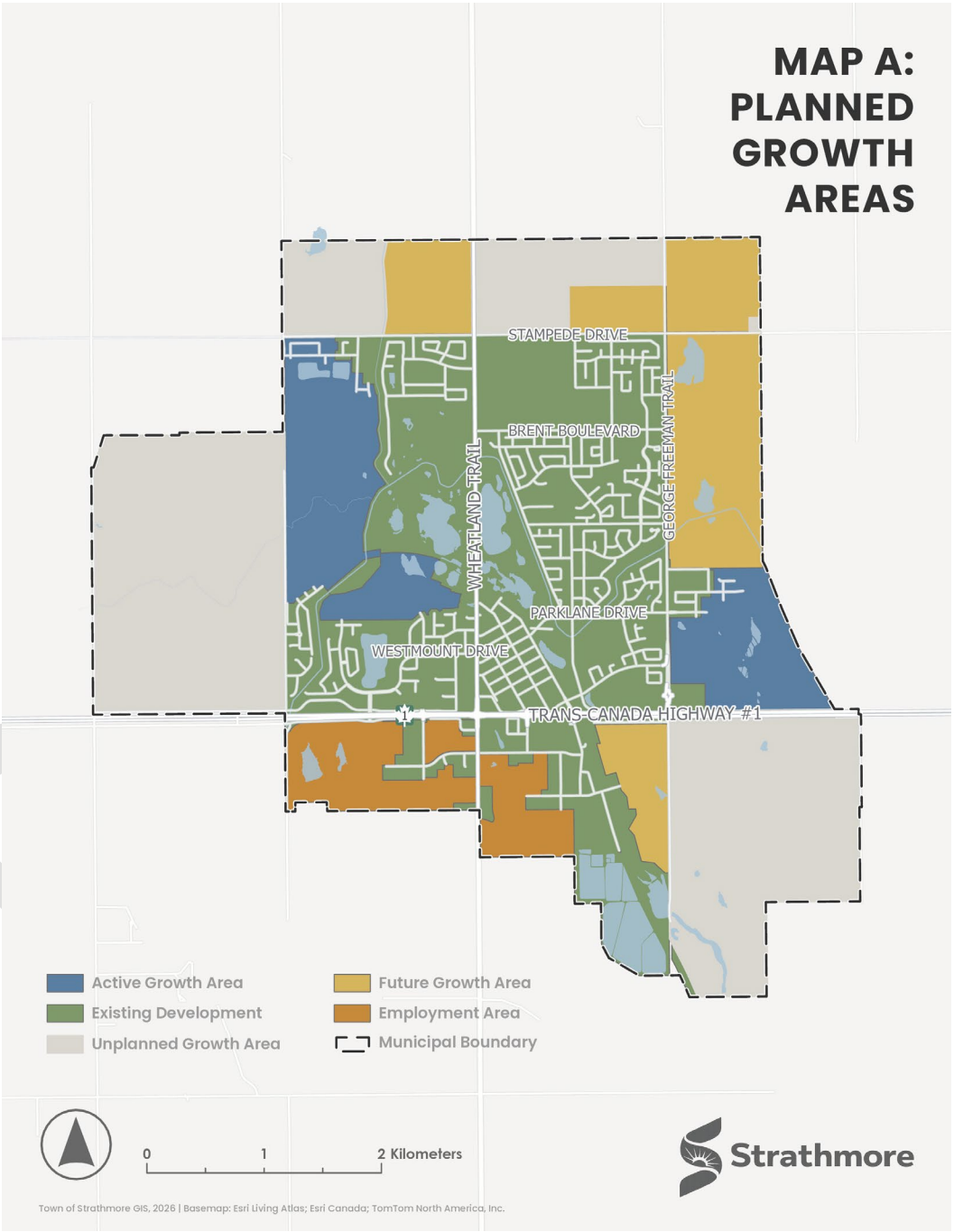
SCHEDULE "A" – COVER PAGE & SECTION PAGES



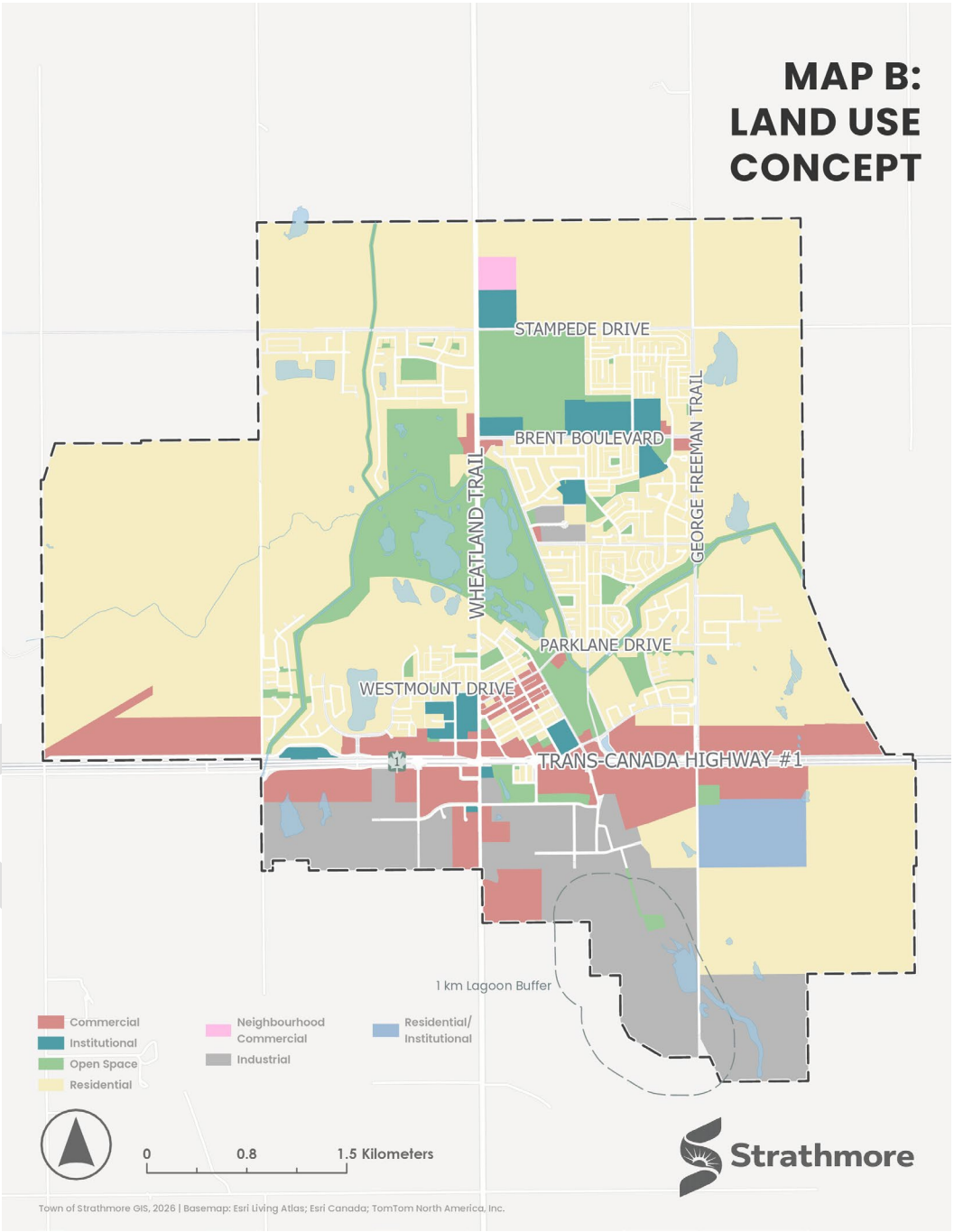
SCHEDULE "B" – TABLE OF CONTENTS (HOLDING)

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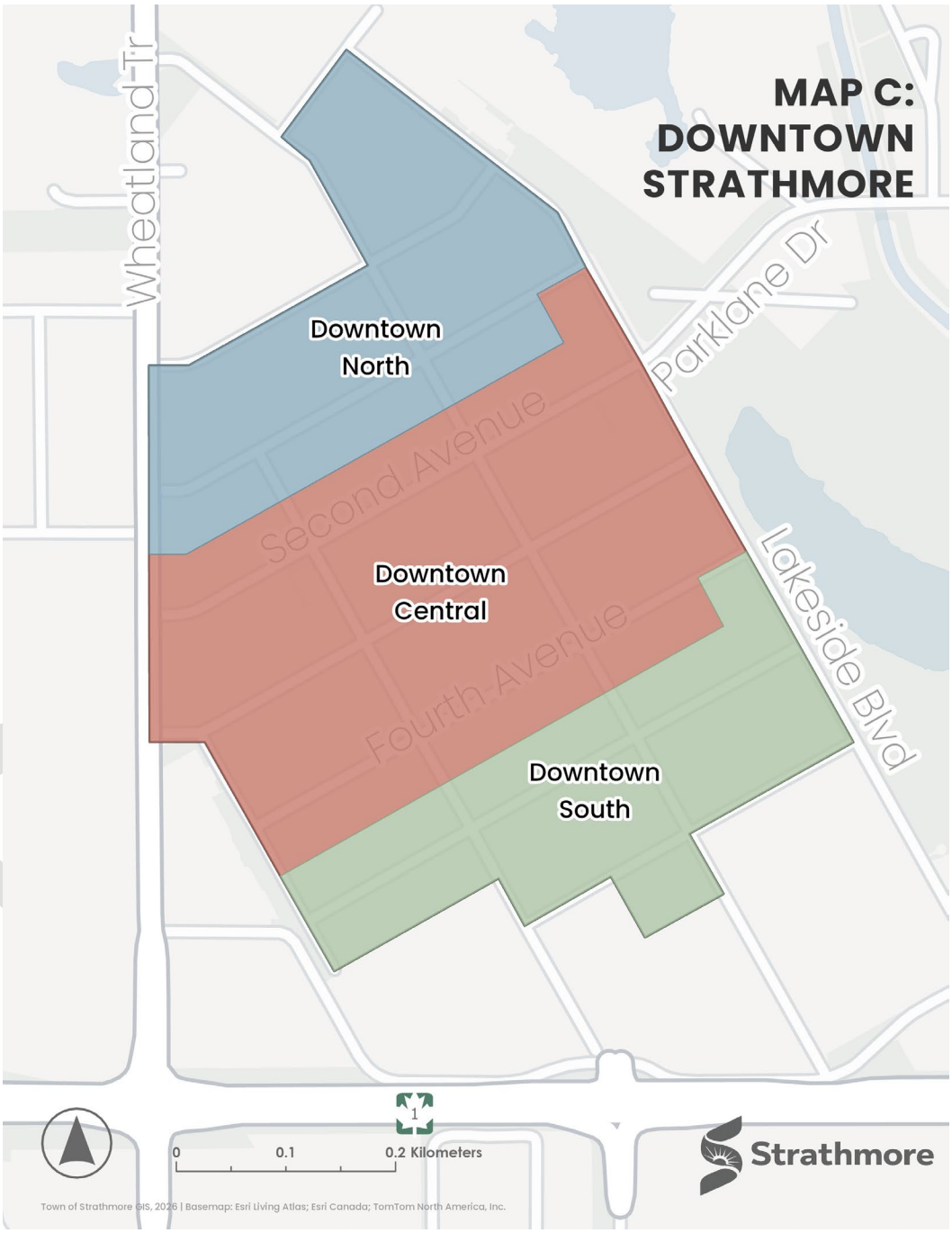
SCHEDULE "C" – MAP A: PLANNED GROWTH AREAS



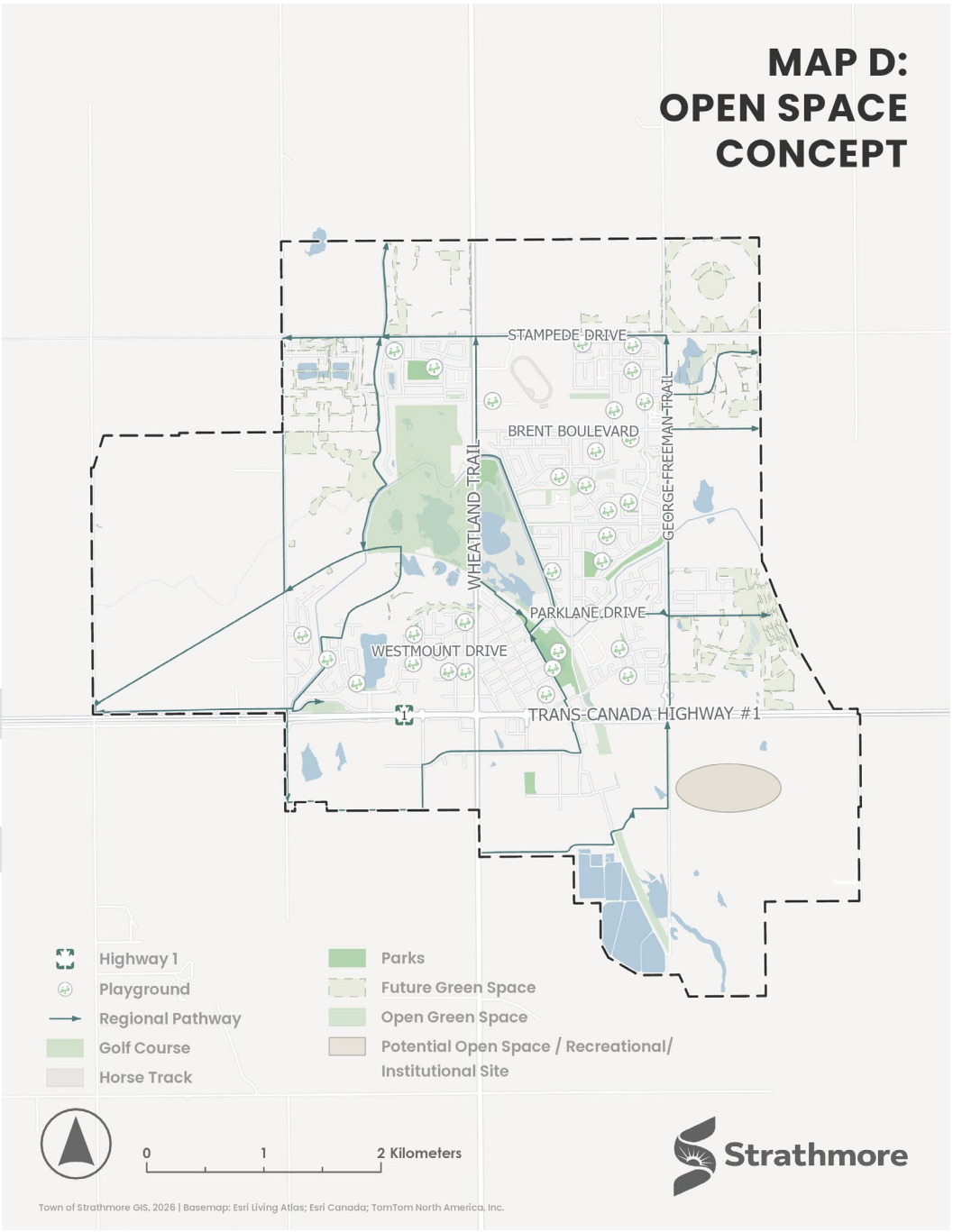
SCHEDULE "D" – MAP B: LAND USE CONCEPT



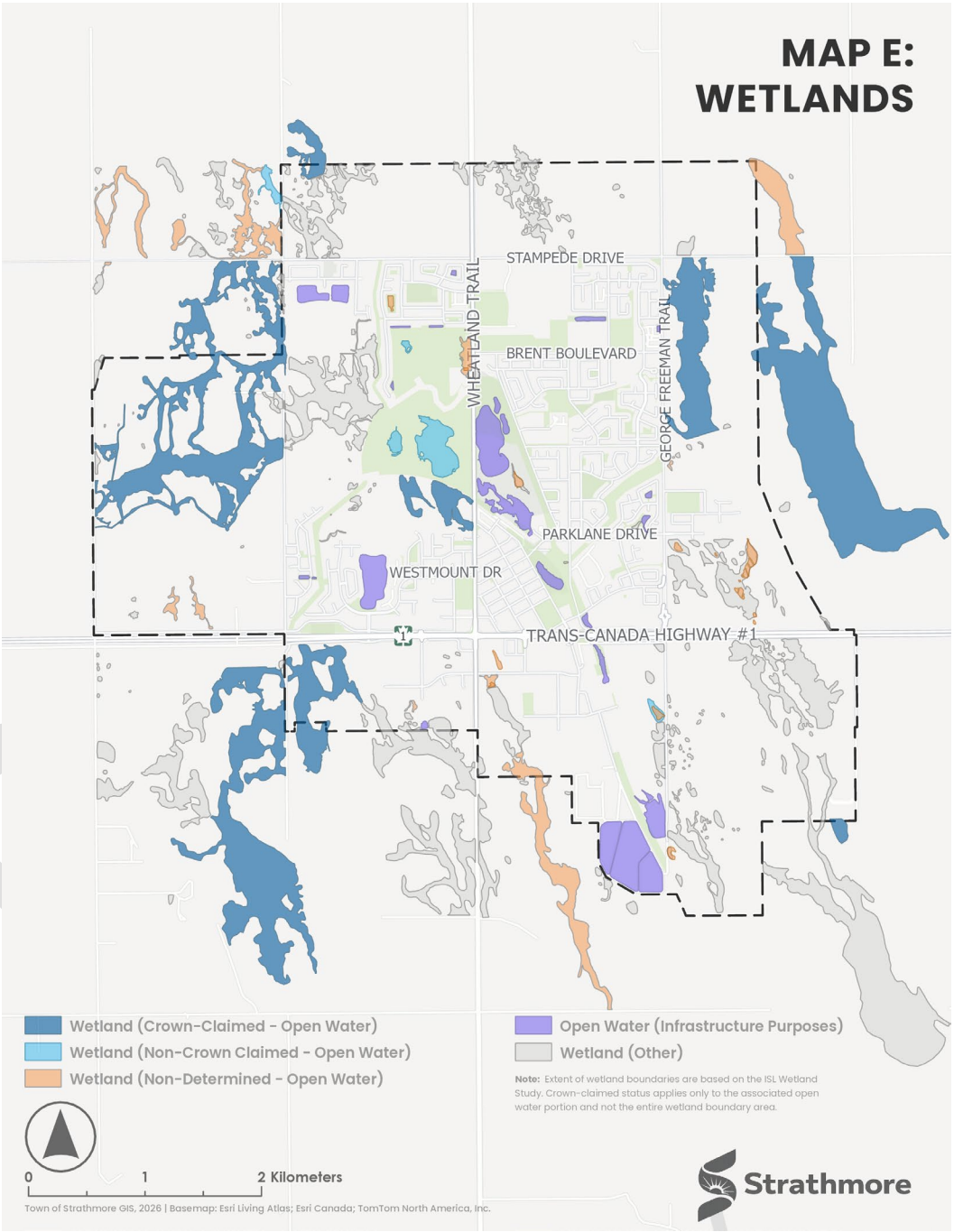
SCHEDULE "E" – MAP C: DOWNTOWN BOUNDARIES



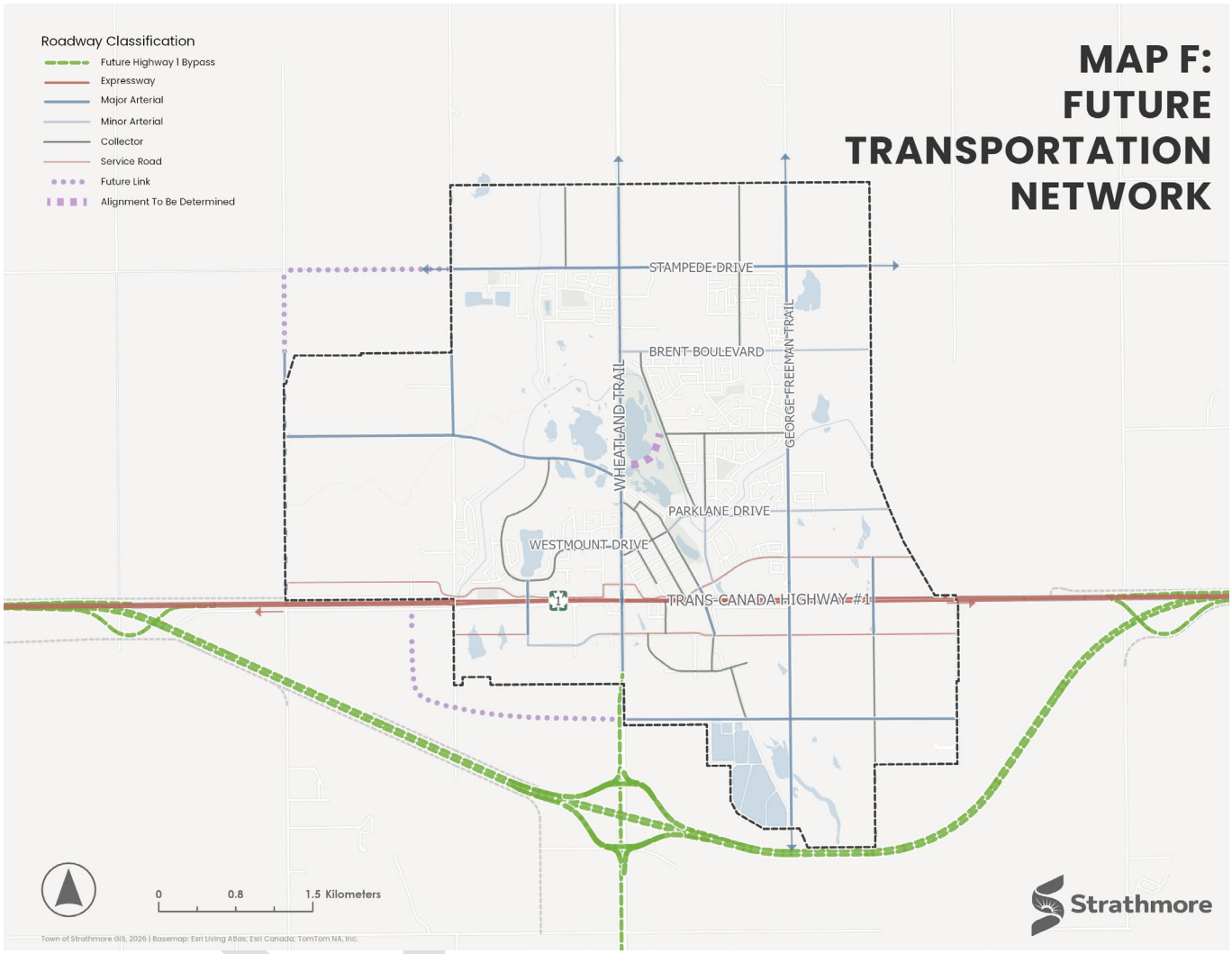
SCHEDULE "F" – MAP D: OPEN SPACE CONCEPT



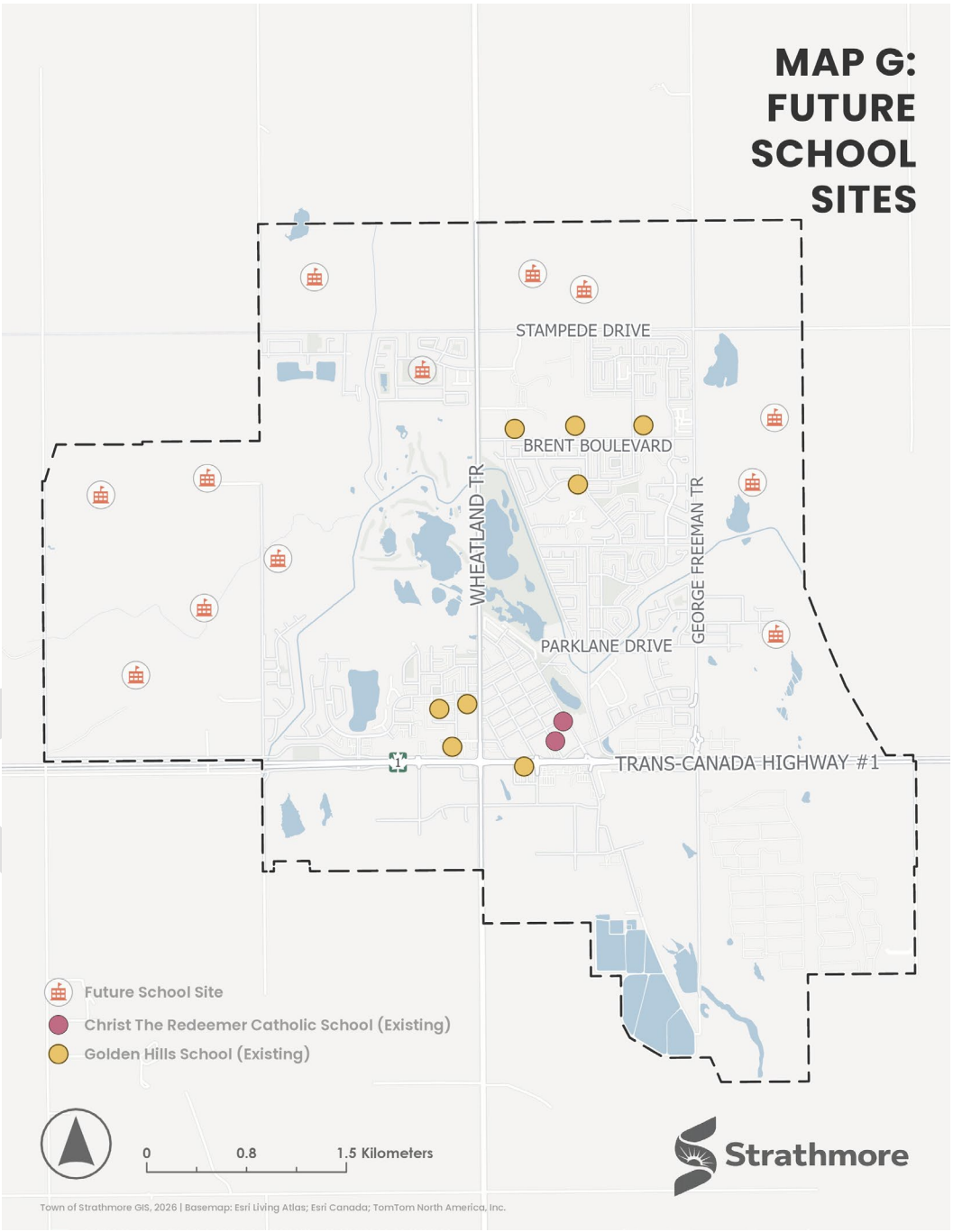
SCHEDULE "G" – MAP E: WETLANDS



SCHEDULE "H" – MAP F: FUTURE TRANSPORTATION NETWORK



SCHEDULE "I" – MAP G: FUTURE SCHOOL SITES



Request for Decision

To: Council

Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: September 27, 2026

Meeting Date: October 21, 2026

SUBJECT:	**2027 Fees Bylaw No. 26-15**
RECOMMENDED MOTION:	THAT Council give First Reading to Bylaw 26-15, being the 2027 Fees Bylaw. THAT Council give Second Reading to Bylaw 26-15, being the 2027 Fees Bylaw. THAT Council give unanimous consent to give Third and Final Reading to Bylaw 26-15, being the 2027 Fees Bylaw. THAT Council give Third Reading to Bylaw 26-15, being the 2027 Fees Bylaw.

REPORT SUMMARY

KEY ISSUE(S):

Approximately 30% of the Town's revenues are derived from fees and charges authorized in the bylaw. Fees and charges are reviewed annually and adjusted to reflect changes in level of services, increased contribution to reserves or cost recovery in delivering the program as well as inflation.

FINANCIAL IMPLICATIONS:

Approximately 30% of the Town's revenues are derived from fees and charges authorized in the annual rate bylaw. Fees and charges are reviewed annually and adjusted to reflect changes in level of services, increased contribution to reserves or cost recovery in delivering the program as well as inflation. Administration recommends the approval of this bylaw to ensure that the projected revenue can be accounted for in the draft 2027 budget, which will be presented to Council for consideration in a later meeting.

BACKGROUND:

Administration reviews the Fees and Charges Schedule on an annual basis to make recommended changes to Council for the next fiscal year.

Following is a summary of changes made to the different areas of the schedule for 2027:

Taxation & Assessment

- Increase of $10 in rate for Tax Certificate generation to account for inflationary costs over the last few years and to align the Town's rate more closely with surrounding municipalities that provide similar services.
- Decrease in fine for rejected charges (e.g. Non Sufficient Funds, frozen accounts etc.) to remain comparable with rates from other municipalities.
- Implementation of a new rate for printing paper copies of the assessment and property tax notices. A function in the financial system allows for electronic billing - in order to motivate property owners to sign up, Administration is suggesting a fee of $2 per page for printing hard copies, which aligns with the Town's current printing charge for hard copy utility bills.

G.I.S.

- Inflationary changes to some items.

Business License

- No changes recommended from the prior year.

Planning & Development

- Inflationary increases to most items.
- Changes to other fees based on staff resource required to provide those services.

Utilities

The City of Calgary supplies waterto several municipalities in its surrounding area, including the Town of Strathmore. Calgary is looking at a significant increase in its Capital Plan which, in turn, greatly impacts the water purchase price for other municipalities. To offset that surge in water costs as well as simplifying the process for monthly water meter system billing, Administration is recommending some changes to the billing components:

- Increase of $1.05 per cubic meter to water consumption charges.
- Inflationary and increases in cost of providing services for associated items on the Utilities Schedule.
- Consolidation of current list of eleven (11) different meter sizes into three categories/groups based on the size range.

The table below indicates the suggested modification to the water meters classification; it also provides an estimated change in monthly billing based on average consumption for standard households/facilities in accordance with the new meter categories.

Current Water Meter System	**Consolidated Water Meter System**	2026 Average Monthly Bill	**2027 Average Monthly Bill**	**Monthly Change** (+/-)
17mm (5/8")	<1.0"	155.39	172.07	16.68

19mm (3/4")				
25mm (1")	1.0"≤, <2.0"	1318.25	1031.00	-287.26
32mm (1 1/4")				
38mm (1 1/2")				
51mm (2")	2.0" ≤	2827.33	3551.5	724.18
76mm (3")				
102mm (4")				
152mm (5")				
203mm (8")				
254mm (10")				

Municipal Enforcement, Miscellaneous, Taxi, and RCMP

- No changes recommended from the prior year.

Cemetery

- Increase of 10% for all products and services to account for inflationary costs over the last couple of years as well as the cost of providing improved required maintenance services (e.g. cleanups, inspections etc.). This will help to prevent/mitigate, in the future, any large one-time increment to cover accumulated expenditures in providing these services.

Fire

- Inflationary increases to some items.
- Changes in couple of other fees based on staff resource required to provide those services.

Family Centre

- Most access charges and passes are recommended to stay as is, with an increase of 2% to ice and room rentals and 10% to meeting room rentals.

Aquatic

- Most access charges and passes are recommended to stay as is, with an increase of 2% to public rentals.

All-Access Pass

- The All-Access Pass is recommended to stay as is.

Strathmore Motor Products Sports Centre

- Most access charges and passes are recommended to stay as is, with an increase of 3% to field rentals and a 2% to all other rentals.

Strathmore Civic Centre

- Most charges recommend a 2% increase.

Based on Council direction, a more comprehensive cost recovery policy will be developed in 2027 and brought to Council prior to the 2028 Fees Bylaw.

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 rate bylaw gives Council a framework to ensure fair and equitable charges to residents. By reviewing it on an annual basis, it also ensures financial sustainability of the Town. Administration is recommending that Council review and set the rates for 2027 fees and charges in advance of budget deliberations. This will provide clarity and direction to Administration in terms of the revenue projects for the 2027 budget.

IMPLEMENTATION

COMMUNICATIONS:

The 2027 Fees Bylaw will be posted on the Town of Strathmore website once enacted.

Administration is working on a communications plan to better inform the public of the upcoming increase in water rates. The plan consists of the following key messaging to the Town.

- Calgary provides water and wastewater systems support to customers across Calgary and the surrounding communities, including the Town of Strathmore.
- The break in Bearspaw South Feeder Main earlier this year prompted Calgary to assess its current infrastructure system more closely in order to gain a better understanding of its condition and risks.
- The City has determined that factors such as aging infrastructure and rapid growth have outpaced investment overtime. To continue providing safe drinking water, a significant investment is needed in its capital plan.
- This resolution has direct impact on the water purchasing price to the communities that the City supports. As a result, the Town of Strathmore is going to see a considerable increase in its water rates for the upcoming year.

- Administration is in active conversation with the City of Calgary on the pricing and is working out a way to balance the increase between fixed and consumption costs for the Town's residents.

This key messaging will be communicated in more detail via the following avenues.

- 2027 Budget Press Release
- Advertisement in two issues of the Strathmore Times (one in December 2026, and one in January 2027)
- Utility insert mailed/emailed along with first cycle of regular utility bills in 2027

NEXT STEPS:

If the bylaw is given Third Reading, Administration will implement for January 1, 2027.

ALTERNATIVE MOTIONS:

Council can ask for amendments to a portion or portions of the 2027 Fees Bylaw.
Council can direct Administration to bring the bylaw back to another Committee of the Whole for additional discussion.

REPORT AUTHOR:

Rose Jia, Manager, Financial Services

ATTACHMENTS:

Attachment I: 2027 Fees Bylaw No. 26-15

Jamie Dugdale, Director of Infrastructure, Operations, and Development Services	Approved - 16 Oct 2026
Mark Pretzlaff, Director of Community and Protective Services	Approved - 16 Oct 2026

BYLAW NO. 26-15

TOWN OF STRATHMNORE

IN THE PROVINCE OF ALBERTA

A BYLAW OF THE TOWN OF STRATHMORE IN THE PROVINCE OF ALBERTA TO ESTABLISH FEES, RATES, CHARGES AND PENALTIES FOR SERVICES PROVIDED BY THE MUNICIPALITY.

WHEREAS, pursuant to the Municipal Government Act, R.S.A. 2000, c. M-26 (hereinafter referred to as "the Act") and amendments thereto a municipality has the authority to establish fees and charges for the provision of goods and services;

AND WHEREAS, the Act provides that a municipality may pass a bylaw for the establishment of fees for licenses, permits and approvals as established by Council;

AND WHEREAS, the Safety Codes Act, R.S.A 2000, Chapter S-1, as amended or repealed and replaced from time to time, authorizes an accredited municipality to make bylaws respecting fees for anything issued or any material or services provided pursuant to the Safety Codes Act;

AND WHEREAS, the *Access to Information Act* and *Protection of Privacy Act* , as amended, states that a municipality must make certain information available to the public and that the Council may pass a bylaw to establish fees for the provision of information;

AND WHEREAS, the Council of the Town of Strathmore in the Province of Alberta, deems it expedient to consolidate the fees, rates and charges for various municipal services;

NOW THEREFORE, The Council of the Town of Strathmore, in the Province of Alberta, duly assembled, hereby enacts as follows:

1. PURPOSE AND TITLE

1.1. This Bylaw maybe cited as the "2027 Fees Bylaw."

1.2. The purpose of this Bylaw is to establish fees, rates, charges, and penalties for services provided by the municipality.

2. APPLICATION

2.1. The fees, rates, charges, and penalties for services are outlined in the attached Schedules of this Bylaw.

2.2. Council may consider setting or permitting special rates for special circumstances, special items, and individual agreements with outside parties or for any items not covered in the Fees Schedules, a resolution of Council may set such fees.

2.3. The CAO, at their discretion, may consider waiving any fee for any event that benefits the community.

2.4. All fees hereinafter are subject to a 2% penalty on overdue accounts unless otherwise stated in the attached Schedules. This penalty may be waived at the discretion of the CAO.

2.5. If this Bylaw conflicts with another existing Bylaw, this Bylaw will take paramountcy.

3. REPEAL

3.1. Bylaw 25-23, and amendments thereto, will be repealed on January 1, 2027.

4. EFFECTIVE DATE

4.1. This Bylaw shall come into full force and effect on January 1, 2027 upon receiving third and final reading and being signed.

READ A FIRST TIME this ___ day of October 2026.

READ A SECOND TIME this ___ day of October 2026.

READ A THIRD AND FINAL TIME this __ day of October 2026.

_____
Mayor

_____
Director of Strategic, Administrative,
and Financial Services

Town of Strathmore - Fees Bylaw Schedules
Schedule A - ATIA/POPA Fees

Item	2026	2027	Unit of Measure	GST E = Exempt I = Included T = Taxable	Annual Increase
For searching for, locating and retrieving a record	$6.75	$6.75	per 1/4 hr.	T	0.0%
For converting or reformatting records:					
(a) Converting a record into a redactable format	$0.25	$0.25	per page	T	
(b) reformatting audiovisual files into a redactable format	$6.75	$6.75	per 1/4 hr.	T	
For producing a paper copy of a record:					
(a) photocopies and computer printouts:					
i) black and white up to 8 1/2" x 14"	$0.25	$0.25	per page	T	0.0%
(ii) other formats	$0.50	$0.50	per page	T	0.0%
(b) from microfiche or microfilm	$0.50	$0.50	per page	T	0.0%
(c) plans and blueprints	Actual cost to public body	Actual cost to public body	Actual cost to public body	T	
For producing a copy of a record by duplication of the following media:					
(a) microfiche and microfilm	Actual cost to public body	Actual cost to public body	Actual cost to public body	T	
(b) computer disks	$5.00	$5.00	per disk	T	0.0%
(c) computer tapes	Actual cost to public body	Actual cost to public body	Actual cost to public body	T	
(d) slides	$2.00	$2.00	per slide	T	0.0%
(e) audio and video tapes	Actual cost to public body	Actual cost to public body	Actual cost to public body	T	
For producing a photographic copy (colour or black and white) oriented on photographic paper from a negative, slide or digital image:					
(a) 4" x 6"	$3.00	$3.00	per page	T	0.0%
(b) 5" x 7"	$6.00	$6.00	per page	T	0.0%
(c) 8" x 10"	$10.00	$10.00	per page	T	0.0%
(d) 11" x 14"	$20.00	$20.00	per page	T	0.0%
(e) 16" x 20"	$30.00	$30.00	per page	T	0.0%
For producing a copy of a record by any process or in any medium or format not listed in sections 2 to 5 above	Actual cost to public body	Actual cost to public body	Actual cost to public body	T	
For preparing and handling a record for disclosure	$6.75	$6.75	per 1/4 hr.	T	0.0%
For supervising the examination of a record	$6.75	$6.75	per 1/4 hr.	T	0.0%
For shipping a record or a copy of a record	Actual cost to public body	Actual cost to public body	Actual cost to public body	T	

Town of Strathmore - Fees Bylaw Schedules
Schedule B - Taxation and Assessment

Item	2026	2027	Unit of Measure	GST E = Exempt I = Included T = Taxable	Annual Increase
Assessment Review Board Filing Fees					
Category of complaint					
Residential 3 or fewer dwellings and farm land	$50	$50	per appeal	E	0.0%
Residential 4 or more dwellings	$650	$650	per appeal	E	0.0%
Non - Residential	$650	$650	per appeal	E	0.0%
Tax Notices (other than business tax)	$30	$30	per appeal	E	0.0%
Equalized Assessment	$650	$650	per appeal	E	0.0%
Linear property - Power Generation (per facility)	$650	$650	per appeal	E	0.0%
Linear property- other (per LPAUID)	$50	$50	per appeal	E	0.0%
Service Product					
Tax Certificate (generated on-line through Virtual Town Hall)	$25	$35	per property	E	40.0%
Tax Certificate (generated by Tax Clerk)	$40	$50	per property	E	25.0%
Rejected Item Charge (NSF, Frozen Accounts, etc.)	$50	$40	per item	E	-20.0%
Paper Billing Fee		$2.00	per bill produced	E	NEW
Tax Notification on Properties That Have Fallen into Tax Arrears					
Registration Fee	$50	$50	per property	E	0.0%
Tax notification to third parties	$20	$20	per property	E	0.0%
Advertising (Alberta Gazette listing & local Media advertising)	cost recovery + 10% admin	cost recovery + 10% admin	per property	E	

Town of Strathmore - Fees Bylaw Schedules
Schedule C - G.I.S.

Item	2026	2027	Unit of Measure	GST E = Exempt I = Included T = Taxable	Annual Increase
Mapping Fees					
Address - AutoCAD	$250	$255	per map	T	2.0%
Buildings Footprint - Shapefile	$120	$123	per map	T	2.5%
Contours - AutoCAD	$250	$255	per map	T	2.0%
Contours - Shapefile	$250	$255	per map	T	2.0%
Water Network - Shapefile	$130	$133	per map	T	2.3%
Sanitary Network - Shapefile	$130	$133	per map	T	2.3%
Storm Network - Shapefile	$130	$133	per map	T	2.3%
Water, Sanitary & Storm Bundle - Shapefile	$350	$357	per map	T	2.0%
Roadways - Shapefile	$250	$255	per map	T	2.0%
Pathways - Shapefile	$160	$163	per map	T	1.9%
Water Bodies - Shapefile	$150	$153	per map	T	2.0%
Orthophoto - Shapefile	$550	$562	per map	T	2.2%
Processing Fee (per hour) - TIF	$45	$46	per hour	T	2.2%
Hard Copy					
Address 8 1/2" x 11" or 11" x 17"	$40	$41	per sheet	T	2.5%
Land Use 8 1/2" x 11" or 11" x 17"	$12	$12	per sheet	T	0.0%
Legal 8 1/2" x 11" or 11" x 17"	$35	$36	per sheet	T	2.9%
Custom 8 1/2" x 11" or 11" x 17"	$45	$46	per sheet	T	2.2%
Address 24"	$20	$20	per sheet	T	0.0%
Sanitary Sewer System 24"	$20	$20	per sheet	T	0.0%
Water System 24"	$20	$20	per sheet	T	0.0%
Storm Sewer System 24"	$20	$20	per sheet	T	0.0%
Land Use 24"	$30	$30	per sheet	T	0.0%
Legal 24"	$20	$20	per sheet	T	0.0%
Aerial Photo 24"	$100	$102	per sheet	T	2.0%
Custom 24"	$60	$61	per sheet	T	1.7%
Address 36"	$40	$41	per sheet	T	2.5%
Sanitary Sewer System 36"	$40	$41	per sheet	T	2.5%
Water System 36"	$40	$41	per sheet	T	2.5%
Storm Sewer System 36"	$40	$41	per sheet	T	2.5%
Land Use 36"	$40	$41	per sheet	T	2.5%
Legal 36"	$40	$41	per sheet	T	2.5%

Town of Strathmore - Fees Bylaw Schedules
Schedule C - G.I.S.

Item	2026	2027	Unit of Measure	GST E = Exempt I = Included T = Taxable	Annual Increase
Aerial Photo 36"	$120	$123	per sheet	T	2.5%
Custom 36"	$40	$41	per sheet	T	2.5%
Address 42"	$50	$51	per sheet	T	2.0%
Sanitary Sewer System 42"	$50	$51	per sheet	T	2.0%
Water System 42"	$50	$51	per sheet	T	2.0%
Storm Sewer System 42"	$50	$51	per sheet	T	2.0%
Land Use 42"	$50	$51	per sheet	T	2.0%
Legal 42"	$50	$51	per sheet	T	2.0%
Aerial Photo 42"	$150	$153	per sheet	T	2.0%
Custom 42"	$80	$82	per sheet	T	2.5%

Town of Strathmore - Fees Bylaw Schedules
Schedule D - Business Licensing Fees

Item	2026	2027	Unit of Measure	GST E = Exempt I = Included T = Taxable	Annual Increase
General Business Licenses Fees					
Residential	$110.00	$110.00	per business	E	0.0%
Non-residential Based on Siksika Reserve or in Wheatland County	$175.00	$175.00	per business	E	0.0%
Non-residential Outside Strathmore, Siksika Reserve, or Wheatland County	$275.00	$275.00	per business	E	0.0%
Specific Classification Business License Fees					
Home Based Business	$110.00	$110.00	per business	E	
Restaurants					
Drive-Thru Restaurants	$410.00	$410.00	per business	E	0.0%
Limited/Full-Service Restaurants	$110.00	$110.00	per business	E	0.0%
Storefront Retail and Sales					
Large Retail Commercial (over 12,000 sq ft)	$1,000.00	$1,000.00	per business	E	0.0%
Medium Retail Commercial (up to 12,000 sq ft)	$600.00	$600.00	per business	E	0.0%
Small Retail Commercial (up to 5,000 sq ft)	$110.00	$110.00	per business	E	0.0%
Hawkers, Peddlers and Street Vendors Contractors					
Contractors apply for the period required for a business license.	$110.00	$110.00	per business	E	0.0%
Fee is $5.00 per day ($75.00 minimum/ $200 maximum)					
Ex. If a license is required for 3 0 days the fee is $150					
Other Charges					
Notice of Change/ Administrative Fee	$25.00	$25.00	per permit	E	0.0%
Appeal Request	$100.00	$100.00	per permit	E	0.0%
The specified penalty for breach of Bylaw No. 21-20, Business Licensing Bylaw:					
1st offence	$500.00	$500.00	-	E	0.0%
2nd offence	$1,000.00	$1,000.00	-	E	0.0%
3rd offence	$2,500.00	$2,500.00	-	E	0.0%

Additional notes about Business License Fees:

1. Where a Resident Business operates only after June 30th of any License year, the fees paid shall be one half the fee shown on Business Licenses schedule.

2. If a Resident Business, with a current Business License, closes prior to July 1st of any License year, a refund of one-half the fee minus an Administrative Fee as set out in, Business Licenses schedule, shall be refunded to the Business owner.

3. Where a first-time application for a Resident Business License has been approved, the fees paid shall be one half the fee shown on Business Licenses schedule.

4. Where a Resident Business is owned and operated by a person 25 years of age or under the Business License Fee schedule, shall be waived.

5. Where a Resident Business License under the "Small Retail Commercial" category of Business Licenses has been renewed for at least twenty-five (25) years by the same Licensee, the Business License Fee shall be waived.

Town of Strathmore - Fees Bylaw Schedules
Schedule E - Planning & Development Fees

Item	2026	2027	Unit of Measure	GST E = Exempt I = Included T = Taxable	Annual Increase
Municipal Addressing (Planning Items inquiries)					
Municipal Addressing (Planning Items)		$100 single address; $300 multiple address	per addressing request		
Bylaw amendments - Statutory Plans, Land Use Bylaw, & Conceptual Schemes					
Textual amendment to the Land Use Bylaw:	$3,075	$3,150	per application	E	2.4%
Direct Control Application:	$4,000	$4,100	per application	E	2.5%
Change to a land use designation on sites with areas of 0.5 ha or less:	$3,590	$3,675	per application	E	2.4%
Change to a land use designation on sites with areas of 0.5 ha or more:	$4,000	$4,100	per permit plus $100 per ha	E	2.5%
Amendment to the Municipal Development Plan:	$3,590	$4,000	per application	E	11.4%
Amendment to an Area Structure Plan or other statutory plan: (If an amendment to a Statutory Plan requires additional amendments to another Statutory Plan or a Conceptual Scheme adopted by bylaw, then the total combined fee for all the amendments may be reduced by $500.00)	$3,750	$4,000	per application	E	6.7%
Oversize charge and off-site levies					
ECRW Oversize Charge for residential development: (Formerly known as Growth Charge for Water Infrastructure)	$585	$600	per dwelling unit, payable at the time of the Development Permit	E	2.5%
ECRW Oversize Charge for new commercial, industrial, and institutional development: (Formerly known as Growth Charge for Water Infrastructure)	$7,915	$8,120	per hectare, payable at the time of the Development Permit	E	2.6%
Off-Site Levies, due at the time of Development Permit Application for all newly developed parcels:	Dependent on location, please see the most recent off-site levy bylaw adopted by the Town of Strathmore	Dependent on location, please see the most recent off-site levy bylaw adopted by the Town of Strathmore	Dependent on location, please see the most recent off-site levy bylaw adopted by the Town of Strathmore	E	
Certificates of letters of compliance					
Residential Certificate or letter of compliance in respect to a Real Property Report:	$170	$175	per certificate	E	2.9%
Residential Certificate or letter of compliance in respect to a Real Property Report Priority/Rush Service:	$280	$290	per certificate	E	3.6%
Non-Residential Certificate or letter of compliance in respect to a Real Property Report	$325	$335	per certificate	E	3.1%
Real Property Report/Letter of Compliance amendment (within 6 months)		50% of original application fees	per certificate	E	#VALUE!
Certificates of Municipal Authority (Condominium Fees)					
Certificate of the Municipal Authority in respect to a condominium for a building:	$40	$40	per unit or such greater fee as prescribed in the Condominium Property Regulation AR 168/2001	E	0.0%
Development Permits					
Accessory buildings - exceeding 10.0 m2 in area in a Residential District:	$170	$175	per building	E	2.9%
Accessory buildings - exceeding 10.0 m2 in area in Districts other than a Residential District:	$320	$330	per building plus $100 per additional building on the same site	E	3.1%
Change of Use Permit - Non-residential development:	$400	$410	per permit	E	2.5%
Change of Use Permit- Non-residential development, Major (Involving Professional Referral)	$840	$860	per permit	E	2.4%
Commercial, Industrial and Institutional - New Development other than additions to an existing building:	$955	$1,000	per permit plus $2.50 per m2	E	4.7%
Commercial, Industrial and Institutional - Additions to existing buildings:	$535	$600	per building plus $1.50 per m2	E	12.1%
Home Occupation Permit: A business, occupation, trade, profession, or craft carried on by an occupant of a dwelling unit as a use secondary to the residential use of the dwelling, and which does not change the character of the building in which it is located.	$280	$190	per permit	E	-32.1%
Other Development Permit - minor, miscellaneous.	$150	$155	per permit	E	3.3%
Signs - Permanent signs:	$340	$350	per sign	E	2.9%
Signs - Temporary signs:	$120	$125 (annually)	per sign	E	#VALUE!
Signs - Other:	$125	$150	per sign	E	20.0%
Stripping and Grading - for sites containing 2.0 ha or less:	$840	$860	per permit	E	2.4%
Stripping and Grading - for sites containing more than 2.0 ha and less than 20 ha:	$1,670	$1,710	per permit	E	2.4%
Striping and Grading - for sites containing more than 20 ha:	$2,780	$2,850	per permit	E	2.5%
Residential Development Permit - Additions to dwellings:	$230	$235	per permit plus $0.50 per m2	E	2.2%
Residential Development Permit - New Development Single-Detached, Semi-Detached, Duplex, and Manufactured Homes:	$375	$500	per dwelling unit	E	33.3%

Town of Strathmore - Fees Bylaw Schedules
Schedule E - Planning & Development Fees

Item	2026	2027	Unit of Measure	GST E = Exempt I = Included T = Taxable	Annual Increase
Residential Development Permit - additional dwelling unit:	$300	$350	per dwelling unit	E	16.7%
Residential Development Permit - buildings containing three (3) or more dwelling units:	$700	$800	per building plus $100 per dwelling unit	E	14.3%
Temporary Development Permit- 12 months or less (minor projects)	$175	$180	per permit	E	2.9%
Temporary Development Permit- 12 months or less (major projects involving Professional Referral)	$840	$860	per permit	E	2.4%
Development commencement without a permit:	Double the permit fees if a development has commenced before the issue of Development Permit	Double the permit fees if a development has commenced before the issue of Development Permit	Double the permit fees if a development has commenced before the issue of Development Permit	E	
Development Permit Relaxations or Variances exceeding 3.0% of a requirement but under 10.0% of a requirement:	$175	$200/ variance (upto 2 variances); $500 (more than 2 variances)	per variance or relaxation in excess of 3% of a requirement up to a maximum of $500	E	#VALUE!
Development Permit Relaxations or Variances exceeding 10.0% of a requirement but under 25.0% of a requirement involving a notification and appeal period:	$225	$250	per variance plus notification fee	E	11.1%
Development Permit Relaxations or Variances exceeding 25.0% of a requirement involving a notification and appeal period:	$360	$400	per variance plus notification fee	E	11.1%
Development Permit Relaxations or Variances for existing development	Double relaxation or variance fees	Double relaxation or variance fees	per variance up to $1,400	E	
Development Permit Extension requested by Applicant/Owner:	$300	$400	per permit	E	33.3%
Development Permit Revision by Applicant/Owner		50% of original application fees (minor revision); new Development Permit application (major revision)	per application		
~~DP Amendment * if circulation is not required~~	~~25% of original fees~~		~~25% of original fees~~	~~E~~	
~~DP Amendment * if circulation is required~~	~~50% of original fees~~		~~50% of original fees~~	~~E~~	
Bylaw Enforcement of Development Permit Non-Compliance, first offence:	$300	$500	per permit	E	66.7%
Bylaw Enforcement of Development Permit Non- Compliance, second offence	$600	$750	per permit	E	25.0%
Bylaw Enforcement of Development Permit Non-Compliance, third offence	$1,200	$1,500	per permit	E	25.0%
Development Agreement Preparation (Development Agreements as per s.650 of the Municipal Government Act regarding a Development Permit)	$1,120	$1,150	per agreement	E	2.7%
Development Permit Securities					
A first time applicant means a person who has not been issued a Development Permit withing three (3) years.					
Security required - Accessory building, excluding sheds, in a Residential District for a homeowner or first-time applicant:	$500	$500	per application	E	0.0%
Security required - Additions to a dwelling unit in a Residential District for a homeowner or first-time applicant:	$500	$500	per application	E	0.0%
Security required - Single Detached, Semi-Detached, or Duplex dwelling for a first-time applicant:	$1,000	$1,000	per building	E	0.0%
Security required- Single Detached, Semi-Detached, or Duplex dwelling for property and public infrastructure protection:					
(a) per application; or	$5,000	$5,000	per application	E	0.0%
(b) per year for all applications within that calendar year	$10,000	$10,000	per year	E	0.0%
refundable upon completion and following inspection					
Security required - Single Detached, Semi-Detached, or Duplex dwelling for public property and infrastructure protection for Owners/ Applicants who have had no recorded property or public infrastructure damage in the last two (2) calendar years:					
(a) per application; or	$2,000	$2,000	per application	E	0.0%
(b) per year for all applications within that calendar year	$5,000	$5,000	per year	E	0.0%
refundable upon completion and following inspection					
Security for the following:					
(a) a residential building containing three (3) or more dwelling units (b) a commercial, industrial, and institutional development	Establish in the Development Agreement that is a condition of a Development Permit	Establish in the Development Agreement that is a condition of a Development Permit	Establish in the Development Agreement that is a condition of a Development Permit	E	
Documents					
Hard copy of a Statutory Plan, Land Use Bylaw, or Conceptual Scheme adopted by Bylaw:	$72	$75	per document	E	4.2%
Certificate of Title or other instrument registered on the Certificate of Title:	$40	$40	per instrument	E	0.0%
Development Agreement Status Letter	$300	$300	per letter	E	0.0%
Encroachment Agreements: per encroachment agreement	$450	$475	per agreement	E	5.6%

Town of Strathmore - Fees Bylaw Schedules
Schedule E - Planning & Development Fees

Item	2026	2027	Unit of Measure	GST E = Exempt I = Included T = Taxable	Annual Increase
Land Use Designation (Zoning) Request: fee for preparing a letter advising the land use designation of a parcel or related information.	$675	$125	per letter	E	-81.5%
The preparation of Utility Right of Way Agreements and/or Overland Drainage Right of Way Agreements	$1,600	$1,750	per agreement	E	
Commissioning of application - Sworn affidavits		$30	per affidavit	E	#DIV/0!
Document Review, File Searches, and Pre-Application Meetings					
Review of an Area Structure Plan, Conceptual Scheme, prepared by or on behalf of a Developer:	$7,500	$7,900	per plan plus advertisement fees	E	5.3%
Review of an Outline Plan prepared by or on behalf of a Developer:	$2,250	$3,000	per plan	E	33.3%
Document Review and Execution (caveat, discharge of caveat, other agreement, response to lawyer, other miscellaneous)	$35	$75	per document	E	114.3%
Comprehensive File Search and Preparation	$40 per hour	$45 per hour	per hour	E	
Pre-Consultation Fee (Pre-Application Meeting)	Full Cost Recovery	$310 (minor); $615 (major)	per meeting	E	
Pre-Consultation Fee (Subsequent Meetings)		$200	per meeting	E	
Electrical Permit Fee Schedule for New Residential Installations					
Square footage fee - up to 1200 sq ft - Permit Fee	$220.00	$225.50		E	2.5%
Square footage fee - 1201 sq ft and over - Permit Fee	$220.00 + $0.11/sq ft	$225.50 + $0.11/sq ft		E	
Service Connection - Permit Fee	$150.00	$155.00		E	3.3%
Temp Service - Permit Fee	$150.00	$155.00		E	3.3%
Panel Change - Permit Fee	$150.00	$155.00		E	3.3%
Annual Permit - Permit Fee	$500.00	$512.00		E	2.4%
EV Chargers, Hot Tubs and ACs		$110.00		E	
Add a Safety Codes Levy of 4% of the Permit Fee, Min $4.50 - Max $560.00				E	
Electrical Permit Fee Schedule for Installations Other than New Residential Developments					
Installation cost					
$0 - < $1,000.00 - Permit Fee	$150.00	$155.00		E	3.3%
> $1,000 ≤ $2,500 - Permit fee	$175.00	$180.00		E	2.9%
> $2,500 ≤ $5,000 - Permit fee	$200.00	$205.00		E	2.5%
> $5,000 ≤ $10,000- Permit fee	$275.00	$280.00		E	1.8%
> $10,000 ≤ $15,000- Permit fee	$325.00	$330.00		E	1.5%
> $15,000 ≤ $20,000- Permit fee	$450.00	$460.00		E	2.2%
> $20,000 ≤ $30,000- Permit fee	$550.00	$560.00		E	1.8%
> $30,000 ≤ $40,000- Permit fee	$700.00	$715.00		E	2.1%
> $40,000 ≤ $50,000- Permit fee	$850.00	$870.00		E	2.4%
> $50,000 ≤ $75,000- Permit fee	$1,200.00	$1,230.00		E	2.5%
> $75,000 ≤ $100,000- Permit fee	$1,300.00	$1,332.50		E	2.5%
> $100,000 ≤ $125,000- Permit fee	$1,500.00	$1,535.00		E	2.3%
> $125,000 ≤ $150,000- Permit fee	$1,700.00	$1,740.00		E	2.4%
> $150,000 ≤ $200,000- Permit fee	$1,850.00	$1,890.00		E	2.2%
> $200,000 ≤ $250,000- Permit fee	$2,050.00	$2,100.00		E	2.4%
> $250,000 ≤ $300,000- Permit fee	$2,250.00	$2,300.00		E	2.2%
> $300,000 ≤ $400,000- Permit fee	$2,600.00	$2,665.00		E	2.5%
> $400,000 ≤ $500,000- Permit fee	$2,800.00	$2,870.00		E	2.5%
>500,000- Permit fee	$2,800 + $5.00 / $1,000.00	$2,870 + $5.00 / $1,000.00		E	
Electrical Permit (Residential Solar Panel Installation)	$220.00	$225.50		E	2.5%
Add a safety code levy of 4% of the Permit Fee, min $4.50; max $560.00				E	
Engineering Fees					
If the Town retains an engineering consultant to review plans or documents; The fee for the review of those plans or documents is the invoice submitted by the engineering consultant plus an administrative fee of	$1,000.00	$1,000.00	per review	E	0.0%
Storm Water Management Review:	$1,250.00	$1,500.00	per review	E	20.0%
Review of Water Act Approval and related documents in relation to a Subdivision	$750.00	$1,500.00	per review	E	100.0%
Construction Completion Certificates (CCC) and Final Acceptance Certificates (FAC) for New Development (Note that there is no fee for the first two (2) inspections for both the CCC and the FAC stages)	$160.00/hr.. for each additional inspection	$175.00/hr.. for each additional inspection	per inspection	E	
Construction Temporary Water Services					
Water meter rental fees - per day	$8.50	$9.00	per day	E	5.9%
Water meter rental fees - per week	$55.00	$58.00	per week	E	5.5%
Water meter rental fees - per month	$180.00	$190.00	per month	E	5.6%
Water meter rental security deposit	$2,400.00	$3,000.00	per meter	E	25.0%
Relocation of water meter	$150.00 /hr. for each relocation	$175.00 /hr. for each relocation	per meter	E	
Gas Permit Fee Schedule for Residential Installations					
1-2 Permit Fee	$150.00	$155.00		E	3.3%
3-5 Permit Fee	$175.00	$180.00		E	2.9%
6-7 Permit Fee	$200.00	$205.00		E	2.5%

Town of Strathmore - Fees Bylaw Schedules
Schedule E - Planning & Development Fees

Item	2026	2027	Unit of Measure	GST E = Exempt I = Included T = Taxable	Annual Increase
8-10 Permit Fee	$225.00	$230.00		E	2.2%
11 or more Permit Fee	$225.00 plus $10 per outlet	$230.00 plus $10 per outlet		E	
Temp service/heat - Permit Fee	$145.00	$150.00		E	3.4%
Service re-connection Permit Fee	$145.00	$150.00		E	3.4%
Propane tank set Permit Fee	$145.00	$150.00		E	3.4%
Add a safety code levy of 4% of the Permit Fee, min $4.50; max $560.00				E	
Gas Permit Fee Schedule for Non-Residential Installations					
0 ≤ 100,000 Permit Fee	$135.00	$140.00		E	14.8%
> 100,000 ≤ 200,000 Permit Fee	$150.00	$155.00		E	20.0%
> 200,000 ≤ 400,00 Permit Fee	$165.00	$170.00		E	24.2%
> 400,000 ≤ 1,000,000 Permit Fee	$275.00	$280.00		E	1.8%
> 1,000,000 ≤ 2,000,000 Permit Fee	$325.00	$335.00		E	3.1%
> 2,000,000 Permit Fee	$350.0 + $7.00/ 100,000 BTU or portion of	$360.0 + $7.00/ 100,000 BTU or portion of		E	
Add a safety code levy of 4% of the Permit Fee, min $4.50; max $560.00				E	
Municipal Right-of-Way Work and Excavation Permits					
Municipal Right-of-Way Work and Excavation Permit	$265.00	$300.00	per permit	E	13.2%
Municipal Right-of-Way Work and Excavation Permit Deposit	$2,500.00	$3,000.00	per permit	E	20.0%
Pavement Degradation Fee (trench width equal to or less than 2m)	$19.50	$20.00	per linear meter	E	2.6%
Pavement Degradation Fee (trench width greater than 2m)	$13.00	$13.50	per linear meter	E	3.8%

Municipal ROW permit fees are based on small projects, the size of a project which qualifies as a single application is at the discretion of the director, based on the level of effort required for the project.

Plumbing Permit Fee Schedule for Residential and Non-Residential Installations					
Number of outlets					
1 - 3 Permit Fee	$150.00	$155.00		E	3.3%
4 - 7 Permit Fee	$160.00	$165.00		E	3.1%
8 - 10 Permit Fee	$200.00	$205.00		E	2.5%
11 or more Permit Fee	$200.00 + $10.00 ea. additional	$205.00 + $10.00 ea. additional		E	
Manufactured home/ready to move home on block/piles - Permit Fee	$165.00	$170.00		E	3.0%
Add a Safety Codes Levey of 4% of the Permit Fee: Min $4.50 Max $560.00				E	
Private Sewage Disposal System (PSDS) Permit Fee Schedule for Single Family Residential					
Number of outlets					
Holding tanks, open discharge Permit Fee	$300.00	$310.00		E	3.3%
Fields, mounds, sand filters, treatment tanks Permit Fee	$600.00	$615.00		E	2.5%
Add a Safety Codes Levey of 4% of the Permit Fee: Min $4.50 Max $560.00				E	
Refund of Fees					
If an application is withdrawn by an applicant prior to circulation or inspection: Up to fifty (50) percent of the fee may be refunded to an applicant, if the application warrants circulation to internal or external agencies and departments but the circulation has not commenced, or an inspection hasn't occurred, provided a minimum administration fee must be retained by the Town	$150.00 min admin fee	$160.00 min admin fee	$150.00 min admin fee	E	
If an application is withdrawn by an applicant after circulation, after inspection, or if the permit has expired: No refund, if a circulation to internal or external agencies or departments has been processed; or if a decision has been rendered on the application, or if an inspection has occurred; or if the permit has expired	N/A	N/A	N/A	E	
Road Closure Fees					
Road closure, per application	$1,080.00	$1,200.00	per application	E	11.1%
Subdivision Application & Application Amendments & Application Documents					
Subdivision Application for a maximum of two (2) lots (units if bare land condominium) Note that, there is no fee for any of the following lots: Community Services Reserve, Environmental Reserve, Municipal Reserve, Municipal and School Reserve, School Reserve, or Public Utility Lot.	$1800.00 including residual lot or parcel plus $200 for every additional lot (units if bare land condominium)	$1845.00 including residual lot or parcel plus $225 for every additional lot (units if bare land condominium)	per application	E	
Subdivision Changes/Revised Subdivision Application - applicant proposes changes that warrant a further circulation	$500.00 + costs of any engineering fees prescribed above	$525.00 + costs of any engineering fees prescribed above	per application	E	
Development Agreement/Subdivision Agreement Preparation (Development Agreements as per s.655 of the Municipal Government Act regarding a Subdivision)	$2,080.00	$2,130.00	per agreement	E	2.4%
Deferred Servicing Agreement (Development Agreement/Subdivision Agreement) Preparation	$1,120.00	$1,150.00	per agreement	E	

Town of Strathmore - Fees Bylaw Schedules
Schedule E - Planning & Development Fees

Item	2026	2027	Unit of Measure	GST E = Exempt I = Included T = Taxable	Annual Increase
Subdivision Endorsement, Security & Time Extension					
Endorsement of a plan of subdivision or other instrument, which enables the subdivision to be registered in the Land Titles Office (residential 2-lot subdivisions):	$325.00	$340.00	per plan of subdivision	E	4.6%
Endorsement of a plan of subdivision or other instrument, which enables the subdivision to be registered in the Land Titles Office: (all other cases):	$125.00 per lot (unit if bare land condominium). Note there is a minimum fee of $500.00	$150.00 per lot (unit if bare land condominium). Note there is a minimum fee of $600.00	per plan of subdivision	E	
Security for a Subdivision:	Established in the Servicing Agreement that is a condition of a subdivision approval.	Established in the Servicing Agreement that is a condition of a subdivision approval.	per plan of subdivision	E	
Time extension in respect to an approval of a subdivision application:	$400.00 each for the first two extensions; and $500.00 each for the third and any subsequent extensions.	$400.00 each for the first two extensions; and $500.00 each for the third and any subsequent extensions.	per plan of subdivision	E	
Various agreement, easement, and other document preparation	$1,120.00	$1,150.00	per document	E	2.7%
Building Permit Fees & Services (Effective January 1)					
Residential, Commercial, Industrial, Institutional projects (Project Value is based on the actual cost of material and labour. Verification of costs may be requested prior to permit issuance.)	$10.75 per $1,000 of Project Value	$11 per $1,000 of Project Value	per permit	E	
Additional Safety Code Levy	4.0% of Permit Fee, Minimum $5.00, Maximum $560.00	4.0% of Permit Fee, Minimum $5.00, Maximum $560.00	per permit	E	
Transfer of ownership fees per permit	$150.00	$155.00	per permit	E	3.3%
Residential, Commercial, Industrial, and Institutional projects minimum Building Permit Fee	$155.00 plus the Safety Codes Levy	$160 plus the Safety Codes Levy	per permit	E	
Demolition Permit (Building Permit)	$155.00 plus the Safety Codes Levy	$160 plus the Safety Codes Levy	per permit	E	
Building Permit extension request	$165.00	$170.00	per request	E	3.0%
Alternative Solution Review under the National Building Code Alberta Edition	$500.00 in addition to the permit fee	$525.00 in addition to the permit fee	per review	E	
Pre-Development Inspection by a Safety Codes Officer (An owner may request an inspection to determine if the existing building meets National Building Code, Alberta Edition)	$290	$295	per inspection	E	1.7%
Building Permit (Residential Solar Panel Installation)	$150.00 plus the Safety Codes Levy	$155.00 plus the Safety Codes Levy			
Re-inspection in excess of QMP	$185	$200	per inspection	E	8.1%
Occupancy prior to inspection	$900	$1,000	per offense	E	11.1%
Failure to request re-inspection	$250	$250	per offense	E	0.0%
Pre-mature inspection request	$250	$250	per request	E	0.0%
Failure to verify a compliance	$250	$250	per offense	E	0.0%
Building commencement without a permit:	Doulbe the permit fees if a development/building has commenced before the issuance of a Building Permit	Double the permit fees if a development/building has commenced before the issuance of a Building Permit	per permit	E	
Water and Sewer Connection Permit	$150	$155	per permit	E	3.3%
Appeals					
Appeal to the Subdivision & Development Appeal Board	$200.00	$200.00	per appeal	E	0.0%
Telecommunication, Cell Tower, and Other Above Ground Utility Fees					
Cell Tower circulation and review	$2,750.00	$3,000.00	per permit	E	9.1%
Other above ground utility (other antennas, power lines, street lights, etc.)	$525.00	$550.00	per permit		4.8%
Telecommunication Review and Approval Assignment	$350.00	$375.00	per permit	E	7.1%

Town of Strathmore - Fees Bylaw Schedules
Schedule F - Miscellaneous

Item	2026	2027	Unit of Measure	GST E = Exempt I = Included T = Taxable	Annual Increase
Credit Card Fee - All TOS Payment Terminals	3.0%	3.0%	per transaction	E	0.00%
Picnic Table Rentals	$50.00	$50.00	per table	T	0.00%
Park Electrical Connection	$100.00	$100.00	per day	T	0.00%
Barricade Rentals	$20.00	$20.00	per barricade	T	0.00%
Picnic Table Repair/Replacement Fee	cost + 15% admin fee	cost + 15% admin fee	-	T	
Rental of Council Chambers for a Ceremonial Event	$50 base fee + $100 per hour	$50 base fee + $100 per hour	Base + per hour	T	
Any Accounts Receivable	2%	2%	Outstanding balance	E	0.00%

Town of Strathmore - Fees Bylaw Schedules
Schedule G - Utilities

Item	2026	2027	Unit of Measure	E = Exempt I = Included	Annual Increase
1) Water Fees					
Water Consumption Rate					
Per cubic metre charge	$3.15	$4.20	per cubic metre	E	33.3%
Water System Charge - Monthly based on Meter Size (x)					
x <1.0"	-	$19.60	per water meter	E	NEW
1.0"≤ x <2.0"	-	$39.10	per water meter	E	NEW
2.0"≤ x	-	$410.40	per water meter	E	NEW
Water Infrastructure Rate					
Infrastructure Reserve Fund Charge - Monthly	$3.90	$4.00	per water meter	E	2.5%
Unmetered Rates					
Hydrant consumption rate for unmetered water (Volumes Estimated to nearest cubic metre)	$7.00	$11.03	per cubic metre	E	57.5%
Water Turn On/Off					
Each Turn Off/On	$40.00	$42.00	for each visit	E	5.0%
Meter Fees					
New Meter Fee (Newly Constructed Premises)	cost + shipping + $50 admin fee	cost + shipping + $50 admin fee	per meter	E	
Meter Test Fee (if tested within acceptable compliance limits)	cost + shipping + $50 admin fee	cost + shipping + $250 admin fee	per meter test	E	
Failure to Attend Appointment Fee	$41.00	$100.00	per appointment	E	143.9%
Bulk Water					
Bulk Water - per cubic meter	$6.30	$7.35	per cubic metre	E	16.7%
Bulk Water Card	$24.00	$25.00	per card	E	4.2%
2) Wastewater Fees					
Wastewater Consumption Rate					
In addition to the Monthly System Charges, each premise having a meter shall pay a levy amount per cubic meter of potable water metered	$2.44	$2.51	per cubic metre	E	2.9%
Wastewater System Charge - Monthly based on Meter Size (x)					
x <1.0"	-	$30.10	per water meter	E	NEW
1.0"≤ x <2.0"	-	$60.20	per water meter	E	NEW
2.0"≤ x	-	$631.80	per water meter	E	NEW
Wastewater Infrastructure Rate					
Wastewater Infrastructure Fund Charge - Monthly	$6.20	$6.40	per account	E	3.2%
3) Stormwater Fees					
Storm Water System Charge - Monthly	$9.71	$9.95	per account	E	2.5%
Storm Water Infrastructure Fund Charge - Monthly	$0.50	$0.50	per account	E	0.0%
4) Solid Waste Fees					
Solid Waste System - Monthly	$20.50	$21.00	per account	E	2.4%
Extra Bag Tags (Garbage Only)	$4.10	$4.20	per tag	E	2.5%
Replace lost and/or repair damaged collection cart (Non-standard replacement cycle)	cost + 15% admin fee	cost + 15% admin fee	per bin	E	
Removal of unsuitable load from recycle facility	cost + 15% admin fee	cost + 15% admin fee	per bin	E	
5) Other Utility Fees					
Administration Fee					
New account creation (per new account)	$35.00	$50.00	per account	E	42.9%
Utility Bill Paper Billing Fee	$2.00	$2.00	per bill produced	E	0.0%
Security Fee					

Town of Strathmore - Fees Bylaw Schedules
Schedule H - Municipal Enforcement

Item	2026	2027	Unit of Measure	GST E = Exempt I = Included T = Taxable	Annual Increase
Dog License Fee					
Spayed / neutered per year	$35	$35	per animal	E	0.0%
Intact / year	$60	$60	per animal	E	0.0%
Cat License Fee					
Spayed / neutered per year	$25	$25	per animal	E	0.0%
Intact per year	$30	$30	per animal	E	0.0%
Licensing Fee					
Exotic Animal	$25	$25	per animal	E	0.0%
Exotic Animal - Initial license	$100	$100	per animal	E	0.0%
Urban Beekeeping - License	$30	$30	per animal	E	0.0%
Urban Beekeeping - Application Fee	$50	$50	per animal	E	0.0%
Urban Hens - License	$50	$50	per animal	E	0.0%
Urban Hens - Unlicensed Hen	$150	$150	per animal	E	0.0%
Vicious Animal Declaration (Fee + costs)	$10	$10	per animal	E	0.0%
Foster Animal license	-	-	per animal	E	
Impound/Animal Shelter Fee					
Dogs per day	$50	$50		E	0.0%
Cats per day	$50	$50		E	0.0%
Veterinary fees	Cost + 15% Admin	Cost + 15% Admin		E	
Euthanizing fee	Cost + 15% Admin	Cost + 15% Admin		E	

Town of Strathmore - Fees Bylaw Schedules

Schedule I - Taxi Permits & Fees

Item	2026	2027	Unit of Measure	GST E = Exempt I = Included T = Taxable	Annual Increase
Licenses (Annual Fees)					
Taxi Broker License (required to purchase Business License)	No Charge	No Charge			
Taxi License (for vehicles)	$60	$60	per vehicle	E	0.0%
Chauffeur Permit	$60	$60	per driver	E	0.0%

Town of Strathmore - Fees Bylaw Schedules
Schedule J - Cemetery

Item	2026	2027	Unit of Measure	GST E = Exempt I = Included T = Taxable	Annual Increase
Plots					
Full size burial plot (4'x10')			per plot	T	
Resident (10 years or more)	$1,000	$1,100	per plot	T	10.0%
Resident (less than 10 years)	$1,250	$1,375	per plot	T	10.0%
Resident (sub region) (living within county boundaries)	$2,500	$2,750	per plot	T	10.0%
Non-Resident	$5,000	$5,500	per plot	T	10.0%
Child Plot	$500	$550	per plot	T	10.0%
Cremation plot (2'x3')			per plot	T	
Resident (10 years or more)	$500	$550	per plot	T	10.0%
Resident (less than 10 years)	$625	$688	per plot	T	10.0%
Resident (sub region) (living within county boundries)	$1,250	$1,375	per plot	T	10.0%
Non-Resident	$2,500	$2,750	per plot	T	10.0%
Child Plot	$250	$275	per plot	T	10.0%
Columbarium Niches - includes first engraving					
Resident (10 years or more)					
Columbarium Level 1	$2,090	$2,299	per niches	T	10.0%
Columbarium Level 2	$2,200	$2,420	per niches	T	10.0%
Columbarium Level 3	$2,310	$2,541	per niches	T	10.0%
Columbarium Level 4	$2,420	$2,662	per niches	T	10.0%
Resident (less than 10 years)					
Columbarium Level 1	$2,610	$2,871	per niches	T	10.0%
Columbarium Level 2	$2,750	$3,025	per niches	T	10.0%
Columbarium Level 3	$2,890	$3,179	per niches	T	10.0%
Columbarium Level 4	$3,030	$3,333	per niches	T	10.0%
Resident (sub region) (living within county boundaries)					
Columbarium Level 1	$5,230	$5,753	per niches	T	10.0%
Columbarium Level 2	$5,500	$6,050	per niches	T	10.0%
Columbarium Level 3	$5,780	$6,358	per niches	T	10.0%
Columbarium Level 4	$6,050	$6,655	per niches	T	10.0%
Non-Resident					
Columbarium Level 1	$10,450	$11,495	per niches	T	10.0%
Columbarium Level 2	$11,000	$12,100	per niches	T	10.0%
Columbarium Level 3	$11,550	$12,705	per niches	T	10.0%
Columbarium Level 4	$12,100	$13,310	per niches	T	10.0%
Opening & Closing					
Opening & Closing for Niche	$200	$220	each time	T	10.0%
Opening & Closing for Burial Plot (Full Size)	$1,200	$1,320	each time	T	10.0%
Opening & Closing for Burial Plot (Full Size) - child	$600	$660	each time	T	10.0%
Additional Charge Full Size Burial Plot for after hours (business days)	$300	$330	per hour	T	10.0%
Additional Charge Full Size Burial Plot for after hours (Weekends & Holidays) (minimum 2 hour call out)	$300	$330	per hour	T	10.0%
Opening & Closing for Disintermnent Full Size Plot - Summer	$2,400	$2,640	each time	T	10.0%
Opening & Closing for Disintermnent Full Size Plot - Winter	not permitted	not permitted	each time	T	
Opening & Closing for Double Depth Burial Plot	$1,800	$1,980	each time	T	10.0%
Opening & Closing for Cremation Plot	$300	$330	each time	T	10.0%
Additional Charge Winter - Opening & Closing for Cremation Plot (Nov 1 - April 30)	$150	$165	each time	T	10.0%
Additional Charge Winter - Opening & Closing for Full Size Plot (Nov 1 - April 30)	$600	$660	each time	T	10.0%
Additional Charge Cremation Plot for after hours (business days)	$150	$165	per hour	T	10.0%
Additional Charge Cremation Plot for after hours (Weekends & Holidays) (minimum 2 hour call out)	$150	$165	per hour	T	10.0%
Opening & Closing for Disinterment Cremation Plot - Summer	$600	$660	each time	T	10.0%
Opening & Closing for Disinterment Cremation Plot - Winter	not permitted	not permitted	each time	T	
Additional Charge for Weekends and Holidays	itemized above	itemized above	per hour	T	
Transfer of Rights					
Transfer of Rights	$150	$165	per transfer	T	10.0%
Monuments					
Permit for a monument	$100	$110	per permit	E	10.0%
Bench & Tree Dedication					

Town of Strathmore - Fees Bylaw Schedules
Schedule J - Cemetery

Item	2026	2027	Unit of Measure	GST E = Exempt I = Included T = Taxable	Annual Increase
Tree Dedication (Includes Engraved Plaque for Monument in Rose Garden and Choice of Tree)	$3,200	$3,520	per tree	T	10.0%
Memorial Bench (Includes Bronze Plaque and Installation)	$1,800	$1,980	per bench	T	10.0%

Town of Strathmore - Fees Bylaw Schedules

Schedule K - Community & Protective Services - Fire

Item	2026	2027	Unit of Measure	GST E = Exempt I = Included T = Taxable	Annual Increase
Fire Safety					
Occupany Load Certificates	$100.00	$100.00	per certificate	E	0.0%
Fire Safety Inspections - Initial Fire Inspection (All Businesses)	$75.00	$75.00	per inspection	E	0.0%
Fire Safety Inspections - Follow Up Fire Inspection	$275.00	$275.00	per inspection	E	0.0%
Fire Safety Inspections - Licensing (i.e.. Health, Daycares, Foster Homes)	$200.00	$200.00	per inspection	E	0.0%
Fire code compliance Re-Inspection	$300.00	$300.00	per inspection	E	0.0%
Cost Recovery					
Response within the Town of Strathmore	no charge	no charge	-	E	
105' Ladder Truck	$740.00	$760.00	per hour	E	2.7%
Engines - Rescue Units	$740.00	$760.00	per hour	E	2.7%
Command Unit (mobile)	$220.00	$225.00	per hour	E	2.3%
Other equipment as may be required	At cost	At cost	-	E	
Fire Investigations	$175.00	$210.00	per hour	E	20.0%
Fire Department Apparatus Stand-by	$740.00	$760.00	per hour	E	2.7%
Response to Fire Rescue, Dangerous Goods or other incidents outside municipal boundary.	As per Agreement and/or Alberta Transporation Guidelines	As per Agreement and/or Alberta Transporation Guidelines	-	E	
Permits					
Open Burning Permits	$50.00	$50.00	per permit	E	0.0%
Special Events Permit	$150.00	$150.00	per permit	E	0.0%
Fireworks Permit	$150.00	$150.00	per permit	E	0.0%
Response to False Alarms					
False Alarms, first	no charge	no charge	-	E	
Second and subsequent within first calendar year	$740.00	$760.00	per event	E	2.7%
Administrative					
As per Schedule "A" of this Bylaw	per schedule A	per schedule A	-	E	

Town of Strathmore - Fees Bylaw Schedules
Schedule L - RCMP

Item	2026	2027	Unit of Measure	GST E = Exempt I = Included T = Taxable	Annual Increase
Criminal Records Check					
Employment - Resident of Strathmore	$50	$50		E	0.0%
Volunteers (with letter)	No charge	No charge			
Fingerprinting					
Employment - Resident of Strathmore	$25	$25		E	0.0%
Motor Vehicle Collision Reports					
Motor Vehicle Collision Reports	$50	$50		E	0.0%

Town of Strathmore - Fees Bylaw Schedules

Schedule M - Community Services - Family Centre

Item	2026 Before GST	2026 GST Included	2027 Before GST	2027 GST Included	Unit of Measure	GST E = Exempt I = Included T = Taxable	User Annual Increase
Public Skating							
Tots (0 - 2 years)	FREE	FREE	FREE	FREE	per skate	I	
Child (3 - 7 years)	$2.62	$2.75	$2.62	$2.75	per skate	I	0.0%
Youth (8 - 17 years)	$4.05	$4.25	$4.05	$4.25	per skate	I	0.0%
Adult (18 - 64 years)	$5.24	$5.50	$5.24	$5.50	per skate	I	0.0%
Senior 65+ years	$4.05	$4.25	$4.05	$4.25	per skate	I	0.0%
Special Needs	$4.05	$4.25	$4.05	$4.25	per skate	I	0.0%
Special Needs - Caregiver	FREE	FREE	FREE	FREE	per time	I	
Family	$15.00	$15.75	$15.00	$15.75	per skate	I	0.0%
Shinny / Ice Bykes							
Child Shinny (3 - 7 years)	$2.62	$2.75	$2.62	$2.75	per time	I	0.0%
Youth Shinny (8 - 17 years)	$4.05	$4.25	$4.05	$4.25	per time	I	0.0%
Adult Shinny (18-64 years)	$5.24	$5.50	$5.24	$5.50	per time	I	0.0%
Special Needs	$4.05	$4.25	$4.05	$4.25	per time	I	0.0%
Special Needs - Caregiver	FREE	FREE	FREE	FREE	per time	I	
Ice Byke (per byke)	$7.86	$8.25	$7.86	$8.25	per time	I	0.0%
Annual Skating Pass							
Tots (0 - 2 years)	free	free	free	free	per person	I	
Child (3 - 7 years)	$41.67	$43.75	$41.67	$43.75	per person	I	0.0%
Youth (8 - 17 years)	$62.38	$65.50	$62.38	$65.50	per person	I	0.0%
Adult (18 - 64 years)	$83.33	$87.50	$83.33	$87.50	per person	I	0.0%
Senior 65+ years	$62.38	$65.50	$62.38	$65.50	per person	I	0.0%
Special Needs	$62.38	$65.50	$62.38	$65.50	per person	I	0.0%
Family	$208.57	$219.00	$208.57	$219.00	per person	I	0.0%
All Access Pass							
Tots (0 - 2 years)					per person	I	-
Child (3 - 7 years)					per person	I	-
Youth (8 - 17 years)					per person	I	-
Adult (18 - 64 years)					per person	I	-
Senior 65+ years					per person	I	-
Special Needs					per person	I	-
					per family	I	-
Family							-
Ice Rental Rates							
Blue Rink							
Affiliated Youth Prime Time	$151.54	$159.12	$154.57	$162.30	per hour	I	2.0%
Non-Prime Time	$140.82	$147.86	$143.64	$150.82	per hour	I	2.0%
Adult Prime Time	$242.86	$255.00	$247.72	$260.10	per hour	I	2.0%
Blended/Stat Holiday Prime Time	$186.51	$195.84	$190.24	$199.76	per hour	I	2.0%
Early Bird Special Mon-Thurs (6am - 8am)	$106.85	$112.19	$108.99	$114.43	per hour	I	2.0%
Weekday Special Mon-Thurs (8am-3pm)	$140.82	$147.86	$143.64	$150.82	per hour	I	2.0%
Non-Peak Season (July & August)	$140.82	$147.86	$143.64	$150.82	per hour	I	2.0%
School Ice	$63.63	$66.81	$64.90	$68.15	per hour	I	2.0%
Summer Camp Day Rate (1 rink, meeting, 8 hours max)	$1,530.00	$1,606.50	$1,560.60	$1,638.63	per day	I	2.0%
Non-Regional Youth	$175.83	$184.62	$179.35	$188.31	per hour	I	2.0%
Non-Regional Adult	$268.11	$281.52	$273.47	$287.15	per hour	I	2.0%
Ice Byke (per byke)	$34.24	$35.96	$34.92	$36.68	per hour	I	2.0%
Gold Rink							
Affiliated Youth Prime Time	$166.11	$174.42	$169.43	$177.91	per hour	I	2.0%
Non-Prime Time	$153.49	$161.16	$156.56	$164.38	per hour	I	2.0%
Adult Prime Time	$267.14	$280.50	$272.48	$286.11	per hour	I	2.0%
Blended/Stat Holiday Prime Time	$204.00	$214.20	$208.08	$218.48	per hour	I	2.0%
Early Bird Special Mon-Thurs (6am - 8am)	$117.54	$123.42	$119.89	$125.89	per hour	I	2.0%
Weekday Special Mon-Thurs (8am-3pm)	$153.49	$161.16	$156.56	$164.38	per hour	I	2.0%
Non-Peak Season (July & August)	$153.49	$161.16	$156.56	$164.38	per hour	I	2.0%
School Ice	$69.94	$73.44	$71.34	$74.91	per hour	I	2.0%
Non-Regional Youth	$192.34	$201.96	$196.19	$206.00	per hour	I	2.0%
Non-Regional Adult	$295.31	$310.08	$301.22	$316.28	per hour	I	2.0%
Ice Byke (per byke)	$34.24	$35.96	$34.92	$36.68	per hour	I	2.0%
Pad Rental Rates							
Blue Dry Pad	$78.68	$82.62	$80.25	$84.27	per hour	I	2.0%
Gold Dry Pad	$95.44	$100.21	$97.35	$102.21	per hour		2.0%
K-12 School pad rental	$40.07	$42.07	$40.87	$42.91	per hour	I	2.0%
Other Facility Rentals							
Meeting Rooms							
Facility Exclusivity Rental (both arenas, concession, rooms)	$484.50	$508.73	$494.19	$518.90	per hour	I	
Blue Meeting Room, Non-profit	$12.87	$13.51	$14.16	$14.86	per hour	I	10.0%
Blue Meeting Room, Commercial	$24.28	$25.49	$26.71	$28.04	per hour	I	10.0%
Community Room, Non-Profit	$31.32	$32.90	$34.45	$36.19	per hour	I	10.0%
Community Room, Commercial	$51.00	$53.55	$56.10	$58.91	per hour	I	10.0%
Office Space / monthly (Gold pad space)	$130.17	$136.68	$132.77	$139.41	per month	I	2.0%
Storage per month							
Crawl space storage	$47.35	$49.72	$48.30	$50.71	per month	I	2.0%
Under bleacher storage	$65.09	$68.25	$66.39	$69.62	per month	I	2.0%
Office storage	$47.36	$49.28	$48.31	$50.27	per month	I	2.0%
Old Shed	$32.54	$34.16	$33.19	$34.84	per month	I	2.0%
Dressing Rooms							
Dressing room late fee/30 mins	$85.00	$88.90	$86.70	$90.68	per game	I	2.0%
Dressing Room cleaning fee	$45.66	$47.94	$46.57	$48.90	per game	I	2.0%
Private Dressing room year round/per month	$153.49	$161.16	$156.56	$164.38	per month	I	2.0%
Administration Fees							
Program Transfer	$11.17	$11.72	$11.39	$11.95	per change	-	2.0%
Program Cancellation Fee	$22.58	$23.71	$23.03	$24.18	per change	-	2.0%

Town of Strathmore - Fees Bylaw Schedules
Schedule N - Community Services - Aquatic Centre

Item	2026 Before GST	2026 GST Included	2027 Before GST	2027 GST Included	Unit of Measure	GST E = Exempt I = Included T = Taxable	Annual Increase
Public Swim & General Admission - Single Admission							
Tots (0 - 2 years)	FREE	FREE	FREE	FREE	per person	T	
Child (3 - 7 years)	$3.57	$3.75	$3.57	$3.75	per person	T	0.0%
Youth (8 - 17 years)	$5.48	$5.75	$5.48	$5.75	per person	T	0.0%
Adult (18 - 64 years)	$7.14	$7.50	$7.14	$7.50	per person	T	0.0%
Seniors (65+ years)	$5.48	$5.75	$5.48	$5.75	per person	T	0.0%
Special needs	$5.48	$5.75	$5.48	$5.75	per person	T	0.0%
Special needs - Caregiver	FREE	FREE	FREE	FREE	per person	T	
Family	$17.86	$18.75	$17.86	$18.75	per family	T	0.0%
Showers Access Only	$3.10	$3.50	$3.10	$3.50	per person	T	0.0%
10 x Punch Pass							
Tots (0 - 2 years)	FREE	FREE	FREE	FREE	per person	T	
Child (3 - 7 years)	$32.38	$34.00	$32.38	$34.00	per person	T	0.0%
Youth (8 - 17 years)	$48.57	$51.00	$48.57	$51.00	per person	T	0.0%
Adult (18 - 64 years)	$64.76	$68.00	$64.76	$68.00	per person	T	0.0%
Seniors (65+ years)	$48.57	$51.00	$48.57	$51.00	per person	T	0.0%
Special needs	$48.57	$51.00	$48.57	$51.00	per person	T	0.0%
Special needs - Caregiver	FREE	FREE	FREE	FREE	per person	T	
Family	$161.90	$170.00	$161.90	$170.00	per family	T	0.0%
30 x Punch Pass							
Tots (0 - 2 years)	FREE	FREE	FREE	FREE	per person	T	
Child (3 - 7 years)	$86.67	$91.00	$86.67	$91.00	per person	T	0.0%
Youth (8 - 17 years)	$130.48	$137.00	$130.48	$137.00	per person	T	0.0%
Adult (18 - 64 years)	$173.33	$182.00	$173.33	$182.00	per person	T	0.0%
Seniors (65+ years)	$130.48	$137.00	$130.48	$137.00	per person	T	0.0%
Special needs	$130.48	$137.00	$130.48	$137.00	per person	T	0.0%
Special needs - Caregiver	FREE	FREE	FREE	FREE	per person	T	
Family	$433.33	$455.00	$433.33	$455.00	per family	T	0.0%
1 Month Pass							
Tots (0 - 2 years)	FREE	FREE	FREE	FREE	per person	T	
Child (3 - 7 years)	$35.95	$37.75	$35.95	$37.75	per person	T	0.0%
Youth (8 - 17 years)	$53.81	$56.50	$53.81	$56.50	per person	T	0.0%
Adult (18 - 64 years)	$71.90	$75.50	$71.90	$75.50	per person	T	0.0%
Seniors (65+ years)	$53.81	$56.50	$53.81	$56.50	per person	T	0.0%
Special needs	$53.81	$56.50	$53.81	$56.50	per person	T	0.0%
Special needs - Caregiver	FREE	FREE	FREE	FREE	per person	T	
Family	$180.00	$189.00	$180.00	$189.00	per family	T	0.0%
6 Month Pass							
Tots (0 - 2 years)	FREE	FREE	FREE	FREE	per person	T	
Child (3 - 7 years)	$122.86	$129.00	$122.86	$129.00	per person	T	0.0%
Youth (8 - 17 years)	$183.81	$193.00	$183.81	$193.00	per person	T	0.0%
Adult (18 - 64 years)	$244.76	$257.00	$244.76	$257.00	per person	T	0.0%
Seniors (65+ years)	$183.81	$193.00	$183.81	$193.00	per person	T	0.0%
Special needs	$183.81	$193.00	$183.81	$193.00	per person	T	0.0%
Special needs - Caregiver	FREE	FREE	FREE	FREE	per person	T	
Family	$612.38	$643.00	$612.38	$643.00	per family	T	0.0%
Annual Pass							
Tots (0 - 2 years)	FREE	FREE	FREE	FREE	per person	T	
Child (3 - 7 years)	$223.81	$235.00	$223.81	$235.00	per person	T	0.0%
Youth (8 - 17 years)	$335.24	$352.00	$335.24	$352.00	per person	T	0.0%
Adult (18 - 64 years)	$446.67	$469.00	$446.67	$469.00	per person	T	0.0%
Seniors (65+ years)	$335.24	$352.00	$335.24	$352.00	per person	T	0.0%
Special needs	$335.24	$352.00	$335.24	$352.00	per person	T	0.0%
Family	$1,117.14	$1,173.00	$1,117.14	$1,173.00	per family	T	0.0%
All Access Pass							
Tots (0 - 2 years)							
Child (3 - 7 years)							
Youth (8 - 17 years)							
Adult (18 - 64 years)							
Seniors (65+ years)							
Special needs							
Family							
Public Rentals							
Lap Pool							
1 - 35 Swimmers	$135.03	$141.78	$137.73	$144.62	per hour	T	2.0%
36 - 70 Swimmers	$169.02	$177.47	$172.40	$181.02	per hour	T	2.0%
71 - 105 Swimmers	$204.96	$215.21	$209.06	$219.51	per hour	T	2.0%
106 - 140 Swimmers	$240.91	$252.96	$245.73	$258.02	per hour	T	2.0%
141 - 175 Swimmers	$281.71	$295.80	$287.34	$301.72	per hour	T	2.0%
Extra Lifeguard	$34.98	$36.73	$35.68	$37.46	per hour	T	2.0%
Leisure Pool							
1 - 35 Swimmers	$135.03	$141.78	$137.73	$144.62	per hour	T	2.0%
36 - 70 Swimmers	$169.02	$177.47	$172.40	$181.02	per hour	T	2.0%
Combined Lap/Leisure Pool							
1 - 35 Swimmers	$214.68	$225.41	$218.97	$229.92	per hour	T	2.0%
36 - 70 Swimmers	$242.86	$255.03	$247.72	$260.13	per hour	T	2.0%
71 - 105 Swimmers	$271.02	$284.57	$276.44	$290.26	per hour	T	2.0%
106 - 140 Swimmers	$299.20	$314.16	$305.18	$320.44	per hour	T	2.0%
141 - 175 Swimmers	$328.34	$344.76	$334.91	$351.66	per hour	T	2.0%
Extra Lifeguard	$34.98	$36.93	$35.68	$37.67	per hour	T	2.0%
Lanes							
1 Lane	$22.58	$23.71	$23.03	$24.18	per hour	T	2.0%
2 Lane	$44.67	$46.90	$45.56	$47.84	per hour	T	2.0%
3 Lane	$67.02	$70.37	$68.36	$71.78	per hour	T	2.0%
4 Lane	$89.86	$94.35	$91.66	$96.24	per hour	T	2.0%
5 Lane	$111.71	$116.73	$113.94	$119.06	per hour	T	2.0%
6 Lane	$135.02	$141.77	$137.72	$144.61	per hour	T	2.0%
Club/ School Rentals							
Lap Pool							
1 - 35 Swimmers	$88.40	$92.82	$90.17	$94.68	per hour	T	2.0%
36 - 70 Swimmers	$123.37	$129.54	$125.84	$132.13	per hour	T	2.0%
71 - 105 Swimmers	$158.34	$166.26	$161.51	$169.59	per hour	T	2.0%
106 - 140 Swimmers	$194.29	$204.00	$198.18	$208.08	per hour	T	2.0%
141 - 175 Swimmers	$230.22	$241.73	$234.82	$246.56	per hour	T	2.0%
Extra Lifeguard	$34.98	$36.73	$35.68	$37.46	per hour	T	2.0%
Leisure Pool							
1 - 35 Swimmers	$88.40	$92.82	$90.17	$94.68	per hour	T	2.0%
36 - 70 Swimmers	$123.37	$129.54	$125.84	$132.13	per hour	T	2.0%
Combined Lap/Leisure Pool							
1 - 35 Swimmers	$140.86	$147.90	$143.68	$150.86	per hour	T	2.0%
36 - 70 Swimmers	$169.02	$177.47	$172.40	$181.02	per hour	T	2.0%

Town of Strathmore - Fees Bylaw Schedules
Schedule N - Community Services - Aquatic Centre

Item	2026 Before GST	2026 GST Included	2027 Before GST	2027 GST Included	Unit of Measure	GST E = Exempt I = Included T = Taxable	Annual Increase
71 - 105 Swimmers	$196.23	$206.04	$200.15	$210.16	per hour	T	2.0%
106 - 140 Swimmers	$226.34	$237.66	$230.87	$242.41	per hour	T	2.0%
141 - 175 Swimmers	$254.51	$267.24	$259.60	$272.58	per hour	T	2.0%
Extra Lifeguard	$34.98	$36.73	$35.68	$37.46	per hour	T	2.0%
Lanes							
1 Lane	$14.81	$15.55	$15.11	$15.86	per hour	T	2.0%
2 Lane	$28.41	$29.83	$28.98	$30.43	per hour	T	2.0%
3 Lane	$44.20	$46.41	$45.08	$47.34	per hour	T	2.0%
4 Lane	$58.28	$61.19	$59.45	$62.41	per hour	T	2.0%
5 Lane	$73.33	$76.99	$74.80	$78.53	per hour	T	2.0%
6 Lane	$88.40	$92.82	$90.17	$94.68	per hour	T	2.0%
Room Rentals							
Event Room Rental							
Per Hour - min 2.5 hours	$22.58	$23.71	$23.03	$24.18	per hour	T	2.0%
Meeting Room (Club User Groups Only)							
Per Hour	$22.58	$23.71	$23.03	$24.18	per hour	T	2.0%
Administration Fees							
Swimming Lessons Transfer Fee	$11.17	$11.72	$11.39	$11.95	per change	T	2.0%
Swimming Lessons Cancellation Fee	$22.58	$23.71	$23.03	$24.18	per change	T	2.0%

Town of Strathmore - Fees Bylaw Schedules
Schedule N - Community Services - All Access Fees

Item	2026 Before GST	2026 GST Included	2027 Before GST	2027 GST Included	Unit of Measure	GST E = Exempt I = Included T = Taxable	Annual Increase
All Access Pass - Annual							
Tots (0 - 2 years)	FREE	FREE	FREE	FREE	per person	T	
Child (3 - 7 years)	$300.00	$315.00	$300.00	$315.00	per person	T	0.0%
Youth (8 - 17 years)	$450.48	$473.00	$450.48	$473.00	per person	T	0.0%
Adult (18 - 64 years)	$600.00	$630.00	$600.00	$630.00	per person	T	0.0%
Seniors (65+ years)	$450.48	$473.00	$450.48	$473.00	per person	T	0.0%
Special needs	$450.48	$473.00	$450.48	$473.00	per person	T	0.0%
Family	$1,500.00	$1,575.00	$1,500.00	$1,575.00	per family	T	0.0%
All Access Pass - 6 Month							
Tots (0 - 2 years)	FREE	FREE	FREE	FREE	per person	T	
Child (3 - 7 years)	$188.95	$189.00	$188.95	$189.00	per person	T	0.0%
Youth (8 - 17 years)	$283.95	$284.00	$283.95	$284.00	per person	T	0.0%
Adult (18 - 64 years)	$377.95	$378.00	$377.95	$378.00	per person	T	0.0%
Seniors (65+ years)	$283.95	$284.00	$283.95	$284.00	per person	T	0.0%
Special needs	$283.95	$284.00	$283.95	$284.00	per person	T	0.0%
Family	$944.95	$945.00	$944.95	$945.00	per family	T	0.0%
All Access Pass - 3 Month							
Tots (0 - 2 years)	FREE	FREE	FREE	FREE	per person	T	
Child (3 - 7 years)	$117.95	$118.00	$117.95	$118.00	per person	T	0.0%
Youth (8 - 17 years)	$176.95	$177.00	$176.95	$177.00	per person	T	0.0%
Adult (18 - 64 years)	$235.95	$236.00	$235.95	$236.00	per person	T	0.0%
Seniors (65+ years)	$176.95	$177.00	$176.95	$177.00	per person	T	0.0%
Special needs	$176.95	$177.00	$176.95	$177.00	per person	T	0.0%
Family	$589.95	$590.00	$589.95	$590.00	per family	T	0.0%
All Access Pass - 1 Month							
Tots (0 - 2 years)	FREE	FREE	FREE	FREE	per person	T	
Child (3 - 7 years)	$52.95	$53.00	$52.95	$53.00	per person	T	0.0%
Youth (8 - 17 years)	$78.95	$79.00	$78.95	$79.00	per person	T	0.0%
Adult (18 - 64 years)	$104.95	$105.00	$104.95	$105.00	per person	T	0.0%
Seniors (65+ years)	$78.95	$79.00	$78.95	$79.00	per person	T	0.0%
Special needs	$78.95	$79.00	$78.95	$79.00	per person	T	0.0%
Family	$262.95	$263.00	$262.95	$263.00	per family	T	0.0%
All Access Pass - 30X Pass							
Tots (0 - 2 years)	FREE	FREE	FREE	FREE	per person	T	
Child (3 - 7 years)	$125.95	$126.00	$125.95	$126.00	per person	T	0.0%
Youth (8 - 17 years)	$188.95	$189.00	$188.95	$189.00	per person	T	0.0%
Adult (18 - 64 years)	$251.95	$252.00	$251.95	$252.00	per person	T	0.0%
Seniors (65+ years)	$188.95	$189.00	$188.95	$189.00	per person	T	0.0%
Special needs	$188.95	$189.00	$188.95	$189.00	per person	T	0.0%
Family	$629.95	$630.00	$629.95	$630.00	per family	T	0.0%
All Access Pass - 10X Pass							
Tots (0 - 2 years)	FREE	FREE	FREE	FREE	per person	T	
Child (3 - 7 years)	$46.95	$47.00	$46.95	$47.00	per person	T	0.0%
Youth (8 - 17 years)	$70.95	$71.00	$70.95	$71.00	per person	T	0.0%
Adult (18 - 64 years)	$93.95	$94.00	$93.95	$94.00	per person	T	0.0%
Seniors (65+ years)	$70.95	$71.00	$70.95	$71.00	per person	T	0.0%
Special needs	$70.95	$71.00	$70.95	$71.00	per person	T	0.0%
Family	$234.95	$235.00	$234.95	$235.00	per family	T	0.0%

Town of Strathmore - Fees Bylaw Schedules
Schedule O - Strathmore Motor Products Sports Centre

Item	2026 Before GST	2026 GST Included	2027 Before GST	2027 GST Included	Unit of Measure	GST E = Exempt I = Included T = Taxable	Annual Increase
General Drop-in Admission - Single Admission							
Tots (0 - 2 years)	Free	Free	Free	Free	per person	T	
Child (3 - 7 years)	$3.81	$4.00	$3.81	$4.00	per person	T	0.0%
Youth (8 - 17 years)	$5.71	$6.00	$5.71	$6.00	per person	T	0.0%
Adult (18 - 64 years)	$7.62	$8.00	$7.62	$8.00	per person	T	0.0%
Seniors (65+ years)	$5.71	$6.00	$5.71	$6.00	per person	T	0.0%
Special Needs	$5.71	$6.00	$5.71	$6.00	per person	T	0.0%
Special Needs - Caregiver	Free	Free	Free	Free	per person	T	
Family	$19.05	$20.00	$19.05	$20.00	per family	T	0.0%
10 Pass Admission							
Tots (0 - 2 years)	Free	Free	Free	Free	per person	T	
Child (3 - 7 years)	$33.81	$35.50	$33.81	$35.50	per person	T	0.0%
Youth (8 - 17 years)	$50.95	$53.50	$50.95	$53.50	per person	T	0.0%
Adult (18 - 64 years)	$67.62	$71.00	$67.62	$71.00	per person	T	0.0%
Seniors (65+ years)	$50.95	$53.50	$50.95	$53.50	per person	T	0.0%
Special Needs	$50.95	$53.50	$50.95	$53.50	per person	T	0.0%
Family	$169.05	$177.50	$169.05	$177.50	per family	T	0.0%
30 Pass Admission							
Tots (0 - 2 years)	Free	Free	Free	Free	per person	T	
Child (3 - 7 years)	$90.48	$95.00	$90.48	$95.00	per person	T	0.0%
Youth (8 - 17 years)	$136.19	$143.00	$136.19	$143.00	per person	T	0.0%
Adult (18 - 64 years)	$181.19	$190.25	$181.19	$190.25	per person	T	0.0%
Seniors (65+ years)	$136.19	$143.00	$136.19	$143.00	per person	T	0.0%
Special Needs	$136.19	$143.00	$136.19	$143.00	per person	T	0.0%
Family	$453.33	$476.00	$453.33	$476.00	per family	T	0.0%
1 Month Membership							
Tots (0 - 2 years)	Free	Free	Free	Free	per person	T	
Child (3 - 7 years)	$37.62	$39.50	$37.62	$39.50	per person	T	0.0%
Youth (8 - 17 years)	$56.67	$59.50	$56.67	$59.50	per person	T	0.0%
Adult (18 - 64 years)	$75.24	$79.00	$75.24	$79.00	per person	T	0.0%
Seniors (65+ years)	$56.67	$59.50	$56.67	$59.50	per person	T	0.0%
Special Needs	$56.67	$59.50	$56.67	$59.50	per person	T	0.0%
Family	$188.10	$197.50	$188.10	$197.50	per family	T	0.0%
3 Month Membership							
Tots (0 - 2 years)	Free	Free	Free	Free	per person	T	
Child (3 - 7 years)	$79.05	$83.00	$79.05	$83.00	per person	T	0.0%
Youth (8 - 17 years)	$119.05	$125.00	$119.05	$125.00	per person	T	0.0%
Adult (18 - 64 years)	$158.33	$166.25	$158.33	$166.25	per person	T	0.0%
Seniors (65+ years)	$119.05	$125.00	$119.05	$125.00	per person	T	0.0%
Special Needs	$119.05	$125.00	$119.05	$125.00	per person	T	0.0%
Family	$396.19	$416.00	$396.19	$416.00	per family	T	0.0%
6 Month Membership							
Tots (0 - 2 years)	Free	Free	Free	Free	per person	T	
Child (3 - 7 years)	$128.57	$135.00	$128.57	$135.00	per person	T	0.0%
Youth (8 - 17 years)	$192.38	$202.00	$192.38	$202.00	per person	T	0.0%
Adult (18 - 64 years)	$256.43	$269.25	$256.43	$269.25	per person	T	0.0%
Seniors (65+ years)	$192.38	$202.00	$192.38	$202.00	per person	T	0.0%
Special Needs	$192.38	$202.00	$192.38	$202.00	per person	T	0.0%
Family	$640.95	$673.00	$640.95	$673.00	per family	T	0.0%
Annual Membership							
Tots (0 - 2 years)	Free	Free	Free	Free	per person	T	
Child (3 - 7 years)	$234.29	$246.00	$234.29	$246.00	per person	T	0.0%
Youth (8 - 17 years)	$350.48	$368.00	$350.48	$368.00	per person	T	0.0%
Adult (18 - 64 years)	$467.62	$491.00	$467.62	$491.00	per person	T	0.0%
Seniors (65+ years)	$350.48	$368.00	$350.48	$368.00	per person	T	0.0%
Special Needs	$350.48	$368.00	$350.48	$368.00	per person	T	0.0%
Family	$1,169.52	$1,228.00	$1,169.52	$1,228.00	per family	T	0.0%
All Access Pass							
Tots (0 - 2 years)	Included in Schedule N						
Child (3 - 7 years)							
Youth (8 - 17 years)							
Adult (18 - 64 years)							
Seniors (65+ years)							
Pre-School (3-4 years)							
Special needs							
Family							
Drop-In Admission (Track only) - Single Admission							
Tots (0 - 2 years)	Free	Free	Free	Free	per person	T	
Child (3 - 7 years)	$1.19	$1.25	$1.19	$1.25	per person	T	0.0%
Youth (8 - 17 years)	$1.90	$2.00	$1.90	$2.00	per person	T	0.0%

Town of Strathmore - Fees Bylaw Schedules

Schedule O - Strathmore Motor Products Sports Centre

Item	2026 Before GST	2026 GST Included	2027 Before GST	2027 GST Included	Unit of Measure	GST E = Exempt I = Included T = Taxable	Annual Increase
Adult (18 - 64 years)	$2.38	$2.50	$2.38	$2.50	per person	T	0.0%
Seniors (65+ years)	$1.90	$2.00	$1.90	$2.00	per person	T	0.0%
Special Needs	$1.90	$2.00	$1.90	$2.00	per person	T	0.0%
Family	$5.95	$6.25	$5.95	$6.25	per family	T	0.0%
10 Pass Admission (Track only)							
Tots (0 - 2 years)	Free	Free	Free	Free	per person	T	
Child (3 - 7 years)	$10.48	$11.00	$10.48	$11.00	per person	T	0.0%
Youth (8 - 17 years)	$15.71	$16.50	$15.71	$16.50	per person	T	0.0%
Adult (18 - 64 years)	$20.95	$22.00	$20.95	$22.00	per person	T	0.0%
Seniors (65+ years)	$15.71	$16.50	$15.71	$16.50	per person	T	0.0%
Special Needs	$15.71	$16.50	$15.71	$16.50	per person	T	0.0%
Family	$52.38	$55.00	$52.38	$55.00	per family	T	0.0%
1 Month Membership (Track only)							
Tots (0 - 2 years)	Free	Free	Free	Free	per person	T	
Child (3 - 7 years)	$11.67	$12.25	$11.67	$12.25	per person	T	0.0%
Youth (8 - 17 years)	$17.62	$18.50	$17.62	$18.50	per person	T	0.0%
Adult (18 - 64 years)	$23.33	$24.50	$23.33	$24.50	per person	T	0.0%
Seniors (65+ years)	$17.62	$18.50	$17.62	$18.50	per person	T	0.0%
Special Needs	$17.62	$18.50	$17.62	$18.50	per person	T	0.0%
Family	$58.33	$61.25	$58.33	$61.25	per family	T	0.0%
3 Month Membership (Track only)							
Tots (0 - 2 years)	Free	Free	Free	Free	per person	T	
Child (3 - 7 years)	$29.05	$30.50	$29.05	$30.50	per person	T	0.0%
Youth (8 - 17 years)	$43.33	$45.50	$43.33	$45.50	per person	T	0.0%
Adult (18 - 64 years)	$57.86	$60.75	$57.86	$60.75	per person	T	0.0%
Seniors (65+ years)	$43.33	$45.50	$43.33	$45.50	per person	T	0.0%
Special Needs	$43.33	$45.50	$43.33	$45.50	per person	T	0.0%
Family	$144.76	$152.00	$144.76	$152.00	per family	T	0.0%
6 Month Membership (Track only)							
Tots (0 - 2 years)	Free	Free	Free	Free	per person	T	
Child (3 - 7 years)	$52.14	$53.75	$52.14	$53.75	per person	T	0.0%
Youth (8 - 17 years)	$78.10	$80.50	$78.10	$80.50	per person	T	0.0%
Adult (18 - 64 years)	$104.29	$107.25	$104.29	$107.25	per person	T	0.0%
Seniors (65+ years)	$78.10	$80.50	$78.10	$80.50	per person	T	0.0%
Special Needs	$78.10	$80.50	$78.10	$80.50	per person	T	0.0%
Family	$260.95	$268.00	$260.95	$268.00	per family	T	0.0%
Annual Membership (Track only)							
Tots (0 - 2 years)	Free	Free	Free	Free	per person	T	
Child (3 - 7 years)	$86.67	$89.00	$86.67	$89.00	per person	T	0.0%
Youth (8 - 17 years)	$129.52	$134.00	$129.52	$134.00	per person	T	0.0%
Adult (18 - 64 years)	$173.10	$178.25	$173.10	$178.25	per person	T	0.0%
Seniors (65+ years)	$129.52	$134.00	$129.52	$134.00	per person	T	0.0%
Special Needs	$129.52	$134.00	$129.52	$134.00	per person	T	0.0%
Family	$432.38	$446.00	$432.38	$446.00	per family	T	0.0%
Field							
Youth (prime time)	$84.02	$88.22	$86.54	$88.22	per hour	T	
Youth (non-prime time)	$56.34	$59.16	$58.03	$60.93	per hour	T	3.0%
Adult (prime time)	$111.71	$117.30	$115.06	$120.81	per hour	T	3.0%
Adult (non-prime time)	$74.79	$78.53	$77.03	$80.88	per hour	T	3.0%
Youth Day Rate	$757.72	$795.61	$780.45	$819.47	per hour	T	3.0%
Adult Day Rate	$1,010.29	$1,060.80	$1,040.60	$1,092.63	per hour	T	3.0%
Concrete Pad Rental							
Youth Rental	$29.87	$31.36	$30.46	$31.98	per hour	T	2.0%
Adult Rental	$39.83	$41.82	$40.62	$42.65	per hour	T	2.0%
Gymnasium							
Youth Full Gymnasium (prime time)	$44.58	$46.82	$45.47	$47.74	per hour	T	2.0%
Youth Full Gymnasium (non-prime time)	$30.35	$31.88	$30.96	$32.51	per hour		2.0%
Youth 1/2 Gymnasium Rental	$26.47	$27.80	$27.00	$28.35	per hour		2.0%
Adult Full Gymnasium (prime time)	$59.26	$62.22	$60.44	$63.46	per hour	T	2.0%
Adult Full Gymnasium (non-prime time)	$40.62	$42.66	$41.43	$43.50	per hour		2.0%
Adult 1/2 Gymnasium Rental	$35.21	$36.98	$35.91	$37.71	per hour		2.0%
Youth Day Rate	$398.29	$418.20	$406.25	$426.56	per hour	T	2.0%
Adult Day Rate	$530.40	$556.92	$541.00	$568.05	per hour	T	2.0%
Batting Cage Rental							
Batting Cage Only (all ages)	$19.43	$20.40	$19.81	$20.80	per hour	T	2.0%
Batting Cage & Concrete (all ages)	$47.63	$50.00	$48.58	$51.01	per hour	T	2.0%
Batting Cage Off Season Set Up Fee	$38.00	$40.00	$38.76	$40.70	per set up	T	2.0%
Exclusive Facility Rental							
Day rate	$2,195.24	$2,305.00	$2,239.14	$2,351.00	per day	T	2.0%

Town of Strathmore - Fees Bylaw Schedules

Schedule O - Strathmore Motor Products Sports Centre

Item	2026 Before GST	2026 GST Included	2027 Before GST	2027 GST Included	Unit of Measure	GST E = Exempt I = Included T = Taxable	Annual Increase
Administration Fees							
Program Transfer	$11.17	$11.72	$11.39	$11.96	per change	T	2.0%
Program Cancellation Fee	$22.58	$23.71	$23.03	$24.18	per change	T	2.0%
Storage Cages							
Full cage	$47.50	$50.00	$47.50	$50.00	per month	T	0.0%
half cage	$28.50	$30.00	$28.50	$30.00	per month	T	0.0%
locker upstairs	$19.00	$20.00	$19.00	$20.00	per month	T	0.0%

Town of Strathmore - Fees Bylaw Schedules

Schedule P - Strathmore Civic Centre

Item	2026 Before GST	2026 GST Included	2027 Before GST	2027 GST Included	Unit of Measure	GST E = Exempt I = Included T = Taxable	Annual Increase
Commercial Hall Rates							
1/3 Hall Hourly	$71.89	$75.50	$73.33	$77.01	per hour	T	2.0%
Damage Deposit	$136.00	$136.00	$138.72	$138.72	per rental	E	2.0%
1/3 Hall Day (Max 8 hrs..)	$387.60	$407.00	$395.35	$415.14	per day	T	2.0%
Damage Deposit	$318.67	$318.67	$325.04	$325.04	per rental	E	2.0%
1/3 Hall Meeting Rate (2hrs min. to max 5 hrs.)	$34.98	$36.50	$35.68	$37.23	per hour	T	2.0%
Damage Deposit	$70.43	$70.43	$71.84	$71.84	per rental	E	2.0%
2/3 Hall Hourly	$133.09	$139.50	$135.75	$142.29	per hour	T	2.0%
Damage Deposit	$200.11	$200.11	$204.11	$204.11	per rental	E	2.0%
2/3 Hall Day (max 8 hrs.)	$714.00	$749.50	$728.28	$764.49	per day	T	2.0%
Damage Deposit	$459.49	$459.49	$468.68	$468.68	per rental	E	2.0%
2/3 Hall Weekend	$1,189.02	$1,248.50	$1,212.80	$1,273.47	per weekend	T	2.0%
Damage Deposit	$525.55	$525.55	$536.06	$536.06	per rental	E	2.0%
2/3 Hall Meeting Rate (2hrs min. to max 5 hrs.)	$51.97	$54.50	$53.01	$55.59	per hour	T	2.0%
Damage Deposit	$70.43	$70.43	$71.84	$71.84	per rental	E	2.0%
Whole Hall Hourly	$189.42	$199.00	$193.21	$202.98	per hour	T	2.0%
Damage Deposit	$259.36	$259.36	$264.55	$264.55	per rental	E	2.0%
Whole Hall Day (Max 8 hours)	$1,017.08	$1,068.00	$1,037.42	$1,089.36	per day	T	2.0%
Damage Deposit	$584.80	$584.80	$596.50	$596.50	per rental	E	2.0%
Whole Hall Weekend (2pm Fri to 2pm Sun)	$2,034.16	$2,136.00	$2,074.84	$2,178.72	per weekend	T	2.0%
Damage Deposit	$648.91	$648.91	$661.89	$661.89	per rental	E	2.0%
Whole Hall Meeting Rate (2hrs min. to max 5 hrs.)	$69.42	$73.00	$70.81	$74.46	per hour	T	2.0%
Damage Deposit	$69.94	$69.94	$71.34	$71.34	per rental	E	2.0%
Non-Profit Hall Rates (No alcohol)							
1/3 Hall Hourly	$15.54	$16.50	$15.85	$16.83	per hour	T	2.0%
2/3 Hall Hourly	$23.56	$24.50	$24.03	$24.99	per hour	T	2.0%
Whole Hall Hourly	$31.81	$33.50	$32.45	$34.17	per hour	T	2.0%
Charles Mercer Boardroom							
Commercial Hourly	$40.80	$43.00	$41.62	$43.86	per hour	T	2.0%
Damage Deposit	$119.24	$119.24	$121.62	$121.62	per rental	E	2.0%
Commercial Day (max 8 hours)	$306.00	$321.50	$312.12	$327.93	per day	T	2.0%
Damage Deposit	$173.89	$173.89	$177.37	$177.37	per rental	E	2.0%
Non-Profit Hourly	$15.30	$16.00	$15.61	$16.32	per hour	T	2.0%
Meeting Rate (min. 2hrs)	$22.34	$23.50	$25.65	$27.00	per hour	T	14.8%
Kitchen Rates							
Community Kitchen Hourly	$20.40	$21.50	$20.81	$21.93	per hour	T	2.0%
Community Kitchen Daily	$94.23	$99.00	$96.11	$100.98	per day	T	2.0%
Community Kitchen Weekend Rate	$188.46	$198.00	$192.23	$201.96	per rental		2.0%
Damage Deposit	$70.43	$70.43	$71.84	$71.84	per rental	E	2.0%
Commercial Kitchen Hourly	$85.48	$90.00	$87.19	$91.80	per hour	T	2.0%
Commercial Kitchen Daily	$765.48	$804.00	$780.79	$820.08	per day	T	2.0%
Damage Deposit	$454.62	$454.62	$463.71	$463.71	per rental	E	2.0%
Equipment and Services							
Rack of 10 tables (any size, 1st rack 6' rec inlcuded)	$10.20	$10.50	$10.40	$10.71	per rack of 10	T	2.0%
Linen (3rd party pricing)							
Late Fee (past contract end time)	$255.48	$268.50	$260.59	$273.87	-	T	2.0%
Admin. Fee	$28.66	$30.00	$29.23	$30.60	per rental	T	2.0%
Cancellation fee	$85.49	$90.00	$87.20	$91.80	-	T	2.0%
Commercial Coffee Maker & Urns	$20.40	$21.50	$22.44	$23.65	per day		10.0%
Stage Backdrop	$76.74	$80.50	$78.27	$82.11	per rental	T	2.0%
Admin. Fee	$57.31	$60.00	$58.46	$61.20	-	T	2.0%
Portable Dividers per divider per day	$18.94	$20.00	$19.32	$20.40	per day	T	2.0%
Easel per rental	$9.23	$9.50	$9.41	$9.69	per rental	T	2.0%
Extra cleaning fee per staff hour	$81.11	$85.00	$82.73	$86.70	per hour	T	2.0%
Flipchart per rental	$46.62	$49.00	$47.55	$49.98	per rental	T	2.0%
Flipchart pads ea. Additional	$25.98	$27.50	$26.50	$28.05	per rental	T	2.0%
Commercial Kitchen							
Commercial Kitchen Supervisor per hour	$255.49	$268.50	$260.60	$273.87	per hour	T	2.0%
Dishwashing fee per hour	$81.11	$85.00	REMOVE	REMOVE	per 50 guests	T	
Dish rental per place setting	$1.46	$1.50	$3.32	$3.50	per place setting	T	127.4%
Chafing dishes	$11.41	$12.00	$11.64	$12.24	per rental	T	2.0%
Portable Bar	$102.00	$107.00	$104.04	$109.14	per rental	T	2.0%
Commercial Kitchen deep fryer per day	$459.49	$482.50	$468.68	$492.15	per day	T	2.0%
Audio/Visual					per Visual		
Hall AV Equipment (ceiling projector & ceiling speakers)	$60.71	$63.50	$61.92	$64.77	per day	T	2.0%
Wired Mic with Podium	$10.20	$10.50	$10.40	$10.71	per day		2.0%
Wireless Mic	$50.03	$52.50	$51.03	$53.55	per day	T	2.0%
Portable Colored Floor Lights	$86.94	$91.50	$88.68	$93.33	per rental	T	2.0%
Setup or Takedown							
1/3 hall	$153.49	$161.00	$156.56	$164.22	per rental	T	2.0%
2/3 or whole hall	$306.00	$321.50	$312.12	$327.93	per rental	T	2.0%
Charles Mercer Board Room	$76.74	$80.50	$78.27	$82.11	per rental	T	2.0%
Stage							
Small	$122.40	$128.50	$134.64	$141.35	per rental	T	10.0%
Medium	$178.74	$187.50	$196.61	$206.25	per rental	T	10.0%
Large	$306.00	$321.50	$336.60	$353.65	per rental	T	10.0%

WHEATLAND HOUSING MANAGEMENT BODY
REGULAR MEETING
June 18, 2026

Minutes of the Regular Meeting of the Wheatland Housing Management Body, held at the Wheatland Lodge, 76 - 2nd Street, Strathmore, Alberta on Thursday, June 18, 2026, at 7:00 PM.

Board Members Present:

Wheatland County	G. Koester ~ Board Chair
Hospice Society	D. Dunlop
Town of Strathmore	J. Chisholm
Town of Strathmore	R. Wegener
Strathmore Lions Club	D. Geiger
Village of Standard	M. Gauthier
Wheatland County	K. Clayton
Wheatland County	R. Laursen

Attendees Present:

Chief Administrative Officer	C. Hickey
Maintenance Supervisor	P. Neufeld ~ *Exited at 9:22 PM*
Site Manager	C. Shworak
Social Housing Manager	A. Durnan ~ *Via Zoom exited at 7:40 PM*
Administrative Assistant	T. Duxbury ~ Recording Secretary

Absent:

Member At Large	J. Aschenbrenner
Village of Hussar	L. Schultz
Village of Rockyford	L. Smith

Board Chair, **KOESTER**, called the meeting to order at 7:03 PM.

Read Mission Statement & Vision Statement

Agenda

RESOLUTION 46-06-01
Agenda

CLAYTON MOVED to approve the agenda as presented.

- Carried Unanimously.

Guest – Chris Reid ~ Green Maple Estates Presentation

RESOLUTION 46-06-02
Green Maple Estates

GAUTHIER MOVED to accept Green Maple Estates Presentation as information.

- Carried Unanimously.

Chris Reid exits meeting at 8:01 PM

- Discussions on Green Maple Estates Presentation.

[redacted]
ATIA Sec. 20(1)

WHEATLAND HOUSING MANAGEMENT BODY
REGULAR MEETING
June 18, 2026

Consent Agenda

- Regular Board Meeting Minutes – May 21, 2026
- Board Resolution Action
- Financial Reports – Lodge & Social Housing – April 2026
- Maintenance Reports – Lodge & Social Housing
- Social Housing Report
- Site Manager Report
- CAO Report
- Committee Reports N/A

RESOLUTION 46-06-03
Consent Agenda

LAURSEN MOVED to approve the Consent Agenda as presented.

- Carried Unanimously.

Old Business

Social Housing ~ N/A

Lodge

Town of Strathmore – Land Transfer Update

- Dunlop, Clayton and Koester attended a meeting with the Town of Strathmore CAO regarding DP and Land Transfer.
- The WHMB CAO is directed to send a letter to all municipality CAO's and Councillors.
- There has been approximately 0.75% increase in costs due to inflation since the last presentation.

RESOLUTION 46-06-04
Inflation Update

LAURSEN MOVED that the CAO be directed to send a letter to all Municipal CAO's and Councillors advising them that, regarding the new lodge project that there is no new meaningful information to give an update, that there is an approximate 0.75% increase in costs due to inflation and that WHMB's AHPP application has been moved to SLMP. Once WHMB has an update in the application, WHMB will provide municipalities with an update.

- Carried Unanimously.

New Business

Social Housing

Credit Card

- Social Housing credit card to be updated to the new Social Housing Manager, Andrea Durnan.

RESOLUTION 46-06-05
Credit Card

GAUTHIER MOVED that the Social Housing credit card be updated to the new Social Housing Manager, Andrea Durnan.

- Carried Unanimously.

[redacted] ATIA Sec. 20(1)

WHEATLAND HOUSING MANAGEMENT BODY
REGULAR MEETING
June 18, 2026

Lodge
Smoking Area for Residents and Visitors

- WHMB is required to establish a safe designated smoking area for the residents.
- This includes a concrete pad, cover and partial closure.

RESOLUTION 46-06-06
Smoking Area

CLAYTON MOVED to approve WHMB to build a designated smoking area, at a cost of up to $20,000, at the location of the management's choice.

- Carried Unanimously.

I-37 Resident and Tenant – Smoking and Vaping in Designated Area

- Review and discussion of the policy.

RESOLUTION 46-06-07
I-37 Policy Approval

LAURSEN MOVED to approve I-37 Resident and Tenant – Smoking and Vaping in Designated Area as presented.

- Carried Unanimously.

Chair Report ~ Glenn Koester

- Attended Housing 101 webinar put on by ASCHA.
- The deck slides and accompanying comments are available.
  - An email will be forwarded to all Board Members.
- Meetings will be scheduled with the appropriate parties to discuss the new build and potential partnership models.
  - Resolutions will be updated accordingly once further information is available.

RESOLUTION 46-06-08
Chair Report

KOESTER MOVED to accepted Chair Report as presented.

- Carried Unanimously.

Important Dates

Next Meeting Date

- Thursday July 16, 2026 (at the Call of the Chair)

Following Meeting Dates

- Thursday August 20, 2026 (at the Call of the Chair)
- Thursday September 17, 2026

RESOLUTION 46-06-09
Adjournment

KOESTER MOVED the meeting adjourn at 9:24 PM.

- Carried Unanimously.

[redacted] ATIA S. 20(1)
Chair

[redacted] ATIA Sec. 20(1)
Recording Secretary

[redacted] ATIA Sec. 20(1)

WHEATLAND HOUSING MANAGEMENT BODY
SPECIAL MEETING
July 8, 2026

Minutes of the Regular Meeting of the Wheatland Housing Management Body, held at the Wheatland Lodge, 76 - 2nd Street, Strathmore, Alberta on Thursday, July 8, 2026, at 7:00 PM.

Board Members Present:

Wheatland County	G. Koester ~ Board Chair
Hospice Society	D. Dunlop ~ *via Zoom*
Member At Large	J. Aschenbrenner
Village of Hussar	L. Schultz
Village of Standard	M. Gauthier ~ *via Zoom*
Wheatland County	K. Clayton
Wheatland County	R. Laursen ~ *In at 7:08 PM*

Attendees Present:

Chief Administrative Officer	C. Hickey ~ *Recording Secretary*

Absent:

Strathmore Lions Club	D. Geiger
Town of Strathmore	J. Chisholm
Town of Strathmore	R. Wegener
Village of Rockyford	L. Smith

Board Chair, **KOESTER**, called the meeting to order at 7:06 PM.

Agenda

RESOLUTION 46-07-01sp
Agenda

CLAYTON MOVED to approve the agenda as presented.

- Carried Unanimously.

Guest – Doug Lagore from Transitional Solutions

ATIA Sec. 32 – Privileged Information – Re: Legal Correspondence

GAUTHIER and DUNLOP declare they are alone on Zoom

RESOLUTION 46-07-02sp
Enter Closed Session

CLAYTON MOVED to enter closed session at 7:08 PM.

- Carried Unanimously.

RESOLUTION 46-07-03sp
Exit Closed Session

CLAYTON MOVED to exit closed session at 7:44 PM.

- Carried Unanimously.

[redacted] ATIA Sec. 20(1)

WHEATLAND HOUSING MANAGEMENT BODY
SPECIAL MEETING
July 8, 2026

RESOLUTION 46-07-04sp
NDA

LAURSEN MOVED the Board Chair be directed to obtain a Non-Disclosure Agreement (NDA) within 10 days.

- Carried Unanimously.

RESOLUTION 46-07-05sp
Adjournment

KOESTER MOVED the to adjourn the meeting 8:03 PM.

- Carried Unanimously.

ATIA Sec. 20(1)

ATIA Sec. 20(1)

Chair

Recording Secretary

ATIA Sec. 20(1)

WHEATLAND HOUSING MANAGEMENT BODY
SPECIAL MEETING
September 3, 2026

Minutes of the Special Meeting of the Wheatland Housing Management Body, held at the Wheatland Lodge, 76 - 2nd Street, Strathmore, Alberta on Thursday, September 3, 2026, at 7:00 PM.

Board Members Present:

Wheatland County	G. Koester ~ Board Chair
Member At Large	J. Aschenbrenner
Town of Strathmore	J. Chisholm
Town of Strathmore	R. Wegener
Strathmore Lions Club	D. Geiger
Village of Hussar	L. Schultz
Village of Rockyford	L. Smith
Village of Standard	M. Gauthier
Wheatland County	K. Clayton
Wheatland County	R. Laursen

Attendees Present:

Chief Administrative Officer	C. Hickey
Administrative Assistant	T. Duxbury ~ Recording Secretary

Absent:

Hospice Society	D. Dunlop

Board Chair, **KOESTER**, called the meeting to order at 6:56 PM.

Special Board Meeting Agenda
1. Non-Disclosure Agreement - Green Maple Estates
2. Lodge Build Update
3. Keith Clayton ~ Discussion with M3 Developments

RESOLUTION 46-09-01sp
Special Meeting Agenda

SCHULTZ MOVED to approve the Special Board Meeting agenda as presented.

- Carried Unanimously.

ATIA Sec. 32 – Privileged Information – Re: Legal Correspondence

RESOLUTION 46-09-02sp
Enter Closed Session

CLAYTON MOVED enter closed session at 7:00 PM.

- Carried Unanimously.

RESOLUTION 46-09-03sp
Exit Closed Session

CLAYTON MOVED to exit closed session at 7:06 PM.

- Carried Unanimously.

[redacted] ATIA S. 20(1)

WHEATLAND HOUSING MANAGEMENT BODY
SPECIAL MEETING
September 3, 2026

Board Chair Discussions

- Koester shared information regarding a lunch meeting he attended on August 26, 2026.
  - Wheatland County and Town of Strathmore Councillors, Chantal De Jong, Nathan Neudorf, and David Williams were some of the individuals in attendance.
- The WHMB Lodge build was brought up during discussions, with positive information and feedback received.
- Also attended the Shasta Topping-Off Ceremony held on August 26, 2026.

ATIA Sec. 32 – Privileged Information – Re: Legal Correspondence

RESOLUTION 46-09-04sp
Enter Closed Session

LAURSEN MOVED enter closed session at 7:19 PM.

- Carried Unanimously.

RESOLUTION 46-09-05sp
Exit Closed Session

GAUTHIER MOVED exit closed session at 8:03 PM.

- Carried Unanimously.

A request to rescind the previous motion regarding legal counsel was raised and subsequently withdrawn. The motion had already been acted upon.

RESOLUTION 46-09-06sp
Green Maple Letter

LAURSEN MOVED to direct the CAO to send a letter to Green Maple Estates advising that we are not moving forward with further discussion and wish them well in the future.

- Carried Unanimously.

RESOLUTION 46-09-07sp
Randi Collins Letter

LAURSEN MOVED to direct the CAO to send a letter to Randi Collins, WHMB legal counsel, that WHMB will not proceed with the NDA request and to request the outstanding invoice for payment.

- Carried Unanimously.

RESOLUTION 46-09-08sp
Adjournment

LAURSEN MOVED the meeting adjourn at 8:15 PM.

- Carried Unanimously.

[redacted] ATIA S. 20(1)

Chair

[redacted] ATIA S. 20(1)

Recording Secretary

[redacted] ATIA Sec. 20(1)

ALBERTA

HOSPITAL AND SURGICAL HEALTH SERVICES

Office of the Minister
MLA, Red Deer-North

October 2, 2026 AR 8726

His Worship Pat Fule
Town of Strathmore
Box 2280
1 Parklane Drive
Strathmore AB T1P 1K2

Sent via email: lsadmin@strathmore.ca

Dear Mayor Fule:

Thank you for your letter regarding the procurement of a CT scanner for Strathmore District Health Services (SDHS), which you addressed to the Honourable Justin Wright, Minister of Primary and Preventative Health Services and myself. As Minister of Hospital and Surgical Health Services, I appreciate the opportunity to respond, and I welcome you to share this letter with the mayors and reeves of Chestermere, Hussar, Rockyford, Rocky View County, Standard, Vulcan, and Wheatland County.

The Government of Alberta recognizes the significant population growth in Strathmore and nearby communities, along with the corresponding increase in the demand for health care services. SDHS remains an important health care facility for Strathmore and surrounding communities, and work is underway to strengthen services for residents, now and into the future.

As part of *Budget 2026*, Alberta committed $280 million over three years through the Diagnostic Imaging Enhancement Program to modernize diagnostic imaging services across the province. This investment focuses on replacing aging equipment, improving access to care, and expanding diagnostic capacity in communities with the greatest need. These upgrades are intended to expand general radiography capacity and support more timely access to diagnostic services. Broader planned diagnostic imaging enhancements may also include ultrasound, CT, and X-ray capacities to support a wider range of health care services, including obstetrical and preventive care.

My ministry continues to review proposals regarding CT imaging services, including in Strathmore. Decisions regarding future service changes and improvements at SDHS are considered through established evidence-based provincial planning and prioritization processes. Future investments and service enhancements are assessed against a range of factors, including population growth, community need, patient volumes, service utilization patterns, workforce availability, infrastructure requirements, and alignment with

…/2

provincial health system priorities. This approach helps ensure resources are directed where they will have the greatest impact on improving access to care and health outcomes for Albertans.

This includes population growth within the Strathmore District as well as the neighbouring communities such as Chestermere to determine community needs, strategic priorities, infrastructure requirements, workforce capacity considerations and availability of funding. These decisions are informed through ongoing planning and analysis to help ensure healthcare services are aligned with the needs of Albertans.

Should you have further questions related to diagnostic service priorities, please contact Drew Doering, Senior Lead, Diagnostic Imaging Alberta, Acute Care Alberta at Drew.Doering@acutecarealberta.ca.

Thank you for your advocacy on behalf of the residents of Strathmore and the surrounding region. I appreciate your interest in strengthening local health services and your continued commitment to supporting the health care needs of your communities.

Sincerely,



Honourable Adriana LaGrange
Minister of Hospital and Surgical Health Services

cc: Honourable Justin Wright, Minister of Primary and Preventative Health Services
Honourable Joseph Schow, MLA, Cardston-Siksika
Honourable Tara Sawyer, MLA, Olds-Didsbury-Three Hills
Chantelle de Jonge, MLA, Chestermere-Strathmore
Chelsae Petrovic, Parliamentary Secretary for Health Workforce Engagement, MLA, Livingstone-Macleod
Angela Pitt, MLA, Airdrie-East

Subject: Call to Action: Strengthening Public Safety in Alberta - Follow up

Good Afternoon Mr.Fule

We are writing regarding the information we first shared on July 14, 2026, regarding our Call to Action to the Government of Alberta.

We wanted to take this opportunity to highlight the initiative and the opportunity for municipalities to participate. We recognize that many municipalities are balancing busy Council schedules, conferences, budget discussions, and other competing priorities, and wanted to ensure this opportunity remains on your radar.

The National Police Federation (NPF) proudly represents nearly 20,000 RCMP Members serving across Canada and internationally, including over 3,100 who serve in Alberta. This initiative urges the Government of Alberta to pause further investment in an Alberta Sheriffs Police Service until a comprehensive, independent, and publicly available feasibility study is completed. It also calls for evidence-based investments in policing, the justice system, mental health and addiction services, and community-based crime prevention.

A growing number of municipalities and stakeholders have already signed on in support of this Call to Action, and we would welcome the opportunity for Town of Strathmore to be among them.

We understand that municipal participation may require time to bring this initiative forward for consideration at a Council meeting and to complete any necessary internal approval processes. As a result, we will be extending the participation deadline to allow municipalities additional time to consider the initiative and bring it forward through their respective processes.

If your municipality or stakeholder group is interested in participating, please reply to this email and provide your municipality's logo by October 26, 2026.

Should you have any questions or wish to discuss the initiative further, we would be pleased to arrange a presentation or meeting with you or members of Council.

Thank you for your time and consideration. We hope Town of Strathmore will join us in advocating for transparent decision-making and practical investments that strengthen public safety for all Albertans.

Kind regards,

Melissa Barnes
Government Relations Advisor | Conseiller, relations gouvernementales
National Police Federation | Fédération de la Police Nationale
+1 (613) 212-7883
npf-fpn.com

2026

CALL TO ACTION
TO THE GOVERNMENT OF ALBERTA

Dear Premier,

Albertans deserve safe and healthy communities where residents can rely on essential public safety, health, social, and justice systems. Provincial and municipal governments share responsibility for achieving these outcomes, and municipalities expect the Government of Alberta to be a transparent, accountable, and reliable partner in delivering them.

Municipalities are on the front lines of community safety, working closely with residents, businesses, and law enforcement partners every day. Despite this, municipalities have not been provided with a clear, transparent, and evidence-based plan outlining the full financial, operational, and public safety implications of establishing an Alberta Sheriffs Police Service (ASPS) or transitioning policing responsibilities away from the RCMP. No comprehensive feasibility study, detailed costing model, or long-term funding framework has been made available to inform municipal decision-making or public understanding.

At the same time, Alberta's existing policing and public safety systems are under increasing pressure. Challenges related to rural crime, mental health and addictions, and violent repeat offenders require immediate and sustained investment. Rather than diverting significant public funds towards the creation of a new police service, the Government of Alberta should prioritize strengthening and properly resourcing the systems already in place.

Policing reform must be guided by evidence, transparency, and public confidence. Decisions of this magnitude, affecting community safety, municipal budgets, and taxpayer dollars, must be made in partnership with municipalities and with the clear support of Albertans.

We, the undersigned, call on the Government of Alberta to:

- Cease further investment in and advancement of the Alberta Sheriffs Police Service as a replacement for RCMP municipal policing.
- Release a comprehensive, independent, and publicly available feasibility study, including full lifecycle costing, governance structures, and operational impacts of any proposed policing model changes.
- Seek explicit public support before proceeding with any plan to replace or significantly restructure policing in Alberta.
- Strengthen Alberta's existing policing model by:
  - Increasing RCMP officer levels and resources in communities, while ensuring sustainable and predictable funding; and
  - Invest in the Alberta Sheriffs' existing mandate as a complementary public safety service, including targeted enforcement, rural crime initiatives, and court security.
- Strengthen the justice system by addressing bail reform challenges and repeat violent offending; increasing the number of Crown prosecutors and Provincial Court judges; and ensuring timely access to justice.
- Expand integrated public safety approaches, including police and mental health crisis teams, addiction supports, and community-based crime prevention initiatives that address root causes of crime.