

**AGENDA
COMMITTEE OF THE WHOLE MEETING
Wednesday, January 14, 2026 @ 6:00 PM
Council Chambers, 1 Parklane Drive, Strathmore AB**

	Page
1. CALL TO ORDER	
2. CONFIRMATION OF AGENDA	
3. CLOSED MEETING	
3.1. Council CAO Dialogue – Advice from officials – ATIA S. 29(1)(b)(iii)	
3.2. Post-Secondary Proposal – Advice from officials – ATIA S. 29(1)(a)	
4. PUBLIC COMMENTS	
5. DELEGATIONS	
5.1. 2025-2026 RCMP Q1 and Q2 Municipal Policing Report Agenda Item - AIR-24-173 - Pdf	2 - 17
6. CONFIRMATION OF MINUTES	
6.1. Committee of the Whole Meeting Minutes – June 11, 2025 Agenda Item - AIR-25-183 - Pdf	18 - 23
7. BUSINESS	
7.1. Off Site Levies for Soft Services Agenda Item - AIR-26-001 - Pdf	24 - 27
7.2. 2026 Supplementary Assessment Bylaw No. 26-03 Agenda Item - AIR-25-289 - Pdf	28 - 34
7.3. 2026 Operating Expenditures Line of Credit Borrowing Bylaw No. 26-01 Agenda Item - AIR-25-290 - Pdf	35 - 42
8. QUESTION AND ANSWER PERIOD	
9. ADJOURNMENT	



Report for Council

To: Council

Staff Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: November 17, 2025

Meeting Date: January 14, 2026

SUBJECT: 2025-2026 RCMP Q1 and Q2 Municipal Policing Report

RECOMMENDATION: Information for Council.

STRATEGIC PRIORITIES:



Affordable
Living



Climate
Resiliency



Community
Development



Community
Wellness



Economic
Development



Financial
Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

The Policing Report outlines the numerous priorities for the community and provides an overview of the various accomplishments throughout the year.

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

N/A

SOCIAL SUSTAINABILITY:

N/A

ENVIRONMENTAL SUSTAINABILITY:

N/A

IMPLICATIONS OF RECOMMENDATION:

GENERAL:

N/A

ORGANIZATIONAL:

N/A

OPERATIONAL:

N/A

FINANCIAL:

N/A

POLICY:

N/A

IMPLEMENTATION:

N/A

BACKGROUND:

Strathmore RCMP detachment commander, Staff Sergeant Wielgosz will report and provide an update on the activities within the RCMP detachment area for Q1 (April to June) and Q2 (July to September) 2025.

KEY ISSUE(S)/CONCEPT(S):

N/A

DESIRED OUTCOMES:

That this report be reviewed by Council.

COMMUNICATIONS:

These reports will be posted on the Town's website.

ALTERNATIVE ACTIONS/MOTIONS:

N/A

ATTACHMENTS:

[Attachment I: 2025-2026 RCMP Q1 & Q2 Municipal Policing Report](#)

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

Approved
- 09 Jan
2026

Johnathan Strathdee, Manager of Legislative Services

Approved
- 09 Jan
2026

STRATHMORE MUNICIPAL POLICING REPORT

QUARTER 1 and 2

April 1, 2025 – September 30, 2025



Prepared by:
Staff Sergeant Mark Wielgosz
Detachment Commander
Strathmore – Langdon RCMP



Royal Canadian Mounted Police
Gendarmerie royale du Canada

Canada



2025-2026 ANNUAL PERFORMANCE PLAN INITIATIVES - QUARTERLY RESULTS

1. Reduce Property Crimes – Reduction in theft of vehicles, theft from vehicles, and break and enter by 5% from the six-year historical average.

The goal of this priority is to maintain or reduce the historical six-year crime levels through use of the following strategies.

Habitual Offender Management

A habitual offender management program (HOM) remains in effect to target habitual or high impact offenders residing in our Detachment area. Enforcement and monitoring efforts are undertaken to ensure offenders comply with ordered conditions or face consequence for non-compliance. Offenders are selected based upon the following factors:

- Volume of crime they commit;
- Seriousness of the crimes they commit;
- Likelihood of reoffending; and
- Impact of their crime on the community.

During quarter 1 and 2, Strathmore Detachment monitored 15 habitual offenders, 7 of which resided in Strathmore. Compliance checks during this time did not identify any violations.

Persons of Interest Program

Outside of the offender management program, Strathmore RCMP monitors persons in the community involved in organized crime or at large on various types of release such as parole, probation, and interim release on open criminal matters. Persons are identified on the potential risk to the community, severity of offences they are accused of, or likelihood to reoffend.

Partnerships with Calgary Police Service, Federal Parole Board, Provincial Probation Officers, and RCMP intelligence units are leveraged to remain cognizant of offenders moving in and out of Strathmore and the surrounding area.

This program is carried out by Strathmore General Investigation Section (GIS), which has been expanded to include rural areas with the addition of a rural resource. The unit consists of three members strategically focused on:

- Drug trafficking activity;
- Serious persons crimes;
- Habitual offender management; and
- High value property crime in both rural and municipal areas.





Security Screw Program

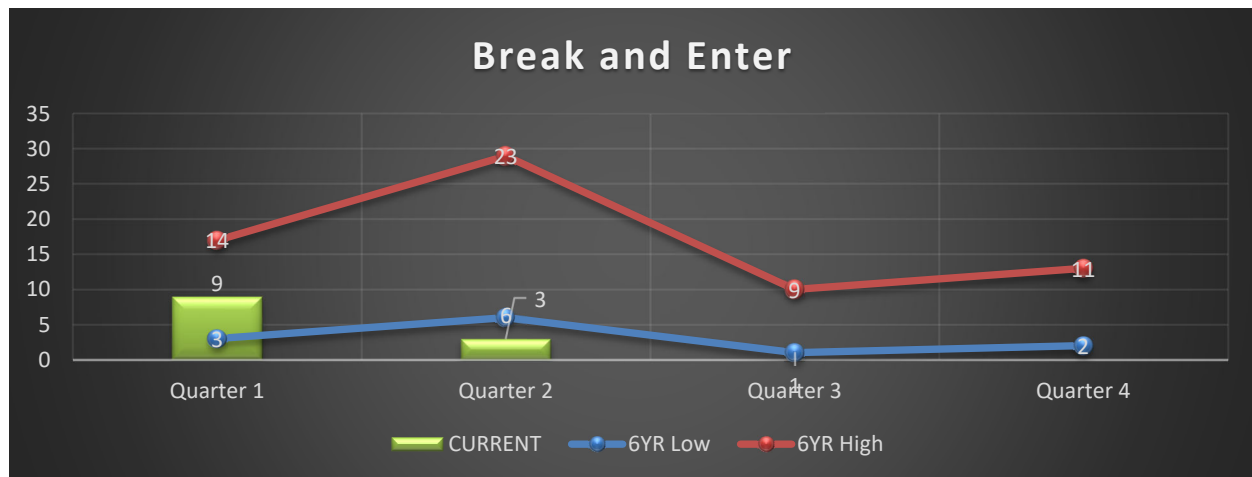
The Security Screw Program is now active for Strathmore and surrounding communities. The program involves provision of security fasteners to area residents without charge at select locations. Current locations are:

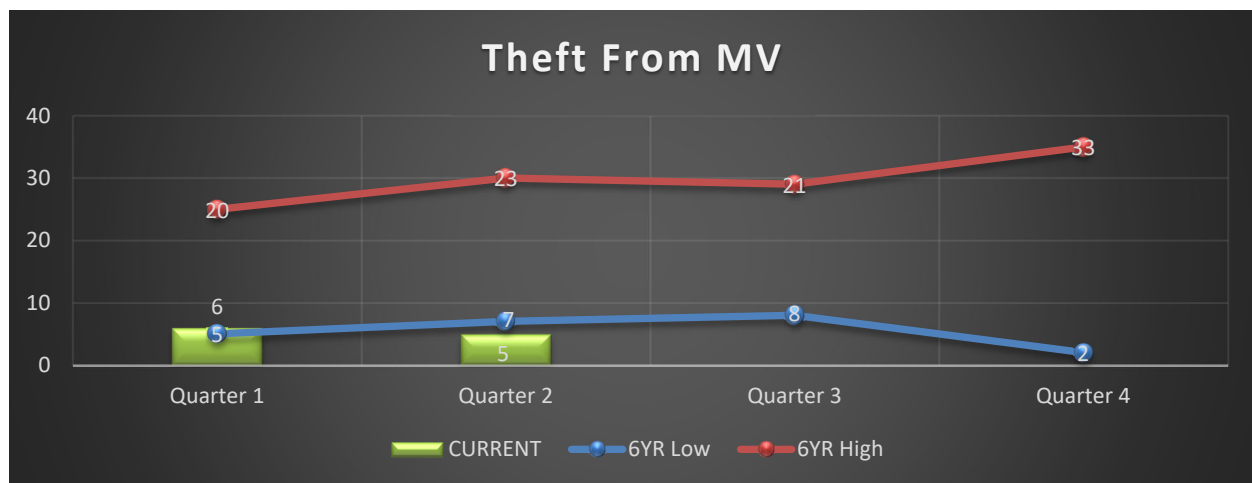
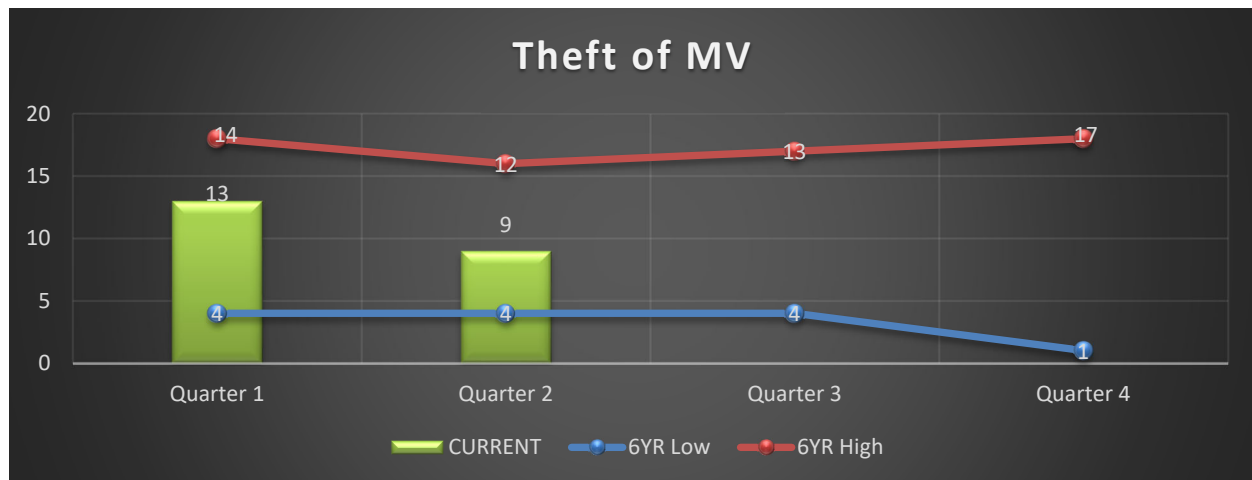
- Strathmore RCMP Detachment;
- Strathmore Fire Department:
- Strathmore Ford;
- Strathmore Motor Products; and
- Strathmore Dodge.
- Rocky View County – Langdon Detachment

Community response has been positive and several fasteners have been installed at all locations.

Crime Prevention Through Environmental Design (CPTED) and Business Outreach Program

At present, this program is available upon request or referral by front line members to assess properties to help prevent and deter victimization.





Results for Q1 and Q2 in the selected areas in comparison to the same time frame last year including comparisons to the preceding six fiscal year average:

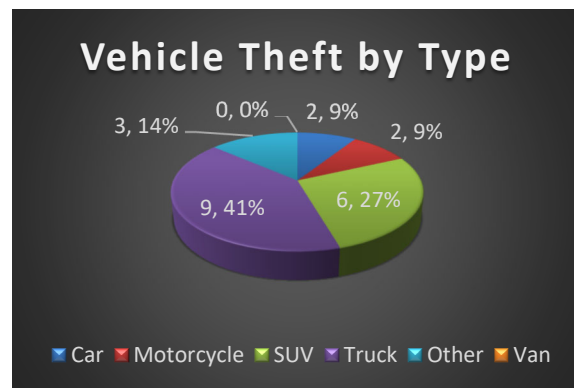
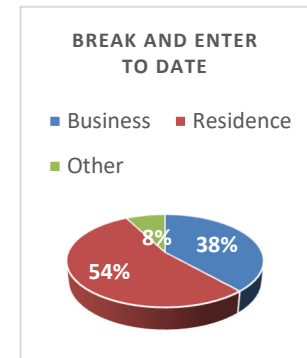
	FY24/25 to FY25/26	6 Year Average
<u>Break and Enter</u>		
Q1	Unchanged at 9 (=%)	Unchanged at 9 (=%)
Q2	Down from 6 to 3 (-50%)	Down from 11 to 3 (-73%)
<u>Theft of Motor Vehicle</u>		
Q1	Up from 5 to 13 (+160%)	Up from 7 to 13 (+86%)
Q2	Up from 4 to 9 (+125%)	Up from 8 to 9 (+13%)
<u>Theft from Motor Vehicle</u>		
Q1	Up from 5 to 6 (+20%)	Down from 11 to 6 (-45%)
Q2	Down from 7 to 5 (-29%)	Down from 12 to 5 (-58%)





Break and Enter: Occurrences through the first half of the year have been lower than historical or last year's numbers. Of the five business break-ins, three were attempts which did result in thefts. Of the seven residential break-ins, two were attempted entries, one was cleared as a roommate dispute, one was an entry into an insecure garage, and one was an unoccupied home under construction.

Theft of MV: Theft of motor vehicles were elevated throughout the first half of the year mainly attributed to area habitual offenders. Of the 22 thefts in this period:



- 1 was an attempted theft;
- 3 were recovered in Calgary;
- 1 was recovered on the same street as the theft;
- 12 were recovered in other areas;
- 9 were crimes of opportunity;
- Offenders were charged in connection to seven occurrences; and
- 1 theft involved a bait vehicle which resulted in the arrest of a Calgary area habitual offender.

Theft from MV: Theft from motor vehicles this period was reduced from last year, and by nearly half from historical averages. Of the 11 occurrences in the first half of the year, six were license plate thefts, two were crimes of opportunity, one was an attempted theft, and in one the offender was known to the complainant which did not result in charges.

2. Traffic Safety – Reduction of both injury and overall collisions.

The goal of this priority is to maintain or reduce the historical five-year crime levels through use of the following strategies.

Traffic Safety/Enforcement

ENFORCEMENT RESULTS THIS PERIOD

Violations: 732 (732 YTD)

Suspensions in both municipal and rural areas:

- | | |
|-----------|-------------------------------|
| - IRS: 29 | - Drive while Disqualified: 8 |
| - 72hr: 8 | - Criminal Impaired: 0 |
| - 24hr: 1 | - GDL AZAT: 6 |





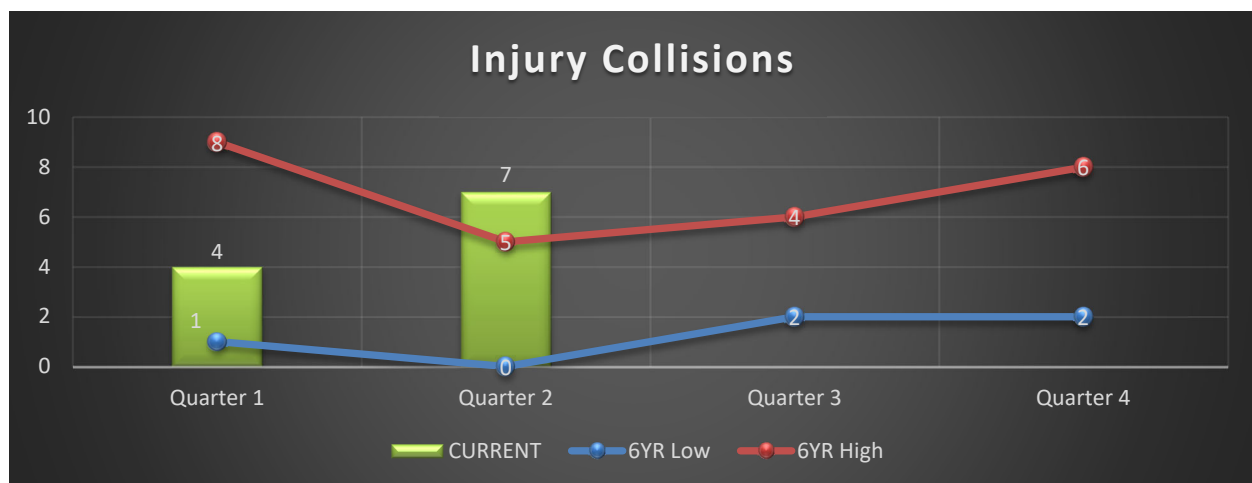
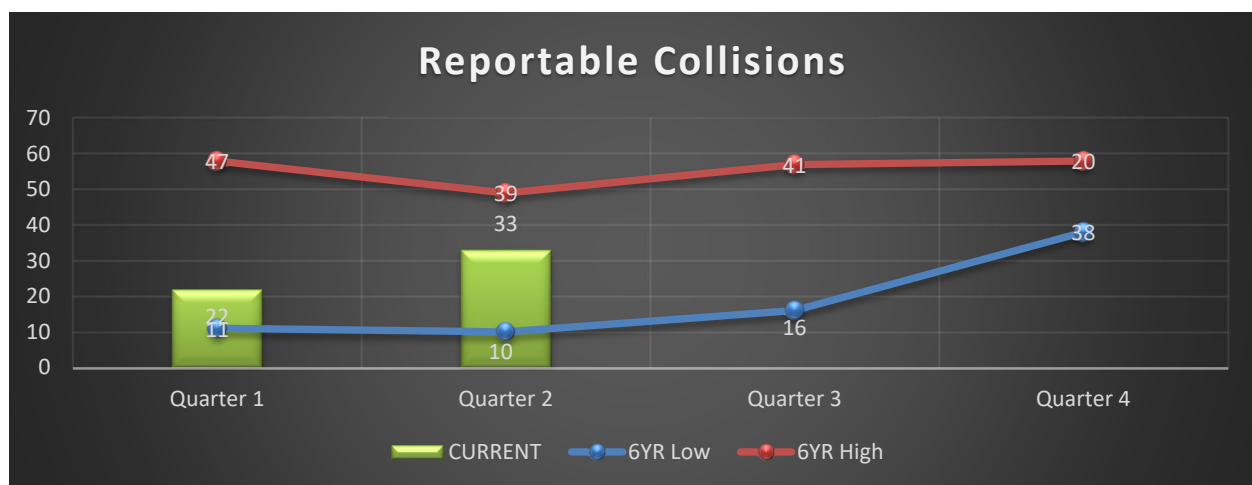
Check Stop Program *(in and around Strathmore)*

This period four documented check stops were conducted in Strathmore and the Surrounding areas which resulted in two violations and one IRS sanction. 230 vehicles were checked.

Bar Walk Program

Strathmore members conduct foot patrols through licensed establishments to maximize visibility to prevent, detect, and deter criminal activities. Criminal activity may include Gaming Liquor and Cannabis Act infractions, Illicit drug offences, or impaired driving. During this period Strathmore members documented over 62 bar walks in local establishments.

Collision Comparisons



Results for this quarter in the selected areas in comparison to the same time frame last year including comparisons to the preceding four fiscal year average:





FY24/25 to FY25/26

Reportable Collisions:

Q1 Up from 11 to 22 (+100%)
Q2 Up from 10 to 33 (+230%)

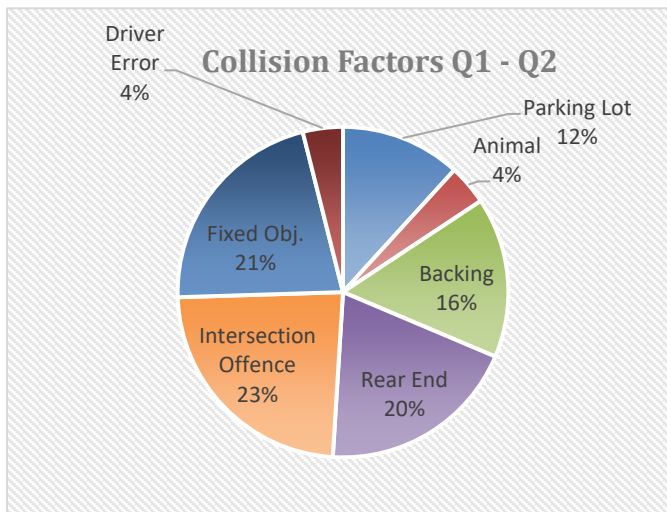
6yr. Fiscal YR Avg.

Down from 31 to 22 (-29%)
Up from 24 to 33 (+36%)

Injury Collisions:

Q1 Up from 1 to 4 (+300%)
Q2 Up from 5 to 7 (+40%)

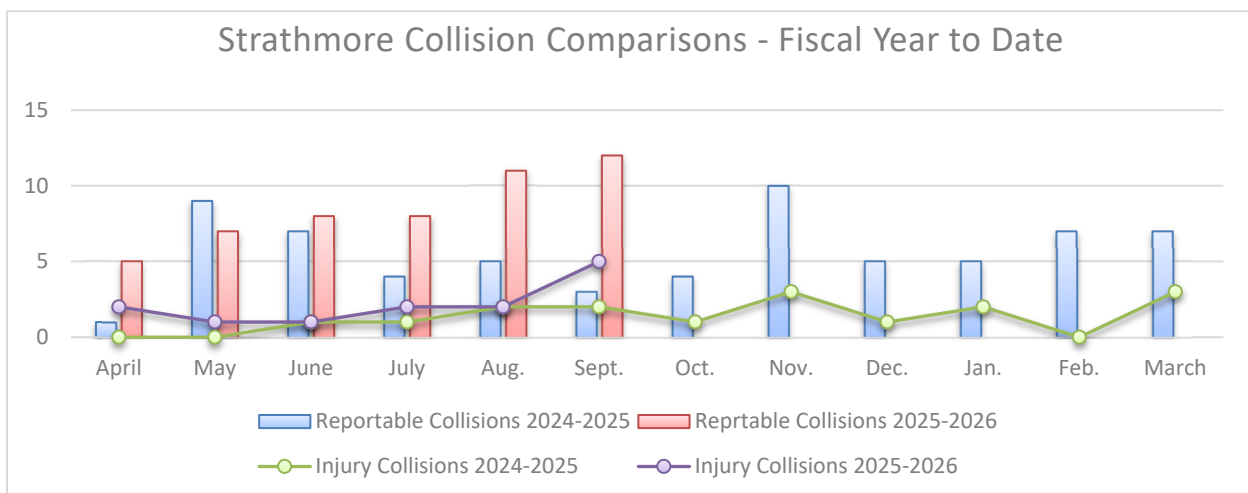
Up from 3 to 4 (+33%)
Up from 3 to 7 (+133%)



Reportable collisions have increased substantially from the year prior but overall remain generally in the average historical range. Driving factors involve intersection offences, striking fixed objects, and rear end collisions. The overall issue is driver inattentiveness and executing maneuvers when unsafe.

Injury collisions have seen an increase during this period mainly occurring in intersections (67%) due to driver inattentiveness and proceeding when unsafe to do so. The second leading cause was rear end collisions.

One of the collisions this period resulted in a fatality at the intersection of Highway 1 and 817 on August 18, 2025.





3. Community Engagement and Indigenous Community Engagement

Fostering positive relationships within our community and seeking ways to improve engagement with our residents and indigenous communities is a priority this year. Community support and engagement is essential to the success of crime reduction and community safety initiatives. This is achieved through open communication, trust, and emersion into Strathmore and the surrounding communities as community members.

School Visits

During this period, Strathmore members documented 38 visits at Strathmore Schools to interact with students, provide school talks on community safety topics, and to promote summer youth programs.

Attendance at Community Events

April 30: Cst. SHAIKH participated in the Tim Hortons Smile Cookie Day interacting with patrons and decorating cookies for sale.



May 22: Sgt. SALMON provided a detachment tour for youth members of his church which included a presentation on policing in Strathmore.

June 7-8: Strathmore members attended the Lead by Example Pow Wow at the AG grounds to interact with attendees and to participate in the Sunday grand entry.

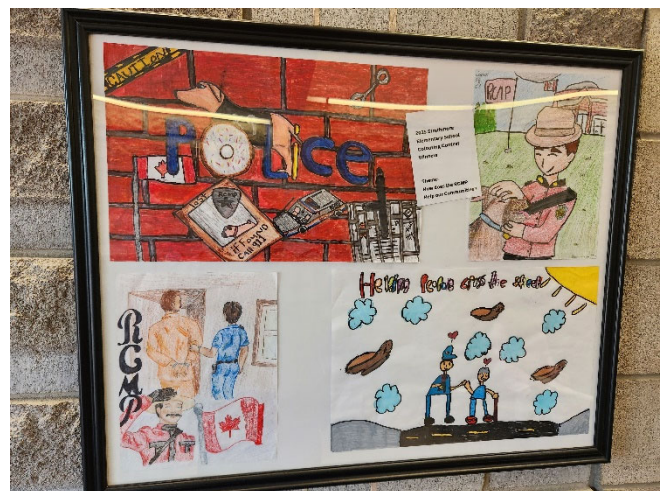
June 13: Cst. ZINCK attended a fathers day community barbecue in Kinsmen Park to interact with residents and attendees.

Strathmore Detachment Elementary School Colouring Contest

The annual colouring contest for area Elementary students with the theme “what do the police do in your community” winning entries.

	Winners:	
Grade K-3	1 st Scott	2 nd Alora
Grade 4-6	1 st Joy	2 nd Carmen

Each winner was presented with a certificate and large RCMP stuffed moose or black bear.





MUNICIPAL POLICING REPORT



July 1: Cst.'s PLANETS and LINZON attended Kinsmen Park on Canada Day to interact with residents and attendees.

July 20: Strathmore members provided traffic control during the Enbridge Ride for approximately 1600 cyclists to cross Highway 1.



July 31: Cst. SHAIKH gave a presentation at the detachment to a group of new Canadian youth on the topic of policing and law enforcement in Canada.

Aug. 1-4: Strathmore members were present throughout the Stampede to interact with patrons and enhance ground safety. This year featured the RCMP musical ride with performances on the Friday through Sunday and formed part of the Stampede parade.

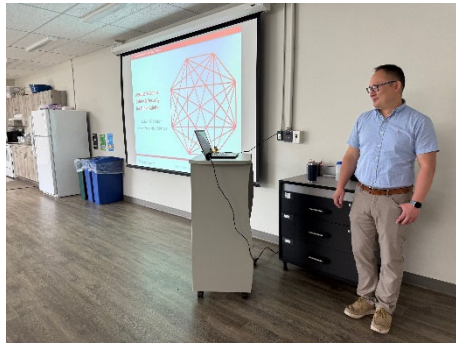


(Aug. 3 photo with performance guest of honour John Bland)



Aug. 10: Cpl. KUEHN and Cst. KIM stopped to participate in a birthday party for a few young police fans.





Aug. 23: Cpl. GOETZ and his watch attached the Medieval Fair at the AG grounds to interact with community members and participants.

Sept. 2: Cst.'s JENSEN and OH conducted an anti-fraud presentation for seniors at the public library.

Community Liaison Program

A community liaison program is in place with a member is assigned to a community group. The purpose of this program is to form a link with community groups to seek feedback on concerns and open channels of communication with respect to education, how to reduce or prevent victimization, and early identification of community cultural issues. There are 17 community groups with liaison members assigned in Strathmore. If a community group would like to request an RCMP liaison, please contact S/Sgt. Mark WIELGOSZ at Strathmore Detachment.

4. Other Initiatives

Strathmore Youth and Indigenous Youth Diversion Program

Strathmore Detachment has implemented a youth and Indigenous youth diversion program to give young persons a chance to redeem themselves through restorative justice. The goals of the program include educating and deterring youth from entering the criminal justice system, to provide an opportunity to make recompense for wrongdoing through restorative justice principles, and give young persons an opportunity to learn from their mistakes.

Eligible criminal cases involve first time minor offences such as property crimes. Candidate eligibility is determined on four criteria:

1. Admission of wrongdoing;
2. Expression of legitimate remorse;
3. Willingness to make recompense and participate in youth justice forums; and
4. Victim consent to allow the matter to proceed toward diversion.

Investigating members will determine eligibility as an option to find the best outcome in response to minor criminal matters and prevent repetition of offenses. Activities typically involve volunteerism and soft labour tasks within the community (picking up litter, removing graffiti, shovelling snow for seniors, etc.)

Partnerships have been created with the Town of Strathmore and Siksika Nation to facilitate and monitor restorative measures.





Rural Alberta CAPTURE Program

On June 12, 2023 The Alberta RCMP announced the voluntary surveillance camera registry program, called CAPTURE (Community Assisted Policing Through the Use of Recorded Evidence) was available Province wide.

Residents and businesses who have video surveillance, and are willing to share video camera footage when requested, can

sign up. This initiative won't replace officers from knocking on doors, but it will help officers track down video evidence in ongoing criminal investigations in RCMP jurisdictions.

The program aims to reduce the time an officer needs to search for and gather video evidence when investigating. The CAPTURE program allows a person or business to upload a portion of the video requested. This allows the officer to evaluate the video footage before deciding to ask for a copy.

Strathmore Detachment is now active with the CAPTURE program. To get started, visit www.ruralalbertacapture.ca and create an account. From there you can enter your contact information and video cameras on the secure site. Your information is not available to the public. If an officer needs to contact you, they will do so by the information provided.

Things to know about the program:

- This is completely voluntary and consent can be withdrawn at any time;
- Registering a camera and contact information allows the RCMP to see a list of security cameras so they can contact the owners during an investigation;
- The video footage on your camera remains your property;
- The RCMP will not have live access to your camera feed. We will only ask for videos already recorded;
- You can share your video footage through the website for an officer to view before they decide if the video will help in their investigation; and
- An officer can provide you with a USB thumb drive to copy your video. An officer can not download the video; they can only view it.

Online Crime Reporting

Online crime reporting is also available to report minor property crimes or non-emergent matters without the need to call the police or Visit the Detachment. These reports are routed through the Alberta RCMP Call Back Unit who will follow up with complainants. Depending on the complexity of the incident, the report can be forwarded to the appropriate Detachment to





continue with the investigation.

The online reporting tool can be accessed at <https://ocre-sielc.rcmp-grc.gc.ca/alberta> or through the Alberta RCMP App

Alberta RCMP App

The Alberta RCMP App is available through the most app stores. It is free and provides users access to a variety of community safety programs such as the Online Crime Reporting tool, Crime Mapping, Crime Statistics, and media releases to name a few.

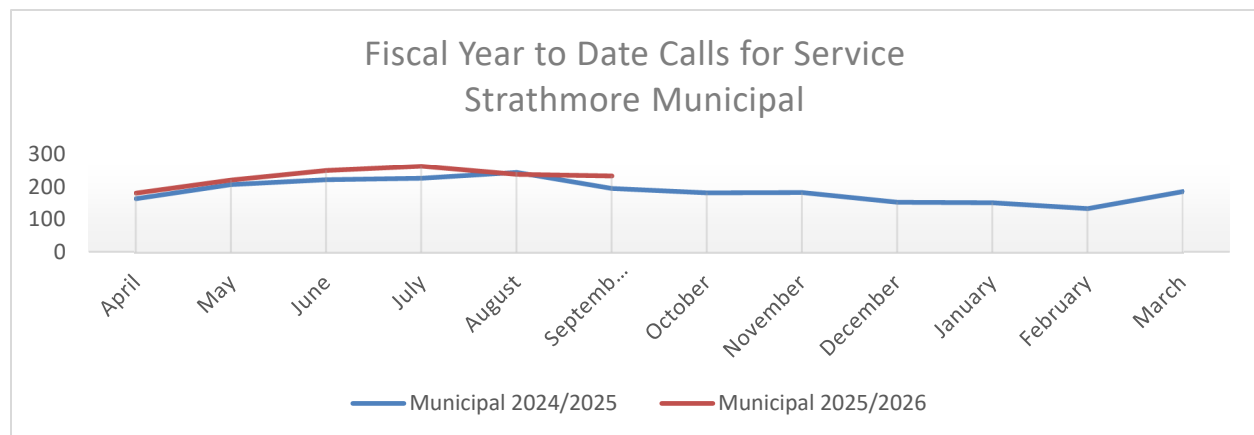


Watch Clerk Program

With support from the Town of Strathmore, Wheatland County and Rocky View County a watch clerk program was created in late 2017 early 2018. Watch clerks are support staff employees dedicated to supporting front line policing activities within Strathmore and in the Rural areas by completing administrative tasks on behalf of front-line members thereby maximizing their ability to actively patrol our area. This program is a valuable investment in community safety.

All positions are occupied and are currently providing valued support to our operational police officers.

Fiscal Year to Date Calls for Service



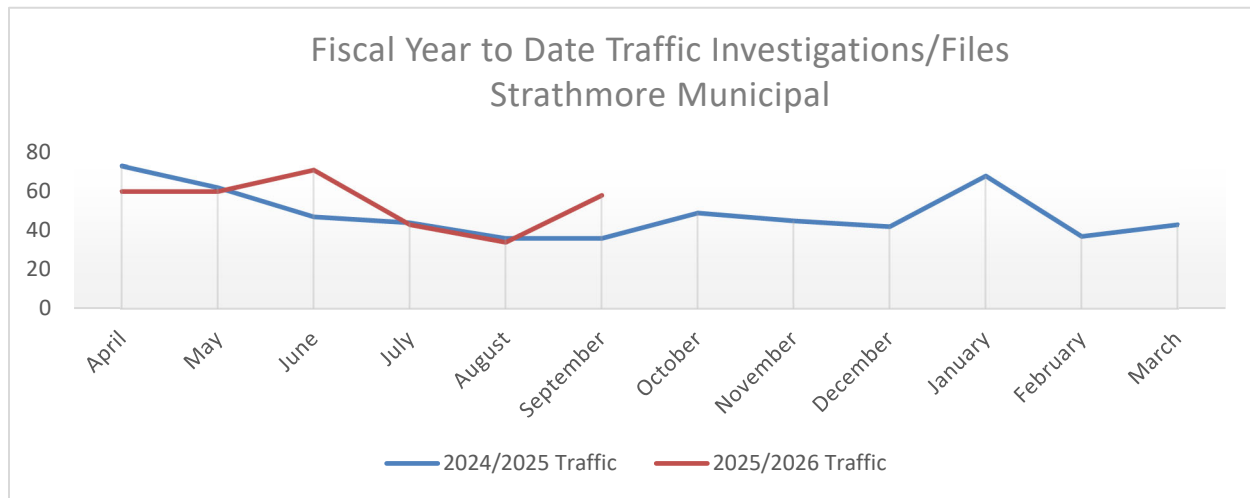
*** Traffic offences/complaints/investigations were removed as Strathmore Detachment continues use of e-ticketing. E-ticketing creates a file for each roadside stop. Separation of traffic complaints and self generated enforcement was not done. Inclusion of traffic stats may give the appearance of artificially high occurrence numbers.
*** The numbers shown are occurrences within the Town of Strathmore which do not include rural or Langdon files.

In Q1 and Q2 Strathmore Detachment responded to 1,386 calls for service within Town limits, up from 1,258 the year prior, an increase of 10%.





Fiscal Year to Date Traffic Offences and Reports



Traffic files in Q1 and Q2 increased from 298 to 326 compared to the same time frame last year (+9%).

Staff Sergeant Mark Wielgosz 2025-11-21
Detachment Commander
Strathmore-Langdon Detachment





Request for Decision

To: Council

Staff Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: June 11, 2025

Meeting Date: January 14, 2026

SUBJECT: Committee of the Whole Meeting Minutes – June 11, 2025

RECOMMENDATION: THAT Council adopt the June 11, 2025 Committee of the Whole Meeting Minutes as presented in Attachment I.

STRATEGIC PRIORITIES:



Affordable
Living



Climate
Resiliency



Community
Development



Community
Wellness



Economic
Development



Financial
Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

N/A

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

N/A

SOCIAL SUSTAINABILITY:

N/A

ENVIRONMENTAL SUSTAINABILITY:

N/A

IMPLICATIONS OF RECOMMENDATION:**GENERAL:**

Pursuant to Section 208(1)(iii) of the *Municipal Government Act*, the minutes of the June 11, 2025 Committee of the Whole Meeting are given to Council for adoption.

ORGANIZATIONAL:

N/A

OPERATIONAL:

N/A

FINANCIAL:

N/A

POLICY:

N/A

IMPLEMENTATION:

N/A

BACKGROUND:

N/A

KEY ISSUE(S)/CONCEPT(S):

N/A

DESIRED OUTCOMES:

N/A

COMMUNICATIONS:

Once signed, the June 11, 2025 Committee of the Whole Meeting Minutes will be posted on the Town's website.

ALTERNATIVE ACTIONS/MOTIONS:

1. Council may adopt the recommended motion.

2. Council may provide further direction regarding the Committee of the Whole Meeting Minutes.

ATTACHMENTS:

[Attachment I: COMMITTEE OF THE WHOLE - 11 Jun 2025 - Meeting Minutes](#)

Veronica Anderson, Legislative Services Officer

Approved
- 12 Jun
2025

Claudette Thorhaug, Legislative Services Officer

Approved
- 12 Jun
2025

Johnathan Strathdee, Manager of Legislative Services

Approved
- 12 Jun
2025



MINUTES COMMITTEE OF THE WHOLE MEETING

6:00 PM - Wednesday, June 11, 2025

Council Chambers, 1 Parklane Drive, Strathmore AB

COUNCIL PRESENT:

Mayor Pat Fule, Councillor Melissa Langmaid, Deputy Mayor Debbie Mitzner, Councillor Jason Montgomery, Councillor Denise Peterson, Councillor Richard Wegener, and Councillor Brent Wiley

STAFF PRESENT:

Kevin Scoble (Chief Administrative Officer), Jamie Dugdale (Director of Infrastructure, Operations, and Development Services), Mark Pretzlaff (Director of Community and Protective Services), Kara Rusk (Director of Strategic, Administrative, and Financial Services), and Johnathan Strathdee (Manager of Legislative Services)

1. CALL TO ORDER

Mayor Fule called the June 11, 2025 Committee of the Whole Meeting to order at 6:00 p.m.

1.1. Traditional Land Acknowledgement for June (Itawaakokatsopi)

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. 020.06.25A

Moved by Councillor Wegener

THAT Council adopt the June 11, 2025 Committee of the Whole Meeting Agenda as amended:

DELETION:

7.2 Permanent and Semi-Permanent Displays on Public Property Policy No. 1112

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: None

CARRIED

3. CLOSED MEETING

Resolution No. 021.06.25A

Moved by Councillor Peterson

THAT Council move In Camera to discuss items related to section 24(1)(a) and 24(1)(b)(i) of the *Freedom of Information and Protection of Privacy Act* at 6:03 p.m.

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: None

CARRIED

3.1. Advocacy Strategy – Advice from officials – FOIP S. 24(1)(a)

3.2. Council CAO Dialogue – Advice from officials – FOIP S. 24(1)(b)(i)

Resolution No. 022.06.25A

Moved by Councillor Langmaid

THAT Council move out of Camera at 7:07 p.m.

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: None

CARRIED

4. PUBLIC COMMENTS

None.

5. DELEGATIONS

5.1. The Happy Gang

5.2. Christ the Redeemer Catholic Schools

6. CONFIRMATION OF MINUTES

6.1. Committee of the Whole Meeting Minutes – May 14, 2025

Resolution No. 023.06.25A

Moved by Councillor Montgomery

THAT Council adopt the May 14, 2025 Committee of the Whole Meeting Minutes as presented in Attachment I.

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: None

CARRIED

7. BUSINESS

7.1. Winter Road, Pathway and Sidewalk Maintenance Policy No. 3203

8. QUESTION AND ANSWER PERIOD

None.

9. ADJOURNMENT

Mayor Fule adjourned the June 11, 2025 Committee of the Whole Meeting at 8:35 p.m.

Mayor

Director of Strategic, Administrative,
and Financial Services



Report for Council

To: Council

Staff Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: January 3, 2026

Meeting Date: January 14, 2026

SUBJECT: Off Site Levies for Soft Services

RECOMMENDATION: Information for Council.

STRATEGIC PRIORITIES:



Affordable
Living



Climate
Resiliency



Community
Development



Community
Wellness



Economic
Development



Financial
Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

The implementation of Soft Service Levies will ensure that new development contributes to the capital costs of essential community infrastructure, supporting financial sustainability and intentional community development. This approach helps maintain predictable tax rates, build financial reserves, and plan for sustainable growth, while also enhancing community wellness by funding fire hall, police station, and recreation facilities.

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

Soft Levies will help allocate funding and resources more efficiently, ensuring a fiscally responsible approach to investment in new and existing community infrastructure. This will reduce the financial burden on existing residents and businesses and support sustainable financial decision-making.

SOCIAL SUSTAINABILITY:

By ensuring that growth pays for growth, levies for soft services promote equitable access to community amenities and services, supporting social sustainability and community wellness.

ENVIRONMENTAL SUSTAINABILITY:

While Soft Service Levies primarily address financial and social impacts, any new facility planning will consider environmental sustainability as part of the Town's broader strategic goals.

IMPLICATIONS OF RECOMMENDATION:**GENERAL:**

This report serves as a starting point for further discussion on the implementation of Soft Service Levies, including resource allocation, stakeholder engagement, and future facility planning.

ORGANIZATIONAL:

Infrastructure services will prepare an implementation plan that will include stakeholder engagement, relevant costing components, and bylaw drafting as directed by Council.

OPERATIONAL:

Future operational impacts will be assessed during the implementation phase.

FINANCIAL:

Should Council support the implementation of soft levies, there will be costs associated with staff time and consultant support for stakeholder engagement, bylaw drafting, and ongoing administration of the levy program. The introduction of Soft Service Levies will generate new revenue to fund capital projects associated with growth.

POLICY:

The Municipal Government Act provides authority for municipalities to implement Soft Service Levies. Bylaw amendments will be required to formalize the levy program.

IMPLEMENTATION:

Should Council wish to move forward with the implementation of Soft Levies, Administration will begin developing required policies and bylaws. Administration will also bring a subsequent report to Council for consideration at a future meeting.

BACKGROUND:

Council has identified the need to address the financial impact of growth on existing residents and businesses. The Municipal Government Act allows municipalities to charge offsite levies for new or expanded community facilities. Strathmore has not previously charged Soft Levies for development. On December 10, 2025, Council directed Administration to prepare a report relating to the potential consideration of soft levies, and to return with an implementation plan for the incorporation of soft levies.

Strathmore maintains an established Off-Site Levy Bylaw for hard services (transportation, water, sanitary, storm). Council advanced a comprehensive update (Bylaw 24-17) through 2024, supported by Corvus' rate review; the update acknowledged future consideration of soft levies consistent with recent changes to the MGA.

Legislative authority: Alberta's Municipal Government Act (MGA) s.648 authorizes municipalities to impose off-site levies for hard services and, since amendments now consolidated in the current statute, additional soft services including community recreation facilities, fire halls, police stations, and libraries.

What Are "Soft Levies" and Why Consider Them?

Soft levies are a type of off-site levy that recovers capital costs of eligible community facilities required due to new subdivision or development (e.g., recreation centres, fire halls, police stations, libraries). Levies are not for operating/maintenance costs and must be held, tracked, and spent only on the specific infrastructure categories they are collected for.

Several municipalities in Alberta have implemented soft levies to some degree. This includes Edmonton, Calgary, Chestermere, Cochrane and High River. In developing the soft levy approach in Strathmore, it will be important to consider the impact on total levies relative to other municipalities in the region.

Primary objectives for Strathmore:

- Financial sustainability: Share capital costs of growth-triggered facilities in a transparent, predictable way, reducing pressure on general taxation and utility rates.
- Equity: Align contributions with degree of benefit to new development through documented catchments and service response metrics.
- Delivery certainty: Codify funding sources that support timely delivery of facilities in step with growth.

Administration recommends focusing on four MGA-authorized soft service categories:

- Fire Hall Facilities – new or expanded halls required due to growth.
- Police Station Facilities – district facilities needed with expansion.
- Community Recreation Facilities – indoor public recreation capital works sized to growth needs.
- Public Libraries – expansions or new branches attributable to growth.

KEY ISSUE(S)/CONCEPT(S):

Key issues for Council's consideration include:

- Identification of eligible facilities (fire hall, police station, recreation, library)
- Calculation methodology for levies as well as determination of appropriate costing for facilities
- Stakeholder engagement (developers, residents, regional partners and others as required)
- Drafting of off site bylaw amendments
- Communication and education strategy

DESIRED OUTCOMES:

Broad Council direction on next steps for Soft Service Levies.

COMMUNICATIONS:

A communication plan will be developed to inform developers, residents, and regional partners about the Soft Service Levies program, its benefits, and implementation.

ALTERNATIVE ACTIONS/MOTIONS:

Leana Ashbacher, Senior Manager of Financial Services

Approved
- 08 Jan
2026

Kevin Scoble, Chief Administrative Officer

Approved
- 08 Jan
2026

Johnathan Strathdee, Manager of Legislative Services

Approved
- 09 Jan
2026



Report for Council

To: Council

Staff Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: December 14, 2025

Meeting Date: January 14, 2026

SUBJECT: 2026 Supplementary Assessment Bylaw No. 26-03

RECOMMENDATION: For Council review in preparation for this bylaw to be brought back to the January 21 Council Meeting.

STRATEGIC PRIORITIES:



Affordable
Living



Climate
Resiliency



Community
Development



Community
Wellness



Economic
Development



Financial
Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

Council has identified Financial Sustainability as one of its Strategic Priorities. This recommendation is to allow the Town to impose taxes on all partially or additional buildings constructed throughout the year.

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

The bylaw provides clear parameters to ensure that taxes are levied fairly, and Town revenue is stable.

SOCIAL SUSTAINABILITY:

N/A

ENVIRONMENTAL SUSTAINABILITY:

N/A

IMPLICATIONS OF RECOMMENDATION:

GENERAL:

The proposed intent of the recommendation is to allow the Town to impose taxes on all partially or additional buildings constructed throughout the year.

ORGANIZATIONAL:

The organizational implications of the recommendation ensure that the Town will have the financial means to pay for offering the programs and services to new taxpayers. In addition, there has been staff time required in order to prepare this bylaw and associated report.

OPERATIONAL:

The proposed recommendation is intended to ensure that the Town will have the financial means to pay for our offering the programs, paying contracts and delivering services to residents. If the recommendation is adopted, no change in operations is anticipated.

FINANCIAL:

That the implication is to see increased tax revenue due to new construction completed through the 2025 calendar year. Depending upon the volume of new construction it is difficult to estimate the amount of additional taxes to be received.

POLICY:

Under Section 313(1) of the Municipal Government Act (the "Act") allows a Council to pass a bylaw authorizing supplementary assessments to be prepared for the purpose of imposing a tax under Part 10 of the Act in the same year.

A municipality may pass a bylaw that allows it to assess improvements added to land after the December 31 condition date and collect property taxes on them for a portion of the current tax year.

In the Act, Section 313 speaks to preparation of supplementary assessments, this Bylaw, and it also makes reference to all improvements, all manufactured homes in the municipality. This Bylaw only applies if it is passed before May 1st of the current tax year. This Bylaw does not apply to linear property.

IMPLEMENTATION:

If Council proceeds with First, Second and Third Reading of Bylaw 26-03 being the 2026 Supplementary Assessment Bylaw, Administration will ensure that the progressive assessments are taxed within the 2026 year.

BACKGROUND:

Section 313(1) of the Municipal Government Act (the "Act") allows a Council to pass a bylaw authorizing supplementary assessments to be prepared for the purpose of imposing a tax under Part 10 of the Act in the same year.

A municipality may pass a bylaw that allows it to assess improvements added to land after the December 31 condition date and collect property taxes on them for a portion of the current tax year. The Assessor for the municipality must determine the value of the new improvements added since December 31 of the previous year based on Section 314 of the Act.

In the Act, Section 313 speaks to preparation of supplementary assessments, and it also makes reference to all improvements, all manufactured homes in the municipality. This Bylaw only applies if it is passed before May 1st of the current tax year. This Bylaw does not apply to linear property (electrical power systems, street lighting systems, telecommunications, pipelines and well equipment).

The Town of Strathmore has been assessing improvements for more than a decade.

Each year when a new supplementary assessment bylaw is passed we are required to repeal the previous year's supplementary assessment bylaw.

Without passing the bylaw, the Town is unable to prepare supplementary assessments during the taxation year for improvements that are:

1. Completed or begin to operate in the year in which they are to be taxed;
2. Occupied during all or any part of the year, in which they are to be taxed;
3. Moved into the Town of Strathmore during the year in which they are to be taxed and they will not be taxed in that year by another municipality; or
4. For designated manufactured homes that are moved in during the year, despite that the designated manufactured home will be taxed in that year by another municipality.

This item is being brought to Committee of the Whole to support the new members of Council with any questions needed. Going forward, it is recommended that this bylaw proceed straight to a Regular Council Meeting on an annual basis.

KEY ISSUE(S)/CONCEPT(S):

For Council review as this bylaw is being planned to be brought back on the January 21 Council Meeting for approval.

DESIRED OUTCOMES:

For Council review, as this bylaw is planned to be brought back to the January 21 Council Meeting for approval.

COMMUNICATIONS:

N/A

ALTERNATIVE ACTIONS/MOTIONS:

ATTACHMENTS:

[Attachment I: 26-03 Bylaw 2026 Supplementary Assessment](#)

Leana Ashbacher, Senior Manager of Financial Services

Approved
- 09 Jan
2026

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

Approved
- 09 Jan
2026

Johnathan Strathdee, Manager of Legislative Services

Approved
- 09 Jan
2026

BYLAW NO. 26-03
OF THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA

**THIS BYLAW AUTHORIZES THE COUNCIL OF THE TOWN OF STRATHMORE
TO AUTHORIZE THE 2026 SUPPLEMENTARY ASSESSMENT OF
IMPROVEMENTS.**

WHEREAS pursuant to Section 313 of the *Municipal Government Act*, R.S.A. 2000, Chapter M-26 and amendments thereto, Town Council may pass a bylaw authorizing the preparation of supplementary assessments for all improvements for the purposes of imposing a tax in the same year under Part 10 of the *Municipal Government Act*;

AND WHEREAS Section 313 of the *Municipal Government Act* provides further that a supplementary assessment bylaw or any amendments to it applies to the year in which it was passed, only if it is passed before May 1 of the year, and must not authorize assessments to be prepared for linear property;

AND WHEREAS Section 325.1 of the *Municipal Government Act* allows for a bylaw enacted under Section 313 of the *Municipal Government Act* to remain in force and apply in respect of subsequent years, until repealed;

NOW, THEREFORE, the council of the Municipality duly assembled, **ENACTS AS
FOLLOWS:**

1. PURPOSE AND TITLE

- 1.1. This Bylaw may be cited as the "Town of Strathmore Supplementary Assessment Bylaw."
- 1.2. The purpose of this Bylaw is to provide for the supplementary tax assessments for all improvements until rescinded.

2. DEFINITIONS

- 2.1. In this Bylaw, unless the context otherwise requires:
 - a. "Act" means the Municipal Government Act, R.S.A. 2000 Chapter M-26, and amendments thereto;

- b. "Assessed Person" means a person who is named on the Town's assessment roll in accordance with Section 304 of the Act;
- c. "Assessor" has the same meaning as in Section 284(1)(d) of the Act;
- d. "Council" means the municipal Council of the Town of Strathmore;
- e. "Designated Manufactured Home" means a manufactured home, mobile home, modular home or travel trailer;
- f. "Improvement" means:
 - i. A structure;
 - ii. Anything attached or secured to a structure, that would be transferred without special mention by a transfer or sale of the structure;
 - iii. A Designated Manufactured Home; and
 - iv. Machinery and equipment.
- g. "Part 10" means Part 10 of the Act;
- h. "Town" means the Town of Strathmore and all lands within its jurisdictional boundaries, as the context requires.

3. SUPPLEMENTARY ASSESSMENT

- 3.1. Subject to the provisions of Section 314 of the Act, the Assessor shall prepare a supplementary assessment for all Improvements.
- 3.2. Subject to the provisions of Section 314 of the Act, the Assessor shall prepare supplementary assessments:
 - a. for Improvements if they are completed, or if they are occupied, or if they are moved into the Town in the year in which they are to be taxed under Part 10.
 - b. reflecting the value of an Improvement that has not been previously assessed or the increase in the value of an Improvement since it was last assessed;
 - c. in the same manner as the assessments are prepared under Part 9, Division I of the Act, prorated to reflect only the number of months during which the Improvement is complete, occupied, located in the Town or in operation, including the whole of the first month in which the improvement was completed, was occupied, was moved into the

Town or began to operate.

- 3.3. A supplementary assessment roll must be prepared in accordance with Section 315 of the Act.

4. SEVERABILITY

- 4.1. If any section or part of this Bylaw is found to be illegal, or beyond the power of Council to enact, such section or parts shall be deemed to be severable from all other sections or parts of this Bylaw.

5. REPEAL AND EFFECTIVE DATE

- 5.1. Bylaw 25-02 is hereby repealed.
- 5.2. This Bylaw shall come into full force and effect upon receiving third and final reading and being signed.

READ A FIRST TIME 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



Report for Council

To: Council

Staff Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: December 7, 2025

Meeting Date: January 14, 2026

SUBJECT: 2026 Operating Expenditures Line of Credit Borrowing Bylaw No. 26-01

RECOMMENDATION: This Committee of the Whole Report is for Council's information, in preparation for the presentation of the Bylaw at the January 21, 2026 Regular Council Meeting.

STRATEGIC PRIORITIES:



Affordable
Living



Climate
Resiliency



Community
Development



Community
Wellness



Economic
Development



Financial
Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

Council has identified Financial Sustainability as one of its Strategic Priorities. This recommendation is a contingency approach to support the Town's existing line of credit but does require a bylaw to comply with the *Municipal Government Act*.

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

N/A

SOCIAL SUSTAINABILITY:

N/A

ENVIRONMENTAL SUSTAINABILITY:

N/A

IMPLICATIONS OF RECOMMENDATION:

GENERAL:

Administration recommends passing this Bylaw as proposed. It is not anticipated that use of the line of credit will be utilized or needed in 2026.

If the recommendation is adopted it will allow the Town to continue delivering the programs and services to residents, businesses and key stakeholders while taxes are being collected up until July 1, 2026. Once taxes are collected, any use of the line of credit will be paid back immediately.

ORGANIZATIONAL:

The proposed recommendation is intended to ensure that the Town will have the financial means to pay for our offering the programs, paying contracts and delivering services to residents. If the recommendation is adopted, no change in operations is anticipated.

OPERATIONAL:

The staff time is limited to preparing and presenting this report and the associated budget.

FINANCIAL:

The maximum line of credit available for the Town to draw on is \$770,000, with interest of Prime minus 0.75% per annum (i.e. 3.70% effective rate at January 8, 2026). The Town has not drawn on its line of credit in more than five years. There is no financial impact to the Town until such time as the line of credit is required to be drawn on.

The Town also maintains a revolving credit on its US Bank Visa purchasing cards up to \$230,000.

The total operating credit combined is \$1,000,000.

POLICY:

Under Section 251(1) of the *Municipal Government Act*, a municipality may only borrow if the borrowing is authorized by a borrowing bylaw.

Section 251(1) of the *Municipal Government Act* applies to operating expenditures.

Section 256(2) of the *Municipal Government Act* states that the amount borrowed, together with the unpaid principal of other borrowings made for the purpose of financing operating

expenditures, must not exceed the amount the municipality estimates in taxes in the year that the borrowing is made.

Under Section 256(3) a borrowing bylaw that authorizes the borrowing does not have to advertised if the term of the borrowing does not exceed 3 years.

IMPLEMENTATION:

If Council approves the bylaw, Administration will arrange for the bylaw to be signed and provided to the Bank of Nova Scotia.

BACKGROUND:

The proposed bylaw is intended to allow the Town to gain access to a line of credit in the event that additional funds are needed prior to all property taxes being paid on July 1 of each year. The Town needs to ensure operations can continue and that staff, contractors and supplies are continued to be paid on time as per all of our agreements.

This is an annual process that each municipality must pass a bylaw to authorizing the use of borrowings if they have a line of credit available to them. In simple terms it is a safety net to allow operations for the first six (6) months of the year while tax rates are finalized and property taxes are collected.

Passing this bylaw ensures that the Town meets its regulatory obligations regarding its existing line of credit moving forward.

This item is being brought to Committee of the Whole to support the new members of Council with any questions needed. Going forward, it is recommended that this bylaw proceed straight to a Regular Council Meeting on an annual basis.

The Municipalities and School Boards Security Agreement in Attachment II is an administrative component of the Line of Credit with Bank of Nova Scotia. Administration recommends Council authorizes the Mayor and Chief Administrative Officer to sign this document.

If Council is supportive, the Bylaw and the Municipalities and School Boards Security Agreement will be presented at January 21, 2026 Regular Council Meeting for approval.

KEY ISSUE(S)/CONCEPT(S):

For Council to review the Operating Expenditures Line of Credit Bylaw and the Municipalities and School Boards Security Agreement in advance of the January 21, 2026 Regular Council Meeting.

DESIRED OUTCOMES:

For Council to review the Operating Expenditures Line of Credit Bylaw and the Municipalities and School Boards Security Agreement in advance of the January 21, 2026 Regular Council Meeting.

COMMUNICATIONS:

N/A

ALTERNATIVE ACTIONS/MOTIONS:

N/A

ATTACHMENTS:

[Attachment I: Bylaw No. 26-01 2026 Operating Expenditures Line of Credit Borrowing Bylaw](#)
[Attachment II: Town of Strathmore MUSH Security Agreement](#)

Riley Brolly, Manager of Financial Planning, Budgeting & Reporting	Approved - 16 Dec 2025
Leana Ashbacher, Senior Manager of Financial Services	Approved - 18 Dec 2025
Kara Rusk, Director of Strategic, Administrative, and Financial Services	Approved - 08 Jan 2026
Kevin Scoble, Chief Administrative Officer	Approved - 08 Jan 2026
Veronica Anderson, Legislative Services Officer	Approved - 08 Jan 2026
Johnathan Strathdee, Manager of Legislative Services	Approved - 09 Jan 2026

**BYLAW NO. 26-01
THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA****BEING A BYLAW OF THE TOWN OF STRATHMORE IN THE PROVINCE OF ALBERTA TO AUTHORIZE A BORROWING AND ESTABLISH A LINE OF CREDIT FOR THE PURPOSE OF FINANCING OPERATING EXPENDITURES.**

WHEREAS, the Council of the Municipality has decided to issue a bylaw pursuant to Section 256 of the *Municipal Government Act* to authorize the financing of operating expenditures of the municipality provided that the amount to be borrowed, together with the unpaid principal of other borrowings for this purpose, must not exceed the amount the municipality estimates will be raised in taxes in the year the borrowing is made;

AND WHEREAS the Council of the Town of Strathmore deems it advisable to borrow to meet the operating expenditures of the Town until such time as the current taxes levied or to be levied are collected;

AND WHEREAS the total amount of taxes to be levied in 2026 by the Town of Strathmore is estimated not less than the sum of Twenty-Seven Million Eight Hundred Forty-Seven Thousand Dollars (\$27,847,000);

AND WHEREAS the amount of the existing debt of the Town of Strathmore as at December 31, 2025 was \$17,170,355, no part of which is in arrears, and the borrowing of the amount authorized to be borrowed by this Bylaw will not cause The Town of Strathmore to exceed its debt limit;

NOW THEREFORE the 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 referred to as the "2026 Operating Expenditures Line of Credit Borrowing Bylaw".

2. PURPOSE

- 2.1. The purpose of this Bylaw is to establish a bylaw to authorize the Town of Strathmore to borrow from the Bank of Nova Scotia sums of money from time to time to meet the current operating expenditures of the Town, until taxes are collected, provided that the total principal sum owed to

Bank of Nova Scotia at any one time shall not exceed the sum of SEVEN HUNDRED SEVENTY THOUSAND DOLLARS (\$770,000). This Bylaw also authorizes the Town of Strathmore to borrow on corporate purchasing cards, provided that the total principal sum owed at any one time shall not exceed the sum of TWO HUNDRED THIRTY THOUSAND DOLLARS (\$230,000).

3. DEFINITIONS

- 3.1. In this Bylaw, words have the meanings set out in the Municipal Government Act, except that:
- a) "Bylaw" means Bylaw 26-01, also known as the 2026 Operating Expenditures Line of Credit Borrowing Bylaw; and
 - b) "Chief Administrative Officer" means the individual appointed to the position of the Chief Administrative Officer or his or her designate for the Town.

4. INTERPRETATION

- 4.1. Headings and sub-headings in this Bylaw are included for convenience only and shall not be considered in interpreting the substantive content of this Bylaw.
- 4.2. The preamble paragraphs that precede the numbered paragraphs of this Bylaw are an integral and necessary part of this Bylaw and not a mere recital.
- 4.3. Every provision of this Bylaw is independent of all provisions and it is the intention of the Council that if any provision of this Bylaw is declared invalid by a Court of competent jurisdiction, all other provisions of this Bylaw shall remain valid and enforceable.
- 4.4. Nothing in this Bylaw relieves a Person from complying with any Federal or Provincial law or regulation, any other Town Bylaw, or any requirement of any lawful permit, order, or license.
- 4.5. References in this Bylaw to an act, statute, regulation, or other Bylaw refer to the current laws and legislation, as amended or replaced from time to time, including successor legislation.
- 4.6. This Bylaw is gender-neutral and, accordingly, any reference to one gender includes the other.
- 4.7. The word "shall" is mandatory and not merely directory.

5. LINE OF CREDIT

- 5.1 This The Town of Strathmore may borrow from the Bank of Nova Scotia sums of money from time to time to meet the current operating need of the Town.

6. INTEREST RATE, TERM, AND TERMS OF REPAYMENT

- 6.1 All sums borrowed under this Bylaw shall bear interest at a prevailing rate per annum at the time of borrowing and not to exceed Bank of Nova Scotia Prime and such interest will be calculated daily, due and payable monthly on the last day of each and every month.
- 6.2 All sums borrowed under this Bylaw, including principal and interest, shall be for a period of 3 years due and payable in full by December 31, 2029.

7. REPAYMENT SOURCE

- 7.1 Revenue derived from the collection of municipal taxes levied will be used to repay the principal borrowed and interest owing under this Bylaw.

8. SEVERABILITY

- 8.1. If any provision of this Bylaw is found to be illegal or beyond the power of Council to enact, or otherwise invalid, such section shall be deemed to be severable from all other sections of this bylaw.

9. EFFECTIVE DATE

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

READ A FIRST TIME this 21st day of January, 2026.

READ A SECOND TIME this 21st day of January, 2026.

READ A THIRD AND FINAL TIME this 21st day of January, 2026.

Mayor

Director of Strategic,
Administrative and Financial Services

**SECURITY AGREEMENT
MUNICIPALITIES AND SCHOOL BOARDS**

To: THE BANK OF NOVA SCOTIA, (the "Bank")

* (DELETE
WHICHEVER IS
INAPPLICABLE)

WHEREAS by a *By-law or Resolution passed by the _____
(COUNCILOR SCHOOLBOARD, ETC.)

of Town of Strathmore _____
(NAME OF MUNICIPALITY, SCHOOLDISTRICT, ETC.)

on the _____ day of _____, _____ authority was given to the

** _____ to borrow from
the Bank the sum or sums therein mentioned and this Agreement was authorized.

** (INSERT TITLES
RATHER THAN
NAMES OF
AUTHORIZED
OFFICIALS AS
SET OUT IN THE
BORROWING
BY-LAW OR
RESOLUTION)

AND WHEREAS the Corporation desires to borrow the said sum or sums from the Bank.

NOW IT IS HEREBY AGREED by the Corporation that in consideration of the Bank advancing or providing the said sum or sums to the Corporation that all the revenues of the Corporation of whatever nature and kind are hereby charged to and in favour of the Bank, as security for payment of the moneys so advanced or provided by the Bank and any interest thereon and any other charges in connection therewith and the Bank shall have a lien upon all such revenues until the charge hereby and by the said *By-law or Resolution created is satisfied.

The Corporation represents and warrants that the whole or any part or parts of the revenues of the Corporation are not subject to any prior charge, except as disclosed to the Bank in writing.

IN WITNESS WHEREOF the Corporation has caused *** its corporate seal to be hereunto affixed under the hands of its proper officers as required by law this _____ day of _____.

*** (FOR MUNICIPALITIES
IN ONTARIO
DELETE THE
PHRASE "ITS
CORPORATE SEAL
TO BE HEREUNTO
AFFIXED UNDER THE
HANDS OF" AND
INSERT INSTEAD
"THIS AGREEMENT TO
BE EXECUTED BY")

WITNESS: _____) By: Sign _____
_____) Title _____
_____) _____ c/s
_____) Sign _____
_____) Title _____
_____)

DATE RECEIVED _____
RECORDED _____
APPROVED _____
E.O. _____
AUDITOR _____