
IN THE MATTER OF THE MUNICIPAL GOVERNMENT ACT

R.S.A. 2000, c.M-26

AND IN THE MATTER OF THE PROPOSED ANNEXATION
BY THE TOWN OF STRATHMORE

NOTICE OF PROPOSED ANNEXATION

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NOTICE OF PROPOSED ANNEXATION

TO: **Land and Property Rights Tribunal**
2nd Floor, Summerside Business Centre
1229-91 Street, SW
Edmonton, AB T6X 1E9

TO: **Wheatland County**
242006 Range Road 243
Wheatland County, AB T1P 2C4

TO: **Minister of Municipal Affairs**

TAKE NOTICE that pursuant to Section 116 of the Municipal Government Act, the Town of Strathmore hereby gives notice of its request for the annexation of the lands hereinafter described. This notice includes:

- (a) Authorization;
- (b) Description of the land proposed to be annexed by Strathmore;
- (c) List of local authorities that have been notified and other authorities that may be affected;
- (d) Reasons for the proposed annexation; and,
- (e) Proposals for the consultation with the public and meeting with owners of the land to be annexed.

This notice has been filed by:

THE TOWN OF STRATHMORE

Per: _____



Kara Rusk, Acting CAO
1 Park Lane Drive, Strathmore, AB T1P 1K2

1. Authorization

On May 7, 2025, the Council of the Town of Strathmore passed the following motion, Resolution No. 143.05.25:

“THAT Council direct staff to provide written notice of its proposed annexation pursuant to Section 116 of the Municipal Government Act.”

2. Description of Land Proposed to be Annexed to the Town of Strathmore

- (a) Schedule A: List of Legal Descriptions for Land within the Proposed Annexation Area
- (b) Schedule B: Proposed Annexation Area including Roads

3. Notifications

This Notice is being sent to the following local authorities:

- (a) Affected Local Authorities:

Alberta Forestry and Parks
Alberta Health Services
Alberta Transportation and Economic Corridors
Christ the Redeemer Separate Regional Division No. 3
Golden Hills School Division No. 15
Wheatland County

- (b) Other Notifications:

Alberta Agriculture and Irrigation
Alberta Energy Regulator
Alberta Environment and Protected Areas
Alberta Heritage and Resource Management
Altalink Management Ltd.
Atco Gas
Atco Pipelines
Canada Pacific Railway
Canada Post Corporations
Department of National Defense
Encana/Ovintiv
EPCOR
FORTIS Alberta
Natural Resources Conservation Board
RCMP
SHAW Cablesystems
TELUS
Western Irrigation District

4. Reasons for the Proposed Annexation

Strathmore is proposing the annexation of just over three quarter sections of land from Wheatland County. This annexation will support non-residential development within the town and provide increased housing options in response to significant non-residential development in the surrounding sub-region. This notice of annexation is supported by two landowners who wish to be annexed into Strathmore's municipal boundary.

Background

Strathmore has seen steady growth over the last two decades and is positioned to experience accelerated growth in the coming years. As a town that has long been a thriving hub in Alberta, Strathmore has built a reputation for fostering community development while maintaining a high quality of life for its residents.

Historical Growth

Over the past 10 years, Strathmore has grown both in population and in economic activities. This growth has been supported by strategic planning and development initiatives aimed at enhancing the infrastructure and amenities of the Town. As a result, Strathmore has attracted a diverse range of businesses and residents, contributing to its overall prosperity and quality of life.

Projected Growth

Looking forward, Strathmore is expected to see an even faster rate of growth. The Town's strategic location and proactive development policies are set to attract more businesses and residents. This anticipated growth necessitates additional land to accommodate the increasing demand for non-residential and residential developments.

Rationale for Annexation

The proposed annexation of approximately three quarter sections from Wheatland County is essential to ensure the long-term financial sustainability of the Town. Below are the key reasons justifying the annexation:

(a) Support for Non-Residential Development

Strathmore aims to use the annexed land to foster non-residential development, including commercial, industrial, and recreational projects. This development will bring numerous benefits to the Town, such as:

- creating new job opportunities for residents,
- diversifying the economic activities in the region,
- attracting investments from various industries, and
- addressing the need for more highway commercial lands due to the stagnation of many undeveloped lands and lack of action by some landowners.

(b) Increased Housing Options

Alongside non-residential development, the annexed land will be used to offer increased housing options. This is crucial to support the growing workforce that will be drawn by the new commercial and industrial opportunities in the surrounding county. Key benefits include:

- providing affordable housing options for new and existing residents,
- enhancing the overall quality of life by offering diverse housing options, and
- supporting sustainable community growth.

(c) Potential for Recreational Facilities

The annexed lands may also provide the opportunity for more recreational facilities that could benefit residents in both the County and the Town. This includes facilities like parks, sports complexes, and community centers which can improve the quality of life and foster community engagement.

(d) Community and Landowner Support

The Town brings this annexation proposal following input from the landowners who wish to be annexed. There is strong support from those directly affected by the annexation. Additionally, the community at large is expected to benefit from the enhanced development and increased housing options.

The landowners have expressed their desire to be annexed into Strathmore, recognizing the potential benefits of being within the Town's administrative boundaries. Their support is crucial as it demonstrates a willingness to align with the Town's growth strategies.

(e) Community Benefits

The broader community will also benefit from the annexation through improved infrastructure, increased job opportunities, and a more vibrant local economy. The expected growth will enhance the Town's services and amenities, making Strathmore an even more attractive place to live and work.

Conclusion

The annexation of just over three quarter sections from Wheatland County is a strategic move for Strathmore, ensuring the Town can accommodate its future growth and development. By supporting non-residential development and providing increased housing options, Strathmore is poised to enhance its economic prosperity and quality of life for its residents. The support from landowners further underscores the viability and necessity of this annexation.

Strathmore's proactive approach to growth and development, combined with the annexation, will position the Town for a prosperous future, attracting businesses, residents, and investments to the thriving community.

5. Proposals for Public Consultation

The Town intends to conduct the following specific initiatives to inform and consult with the owners of the land that is proposed to be annexed and with the public:

(a) Landowner One-on-One Meeting(s)

The Town will invite the owners of the lands that are proposed to be annexed from Wheatland County to the Town of Strathmore, as identified through Land Titles information, to attend a one-on-one meeting. The purpose of the one-on-one meeting will be to provide the owners with an opportunity to ask questions and provide input on the proposed annexation. The dates of the landowner one-on-one meeting will be determined through direct communication with the landowners.

(b) Public Information Sessions

The Town will host informal, come-and-go style information sessions to inform the public, mines and mineral rightsholders, other authorities and parties interested in the proposed annexation and to allow attendees an opportunity to ask questions and provide input. The first information session is expected to be held after the landowner one-on-one meetings and therefore the date for the meetings is to be determined. The second information session is anticipated to be held after annexation negotiations have concluded.

The Town will advertise the location, date and time of the public information sessions in the local newspaper, on the Town's website and through social media.

(c) Website

The Town will host an annexation project webpage where all publicly available information will be posted for digital access and download. The webpage will be periodically updated. The Town will offer the webpage link for Wheatland County's use to redirect annexation inquiries to a single information source.

(d) Social/Media

The Town will use the following social media platforms to issue information:

- Meta (formerly Facebook)
- Instagram
- Other platforms as determined necessary

The Town will use the following traditional media to issue information related to the proposed annexation:

- Local print newspaper
- Local radio station

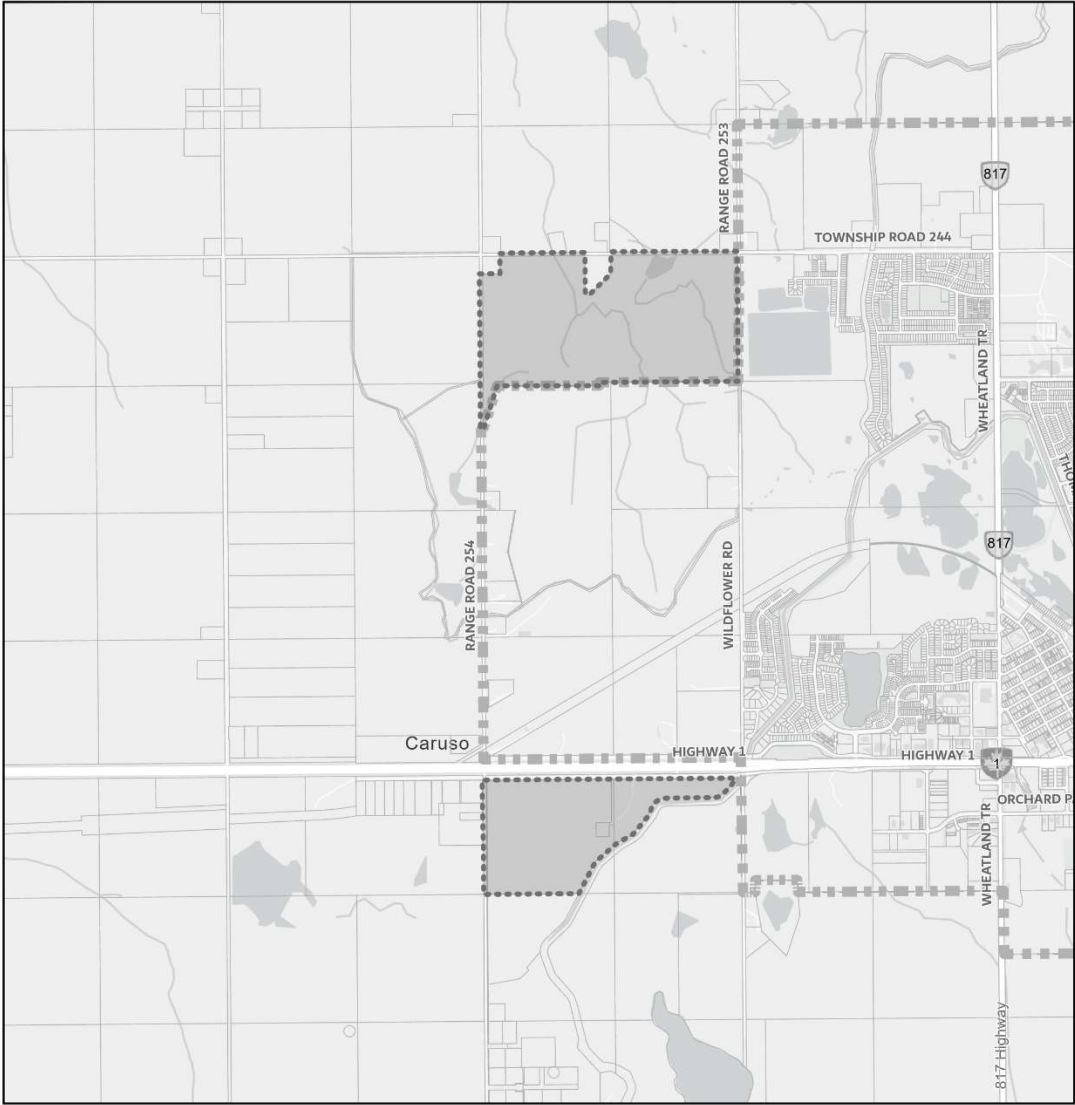
SCHEDULE A

List of Legal Descriptions for Lands within the Proposed Annexation Area


1. LOT 3, BLOCK 3, PLAN 061 2529, EXCEPTING THEREOUT ALL MINES AND MINERALS, AREA: 128.108 HECTARES (316.56 ACRES) MORE OR LESS.
2. THAT PORTION OF THE NORTHWEST QUARTER SECTION OF NINE (9) TOWNSHIP TWENTY-FOUR (24) RANGE TWENTY-FIVE (25) WEST OF THE FOURTH (4) MERIDIAN WHICH LIES SOUTH OF ROAD PLAN 8510132 AND NORTHWEST OF AREA 'H' ON PLAN 0212872. CONTAINING 54.453 HECTARES (134.56 ACRES) MORE OR LESS, EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME.
3. THAT PORTION OF THE NORTHEAST QUARTER OF SECTION NINE (9) TOWNSHIP TWENTY-FOUR (24) RANGE TWENTY-FIVE (25) WEST OF THE FOURTH (4) MERIDIAN WHICH LIES SOUTH OF SERVICE ROAD ON PLAN 8510132 AND NORTH OF AREA 'J' ON PLAN 0212872. CONTAINING 14.060 HECTARES (34.74 ACRES) MORE OR LESS, EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME.
4. BLOCK 1, PLAN 9210910, EXCEPTING THEREOUT ALL MINES AND MINERALS, AREA: 1.214 HECTARES (3 ACRES) MORE OR LESS


SCHEDULE B

Proposed Annexation Area Including Roads



Legend

 Annexation Areas

 Town Boundary

