

**AGENDA
SPECIAL COUNCIL MEETING
Wednesday, March 12, 2025 @ 6:00 PM
Council Chambers, 1 Parklane Drive, Strathmore AB**

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1. CALL TO ORDER	
2. CONFIRMATION OF AGENDA	
3. PUBLIC COMMENTS	
4. BUSINESS	
4.1. Lambert Village Snow Removal Petition Agenda Item - AIR-25-036 - Pdf	2 - 12
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5. CLOSED MEETING	
5.1. Advocacy Strategy - Advice from officials - FOIP S. 24(1)(a)	
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5.3. Council CAO Dialogue – Advice from officials – FOIP S. 24(1)(b)(i)	
5.4. CAO Performance Review – Confidential evaluations – FOIP S. 19(1)	
6. BYLAWS	
6.1. Land Use Bylaw Amending Bylaw No. 24-22 (710 3rd Street, 712 3rd Street, 380 Ridge Road, and Area A Plan 0313207) Agenda Item - AIR-25-020 - Pdf	21 - 35
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Report for Council

To: Council

Staff Contact: Veronica Anderson, Legislative Services Officer

Date Prepared: February 12, 2025

Meeting Date: March 12, 2025

SUBJECT: Lambert Village Snow Removal Petition

RECOMMENDATION: THAT Council accept the petition regarding priority snow removal for Parklane Way as information.

STRATEGIC PRIORITIES:



Affordable
Housing



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:**

A petition is determined sufficient if it meets the requirements set out under sections 222 to 226 of the *Municipal Government Act (MGA)*.

ORGANIZATIONAL:

The Town of Strathmore's CAO must make a declaration to Council on whether a petition is sufficient or insufficient within 45 days after the petition was filed (s. 226, *Municipal Government Act*).

OPERATIONAL:

N/A

FINANCIAL:

N/A

POLICY:

N/A

IMPLEMENTATION:

N/A

BACKGROUND:

On February 12, 2025 Administration received a petition containing 80 signatures requesting Parklane Way be added as a priority roadway to the Town of Strathmore's snow removal policy. Petition included as Attachment I.

KEY ISSUE(S)/CONCEPT(S):

For a petition to be declared as sufficient it must meet the following requirements under the *MGA*:

- Only electors are eligible to be petitioners (s. 222. *MGA*)
- The petition must be signed by "electors of the municipality equal in number to at least 10% of the population (s. 223(2)(a), *MGA*)
- "A petition must consist of one or more pages, each of which must contain an identical statement of the purpose of the petition" (s. 224(1) *MGA*)

- The petition must include for each petitioner for printed first and last name or initials of the petitioner, a signature, street address or legal land description on which the petitioner lives, the petitioner's phone or email address, and the date on which the petitioner signed the petition (s. 224(2) *MGA*)
- Each signature must be witnessed by an adult person who must sign opposite the signature of the petitioner and take an affidavit that the signature witnessed are those persons entitled to sign the petition (s. 224(3) *MGA*)
- The petition must have attached a signed statement of a person stating that the person is the representative of the petitioners, and the municipality may direct any inquiries about the petition to the representative (s. 224(4) *MGA*)
- The petition must be filed with the CAO and the CAO is responsible for determining if the petition is sufficient (s. 225(1), *MGA*)

The MGA set out strict parameters regarding how petitioners are counted. As per section 225(3) of the *MGA*, some of the reasons why the counting of petitioners may exclude the name of a person are as follows:

- Their signature was not witnessed
- Their signature was witnessed but for which no affidavit is attached to the petition
- Their signature appears on a page of the petition that does not have the same purpose statement that is contained on all the other pages of the petition
- Their printed name is not included
- Their street address or legal land description is not included
- If the date when the person signed the petition is not stated

If a petition is determined not sufficient under the MGA, Council is not required to take any notice of it.

Please note that names and personal information on the petition in Attachment I has been redacted as per section 226.2 of the Municipal Government Act and Section 17 of the Freedom of Information and Protection of Privacy Act.

DESIRED OUTCOMES:

In reviewing the petition for sufficiency, the following was noted:

- Signatures were not witnessed
- The petition did not have each page containing an identical statement of the purpose of the petition.
- Not all signatures were from electors.
- The petition was not signed by 10% of the population.

COMMUNICATIONS:

Administration will be contacting the petitioners advising them that the petition was not permitted under the MGA as the petition is not sufficient.

ALTERNATIVE ACTIONS/MOTIONS:

N/A

ATTACHMENTS:

[Attachment I: Lambert Village Petition Redacted](#)

Claudette Thorhaug, Legislative Services Officer

Approved
- 05 Mar
2025

Johnathan Strathdee, Manager of Legislative Services

Approved
- 05 Mar
2025

Kevin Scoble, Chief Administrative Officer

Approved
- 07 Mar
2025



Lambert Village

3 Parklane Way, Strathmore, AB T1P 1N6

Email: lambertvillage@shaw.ca

The Town of Strathmore
1 Parklane Dr
Strathmore, AB T1P 1K2

Re: Priority snow removal on Parklane Way

Dear Mayor Fule and Senior Operations Manager Donna McCallum,

Please find attached a petition containing 80 signatures from residents, caregivers and concerned citizens requesting that Parklane Way be added as a priority roadway for the Town of Strathmore's snow removal policy.

Parklane Way is the only route into the Lambert Village seniors building along with the adjacent senior's duplexes located on Parklane Place.

It is not uncommon for an ambulance to attend to a senior in distress multiple times weekly, and during periods of heavy snow it is difficult for the ambulance to navigate the roadway.

Given that Parklane Way is a short roadway that has a dead end and is in close proximity to the Town of Strathmore office, priority snow removal could be completed in a matter of a few minutes. All of Lambert is tax paying citizens.

We appreciate the Town of Strathmore considering our petition request for the benefit of the many seniors that would be impacted by this.

Kind regards,

The Board of Directors
Lambert Village

Sec. 17, FOIP

Town Of Strathmore

Mayor : Pat Fule - pat.fule@strathmore.ca

Senior Operations Manager : Donna McCallum – donna.mccallum@strathmore.ca

We, the residents of Lambert Village would like to petition the town of Strathmore for an understanding or partnership that would ensure that Parklane way was placed as a priority route on the snow removal list, therefore ensuring that our residents have easy access to all necessary care. In our opinion it is essential that we are able to provide continual accessibility for an ambulance and the fire department to arrive in a timely fashion. A government directive indicates that seniors be encouraged to remain in their own home, due to a shortage of beds in the next stages of elder care. We are a 40-unit building, with an average age of 79/80 years, which depends on services that are vital to independent living.

Being able to leave the building by self-driving, walking or being picked up by family, friends, Handi-Van, volunteer drivers, taxi or ambulance is important. Independent living includes several opportunities, either visiting the Doctor, drugstore, one of many clinics, church services, banking, shopping, entertainment, meals out or just visiting friends. This does not include the many in-house services that are offered like home care, personal patient care, a hairdresser, esthetician and the many service deliveries and trades people that are in and out of this building every day, all designed to keep us healthy and happy.

Please find attached names and signatures of all that are affected by snow removal on Parklane Way

Name	Address	Phone	Association to LBV	Signature
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Sec. 226, MGA and Sec. 17, FOIP

Name	Address	Phone	Association to LBV	Signature
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Sec. 226, MGA and Sec. 17, FOIP

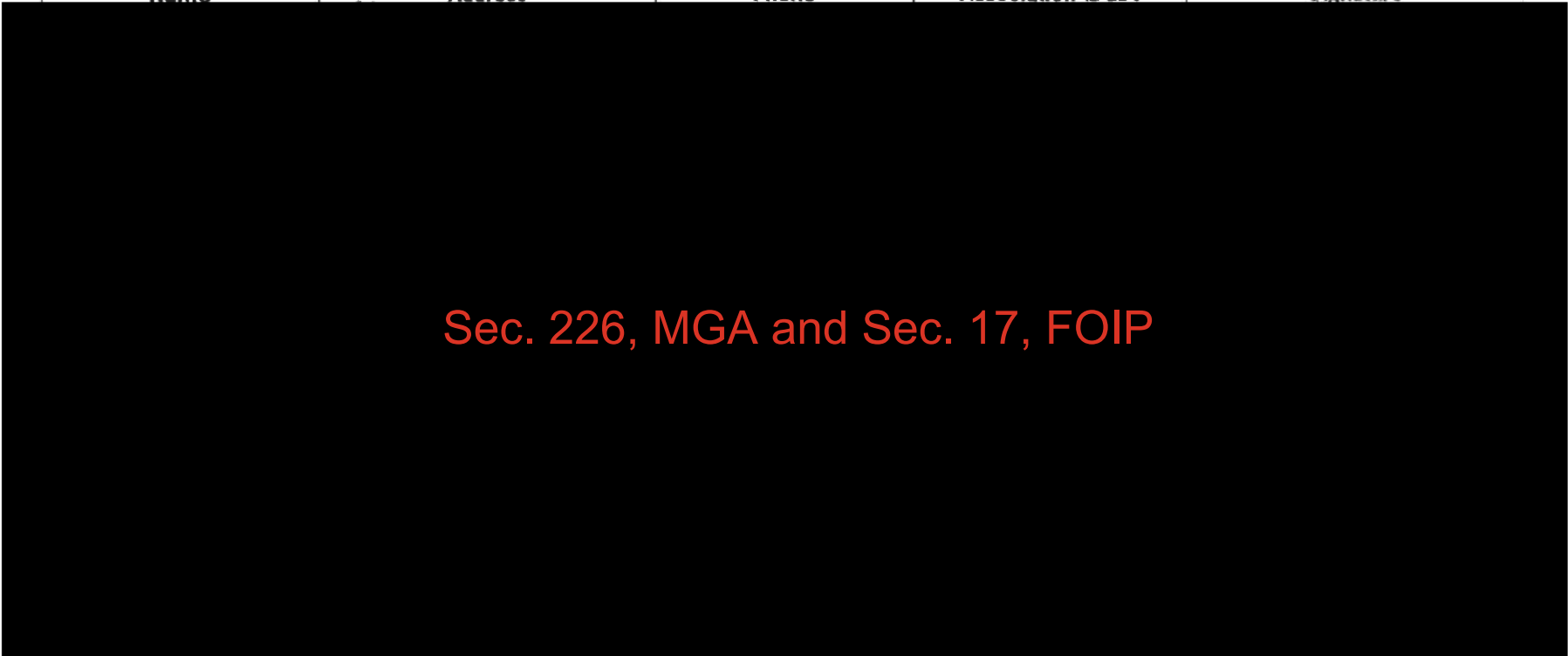
Name	Address	Phone	PARKLAND CONDOS Association to LBV	Signature
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Sec. 226, MGA and Sec. 17, FOIP

Name	Address	Phone	Association to LBV	Signature
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Sec. 226, MGA and Sec. 17, FOIP

Name	Address	Phone	PARKLANE CONDOS Association to LBV	Signature
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Sec. 226, MGA and Sec. 17, FOIP



Request for Decision

To: Council

Staff Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: March 3, 2025

Meeting Date: March 12, 2025

SUBJECT: Voluntary Intermunicipal Collaboration Framework (ICF)

RECOMMENDATION: THAT Council direct staff to work with the administration of Standard, Hussar and Rockyford to develop terms of reference, to guide the preparation of a voluntary Intermunicipal Collaboration Framework (ICF) between the communities.

STRATEGIC PRIORITIES:



Affordable
Housing



Climate
Resiliency



Community
Development



Community
Wellness



Economic
Development



Financial
Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

Working in collaboration with willing partners can improve efficiencies in various service areas, in addition to ensuring the long term sustainability of communities.

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

A voluntary Intermunicipal Collaboration Framework allows the Town to partner with other municipalities to provide cost efficient services where possible.

SOCIAL SUSTAINABILITY:

N/A

ENVIRONMENTAL SUSTAINABILITY:

N/A

IMPLICATIONS OF RECOMMENDATION:

GENERAL:

Enhanced relationships with willing partners can improve service levels, increase efficiency and introduce new economic development opportunities.

ORGANIZATIONAL:

The terms of reference will be developed using recent examples and will receive input from various departments within administration as required. The ICF may:

- describe the services that benefit residents in more than one of the municipalities
- identify which municipality is responsible for providing these services
- outline how the services will be delivered and funded
- include a process for resolving disputes that occur while the framework is in effect

OPERATIONAL:

N/A

FINANCIAL:

There are no financial implications other than staff time needed to draft this report.

POLICY:

The MGA allows municipalities to enter into voluntary ICFs with non-adjacent municipalities.

IMPLEMENTATION:

Should Council adopt the recommended motion, Administration will work with partnering municipalities to draft a terms of reference to guide the preparation of the ICFs between partnering communities.

BACKGROUND:

An Intermunicipal Collaborative Framework (ICF) is an agreement between two or more municipalities that provides for integrated and strategic planning, delivery, and funding of intermunicipal services. The agreement establishes a framework that describes the shared services that are provided, and facilitates and encourages cooperation between municipalities as they ensure that municipal services are provided efficiently to residents. This is accomplished by:

- providing for integrated and strategic planning, delivery, and funding of intermunicipal services

- allocating resources efficiently when providing local services
- ensuring that municipalities contribute funding to services that benefit their residents

Council members from the Town of Strathmore, Village of Rockyford, Alberta, Village of Standard, and Village of Hussar recently participated in a Regional Collaboration Workshop, where they explored the various opportunities and challenges our region collectively faces. By working together, the municipalities can navigate common challenges and seize opportunities that strengthen the entire region.

KEY ISSUE(S)/CONCEPT(S):

The key issue is whether Council would like to begin the process of developing a TOR for the preparation of ICFs with partnering communities.

DESIRED OUTCOMES:

For Council to adopt the recommended motion.

COMMUNICATIONS:

None at this time.

ALTERNATIVE ACTIONS/MOTIONS:

1. Council may adopt the recommended motion.
2. Council may defeat the recommended motion.
3. Council may provide further direction regarding this matter.

Veronica Anderson, Legislative Services Officer

Approved
- 06 Mar
2025

Claudette Thorhaug, Legislative Services Officer

Approved
- 06 Mar
2025

Johnathan Strathdee, Manager of Legislative Services

Approved
- 06 Mar
2025

Kevin Scoble, Chief Administrative Officer

Approved
- 07 Mar
2025



Report for Council

To: Council

Staff Contact: Chuck Procter, Manager of Development Services

Date Prepared: February 19, 2025

Meeting Date: March 12, 2025

SUBJECT: Land Use Bylaw Amending Bylaw No. 24-14 (Garden and Garage Suites) Review

RECOMMENDATION: For Council's discussion.

STRATEGIC PRIORITIES:



Affordable
Housing



Climate
Resiliency



Community
Development



Community
Wellness



Economic
Development



Financial
Sustainability

SUSTAINABILITY

IMPLICATIONS OF RECOMMENDATION:

GENERAL:

If requested, Staff will prepare a land use bylaw amendment removing the garden and garage suite uses from our low density residential districts. A land use bylaw amendment requires a public hearing and three readings from Council, as required by the *Municipal Government Act*.

POLICY:

Should Council wish to move forward with the removal of garage and garden suite regulations from the Land Use Bylaw No. 14-11, Staff will prepare a land use bylaw amendment. The bylaw amendment will follow the process outlined in the [Municipal Government Act \(MGA\)](#).

Section 692(1) of the MGA requires that Council hold a Public Hearing with respect to the proposed bylaw prior to giving second and third reading to the proposed bylaw to amend a land use bylaw.

IMPLEMENTATION:

If Council chooses to ask Staff to prepare a bylaw, the statutory Public Hearing for the proposed bylaw will be advertised in accordance with Section 606 of the MGA. Development Services will request for the Public Hearing to be advertised on the Town's social media accounts and website.

BACKGROUND:

On February 19, 2025, Council directed Staff to bring forward to the March 12, 2025 Committee of the Whole a report on garden and garage suites.

Resolution No. 048.02.25

Moved by Mayor Fule

THAT Council direct Administration to review the garage and garden suites in the Town of Strathmore and bring a report for Council's consideration to the March 12, 2025 Committee of the Whole Meeting specifically related to repealing Bylaw 24-11.

CARRIED

In 2024, the LUB was amended by adding garden and garage suites as a discretionary use to several of our low-density residential districts in Town. A brief history is given below:

- 2021-2023 – Initial talks begin involving garden and garage suites.
- February 14, 2024 – Staff present at Committee of the Whole.
- May 8, 2024 – Staff present at Committee of the Whole.
- June 5, 2024 – Staff recommend First Reading of Land Use Bylaw Amending Bylaw No. 24-14 (Garage and Garden Suites).
- July 3, 2024 – A Public Hearing is held, and Staff recommend Second Reading and Third Reading (adoption) of Bylaw 24-14, Land Use Bylaw Amending Bylaw.

After the amendment, and to date (February 20, 2025), Staff have not received any official applications for garden or garage suites, although we have been approached by a few residents (approximately 5), a single business who wanted more information about them, and a developer who may be thinking about them in a future phase of new development. There have been zero garden or garage suites added to Strathmore's recent inventory, with the latest ones being in the Strathmore Lakes Common area in the early 2000s.

We believe one of the main barriers to constructing a garden or garage suite is the cost of developing a suite, either as a brand new structure or as a retrofit to an existing structure. There are many aspects to the cost of developing a suite in Staff's opinion, including:

- the installation of services to the suite;
- the requirements for the structure under the National Building Code, Alberta Edition;

- the size of suite;
- the chosen interior and exterior upgrades; and
- the type of material used.

Staff have found ranges of garden and garage suite costs on the internet and the most common range that we found in the Calgary region was anywhere between \$205,000 to \$350,000. There are many assumptions to this price range and Staff are sure there is variability in costs depending on many factors. One example may be the cost of moving a power pole from the rear of a property.

Currently, garden and garage suites are a discretionary use in several of our low density residential districts. Staff may approve development permit applications for discretionary uses, depending on LUB compliance and, if in Staff's opinion, the proposed development would not:

- unduly interfere with the amenities of the neighbourhood, or
- materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land

(both of these points are taken from the MGA s.640, 6. and our LUB has similar wording).

The approval can be appealed, and adjacent properties are mailed notice of any discretionary use decisions or variances above 10% of a requirement as per the LUB. There is a 21-day appeal period if a permit is approved, and any appeals would be heard by the local Subdivision and Development Appeal Board.

If the 2024 LUB amendments were to be removed, the decision process for garden and garage suites would change in one major way; applicants will need to come to Council for a site-specific LUB amendment to add a suite to their property if they so wish. LUB amendment applications cost \$3750.00 ([2025 Fees Bylaw](#)) and require an advertised public hearing and three readings of a bylaw. Council are the decision makers for LUB amendments. If the LUB amendment is adopted, the applicant moves to the development permit stage described above. (Note: it is likely Staff would recommend that the suite be listed as a permitted use instead of a discretionary use in the hypothetical direct control land use bylaw district because public notice and circulation would occur at the public hearing stage.)

The economy and market is constantly changing and there have been changes to the community since talks began about garden and garage suites. Development Services saw an increased demand for development in 2024 and the trend is increasing and continuing into 2025. New multi-unit development permit applications have been received, along with a few official subdivision applications for new phases of development. A few estimates are included below for Council's information along with the general area of the development:

Subdivisions

- In Circulation: Subdivision Lakewood Phase 2B, 76 low/medium density lots
- In Circulation: Subdivision Edgefield Phase 3, 101 low/medium density lots
- Registered: The Ranch Phase 5, 59 low density lots
- Registered: Strathmore Lakes Phase 15, 50 low/medium density lots

Development Permits

- Bayside Place, 50 apartment units
- Lakes Estates Circle, 51 apartment/townhouse units
- Brent Boulevard, 36 apartment/high density units

Note there are many more projects in the pre-application phase of development and staff are working with developers to meet municipal legislation.

Staff believe that garden and garage suites can play a part in availability and affordability of housing types in Town. They can cater to residents and they can become a part of the community. There are other communities which currently allow for garden and garage suites (referred to as accessory dwelling units in some cases) including: Edmonton, Calgary, Airdrie, St. Albert, Grande Prairie, Red Deer, Lethbridge, Medicine Hat, Fort McMurray, and Olds. There are some rural counties which allow for them too. Note, we only looked at some local municipalities in the southern (Calgary) and central (Edmonton) regions of Alberta. Strathmore is one of the smaller sized municipalities to have regulations for them.

Staff understand there are concerns, and housing is a topic that continues to be talked about at the local, provincial, and federal levels in Canada, and across the world.

KEY ISSUE(S)/CONCEPT(S):**DESIRED OUTCOMES:****COMMUNICATIONS:****ALTERNATIVE ACTIONS/MOTIONS:**

1. Staff can prepare a land use bylaw amendment proposing to remove the regulations for garden and garage suite and remove the garden and garage suite uses from our low density residential districts, for Council's discussion.
2. Alternatively, the uses and regulations for garden and garage suites can remain in the land use bylaw and no amendment can be brought forward, for Council's discussion.
3. Staff can investigate the topic again in the future and or provide more information for Council, for Council's discussion.

Chuck Procter, Manager of Development Services

Approved
- 03 Mar
2025

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

Approved
- 03 Mar

Veronica Anderson, Legislative Services Officer

2025
Approved
- 03 Mar

Kevin Scoble, Chief Administrative Officer

2025
Approved
- 07 Mar
2025



Request for Decision

To: Council

Staff Contact: Chuck Procter, Manager of Development Services

Date Prepared: February 25, 2025

Meeting Date: March 12, 2025

SUBJECT: Land Use Bylaw Amending Bylaw No. 24-22 (710 3rd Street, 712 3rd Street, 380 Ridge Road, and Area A Plan 0313207)

RECOMMENDATION: THAT Council give First reading to Bylaw No. 24-22, being a bylaw to amend Land Use Bylaw No. 14-11;

AND THAT Council direct Administration to schedule a Public Hearing for Bylaw No. 24-22 on April 16, 2025 at 7:00 p.m. in Council Chambers.

STRATEGIC PRIORITIES:



Affordable
Housing



Climate
Resiliency



Community
Development



Community
Wellness



Economic
Development



Financial
Sustainability

SUSTAINABILITY

IMPLICATIONS OF RECOMMENDATION:

GENERAL:

Currently, a direct control land use district is proposed with variances to existing requirements. If the land use bylaw amendment is adopted as proposed, Staff would be obligated to approve a development permit if the development permit application meets the land use bylaw and is for a permitted use.

POLICY:

Section 692(1) of the Municipal Government Act requires that before giving second and third reading to a proposed land use bylaw amendment, a Council must hold a public hearing with respect to the proposed bylaw.

IMPLEMENTATION:

Staff will advertise the public hearing in accordance with Section 606 of the Municipal Government Act. We will also request that the public hearing be advertised on the Town's social media pages.

Staff will be available for phone calls and meetings with any residents who have questions or wish to speak to us about the proposed land use bylaw re-designation application.

BACKGROUND:

Re: Land Use Bylaw Amending Bylaw No. 24-22 (710 3rd Street, 712 3rd Street, 380 Ridge Road, and Area A Plan 0313207) R3 High Density Residential District, District Overlay

An application has been received for a Land Use Bylaw (LUB) redesignation, the application description for the amendment is *"Land Use Bylaw amendment is needed to accommodate the construction of a mixed use residential and commercial apartment complex."*

A combination of high-density housing (R3) and Highway Commercial (CHWY) (or similar commercial permitted use). The commercial land use is to facilitate future short-term housing (30 days or less), if there is a demand and required."

The addresses and legal land description for the proposed land use amendment consists of 4 parcels:

- 710 Third Street, Strathmore AB. Lot 2A, Block 28, Plan 992HV
- 712 Third Street, Strathmore AB. Lot 2B, Block 28, Plan 992HV
- Municipal Address NA. Area/Block A, Plan 0313207
- 380 Ridge Road, Strathmore AB. Lot 3, Block 1, Plan 8510985

The applicant has provided a LUB analysis and concept from C1ZN Architecture and a transportation letter from Bunt Engineering. Both are attached to this report.

The developer has confirmed availability for April 16, 2025 and intends on making a presentation to Council at the Public Hearing if one is scheduled for April 16, 2025.

KEY ISSUE(S)/CONCEPT(S):

DESIRED OUTCOMES:

THAT Council give First reading to Bylaw No. 24-22, being a bylaw to amend Land Use Bylaw No. 14-11;

AND THAT Council direct Administration to schedule a Public Hearing for Bylaw No. 24-22 on April 16, 2025 at 7:00 p.m. in Council Chambers.

COMMUNICATIONS:**ALTERNATIVE ACTIONS/MOTIONS:****ATTACHMENTS:**

[Attachment I: Land Use Bylaw Amending Bylaw No. 24-22 710 & 712 3rd Street](#)

[Attachment II: C1ZN Architecture](#)

[Attachment III: Bunt Engineering Traffic Letter](#)

Chuck Procter, Manager of Development Services

Approved
- 06 Mar
2025

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

Approved
- 06 Mar
2025

Veronica Anderson, Legislative Services Officer

Approved
- 06 Mar
2025

Kevin Scoble, Chief Administrative Officer

Approved
- 07 Mar
2025

2BYLAW NO. 24-22
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. 24-22"

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 2A, Block 28, Plan 992HV, Lot 2B, Block 28, Plan 992HV, Block A, Plan 0313207, and Lot 3, Block 1, Plan 8510985, containing +/- 0.3198 hectares (+/- 0.7902 acres) from CHWY – Commercial Highway District to R3 High Density Residential District, Direct Control District Overlay Low-Mid Rise as shown below in Schedule "A".

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

- a) By adding a new Schedule E25 – Direct Control District Overlay – 710 & 712 Third Street, Area/Block A, Plan 0313207, and 380 Ridge Road
- b) By adding the following regulations under Schedule E25 – 710 & 712 Third Street, Area/Block A, Plan 0313207, and 380 Ridge Road

"1. APPLICATION

- 1.1 The provisions of this Direct Control District Overlay apply to those lands described legally as: Lot 2A, Block 28, Plan 992HV, Lot 2B, Block 28, Area/Block A, Plan 0313207, and Lot 3, Block**

1, Plan 8510985 known municipally as 710 & 712 Third Street, Municipal Address NA, and 380 Ridge Road, as shown below:



Figure 1: Direct Control District Overlay – 710 & 712 Third Street, Area/Block A, Plan 0313207, and 380 Ridge Road

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

1.3 In addition to the Discretionary Uses prescribed in Section 4.6, 2., b) the follow are Discretionary Uses in this District Overlay:

1.3.1. “Hotels”

2.0 REGULATIONS

2.1 The maximum number of dwelling units is 220 dwelling units per hectare.

2.2 The maximum site area is at the discretion of the approving authority.

2.3 The maximum building height is 22.0m or (6) Storeys.

2.4 The development otherwise demonstrate compliance with all other applicable provisions of Section 4.6 R3 High Density Residential District to the satisfaction of the Development Authority.”

3. EFFECTIVE DATE

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

READ A FIRST TIME this _____ day of 2025

PUBLIC HEARING HELD this _____ day of _____, 2025

READ A SECOND TIME this _____ day of _____, 2025

READ A THIRD AND FINAL TIME this _____ day of _____, 2025

MAYOR

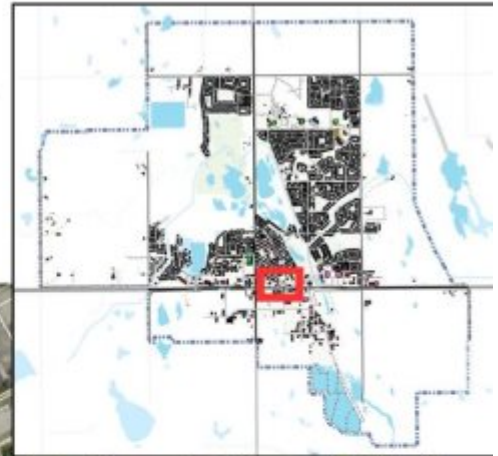
CHIEF ADMINISTRATIVE OFFICER

Schedule “A”

Land Use District



R3 High Density Residential District, Direct Control
District Overlay Low-Mid Rise



Strathmore
Multifamily
Introduction

August 25, 2024

Note: Proposal must be updated with a legal survey.

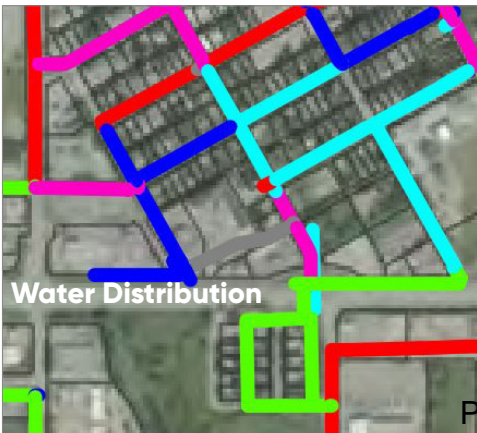
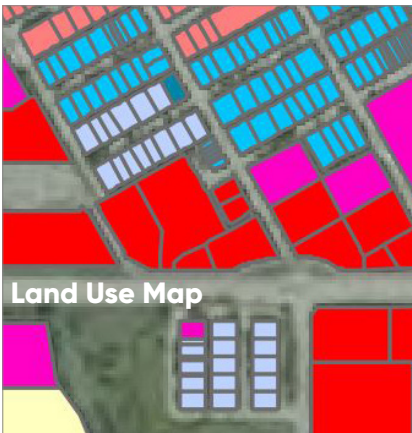
Municipal Address	712 3rd Street, Strathmore, AB (and surrounding properties)
Legal Address	6th Avenue Plan 5894 P Area 'A' 6th Avenue 771 0059 Lane 992 HV (West and South Sections?) Lot 2A, Block 2, Plan 992 HV Lot 2B, Block 2, Plan 992 HV
Consolidated Parcel Dims	Approx. 41.17 m x 77.69 m
Consolidated Parcel Area	3,197.72 sm / 34,419.97 sf / 0.319772 To be Confirmed via Survey
Land Use Designation	CHWY - Highway Commercial District

Proposed Land Use	R3 - HIGH DENSITY RESIDENTIAL DISTRICT
Front Setback (Minimum)	Minimum 6m and, at the discretion of the Approving Authority, 4.0m if served by a rear lane.
Side Setback (Minimum)	1.5m to 3.0m depending upon adjacencies.
Rear Setback (Minimum)	7m
Maximum Dwelling Units	100 per hectare (32 units) - Relaxation requested to allow 70 units
Maximum Building Height	14.0m / four (4) storeys for Apartment Relaxation requested to allow 22.0m / (6) storeys
Site Coverage	Maximum allowed: 70% / Actual: 35.1%
Vehicular Parking	Downtown: 1 space per unit (70 spaces) / Provided: 75
Landscaping	Minimum 30% site area
Bicycle Parking (Indoor)	Indoor: 6 per 20 units (21) / Provided: 22
Bicycle Parking (Outdoor)	Outdoor: 4 per 30 units (10) / Provided: 10



Land Use District

AG
C1
CB
CHWY
CR1
M1
M2
MHP
MHS
P1
R1
R1N
R1S
R2
R2X
R3
R3M
UR

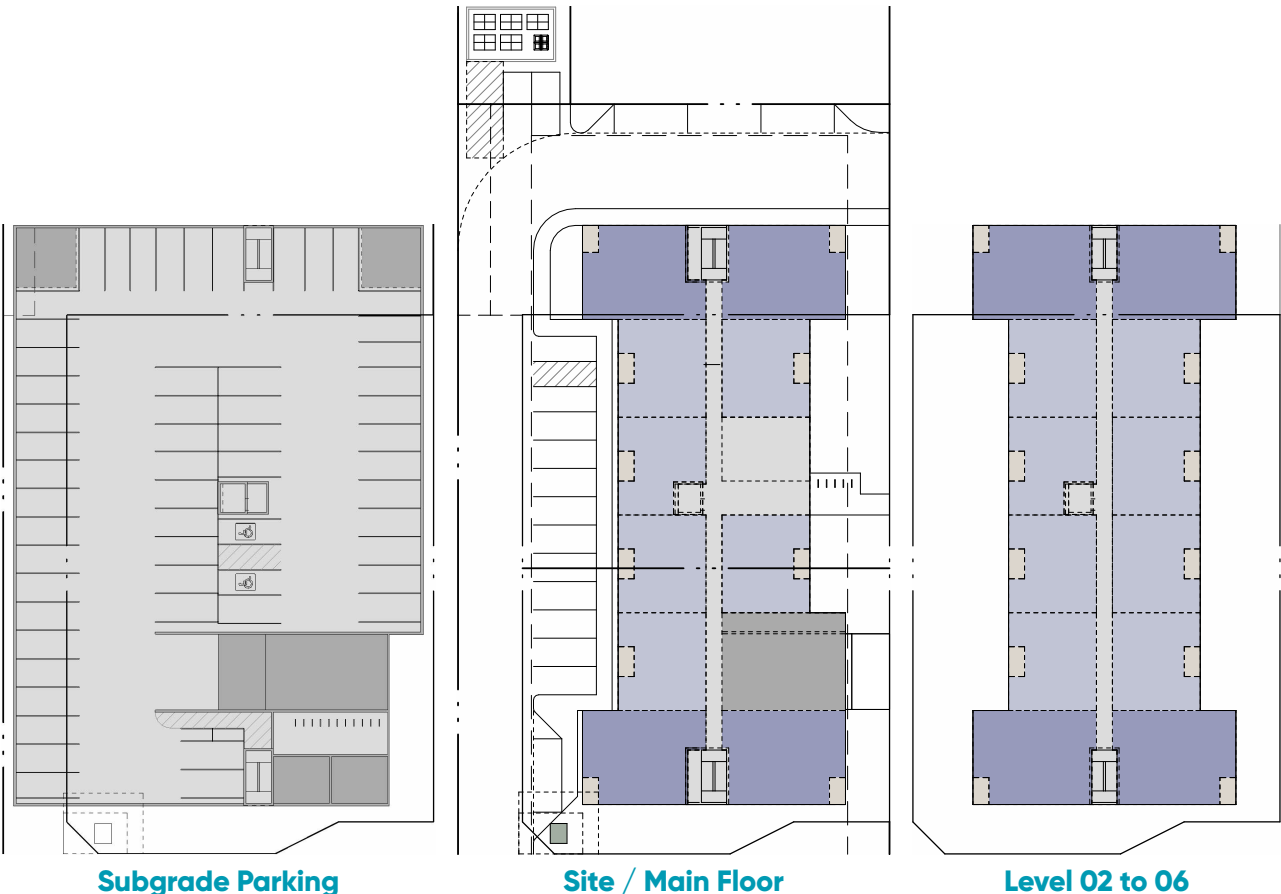


Distribution - Pipe

Unknown
50mm
100mm
150mm
200mm
250mm
300mm
350mm
400mm
450mm
500mm
600mm
750mm
900mm
1200mm

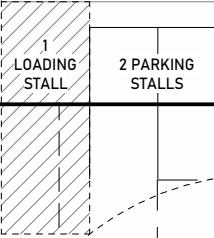
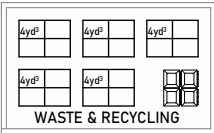
Note: Proposal must be updated with a legal survey.

Statistics - Units								
Level	Building GFA		2B-A	2B-B	3B-A	3B-B	Common	
	m ²	ft ²	800	710	1071	1000	ft ²	
1	1123	12083	5	1	2	2	3268	
2	1082	11648	7	1	4	-	1098	
3	1082	11648	7	1	4	-	1098	
4	1082	11648	7	1	4	-	1098	
5	1082	11648	7	1	4	-	1098	
6	1082	11648	7	1	4	-	1098	
Sum	6533	70325	40	6	22	2	8758	
Statistics - Summary								
Totals	Building GFA		2B-A	2B-B	3B-A	3B-B	Common	
	m ²	ft ²	800	710	1071	1000	ft ²	
Units	6533	70325	40	6	22	2	8758	
			46		24			
			66%		34%			
			70					
GFA			32000	4260	23562	2000	12.45%	
			61822					
			88%					
100%								

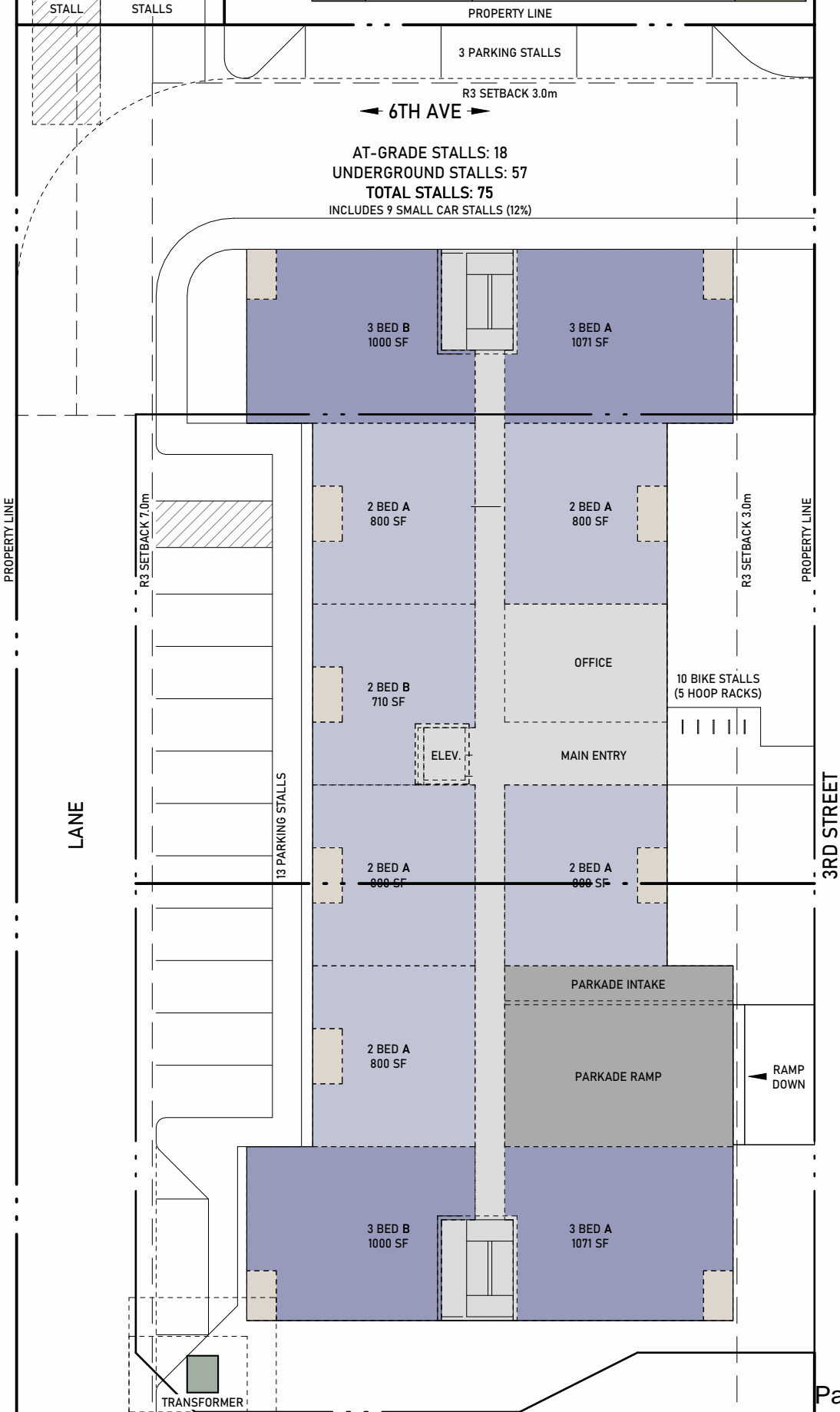


Strathmore
Multifamily
Site Layout
August 25, 2024

Note: Proposal must
be updated with a
legal survey.



Totals	Building GFA		2B-A	2B-B	3B-A	3B-B	Common
	m ²	ft ²	800	710	1071	1000	ft ²
Units	6533	70325	40	6	22	2	8758
			46		24		
			66%		34%		
			70				
GFA			32000	4260	23562	2000	
			61822				
			88%				
	100%		88%				12.45%

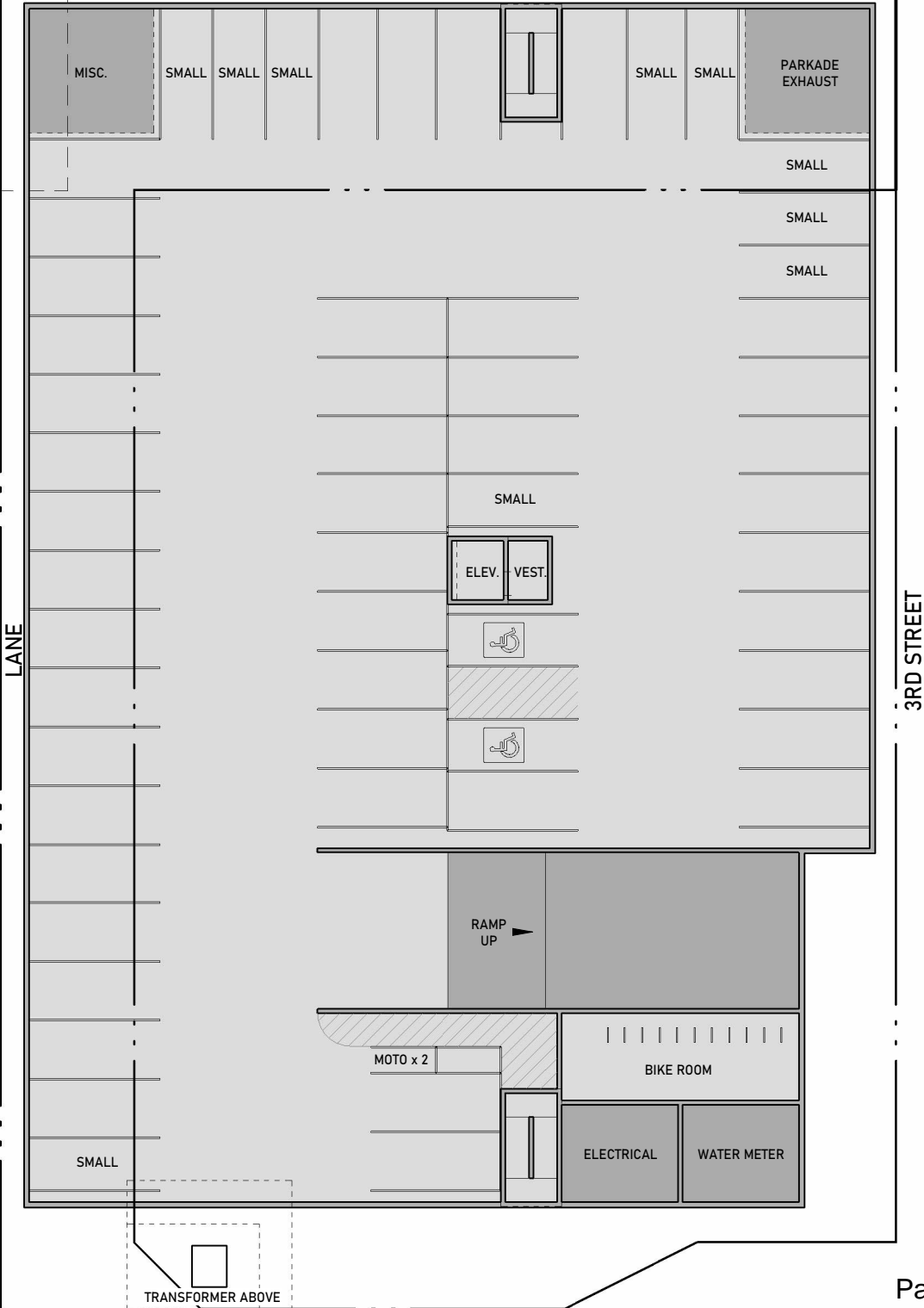


Totals	Building GFA		2B-A	2B-B	3B-A	3B-B	Common
	m²	ft²	800	710	1071	1000	ft²
Units	6533	70325	40	6	22	2	8758
			46		24		
			66%		34%		
			70				
GFA			32000	4260	23562	2000	61822
			61822				
			88%				

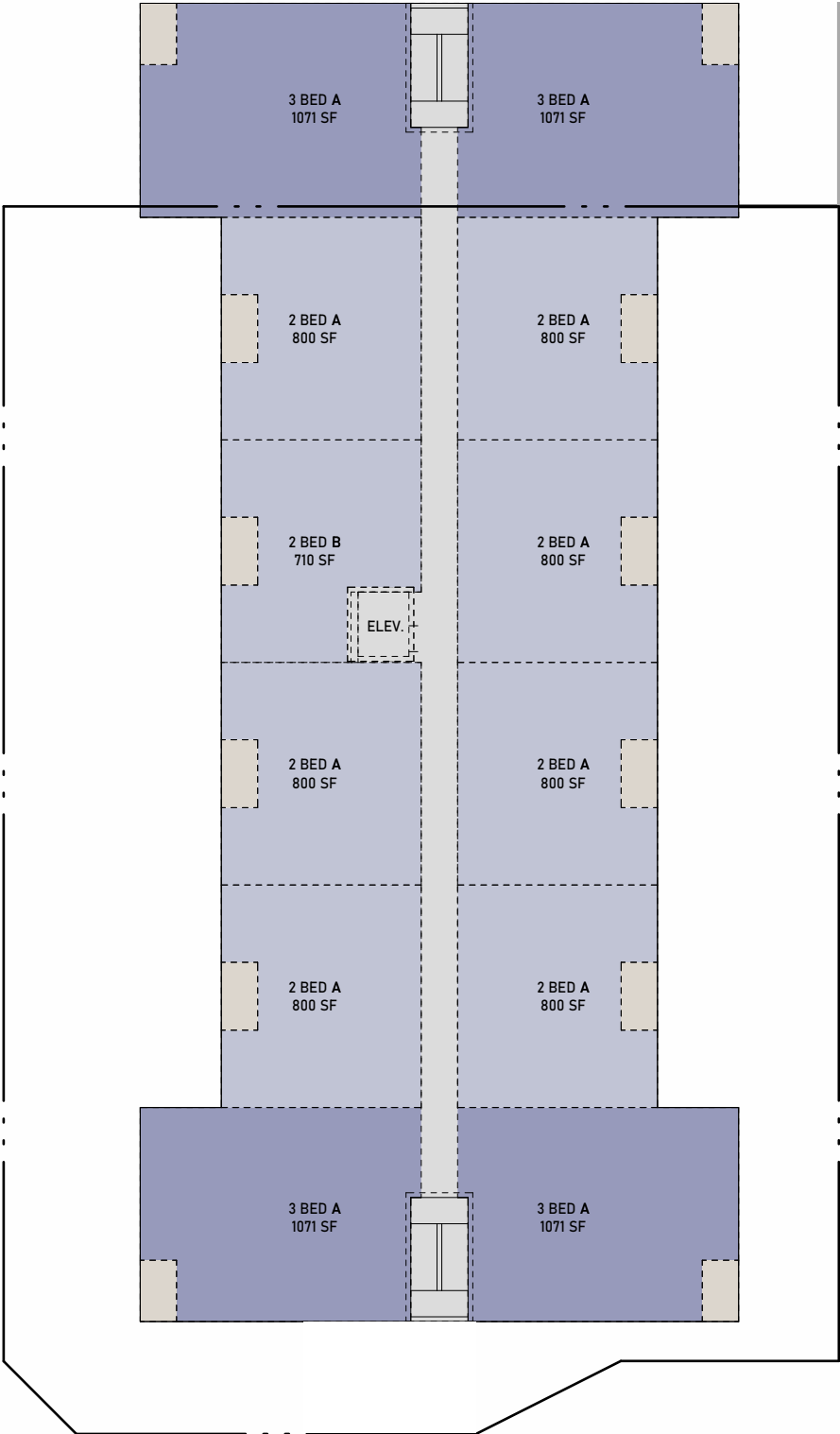
U.R.W.

← 6TH AVE →

AT-GRADE STALLS: 18
UNDERGROUND STALLS: 57
TOTAL STALLS: 75
INCLUDES 9 SMALL CAR STALLS (12%)
TOTAL DOES NOT INCLUDE 2 MOTORCYCLE STALLS



Statistics - Units							
Level	Building GFA		2B-A	2B-B	3B-A	3B-B	Common
	m ²	ft ²	800	710	1071	1000	
1	1123	12083	5	1	2	2	3268
2	1082	11648	7	1	4	-	1098
3	1082	11648	7	1	4	-	1098
4	1082	11648	7	1	4	-	1098
5	1082	11648	7	1	4	-	1098
6	1082	11648	7	1	4	-	1098
Sum	6533	70325	40	6	22	2	8758



Design Inspiration

Glennmore Apartments
Developer: Carlisle Group / Nuera Properties
Architect: The Torjan Group



Strathmore Multifamily Architectural Inspiration

August 25, 2024

Note: Proposal must
be updated with a
legal survey.

MEMO

Date: March 11, 2024
Project: 712 3 Street, Strathmore
Subject: Trip Generation Exercise

Project #: 02-24-0041

To: Ethan Wilson, P.Eng. | Town of Strathmore
From: Ezekiel Dada, Ph.D., P.Eng.

1. BACKGROUND

Loizos Zakos is applying for a land use redesignation in a Highway Commercial District to include Housing (Apartment) at 712 3 Street, Strathmore. The site has a parcel size of 3,197.72 square metres (34,419.97 square feet) and is planned for 81 apartments. The site will provide 83 stalls (80 underground and 3 surface) including 15 spaces for small cars.

The Town of Strathmore (Town) requested that a trip generation exercise be completed to determine the magnitude of traffic the proposed development would generate and determine whether they are significant enough to change drivers' experience in the area. Email discussion with the Town is attached.

2. CURRENT ROAD NETWORK CONDITIONS

The consolidated site is bounded in the north by single family residentials, on the east by 3rd Street, in the south by some highway commercial uses, and in the west by Ridge Road. Traffic impacts may be most noticeable on 3rd Street and 6 Avenue and Ridge Road. Ridge Road, 3rd Street and 6 Avenue are paved. The intersection of 3 Street and 6 Avenue is Yield controlled; traffic on 6 Avenue yields while 3 Street is free flow. There is no access from 3rd Street to Ridge Road. However, the site can be accessed via Ridge Road. There is a monowalk on one side of Ridge Road, 3rd Street has moonwalk on one side and a separate walk on the other (extending south of the hotel), 6 Avenue has separate sidewalk on both sides of the road.

Estimate of Development Traffic

Estimate of Traffic From Proposed 81 Residential Units (Proposed Site)

The proposed development will be a mid-rise apartment building with 81 units. Based on the Institute of Transportation Engineer's Trip Generation Manual, this is a mid-rise apartment in a sub-urban environment. The trip rates and resulting trips are summarized in Table 1.

Bunt & Associates Engineering Ltd.

Suite 113 - 334 11 Avenue SE, Calgary, AB T2G 0Y2 Tel: 403 252 3343

Calgary Edmonton Kelowna Vancouver Victoria www.bunteng.com

Table 1: Trip Generation (ITE Trip Gen. Manual, 111th Edition) (LUC 221 – Mid-rise Apartment)

PERIOD	Trip Rates (per unit)	Proposed 712 3 Street (81 units)
AM Peak Hour	0.37	30
PM Peak Hour	0.39	32
Daily	4.54	368

3. IMPACTS OF TRAFFIC ON ROAD NETWORK

The proposed development will add 30 trips in the morning, 32 trips in the afternoon and 368 trips in 24 hours to the surrounding road network. The PM peak hour traffic (32) is not significant enough to warrant a full TIA; reason the Town did not ask for one. By itself, the proposed development will generate small number of trips during the peak hours. These are not enough additional traffic to change drivers' experience in the area.

4. CONCLUSION

Given that the existing/expected traffic on this roadway is minimal, the change in traffic level due to the proposed development is less likely to change current drivers' experience on surrounding road network.



Request for Decision

To: Town Council

Staff Contact: Kate Bakun, Planner

Date Prepared: February 18, 2025

Meeting Date: March 12, 2025

SUBJECT: Land Use Bylaw Amending Bylaw No. 25-06 (Edgefield Phase 3) – Updated Application

RECOMMENDATION: THAT Council give First reading to Bylaw No. 25-06, being a bylaw to amend Land Use Bylaw No. 14-11;

AND THAT Council direct Administration to schedule a Public Hearing for Bylaw No. 25-06 on April 16, 2025 at 7:00 p.m. in Council Chambers, following the conclusion of the Public Hearing for Bylaw No. 24-22.

STRATEGIC PRIORITIES:



Affordable
Housing



Climate
Resiliency



Community
Development



Community
Wellness



Economic
Development



Financial
Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

The proposed redesignation aligns with Strategic Priorities by facilitating diverse housing options (R1N, R2, R3M) and public spaces (P1) with a stormpond, promoting sustainable growth, economic vitality, and community well-being.

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

The proposed redesignation promotes Economic Sustainability by supporting a mix of housing types (R1N, R2, R3M) and public spaces (P1), encouraging investment, boosting local economic growth, and ensuring balanced development.

SOCIAL SUSTAINABILITY:

The proposed redesignation aims to support social sustainability by fostering an inclusive and well-connected community through land use planning that accommodates diverse housing and lifestyle needs.

ENVIRONMENTAL SUSTAINABILITY:

The proposed redesignation aligns with Environmental Sustainability by incorporating green spaces and by creating a stormpond.

IMPLICATIONS OF RECOMMENDATION:**OPERATIONAL:**

Kateryna Bakun (Planner) has been assigned to this project.

POLICY:

Section 692(1) of the *Municipal Government Act* requires that before giving second and third reading to a proposed bylaw amending a land use bylaw, a Council must hold a Public Hearing with respect to the proposed bylaw.

Staff believe several policies of the Town's Municipal Development Plan (MDP) 2014 apply to the proposed application:

Goal: To create complete communities which offer a range of housing to suit the variety of needs of the current and future community as the Town of Strathmore continues to grow.

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.

3.6.13 The Town encourages all parks to provide active options for all ages.

IMPLEMENTATION:

Staff will advertise the public hearing in accordance with Section 606 of the Municipal Government Act. We will also request that the public hearing be advertised on Town social media.

Staff will be available for phone calls and meetings with any residents who have questions or wish to speak to us about the proposed land use bylaw re-designation application.

BACKGROUND:

Staff have received an application to redesignate the following properties:

- Portion of Lot 1, Block 3, Plan 071 1894
- Portion of Lot 1, Block 2, Plan 031 0070
with a total area of approximately 9.92 hectares (24.5 acres)

The application was updated on February 19, 2025. The internal and external circulation process for the updated application began on February 21, 2025, and will conclude on March 21, 2025.

The key difference between the previous and current application is that the developer has changed the district from R1 – Single Detached Residential District to R1N – Single Detached Residential (Narrow Lot) District, as the site does not meet the minimum width requirements for the R1 district. However, the number of land lots remains unchanged.

The proposed redesignation will facilitate the development of:

- R1N – Single Detached Residential (Narrow Lot) District (49 lots)
- R2 – Low Density Residential District (50 lots)
- R3M – Medium Density Modest Residential District (1 lot)
- P1 (MR) – Public Service District (2 lots)

The current land lots are undeveloped with a nearby, artificial, temporary storm pond. Currently, these properties are designated as AG – Agriculture General District under the Land Use Bylaw #14-11 (LUB).

The Edgefield Area Structure Plan (ASP), approved on February 1, 2012, provides a guiding framework for development in this area. While the proposed redesignation aligns with the overall vision of the ASP, some adjustments have been proposed, including:

- A revised location, shape, and configuration of the pond
- An updated configuration of Residential Districts

As outlined in the Municipal Government Act (MGA) [Section 633(2)(ii), p. 405], an ASP serves as a broad planning framework for land use, density, transportation, and utilities. Given that an ASP can define land uses either generally or for specific parts of an area, future projects may vary in certain details while remaining consistent with the overall plan.

These properties are surrounded by the R1N – Single Detached Residential (Narrow Lot) District, the R2 – Low Density Residential District, and the P1 – Public Service District on the west side, while the AG – Agriculture General District borders them on the south, east, and north sides. They are situated in close proximity to the Strathmore Motor Products Sports Centre and George Freeman School, providing future residents with convenient access to recreational facilities, educational opportunities, and community amenities.

This project supports a diverse range of housing options while incorporating community amenities such as a artificial storm pond and landscaped areas, contributing to a well-connected and vibrant neighborhood.

In summary, the proposed land use re-designation may help with housing demand and enhance the livability and vibrancy of the area. Staff believe this development will contribute positively to Strathmore's social, economic, and environmental fabric. Moreover, the location is deemed suitable for the project's development, representing a positive direction for the town's growth. The application aligns with the Town's Municipal Development Plan, with several policies supporting its approval.

KEY ISSUE(S)/CONCEPT(S):

DESIRED OUTCOMES:

THAT Council give First reading to Bylaw No. 25-06, being a bylaw to amend Land Use Bylaw No. 14-11;

AND THAT Council direct Administration to schedule a Public Hearing for Bylaw No. 25-06 on April 16, 2025 at 7:00 p.m. in Council Chambers.

COMMUNICATIONS:

Staff will advertise 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.

ALTERNATIVE ACTIONS/MOTIONS:

ATTACHMENTS:

[Attachment I: Land Use Bylaw Amending Bylaw No. 25-06](#)

[Attachment II: 1-Edgefield-Office-Consolidation-October-5-2015-pdf](#)

[Attachment III: Strathmore-Land-Use-Bylaw-No.-14-11---R1N, R2, R3M, P1](#)

[Attachment IV: 25-06 Map](#)

[Attachment V: Presentation Land Use Bylaw Amending Bylaw No. 25-06 \(Edgefield Phase 3\)](#)

Chuck Procter, Manager of Development Services

Approved
- 26 Feb
2025

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

Approved
- 26 Feb
2025

Veronica Anderson, Legislative Services Officer

Approved
- 27 Feb

Johnathan Strathdee, Manager of Legislative Services

2025
Approved
- 27 Feb

Kevin Scoble, Chief Administrative Officer

2025
Approved
- 07 Mar
2025

BYLAW NO. 25-06
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. 25-06"

2. AMENDMENTS

2.1 That Bylaw No. 14-11 Schedule A – Land Use District Map is amended by changing the land use designation of Portion of Lot 1, Block 3, Plan 071 1894 and Portion of Lot 1, Block 2, Plan 031 0070, containing +/- 9.92 hectares (+/- 24.5 acres) from AG – Agricultural General District to R1N – Single Detached Residential (Narrow Lot) District, R2 – Low Density Residential District, R3M – Medium Density Modest Residential District, P1 – Public Service District as shown below in Schedule "A".

3. EFFECTIVE DATE

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

READ A FIRST TIME this _____ day of 2025

PUBLIC HEARING HELD this _____ day of _____, 2025

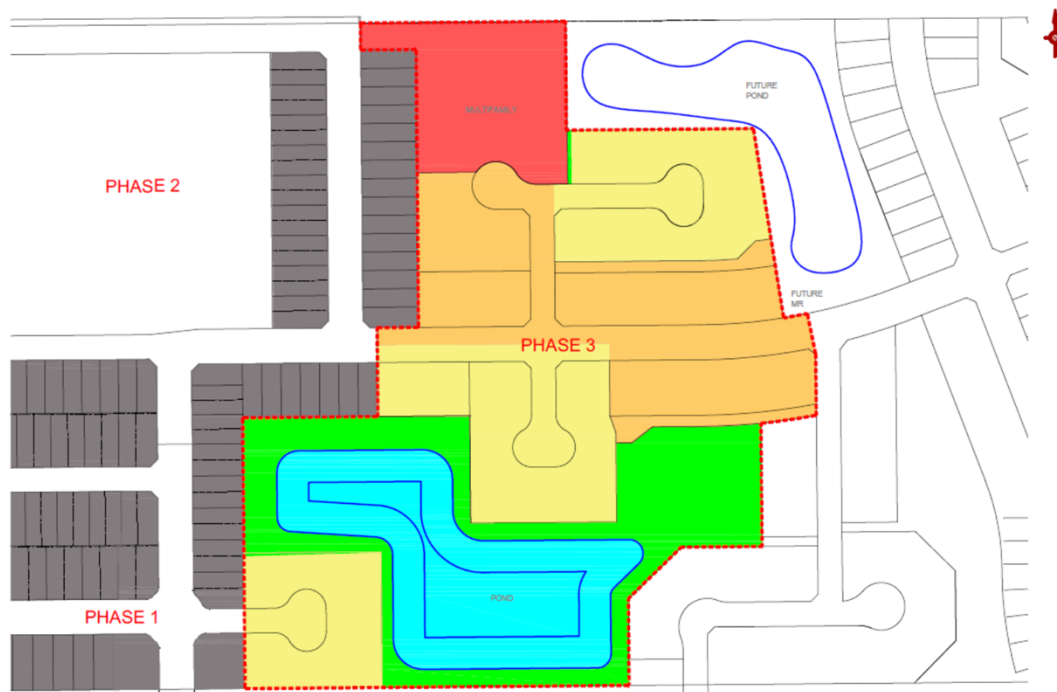
READ A SECOND TIME this _____ day of _____, 2025

READ A THIRD AND FINAL TIME this ____ day of _____, 2025

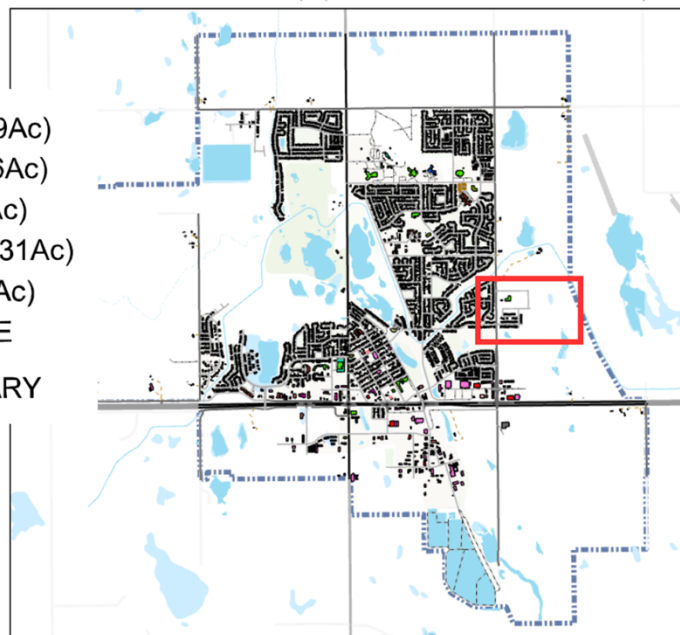
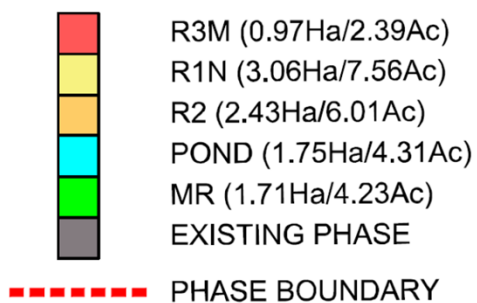
MAYOR

DIRECTOR OF STRATEGIC,
ADMINISTRATIVE AND FINANCIAL SERVICES

Schedule "A"



Legend:



Edgefield

Area Structure Plan

CONSOLIDATED | OCTOBER 5, 2015



**BYLAW NO; 11-25
OF THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA .**

**BEING A BYLAW OF THE TOWN OF STRATHMORE IN THE PROVINCE OF
ALBERTA TO ADOPT THE EDGEFIELD AREA STRUCTURE PLAN.**

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

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

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

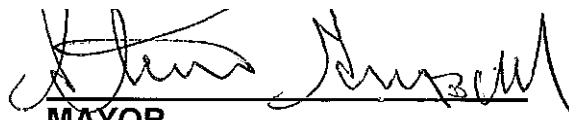
101. Edgefield Area Structure Plan, attached hereto as Schedule "A" be adopted. The affected lands are located and described as Pt. of 13-24-25, W4M containing approximately \pm 131.9 hectares (\pm 325.9 acres) within the Town of Strathmore.

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

READ A FIRST TIME this 11th day of November, 2011.

READ A SECOND TIME this 1st day of February, 2012.

READ A THIRD TIME and finally passed this 1st day of February, 2012.


MAYOR


CHIEF ADMINISTRATIVE OFFICER

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12. Phasing

TABLES

1. Ownership
2. General Land Uses
3. Residential Density and Population

INTRODUCTION

Purpose

The Edgefield Area Structure Plan (ASP) contains the land use, transportation and servicing policy framework for ±131.9 hectares (325.9 acres) of land annexed into the Town of Strathmore in 2010. The ASP applies to land in east Strathmore. Highway 1 is adjacent to the south boundary, George Freeman Trail to the west and future residential is anticipated north of the ASP area. The Town limit is the ASP east boundary (refer to **Figure 1 – Location**). The ASP provides policy direction for detailed planning and future development for Edgefield as a comprehensively planned community.

In Section 633 of the Municipal Government Act (MGA) municipalities are granted the authority to adopt ASPs. The MGA states that ASPs are developed for the following reasons.

“For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt an ASP. An ASP

- (a) must describe:*
 - (i) the sequence of development proposed for the area,*
 - (ii) the land uses proposed for the area, either generally or with respect to specific parts of the area,*
 - (iii) the density of population proposed for the area either generally or with respect to specific parts of the area, and*
 - (iv) the general location of major transportation routes and public utilities,*
- (b) may contain any other matters the council considers necessary.”*

Consistent with the MGA, Strathmore Town Council supports that the process for developing land include the adoption of an ASP prior to land use, subdivision and development approvals.

Interpretation

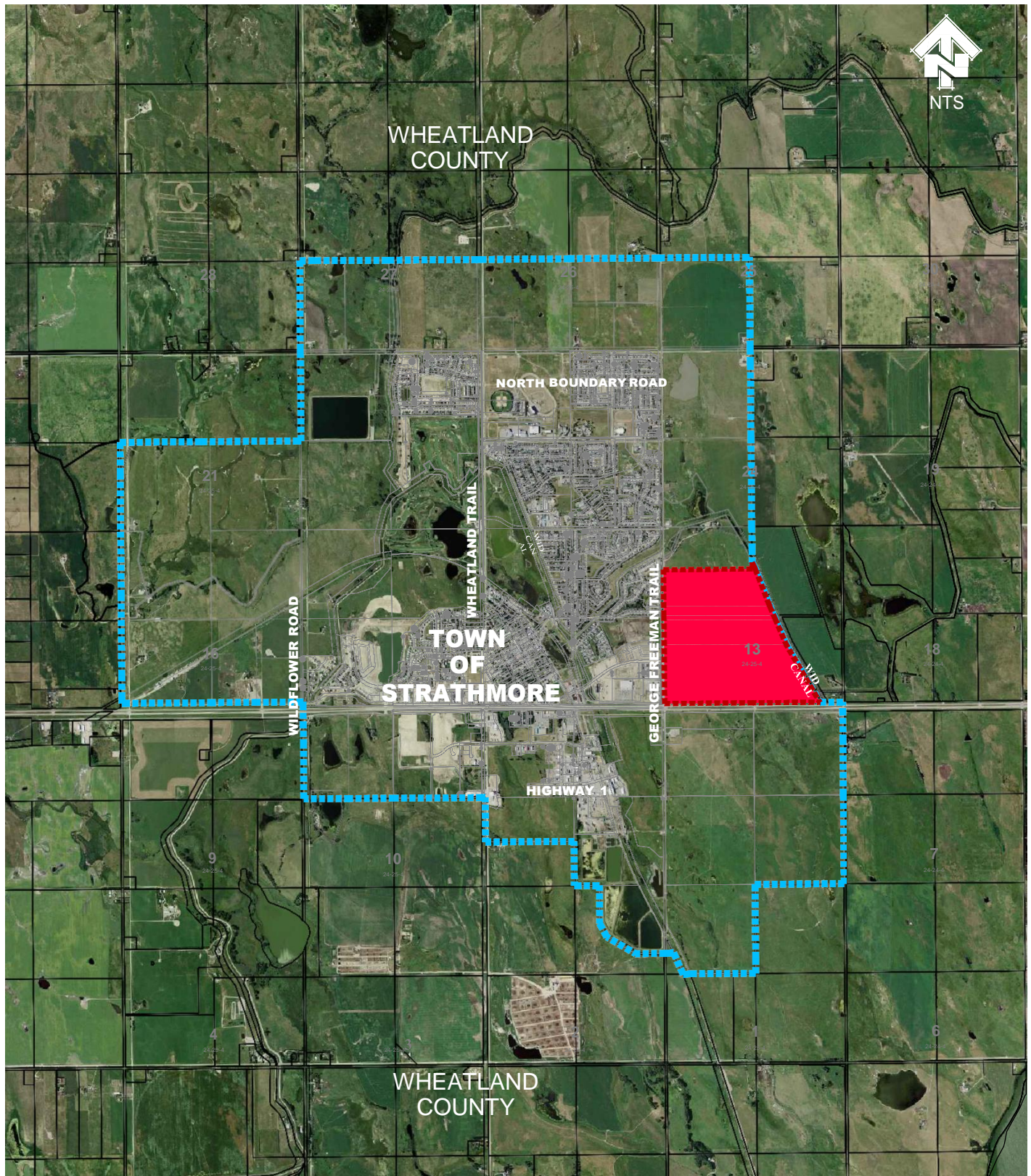
The plan policies are written as ‘shall’ and ‘should’ statements. Policy statements utilizing ‘shall’ outline mandatory compliance. ‘Should’ policy statements outline policies to which compliance is encouraged and recommended. In certain circumstances the ‘should’ statements may not be practical and therefore the policy provides flexibility to respond to such circumstances.

Stakeholder Consultation

In preparing the proposed ASP meetings were held with Town of Strathmore Administration, the Town's contract engineer and adjacent landowners to ensure coordination with Town policy, practices and plans for future development of adjacent land. An introductory meeting was held with Town Planning and Engineering staff, landowners and technical consultants to clarify planning and servicing considerations for the Edgefield ASP process and background studies.

Various meetings between Edgefield landowners and the adjacent landowners have taken place to discuss issues of mutual concern such as interface conditions, municipal servicing and transportation networks, amongst other topics. A joint meeting of the Edgefield landowners, adjacent landowners and the Town of Strathmore Administration and consultant engineer was held in March of 2011 to discuss common issues regarding the future development of the east Strathmore lands.

A review of the policy plan was conducted by Town Administration. A public open house was held on September 22, 2011 to gain the public's feedback. The input from the plan review and open house was considered and incorporated into the proposed ASP.



Legend

- Edgefield Area Structure Plan Boundary
- Town Boundary

Figure 1:
LOCATION
Page 53 of 103

PLANNING POLICY CONTEXT

Calgary Metropolitan Plan

The Calgary Metropolitan Plan (CMP) was adopted by the Calgary Regional Partnership in June of 2009. Strathmore is one of 14 communities comprising the Calgary Regional Partnership. The CMP provides strategic direction regarding regional development and servicing. There are four (4) main themes to the CMP which include:

“Regional Landscape - protecting elements of our natural systems.

Regional Settlement - intensifying development in existing communities and new growth in compact urban nodes.

Regional Infrastructure - aligning settlement patterns with the provision of new infrastructure.

Preparing a Regional Economic Strategy for the Calgary region.”

The Edgefield ASP supports the goals of the CMP for efficient use of land and infrastructure. The CMP identifies Strathmore as a compact urban node. As per the CMP, the ASP sets a comprehensive plan for a new mixed use community which is contiguous to existing development and leverages the region’s investment in servicing infrastructure directed to Strathmore. Minimum density requirements, housing choice and jobs and employment opportunities should be integrated into compact urban nodes.

Town of Strathmore Municipal Development Plan

The Town of Strathmore’s Municipal Development Plan (MDP), Bylaw #98-11, provides direction regarding the preparation of land use and development plans in the Town. The Edgefield ASP reflects the goals and policies of the MDP including:

- i) **Growth** – The Plan Area was annexed by the Town in 2010 to accommodate future growth. The ASP sets the framework for a comprehensively planned community that builds on the Town’s strength as a regional service centre. It identifies commercial development along the Highway 1 corridor and accommodates residential development to use the land and infrastructure in an efficient manner.*

- ii) **Community Services** – The ASP distributes a variety of open spaces, including tot lots, playfields, integrated wetland/storm ponds, pathways and linear parks, throughout the Plan Area to provide active and passive recreational opportunities in close proximity to residents. Municipal Reserve will be provided in land to the Town.*
- iii) **Municipal Infrastructure** –Infrastructure servicing is based on the Town’s overall Master Servicing Study which accounted for Town growth within the Plan Area.*
- iv) **Annexed Lands** – The ASP protects the long-term urban growth direction for the annexed lands included in the Plan Area, observing the density recommendations of the Calgary Metropolitan Plan.*

Town of Strathmore Growth Study

The Town of Strathmore Growth Study, October 2008 provided a long-term growth analysis that supported the 2010 Annexation. The Growth Study proposed a 50 year growth area and illustrated the anticipated land use strategy for the annexation area. The Edgefield ASP reflects the long-term land use concept of the Growth Study which identified commercial growth along the Highway 1 corridor and residential growth in the remaining Plan Area.

Quality of Life Master Plan

The Quality of Life Master Plan, February 2010 was undertaken to outline future strategies for the provision of recreation and cultural facilities, trails, parks and open spaces within the Town. These strategies are meant to sustain and provide healthy lifestyle choices through the provision of quality of life facilities, spaces and services. The Edgefield ASP implements this strategy by emphasizing connectivity within the community and with Town networks through a linked open space system of active and passive recreational spaces, and a comprehensive sidewalk, regional and local pathway and trail system.

EXISTING CONDITIONS AND DEVELOPMENT CONSIDERATIONS

Plan Area

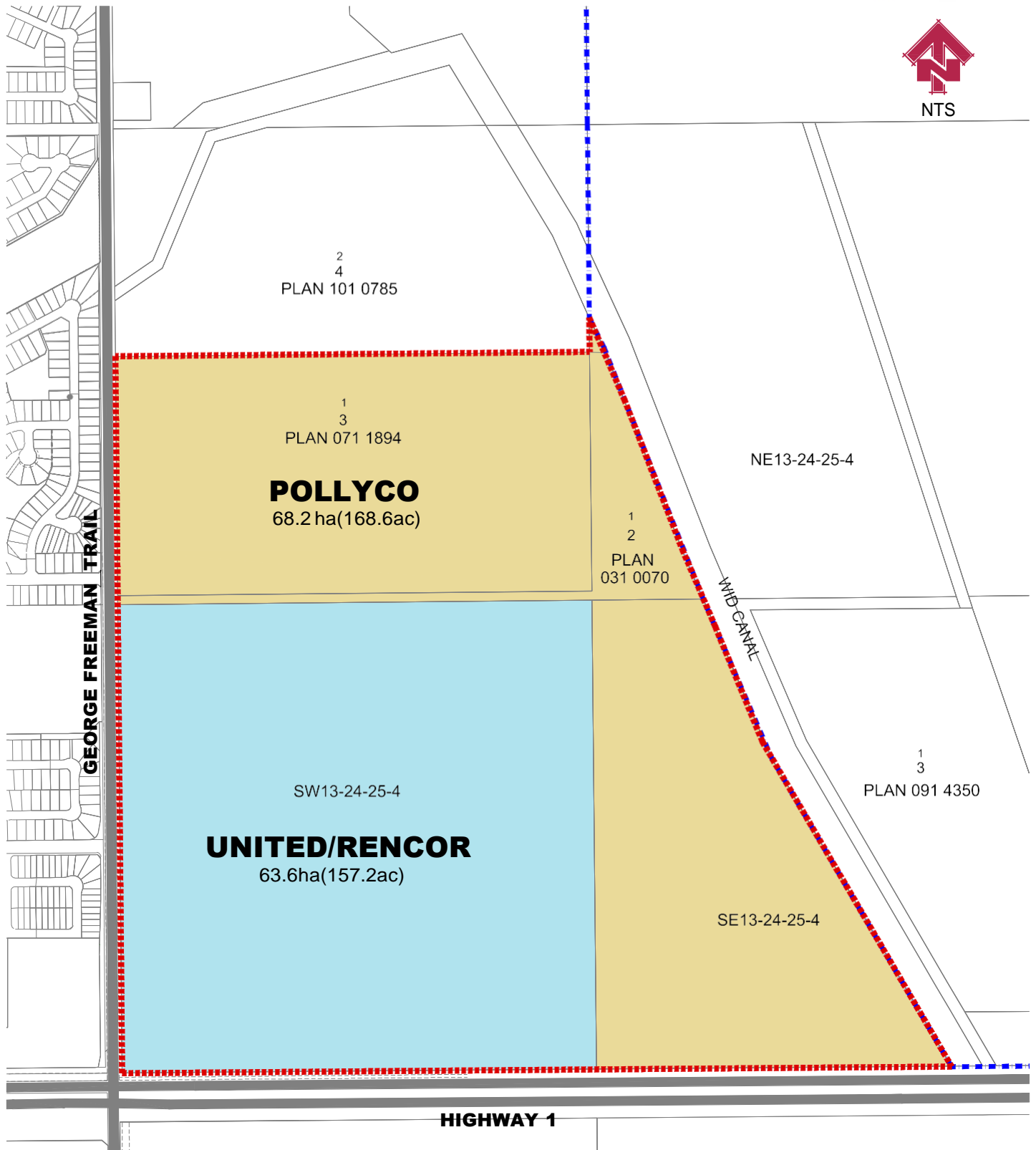
The Edgefield ASP applies to ±131.9 hectares (325.9 acres) on the eastern limit of Strathmore. The Plan Area is bound on the south by Highway 1, the west by George Freeman Trail, the Western Irrigation District (WID) canal on the east and future residential land to the north. The land was annexed by the Town in 2010 to accommodate future growth.

Ownership

At the time of ASP preparation the Plan Area is owned by two landowners, United Acquisition II Corporation/Rencor Developments (Strathmore) Inc and Pollyco Land Corporation, as illustrated in **Figure 2 – Ownership**. The following **Table 1** provides the legal description and ownership of each parcel of land within the plan area.

Table 1. Ownership

Landowner	Title Number	Legal Description	Area Hectares (Acres)
United Communities/ Rencor Developments	061 412 858	SW 13-24-25-W4	63.6 (157.2)
Pollyco Land Corporation	071 364 467	0310070; 2;1	5.7 (14.1)
	071 364 467 +1	Portion SE 13-24-25-W4	30.1 (74.4)
	071 364 467 +2	0711894; 3;1	32.4 (80.1)
TOTAL			131.8 (325.8)



Legend

- Edgefield Area Structure Plan Boundary
- Town Boundary

Figure 2:
OWNERSHIP

Existing Land Use

The lands are agricultural in nature and two farm houses with associated outbuildings are located within the Plan Area; one in the southeast corner of SW 13-24-25-W4, and the second in the southwest corner of NW 13-24-25-W4.

Residential and commercial development exists west of the Plan Area and George Freeman Trail. Highway 1 along the south boundary intersects with George Freeman Trail outside the southwest corner of the Plan Area. Strathmore is a regional service centre. The Highway 1 corridor is the main commercial corridor in the Town, offering commercial and retail services for residents of the Town as well as servicing a much larger trading area east of the Town.

Current agricultural operations are adjacent north of the Plan Area, south of Highway 1 and east of the adjacent WID canal. The WID canal runs along the east boundary and beyond the canal to the east are Wheatland County agricultural lands. Agricultural land adjacent to the north was also annexed by the Town in 2010 and is anticipated for future residential use. Land south of Edgfield and Highway 1 is anticipated to develop for future commercial use.

Sweet Gas Pipeline and Well

A producing gas well site is located in the northwest of NW 13-24-25-W4 and associated pipeline right of ways for sweet gas low-pressure lines traverse the Plan Area. The well site and pipeline right of ways are leased by Encana Corporation. These are identified on **Figure 4 - Opportunities and Constraints**. Energy Resources Conservation Board (ERCB) standards indicate no additional setback beyond the right of way for any of the low-pressure sweet gas pipelines is required. The 100 metre setback recommended for gas well heads can be reduced at the discretion of the ERCB from 100 metres to 50 metres with the support of the landowner(s), licensee and municipality. In discussions with the licensee it was indicated that there is the potential to relocate the pipelines and reduce the right of way width of the pipelines to integrate with the community design.

- Policy 1. As per Energy Resources Conservation Board Directive 056, no setback is required from a low-pressure sweet gas pipeline right of way within the Plan Area.
- Policy 2. The pipeline right of way should be incorporated into the open space system and soft landscaping should be the standard at the surface of the right of way.

Policy 3. A request to reduce the setback from the sweet gas well head from 100 metres should meet the Energy Resources Conservation Board requirements and will be at the discretion of the Town.

Policy 4. The unrestricted setback area around the sweet gas well head should be incorporated into the Plan Area as a public open space. An access to the well head site shall be maintained in accordance with the requirements of the day.

Western Irrigation District Canal

The Western Irrigation District Canal A is the boundary condition east of the Plan Area. The canal is owned and operated by the Western Irrigation District (WID) which provides irrigation water to local farms and municipal water to some communities. Rehabilitation to this portion of the canal was undertaken in 2010 with the key priority being water conservation. Reshaping and lining of the canal should reduce seepage from the canal, including into the Plan Area.

Topography

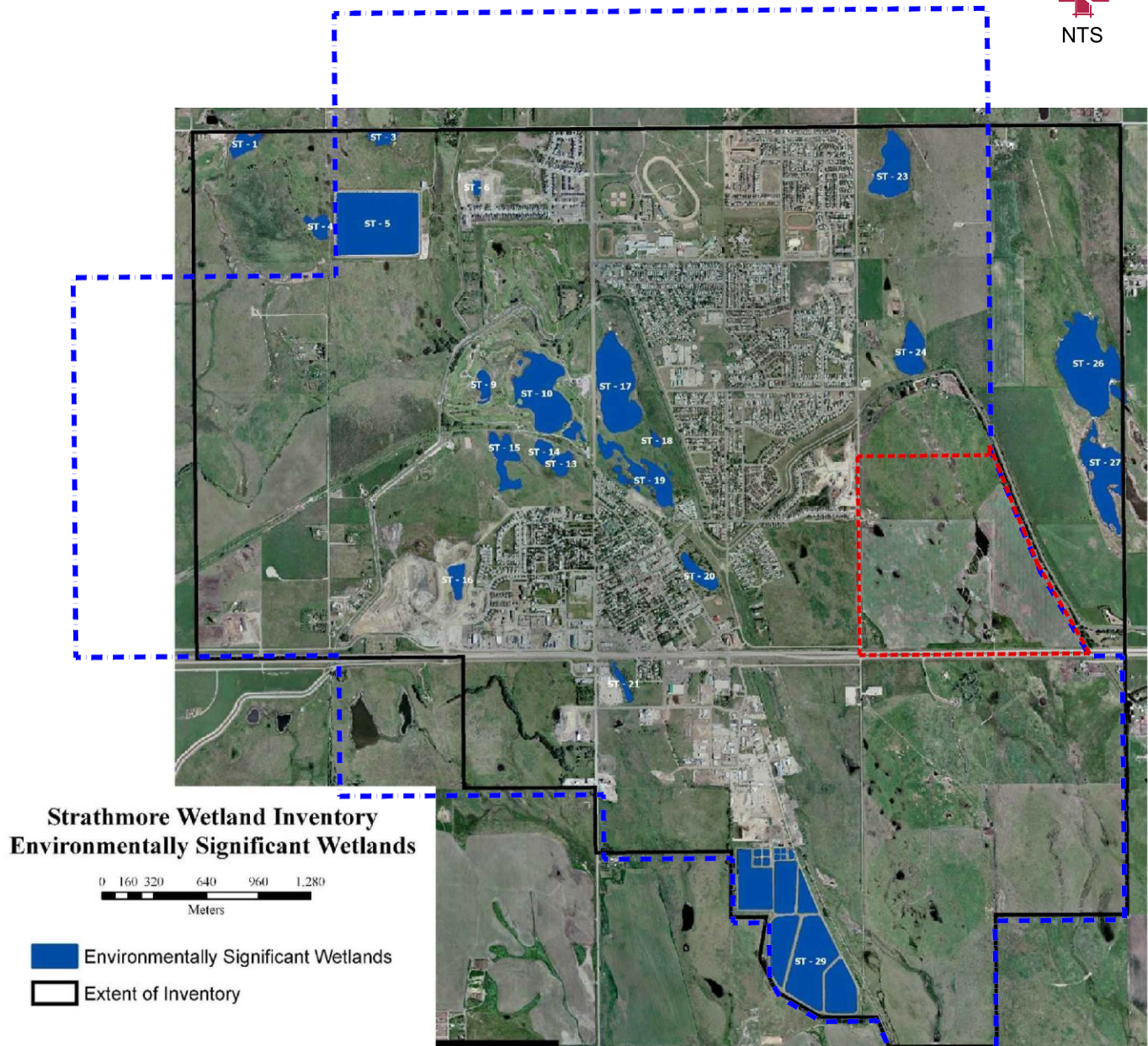
A low-lying drainage area is located along the shared quarter section line between NW and NE 13-24-25-W4 with the lands west of this area gently sloping in a southeast direction. The lands adjacent to the WID canal have a more significant slope southwest towards the low-lying area. **Figure 5** demonstrates the site topography and natural drainage.

Biophysical Impact Assessment

A Biophysical Impact Assessment (BIA) was completed for the Plan Area by Sweetgrass Consultants Ltd, July 2011. The assessment indicates that greater than 85% of the Plan Area is disturbed or non-native habitat. The remainder of the Plan Area is comprised of wetlands, many of which have been degraded through agricultural land use. The Town of Strathmore Wetland Conservation Plan (2005) does not indicate any wetlands in the Plan Area as Environmentally Significant Wetlands. The BIA concludes that the effects of the future land use on regional habitat fragmentation, biodiversity and wildlife corridors will be negligible or minor.

Policy 1. Opportunities to integrate natural features into the stormwater management system while maintaining or enhancing natural characteristics should be considered, where appropriate.

Policy 2. Details regarding wetland mitigation/compensation issues shall be addressed in consultation with Alberta Environment at the subdivision stage.



Source: Town of Strathmore Wetland Conservation Plan August 7, 2005

Legend

- Edgefield Area Structure Plan Boundary
- Town Boundary

Figure 3:
STRATHMORE
ENVIRONMENTALLY SIGNIFICANT WETLANDS

Environmental Site Assessment

Phase 1 Environmental Site Assessments have been completed by Stantec for the Plan Area to assess if evidence of potential or actual environmental contamination exists in connection with the Plan Area, as a result of current or past activities on the site or neighbouring properties. The conclusions and recommendations of the assessments outline actions and/or any further study required upon development of the Plan Area.

Policy 1. Recommendations in the Phase I Environmental Site Assessment(s) for the Plan Area should be implemented at the subdivision stage.

Policy 2. If any buried debris, staining, or unusual odors are encountered during development, development shall cease and further assessment by an environmental consultant shall be undertaken at that time and any remediation.

Geotechnical

Preliminary Geotechnical Evaluations were completed by McIntosh Lalani Engineering Ltd for the Plan Area. The evaluations support the potential to develop the Plan Area for new residential and commercial development. Recommendations on particular construction practices and techniques are included in the evaluations.

Policy 1. The recommendations from the Preliminary Geotechnical Evaluations should be implemented at the subdivision stage.

Historical Resources

Historical Resource Overviews were completed for the Plan Area by Stantec. Based on the results of the historic site inventory file search and the field observations, the Plan Area has low potential for encountering intact historical resources. A Historical Resources Impact Assessment is not required for archaeology or paleontology for the Plan Area.

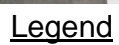
Policy 1. Subject to Section 31 of the Historical Resources Act, Alberta Culture and Community Spirit shall be contacted if any previously undiscovered historic resources are encountered during development.



Legend

- Edgefield Area Structure Plan Boundary
- Town Boundary

Figure 4:
OPPORTUNITIES
and CONSTRAINTS



- Figure 5:**
TOPOGRAPHY

LAND USE

Vision

Edgefield is a comprehensively planned community that incorporates a mix of uses and emphasizes connectivity to recreational, natural, social and commercial amenities and services. Edgefield may be the easternmost residential area in the Town of Strathmore but its open space and transportation network emphasize integration with other Strathmore communities and focal points while the commercial area makes Edgefield a destination for Town residents and visitors. Edgefield residents take advantage of the community's location at the edge of Town through use of the linear open space that runs along the WID canal offering views of the agricultural fields beyond to the east in a calm and quiet setting.

A green network threads through the community offering open space links to the range of active and passive recreational amenities including parks, playfields, the central integrated wetland and pond amenity and the WID canal. Residents walk, bike and relax around the integrated wetland and pond area in the central green corridor which is linked from all directions to Edgefield's residential and commercial areas.

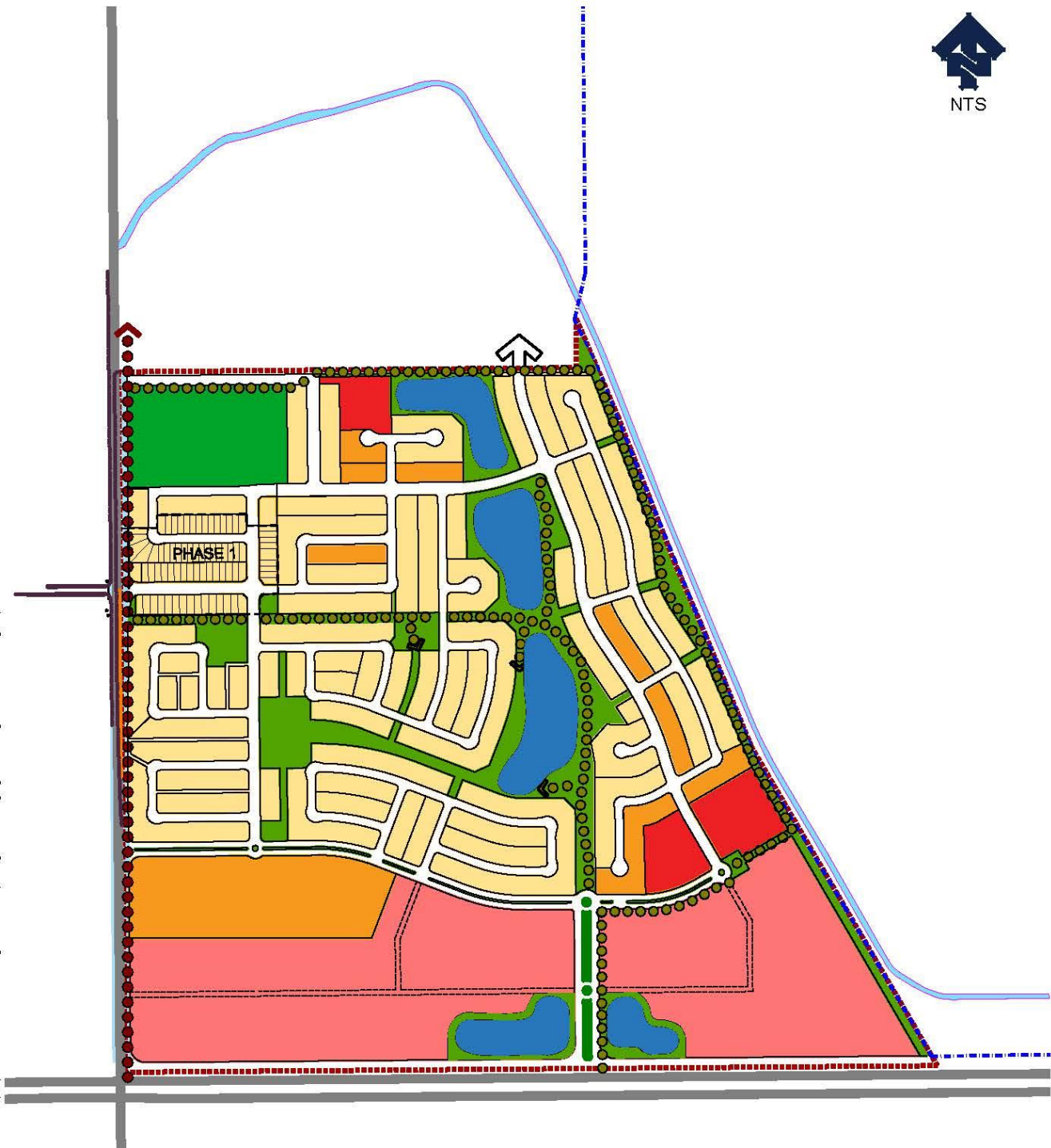
The variety of housing options makes Edgefield a community of diverse households where people can meet their changing housing needs while remaining in the community. Housing layout takes advantage of proximity to open space and provides direct connections onto these spaces. The layered system of open space, streets and sidewalks links residents to destinations and focal points within the community as well as beyond to adjacent communities and Town amenities.

The high quality buildings and variety of retail and services in Edgefield's commercial area benefits Edgefield residents as they satisfy daily needs within their own community and can choose to access these services through a variety of transportation modes.

Edgefield residents are committed to healthy lifestyles and a high quality of life based on the diversity and quality of recreational, natural, social and commercial opportunities integrated throughout the community.



Sep 11, 2015 - 8:37am Z:\400 Drawings\46301\00 Pollyco Edgefield\Planning\Figures\Figures1323 Figures 2007 version.dwg Layout LAND USE



Legend

- Edgefield Area Structure Plan Boundary
- Town Boundary
- Phase 1 Boundary
- Future Road Right of Way

- Low Density Residential
- Medium Density Residential
- High Density Residential
- School
- Commercial

- Open Space/Park
- Integrated Wetland/Storm Pond
- Regional Pathway
- Local Pathway/ Trail

Figure 6:
LAND USE CONCEPT

Land Use Concept

The Land Use Concept (Figure 6) illustrates the mix of land uses planned in the community of Edgefield. Housing choice is provided through both low and medium density residential forms, connected to commercial uses through a network of open spaces. Following are the land use statistics anticipated in the new community.

Table 2A. General Land Uses

Land Use	Area Hectares (Acres)	Percentage of Total Area
Low Density Residential	39.06 (96.5)	29.6%
Medium Density Residential	10.37 (25.6)	7.9%
High Density Residential	3.73 (9.2)	2.8%
Commercial	30.0 (74.1)	22.8%
School	4.90 (12.1)	3.7%
Open Space / Park	14.10 (34.8)	10.7%
Naturalized Storm Pond	7.78 (19.2)	5.9%
Roads	21.86 (54.0)	16.6%
Total	131.81 (325.7)	100%

Table 2B. Land Use by Quarter Section

Land Use	Section 13 Township 24 Range 25 W4M									
	NW 1/4		NE 1/4		SW 1/4		SE 1/4		TOTAL	
	Ha	%	Ha	%	Ha	%	Ha	%	Ha	%
Low Density Residential	14.01	41.3	2.66	62.1	18.30	28.7	4.09	13.7	39.06	29.6
Medium Density Residential	1.53	4.5	0.04	0.9	6.29	9.9	2.51	8.4	10.37	7.9
High Density Residential	0.97	2.9	0	0	0	0	2.76	9.2	3.73	2.8
Commercial	0	0	0	0	16.96	26.6	13.05	43.7	30.01	22.8
School	4.90	14.4	0	0	0	0	0	0	4.90	3.7
Open Space/ Park	2.37	7.0	0.93	21.7	7.79	12.2	3.01	10.1	14.10	10.7
Naturalized Storm Pond	3.19	9.4	0	0	3.74	5.9	0.85	2.8	7.78	5.9
Roads	6.96	20.5	0.65	15.2	10.68	16.8	3.57	12.0	21.86	16.6
TOTAL	33.93	100%	4.28	100%	63.76	100%	29.84	100%	131.8	100%

Residential

The residential component of Edgefield is located east of the existing residential development across George Freeman Trail. It is comprised of Low and Medium density residential development that provides a variety of housing forms. The housing mix will meet the housing needs of a range of household types. Residential development is integrated with the open spaces to provide convenient access to recreational features and to maximize views onto open space. Refer to **Figure 6 – Land Use Concept**.

Low Density Residential - is comprised of a variety of single-detached housing sizes on large and narrow lots, and semi-detached housing. Laned and laneless lots for each housing form will be incorporated.

Medium Density Residential – includes street townhouses and comprehensive townhouse and stacked townhouse forms. Street townhouses are three or more side by side units fronting on a street. Comprehensive townhouse and stacked townhouses refer to buildings of attached units comprehensively planned on a multifamily designated site. Comprehensive townhouse development is strategically located near the commercial uses to encourage multifamily residents to take advantage of the nearby commercial uses through more frequent but shorter trips by active transportation modes to satisfy their daily needs.

High Density Residential – includes apartments. This Area Structure Plan was amended in 2015 to enable the dedication of a school site. This adjusted the amount of land allocated for various purposes and resulted in a reduction of the lands allocated to Low Density Residential development. To compensate for this dedication, a total area of 3.73 ha is proposed for “high density residential development”. The result is a net residential density of 31.54 dwelling units per ha.

Table 3. Residential Density and Population

Developable Area	Area		Units Per Ha	Units	People Per Unit	Population
	Ha	Ac				
Low Density Residential	39.06	96.5	21.25	831	2.6	2161
Medium Density Residential	10.37	25.6	50	519	2.6	1350
High Density Residential	3.73	9.2	87.5	327	2.6	851
TOTAL	53.16	131.4	31.54*	1677	2.6	4362

*This is the average overall density for the total area.

Policy 1. The residential area shall include a range of low and medium density housing forms.

Policy 2. Low density residential forms will be the predominant housing type within the Plan Area.

Policy 3. Low density residential area should include a variety of single-detached housing sizes, including large and narrow lots, and semi-detached housing form.

Policy 4. Medium density residential area should include multifamily development in street townhouse and comprehensively planned townhouse and/or stacked townhouse forms.

Policy 5. The ASP area shall achieve an overall residential density of 19.7 to 24.7 units per hectare (8 to 10 units per gross acre).

Policy 6. Comprehensively planned medium density residential areas should be located near the commercial use area.

Policy 7. The developer shall maintain a high quality of design and finishing materials in the Residential Area by preparing and implementing Architectural Control Guidelines.

Commercial

The Commercial Area will accommodate commercial developments of various building and use sizes that service the regional and local markets. The Commercial Area is focused along the Highway 1 commercial corridor. Refer to **Figure 6 – Land Use Concept**. As Strathmore is a regional service centre, larger regional commercial tenants will draw from the Town's large trading area. Medium and smaller size commercial uses, including local businesses and services, can locate in the area and will benefit from the draw of the large anchor tenants.

Policy 1. The Commercial Area should accommodate a range of commercial use sizes of a regional and local nature.

Policy 2. The Commercial Area shall be sited and buildings designed to sensitively interface with the Residential Area. The interface design shall incorporate landscaping, fencing, high quality building materials or design features.

Policy 3. Pedestrian circulation shall be accommodated within the Commercial Area via defined walkways.

Policy 4. The developer shall maintain a high quality of design and finishing materials in the Commercial Area by preparing and implementing Architectural Control Guidelines.

Policy 5. A full turns access to the Commercial Area shall align with the Ranch Market access at George Freeman Trail subject to the conditions and requirements of an approved Traffic Impact Assessment.

Policy 6. An access should be provided along Highway 1 to the Plan Area, subject to the conditions of an approved Traffic Impact Assessment and Alberta Transportation approval.

Policy 7. A commercial entry feature should be incorporated at the south and west access points of the Commercial Area to encourage commercial traffic, external to Edgefield residents, to utilize these primary commercial access points

Open Space Network

The Edgefield ASP supports the Town's mandate to promote a continued high quality of life for its residents through the provision of recreation facilities, trails, parks and open space. A network of open space spans Edgefield incorporating parks, playfields, and naturalized storm ponds. These areas are connected by a significant network of linear open space with pathways and trails. Refer to **Figure 7 – Open Space Network**. This network supports healthy lifestyles by encouraging walking and cycling for recreational purposes as well as transportation mode of choice to destinations in the community and beyond.

Edgefield's open space network connects the community's various open space areas and commercial destinations and also integrates and completes links to the town system. The main north-south open space corridor incorporates naturalized storm ponds and is the focal point of the open space system. This corridor provides convenient access to the Commercial Area for Edgefield residents and permeability of the Residential Area through the linear open space links in all directions, including to the future residential area immediately north.

The secondary north-south open space corridor runs along the canal for residents to enjoy the vistas east to the agricultural fields. This open space link should continue beyond the Edgefield boundary into the adjacent community to the north and further to connect with the Town's open space network featured along the canal.

A regional pathway connection along George Freeman Trail connects with the existing and future regional system. Local pathways and/or trails will be incorporated throughout the open space network particularly through the linear open spaces.

Policy 1. A variety of open spaces, including tot lots, playfields, and naturalized storm ponds shall be connected by a system of linear open space.

Policy 2. A pathway system comprised of Regional Pathway, Local Pathway and Trails shall be incorporated in the open space network to enhance pedestrian and cyclist circulation.

Policy 3. The Regional pathway shall be constructed within the George Freeman Trail right of way.

Policy 4. Municipal and School Reserves shall be at least 10% of the Plan Area.

Policy 5. Naturalized storm ponds, including natural features, bioretention and stormwater facilities should be designed into the open space system to enhance the quality of stormwater and provide passive recreation and social spaces.

Policy 6. The low-pressure sweet gas pipeline right-of-way should be incorporated in linear open space and soft landscaped, where possible.

Policy 7. The setback area, beyond the restricted fenced area, around the sweet gas wellhead should be incorporated as public open space and soft landscaped.



Legend

- Edgefield Area Structure Plan Boundary
- - - - - Town Boundary

- Open Space/Park
- Storm Pond
- Regional Pathway
- Local Pathway/Trail

Figure 7:
OPEN SPACE NETWORK

TRANSPORTATION

Transportation Overview

The transportation network and street standards are illustrated in **Figure 8 – Transportation**. Edgefield is bound by the WID canal on the east therefore the west and south access points are important in providing connectivity for the community. Three access points are identified from George Freeman Trail in alignment with existing accesses from the existing residential and commercial development to the west.

Primary access to the residential area is from the two access points along George Freeman Trail aligned with Park Lane Drive and Archie Klaiber Trail. These entry streets incorporate landscaped boulevards and medium and low density, street-oriented housing to frame the streets.

Collector road connections will extend into the Edgefield Residential Area. Community roads will incorporate sidewalks as per Town road standard specifications to create a comprehensive sidewalk, pathway and trails system.

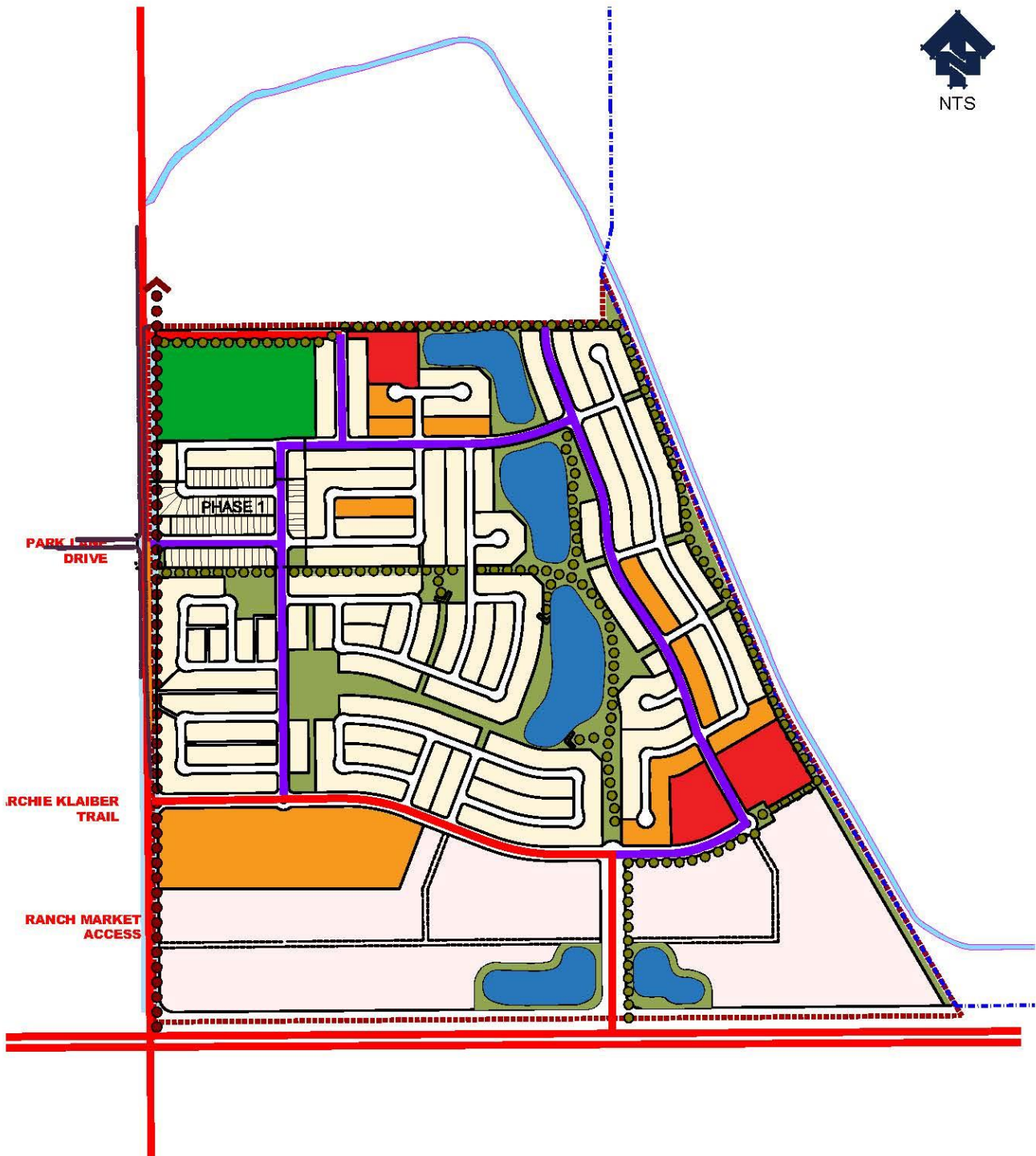
Direct access points to the Commercial Area from George Freeman Trail and Highway 1 service commercial traffic from areas outside of the community. Traffic calming measures along the north-south access road from Highway 1 will discourage commercial traffic from traveling beyond the Commercial Area into the Residential Area of Edgefield. Edgefield residents will connect to the Commercial Area through the comprehensive pathway and sidewalk network and residential road system.

Policy 1. Roads will be designed and built as per Town of Strathmore road standards.

Policy 2. Three access points to the Edgefield ASP area shall align with the existing access points along George Freeman Trail; Park Lane Drive, Archie Klaiber Trail, and Ranch Market access.

Policy 3. A 40 metre road widening right of way shall be dedicated along George Freeman Trail and the Edgefield ASP. Should the actual required road allowance be determined as less than 40 metres, then the road dedication from the Edgefield ASP may be reduced and the surplus land will be returned to Edgefield for inclusion in the lots along George Freeman Trail, or returned as additional Municipal Reserve.

- Policy 4. An access should be provided to the Plan Area from Highway 1 between George Freeman Trail and the eastern edge of the Edgfield ASP area, subject to Alberta Transportation approval.
- Policy 5. Traffic calming measures should be incorporated into the design of the Minor Arterial road from Highway 1 to the Residential Area Collector Road.
- Policy 6. Additional access to the Commercial Area from Archie Klaiber Trail alignment along the north boundary of the Commercial Area shall be provided subject to the conditions of an approved Traffic Impact Assessment.
- Policy 7. Emergency access shall be provided to the future residential lands north of the Plan Area.
- Policy 8. The Regional pathway, Local pathway and Trails shall be incorporated in open space areas to enhance permeability of the community and to connect to sidewalks.
- Policy 9. Potential for a future road extension east of the Minor Arterial, Archie Klaiber Trail alignment, should be provided as a protected road right-of-way. The road right-of-way shall be an open space area, not included in Municipal Reserve calculations, until such time that the Town undertakes construction of this section of the road and a WID crossing.
- Policy 10. Each residential subdivision and commercial subdivision or development application received shall require an updated assessment of the transportation capacity at Highway 1 for approval by both the Town and Alberta Transportation.



Legend

- Edgefield Area Structure Plan Boundary
- Town Boundary

- Expressway
- Major Arterial
- Minor Arterial
- Collector Road

- Regional Pathway
- Local Pathway/ Trail

* Notes: All other roads to be Residential Standard

Figure 8:
TRANSPORTATION CONCEPT

Servicing

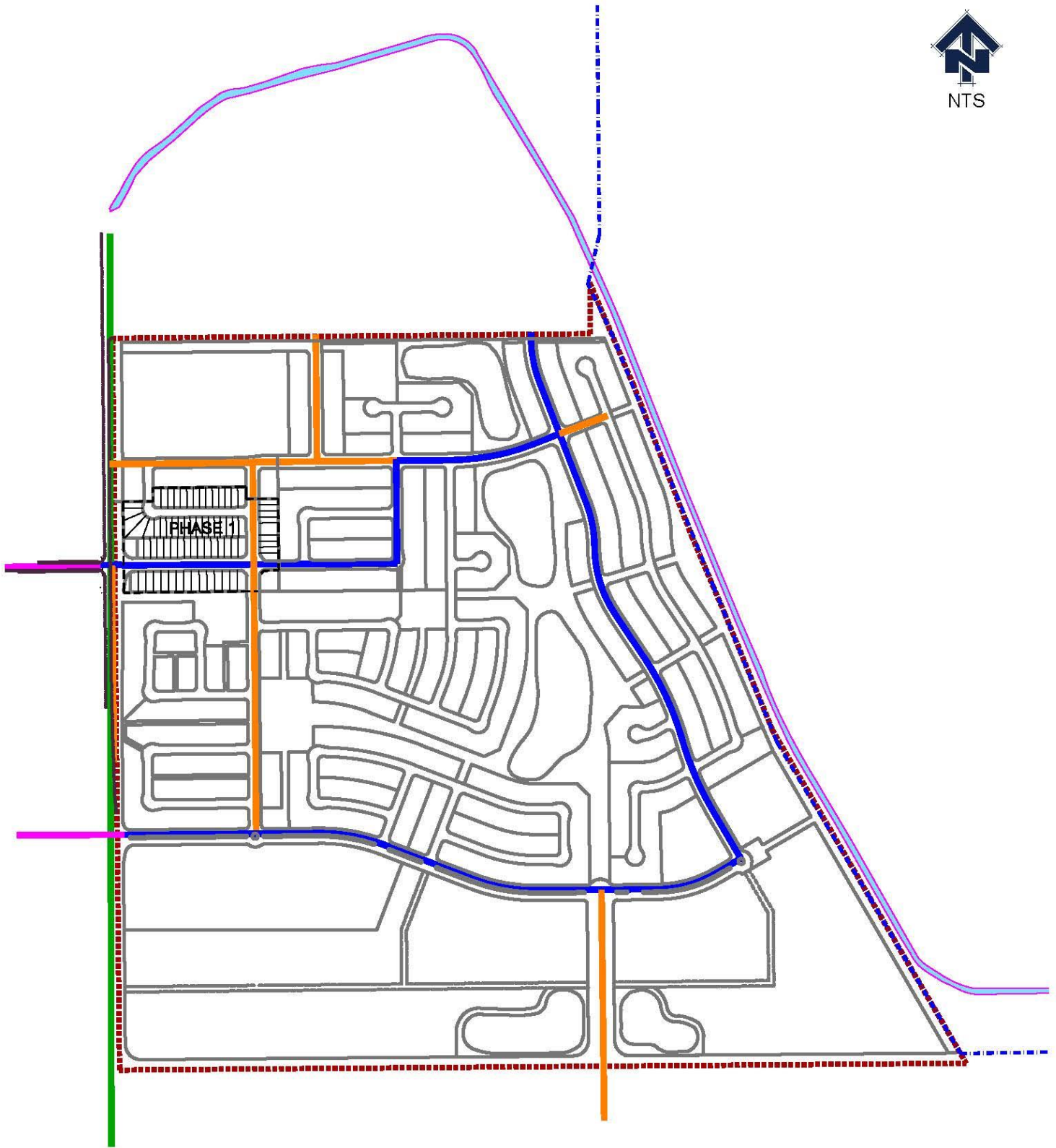
Servicing Overview

Part 1 of the Functional Servicing Report (FSR) has been submitted in support of this application to the Town of Strathmore. It outlines on-site and off-site servicing requirements. Part 2 of the Functional Servicing Report will be required at the Pre Subdivision Phase to provide further servicing requirements. The FSR has been prepared in accordance with the Town of Strathmore Master Servicing Study Annexation 2006 (Master Servicing Study).

Water Servicing

The Water Servicing Concept is in accordance with the Master Servicing Study. Water servicing for the subject lands will utilize two existing water main connections. One connection will be located at Archie Klaiber Trail and George Freeman Trail and the other connection at Park Lane Drive and George Freeman Trail. In the future, these mains will be connected to the transmission main within George Freeman Trail. The location of water main connections and water main sizing is identified in **Figure 9**. Water mains in residential roads and the commercial area will be sized and modeled in Part 2 of the Functional Servicing Report at Pre Subdivision Stage.

- Policy 1. The water distribution system for the Plan Area should be generally designed in accordance with the Town of Strathmore Master Servicing Study Annexation 2006 and Part 1 of the Functional Servicing Study.
- Policy 2. Part 2 of the Functional Servicing Study shall be prepared at Pre Subdivision Stage.
- Policy 3. The water distribution system shall be designed in accordance with the most recent standards and specifications of the Town of Strathmore and Alberta Environment.
- Policy 4. All material used in the development shall be new and in compliance with the most recent standards and specifications of the Town of Strathmore and Alberta Environment.



Legend

- Edgefield Area Structure Plan Boundary
- - - - - Town Boundary

- Existing 250mm Water Main
- Proposed 300mm Water Main
- Proposed 250mm Water Main
- Future Water Main

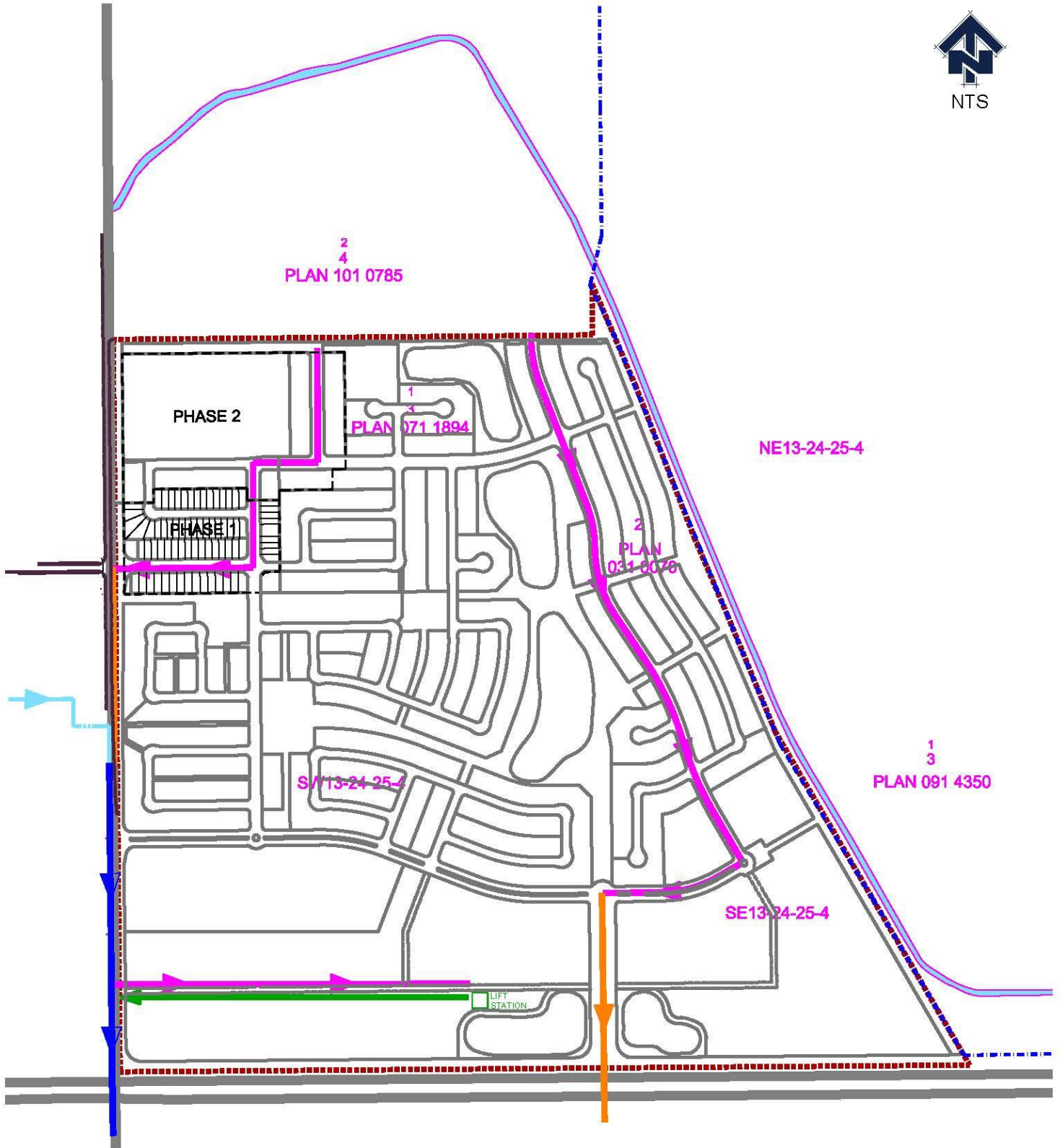
Figure 9:
WATER SERVICING CONCEPT
Page 77 of 103

Sanitary Sewer and Wastewater Servicing

Sanitary servicing for Edgefield will be provided by three connections (refer to **Figure 10**). The first sanitary connection will utilize an existing 450 mm diameter sanitary main in George Freeman Trail north of Archie Klaiber Trail. The second connection is at George Freeman Trail at the entrance for Ranch Market. The third connection is a proposed sanitary sewer located at the south east corner of the subject lands that crosses under Highway #1 as per the Master Servicing Study.

The first stages of development will connect to the existing 450mm sanitary sewer in George Freeman Trail and the contributing areas of NW ¼ 13-24-25-W4 in the Plan Area and SW ¼ 13-24-25-W4 that are able to be serviced by this connection will be based on the Ranch Phase One Development Agreement. The remaining Plan Area will connect to the proposed 750 mm sanitary sewer located at the south east corner of the subject lands. The 750 mm sanitary main is oversized to receive sanitary flows from lands north of Edgefield.

- Policy 1. The sanitary sewer and wastewater distribution system for the Plan Area shall be designed in accordance with the Town of Strathmore Master Servicing Study Annexation 2006 and Part 1 of the Functional Servicing Study.
- Policy 2. As per the Ranch Phase One Development Agreement, an area up to 16.3 hectares of contributing area shall be serviced through a connection to the existing 450 mm diameter sanitary main in George Freeman Trail. The contributing area of NW1/4 13-24-25-W4 within the Plan Area shall be up to 3.8 hectares and 12.5 hectares from SW1/4 13-24-25-W4.
- Policy 3. Sanitary connection to George Freeman 450 mm sanitary main shall be by gravity. Temporary or private non-gravity options may be considered at the discretion of the Town.
- Policy 4. All material used in the development shall be new and in compliance with the most recent standards and specifications of the Town of Strathmore and Alberta Environment.



Legend

- Edgefield Area Structure Plan Boundary
- - - - - Town Boundary

- Future 450mm Sanitary Main
- Existing 450mm Sanitary Main
- Proposed Sanitary Main
- Proposed Lift Station and Forcemain
- Proposed 525mm Sanitary Main

Figure 10:
SANITARY SEWER
and WASTEWATER CONCEPT
 Page 79 of 103

Stormwater Servicing

Stormwater servicing for the subject site will be provided by gravity mains to several storm ponds throughout the site. The concept is illustrated on **Figure 11 – Stormwater Management Concept**. Drainage from the Plan Area will be directed to Eagle Lake Pond 6 to be conveyed by a surface ditch. Stormwater management facilities will be employed as end-of-pipe systems to control the discharges to Eagle Lake Pond 6 as well as to reduce runoff volumes through evaporation and reuse of stormwater. The integration of wetlands into the stormwater management system will be considered at the detailed design stage.

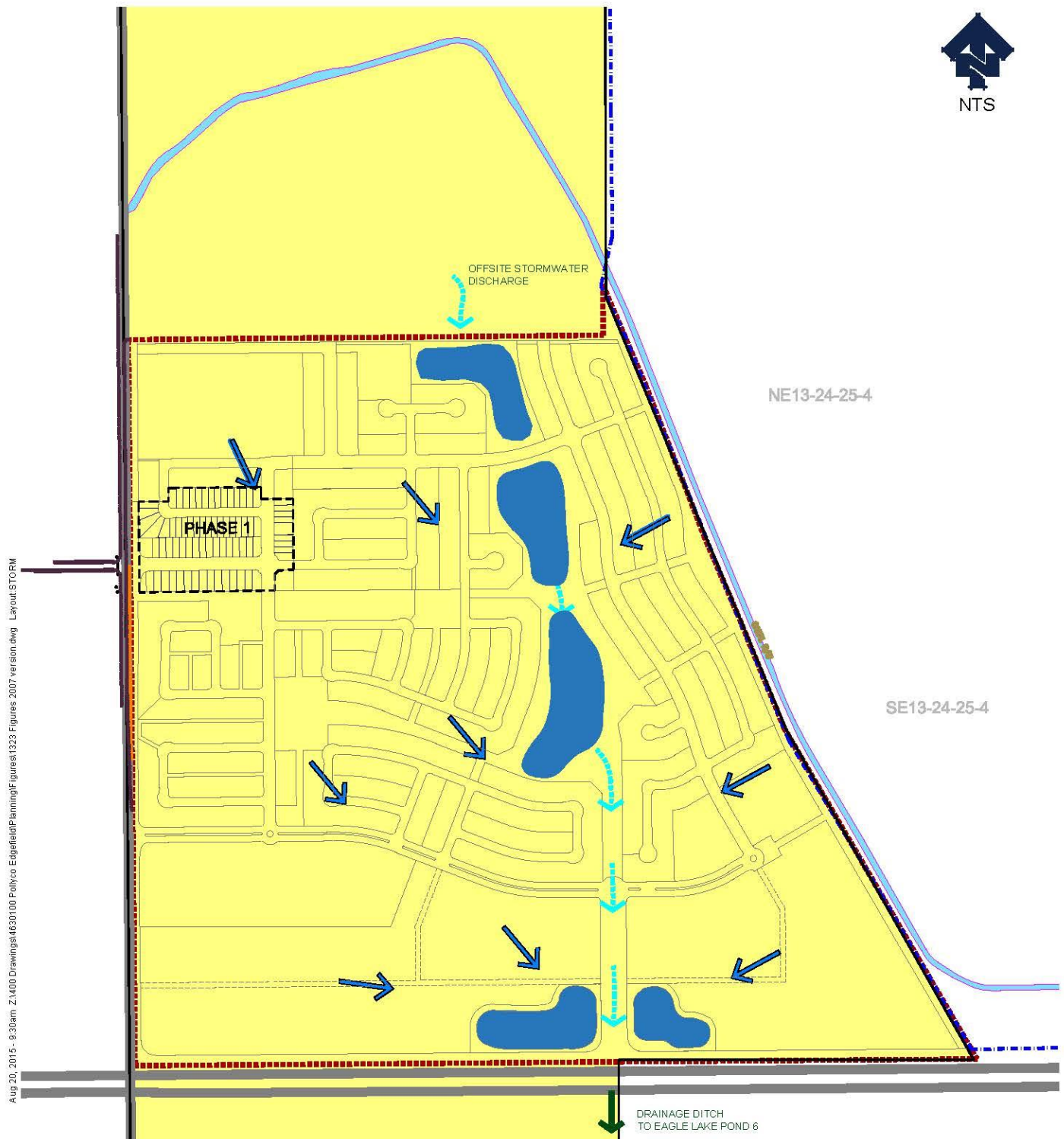
- Policy 1. The details of the storm ponds including volumes, size and discharge rate will be determined in Part 2 of the Functional Servicing Study at Pre Subdivision Stage.
- Policy 2. The stormwater management system for the Plan Area should be generally designed in accordance with the Town of Strathmore Master Servicing Study Annexation 2006 and Part 1 of the Functional Servicing Study.
- Policy 3. Discharges from the Plan Area should be conveyed to the Eagle Lake drainage system, subject to a long term agreement between the Town and the Western Irrigation District.
- Policy 4. Best Management Practices should be implemented to retain runoff on site, control runoff discharges and to reduce pollutants to meet Provincial requirements. This should include reuse of stormwater from the on-site stormwater management facilities.
- Policy 5. On-site storm ponds shall be incorporated to control the discharges. These facilities will provide storage for stormwater reuse and to facilitate removal of sediments and other pollutants.
- Policy 6. An integrated wetland and stormwater management system should be considered to satisfy stormwater management requirements and for wetland mitigation.
- Policy 7. Alberta Environmental Protection Stormwater Management Guidelines and the Town of Strathmore requirements, in consultation with the Western Irrigation District, shall be followed.

- Policy 8. The on-site stormwater facilities shall accommodate a flow through of off-site stormwater from lands north of the Western Irrigation District A Canal.

Shallow Utilities

Shallow Utilities include telephone, natural gas, electrical, internet, and cable services. The developer will be responsible for the provision of these services through individual utility companies.

- Policy 1. Detailed design of the shallow utilities shall occur at the subdivision stage of development.



Aug 20, 2015 - 9:30am Z:\400 Drawings\4630100 Polivco Edgefield\Planning\Figures\1323 Figures 2007 version.dwg Layout STORM

Legend

- - - - - Edgefield Area Structure Plan Boundary
- - - - - Town Boundary

- Eagle Lake Catchment Area
- Naturalized Storm Ponds

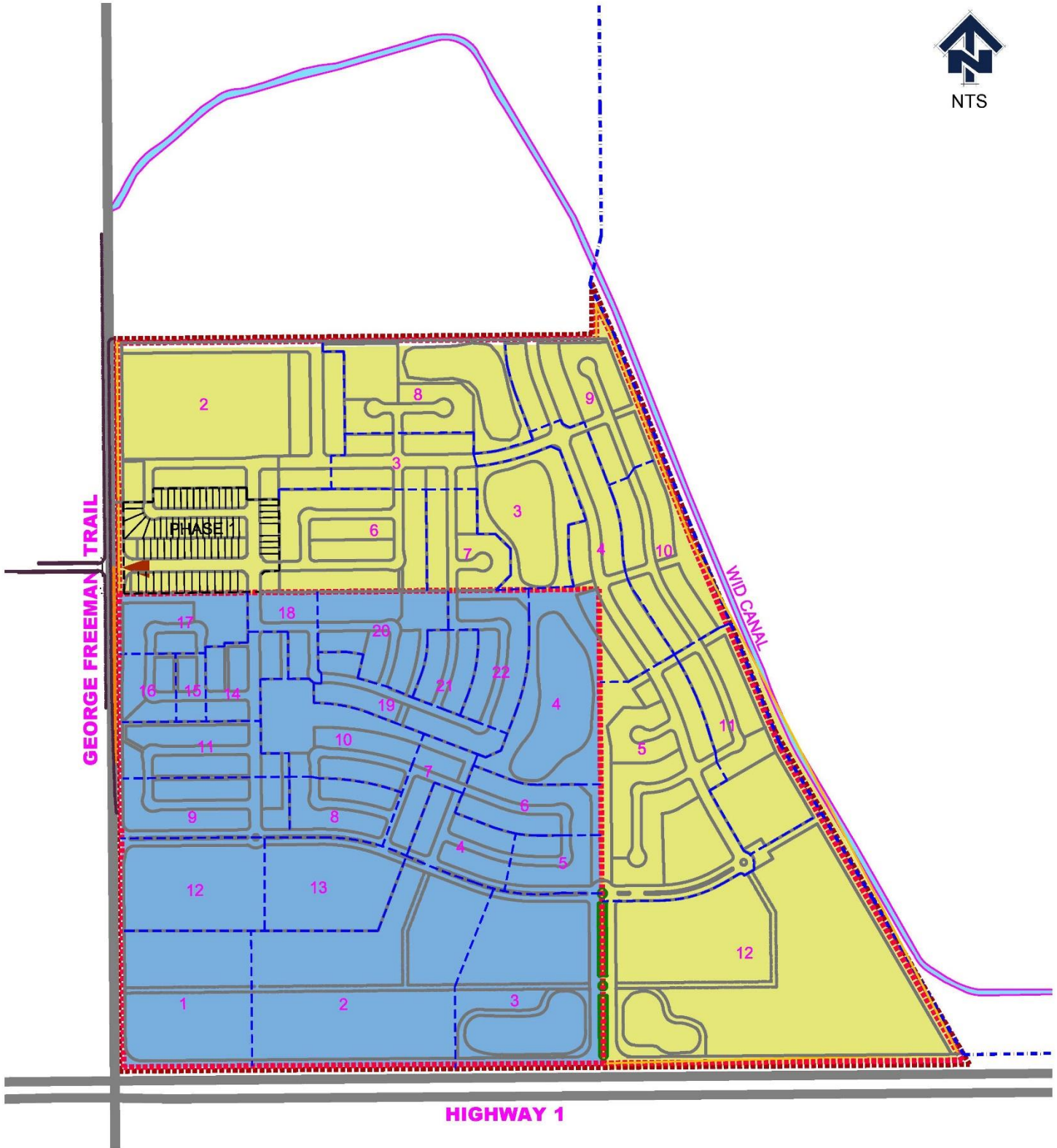
Figure 11:
STORMWATER MANAGEMENT
CONCEPT

PHASING AND IMPLEMENTATION

Development of Edgefield will be based on the efficient extension of servicing east from George Freeman Trail and land ownership considerations. It is anticipated that commercial development will begin in the west commercial cell. Residential development will also begin in the west with the extension of servicing from the Park Land Drive access and Archie Klaiber Trail. **Figure 12 –Phasing** demonstrates the anticipated direction of development.

Implementation of the Edgefield ASP will occur through the land use redesignation and subdivision process. This ASP provides the land use, transportation and servicing policy framework to guide future development approvals to achieve a phased Comprehensively Planned Community.

- Policy 1. Land use redesignation shall be approved by Council prior to commencement of subdivision and development of land.
- Policy 2. Phasing and direction of development shall respect servicing, access and ownership conditions. Any deviations from this will be in consultation with the Town, and approved by the Town.
- Policy 3. When reviewing future development applications within the Plan Area, Town Administration staff shall consider all policies contained within the Edgefield ASP.



Legend

- Edgefield Area Structure Plan Boundary
- Town Boundary

- Pollyco Ownership
- United/Rencor Ownership

Figure 12:
PHASING

4.2 R1N – SINGLE DETACHED RESIDENTIAL (NARROW LOT) DISTRICT

1. PURPOSE: To provide for the development of single detached homes on narrow lots.

2. USES:

a) Permitted Uses

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

Bylaw #15-22

Bylaw #17-12

b) Discretionary Uses

Bed and Breakfast
 Child Care Services
 Garage Suite
 Garden Suite
 Government Services
 Home Occupation
 Housing Duplex
 Residential Sales Centre 2
 Secondary Suite
 Utility Building

Bylaw #24-14

Bylaw #15-06

Bylaw #20-04

Bylaw #17-12

3. GENERAL SITE REQUIREMENTS:

a) Minimum Lot Area

i. 372.0 m² per Dwelling

b) Minimum Lot Size Corner Lots

i. 417.0 m² per Dwelling Unit

Bylaw #15-01

c) Minimum Site Width

i. 11.0 metres

d) Site Depth

i. 30.5 metres for all lots

e) Habitable Floor Area

i. Minimum Gross Floor Area – 84.0m²

Bylaw #15-06

Bylaw #20-04

Bylaw #22-01

f) Maximum Number of Dwellings

Bylaw #15-28

- i. One dwelling per lot, unless a legal Secondary Suite or Housing Duplex have been approved

g) Minimum Yard Setbacks – Principal Building

Bylaw #15-01

- 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 total site coverage of 60% if the site is serviced by a rear lane
- iii. Maximum site area for accessory buildings of 13%

i) Building Height

Bylaw #16-10
Bylaw #22-01

- i. 10 m for the Principal Building
- ii. 5.0 m for Accessory Buildings* see OTHER SITE REQUIREMENTS below

4. OTHER SITE REQUIREMENTS:

Bylaw #15-01

Garages

- a) 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.
- b) Notwithstanding 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

- c) Minimum landscaping requirement of at least one (1) tree per internal lot and two (2) trees per corner lot.

Bylaw #22-01

Accessory Building

- d) 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
 Protective Emergency Services
 Residential Sales Centre 1
 Utilities

Bylaw #15-22

Bylaw #17-12

b) Discretionary Uses

Bed and Breakfast
 Child Care Services
 Garage Suite
 Garden Suite
 Government Services
 Group Home
 Home Occupation
 Housing, Single Detached
 Residential Sales Centre 2
 Secondary Suite
 Utility Building

Bylaw #24-14

Bylaw #15-06

Bylaw #20-04

Bylaw #17-12

3. GENERAL SITE REQUIREMENTS:

a) Minimum Lot Area

- i. 235 m² 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;
 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;

Bylaw #15-01

- 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 m² 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
- ii. 5.0 m for Accessory Buildings* see OTHER SITE REQUIREMENTS below

Bylaw #22-01

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

4.16

P1 – PUBLIC SERVICE DISTRICT

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

2. USES:

Bylaw #14-22

a) Permitted Uses

Accessory Buildings
 Athletic and Recreational Facility, Outdoor
 Cemeteries
 Child Care Services
 Cultural Facilities
 Custodial Dwelling Unit
 Education Services
 Extended Medical Treatment Services
 Government Services
 Municipal Sustainable Housing
 Natural Habitat Areas
 Protective Emergency Services
 Public Assembly, Minor
 Public Parks
 Religious Assembly
 Residential Care
 Sea Can
 Seniors Housing
 Signs
 Utilities

Bylaw #15-40

Bylaw #22-01

Bylaw #22-01

Bylaw #17-12

b) Discretionary Uses

Athletic and Recreational Facility, Indoor
 Campground
 Community Garden
 Detention and Correction Services
 Emergency Shelter
 Public Assembly, Major
 Utility Building

Bylaw #15-40

Bylaw #17-12

3. GENERAL SITE REQUIREMENTS:

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

4. OTHER SITE REQUIREMENTS:

Special Use Requirements

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

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

Bylaw #22-01

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

4.17

AG - AGRICULTURE GENERAL DISTRICT

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

2. USES:

a) Permitted Uses

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

b) Discretionary Uses

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

3. GENERAL SITE REQUIREMENTS:

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

4. OTHER REGULATIONS:

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

4.18	R3M – MEDIUM DENSITY MODEST RESIDENTIAL DISTRICT
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- 1. PURPOSE:** To accommodate apartment buildings with modest profile as well as select multi-unit dwellings with a density not exceeding 110 units per hectare and a height of not more than 3 storeys.

Bylaw #15-31

2. USES:

a) Permitted Uses

Home Office
 Housing, Apartment
 Protective Emergency Services
 Public Parks
 Utilities

Bylaw #17-12

b) Discretionary Uses

Accessory Buildings
 Child Care Services
 Government Services
 Housing, Attached
 Utility Building

Bylaw #17-12

3. GENERAL SITE REQUIREMENTS

a) Minimum Site Area

- i. 550 m²

b) Minimum Site Width and Frontage

- i. 15.0 m

c) Minimum Site Depth

- i. 25.0 m

d) Maximum Number of Dwelling Units

- i. 110 Dwelling Units per Hectare
 ii. Despite any provision to the contrary, the maximum number of dwelling units must not be relaxed unless the development complies with all other requirements of this district.

e) Minimum Yard Setbacks – Principal Building

- i. Front Yard – 3.0 m if the site is located in the Downtown Overlay District and not less than 5.0 m in all other locations.
 ii. Rear Yard – 7.5 m
 iii. Side Yard Internal Lots – 1.5 m
 iv. Side Yard Corner Lots – 3.0 m where the side property line adjoins a street except in the Downtown Overlay District where the setback must not be less than 1.5 m.

- v. Side Yard All Lots – 3.0 m where a side of a site is used to provide vehicular access to the rear of the property.

f) Projections into Yards

- i. Despite any provision to the contrary, in this district
 - a. eaves and bay windows may project a maximum of 0.6 m into a front yard, side yard or rear yard
- ii. balconies must not project
 - a. more than 1.85 m from the building façade; and
 - b. into a side yard unless that side yard adjoins a street and the balcony is located at least 30 cm from the property line or public sidewalk whichever is the greater distance
- iii. landings and ramps other than wheelchair ramps may project into a front yard provided
 - a. they provide access to the main floor or lower level of the building;
 - b. the area of the landing does not exceed 2.5 m²; and
 - c. the face of any step is located not less than 30 cm from a front property line or a public sidewalk whichever is the greater distance
- iv. portions of a building more than 2.4 m above grade and eaves may project a maximum of 0.6 m into a required side yard;
- v. landings may project a maximum of 3 m into a rear yard and the face of any step must be located at least 30 cm from a property line;
- vi. wheelchair ramps may project without limits into any yard to the satisfaction of the Development Authority.

g) Maximum Building Height

- i. Accessory Building – 5.0 m
- ii. Principal Building: 3 storeys not exceeding 9.0 m at any eave line

4. OTHER REQUIREMENTS

a) Parking

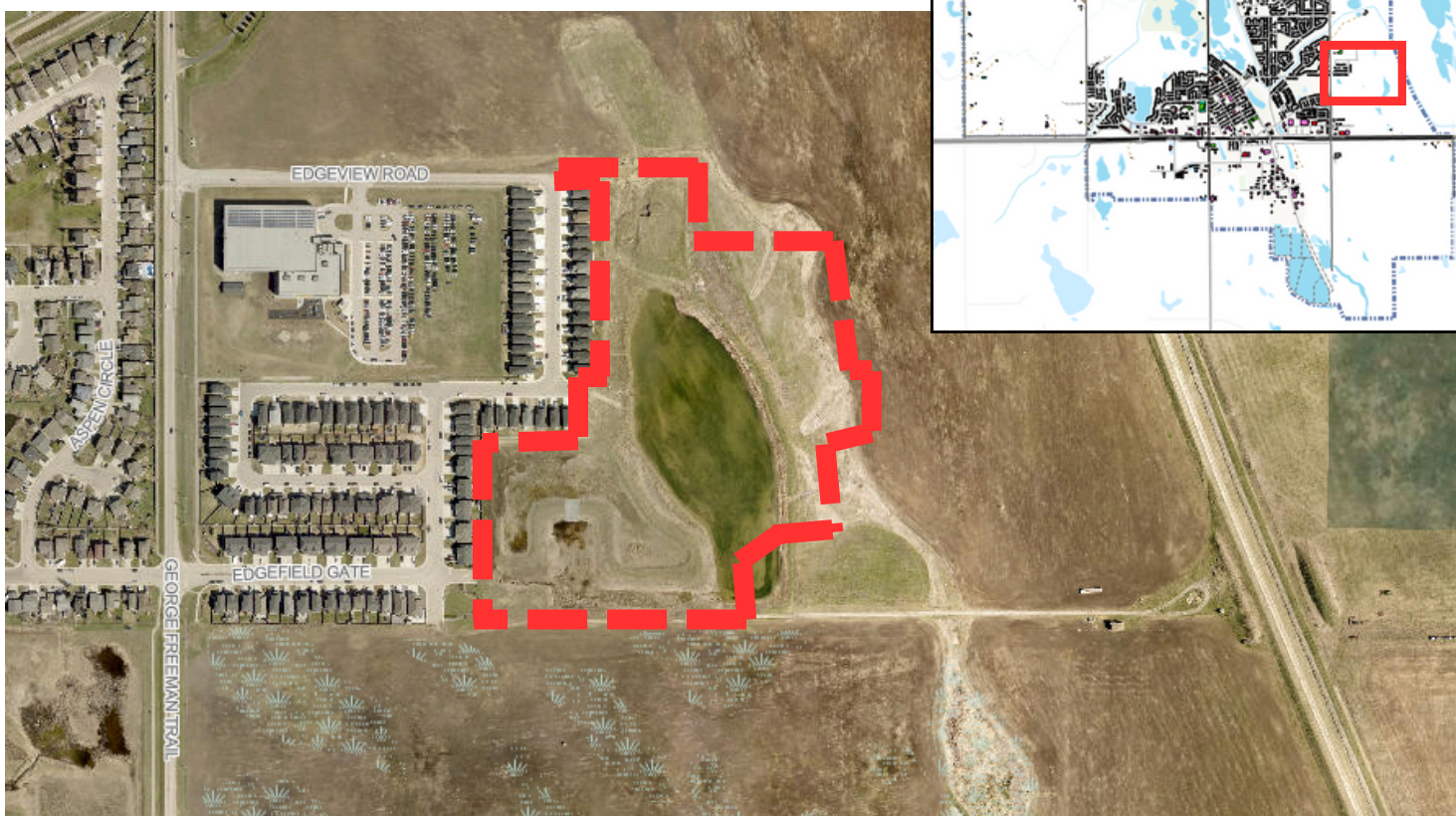
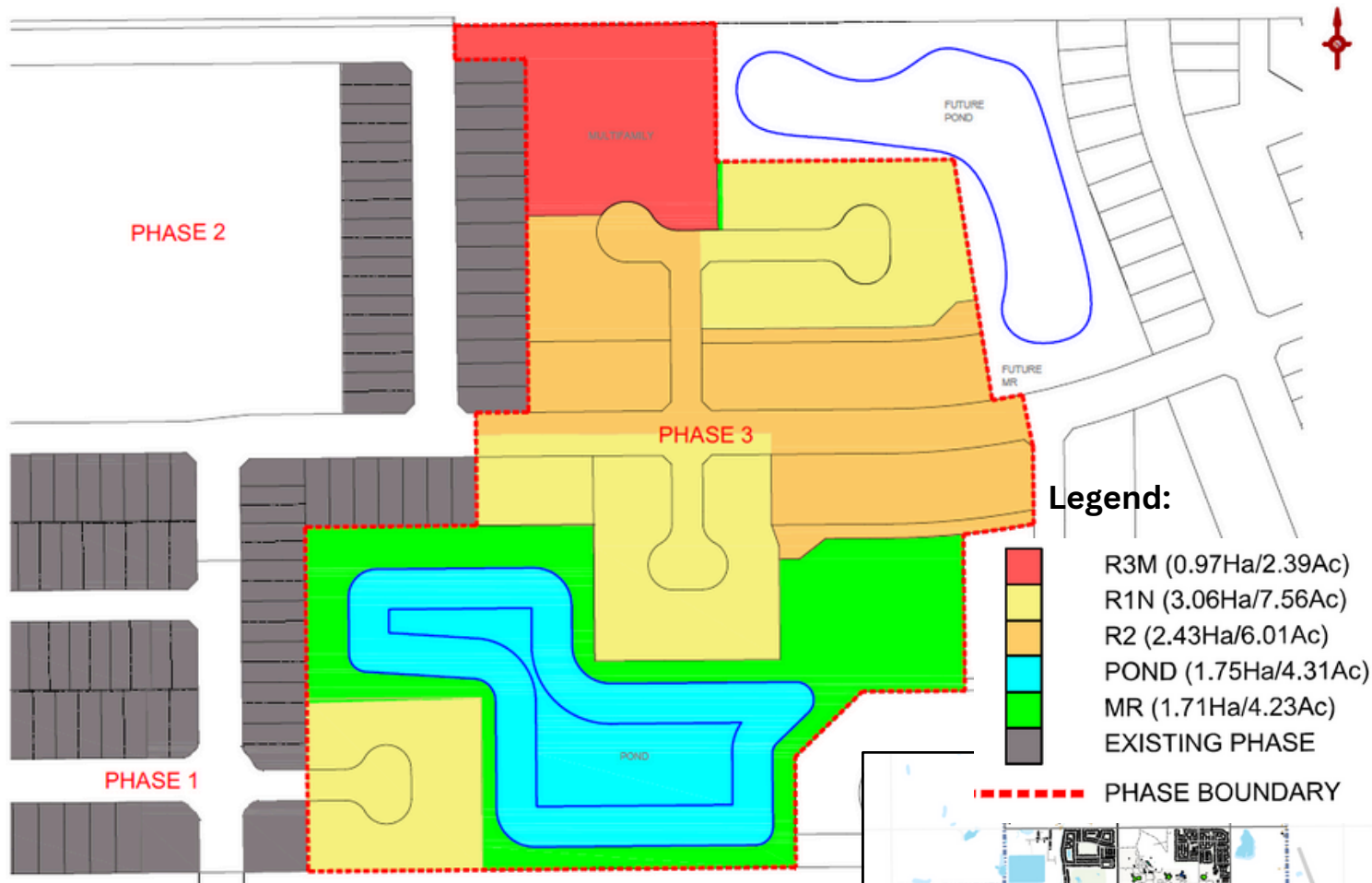
- i. All off street parking stalls in this district must be hard surfaced to the satisfaction of the Development Authority.
- ii. As a condition of a development permit, the Development Authority may require that the owners of site contribute to paving a lane if the lane provides vehicular access to the site.

b) Landscaping

- i. A minimum of 35% of the site and boulevards adjoining the site must be landscaped with vegetation and a landscaping plan must be submitted to the satisfaction of the Development Authority.

c) Design, Character and Appearance

- i. If the site is located within the Downtown Overlay District, the development must meet all of the requirements of that district and must be referred to the Downtown Design Review Committee for comment.
- ii. The Development Authority may require that a principal building in this district have a pitched roof with gables facing the street or avenue.





Bylaw 25-06

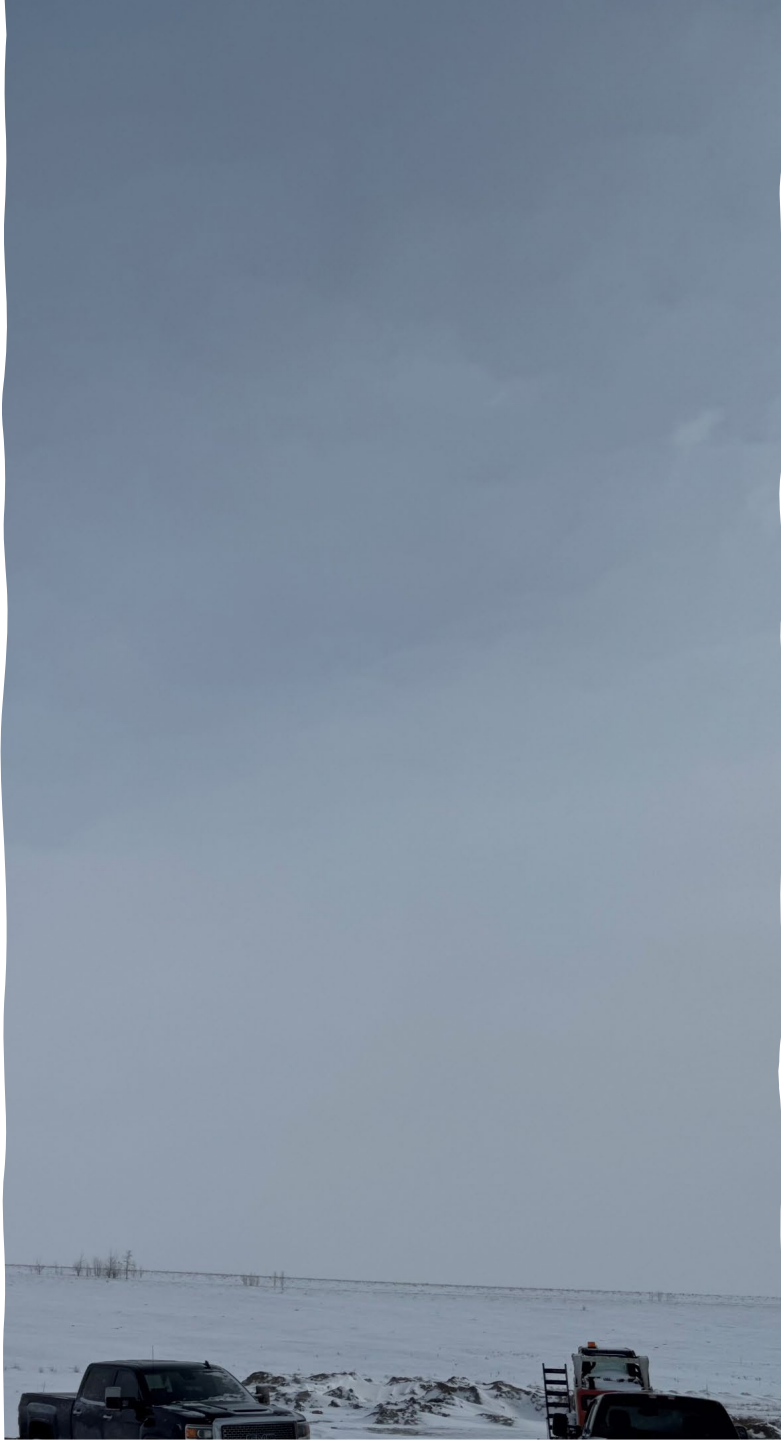
Edgefield Phase 3 | AG – Agriculture General District -> R1N – Residential Narrow Lot, Single Detached District, R2 – Low Density Residential District, R3M – Medium Density Modest Residential District, P1 – Public Service District

First Reading



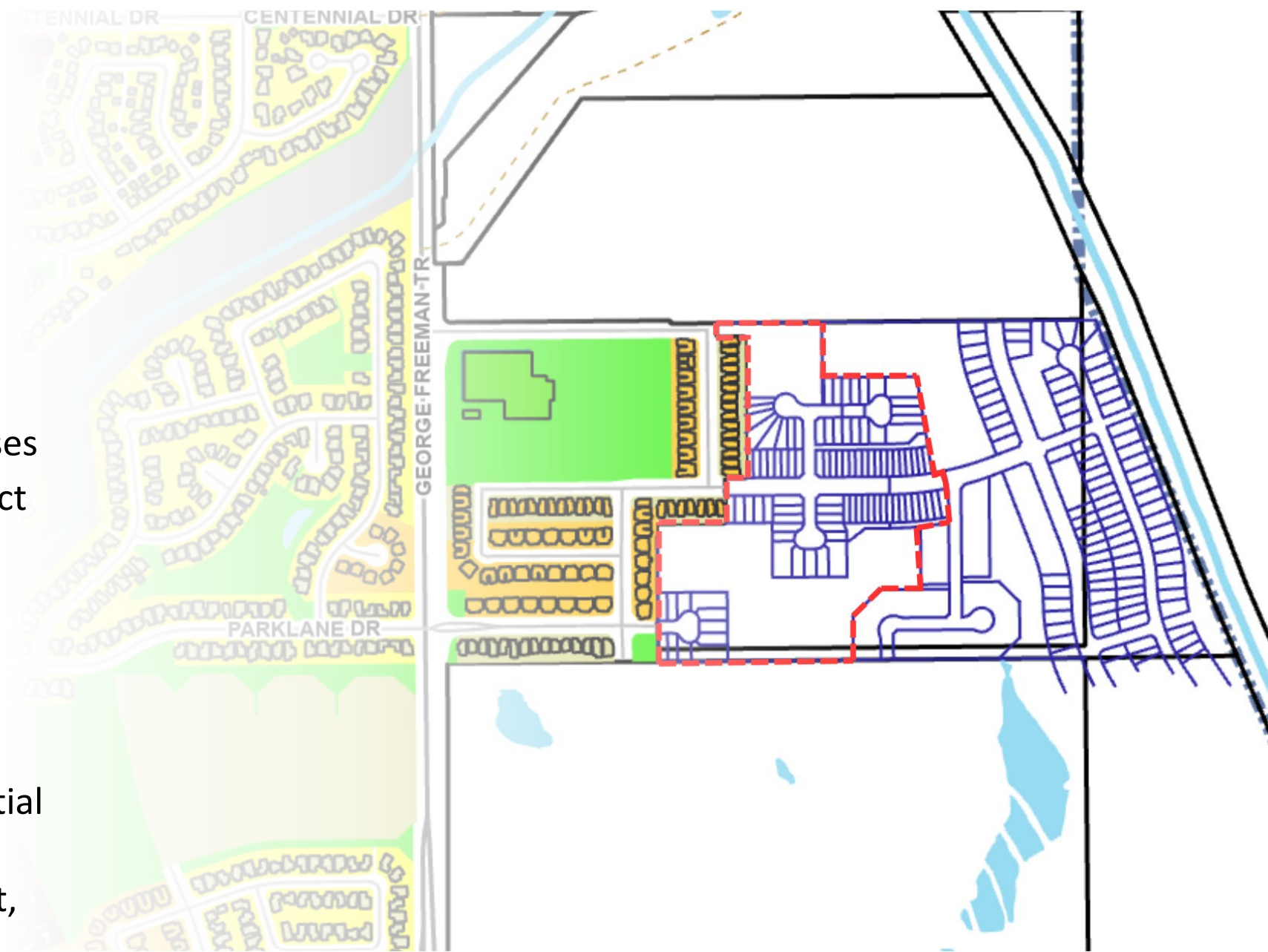
Bylaw 25-06

- Staff received a **LUB redesignation** of **Edgefield Phase 3**
 - Portion of **Lot 1, Block 3, Plan 071 1894**
 - Portion of **Lot 1, Block 2, Plan 031 0070**
- Redesignation from **AG** – Agriculture General District to
 - **R1N** – Residential Narrow Lot, Single Detached District,
 - **R2** – Low Density Residential District,
 - **R3M** – Medium Density Modest Residential District,
 - **P1** – Public Service District.



3

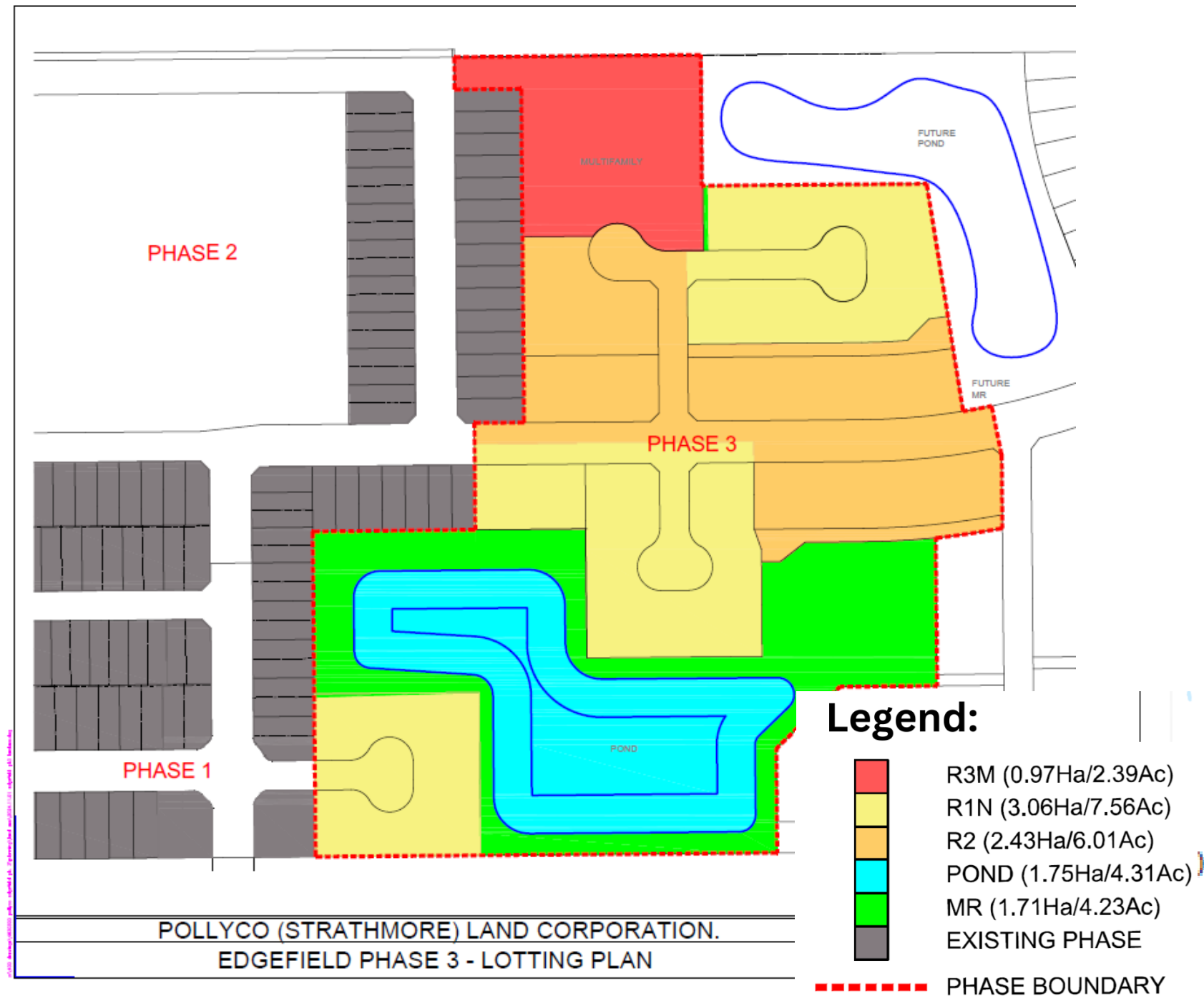
- Currently the area has a land uses
- **AG** – Agriculture General District
- **Surrounded by**
 - **R1N** – Single Detached Residential (Narrow Lot) District,
 - **R2** – Low Density Residential District,
 - **P1** – Public Service District,
 - **AG** – Agriculture General District.



**The Edgefield Area Structure Plan
(ASP), approved on
February 1, 2012**



- The proposed redesignation is intended to support the development of
 - R1N** – Residential Narrow Lot, Single Detached District (*49 lots*)
 - R2** – Low Density Residential District (*50 lots*)
 - R3M** – Medium Density Modest Residential District (*1 lot*)
 - P1 (MR)** – Public Service District (*2 lots*)



Bylaw 25-06

Recommendation:

THAT Council give First Reading to Bylaw No. 25-06, being a Bylaw to amend the Land Use Bylaw No. 14-11.

THAT Council direct Administration to schedule a Public Hearing for Bylaw No. 25-06 on April 16, 2025 at 7:00 p.m. in Council Chambers.

Thank you!