

**AGENDA
REGULAR COUNCIL MEETING
Wednesday, July 22, 2026 @ 6:00 PM
Council Chambers, 1 Parklane Drive, Strathmore AB**

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1. CALL TO ORDER	
1.1. Traditional Land Acknowledgment for the First Regular Council Meeting in July (Sootaikisom)	
2. CONFIRMATION OF AGENDA	
3. PUBLIC HEARING	
4. PUBLIC COMMENTS	
Members of the public are welcome to provide comments regarding items on the agenda in person during the Council meeting, virtually, or in writing. Should you wish to provide public comments virtually or in writing, please fill out the Request to Speak at a Council Meeting form that can be located on the Town's website and submit it to: LSAdmin@strathmore.ca by the end of the day on the Sunday before the Council meeting. In order to ensure procedural fairness, Council requests that the public refrain from speaking on items that have been or will be heard through a public hearing process.	
5. DELEGATIONS	
Members of the public and community organizations are welcome to attend a Regular Council Meeting as a delegation to present an item to Town Council for consideration. If you are interested in attending as a delegation please fill out the Delegation Request form that can be located on the Town's website and submit it to: LSAdmin@strathmore.ca by noon, seven (7) days before a Regular Council Meeting.	
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13.	ADJOURNMENT	



Report for Council

To: Council

Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: July 15, 2026

Meeting Date: July 22, 2026

SUBJECT:	Delegation - Murray Norrington
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RECOMMENDED MOTION:	For information.
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REPORT SUMMARY

KEY ISSUE(S):

Murray Norrington will be in attendance to address Council with a request to change the bylaws to allow street legal equipped OHV's to legally use municipal roads.

OTHER IMPLICATIONS

STRATEGIC PRIORITIES IMPACTED:



Community
Connection



Managing
Growth



Financial
Resilience



Economic
Growth



Protecting
Water and
Green
Spaces



Community
Safety and
Wellbeing

LEGISLATIVE IMPLICATIONS AND REFERENCES:

Members of the public and community organizations are welcome to attend a Council Meeting as a delegation to present an item to Town Council for consideration. Those interested can fill out the Request to Speak at a Council Meeting form that can be located on the Town's website and submit it to: LSAdmin@strathmore.ca by noon on the Wednesday before a Council Meeting.

IMPLEMENTATION

NEXT STEPS:

If Council wishes to discuss further following this presentation, it is recommended that it be referred to a Committee of the Whole meeting.

REPORT AUTHOR:

Veronica Anderson, Legislative Services Officer

ATTACHMENTS:

[Attachment I: Delegation Request - Murray Norrington Street legal OHV's to legally use municipal roads Redacted](#)

Johnathan Strathdee, Manager of Legislative Services

Approved
- 16 Jul
2026

Kevin Scoble, Chief Administrative Officer

Approved
- 16 Jul
2026

From: noreply@esolutionsgroup.ca
Sent: June 28, 2026 6:15 PM
To: LegServ Admin
Subject: New Response Completed for Delegation Request Form

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello,

Please note the following response to Delegation Request Form has been submitted at Sunday June 28th 2026 6:10 PM with reference number 2026-06-28-001.

- **Applicants Name**
Murray Norrington
- **Meeting date requested (day/month/year)**
15/7/2026
- **Applicant's phone number**
[REDACTED] ATIA Sec. 20(1)
- **Applicant's email address**
[REDACTED] ATIA Sec. 20(1)
- **Applicant's Address**
[REDACTED] ATIA Sec. 20(1)
- **Please list the name and title of the individuals that will be presenting to Council in the space provided.**
Murray Norrington
- **Please select the purpose of your presentation.**
Request Action
- **Please provide a brief summary regarding your delegation in the space provided.**
I respectfully request the Town of Strathmore, change the bylaws to allow street legal equipped OHV's to legally use municipal roads .This is permitted under the Alberta Safety Act. Examples of some Towns and Villages that presently allow this are ,Sylvan Lake, Edson, Legal, Beiseker, High Level, County of Wetaskiwin, Yellowhead County, and the Regional Municipality of Wood Buffalo . I am under

the understanding that both Didsbury and Chestermere are also considering changes at this time. I thank you for your time and consideration on this matter.

- **The Town has a computer and screen available for presentations. If you require specific technical requirements for your presentation please specify them in the space provided.**

Strathmore

- **Is/has this matter gone before an appeal board?**

No

- **The Town of Strathmore endeavours to provide equal opportunities to individuals and groups to appear before Council as a delegation. As a result, please indicate if you have you spoken on this topic before.**

No

[This is an automated email notification -- please do not respond]



Request for Decision

To: Council

Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: June 23, 2026

Meeting Date: July 22, 2026

SUBJECT:	Regular Council Meeting Minutes – June 24, 2026
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RECOMMENDED MOTION:	THAT Council adopt the June 24, 2026 Regular Council Meeting Minutes as presented in Attachment I.
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REPORT SUMMARY

KEY ISSUE(S):

For the minutes from the June 24, 2026 Regular Council Meeting to be reviewed by Council to determine accuracy.

OBJECTIVE:

For Council to adopt the Regular Council Meeting Minutes as presented.

OTHER IMPLICATIONS

STRATEGIC PRIORITIES IMPACTED:



Community
Connection



Managing
Growth



Financial
Resilience



Economic
Growth



Protecting
Water and
Green
Spaces



Community
Safety and
Wellbeing

HOW THE STRATEGIC PRIORITIES ARE MET:

N/A

LEGISLATIVE IMPLICATIONS AND REFERENCES:

Pursuant to Section 208(1)(iii) of the *Municipal Government Act*, the minutes of the June 24, 2026 Regular Council Meeting are given to Council for adoption.

IMPLEMENTATION

NEXT STEPS:

Once signed, the June 24, 2026 Regular Council Meeting Minutes will be posted on the Town's website.

ALTERNATIVE MOTIONS:

1. Council may adopt the recommended motion.
2. Council may provide further direction regarding the Regular Council Meeting Minutes.

REPORT AUTHOR:

Veronica Anderson, Legislative Services Officer

ATTACHMENTS:

[Attachment I: REGULAR COUNCIL - 24 Jun 2026 - Minutes](#)

Johnathan Strathee, Manager of Legislative Services

Approved
- 14 Jul
2026



MINUTES

REGULAR COUNCIL MEETING

6:00 PM - Wednesday, June 24, 2026

Council Chambers, 1 Parklane Drive, Strathmore AB

COUNCIL PRESENT:

Mayor Pat Fule, Councillor Claude Brown, Councillor Jim Chisholm, Councillor Matt Hyde, Councillor Melissa Langmaid, Councillor Richard Wegener, and Deputy Mayor Brent Wiley (virtual)

STAFF PRESENT:

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

1. CALL TO ORDER

Mayor Fule called the June 24, 2026 Regular Council Meeting to order at 6:02 p.m.

2. CONFIRMATION OF AGENDA

Resolution No. 171.06.26

Moved by Councillor Langmaid

THAT Council adopt the June 24, 2026 Regular Council Meeting Agenda as amended:

ADDITION:

8.6 Letter of Support – Prairie Economic Gateway

DELETION:

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

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

AGAINST: None.

CARRIED

3. PUBLIC HEARING

None.

4. PUBLIC COMMENTS

None.

5. DELEGATIONS

None.

6. CONSENT AGENDA

Resolution No. 172.06.26

Moved by Councillor Brown

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

- 7.1 Regular Council Meeting Minutes – June 3, 2026
- 8.1 Council Meeting Schedule Amendments – July 2026
- 8.2 Property Tax Recovery – Auction Advertisement
- 8.3 Strathmore and District Agricultural Society Agreement
- 8.4 Lease Extension Agreement – Range Rd 250
- 11.1 Accessibility Committee Request
- 11.2 Thank you from Minister Wright

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

AGAINST: None.

CARRIED

7. CONFIRMATION OF MINUTES

7.1. Regular Council Meeting Minutes – June 3, 2026

The following motion was adopted by the consent agenda:

THAT Council adopt the June 3, 2026 Regular Council Meeting Minutes as presented in Attachment I.

8. BUSINESS

8.1. Council Meeting Schedule Amendments – July 2026

The following motion was adopted by the consent agenda:

THAT Council direct Administration to cancel the Regular Council Meeting scheduled for July 8, 2026 at 6:00 p.m. in Council Chambers.

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

8.2. Property Tax Recovery – Auction Advertisement

The following motion was adopted by the consent agenda:

THAT Council direct Administration to advertise the October 8, 2026 Tax Recovery Auction for properties in arrears, pursuant to *Section 421(1) of the Municipal Government Act*.

8.3. Strathmore and District Agricultural Society Agreement

The following motion was adopted by the consent agenda:

THAT Council authorize Administration to extend the deadline for contract negotiations with the Strathmore and District Agricultural Society to the end of Q1 2027.

8.4. Lease Extension Agreement – Range Rd 250

The following motion was adopted by the consent agenda:

THAT Council authorize the Chief Administrative Officer to execute the Delta Force Paintball Canada Limited lease agreement for a one-year extension, as presented in Attachment III.

8.5. Fire Mutual Aid Agreement – City of Calgary Fire Department

8.6. Letter of Support – Prairie Economic Gateway

Resolution No. 173.06.26

Move by Councillor Hyde

THAT Council authorize Mayor Fule to sign the Letter of Support for the Prairie Economic Gateway's funding application, as presented in Attachment I.

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

AGAINST: None.

CARRIED

9. BYLAWS

None.

10. COUNCILLOR INFORMATION & INQUIRIES

10.1. QUESTIONS BETWEEN COUNCILLORS AND COUNCIL STATEMENTS

10.1.1 Community Futures Wild Rose

Councillor Brown stated that he and Councillor Hyde attended the Community Futures Wild Rose Annual General Meeting last week and he commends them on the work that they have been doing for business in the community.

10.2. BOARD AND COMMITTEE REPORTS

None.

10.3. QUESTION AND ANSWER PERIOD

10.2.1 E-bikes

Mayor Fule asked CAO Scoble about plans for addressing e-bikes and e-scooters on sidewalks. It was stated that this was being reviewed for a future meeting.

10.2.1 Parkland Drive drainage

Councillor Hyde shared that he has received concerns from residents on Parklane Drive about insufficient drainage on the pathway along George Freeman Trail, they have reached out to the Town and have not been satisfied with the answers. He asked what the next steps would be. CAO Scoble stated that he would look into the issue.

10.4. ADMINISTRATIVE INQUIRIES

None.

10.5. NOTICES OF MOTION

None.

11. CORRESPONDENCE

11.1. Accessibility Committee Request

11.2. Thank you from Minister Wright

12. CLOSED MEETING

Resolution No. 174.06.26

Moved by Councillor Brown

THAT Council move In Camera to discuss items related to sections 32(1)(b)(iii), 29(1)(a) and 29(1)(b)(iii) of the *Access to Information Act* at 6:21 p.m.

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

AGAINST: None.

CARRIED

12.1. Legal item – Privileged information – ATIA S. 32(1)(b)(iii)

12.2. Advocacy Strategy – Advice from officials – ATIA S. 29(1)(a)

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

Resolution No. 175.06.26

Moved by Councillor Langmaid

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

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

AGAINST: None.

CARRIED

Resolution No. 176.06.26

Moved by Councillor Wegener

THAT Council authorize the letter as discussed during the Closed Meeting agenda item 12.1, Legal item;

AND THAT the details of the discussion remain confidential pursuant to section 32(1)(b)(iii) of the *Access to Information Act*.

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

AGAINST: None.

CARRIED

Resolution No. 177.06.26

Moved by Councillor Brown

THAT Council adopt the Town's Government Relations Plan as discussed during the Closed Meeting.

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

AGAINST: None.

CARRIED

13. ADJOURNMENT

Mayor Fule adjourned the June 24, 2026 Regular Council Meeting at 9:32 p.m.

Mayor

Director of Strategic, Administrative,
and Financial Services



Request for Decision

To: Council

Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: July 9, 2026

Meeting Date: July 22, 2026

SUBJECT:	Special Council Meeting Minutes – July 9, 2026
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RECOMMENDED MOTION:	THAT Council adopt the July 9, 2026 Special Council Meeting Minutes as presented in Attachment I.
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REPORT SUMMARY

KEY ISSUE(S):

For the minutes from the July 9, 2026 Special Council Meeting to be reviewed by Council to determine accuracy.

OBJECTIVE:

For Council to adopt the Special Council Meeting Minutes as presented.

OTHER IMPLICATIONS

STRATEGIC PRIORITIES IMPACTED:



Community
Connection



Managing
Growth



Financial
Resilience



Economic
Growth



Protecting
Water and
Green
Spaces



Community
Safety and
Wellbeing

HOW THE STRATEGIC PRIORITIES ARE MET:

N/A

LEGISLATIVE IMPLICATIONS AND REFERENCES:

Pursuant to Section 208(1)(iii) of the *Municipal Government Act*, the minutes of the July 9 2026 Special Council Meeting are given to Council for adoption.

IMPLEMENTATION

NEXT STEPS:

Once signed, the July 9, 2026 Special Council Meeting Minutes will be posted on the Town's website.

ALTERNATIVE MOTIONS:

1. Council may adopt the recommended motion.
2. Council may provide further direction regarding the Special Council Meeting Minutes.

REPORT AUTHOR:

Veronica Anderson, Legislative Services Officer

ATTACHMENTS:

[Attachment I: SPECIAL COUNCIL - 09 Jul 2026 - Minutes](#)

Johnathan Strathdee, Manager of Legislative Services

Approved
- 14 Jul
2026



MINUTES

SPECIAL COUNCIL MEETING

6:00 PM - Thursday, July 9, 2026

Council Chambers, 1 Parklane Drive, Strathmore AB

COUNCIL PRESENT: Mayor Pat Fule, Councillor Claude Brown, Councillor Jim Chisholm, Councillor Melissa Langmaid, Deputy Mayor Richard Wegener, and Councillor Brent Wiley

COUNCIL ABSENT: Councillor Matt Hyde

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

1. **CALL TO ORDER**

Mayor Fule called the July 9, 2026, Special Council Meeting to order at 6:00 p.m.

2. **CONFIRMATION OF AGENDA**

2.1. **Confirmation of the July 9, 2026 Special Council Meeting Agenda**

Resolution No. 178.07.26

Moved by Councillor Brown

THAT Council adopt the July 9, 2026 Special Council Meeting Agenda as presented.

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

AGAINST: None.

CARRIED

3. **PUBLIC COMMENTS**

None.

4. **CLOSED MEETING**

Resolution No. 179.07.26

Moved by Councillor Chisholm

THAT Council move In Camera to discuss an item related to sections 29(1)(a) and 32(1)(b)(iii) of the Access to Information Act at 6:03 p.m.

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

AGAINST: None.

CARRIED

4.1. Fire Dispatch Services – Advice from officials – ATIA S. 29(1)(a)

Resolution No. 180.07.26

Moved by Councillor Langmaid

THAT Council move out of Camera at 7:25 p.m.

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

AGAINST: None.

CARRIED

Resolution No. 181.07.26

Moved by Councillor Langmaid

THAT Council take a 10 minute recess.

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

AGAINST: None.

CARRIED

Mayor Fule reconvened the July 9, 2026 Special Council Meeting at 7:41 p.m.

Resolution No. 182.07.26

Moved by Councillor Wegener

THAT Council move In Camera to discuss an item related to sections 29(1)(a) and 32(1)(b)(iii) of the Access to Information Act at 7:41 p.m.

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

AGAINST: None.

CARRIED

Resolution No. 183.07.26

Moved by Councillor Brown

THAT Council move out of Camera at 7:45 p.m.

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

AGAINST: None.

CARRIED

Resolution No. 184.07.26

Moved by Councillor Chisholm

THAT Council adopt the recommended motion as discussed during item 4.1 of the July 9, 2026 Special Council Meeting;

AND THAT the resolution remain confidential as per sections 29(1)(a) and 32(1)(b)(iii) of the *Access to Information Act*.

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

AGAINST: None.

CARRIED

5. ADJOURNMENT

Mayor Fule adjourned the July 9, 2026 Special Council Meeting at 7:50 p.m.

Mayor

Director of Strategic, Administrative,
and Financial Services



Request for Decision

To: Council

Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: June 3, 2026

Meeting Date: July 22, 2026

SUBJECT:	RCMP Q4 Quarterly Report & 2026-2027 Policing Priorities
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RECOMMENDED MOTION: THAT Council approve the 2026-2027 RCMP Policing Priorities for the Town of Strathmore.

REPORT SUMMARY

KEY ISSUE(S):

Detachment Commander, Staff Sergeant Wielgosz has identified the following policing priorities for 2026-2027:

1. Property Crime: Maintaining and or reducing instances of break and enters, theft of motor vehicles, and theft from motor vehicles from historical averages;
2. Traffic Safety: Maintaining and or reducing instances of reportable and injury collisions from historical averages; and
3. Community Engagement.

Staff Sergeant Wielgosz has indicated that these priorities will be achieved through various methods including but not limited to:

- Crime reduction/prevention strategies;
- Enhanced visibility;
- Road safety initiatives;
- Engagement with community groups, schools, and involvement in local events; and
- Delivery of services in the Community Policing model.

OBJECTIVE:

By communicating to Council and the community on priorities and planning, RCMP are better able to support community safety, resiliency and overall well-being while reducing crime and other harmful social impacts.

Annually, the RCMP requests that Council approve their policing priorities to ensure that the Town and the RCMP work together to ensure Strathmore is a safe community to live, work, and play.

FINANCIAL IMPLICATIONS:

There are no financial implications.

BACKGROUND:

Strathmore RCMP detachment commander, Staff Sergeant Wielgosz will report and provide an update on the activities within the RCMP detachment area from January 2026 to March 2027.

In addition, annually policing priorities are established annually to ensure the RCMP is appropriately addressing those policing issues that are identified as the most important to Strathmore. This may require, for example, realigning resources, implementing target-specific training, or focusing on strategic initiatives. Establishing policing priorities does not mean the RCMP will stop policing or addressing other issues, complaints, or priorities.

The recommended priorities were developed through:

- Internal analysis of current and anticipated crime trends;
- Community consultation through various methods such as the Community Group Liaison program, and School Liaison program; and
- Consultation with elected officials during delivery of quarterly update reports.

OTHER IMPLICATIONS**STRATEGIC PRIORITIES IMPACTED:****HOW THE STRATEGIC PRIORITIES ARE MET:**

As part of its Strategic Plan, Council has prioritized the continuous improvement of community safety, health, and wellbeing. The RCMP's policing priorities support greater community safety and wellbeing through a focus on crime prevention, traffic safety, increased visibility, and community engagement.

By endorsing these priorities, the Town and the RCMP help help create a safer community where residents feel secure and supported.

COMMUNITY IMPLICATIONS:

The Strathmore RCMP policing priorities (property crime, traffic safety, and community engagement) are intended to improve the overall quality of life, safety, and security of residents in Strathmore. Collectively, these priorities contribute to a safer, more connected community where residents feel safe and protected while reducing crime and other harmful social impacts.

INTERNAL IMPLICATIONS:

Internal implications is not applicable.

LEGISLATIVE IMPLICATIONS AND REFERENCES:

Legislative implications is not applicable.

PUBLIC ENGAGEMENT AND AWARENESS:

Once a Municipal Policing Committee (MPC) is established, RCMP policing priorities are expected to support public engagement by creating more opportunities for residents to provide input, helping ensure that local policing reflects community concerns and needs.

IMPLEMENTATION

COMMUNICATIONS:

This report will be posted on the Town's website.

NEXT STEPS:

Not applicable.

ALTERNATIVE MOTIONS:

1. Council may provide further direction.
2. Council may defeat the recommended motion.

REPORT AUTHOR:

Mark Pretzlaff, Director of Community and Protective Services

ATTACHMENTS:

[Attachment I: 2025-2026 RCMP Q4 Report](#)

Mark Pretzlaff, Director of Community and Protective Services

Veronica Anderson, Legislative Services Officer

Approved

- 17 Jul

2026

Approved

AIR-26-147

- 17 Jul
2026

STRATHMORE MUNICIPAL POLICING REPORT

QUARTER 4

January 1, 2026 – March 31, 2026



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



Royal Canadian Mounted Police
Gendarmerie royale du Canada

Canada



2025-2026 ANNUAL PERFORMANCE PLAN INITIATIVES - QUARTERLY RESULTS

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

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

Habitual Offender Management

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

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

During this quarter, Strathmore Detachment monitored 17 habitual offenders, 5 within the Town of Strathmore. Compliance checks during this time resulted in:

- Recovery of three stolen vehicles;
- One offender arrested and charged for release condition violations;
- One offender was found out of compliance with conditions and is current wanted on an outstanding warrant;
- One offender arrested on outstanding warrants;
- Three offenders were arrested in possession of stolen copper wire and charged;
- One subject remained in prison throughout the quarter;
- Three subjects moved out of the area after compliance checks were initiated; and
- One subject completed their required condition period and were moved to the persons of interest program.

Persons of Interest Program

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

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





MUNICIPAL POLICING REPORT



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

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

Security Screw Program

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

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

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

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

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

Operation Cold Start

Between February 1 to 7 Strathmore members participated in Operation Cold Start. The purpose of the program is to bring awareness to residents to prevent auto theft during cold months while leaving vehicles running and unattended. If a vehicle is located running and unattended, members check to ensure it is locked. Where possible, a conversation is held with the owner to provide information on preventative measures. Pamphlets are provided during these interactions or left behind if an owner is not located.

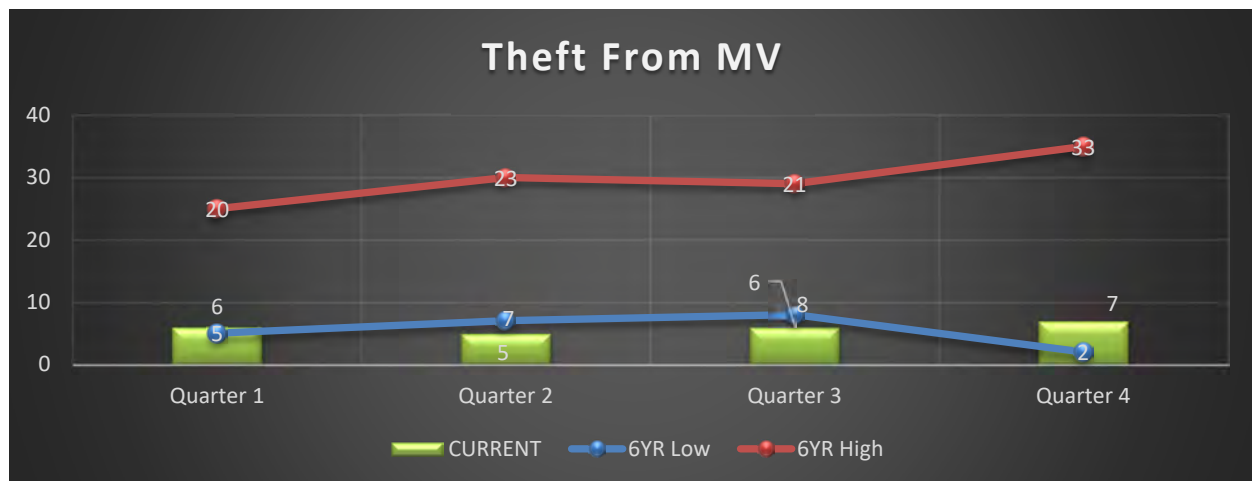
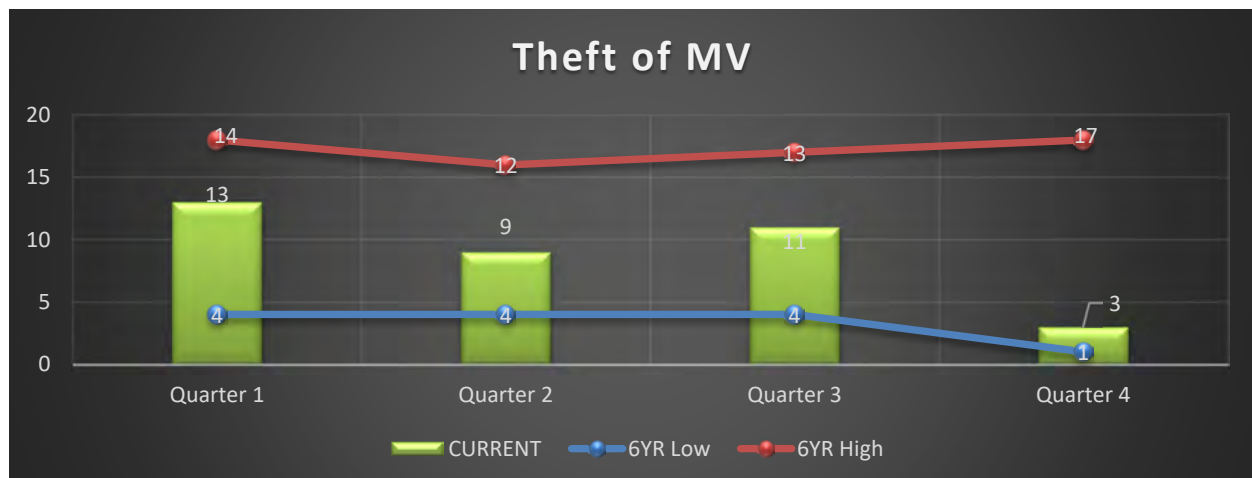
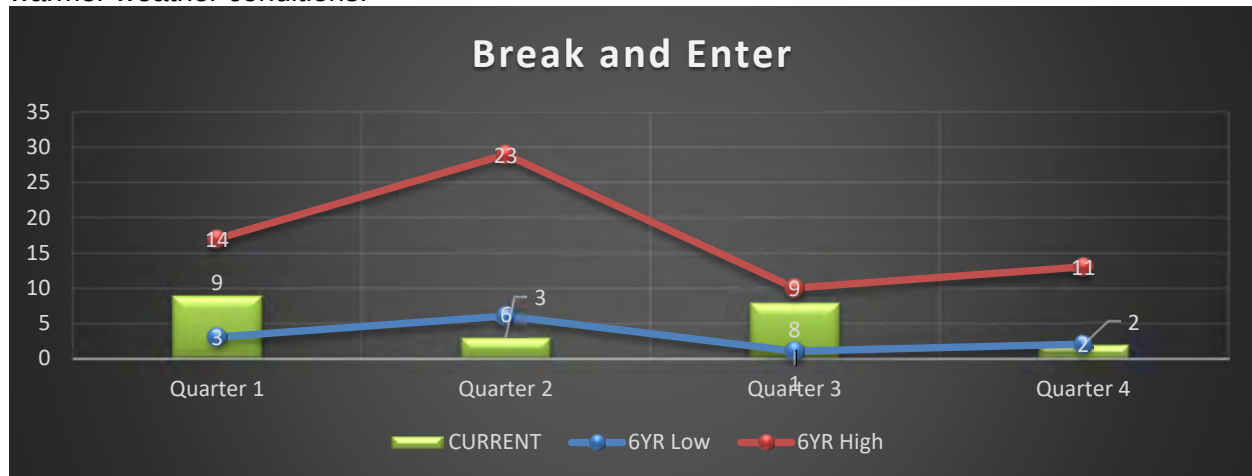
This year members found:

- 3: Vehicles left idling with keys and unlocked.
- 14: Vehicles left idling with keys, locked.
- 5: Interactions with owners.





The number of unattended vehicles was substantially lower than years prior mainly due to warmer weather conditions.



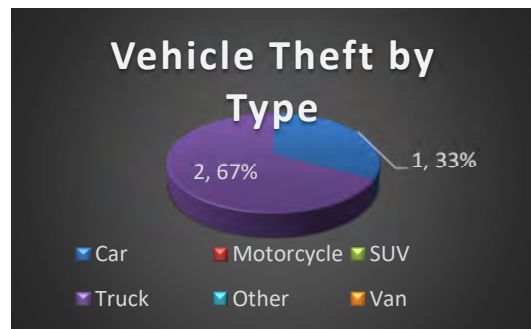
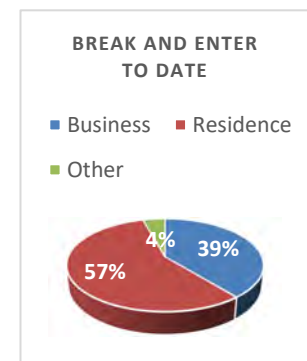


Results for Q4 in the selected areas in comparison to the same time frame last year including comparisons to the preceding six fiscal year average:

	FY24/25 to FY25/26	6 Year Average
<u>Break and Enter</u>		
Q4	Down from 4 to 2 (-50%)	Down from 5 to 2 (-60%)
<u>Theft of Motor Vehicle</u>		
Q4	Up from 1 to 3 (+200%)	Down from 9 to 3 (-67%)
<u>Theft from Motor Vehicle</u>		
Q4	Up from 2 to 7 (+250%)	Down from 12 to 7 (-42%)

Break and Enter: Occurrences this quarter are slightly reduced from last year and are generally trending lower than the historical average. Business: One instance involved entry into a business yard with nothing noted to have been taken. In the other occurrence, a shop door was smashed and money was taken from the till.

Theft of MV: Theft of motor vehicles were slightly elevated this quarter compared to the same time frame in the year prior but below historical averages. Of the three thefts this period:



- A pickup truck was taken but returned, no charges requested.
- A pickup truck was taken and located a short distance away from the site. The owner identified the offender but declined to proceed with charges.
- One car was stolen and later found burned in the rural area.

Theft from MV: Theft from motor vehicle reports were slightly elevated this quarter but below the historical averages. Four of six occurrences were license plates. Of the seven occurrences, four were license plate thefts, one was a crime of opportunity, one involved theft of fuel, and in one occurrence an offender was identified but the complainant declined charges.





MUNICIPAL POLICING REPORT



	FY24/25 to FY25/26	6 Year Average
<u>Break and Enter</u>		
YTD	Down from 28 to 22 (-21%)	Down from 30 to 22 (-27%)
<u>Theft of Motor Vehicle</u>		
YTD	Up from 16 to 36 (+125%)	Up from 31 to 36 (+16%)
<u>Theft from Motor Vehicle</u>		
YTD	Up from 23 to 24 (+4%)	Down from 48 to 24 (-50%)

Overall results this year were positive with substantial reductions from historical averages in Break and Enter, and Theft from Motor Vehicles. Auto theft remained problematic through the first three quarters of the year largely committed by area habitual offenders. In this area, an increase of 16% was experienced which did not meet targeted goals at the outset of the year.

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

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

Traffic Safety/Enforcement

ENFORCEMENT RESULTS THIS PERIOD

Violations: 180 (1051YTD)

Suspensions in both municipal and rural areas:

- IRS: 11 (49 YTD)
- Drive while Disqualified: 7 (17 YTD)
- 72hr: 3 (24 YTD)
- Criminal Impaired: 0 (3 YTD)
- 24hr: 0 (1 YTD)
- GDL AZAT: 0 (6 YTD)

Check Stop Program *(in and around Strathmore)*

This period four documented check stop were conducted in Strathmore and the Surrounding areas. No infractions were identified. 151 vehicles were checked.

Year to date 12 documented check stops were conducted in the area which resulted in two violations, one 72hr IRS sanction, and an IRS sanction. In total, 831 vehicles were checked.

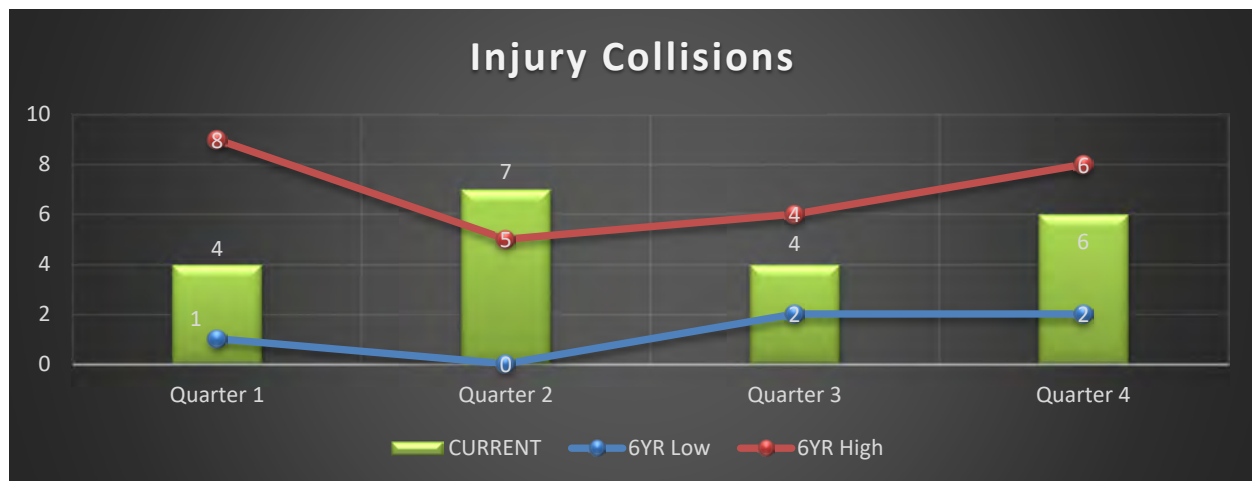
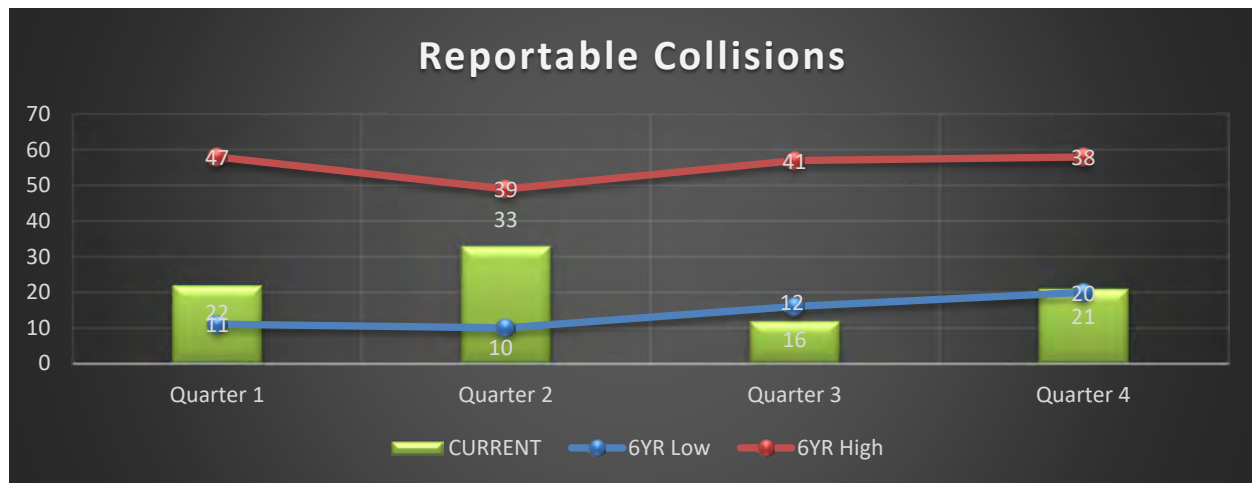
Bar Walk Program

Strathmore members conduct foot patrols through licensed establishments to maximize visibility to prevent, detect, and deter criminal activities. Criminal activity may include Gaming Liquor and Cannabis Act infractions, Illicit drug offences, or impaired driving. During this period Strathmore members documented over 11 bar walks in local establishments with a total of 94 this year.





Collision Comparisons



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

FY24/25 to FY25/26
Reportable Collisions:
Q4 Up from 19 to 21 (-11%)

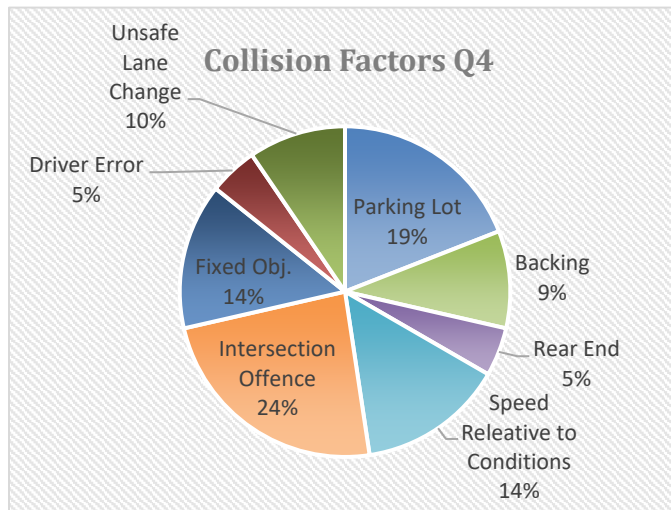
Injury Collisions:
Q4 Up from 5 to 6 (+20%)

6yr. Fiscal YR Avg.
Down from 31 to 21 (-32%)
Up from 4 to 6 (+50%)



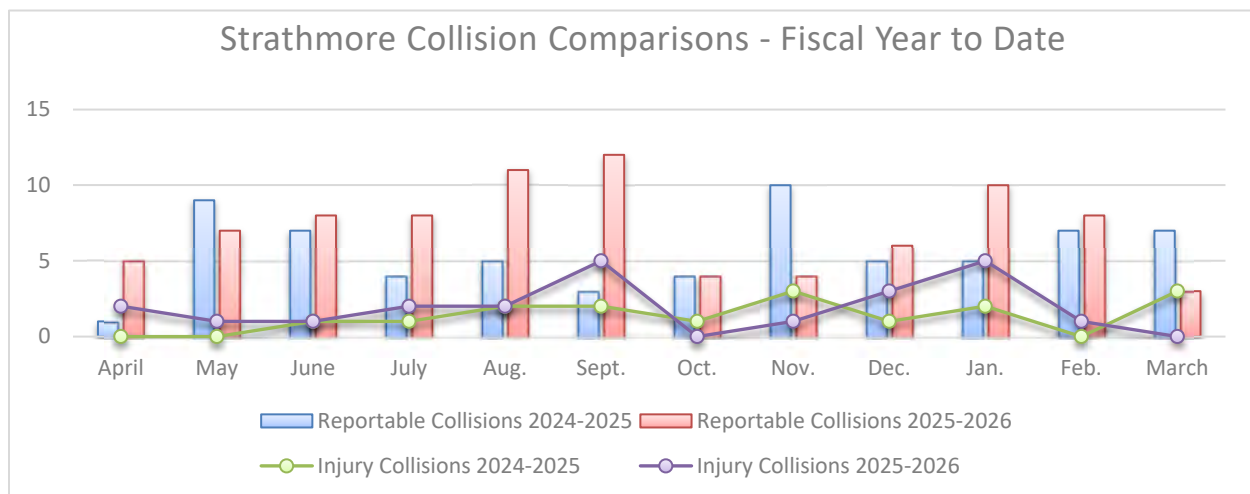


MUNICIPAL POLICING REPORT



Reportable collisions decreased this quarter compared to the same time frame last year and from historical averages. Leading causes for collisions were intersection offences followed by low speed parking lot collisions and striking fixed objects.

Injury collisions were slightly elevated in both categories with similar causation.



FY24/25 to FY25/26

Reportable Collisions:

YTD Up from 67 to 96 (+43%)

6yr. Fiscal YR Avg.

Down from 143 to 96 (-33%)

Injury Collisions:

YTD Up from 15 to 21 (+40%)

Up from 14 to 21 (+50%)

Year end results did exceed expectations in the area of reportable collisions but saw an increase of injury collisions. Despite the increase, overall road safety in Strathmore remains high despite increased traffic volumes and area growth.



Royal Canadian Mounted Police
Gendarmerie royale du Canada



3. Community Engagement and Indigenous Community Engagement

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

School Visits

During this quarter, Strathmore members documented 13 visits at Strathmore Schools to interact with students, provide school talks on community safety topics, participation in career week, and meetings with administration.

Attendance at Community Events

Jan. 8: S/Sgt. WIELGOSZ participated in the Sirens for Life blood donation campaign and gave blood at the Civic centre.

Jan 9: Cst. KEMPNER attended the Fueling Brains Academy to meet with the preschool class.

Jan. 13: Cst. JOSEPH conducted a presentation at Wheatland Elementary during an assembly to talk about personal safety.



Jan. 19: Cst. JOSEPH partook in a reading session at Wheatland Elementary with students.

Feb. 26: S/Sgt. WIELGOSZ, Sgt.'s SALMON and PROUSE with Cst.'s PLANETS, OH, and JENSEN assisted the Strathmore Fire Department with the





emergency services food drive. Bags were dropped off residences in Strathmore.



March 5: Sgt. PROUSE participated in an active assailant workshop at the Strathmore Hospital.



March 6: S/Sgt. WIELGOSZ, Sgt.'s SALMON and PROUSE, and available members on duty participated in the pickup portion of the emergency services food drive. Members went door to door to pickup donations for collection at the Fire Hall.

March 19: Cst.'s JENSEN, OH, SHAIKH, and SRAN teamed up with the Strathmore Community Peace Officers, Fire Department and EMS for an impaired driving presentation and demonstration at Strathmore High School. The demonstration aided by the High School drama class involved a crash caused by impaired driving. Further discussion was had with attending students about the effects and legal consequences of impaired driving.



March 24: Cst.'s JENSEN and OH facilitated a fraud prevention presentation at the Strathmore Library for area seniors.





Community Liaison Program

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

4. Other Initiatives

Strathmore Youth and Indigenous Youth Diversion Program

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

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

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

Partnerships have been created with the Town of Strathmore, Siksika Nation, and the local Youth Justice Committee to facilitate and monitor restorative measures.

Rural Alberta CAPTURE Program

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

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

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

The program aims to reduce the time an officer needs to

Community Assisted Policing Through Use of Recorded Evidence
Communautés à l'Aide de la Police par le Transfert et l'Utilisation de Renseignements Enregistrés

CAPTURE
ruralalbertacapture.ca ruralalbertacapture.ca/fr

Register your security camera
Help police investigate crimes and keep your community safe.
The registry is voluntary and secure. Sign up and help protect your property, your family and your community.

Enregistrez votre caméra de sécurité
Aidez la police à enquêter sur des crimes et à assurer la sécurité de votre collectivité.
L'inscription au registre est volontaire et sécurisée. Inscrivez-vous pour aider à protéger votre propriété, votre famille et votre collectivité.

www.alberta.ca/ruralalbertacapture.ca
www.alberta.ca/ruralalbertacapture.ca/fr





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

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

Things to know about the program:

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

Online Crime Reporting

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

continue with the investigation.

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

Alberta RCMP App

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

Watch Clerk Program

With support from the Town of Strathmore, Wheatland County and

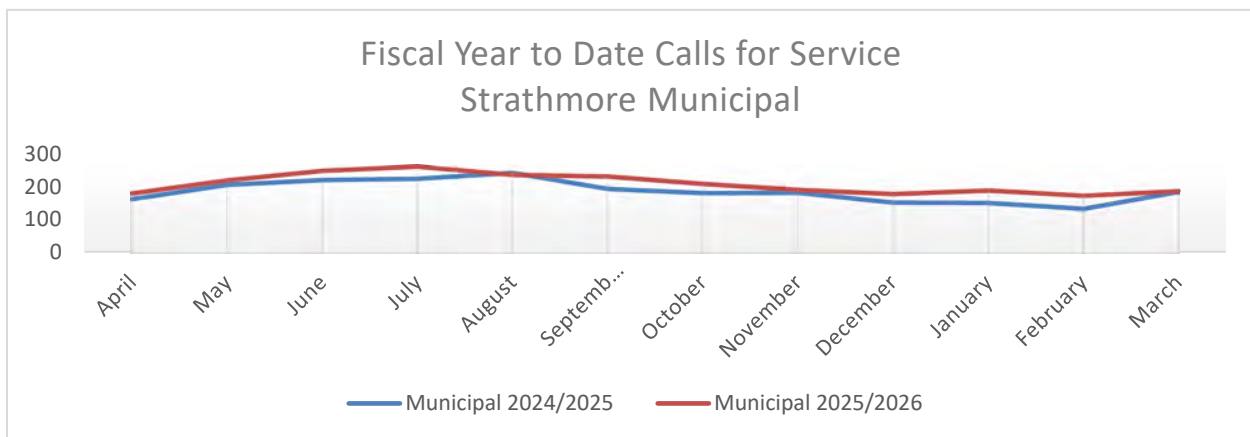




Rocky View County a watch clerk program was created in late 2017 early 2018. Watch clerks are support staff employees dedicated to supporting front line policing activities within Strathmore and in the Rural areas by completing administrative tasks on behalf of front-line members thereby maximizing their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

At the close of Q4, two positions were vacant with active staffing actions to fill them.

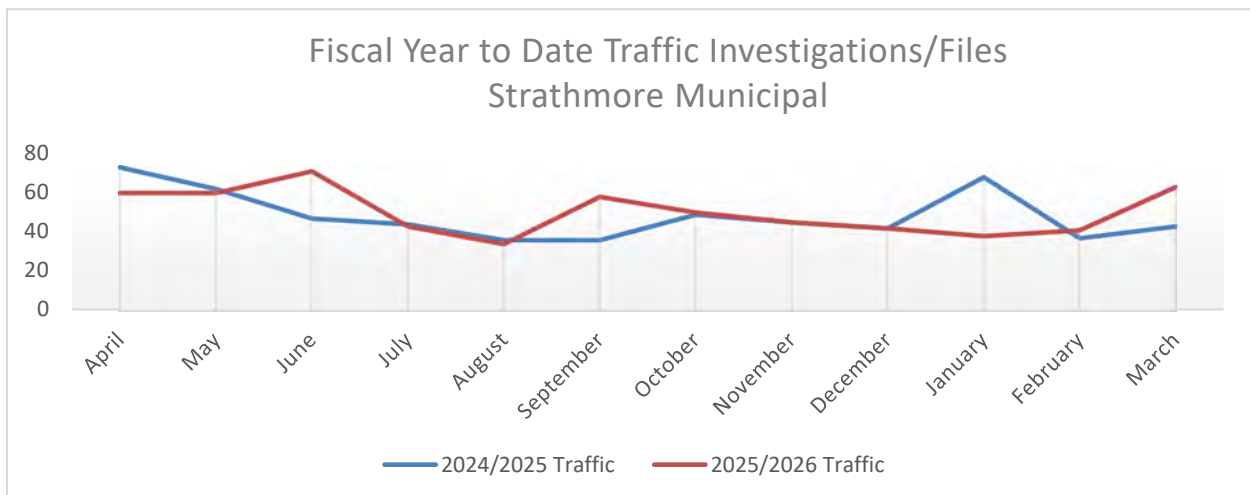
Fiscal Year to Date Calls for Service



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

In Q4 Strathmore Detachment responded to 552 calls for service within Town limits, up from 472 the year prior, an increase of 17%. The year end total calls were 2,519, up from 2,248 the year prior for a 12% increase.

Fiscal Year to Date Traffic Offences and Reports





MUNICIPAL POLICING REPORT



Traffic files in Q4 decreased from 148 to 142 compared to the same time frame last year (=%).
Year end comparisons resulted in a 4% increase from 582 to 605 occurrences.

Staff Sergeant Mark Wielgosz 2026-07-16
Detachment Commander
Strathmore-Langdon Detachment





Request for Decision

To: Council

Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: July 6, 2026

Meeting Date: July 22, 2026

SUBJECT:	Capital Budget Amendment - Aerial Fire Truck
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RECOMMENDED MOTION: THAT Council authorize 2027 and 2028 Capital Budget for the *Aerial Fire Truck Replacement* as follows:

- the 2027 Budget of \$1,250,000 to be funded through LGFF/CCBF Grants
- the 2028 Budget of \$1,400,000 to be funded through LGFF/CCBF Grants

REPORT SUMMARY

KEY ISSUE(S):

Administration is wanting to change the source of funding for the Aerial Fire Truck from debt to LGFF/CCBF Grant funding.

OBJECTIVE:

To change the source of funding associated with the replacement of the Aerial Fire truck from debt to grant funding, via the Local Government Fiscal Framework (LGFF) and the Canada Community-Building Fund (CCBF) grants.

Changing the funding source for this project would use the majority of the Town's grant funding allocated for the 2027 and 2028 years.

FINANCIAL IMPLICATIONS:

The Aerial Fire Truck replacement is scheduled for four years, from 2025-2028.

The total budget for the project is:

Total Funding:	2025	2026	2027	2028	Total
Fire Reserve	200,000				200,000
Financial Stabilization Reserve	150,000				150,000
LGFF/CBFF Grant	-	-	1,250,000	1,400,000	2,650,000
	350,000	-	1,250,000	1,400,000	3,000,000

Administration is recommending Council formally approves the entire 2027 and 2028 components of the Capital Budget to align with the above. To date, only the 2025 Budget has been approved. Within the 2026 Approved Capital Budget, that was approved in November 2025, it was identified that the final amounts to be funded within 2027 and 2028.

BACKGROUND:

Council approved the Town's 2026-2035 Capital Budget on November 5, 2025. Project #5329 Aerial Fire Truck Replacement in the amount of \$2,650,00 (2026: \$0; 2027: \$1,250,000; 2028: \$1,400,000) financed by debt. Administration is wanting to change the source of funding to LGFF/CCBF Grant funding.

OTHER IMPLICATIONS

STRATEGIC PRIORITIES IMPACTED:



Community
Connection



Managing
Growth



Financial
Resilience



Economic
Growth



Protecting
Water and
Green
Spaces



Community
Safety and
Wellbeing

HOW THE STRATEGIC PRIORITIES ARE MET:

As part of its Strategic Plan, Council has prioritized the continuous improvement of community safety, health, and wellbeing. As high-density development continues to expand within the town, including the construction of six (6) story residential buildings, the operational needs of the Town's Fire Department must evolve accordingly. A modern aerial firefighting apparatus ensures the department's ability to respond effectively to emergencies and ensure community safety, resilience, and preparedness in the face of a changing urban landscape.

COMMUNITY IMPLICATIONS:

Not applicable at this time, as there are no changes to the level of service provided to the community.

INTERNAL IMPLICATIONS:

The internal implications require Council's approval to change the funding source for this project from debt to grant funding, via the Local Government Fiscal Framework (LGFF) and the Canada Community-Building Fund (CCBF) grants.

LEGISLATIVE IMPLICATIONS AND REFERENCES:

This change is required for this project to be compliant with the *Municipal Government Act*.

PUBLIC ENGAGEMENT AND AWARENESS:

Not applicable at this time, with the respective changes, pending Council's approval, occurring as part of the 2027 and 2028 budgets.

IMPLEMENTATION

COMMUNICATIONS:

Not applicable at this time, with the respective changes, pending Council's approval, occurring as part of the 2027 and 2028 budgets.

NEXT STEPS:

Once the amendment has been approved, Administration will apply for the grant for 2027 and 2028.

ALTERNATIVE MOTIONS:

N/A

REPORT AUTHOR:

Leana Ashbacher, Chief Financial Officer

Leana Ashbacher, Chief Financial Officer

Approved
- 17 Jul
2026

Mark Pretzlaff, Director of Community and Protective Services

Approved
- 17 Jul
2026

Johnathan Strathdee, Manager of Legislative Services

Approved
- 17 Jul
2026



Request for Decision

To: Council

Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: June 29, 2026

Meeting Date: July 22, 2026

SUBJECT:

Property Tax Recovery - Tax Auction Reserve Bids and Conditions of Sale

RECOMMENDED MOTION:

THAT Council set the following reserve bids, pursuant to *Section 419(a) of the Municipal Government Act*.

Roll:

00223.00 - \$42,000.00

00229.00 - \$47,250.00

01126.00 - \$169,882.50

01124.00 - \$162,532.50

10345.00 - \$203,250.00

AND THAT the following conditions of sale be set for each property, pursuant to *Section 419(b) of the Municipal Government Act*.

Each parcel will be offered for sale, subject to a reserve bid and to the reservations and conditions contained in the existing certificate of title.

The land is being offered for sale on an “as is, where is” basis and the Town of Strathmore makes no representation and gives no warranty whatsoever as to the adequacy of services, soil conditions, land use districting, building and development conditions, absence or presence of environmental contamination, or the developability of the subject land for any intended use by the purchaser. No bid will be accepted where the bidder attempts to attach conditions precedent to the sale of any parcel. No terms and conditions of sale will be considered other than those specified by the Town of Strathmore.

The Town of Strathmore may, after the public auction, become the owner of any parcel of land not sold at public auction.

Terms: Balances payable within 30 days of the date of the public auction. Remittances must be in the form of a certified cheque or bank draft. GST will apply to all applicable lands. If payment is not received from the winning bidder within 30 days of the date of the public auction, the Town of Strathmore holds the right to offer the property to the next highest bidder.

Redemption may be affected by payment of all arrears of taxes and costs at any time prior to the sale.

For the specific properties listed in arrears, numerous unsuccessful attempts have been made to contact the owners and collect the amounts owing, beginning in 2023 for the properties listed. Since November 2025, Administration has attempted to phone/email the registered owners of the properties multiple times, and has mailed tax arrears letters monthly - in addition to multiple similar attempts prior.

Within the process of registering a Tax Notification on the property, Alberta Land Titles mails all interested parties the tax notification being registered on title.

Administration also works with the property owner to try collect the outstanding taxes and if there is a mortgage on file, the mortgage holder gets notified of all proceeding when going to Tax Recovery.

All of these properties are residential or a mobile residential property.

REPORT SUMMARY

KEY ISSUE(S):

The Municipal Government Act allows municipalities to conduct a tax auction on properties in arrears for more than two years. The Town of Strathmore is scheduled to conduct a tax auction on arrears properties on October 8, 2026.

The properties listed owe a combined total of \$40,833.93 at June 30, 2026. The reserve bids represents 75% of the estimated assessed value of the properties at July 1, 2025, and, is sufficient to cover the tax arrears owing. The assessed values were provided by Town of Strathmore's contracted property assessors, Wild Rose Assessments, at February 10, 2026.

OBJECTIVE:

That Council approves the Reserve Bids and Conditions of Sale as presented.

FINANCIAL IMPLICATIONS:

The five properties on the arrears list owe a combined \$40,833.93 at June 30, 2026.

BACKGROUND:

The *Municipal Government Act* allows municipalities to conduct a tax auction on properties in arrears for more than two years. The Town of Strathmore is scheduled to hold a Public Auction on October 8, 2026 for properties in arrears for two years at December 31, 2025 (i.e. arrears since December 31, 2023).

The *MGA* states Council must set, for a Tax Recovery Public Auction:

- for each parcel of land to be offered for sale at a public auction, a reserve bid that is as close as reasonably possible to the market value of the parcel, and
- any conditions that apply to the sale.

For the specific properties listed in arrears, numerous unsuccessful attempts have been made to contact the owners and collect the amounts owing, beginning in 2023 for the properties listed. Since November 2025, Administration has attempted to phone/email the registered owners of the properties multiple times, and has mailed tax arrears letters monthly - in addition to multiple similar attempts prior.

At the June 24, 2026 Regular Council Meeting, Council approved advertisement of the auction in the August 15 edition of the Alberta Gazette, and September 23 edition of the Strathmore Times, pursuant to 421(1) of the MGA.

OTHER IMPLICATIONS**STRATEGIC PRIORITIES IMPACTED:**

Community
Connection



Managing
Growth



Financial
Resilience



Economic
Growth



Protecting
Water and
Green
Spaces



Community
Safety and
Wellbeing

HOW THE STRATEGIC PRIORITIES ARE MET:

The reserve bid and conditions requirement of Section 419 of the MGA will ensure proper process is followed in order to enable Administration to proceed with the Tax Recovery Auction scheduled for October 8, 2026.

COMMUNITY IMPLICATIONS:

N/A

INTERNAL IMPLICATIONS:

Staff time is used to attempt to recover outstanding tax amounts, as well as to schedule, coordinate, and hold the auction.

LEGISLATIVE IMPLICATIONS AND REFERENCES:

The Reserve Bids and Terms/Conditions requirement of Section 419 of the MGA will ensure proper process is followed in order to enable Administration to proceed with the Tax Recovery Auction scheduled for October 8, 2026.

PUBLIC ENGAGEMENT AND AWARENESS:

The auction will be advertised to the public as described in the Background section of this Report - both in the Alberta Gazette and the Strathmore Times, as well as posted on the front entryway to Strathmore Municipal Building.

IMPLEMENTATION

COMMUNICATIONS:

At the June 24, 2026 Regular Council Meeting, Council approved advertisement of the auction in the August 15 edition of the Alberta Gazette, and September 23 edition of the Strathmore Times, pursuant to 421(1) of the MGA.

NEXT STEPS:

Once approved by Council, Administration will set the reserve bids and conditions as described in the Motion.

ALTERNATIVE MOTIONS:

Council can defer the matter to a Committee of the Whole, however noting that delays in setting reserve bids and conditions could mean the auction date would need to be postponed.

REPORT AUTHOR:

Leana Ashbacher, Chief Financial Officer

Leana Ashbacher, Chief Financial Officer

Approved

Kara Rusk, Director of Strategic, Administrative, and Financial Services

- 30 Jun
2026
Approved

Kevin Scoble, Chief Administrative Officer

- 10 Jul
2026
Approved

Veronica Anderson, Legislative Services Officer

- 10 Jul
2026
Approved

Johnathan Strathdee, Manager of Legislative Services

- 10 Jul
2026
Approved
- 14 Jul
2026



Request for Decision

To: Town Council

Contact: Kate Bakun, Planner

Date Prepared: June 14, 2026

Meeting Date: July 22, 2026

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

AND THAT Council direct Administration to schedule a Public Hearing for Bylaw No. 26-11 on September 2, 2026 at 6:00 p.m. in Council Chambers.

REPORT SUMMARY

KEY ISSUE(S):

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

OBJECTIVE:

Amend the approved 2011 Area Structure Plan to implement the changes proposed by the developer and enable development of the subject lands, while increasing housing type variety and supporting a more diverse range of residential opportunities.

FINANCIAL IMPLICATIONS:

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

BACKGROUND:

The Town of Strathmore has received an application to amend The Prairies Area Structure Plan (ASP).

The initial Prairies ASP Bylaw No. 11-08, was approved on November 16, 2011 and includes four neighbourhood Nodes: A, B, C, and D.

The proposed amendment to Neighbourhood Node “D” is intended to facilitate the development of the subject lands. As outlined in The Prairies ASP (adopted Bylaw No. 11-08, November 16, 2011), Neighbourhood Node “D”, also known as “Prairies View”, provides that the timing of development for individual parcels is at the discretion of the landowners, subject to the satisfaction of the Town of Strathmore.

The subject lands are currently designated Residential in the 2014 Municipal Development Plan. The site is located at the northeast corner of the intersection of George Freeman Trail and Edgeview Road. The site is adjacent to the Strathmore Motor Products Sports Centre and George Freeman School to the south.

The developer is proposing to proceed with development of the subject site and has submitted this amendment in support of the proposed project.

The Applicant prepared a red-line version of the ASP Amendment, incorporating all changes relevant to Neighbourhood Node “D”. Additional updates were made to reflect policy and regulatory changes introduced up to Spring 2026 since the initial ASP was approved.

Additionally, the following assessments and reports were prepared and submitted by the Applicant in support of the amendments, administration will review the reports:

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

The developer held a public consultation for Neighbourhood Node “D” on May 6, 2026, at the Strathmore Motor Products Centre from 5:00 p.m. to 7:30 p.m. According to the information provided by the developer, approximately 40 people attended the session, and the feedback received was positive.

The proposed amendments would facilitate the development of approximately 398 residential units in an attached housing form. A private clubhouse is also proposed to provide amenity space for residents. The site will be accessed via two entrances from Edgeview Road.

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

OTHER IMPLICATIONS

STRATEGIC PRIORITIES IMPACTED:**HOW THE STRATEGIC PRIORITIES ARE MET:**

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

COMMUNITY IMPLICATIONS:

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

INTERNAL IMPLICATIONS:

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

PUBLIC ENGAGEMENT AND AWARENESS:

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

The ASP Amendment application was also circulated to internal Town departments and applicable external agencies for review and comment. Any feedback received through the circulation process has been considered as part of the review of the proposed amendment. Additional public engagement will occur through the statutory approval process, including

public notification and a future Public Hearing in accordance with the Municipal Government Act.

IMPLEMENTATION

COMMUNICATIONS:

Staff will advertise the public hearing by including written notices in the Strathmore Times and on the Town's social media pages. Adjacent landowners will be mailed notice of the public hearing. The proposed bylaw will be posted to the Town's website. Staff will be available to provide information about the public hearing process.

NEXT STEPS:

Staff will advertise the public hearing in accordance with Section 606 of the MGA.

REPORT AUTHOR:

Kate Bakun, Planner

ATTACHMENTS:

[Attachment I: Bylaw No. 26-11 - The Prairies ASP Amendment](#)

[Attachment II: Map](#)

[Attachment III: Planning Justification Report - Prepared by Nautical Lands Management Corporation - Dated April 23, 2026](#)

[Attachment IV: Red-lined Prairies ASP - Prepared by Wellings of Strathmore - Dated July 14, 2026](#)

Chuck Procter, Manager of Development Services

Approved
- 17 Jul
2026

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

Approved
- 17 Jul
2026

Mark Pretzlaff, Director of Community and Protective Services

Approved
- 17 Jul
2026

Veronica Anderson, Legislative Services Officer

Approved
- 17 Jul
2026

Johnathan Strathdee, Manager of Legislative Services

Approved
- 17 Jul
2026

**BYLAW NO. 26-11
TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA****BEING A BYLAW OF THE TOWN OF STRATHMORE IN THE PROVINCE OF ALBERTA
TO AMEND BYLAW NO. 26-11 BEING THE PRAIRIES AREA STRUCTURE PLAN
AMENDMENT.**

UNDER AUTHORITY of and pursuant to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, and amendments thereto, the Municipal Council of the Town of Strathmore in the Province of Alberta, **HEREBY ENACTS AS FOLLOWS:**

1.0. Bylaw No. 26-11 being the Prairies Area Structure Plan Amendment is amended by:

- 1.1. Adding the following text to the Cover Page: "Amendment July, 2026" [page 0].
- 1.2. Deleting from Contents "1.3.2 Calgary Metropolitan Plan.....6" [page i].
- 1.3. Deleting from Contents "1.3.5 1.3.5 Town of Strathmore Growth Plan7" [page i].
- 1.4. Adding the following text to the 'List of Figures' after Figure 6: "Figure (6a), Plan Area Land Use Strategy for Neighbourhood "D"" [page iii].
- 1.5. Adding the following text to the 'List of Figures' after Figure 9: "Figure (9a). Phasing Strategy (Neighbourhood D) " [page iii].
- 1.6. Adding the following text to the 'List of Figures' after Figure 11: "Figure (11a). Mobility Network (Neighbourhood D)" [page iii].
- 1.7. Adding the following text to the 'List of Figures' after Figure 15: "Figure (15a). Utility Servicing Strategy (Neighbourhood D)" [page iii].
- 1.8. Adding the following text to the 'List of Figures' after Figure 16: "Figure 16a. Water Supply System (Neighbourhood D)" [page iii].
- 1.9. Adding the following text to the 'List of Figures' after Figure 17: "Figure 17a. Sanitary Wastewater System (Neighbourhood D)" [page iii].
- 1.10. Deleting from Section '1.0 Introduction 1.1. Purpose' the following sentence: "*Part 17 of the Municipal Government Act (2000);*" and replacing it with the following sentence: "Part 17 of the Municipal Government Act. Updated 2025" [page 1].
- 1.11. Deleting from Section '1.0 Introduction 1.1. Purpose' the following sentence: "*Calgary Metropolitan Plan (2010);*" [page 1].
- 1.12. Deleting from Section '1.0 Introduction 1.1. Purpose' the following sentence: "*Town of Strathmore Growth Study (2008);*" [page 1].
- 1.13. Deleting from Section '1.0 Introduction 1.1. Purpose' the following sentence: "*The Town of Strathmore Municipal Development Plan Bylaw #98-11 (1998);*" and replacing it with the following sentence: "The Town of Strathmore Municipal Development Plan Bylaw No. 14-03 (Adopted on April 16, 2014, as Amended);" [page 1].

- 1.14. Deleting from Section '1.0 Introduction 1.1. Purpose' the following sentence: "*Town of Strathmore Land Use Bylaw No. 14-11 #89-20 (1989, as amended); and,*" and replacing it with the following sentence: "*Town of Strathmore Land Use Bylaw No. 14-11. Adopted September 17, 2014, as Amended; and,*" [page 1].
- 1.15. Deleting from Section '1.0 Introduction 1.1. Purpose' the following sentence: "*Town of Strathmore Master Servicing Strategy (May 2007).*" and replacing it with the following sentence: "*Town of Strathmore The Town's most recent Master Servicing Studies*" [page 1].
- 1.16. Deleting from Section '1.3 Conformity with Approved Plans' the following sentence: "*The Prairies' ASP was prepared in accordance with the Provincial requirements outlined in s.633 of the Municipal Government Act (MGA) (Statutes of Alberta, 1994, Chapter M-26.1), specifically;*" and replacing it with the following sentence: "*The Prairies' ASP was prepared in accordance with the Provincial requirements outlined in s.633 of the Municipal Government Act (MGA) (Updated 2025), specifically;*" [page 5].
- 1.17. Deleting from Section '1.3 Conformity with Approved Plans' from planning hierarchy chart the following text: "*The Town of Strathmore Municipal Development Plan Bylaw #98-11 (1998);*" and replacing it with the following text: "*The Town of Strathmore Municipal Development Plan Bylaw No. 14-03 (Adopted on April 16, 2014, as Amended);*", as shown in Schedule 'A'. [page 5].
- 1.18. Deleting from Section '1.3 Conformity with Approved Plans' from planning hierarchy chart the following text: "*Town of Strathmore Land Use Bylaw No. 14-11 #89-20 (1989, as amended); and,*" and replacing it with the following text: "*Town of Strathmore Land Use Bylaw No. 14-11. Adopted September 17, 2014., as Amended.*" , as shown in Schedule 'A'. [page 5].
- 1.19. Deleting from Section '1.3 Conformity with Approved Plans' from planning hierarchy chart the following text: "*Town of Strathmore Growth Study (2008);*" , as shown in Schedule 'A'. [page 5].
- 1.20. Deleting from Section '1.3 Conformity with Approved Plans' the following sentence: "*Additionally, the ASP was prepared in accordance with the Town of Strathmore Sustainability Plan, Quality of Life Plan, Municipal Development Plan, Land Use Bylaw, and Growth Study as well as the Provincial Land-use Framework and Calgary Metropolitan Plan.*" and replacing it with the following sentence: "*Additionally, the ASP was prepared in accordance with the Town of Strathmore Sustainability Plan, Quality of Life Plan, Municipal Development Plan, Land Use Bylaw, as well as the Provincial Land-use Framework.*" [page 6].
- 1.21. Deleting Section '1.3.2 Calgary Metropolitan Plan': "*1.3.2 Calgary Metropolitan Plan The Calgary Regional Partnership (CRP) includes the Town of Strathmore as part of the regional collaboration of nineteen member municipalities to outline strategic direction for regional development and servicing. The CRP is in the process of implementing the Calgary Metropolitan Plan (CMP) (June, 2009) of*

which the Town is a part. The CMP outlines four main themes for sustainable regional development, which include:

- *Regional Landscapes – protecting elements of our natural systems.*
- *Regional Settlement – intensifying development in existing communities and new growth in compact urban nodes.*
- *Regional Infrastructure – aligning settlement patterns with the provisions of new infrastructure.*
- *Preparing a regional economic strategy for the Calgary Region.*

The Prairies' ASP supports the goals of the CMP and describes a comprehensive plan for a new residential community in Strathmore providing a compact urban node that offers a mixture of housing styles with a small scale local commercial shopping area to promote walkability within the community. The Prairies' ASP is designed to facilitate the increasing density desired in the Town of Strathmore." [page 6].

- 1.22. Deleting from Section '1.3.3 Town of Strathmore Municipal Development Plan' the following text: "(Bylaw #98-11)" and replacing it with the following text: "Bylaw No. 14-03 (Adopted on April 16, 2014, as Amended)" [page 6].
- 1.23. Deleting from Section '1.3.3 Town of Strathmore Municipal Development Plan' the following sentences:
 - *Growth – complete neighbourhood that takes into consideration and is designed to be efficient in its use of infrastructure.*
 - *Community Services – A regional trail network and parks and open space to facilitate the health and well being of the Town as a whole.*
 - *Transportation – Local and regional pathways are incorporated to enhance the efficiency of the infrastructure for both The Prairies' ASP and the Town, as well as promote alternate forms of transportation beyond the automobile."* and replacing it with the following sentences:

"2.1.2 Future development shall reflect residential densities and mixed use developments that will achieve the density goals of 8 to 10 units per gross acre (21 to 24 units per gross hectare).

2.2.13 Mixed use developments shall be encouraged to serve the local needs of the community, generate vitality and encourage pedestrian movements.

3.2. The Town supports a range of seniors housing, including but not limited to independent living, assisted living and extended care facilities, in the private, non profit and government sectors where appropriate." [page 6].
- 1.24. Deleting from Section '1.3.4 Town of Strathmore Land Use Bylaw' the following text: "(Bylaw #89-20)" and replacing it with the following text: "Bylaw No. 14-11. Adopted September 17, 2014, as Amended". [page 7].
- 1.25. Deleting Section '1.3.5 Town of Strathmore Growth Plan': "1.3.5 Town of Strathmore Growth Plan The Town of Strathmore Growth Plan was completed in October, 2008 prior to annexation. The Plan focuses on the need for long-term growth within the Town and the rate of growth. The Prairies' ASP is identified

within the East Growth Sector that proposes a mixture of residential and commercial land uses. The design for The Prairies' ASP supports this mixture by offering residential development with an appropriate interface with existing residential while introducing open space and a local neighbourhood commercial area to foster a complete community."

- 1.26. At the end of Section '1.3.9, 'Town of Strathmore Area Structure Plan Specialized Study Requirements', add the following sentence: "An ASP Amendment package for Neighbourhood D was submitted on March 25, 2026. This package included a Biophysical Report, Environmental Assessment Phase 1, Geotechnical Report, Servicing Reports, and Traffic Impact Assessment." [page 8].
- 1.27. Deleting from Section '2.0 Development Area 2.1 Location' the following sentence: "the Town of Strathmore Master Servicing Study (2007)." and replacing it with the following sentence: "Town of Strathmore The Town's most recent Master Servicing Studies". [page 9]
- 1.28. Deleting from Section '2.4 Objectives' the following sentence: "The ASP reflects consistency with applicable guiding policy documents, such as the Municipal Development Plan, the Growth Study, and the Land Use Bylaw; therefore, both comprehensive planning and cohesive development can proceed in the Plan Area." and replacing it with the following sentence: "The ASP reflects consistency with applicable guiding policy documents, such as the Municipal Development Plan, and the Land Use Bylaw; therefore, both comprehensive planning and cohesive development can proceed in the Plan Area." [page 11].
- 1.29. Adding the following policy at the end of Section 2.6.2.1, 'Geotechnical': "Policy 2.6.2.1.2 A Geotechnical Assessment was completed for Neighbourhood D on October 30, 2025 by Parkland Geo. The recommendations presented in the report, and any subsequent correspondence, are based on an evaluation of information derived from the boreholes, and additional sources of information referenced in the report." [page 14].
- 1.30. Adding the following policy at the end of Section 2.6.2.2 'Environmental Site Assessment': "Policy 2.6.2.2.2 An Environmental Site Assessment Phase 1 for Neighbourhood D was completed on October 16, 2025 by Parkland Geo. Based on the information gathered, the environmental risk associated with the Property is considered to be low and no further environmental work is recommended at this time." [page 14].
- 1.31. Adding the following policy at the end of Section 2.6.2.3 'Biophysical Impact Assessment': "Policy 2.6.2.3.2 A Biophysical Impact Assessment was completed for Neighbourhood D by Basin Environmental in March 2026. the Desktop BIA identified environmentally sensitive features in the Project area and immediately surrounding lands, including two wetlands. With mitigation measures implemented, most potential impacts to valued environmental components (VECs) identified in this Desktop BIA were rated as negligible." [page 14].

- 1.32. Adding the following text to Figure 6 in the area identified as “Modular Home Land Lease Project”: “Plan Area Land Use Strategy for Neighbourhood “D” has been updated in Figure 6a.” [page 17]
- 1.33. Adding the Figure (6a), ‘Plan Area Land Use Strategy for Neighbourhood “D”’, as shown in Schedule ‘A’.
- 1.34. Adding the following sentence at the end of Section 3.2.1 ‘Population Projections and Densities’: “Neighbourhood D will provide a gross density of 8 - 10 units per acre (21 to 24 units per hectare). This is supported by section 2.1.2 of the Municipal Development Plan, which encourages a density of 8-10 units per acre for residential developments.” [page 18].
- 1.35. Adding the following policy at the end of Section 3.2.2 ‘General Land Use Strategy -Neighbourhood A, B, C, and D General Policies’: “Policy 3.2.2.8 Neighbourhood D (Prairie View) will be predominantly modular semi-detached housing aimed towards seniors. The targeted gross density for this neighbourhood will be 8 to 10 units per acre (21 to 24 units per hectare)” [page 19].
- 1.36. Deleting from Section 4.1 ‘Architectural Controls’ the following policy: “Policy 4.1.2 The Architectural Controls shall be registered by Caveat on title and implemented by the Developer.” and replacing it with the following policy: “Policy 4.1.2 The Architectural Controls may be registered by Caveat on title and implemented by the Developer.” [page 19].
- 1.37. Adding the following text to Figure 8a in the area identified as “Modular Home Land Lease Project”: “Neighbourhood D land-use has been updated with Figure 6a” [page 21].
- 1.38. Deleting the portion of Table 4 – Land Use Statistics (Neighbourhoods A and D) related to Neighbourhood D from Section 5.1 ‘Land Use Overview’ and replacing it with the following table:

Neighbourhood D - Prairie’s View	+/- Acres	% Total
Multi-family low density	27.29	58
Small-scale local commercial centre	4.73	10
Open/ green space - Municipal reserve	5.48	12
Roads Right of Ways	9.34	20
Gross Developable Area	46.84	100

[page 22].

- 1.39. Deleting from Section 5.2.6 'Phasing' the following sentence: "*Plan.Neighbourhood D is not to be subdivided and, therefore, no phasing strategy is outline in this section.*" [pages 26 and 28].
- 1.40. Adding the following text to Figure (9) within the Neighbourhood D area: "Phasing Strategy (Neighbourhood D) has been updated with Figure 9a" [page 27].
- 1.41. Adding the Figure (9a) 'Phasing Strategy (Neighbourhood D)", as shown in Schedule 'A'.
- 1.42. Deleting from Section 5.3 'Neighbourhood D (Prairies' View) Land Use Policies' the following sentence: "*The Prairies' View (Neighbourhood D) community will support a modular home land lease project consistent with Figure 8A - Neighbourhood D Land Use Strategy.*" and replacing it with the following sentence: "*The Prairies' View (Neighbourhood D) community will support a modular home project consistent with Figure 6A - Plan Area Land Use Strategy for Neighbourhood "D".*" [page 28].
- 1.43. Deleting from Section 5.3 'Neighbourhood D (Prairies' View) Land Use Policies' the following sentences: "*This use would not invoke a subdivision (with the exception of registration of Road Plans as miscellaneous plans of subdivision for the mutual benefit of the site and neighbouring properties) and is intended to support leasehold dwelling units. The goal of the project is to allow for a quickly available and flexible entry level price point home. The modular home land lease project reduces building construction windows, reduces landfill debris and on site construction debris, and utilizes sustainable building techniques.*" and replacing it with the following sentences: "*This use would not invoke a subdivision (with the exception of registration of Road Plans as miscellaneous plans of subdivision for the mutual benefit of the site and neighbouring properties). The goal of the project is to provide modular seniors-oriented rental housing with supporting neighbourhood commercial uses. The modular home project reduces building construction windows, reduces landfill debris and on site construction debris, and utilizes sustainable building techniques.*" [page 28].
- 1.44. Deleting the Figure (8b) 'Neighbourhood D Built-Form Examples' and replacing with the updated the Figure (8b) 'Neighbourhood D Built-Form Examples', as shown in Schedule 'A'. [page 29].
- 1.45. Deleting from Section 5.3 'Neighbourhood D (Prairies' View) Land Use Policies' the following policy: "*Policy 5.3.6 The site will be developed and serviced in accordance with the required standards of the Town of Strathmore. The ultimate right-of-way for area wide deep utility and storm water servicing in accordance with the Town of Strathmore Master Servicing Strategy shall be protected.*" and replacing it with the following policy: "*Policy 5.3.6 The site will be developed and serviced in accordance with the required standards of the Town of Strathmore. The ultimate right-of-way for area wide deep utility and storm water servicing in accordance with the Town of Strathmore The Town's most recent Master Servicing Studies shall be protected.*" [page 30].

- 1.46. Adding at the end of Section 5.3 'Neighbourhood D (Prairies' View) Land Use Policies' the following policies: "5.3.7 Multi-Family Low Density This land use allows for a mix of low density multi-family housing, including: single detached, semi-detached dwellings, attached dwellings, and modular homes. The land use area will also allow for senior-oriented housing. The gross density of the Prairie View Neighbourhood will be 8 to 10 units per acre (21 to 24 units per hectare).
- 5.3.8 Small-Scale Local Commercial Centre
The majority of commercial services and retail opportunities in Strathmore are centred on Highway One. Prairie View (Neighbourhood D) offers a small-scale local convenience area offering retail sale of convenience goods and services to the surrounding neighbourhood. The commercial site has been located along George Freeman Trail and is within walking distance to the major pathway and open space system. It is proposed that access to the site will be from the collector road only and that it will be developed with sensitivity to the surrounding residential area through the use of architectural controls. This land use may reflect closely the provisions of the Town of Strathmore's current Convenience Commercial Land Use district. This site is no greater than +/-1.0 acre; it would not be seen as a major commercial centre and not compete with the existing commercial opportunities along Highway One.
- 5.3.9 Community Building and Facility
A Community Building/Facility is included in the first phase of the residential development. The building will house a community centre, consisting of a fitness room, games room, communal kitchen and dining area, intended to be used by residents of the residential development. The building will be owned and operated by the landowners, and will provide recreation services to residents and visitors of residents.
- 5.3.10 Phasing
Figure 9 - Phasing Strategy (Neighbourhood D) delineates a phasing strategy for Prairie View (Neighbourhood D). The neighbourhood will be built out through four (4) modular Multi-Family Low Density residential phases and one (1) Small-Scale Local Commercial Centre phase. The first residential phase will feature an accessory building. Phases could occur simultaneously without amendment to this Plan." [page 30].
- 1.47. Adding in Section '7.1 Municipal Reserve (MR)' after the following text: "Figure 11 - Mobility Network (Neighbourhood A) outlines the integrated community pathway network for Prairies' Edge (Neighbourhood A) and delineates the regional and local pathway opportunities." the following text: "Figure 11a - Mobility Network (Neighbourhood D) outlines the integrated community pathway network for Prairie's View (Neighbourhood D) and delineates the regional and local pathway opportunities." [page 33].
- 1.48. Adding after Figure 11 the Figure 11a 'Mobility Network (Neighbourhood D)', as shown in Schedule 'A'. [page 34].

- 1.49. Deleting from Section 8.0 'TRANSPORTATION' the following sentence: *"The road system has been designed to create a safe and efficient movement of vehicles and pedestrian/bicycle traffic through the community - refer to Figure 11 - Mobility Network (Neighbourhood A). Neighbourhood A (Prairie's Edge) is to be serviced with curvilinear roadways that form relatively short blocks providing ease of access, emergency egress/ingress, quiet streets, reduced vehicular speeds, and a sense of security."* and replacing it with the following text: *"The road system has been designed to create a safe and efficient movement of vehicles and pedestrian/bicycle traffic through the community - refer to Figure 11 and 11a - Mobility Network (Neighbourhood A and Neighbourhood D). Neighbourhood A (Prairie's Edge) is to be serviced with curvilinear roadways that form relatively short blocks providing ease of access, emergency egress/ingress, quiet streets, reduced vehicular speeds, and a sense of security. Neighbourhood D (Prairie View) is to be served by one collector road with residential roads branching off to form short blocks which provide ease of access, emergency egress/ingress, quiet streets, reduced vehicular speeds, and a sense of community."* [page 36].
- 1.50. Deleting from Section 8.0 'TRANSPORTATION' the following policy: *"Policy 8.0.1 Prior to any development approvals, a detailed transportation plan and Traffic Impact Assessment shall be completed for the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C to the satisfaction of the Town of Strathmore."* and replacing it with the following policy: *"Policy 8.0.1 Prior to any development approvals, a detailed transportation plan and Traffic Impact Assessment shall be completed for the small balance of Neighbourhood A, Neighbourhood B, Neighbourhood C and Neighbourhood D to the satisfaction of the Town of Strathmore."* [page 36].
- 1.51. Deleting from Section 8.0 'TRANSPORTATION' the following policy: *"Policy 8.0.2 External road connections to the Plan Area shall be consistent with the Town of Strathmore's Master Servicing Strategy."* and replacing it with the following policy: *"Policy 8.0.2 External road connections to the Plan Area shall be consistent with the Town of Strathmore's The Town's most recent Master Servicing Studies."* [page 36].
- 1.52. Deleting from Section 9.0 UTILITIES AND SERVICING the following sentence: *"All utility servicing strategies shall align with the Town of Strathmore's Master Servicing Strategy."* and replacing it with the following sentence: *"All utility servicing strategies shall align with the Town of Strathmore's The Town's most recent Master Servicing Studies."* [page 41].
- 1.53. Deleting from Section 9.0 UTILITIES AND SERVICING the following sentence: *"Figure 15 - Utility Servicing Strategy (Neighbourhood A) outlines a detailed servicing strategy for Prairies' Edge (Neighbourhood A). The general layout of servicing described in this Plan facilitates development within and outside of the Plan Area."* and replacing it with the following sentence: *"Figure 15 and 15a - Utility Servicing Strategy (Neighbourhood A Neighbourhood D) outlines a detailed*

- servicing strategy for Prairies' Edge (Neighbourhood A and and Prairie View (Neighbourhood D)). The general layout of servicing described in this Plan facilitates development within and outside of the Plan Area.* [page 41].
- 1.54. Deleting from Section 9.0 UTILITIES AND SERVICING the following policy: *"Policy 9.0.3 Utilities and servicing shall be accommo`dated as outlined in the Town of Strathmore's Master Servicing Strategy, at the discretion of the Town."* and replacing it with the following policy: *"Policy 9.0.3 Utilities and servicing shall be accommodated as outlined in the Town of Strathmore's The Town's most recent Master Servicing Studies, at the discretion of the Town."* [page 41].
 - 1.55. Deleting from Section 9.1 Water Supply and Conservation the following sentences: *"Potable water servicing for the area is provided generally in accordance with the Master Servicing Study. The Town has identified where upgrades are required and connections are available for the Plan Area based on the Master Servicing Study."* and replacing it with the following sentences: *"Potable water servicing for the area is provided generally in accordance with the The Town's most recent Master Servicing Studies. The Town has identified where upgrades are required and connections are available for the Plan Area based on the The Town's most recent Master Servicing Studies."* [page 41].
 - 1.56. Adding after Figure 15 the Figure 15a 'Utility Servicing Strategy (Neighbourhood D)', as shown in Schedule 'A'. [page 42].
 - 1.57. Deleting from Section 9.1.1 'Detailed Strategy for Neighbourhood A (Prairies' Edge) and Neighbourhood D (Prairies' View)' the following sentence: *"Other grid mains are being proposed in the Master Servicing Plan and will be installed on a progressive basis when required."* and replacing it with the following sentence: *"Other grid mains are being proposed in the The Town's most recent Master Servicing Studies and will be installed on a progressive basis when required."* [page 43].
 - 1.58. Deleting from Section 9.1.1 'Detailed Strategy for Neighbourhood A (Prairies' Edge) and Neighbourhood D (Prairies' View)' the following sentence: *"Within Neighbourhood D, connections to the offsite infrastructure will also occur in stages. The initial connection will be on East Lake Boulevard to the existing watermain. When development has progressed requiring a secondary tie, it is anticipated to be located in Aspen Creek on Parklane Drive to an existing 250 mm diameter water line."* and replacing it with the following sentence: *"Within Neighbourhood D, the initial connection of water and the future looping is on Edgeview Road. Internal water mains will be designed to Town of Strathmore standards."* [page 43].
 - 1.59. Adding after Figure 16 the Figure 16a 'Water Supply System (Neighbourhood D)', as shown in Schedule 'A'. [page 44].
 - 1.60. Adding after Figure 17 the Figure 17a 'Sanitary Wastewater System (Neighbourhood D)', as shown in Schedule 'A'. [page 45].
 - 1.61. Deleting from Section 9.2.1 'Detailed Strategy for Neighbourhood A (Prairies' Edge) and Neighbourhood D (Prairies' View)' the following sentences: *"For the*

sanitary servicing of Neighbourhood D a lift station on a much smaller scale is proposed and positioned at the location that the trunk line could connect. This will also be a temporary solution until such time as area development reaches the boundary of this Neighbourhood, consistent with the Town of Strathmore's Master Servicing Strategy and Figure 8A - Neighbourhood D Land Use Strategy." and replacing it with the following sentences: *"For the sanitary servicing of Neighbourhood D, the sanitary system will be a gravity system onsite and down to the Edgefield Lift Station. Internal gravity mains will be designed to Town of Strathmore standards."* [page 46].

- 1.62. Deleting from Section 9.3.1 'Detailed Strategy for Neighbourhood A (Prairies' Edge) and Neighbourhood D (Prairies' View)' the following sentence: *"Within Neighbourhood D, a stormpond / Public Utility Lot (PUL), consistent with and Figure 8A - Neighbourhood D Land Use Strategy. This PUL is located in an area that appears to convey pre-development flows. It is anticipated a stormpond will be constructed in this location to capture and retain post-development flows. The overall stormwater strategy for this area shall be in accordance with the Town of Strathmore's Regional Master Drainage Plan."* and replacing it with the following sentence: *"Within Neighbourhood D, the storm system will follow the Town of Strathmore guidelines for volume control and run off. This pond will follow the Storm Water Master Plan. This systems discharge will be connected to the Edgefield discharge piping system which ultimately ends up at the Highway 1 ditch and culvert."* [page 47].
- 1.63. Adding at the end of Section 10.0 'Public Consultation' the following sentence: *"A public consultation for Neighbourhood D was held on Wednesday, May 6, 2026, at the Strathmore Motor Products Centre from 5:00 pm to 7:30 pm. Approximately 40 people attended, and the feedback received was overwhelmingly positive."* [page 48].
- 1.64. Adding at the end of Section 11.2 'Plan Review and Amendment' the following sentence: *"11.2.1 The Prairies' Area Structure has been amended as of [REDACTED] to allow for the development of Neighbourhood D."*

READ A FIRST TIME this 2nd day of July 22, 2026

PUBLIC HEARING HELD this 2nd day of September, 2026

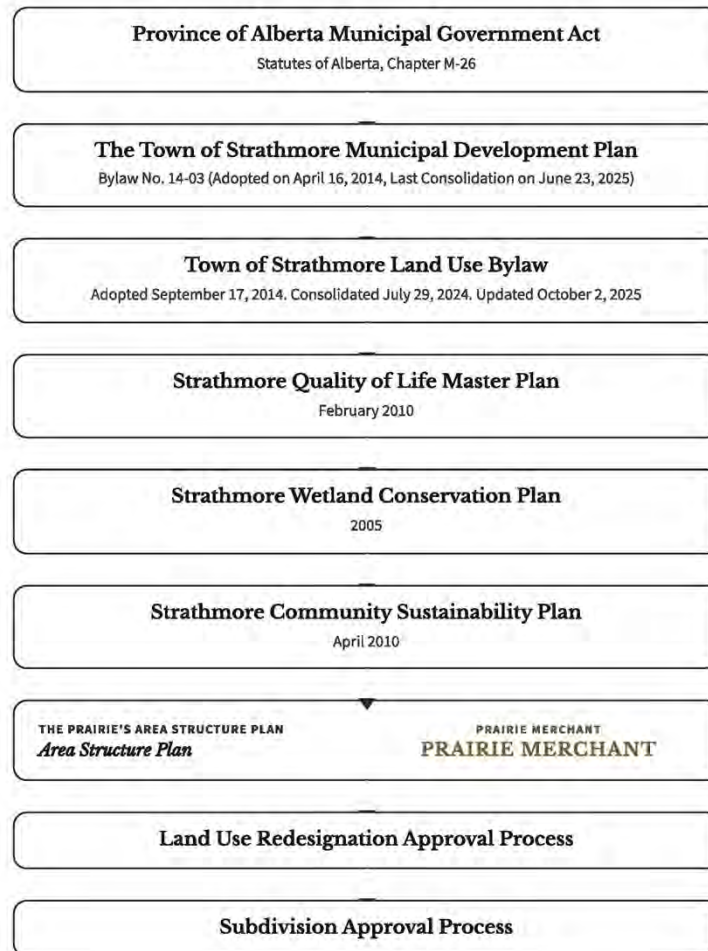
READ A SECOND TIME this 2nd day of September, 2026

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

Mayor

Director of Strategic, Administrative
& Financial Services

SCHEDULE “A”



Planning Hierarchy Chart

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



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

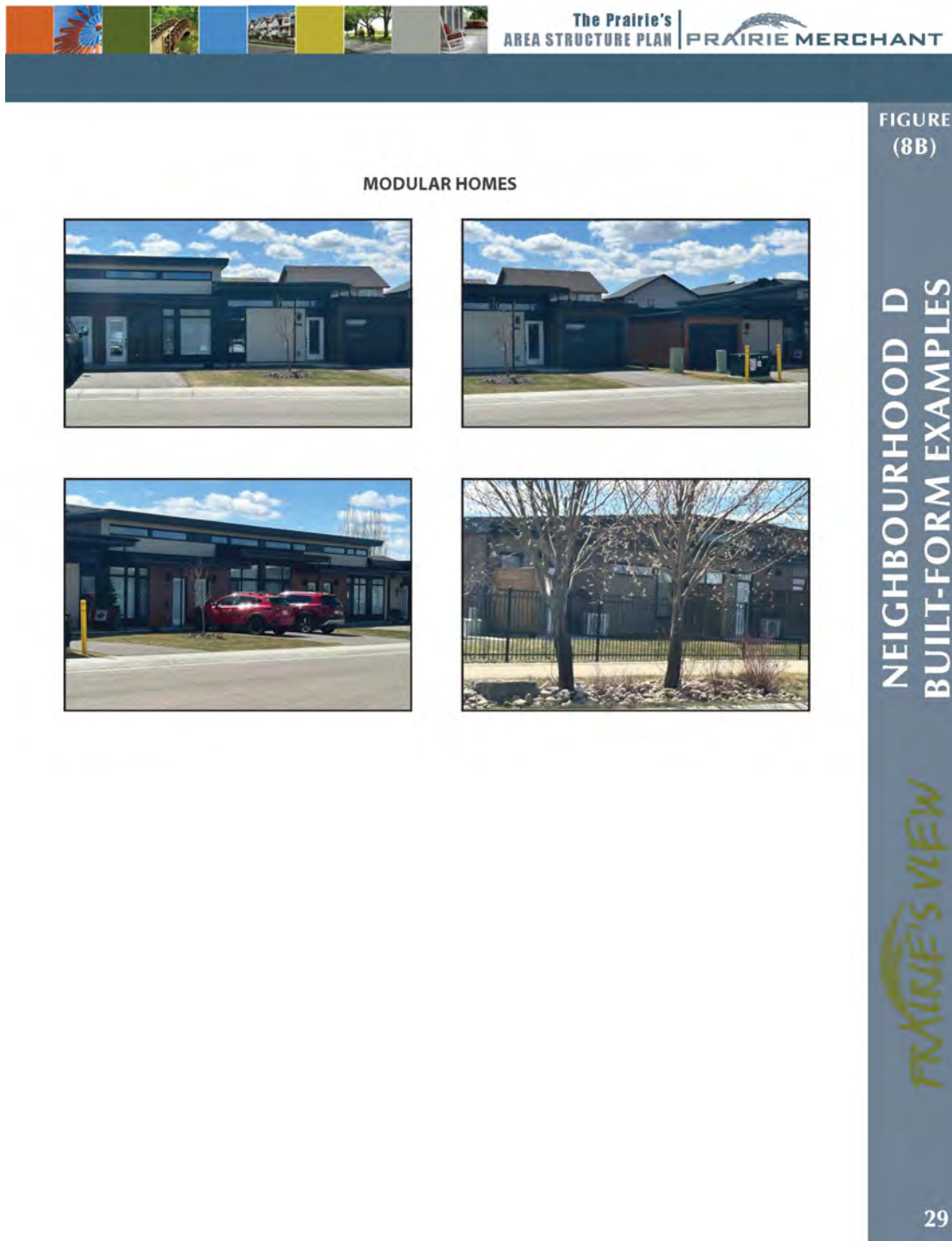


Figure (9a). Phasing Strategy (Neighbourhood D)

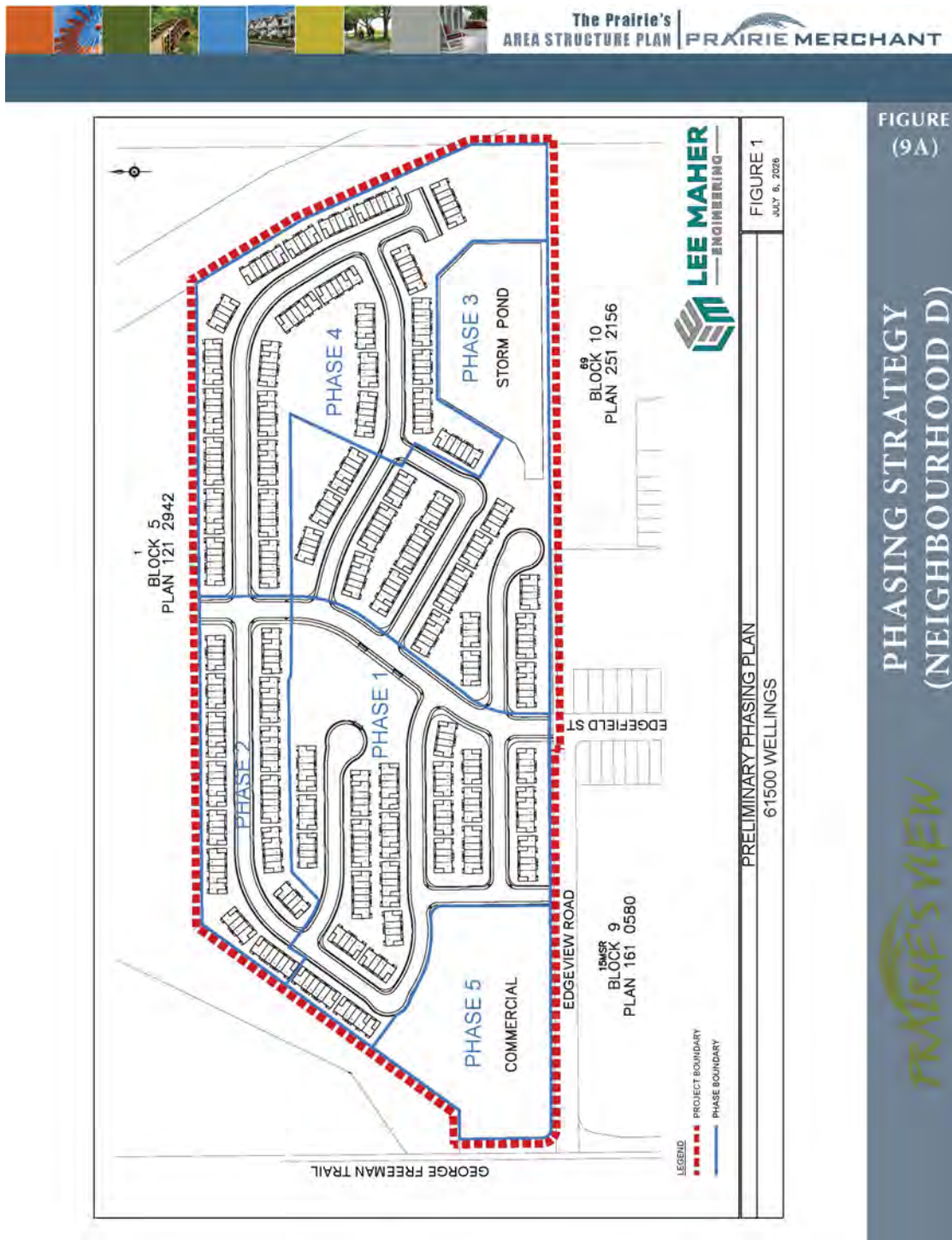


Figure (11a). Mobility Network (Neighbourhood D)



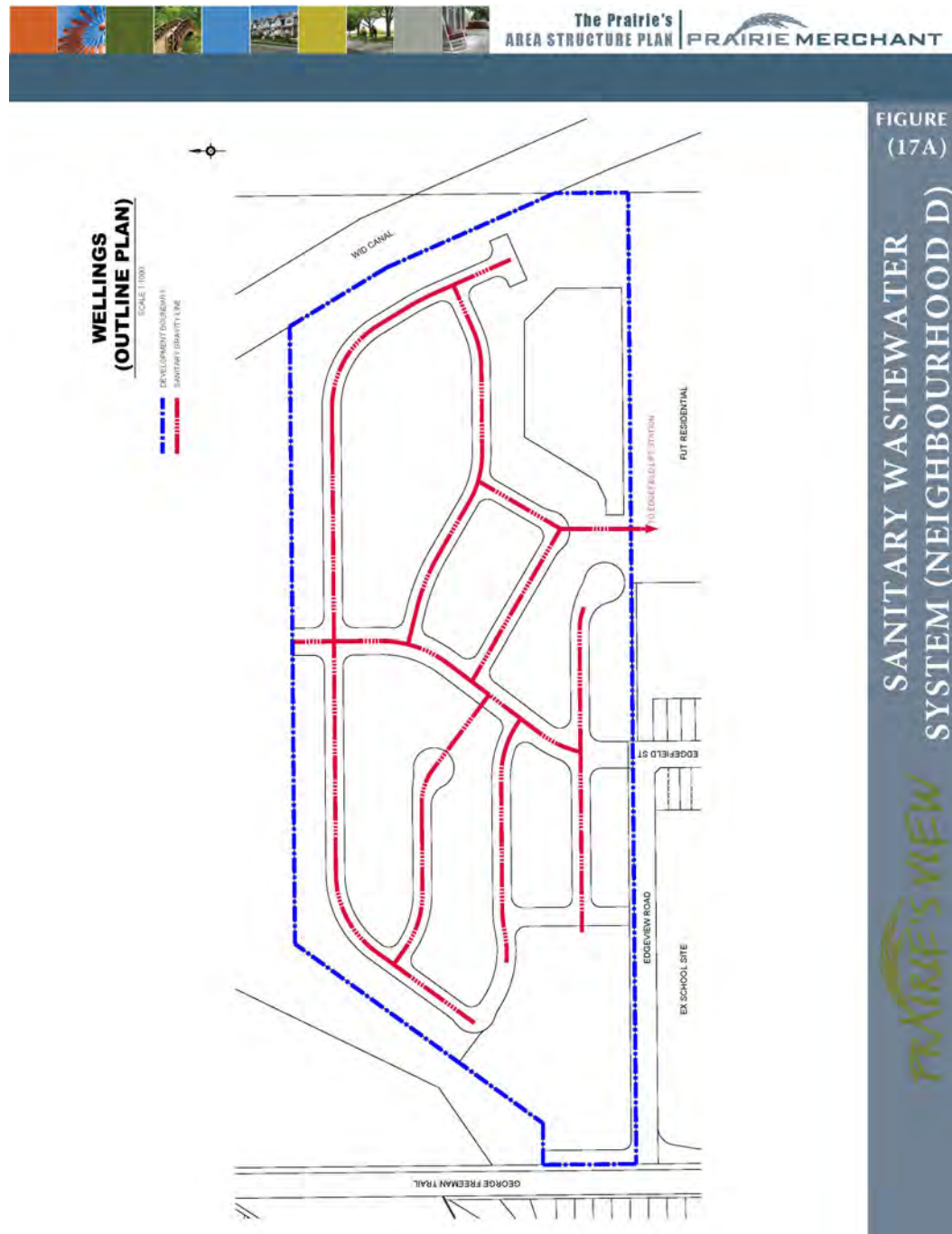
Figure (15a). Utility Servicing Strategy (Neighbourhood D)

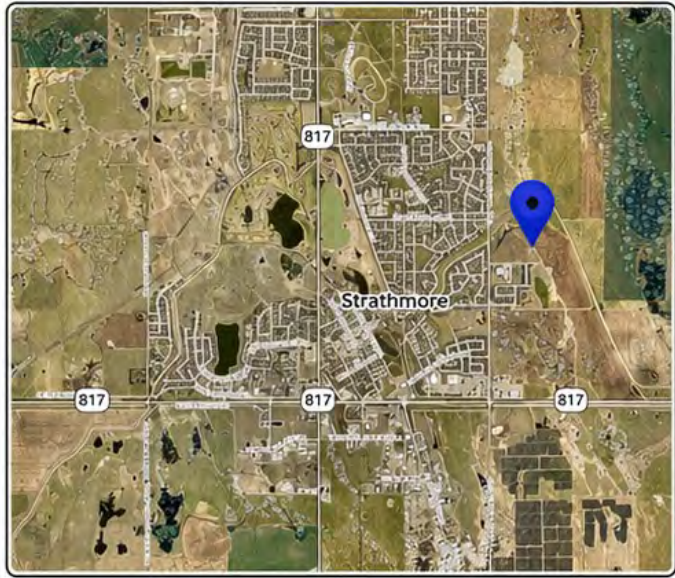
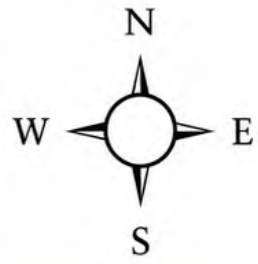
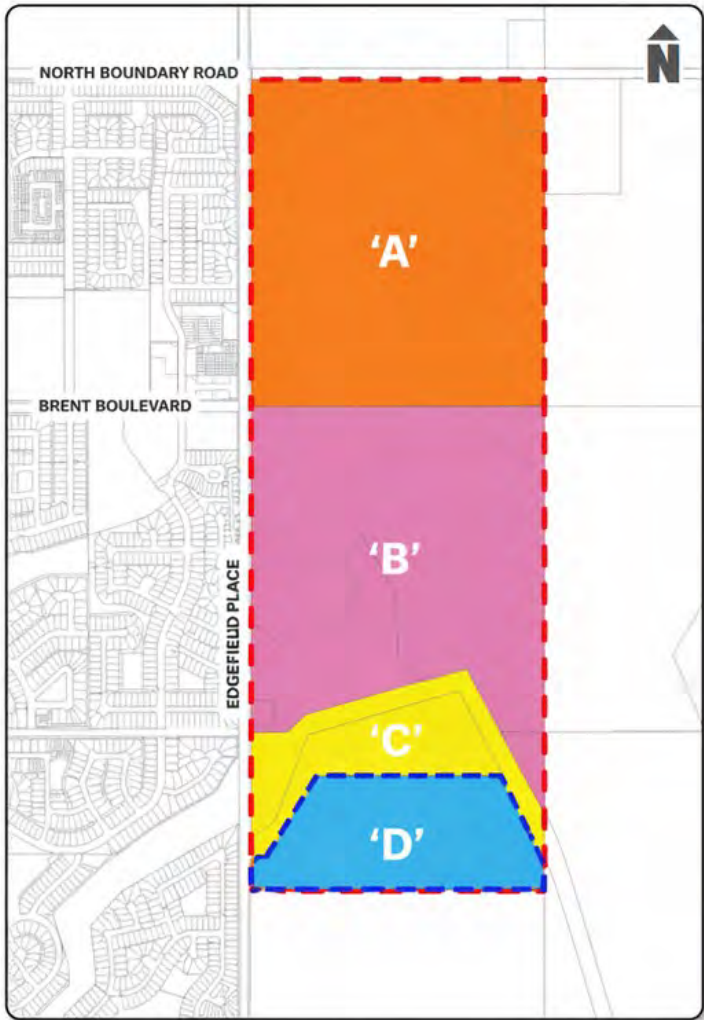


Figure 16a. Water Supply System (Neighbourhood D)



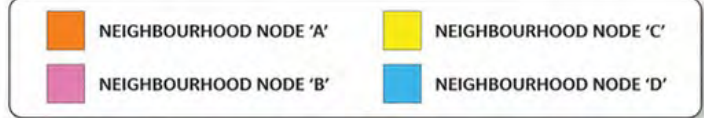
Figure 17a. Sanitary Wastewater System (Neighbourhood D)





Neighbourhood Node "D"- Context:

 - Subject Parcel



Wellings of Strathmore

PLAN 1010785 BLOCK 4, LOT 2

Planning Justification Report

Area Structure Plan Amendment

Land-Use Bylaw Amendment

APRIL 23, 2026

Prepared by:

Nautical Lands Management Corporation



PLANNING JUSTIFICATION REPORT

Seniors Independent Living Residential Development

Area Structure Plan Amendment & Land Use Bylaw Amendment

PLAN 1010785 BLOCK 4, LOT 2

Town of Strathmore,

Alberta

April 2026

Prepared For:

Prairie Merchant

Seventh Floor, 933 – 17th Avenue SW

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1.0 Introduction

1.1 Background

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

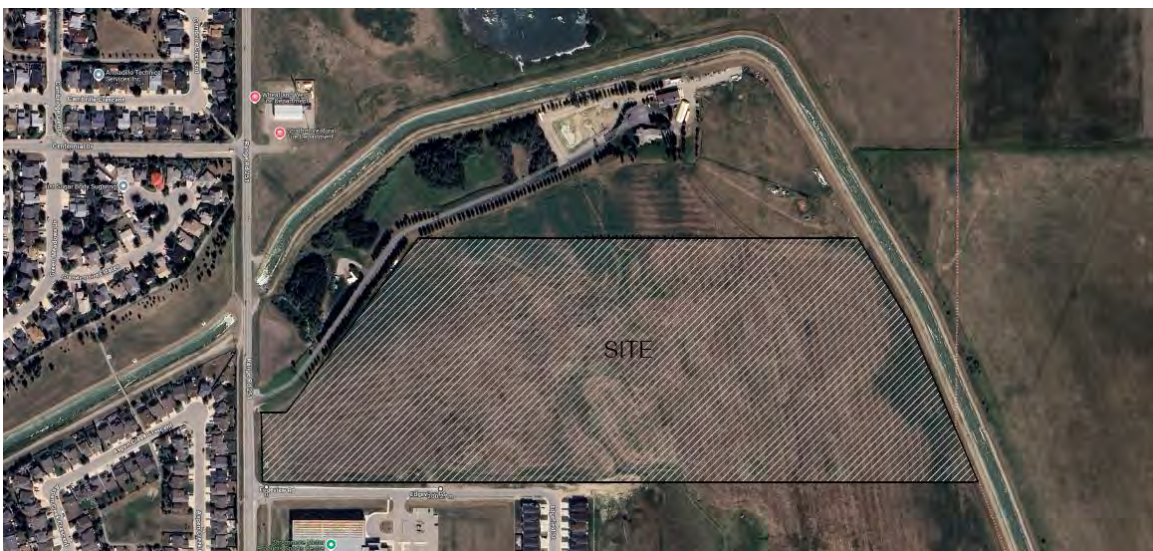
The Site currently has a Residential land-use designation in the 2014 Municipal Development Plan, and is zoned "Parcel" in the Town of Strathmore Land Use Bylaw. The Owners are seeking to amend the Area Structure Plan and Land-Use bylaw to permit 394 total units on the subject site (Figure 1). The townhouse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

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

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

Figure 1 – Subject Site

Prepared by: Nautical Lands Management Corporation



1.2 Report Content and Structure

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

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

1.3 Land Acknowledgement

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

2.0 Site Context

2.1 Site Location and Description

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

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

2.2 Surrounding Neighbourhood Context

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

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

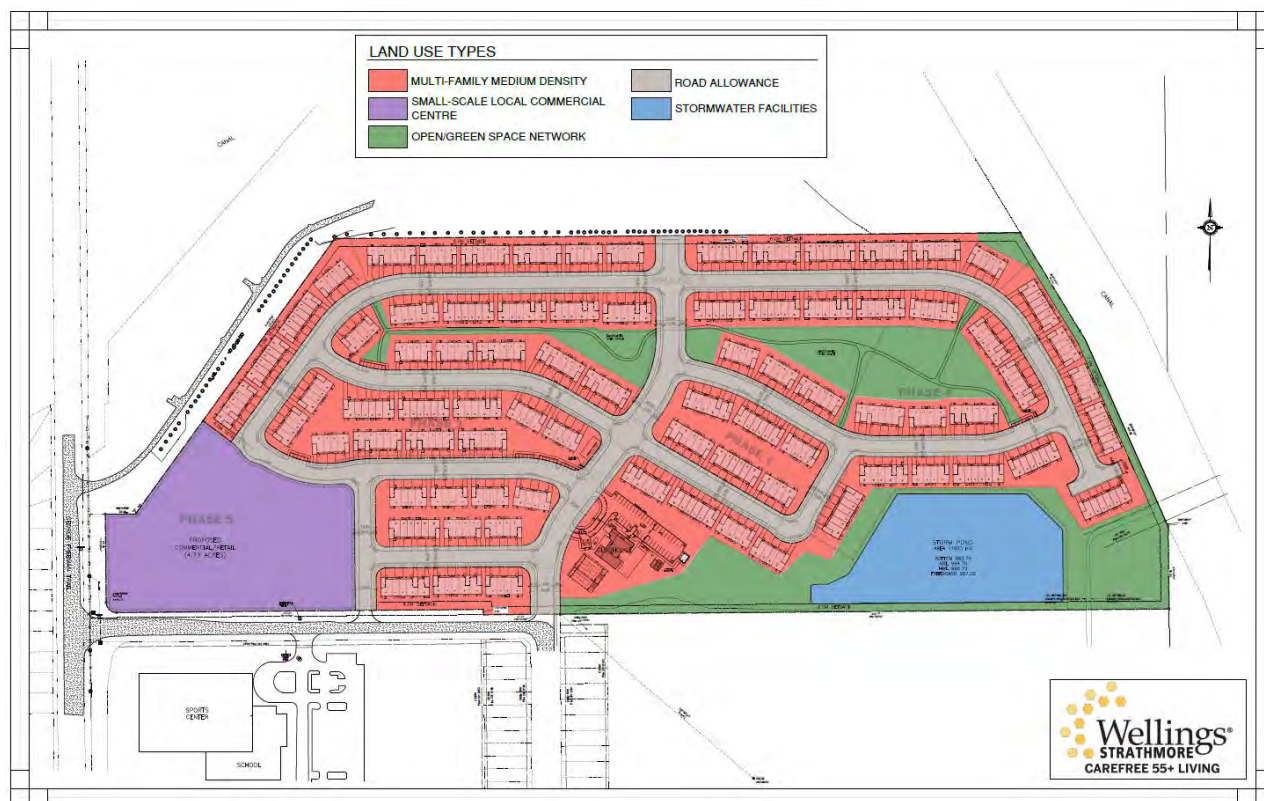
3.0 Vision

3.1 Development Vision

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

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

Figure 2 – Site Plan



Townhouse Design

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

Clubhouse

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

Small-Scale Local Commercial Centre

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

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

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

Parking

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

Access and Circulation

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

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

Open Space and Vegetation

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

3.3 Wellings Concept

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

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

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

-
- Retirement Homes represent the typical alternative to traditional residential housing options for older adults. Retirement homes are typically characterized by full-service living arrangements for residents. Dwelling units may feature small kitchenettes but are not designed for preparing full meals. Meal services, as well as other services such as laundry, entertainment, and healthcare, are all provided on-site in common areas. Staff are available at all times to meet resident needs, often including on-site nursing care, physiotherapy, and any other service that may be required. Retirement homes are generally well-suited for older adults who may be unable to care for themselves on a daily basis. However, retirement homes may not be well-suited for individuals who require some daily assistance, but generally maintain a strong degree of independence in their lifestyle.
 - Supportive Living Housing is a unique form of housing which aims to fill the gap between Traditional Housing and Retirement Homes. Supportive Living Housing offers older persons the opportunity to live in full-sized dwelling units with a complete range of functionality, while also offering a variety of optional supporting amenities/services. This form of housing is intended to help provide an alternative form of housing for older adults which is often missing or underrepresented in most communities.

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

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

Figure 3A: Four Unit Townhouse



Prepared by: Nautical Lands Management Corporation

Figure 3B: Five Unit Townhouse



Prepared by: Nautical Lands Management Corporation

Figure 3C: Wellings Clubhouse



Prepared by: Nautical Lands Management Corporation

Figure 3D: Typical Wellings Street



Prepared by: Nautical Lands Management Corporation

4.0 Proposed Applications

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

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

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

4.1 Area Structure Plan Amendment

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

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

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

4.2 Land Use Bylaw Amendment

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

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

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

4.3 Future Applications

Subdivision Plan

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

Development Permit

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

5.0 Policy Overview and Analysis

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

5.1 Municipal Government Act

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

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

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

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

5.2 South Saskatchewan Regional Plan (2014)

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

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

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

5.4 Town of Strathmore Municipal Development Plan (2014)

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

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

Part 1 – Overview and Vision

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

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

Part 2 – Growth Strategies

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

Part 3 – Land Use & Open Space

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

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

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

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

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

Part 4 – Infrastructure, Community & Protective Services

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

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

5.5 The Prairies Area Structure Plan (2011)

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

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

1.2 Plan Area and Implementation

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

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

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

1.3.7 The Town of Strathmore Wetland Conservation Plan

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

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

1.3.8 Strathmore Community Sustainability Plan

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

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

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

2.4 Objectives

The Prairies' ASP provides clear and concise policy direction for development of the Plan Area. The Plan outlines the method of servicing and the phasing of development over time. The Prairies' ASP is a framework outlining a comprehensive neighbourhood-based community Plan, combined with solid urban design. The ASP reflects consistency with applicable guiding policy documents, such as the Municipal Development Plan, the Growth Study, and the Land Use Bylaw; therefore, both comprehensive planning and cohesive development can proceed in the Plan Area.

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

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

Response:

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

2.5 The Prairies' Community Vision

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

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

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

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

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

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

5.2.3 Multi-Family Low Density

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

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

5.2.5 Small-Scale Local Commercial Centre

The majority of commercial services and retail opportunities in Strathmore are centred on Highway One. Prairies' Edge (Neighbourhood A) offers a small-scale local convenience area offering retail sale of convenience goods and services to the surrounding neighbourhood. The commercial site has been located along Brent Boulevard and is within walking distance to the major pathway and open space system. It is proposed that access to the site will be from the collector road only and that it will be developed with sensitivity to the surrounding residential area through the use of architectural controls. Residential above at-grade retail will be encouraged as another form of housing. This land use may reflect closely the provisions of the Town of Strathmore's current Convenience Commercial Land Use district. This site is no greater than +/-1.0 acre; it would not be seen as a major commercial centre and not compete with the existing commercial opportunities along Highway One.

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

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

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

5.3 Neighbourhood D (Prairies' View) Land Use Policies

The Prairies' View (Neighbourhood D) community will support a modular home land lease project consistent with Figure 8A - Neighbourhood D Land Use Strategy. This use would not invoke a subdivision (with the exception of registration of Road Plans as miscellaneous plans

of subdivision for the mutual benefit of the site and neighbouring properties) and is intended to support leasehold dwelling units. The goal of the project is to allow for a quickly available and flexible entry level price point home. The modular home land lease project reduces building construction windows, reduces landfill debris and on site construction debris, and utilizes sustainable building techniques. This use is being provided within the Town of Strathmore to help stimulate the local economy, provide diversity in housing choice, and increase opportunities for people to both live and work within the Town of Strathmore at an entry level price point.

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

6.0 OPEN SPACE - WETLANDS

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

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

5.6 Town of Strathmore Land Use Bylaw

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

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

Zoning Provision	All Permitted Uses	Proposed	Compliance
Minimum site area	930 m ²	174,331 m ²	Yes
Minimum site width	7.62 m	193,438 m	Yes
Minimum site depth	30.5 m	276,252 m	Yes
Minimum Gross floor area	40 m ²	36,568 m ² Total	Yes
Minimum Front Yard Setback	6.0m	6.0 m	Yes
Minimum Rear Yard Setback	7.0 m	6.0 m	No
Minimum Side Yard Setback	1.5 m	1.5 m	Yes
Minimum Exterior Side yard setback	3.0 m	3.0 m	Yes
Maximum Building Height	12 m for attached housing	6.1 m	Yes
Maximum Site Coverage	70%	21%	Yes
Minimum Landscaping	30%	55%	Yes
Minimum Parking	1.5 spaces/unit, plus 0.15 spaces/unit for visitor parking if the unit or the parcel containing the unit does not adjoin a roadway which provides on-street parking immediately adjoining the unit or parcel at rate of at least 0.15 spaces/ unit. = 676	612 spaces at units (garage & driveways) + 11 visitor spaces = 623 total residential spaces. Additional 44 spaces provided at Clubhouse.	Yes for Units; No for Visitor Parking

The following site-specific zoning regulations are requested:

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

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

Figure 5: Proposed Zoning Schedule: Neighbourhood Commercial District

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

	• Custom Manufacturing Establishments • Drive Through Food Services • Gas Bar • Liquor Store • Pet Care Facility • Private Club • Public Assembly Establishments, Major • Utility Building • Veterinary Services, Minor		
Minimum site area	1,393.0 m ²	15,135 m ²	Yes
Maximum site Area	15,000.0 m ²	15,135 m ²	No
Minimum Front Yard Setback	3.0m	3.0m	Yes
Minimum Rear Yard Setback	7.0 m	TBD	TBD
Minimum Side Yard Setback	i. Zero if attached as in a strip mall ii .0 metres, if developed as separate structures	TBD	TBD
Boundary Treatments	Any yard adjacent to or abutting a residential area will require a 4.5 m setback and the construction of a 1.8m fence	Noted	Yes
Minimum rear yard	i. Principal and Accessory Building - 6.0 m for all lane-less Developments; ii. 3 m for any Development served by a lane.	TBD	TBD
Landscaping	15% of gross area	15%	Yes
Mechanical Equipment	All mechanical equipment on a roof	Noted	Yes

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

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

6.0 Supporting Studies

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

6.1 Master Drainage Report

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

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

6.2 Traffic Impact Assessment

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

6.3 Market Feasibility Analysis

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

6.4 Biophysical Impact Assessment

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

6.5 Public Consultation Strategy

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

6.6 Phasing Plan

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

Figure 6: Phasing Plan

Prepared by: Wellings of Strathmore



7.0 Conclusion

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

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

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

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

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

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

Appendix A: Record of Pre-Application Consultation



January 5, 2026

Town File #: PC2025-001

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

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

Dear Applicant(s):

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

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

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

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

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

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



 [Strathmore.ca](https://www.strathmore.ca)

 1 Parklane Dr. (Box 2280)
Strathmore AB T1P 1K2

 (403) 934-3133

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

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

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

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

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

Sincerely,

Glen Ferguson

Glen Ferguson, MCIP, RPP
Senior Planner, Development Services

cc: jgulak@prairiemerchant.ca



Appendix B: Draft Land Use By-law

Proposed Land-Use Schedule: R3 High Density Residential District

Zoning Provision	All Permitted Uses	Proposed	Compliance
Minimum site area	930 m ²	174,331 m ²	Yes
Minimum site width	7.62 m	193,438 m	Yes
Minimum site depth	30.5 m	276,252 m	Yes
Minimum Gross floor area	40 m ²	36,568 m ² Total	Yes
Minimum Front Yard Setback	6.0m	6.0 m	Yes
Minimum Rear Yard Setback	7.0 m	6.0 m	No
Minimum Side Yard Setback	1.5 m	1.5 m	Yes
Minimum Exterior Side yard setback	3.0 m	3.0 m	Yes
Maximum Building Height	12 m for attached housing	6.1 m	Yes
Maximum Site Coverage	70%	21%	Yes
Minimum Landscaping	30%	55%	Yes
Minimum Parking	1.5 spaces/unit, plus 0.15 spaces/unit for visitor parking if the unit or the parcel containing the unit does not adjoin a roadway which provides on-street parking immediately adjoining the unit or parcel at rate of at least 0.15 spaces/ unit. = 676	612 spaces at units (garage & driveways) + 11 visitor spaces = 623 total residential spaces. Additional 44 spaces provided at Clubhouse.	Yes for Units; No for Visitor Parking

The following site-specific zoning regulations are requested:

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

Proposed Zoning Schedule: Neighbourhood Commercial District

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

	• Pet Care Facility • Private Club • Public Assembly Establishments, Major • Utility Building • Veterinary Services, Minor		
Minimum site area	1,393.0 m ²	15,135 m ²	Yes
Maximum site Area	15,000.0 m ²	15,135 m ²	No
Minimum Front Yard Setback	3.0m	3.0m	Yes
Minimum Rear Yard Setback	7.0 m	TBD	TBD
Minimum Side Yard Setback	i. Zero if attached as in a strip mall ii .0 metres, if developed as separate structures	TBD	TBD
Boundary Treatments	Any yard adjacent to or abutting a residential area will require a 4.5 m setback and the construction of a 1.8m fence	Noted	Yes
Minimum rear yard	i. Principal and Accessory Building - 6.0 m for all lane-less Developments; ii. 3 m for any Development served by a lane.	TBD	TBD
Landscaping	15% of gross area	15%	Yes
Mechanical Equipment	All mechanical equipment on a roof of any building shall be concealed in a manner compatible with the architectural character of the	Noted	Yes

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

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



The Prairies' |
AREA STRUCTURE PLAN | **PRAIRIE MERCHANT**

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



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

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

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

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

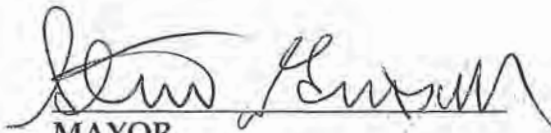
NOW THEREFORE, the Municipal Council of the Town of Strathmore duly assembled **HEREBY ENACTS AS FOLLOWS:**

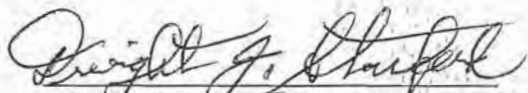
101. The Prairie's Area Structure Plan, attached hereto as Schedule "A" be adopted.
201. That this Bylaw shall come into full force and effect upon third and final reading.

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

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

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


MAYOR


CHIEF ADMINISTRATIVE OFFICER



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1.0 INTRODUCTION

1.1 Purpose

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

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

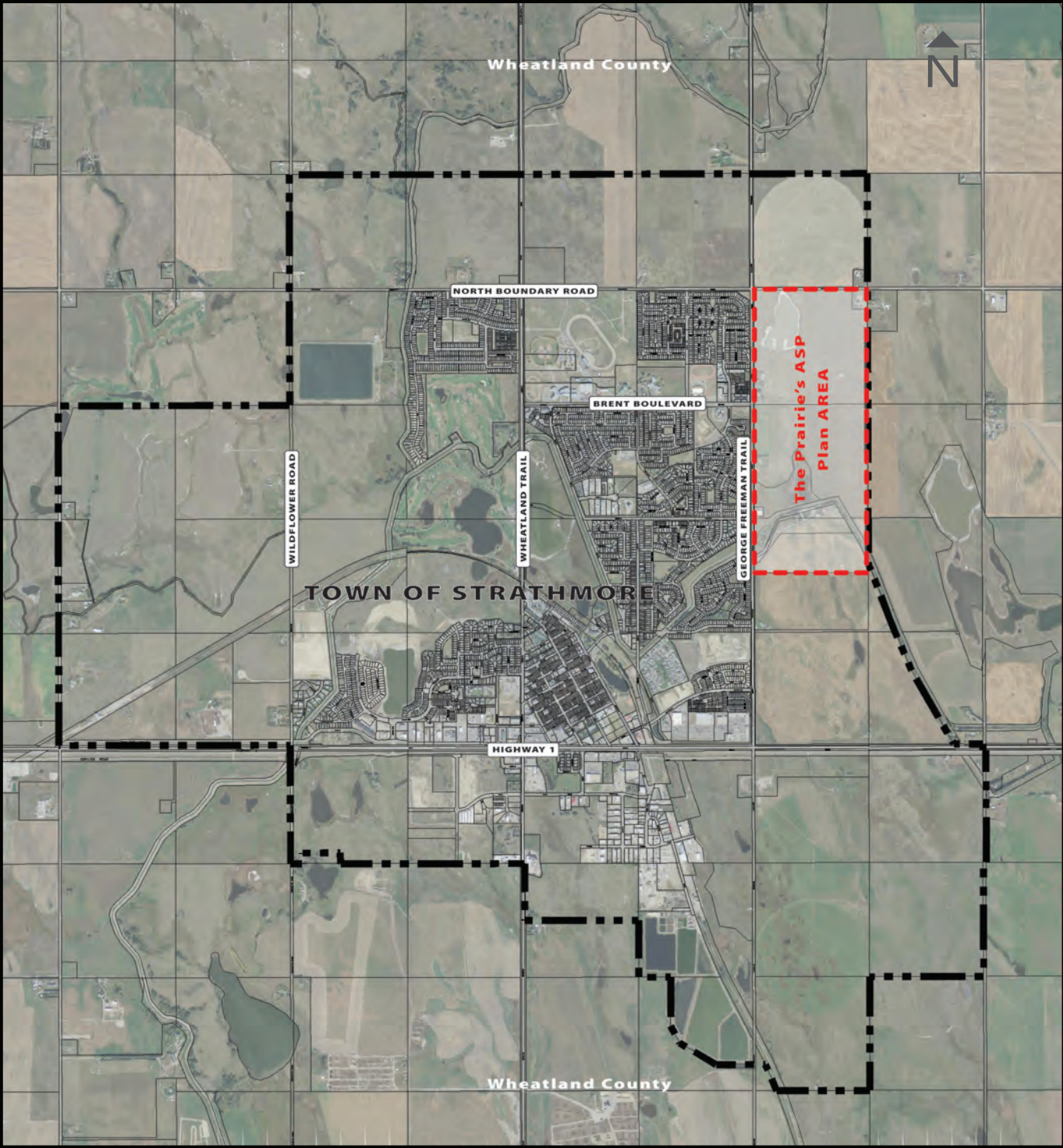
1.2 Plan Area and Implementation

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

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

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

FIGURE
(1)



REGIONAL LOCATION MAP



FIGURE
(2)
GENERAL LOCATION MAP (AERIAL PHOTO)

FIGURE
(3)

NEIGHBOURHOOD NODES PLANNING MAP

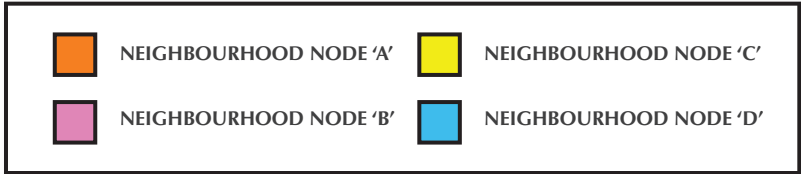
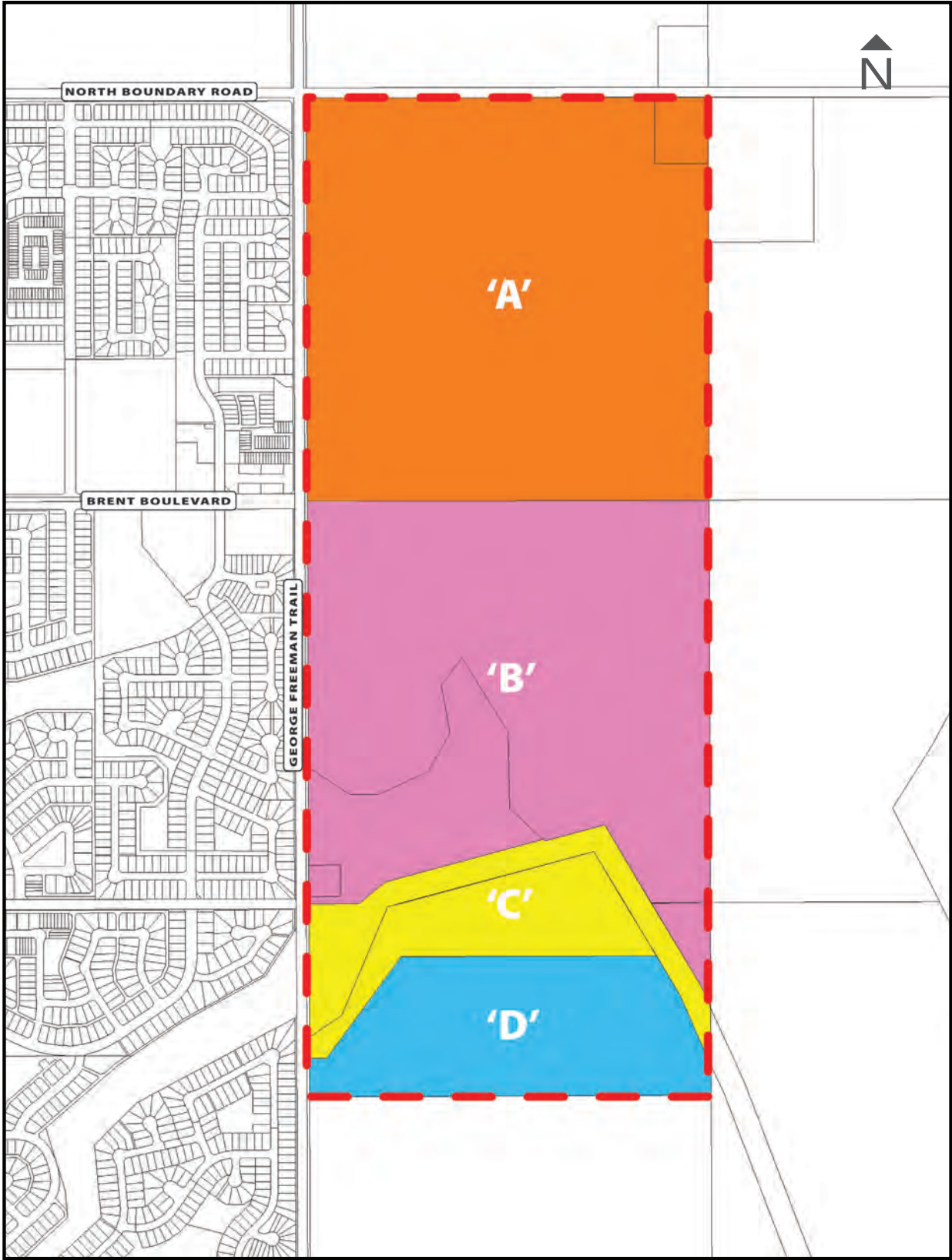
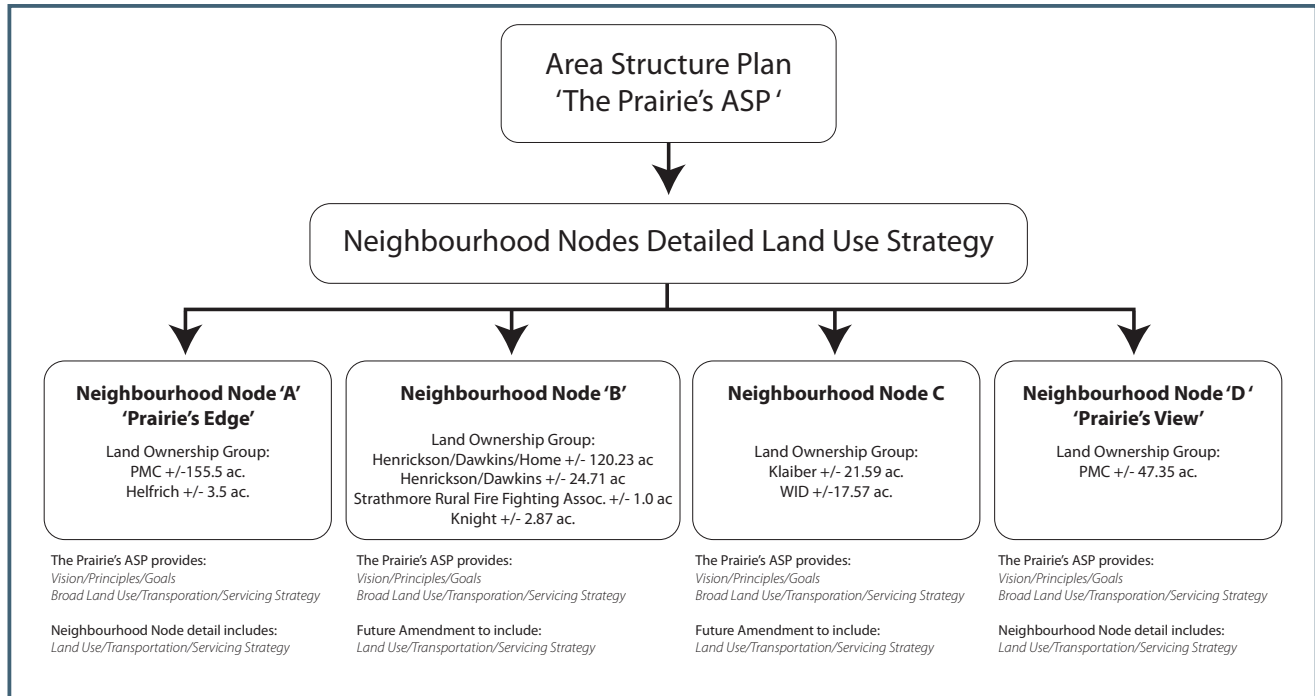


Table 1 – Neighbourhood Nodes Planning Strategy



1.3 Conformity with Approved Plans

The Prairies' ASP was prepared in accordance with the Provincial requirements outlined in s.633 of the Municipal Government Act (MGA) (~~Statutes of Alberta, 1994, Chapter M-26.1~~), specifically:

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

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



Additionally, the ASP was prepared in accordance with the Town of Strathmore Sustainability Plan, Quality of Life Plan, Municipal Development Plan, Land Use Bylaw, and Growth Study as well as the Provincial Land-use Framework and Calgary Metropolitan Plan.

1.3.1 Provincial Land Use Framework

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

1.3.2 Calgary Metropolitan Plan

The Calgary Regional Partnership (CRP) includes the Town of Strathmore as part of the regional collaboration of nineteen member municipalities to outline strategic direction for regional development and servicing. The CRP is in the process of implementing the Calgary Metropolitan Plan (CMP) (June, 2009) of which the Town is a part. The CMP outlines four main themes for sustainable regional development, which include:

- Regional Landscapes – protecting elements of our natural systems.
- Regional Settlement – intensifying development in existing communities and new growth in compact urban nodes.
- Regional Infrastructure – aligning settlement patterns with the provisions of new infrastructure.
- Preparing a regional economic strategy for the Calgary Region.

The Prairies' ASP supports the goals of the CMP and describes a comprehensive plan for a new residential community in Strathmore providing a compact urban node that offers a mixture of housing styles with a small scale local commercial shopping area to promote walkability within the community. The Prairies' ASP is designed to facilitate the increasing density desired in the Town of Strathmore.

1.3.3 Town of Strathmore Municipal Development Plan

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

- Growth – complete neighbourhood that takes into consideration and is designed to be efficient in its use of infrastructure.
- Community Services – A regional trail network and parks and open space to facilitate the health and well being of the Town as a whole.
- Transportation – Local and regional pathways are incorporated to enhance the efficiency of the infrastructure for both The Prairies' ASP and the Town, as well as promote alternate forms of transportation beyond the automobile.

1.3.4 Town of Strathmore Land Use Bylaw

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

1.3.5 Town of Strathmore Growth Plan

~~The Town of Strathmore Growth Plan was completed in October, 2008 prior to annexation. The Plan focuses on the need for long term growth within the Town and the rate of growth. The Prairies' ASP is identified within the East Growth Sector that proposes a mixture of residential and commercial land uses. The design for The Prairies' ASP supports this mixture by offering residential development with an appropriate interface with existing residential while introducing open space and a local neighbourhood commercial area to foster a complete community.~~



1.3.6 Quality of Life Master Plan

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

1.3.7 The Town of Strathmore Wetland Conservation Plan

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

1.3.8 Strathmore Community Sustainability Plan

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

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

1.3.9 Town of Strathmore Area Structure Plan Specialized Study Requirements

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

The following reports must accompany an ASP submission:

- Biophysical Report.
- Environmental Assessment – Phase 1.
- Geotechnical Report.
- Historical Resources Overview.
- Servicing:
 - Water System: include a drawing showing the connection points to water system, and show looping consistent with Master Servicing Study.
 - Stormwater: conform to the Master Servicing Study and the NW Stormwater Drainage Study, include a drawing showing ponds, location of stormwater discharge, and, approximate sizing of stormwater facilities based on the requirement for discharge rate, water quality and volume control.
 - Sanitary System: include a drawing showing the connection points to the sanitary system connections, and show sanitary lines.
- Traffic Impact Assessment (TIA).

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



2.0 DEVELOPMENT AREA

2.1 Location

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

2.2 Legal Description and Land Ownership

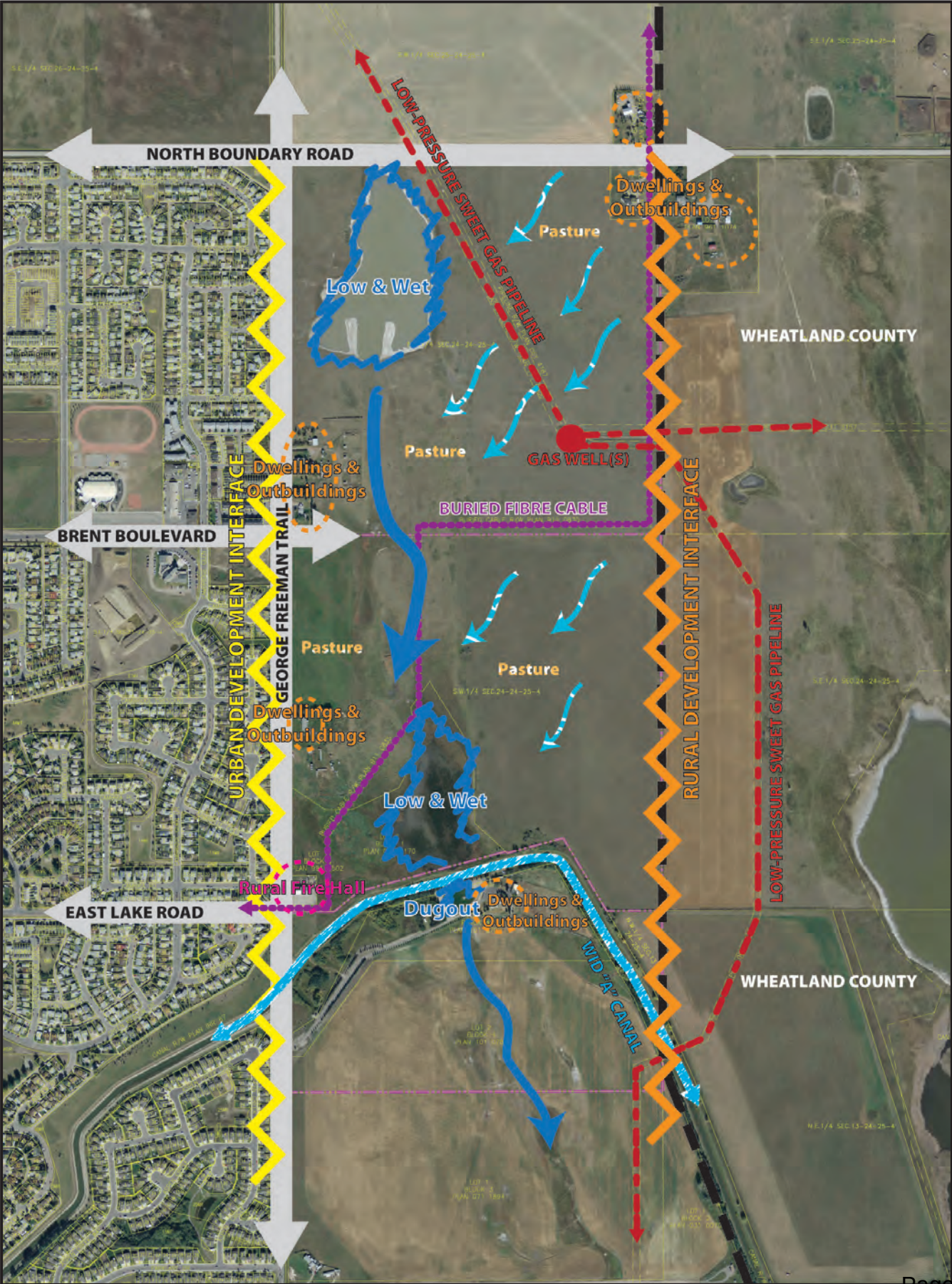
The Prairies' Area Structure Plan includes +/- 394.18 ac (+/- 159.53 ha) of land within the following quarter sections: NW and SW 24-24-25 W4M and NW and SW 13-24-25 W4M. The following table describes existing parcels within the ASP Plan Area and the landowners at the time of Plan preparation.

Table 2 – Land Ownership Summary

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

FIGURE
(4)

OPPORTUNITIES & CONSTRAINTS



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

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

2.3 Plan Area and Adjacent Land Uses

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

2.4 Objectives

The Prairies' ASP provides clear and concise policy direction for development of the Plan Area. The Plan outlines the method of servicing and the phasing of development over time. The Prairies' ASP is a framework outlining a comprehensive neighbourhood-based community Plan, combined with solid urban design. The ASP reflects consistency with applicable guiding policy documents, such as the Municipal Development Plan, ~~the Growth Study~~, and the Land Use Bylaw; therefore, both comprehensive planning and cohesive development can proceed in the Plan Area.

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

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

2.5 The Prairies' Community Vision

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

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

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

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

2.6 Physical Site Features

2.6.1 Topography and Drainage

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

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

2.6.2 Site Assessments

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

2.6.2.1 Geotechnical

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

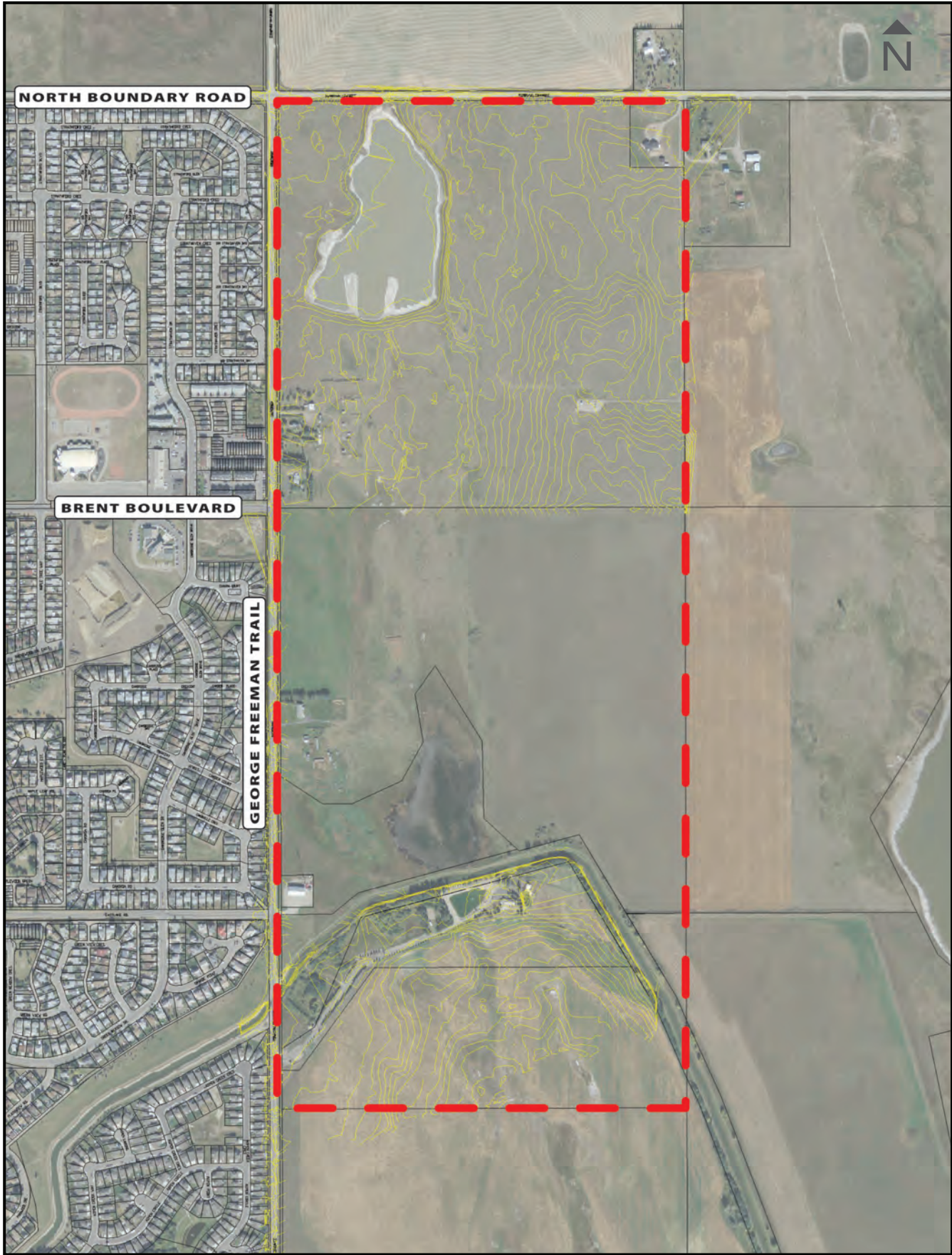


FIGURE
(5)

SITE TOPOGRAPHY (NEIGHBOURHOODS A & D)

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

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



2.6.2.2 Environmental Site Assessment

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

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



2.6.2.3 Biophysical Impact Assessment

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

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



2.6.2.4 Historical Resources Assessment

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

2.6.2.5 Man-Made Considerations

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

Table 3 – ERCB Setback Requirements

Table 6.3. Setback requirements for gas/oil effluent pipelines containing >10 mol/kmol H ₂ S		
Level	H ₂ S Release Volume (m ³)	Minimum Distance
1	< 300	Pipeline right-of-way
2	≥ 300 to < 2000	0.1 km to individual permanent dwellings and unrestricted country developments 0.5 km to urban centres or public facilities
3	≥ 2000 to < 6000	0.1 km to individual permanent dwellings up to 8 dwellings per quarter section 0.5 km to unrestricted country developments 1.5 km to urban centres or public facilities
4	≥ 6000	As specified by the ERCB but not less than Level 3

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

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

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

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

related to a formal setback relaxation application.

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

3.0 LAND USE AND SUBDIVISION

3.1 Overview

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

3.2 Land Use Strategy

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

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

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

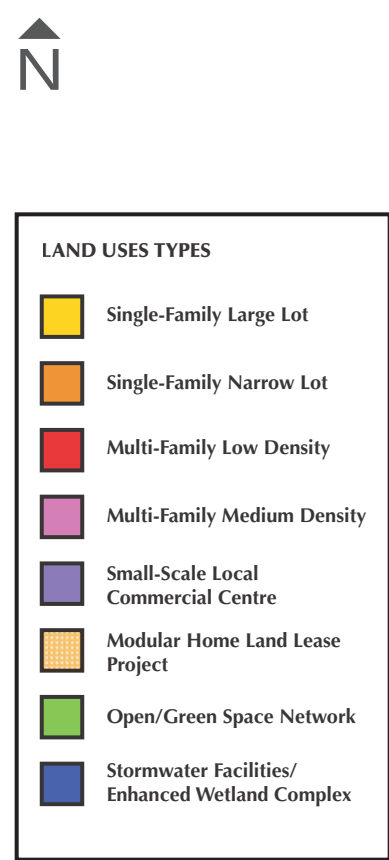
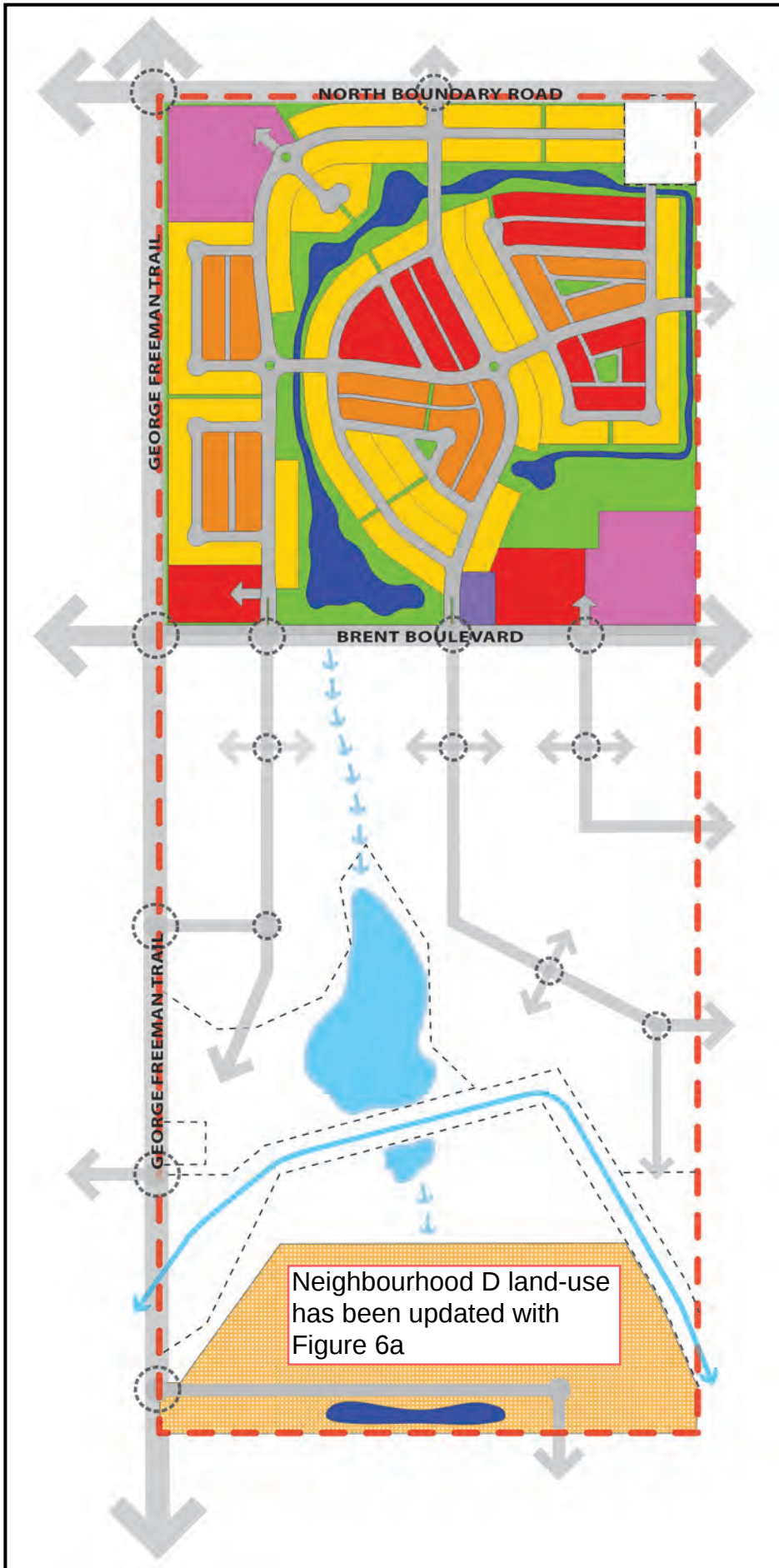


FIGURE
(6)

PLAN AREA LAND USE STRATEGY

3.2.1 Population Projections and Densities

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

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



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

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

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

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

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

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

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

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

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

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

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

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



4.0 DEVELOPMENT STANDARDS

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

4.1 Architectural Controls

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

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

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

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

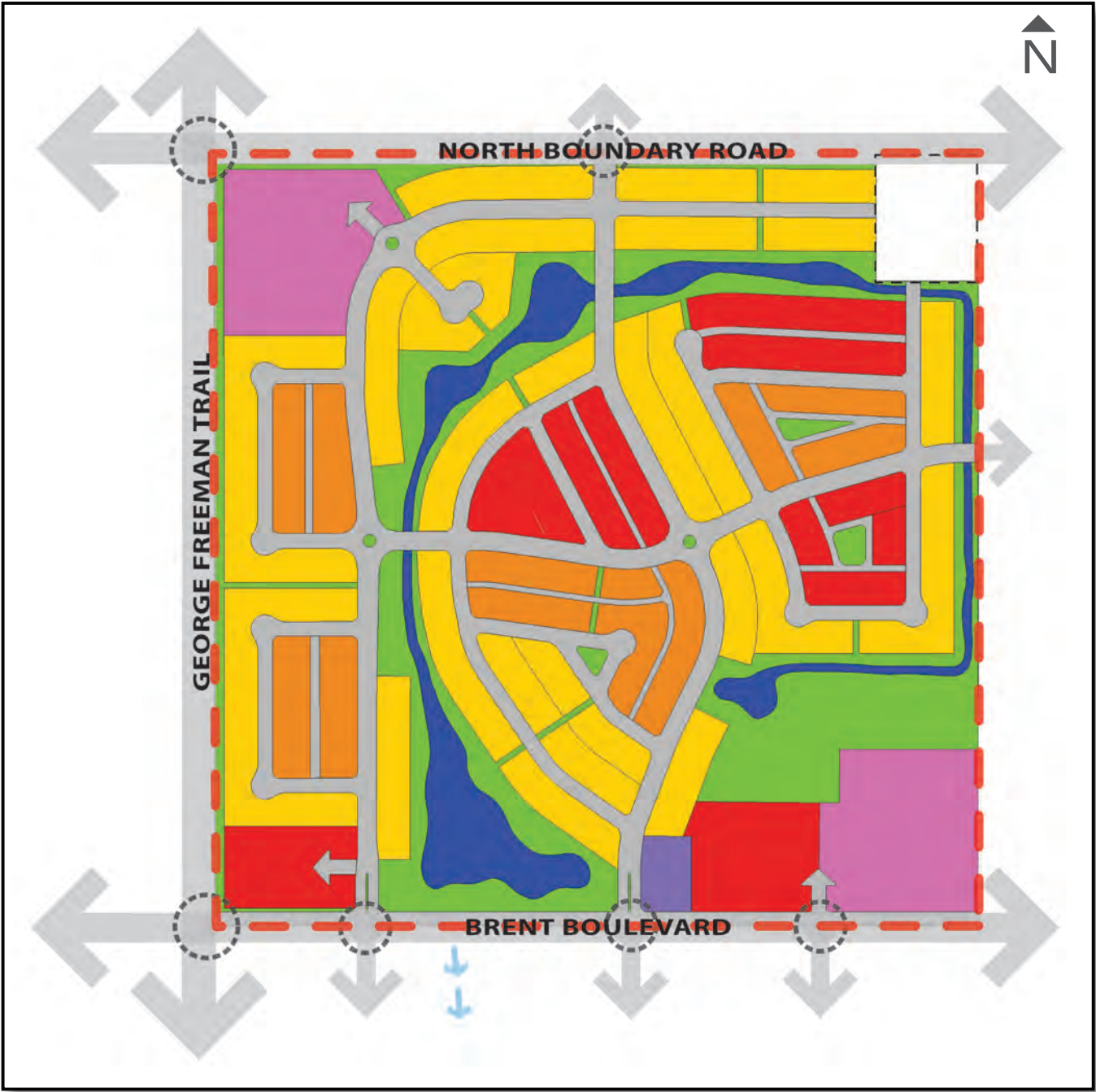
5.1 Land Use Overview

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

FIGURE
(7A)

NEIGHBOURHOOD A
LAND USE STRATEGY





LAND USES TYPES


Single-Family Large Lot


Single-Family Narrow Lot


Multi-Family Low Density


Multi-Family Medium Density


Small-Scale Local Commercial Centre

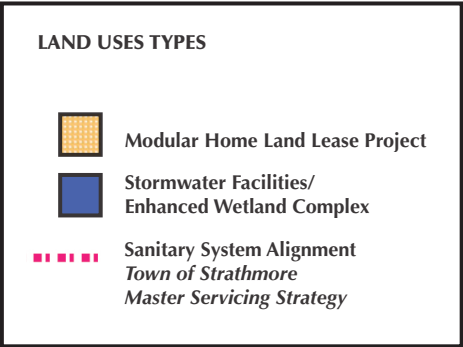
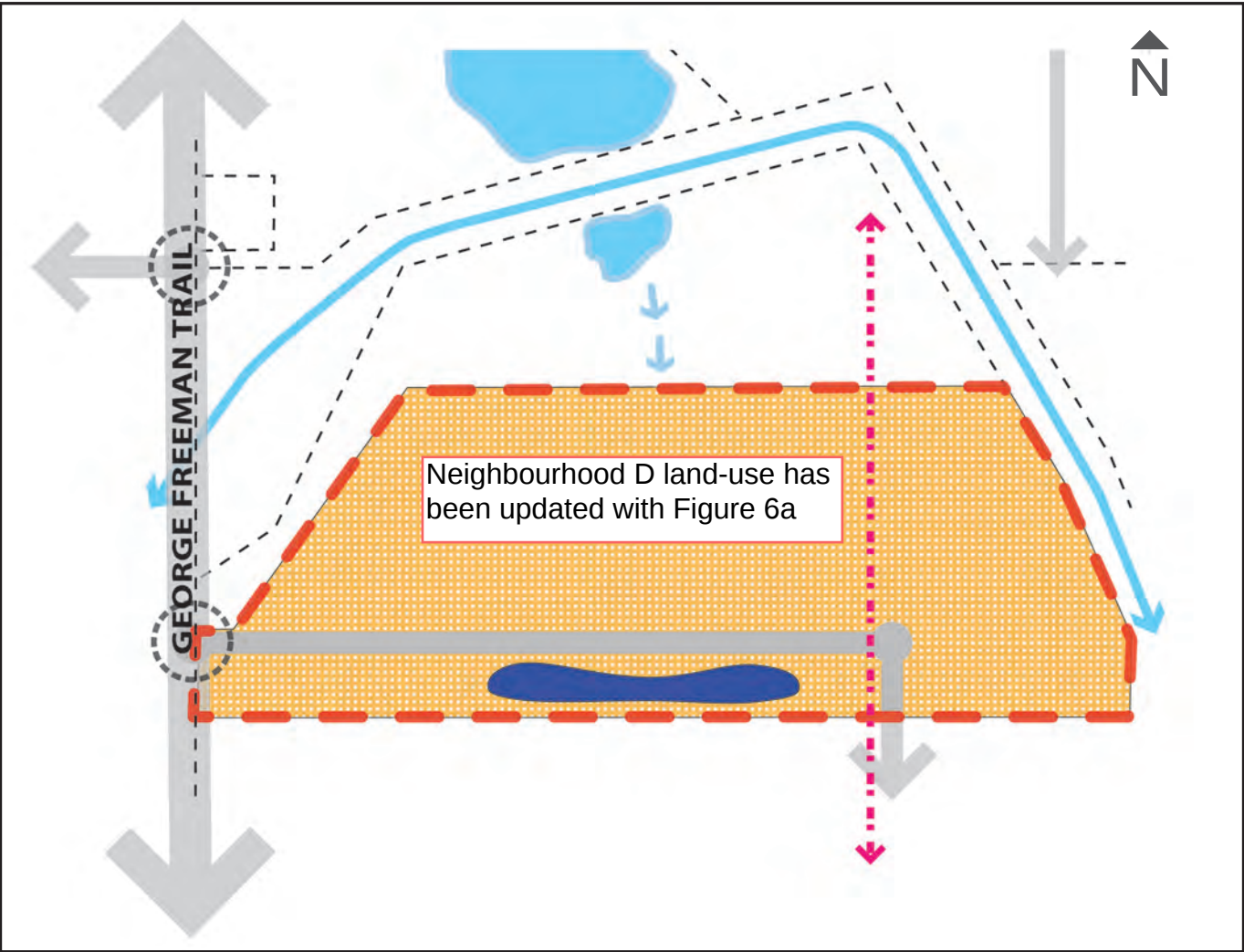

Open/Green Space Network


Stormwater Facilities/Enhanced Wetland Complex

FIGURE
(8A)

NEIGHBOURHOOD D
LAND USE STRATEGY





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

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

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

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

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

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



CONCEPT ONLY - SUBJECT TO CHANGE

FIGURE
(7B)

NEIGHBOURHOOD A
MASTER PERSPECTIVE ILLUSTRATION

PRAIRIE'S EDGE



CONCEPT ONLY - SUBJECT TO CHANGE

FIGURE
(7C)

NEIGHBOURHOOD A
AMENITY PERSPECTIVE ILLUSTRATION

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

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

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

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

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

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

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

5.2.1 Single-Family Large Lot

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

5.2.2 Single-Family Narrow Lot

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

5.2.3 Multi-Family Low Density

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

5.2.4 Multi-Family Medium Density

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

5.2.5 Small-Scale Local Commercial Centre

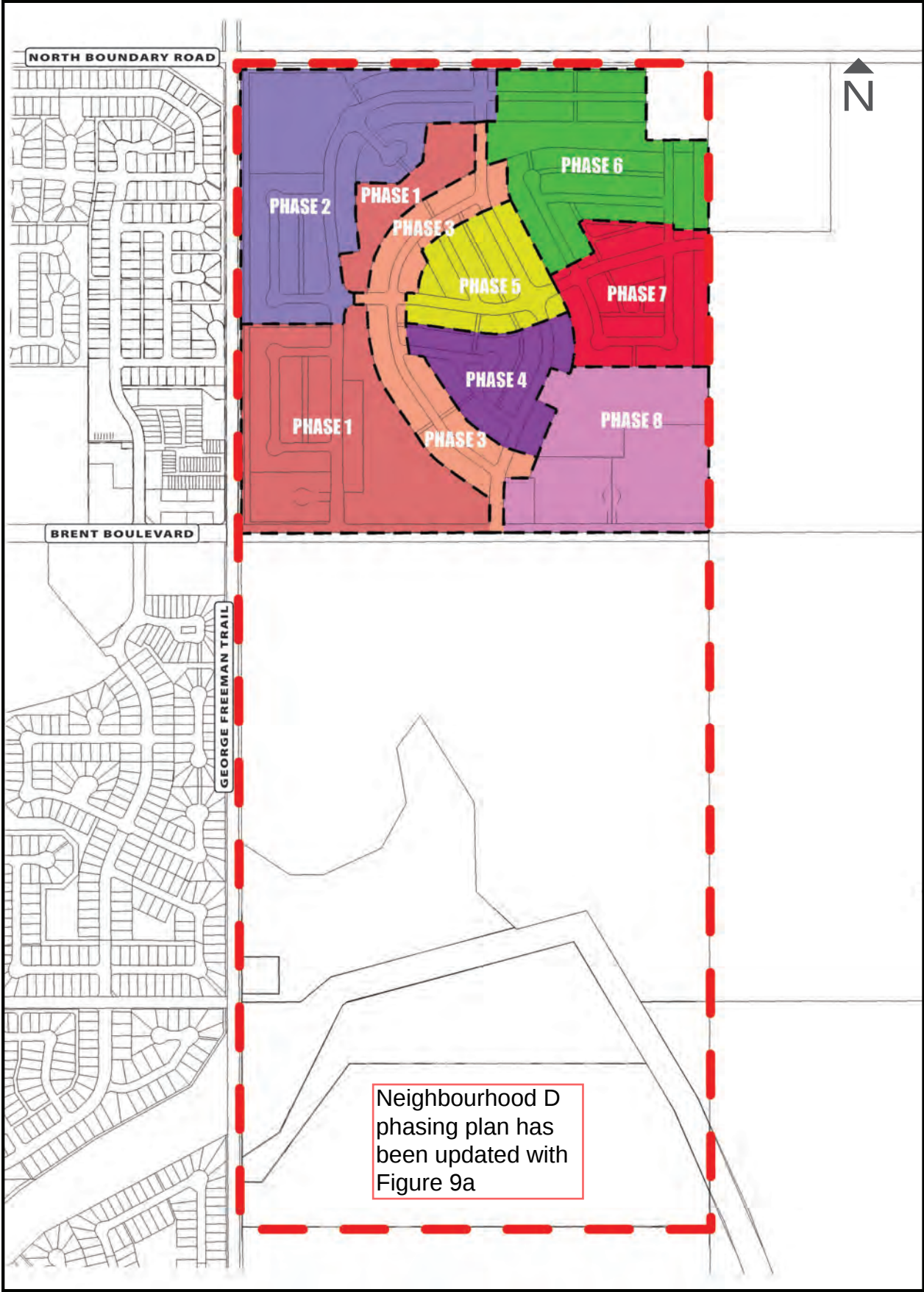
The majority of commercial services and retail opportunities in Strathmore are centred on Highway One. Prairies' Edge (Neighbourhood A) offers a small-scale local convenience area offering retail sale of convenience goods and services to the surrounding neighbourhood. The commercial site has been located along Brent Boulevard and is within walking distance to the major pathway and open space system. It is proposed that access to the site will be from the collector road only and that it will be developed with sensitivity to the surrounding residential area through the use of architectural controls. Residential above at-grade retail will be encouraged as another form of housing. This land use may reflect closely the provisions of the Town of Strathmore's current Convenience Commercial Land Use district. This site is no greater than +/-1.0 acre; it would not be seen as a major commercial centre and not compete with the existing commercial opportunities along Highway One.

5.2.6 Phasing

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

FIGURE
(9)

PHASING STRATEGY (NEIGHBOURHOOD A)



~~this section.~~

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

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

5.3 Neighbourhood D (Prairies' View) Land Use Policies

The Prairies' View (Neighbourhood D) community will support a modular home ~~land lease~~ project consistent with **Figure 8A - Neighbourhood D Land Use Strategy**. This use would not invoke a subdivision (with the exception of registration of Road Plans as miscellaneous plans of subdivision for the mutual benefit of the site and neighbouring properties) ~~and is intended to support leasehold dwelling units. The goal of the project is to allow for a quickly available and flexible entry level price point home.~~ The modular home ~~land lease~~ project reduces building construction windows, reduces landfill debris and on site construction debris, and utilizes sustainable building techniques. This use is being provided within the Town of Strathmore to help stimulate the local economy, provide diversity in housing choice, and increase opportunities for people to both live and work within the Town of Strathmore at an entry level price point.

Just what is a modular home?

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

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

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

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

FIGURE
(8B)

SINGLE-FAMILY DETACHED MODULAR HOMES



NEIGHBOURHOOD D
BUILT-FORM EXAMPLES

SEMI-DETACHED MODULAR HOMES



THE PRAIRIE'S VIEW

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

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

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

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

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

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

Policy 5.3.6 The site will be developed and serviced in accordance with the required standards of the Town of Strathmore. The ultimate right-of-way for area wide deep utility and storm water servicing in accordance with the Town of Strathmore ~~Master Servicing Strategy~~ shall be protected.



6.0 OPEN SPACE - WETLANDS

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

6.1 Wetland Enhancement and Retention

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

been considered significant and supports an existing Ducks Unlimited Project.

6.1.1 Wetland ST-23

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

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

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

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

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

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

6.1.2 Wetland ST-24

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

SECTION F (refer to Figure 13A)

The diagram illustrates a cross-section of a parkway with the following components and dimensions from left to right:

- 1.5m MONQ SIDEWALKS**: A sidewalk with a width of 1.5m.
- 2.25m**: A dimension of 2.25m.
- 4.25m**: A dimension of 4.25m.
- 1.25m**: A dimension of 1.25m.
- ASPHALT PATH**: A path with a width of 2.0m.
- VARIES**: A dimension that varies.
- CHANNEL (WIDTH VARIES)**: A channel with a width of approximately 1m.
- VARIES**: A dimension that varies.
- OPEN / GREEN SPACE (WIDTH VARIES)**: An open green space with a width of approximately 1/4.
- VARIES**: A dimension that varies.
- ASPHALT PATH**: A path with a width of 2.0m.
- VARIES**: A dimension that varies.
- SINGLE FAMILY REAR YARD**: A rear yard with a width that varies.

CONCEPT ONLY - SUBJECT TO CHANGE

ILLUSTRATED CROSS-SECTION (CONVEYANCE CHANNEL AND PATHWAYS)

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

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

7.0 OPEN SPACE, RESERVE DEDICATION, AND PATHWAYS

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

7.1 Municipal Reserve (MR)

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

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

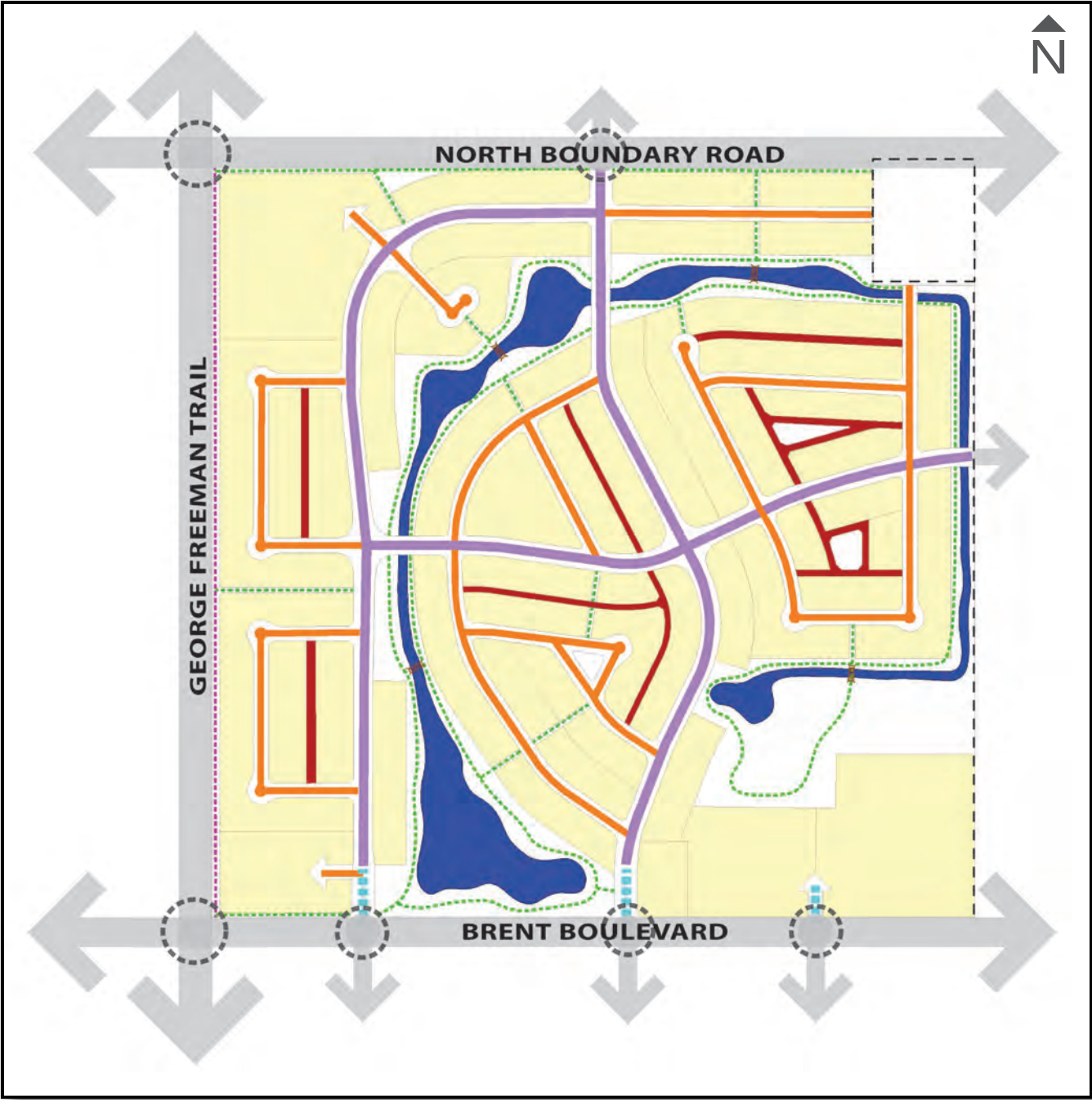
Figure 11 - Mobility Network (Neighbourhood A) outlines the integrated community pathway network for Prairies' Edge (Neighbourhood A) and delineates the regional and local pathway opportunities.



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

FIGURE
(11)

MOBILITY NETWORK (NEIGHBOURHOOD A)



Neighbourhood D
Mobility Network
has been updated
with Figure 11a

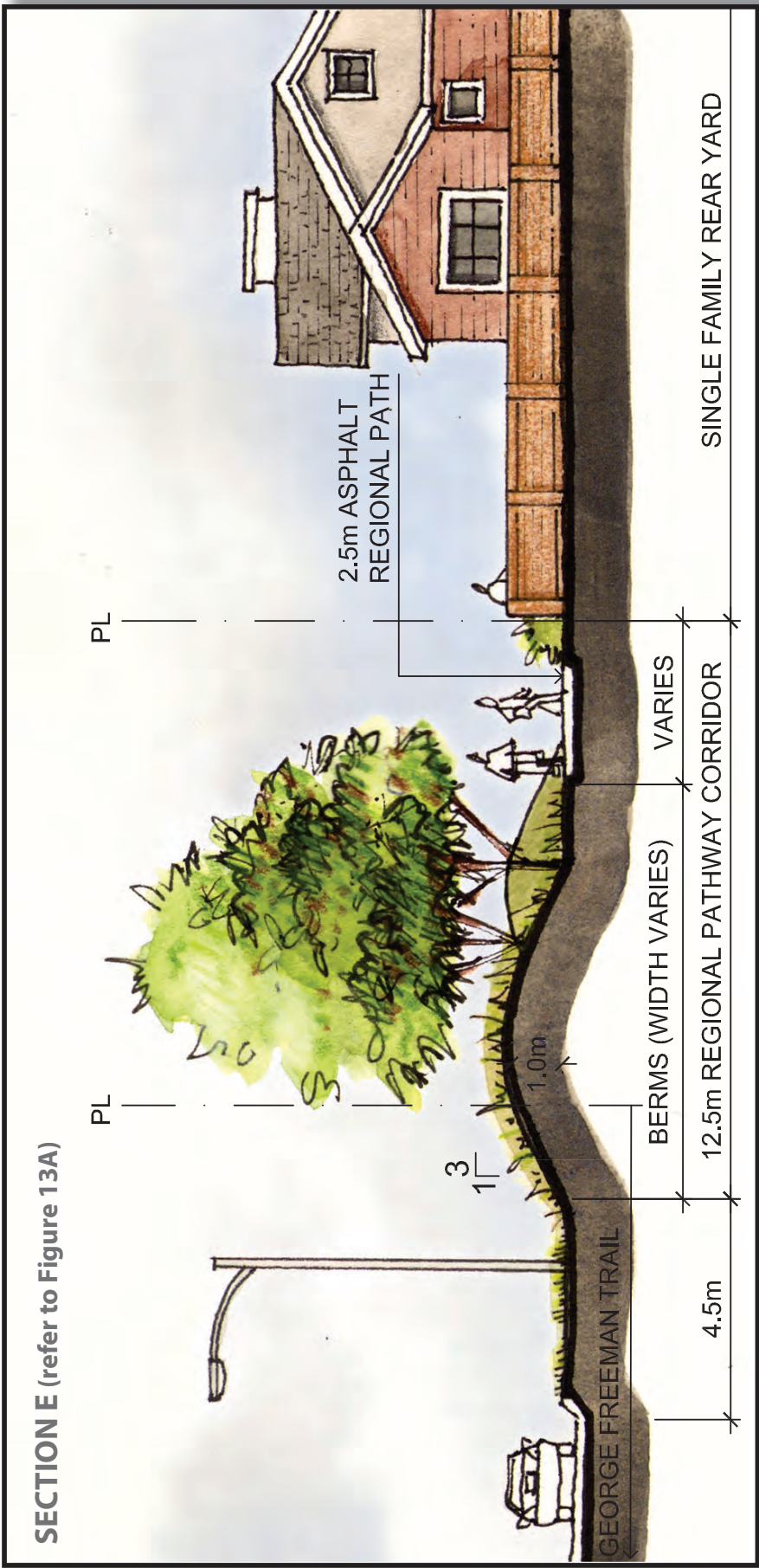


FIGURE
(12)

ILLUSTRATED CROSS-SECTION (REGIONAL PATHWAY)

berm height, landscaping, width of pathway dedication, and conceptual location of the regional pathway.

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

7.2 Environmental Reserve (ER)

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

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

8.0 TRANSPORTATION

The road system has been designed to create a safe and efficient movement of vehicles and pedestrian/bicycle traffic through the community - refer to **Figure 11 - Mobility Network (Neighbourhood A)** (Praire's Edge) is to be serviced with curvilinear roadways that form relatively short blocks providing ease of access, emergency egress/ingress, quiet streets, reduced vehicular speeds, and a sense of security.

Policy 8.0.1 Prior to any development approvals, a detailed transportation plan and Traffic Impact Assessment shall be completed for the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C to the satisfaction of the Town of Strathmore.

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

8.1 Neighbourhood A - Road Network

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

FIGURE
(13A)

ROAD CROSS-SECTIONS

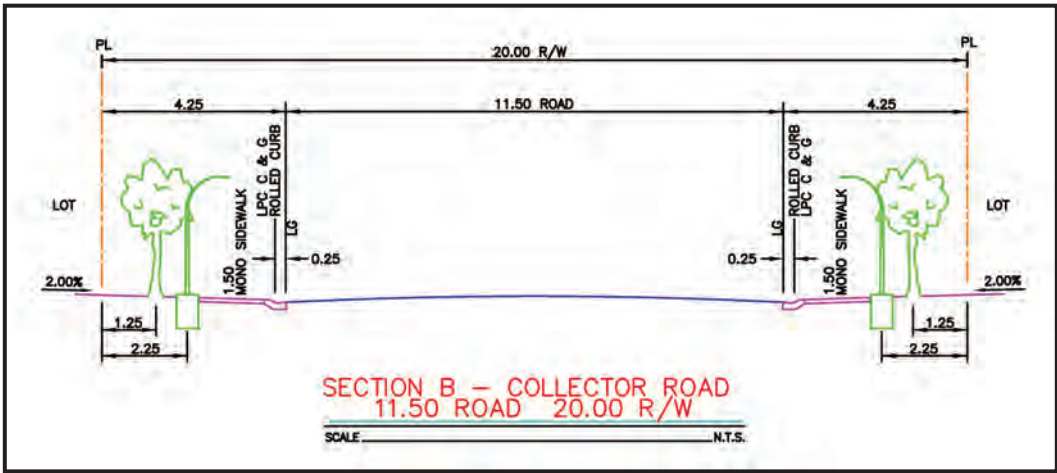
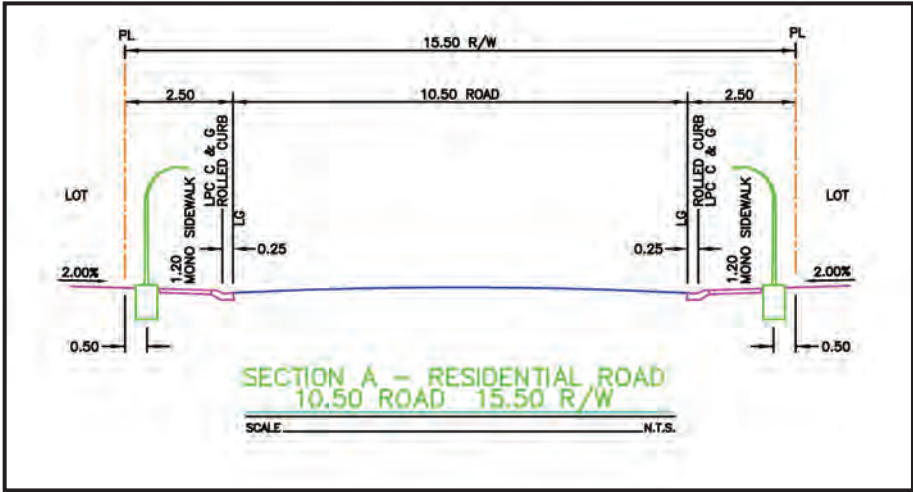
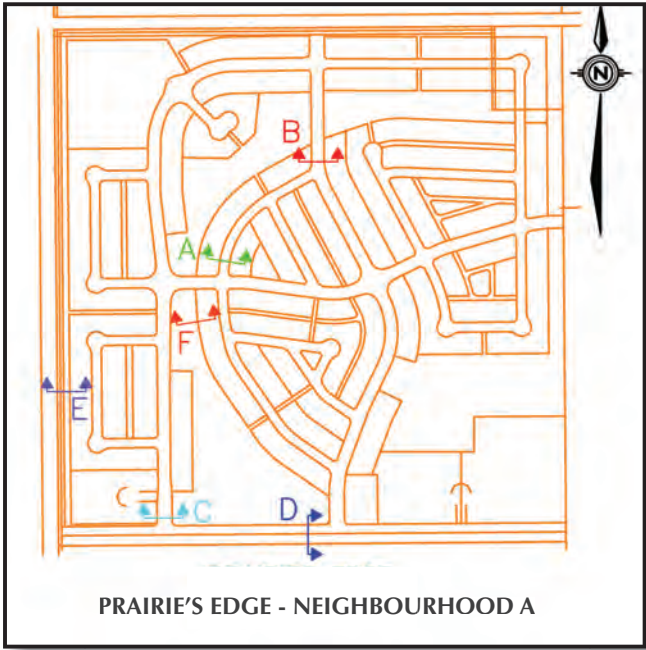
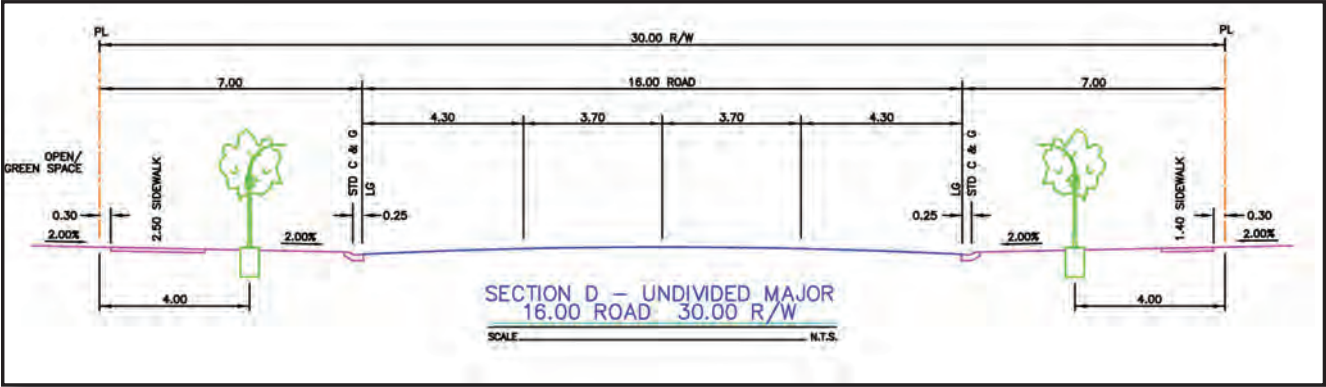
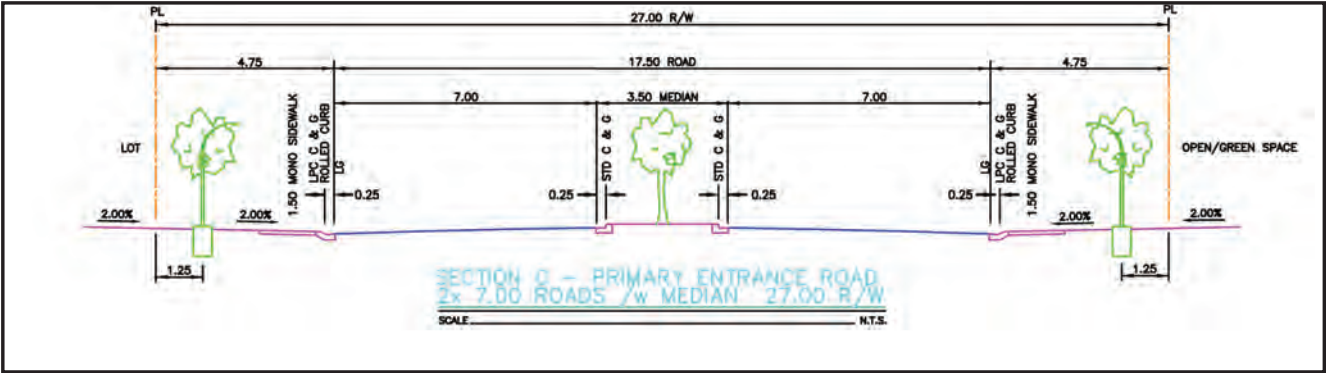
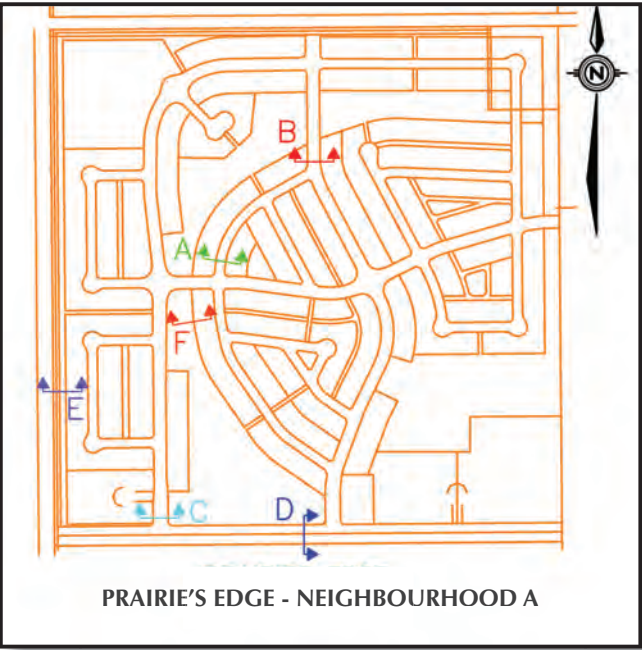


FIGURE
(13B)



ROAD CROSS-SECTIONS

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

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

Opening Day Traffic Conditions – No Improvements

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

Full Build-Out (2037) Traffic Conditions

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

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

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

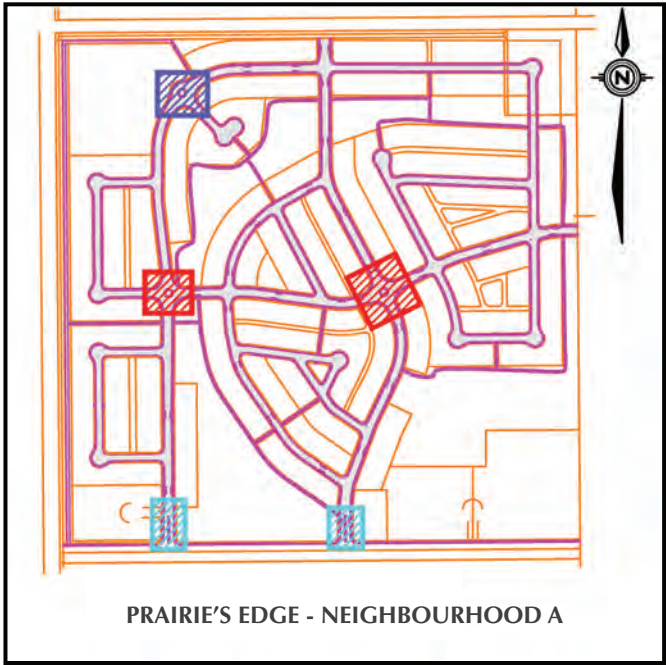
Policy 8.1.1 Access to the Plan Area shall be generally in accordance with **Figure 11 - Mobility Network (Neighbourhood A)**.

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

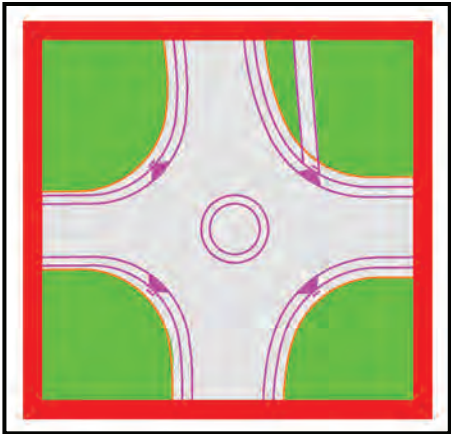
Policy 8.1.3 The Plan Area both during and after full development will provide and maintain appropriate emergency vehicle access, to the satisfaction of the Town of Strathmore.

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

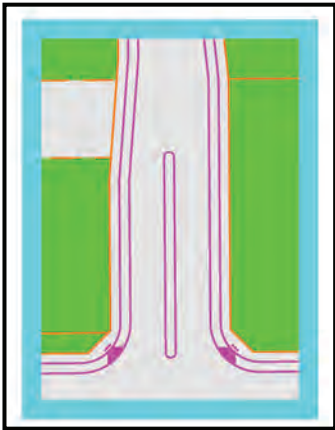
FIGURE
(14)



ROUNDAABOUT



ROUNDAABOUT



ENTRANCE MEDIAN

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

9.0 UTILITIES AND SERVICING

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

Figure 15 - Utility Servicing Strategy (Neighbourhood A) outlines a detailed servicing strategy for Prairies' Edge (Neighbourhood A). The general layout of servicing described in this Plan facilitates development within and outside of the Plan Area. Endeavours to Assist to the Prairies' Edge (Neighbourhood A) and Prairies' View (Neighbourhood D) developer are anticipated and shall be assigned at the discretion of the Town.

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

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

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

9.1 Water Supply and Conservation

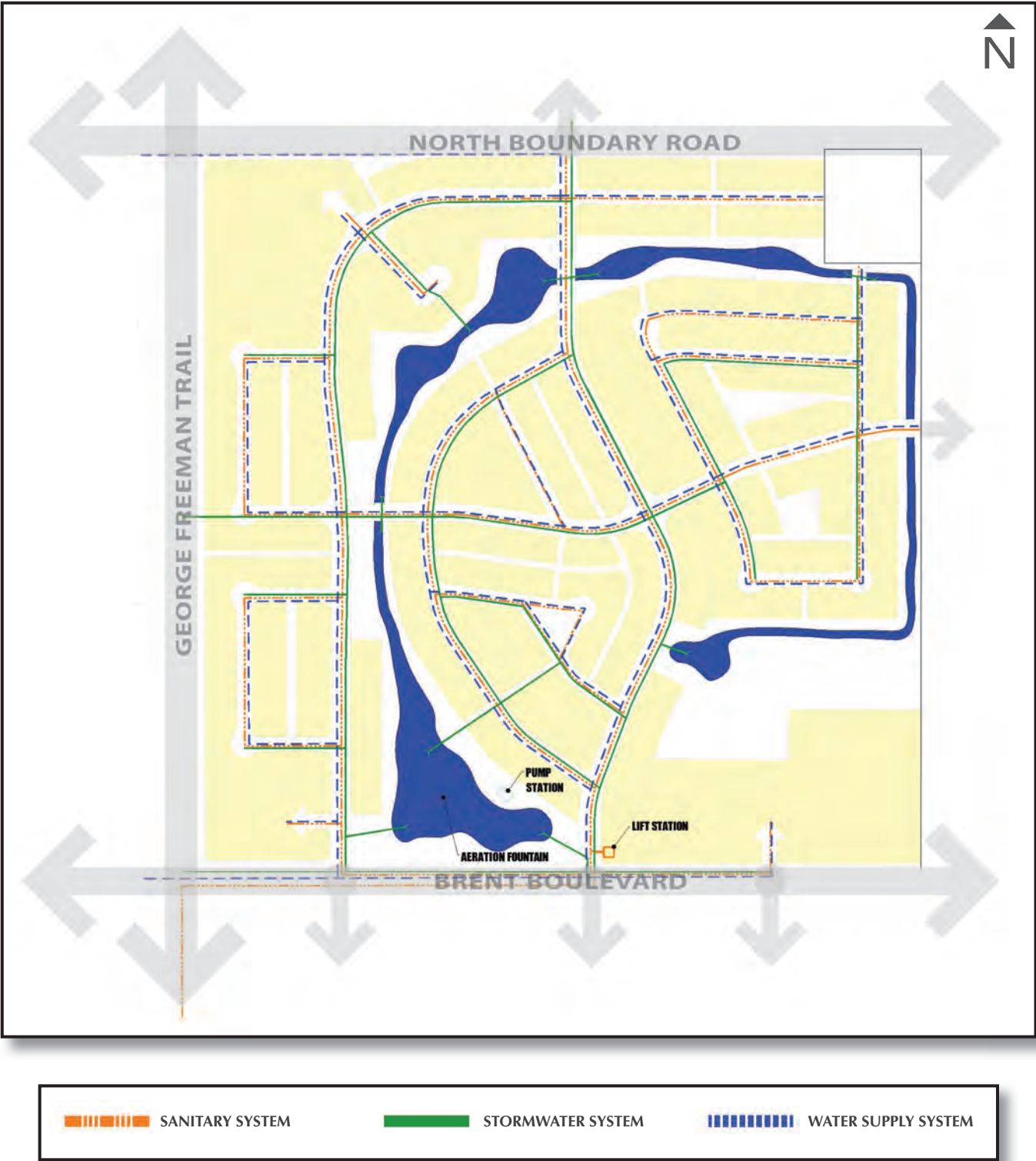
Potable water servicing for the area is provided generally in accordance with the ~~Master Servicing Study~~. The Town has identified where upgrades are required and connections are available for the Plan Area based on the ~~Master Servicing Study~~. It is anticipated that upgrades and infrastructure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

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

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

FIGURE (15)

UTILITY SERVICING STRATEGY (NEIGHBOURHOOD A)



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

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

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

~~Within Neighbourhood D, connections to the offsite infrastructure will also occur in stages. The initial connection will be on East Lake Boulevard to the existing watermain. When development has progressed requiring a secondary tie, it is anticipated to be located in Aspen Creek on Parklane Drive to an existing 250 mm diameter water line.~~

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

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

9.2 Sanitary Wastewater

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

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

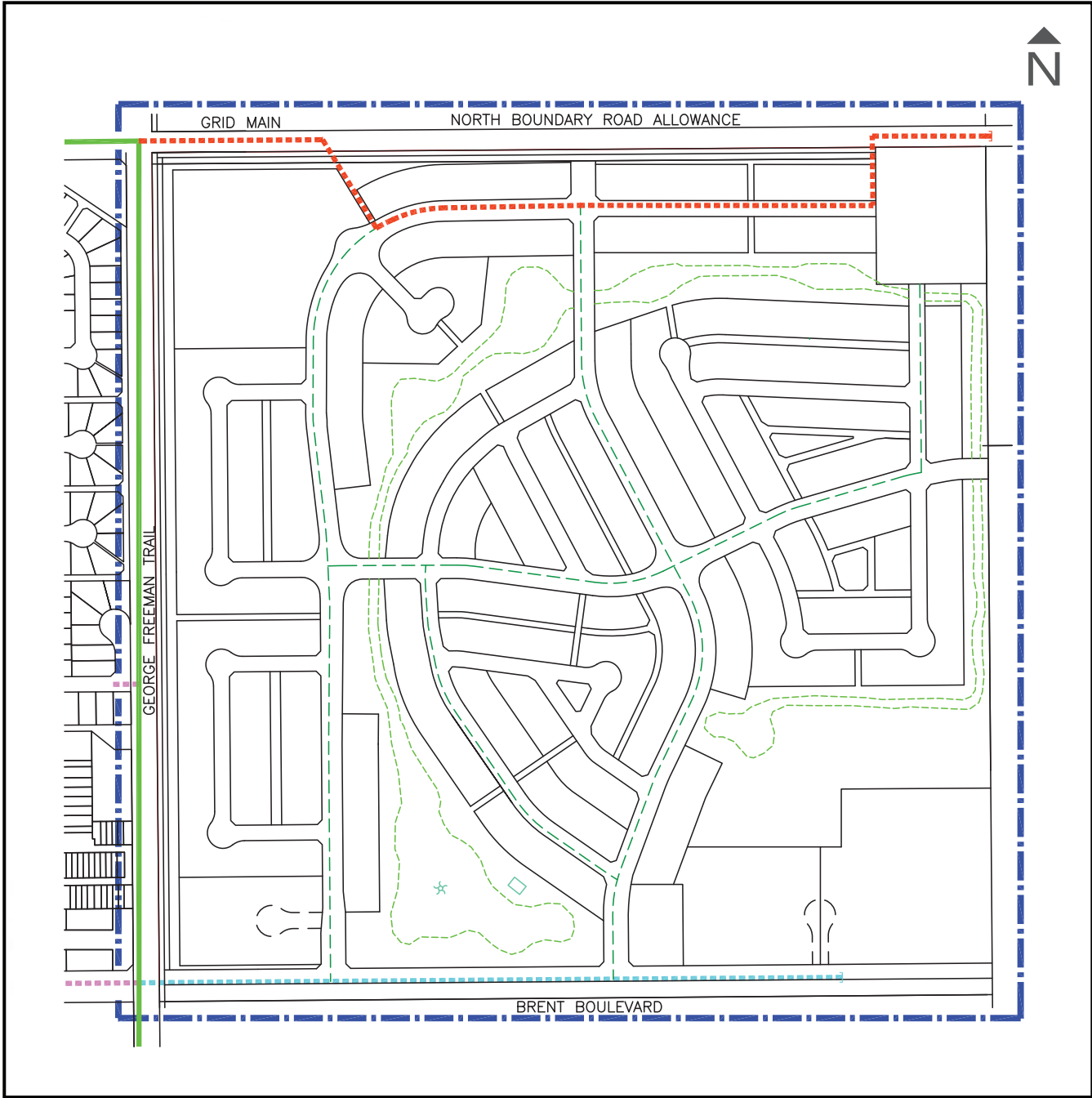
The interim servicing strategy will evolve over two (2) stages. Both initial stages will utilize a lift station proposed to be located in the mid southern portion of Neighbourhood A (refer to **Figure 17 - Sanitary Wastewater System Neighbourhood A**). From this lift station a trunk line, sized to accommodate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

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

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

FIGURE (16)

WATER SUPPLY SYSTEM (NEIGHBOURHOOD A)



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

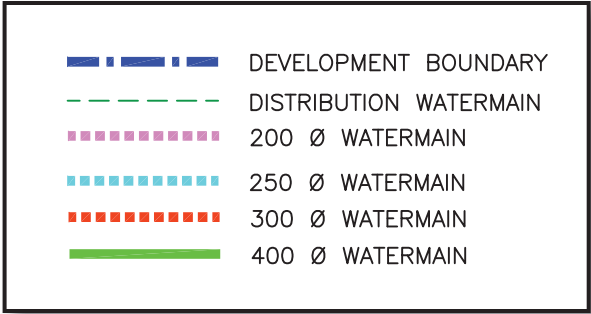
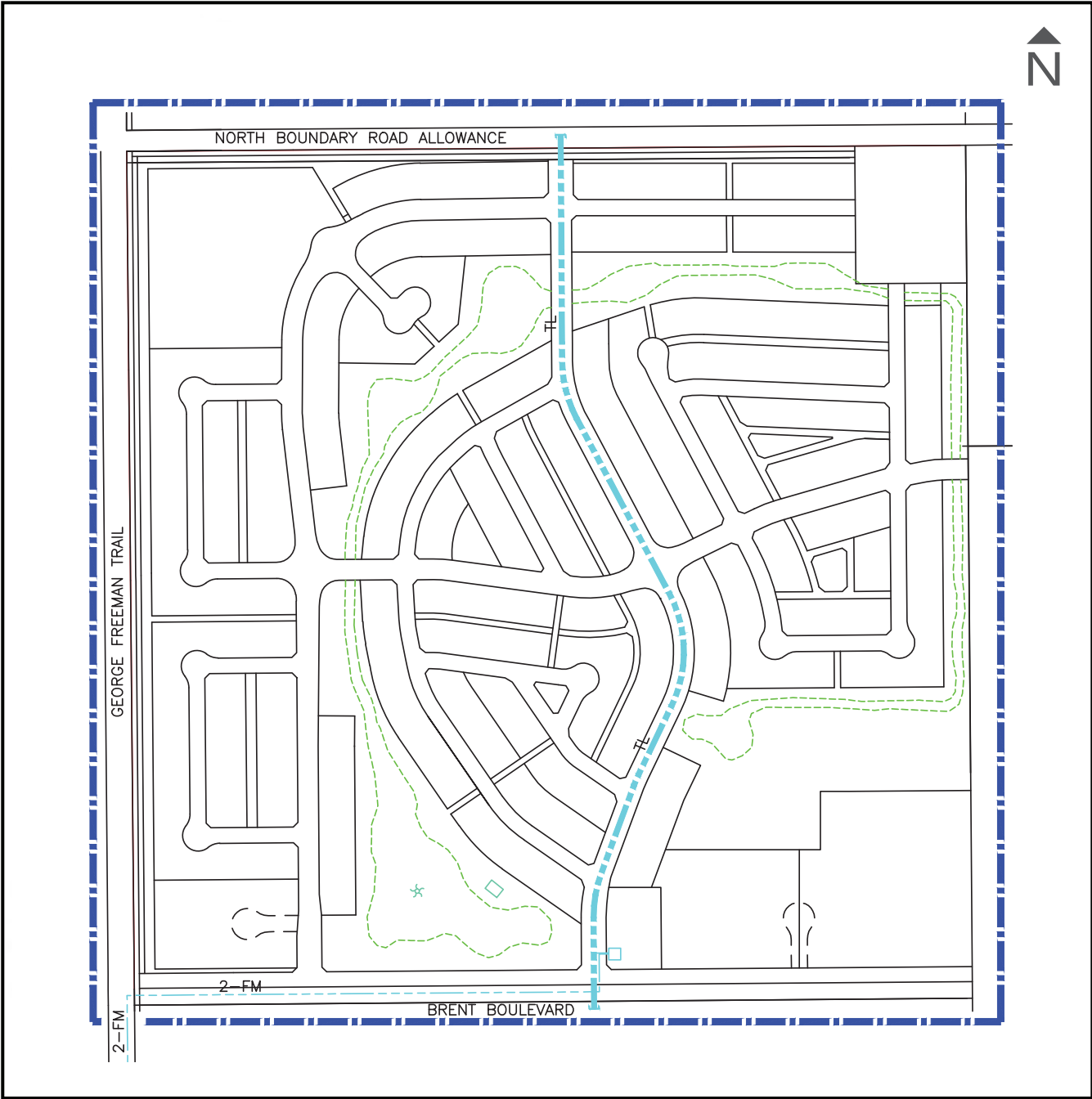


FIGURE
(17)

SANITARY WASTEWATER SYSTEM (NEIGHBOURHOOD A)



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



capacity of Stage 1.

~~For the sanitary servicing of Neighbourhood D a lift station on a much smaller scale is proposed and positioned at the location that the trunk line could connect. This will also be a temporary solution until such time as area development reaches the boundary of this Neighbourhood, consistent with the Town of Strathmore's Master Servicing Strategy and Figure 8A - Neighbourhood D Land Use Strategy.~~

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

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

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

9.3 Stormwater Management

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

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

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

1. The first 25 mm of runoff must be stored without release downstream. Proposed site solutions include, but are not limited to,
 - Aeration devices - which not only accelerate evaporation but will provide aeration;
 - Natural ex-filtration - which occurs at a higher than normal rate in Strathmore due to the sandy nature of the soil;
 - Recirculation - which enables the maintenance of water levels in both the channels and the ponds, producing additional surface area for evaporation; and,
 - Irrigation - which will accelerate evaporation and serve a secondary function for the sustaining of vegetation. This will also add to the infiltration component.

2. 85% of 75 micron particles must be removed in a forebay - A permanent wet pond is currently being proposed and will consist of a forebay and a permanent 2.5 metre deep section which will provide water quality control and active storage sections where run-off in excess of the pre-development is temporarily stored.
3. There is no increase in downstream discharge peak flows - This is accomplished by the use of orifices and stormwater retention within the stormwater facilities.

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

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

~~Within Neighbourhood D, a stormpond / Public Utility Lot (PUL), consistent with and **Figure 8A - Neighbourhood D Land Use Strategy**. This PUL is located in an area that appears to convey pre-development flows. It is anticipated a stormpond will be constructed in this location to capture and retain post-development flows. The overall stormwater strategy for this area shall be in accordance with the Town of Strathmore's Regional Master Drainage Plan.~~

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

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

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

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

9.4 Shallow Utilities

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

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

10.0 PUBLIC CONSULTATION

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



11.0 IMPLEMENTATION, REVIEW, AND AMENDMENT

11.1 ASP Implementation

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

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

11.2 Plan Review and Amendment

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





Request for Decision

To: Town Council

Contact: Kate Bakun, Planner

Date Prepared: June 14, 2026

Meeting Date: July 22, 2026

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

RECOMMENDED MOTION: THAT Council give First Reading to Bylaw No. 26-14, being a bylaw to amend Land Use Bylaw No. 14-11;

AND THAT Council direct Administration to schedule a Public Hearing for Bylaw No. 26-14 on September 2, 2026 at 6:05 p.m. in Council Chambers.

REPORT SUMMARY

KEY ISSUE(S):

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

The development concept includes residential units centered around a clubhouse and proposes neighbourhood commercial uses on a 3.74-acre (1.51 ha) parcel located in the southwest portion of the site.

OBJECTIVE:

The purpose of the Land Use Bylaw Amendment is to redesignate the subject lands to accommodate the proposed development, including a mix of residential and supporting land uses, while promoting increased housing diversity and providing additional residential opportunities within the community.

FINANCIAL IMPLICATIONS:

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

BACKGROUND:

The Town of Strathmore has received an application to amend the Land Use Bylaw to redesignate the subject lands in support of the proposed development concept for The Prairies

Neighbourhood “D” (Prairies View). The proposed redesignation application is being considered in conjunction with The Prairies Area Structure Plan Amendment Bylaw No. 26-11.

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

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

The proposed land use districts include:

- R3 – High Density Residential District with a Direct Control District Overlay to accommodate the residential portion of the development. The proposed Direct Control District would include “Community Building and Facility” as a permitted use and establish additional site-specific development regulations proposed by the Applicant.
- C1 – Neighbourhood Commercial District to accommodate future neighbourhood commercial uses within the southwest portion of the site.
- P1 – Public Service District to accommodate public service uses, including the proposed Municipal Reserve lands and associated public infrastructure.

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

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

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

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

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

OTHER IMPLICATIONS

STRATEGIC PRIORITIES IMPACTED:



HOW THE STRATEGIC PRIORITIES ARE MET:

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

COMMUNITY IMPLICATIONS:

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

INTERNAL IMPLICATIONS:

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

IMPLEMENTATION

COMMUNICATIONS:

Staff will advertise the public hearing by including written notices in the Strathmore Times and on the Town's social media pages. Adjacent landowners will be mailed notice of the public hearing. The proposed bylaw will be posted to the Town's website. Staff will be available to provide information about the public hearing process.

NEXT STEPS:

Staff will advertise the public hearing in accordance with Section 606 of the MGA.

REPORT AUTHOR:

Kate Bakun, Planner

ATTACHMENTS:

[Attachment I: Bylaw No. 26-14 - The Praries DC](#)

[Attachment II: 2312 WoStrath ASP land use R5 jul15 26](#)

[Attachment III: Map and LUB Districts](#)

Chuck Procter, Manager of Development Services

Approved
- 15 Jul
2026

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

Approved
- 16 Jul
2026

Kevin Scoble, Chief Administrative Officer

Approved
- 16 Jul
2026

Veronica Anderson, Legislative Services Officer

Approved
- 16 Jul
2026

Johnathan Strathdee, Manager of Legislative Services

Approved
- 17 Jul
2026

BYLAW NO. 26-14
TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA

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

UNDER AUTHORITY of and pursuant to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, and amendments thereto, the Municipal Council of the Town of Strathmore in the Province of Alberta, HEREBY ENACTS AS FOLLOWS:

1. SHORT TITLE

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

2. AMENDMENTS

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

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

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

"1. APPLICATION

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

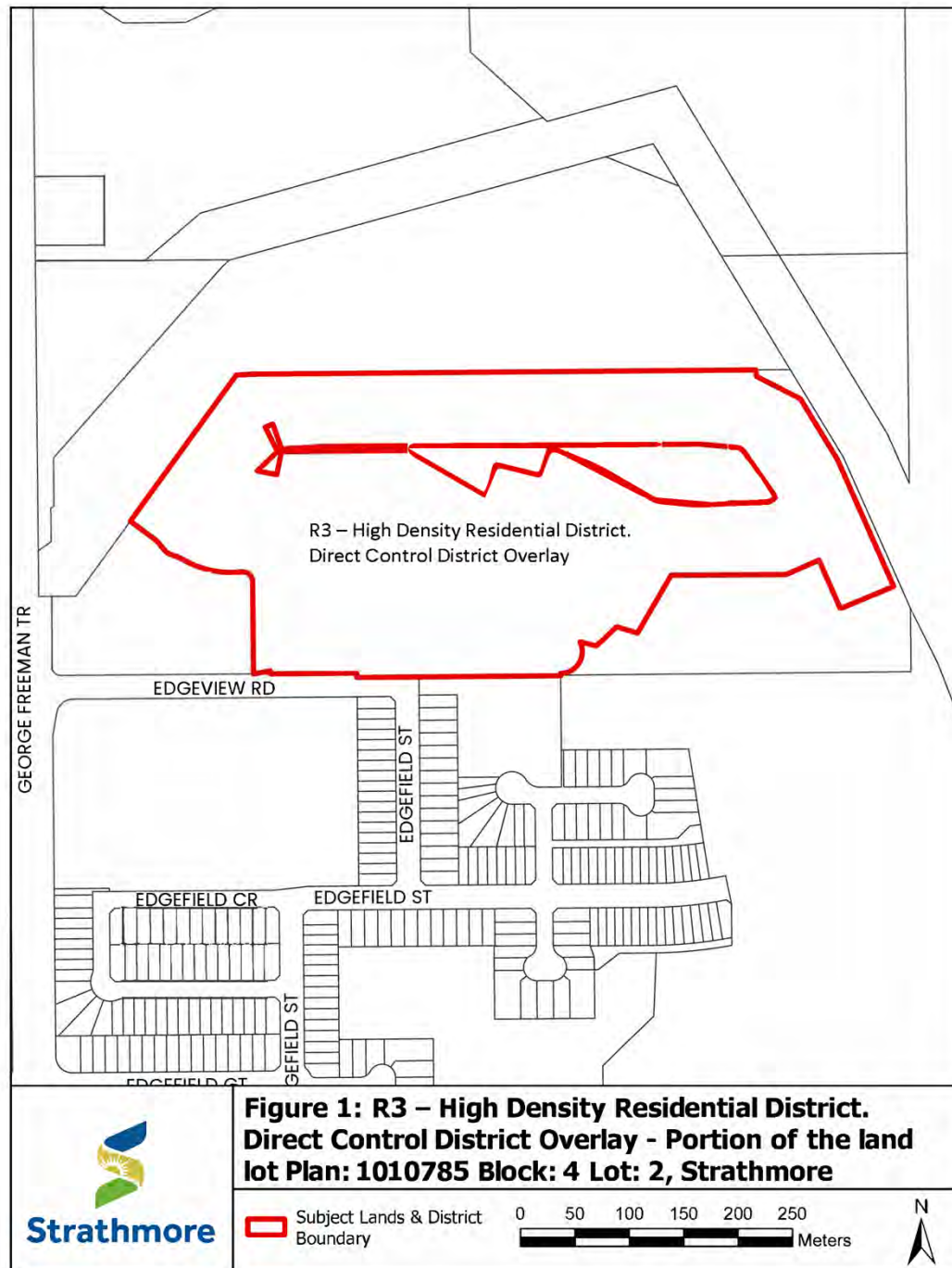


Figure 1: Direct Control District Overlay – The Prairies Neighbourhood “D”

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

2 REGULATIONS

- 2.1 The Permitted Uses prescribed in Section 4.6(2)(a) of the "R3 – High Density Residential District" shall be amended to add "Community Building and Facility" as a permitted use.
- 2.2 The Minimum Yard Setbacks – Principal Building prescribed in Section 4.6(3)(g) of the 'R3 – High Density Residential District' shall be:
- i. Rear Yard – at the discretion of the Approving Authority

3. EFFECTIVE DATE

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

READ A FIRST TIME this 22nd day of July, 2026

PUBLIC HEARING HELD this 2nd day of September, 2026

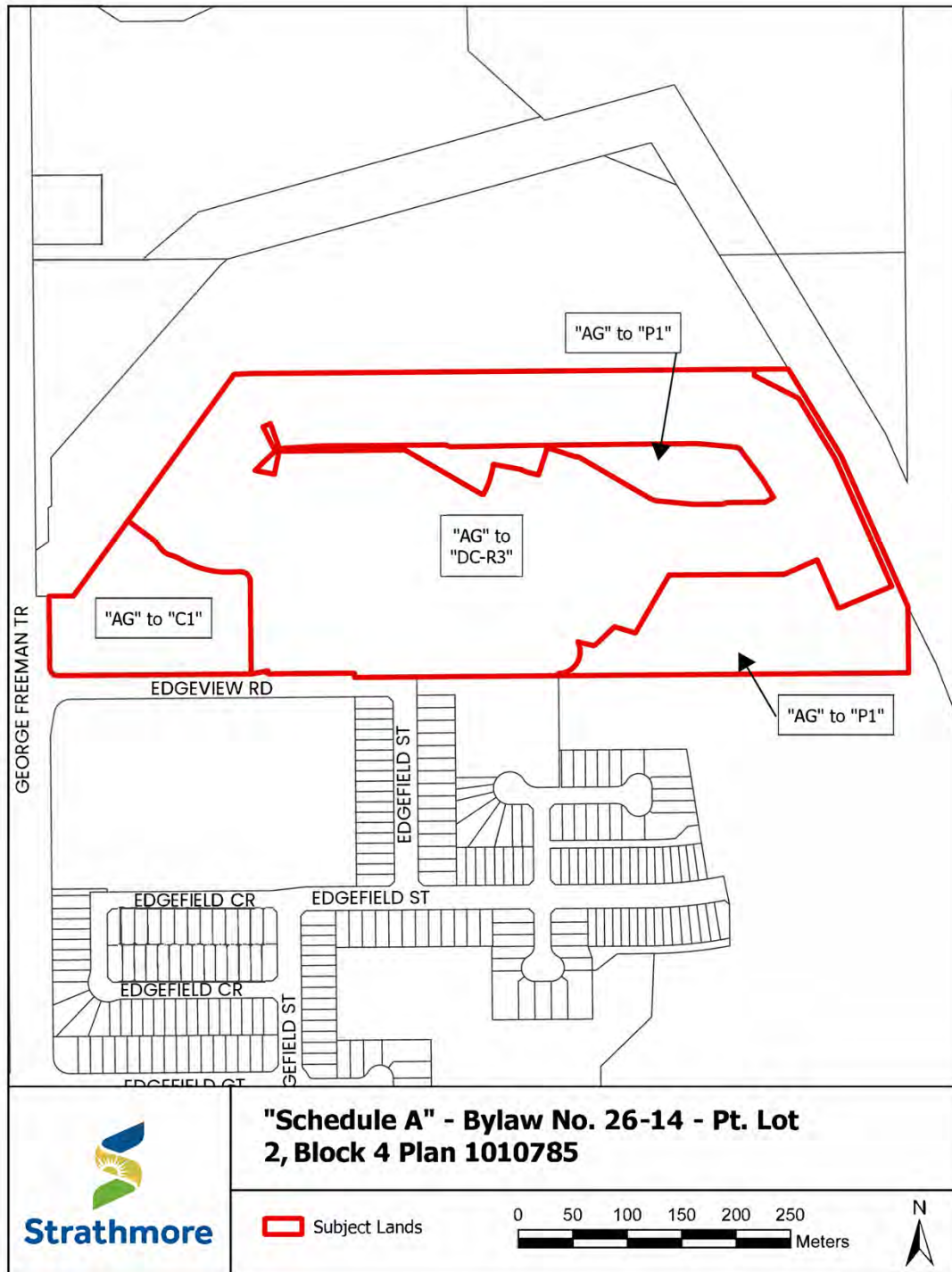
READ A SECOND TIME this 2nd day of September, 2026

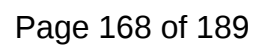
READ A THIRD AND FINAL TIME this 2nd day of September, 2026

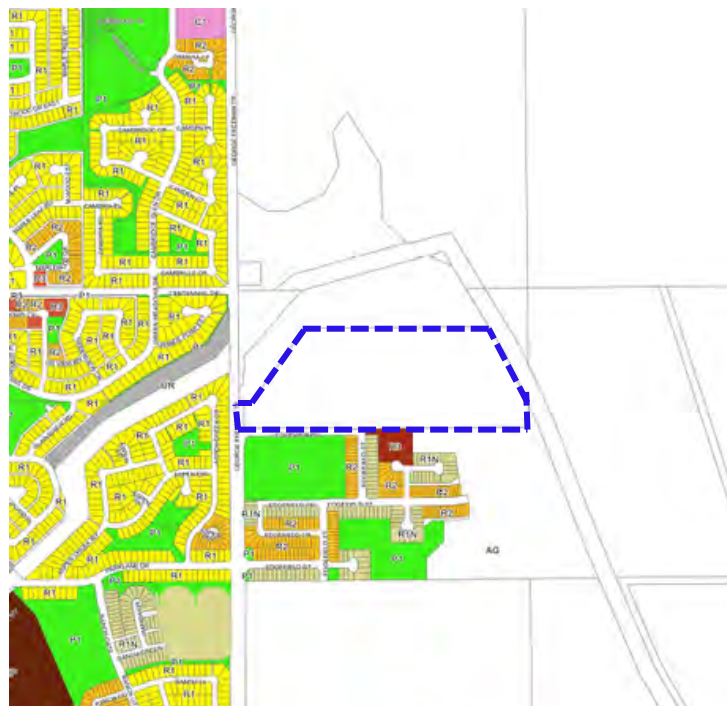
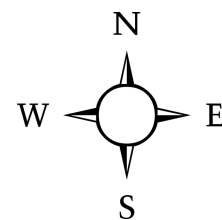
Mayor

Director of Strategic, Administrative
& Financial Services

SCHEDULE "A"







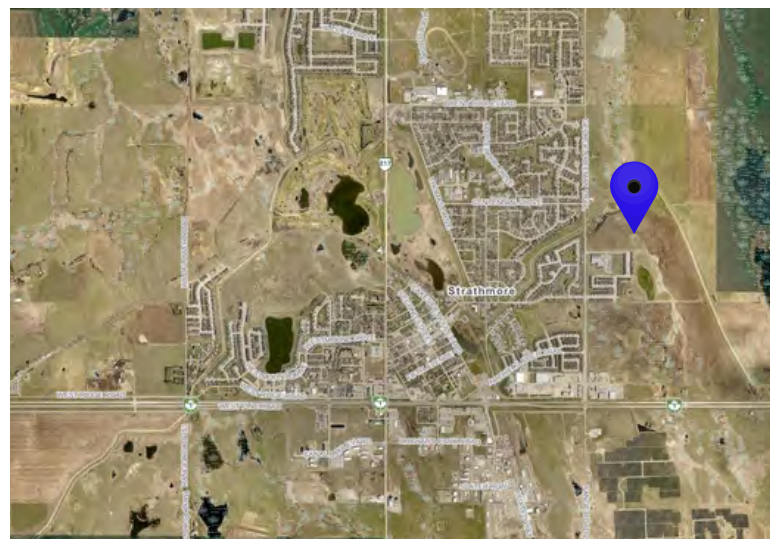
Land Use Districts

NOTE: THIS MAP IS IN A DRAFT STATE.

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

Town Features

Highways Municipal Roadways Private / Service Roads



Neighbourhood Node “D”- Context:

 - Subject Parcel



4.17 AG - AGRICULTURE GENERAL DISTRICT

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

2. USES:

a) Permitted Uses

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

b) Discretionary Uses

Bylaw #22-01	Agricultural Processing - Major
	Animal Hospital and Shelter
	Auctioneering Establishment
	Bed and Breakfast
	Community Buildings and Facilities
	Equestrian Facility
	Housing, Duplex
	Housing, Security
	Kennel
	Protective Emergency Services
Bylaw #20-04	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.

4.6 R3 HIGH DENSITY RESIDENTIAL DISTRICT

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

2. USES:

a) Permitted Uses

Accessory Building
 Home Office
 Housing, Apartment
 Housing, Attached
 Protective Emergency Services
 Public Parks
 Residential Sales Centre 1
 Utilities

Bylaw #15-22

Bylaw #17-12

b) Discretionary Uses

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

Bylaw #15-40

Bylaw #17-12

3. GENERAL SITE REQUIREMENTS:

a) Minimum Site Area

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

b) Minimum Site Area

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

c) Minimum Site Width

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

Bylaw #22-01

d) Minimum Site Depth

- i. 30.5 metres for all lots

e) Habitable Floor Area

- i. Minimum Gross Floor Area - 40 m² per dwelling unit

f) Maximum Number of Dwelling Units

Bylaw #15-28

- i. The maximum density is 100 dwelling units per hectare

g) Minimum Yard Setbacks – Principal Building

Bylaw #16-10

- i. Front Yard – 6.0 m and, at the discretion of the Approving Authority, 4.0 m if the lot is served by a rear lane
- ii. Rear Yard – 7.0 m
- iii. Side Yard – The setback from a side property line is as follows:

Bylaw #15-01

- a. 1.5 m from the side property line shared with an Internal Lot if the Principal Building is 9.0 m or less in height at the eaveline;
- b. 3.0 m from a side property line shared with an internal lot if the Principal Building is more than 9.0 m in height at the eaveline;
- c. 3.0 m from a side property line shared with a street other than a lane unless the building is 9.0 m or less in height at the eaveline and the building is located in the Downtown Overlay District in which case the setback from the side property line shared with a street may be reduced, at the discretion of the Approving Authority, to not less than 1.5 m

Bylaw #16-10

h) Building Height

Bylaw #22-01

- i. 10.0 m for Duplex
- ii. 12.0 m for Attached Housing
- iii. 5.0 m for Accessory Buildings* see OTHER SITE REQUIREMENTS below
- iv. 14.0 m or four (4) storeys for Apartment Housing

Bylaw #22-01

i) Site Coverage

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

4. OTHER SITE REQUIREMENTS:

Parking

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

Landscaping

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

Uses and appearance

- c) The Approving Authority shall give due consideration to the compatibility of a proposed Development in this District to existing Uses on or near the Site.
- d) If the site is located within the Downtown Overlay District, the development will be required to meet all of the requirements of that District as well as be subject to a review by the Downtown Design Review Committee.

Bylaw #22-01

Accessory Building

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

4.12	C1 – NEIGHBOURHOOD COMMERCIAL DISTRICT
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1. PURPOSE: To provide for street-oriented mixed-use forms of local commercial retail and services to complement surrounding neighbourhoods.

2. USES:

a) Permitted Uses

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

Bylaw #15-22

Bylaw #17-12

b) Discretionary Uses

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

Bylaw #17-12

3. GENERAL SITE REQUIREMENTS:

a) Site Area

- i. Minimum Area of 1,393.0 m²
- ii. Maximum Area of 15,000.0 m²

b) Minimum Front Yard

- i. 3.0 metres

c) Minimum Side Yard Setbacks

- i. Zero if attached as in a strip mall

- ii. 3.0 metres, if developed as separate structures

d) Minimum Rear Yard Setbacks

- i. Principal and Accessory Building - 6.0 m for all lane-less Developments;
- ii. 3 m for any Development served by a lane.

e) Boundary Treatment

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

f) Landscaping

- i. 15% of gross area

4. OTHER SITE REQUIREMENTS:

a) Parking Areas

- i. All parking areas shall be paved.

Mechanical Equipment

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

Bylaw #22-01

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.

**WHEATLAND HOUSING MANAGEMENT BODY
REGULAR MEETING
May 21, 2026**

Minutes of the Regular Meeting of the Wheatland Housing Management Body,
held at the Wheatland Lodge, 76 - 2nd Street, Strathmore, Alberta on Thursday,
May 21, 2026, at 7:00 PM.

Board Members Present:

Wheatland County	G. Koester ~ Board Chair
Hospice Society	D. Dunlop
Member At Large	J. Aschenbrenner
Town of Strathmore	J. Chisholm
Strathmore Lions Club	D. Geiger
Village of Rockyford	L. Smith
Wheatland County	K. Clayton
Wheatland County	R. Laursen

Attendees Present:

Chief Administrative Officer	C. Hickey
Maintenance Supervisor	P. Neufeld
Site Manager	C. Shworak
Social Housing Manager	R. Beveridge
Administrative Assistant	T. Duxbury ~ Recording Secretary

Absent:

Town of Strathmore	R. Wegener
Village of Hussar	L. Schultz
Village of Standard	M. Gauthier

Board Chair, **KOESTER**, called the meeting to order at 6:57 PM.

Read Mission Statement & Vision Statement

Agenda Addition

- I. a) Closed Session/In Camera
- Legal Discussion.
 - ATIA 31 – legal advice

Agenda

RESOLUTION 46-05-01
Agenda

CLAYTON MOVED to approve the agenda as amended.

- Carried Unanimously.

**WHEATLAND HOUSING MANAGEMENT BODY
REGULAR MEETING
May 21, 2026**

Guest – Paula Kupchak Hall ~ BA Communication Specialist

Frequently Asked Questions

- Reviewed and discussed revisions to wording.
- Website FAQs are subject to change and may be updated as new information becomes available.
- To be posted on WHMB website.

Diversity, Equity and Inclusion

- Discussed DEI and resident inclusion.
- WHMB supports resident ideas and celebrations.
- Operational decisions will reflect what best suits WHMB residents.

RESOLUTION 46-05-02
Communication
Specialist

CHISHOLM MOVED to accept Paula Kupchak FAQ's and DEI updates as information.

- Carried Unanimously.

Paula Kupchak Hall exits meeting at 7:16 PM

Consent Agenda

- Regular Board Meeting Minutes – April 30, 2026
- Board Resolution Action
- Financial Reports – Lodge & Social Housing – March 2026
- Maintenance Reports – Lodge & Social Housing
- Social Housing Report
- Site Manager Report
- CAO Report
- Committee Reports N/A

RESOLUTION 46-05-03
Consent Agenda

CLAYTON MOVED to approve the Consent Agenda as presented.

- Carried Unanimously.

Old Business

Social Housing ~ N/A

Lodge

Wheatland County Council Questionnaire Update.

- The CAO sent an email to Doug Lagore at the request of the board.
- Discussion on a response to Wheatland County Council.
- The CAO will prepare and send a response letter to Wheatland County Council regarding their questionnaire.

RESOLUTION 46-05-04
Wheatland County Council
Response Letter

SMITH MOVED that the CAO be directed to send a response letter to Wheatland County Council regarding their questionnaire as discussed.

- Carried Unanimously.

**WHEATLAND HOUSING MANAGEMENT BODY
REGULAR MEETING**

May 21, 2026

New Business

Social Housing

Lodge

New Policy I-36 Resident and Tenant – Recording Device

- The Board reviewed Policy I-36, Resident and Family-Owned Audio and Video Recording Devices in Resident Rooms and approved it with three minor revisions.

RESOLUTION 46-05-05
Policy Approval

CLAYTON MOVED to approve policy I-36 with the amended changes.

- Carried Unanimously.

AHPP/SLMP Update

- Review of email sent from Alberta Government stating that the lodge project submission under AHPP is still under evaluation for Senior Lodge Modernization Program (SLMP).
- Will update in the coming months.

Chair Report ~ Glenn Koester

- Discussion AHPP moved to SLMP.
- Meeting with Town of Strathmore CAO on May 22, 2026.
 - Discussing Land Transfer and Development Permit.
- It was noted that Jason Nixon has assumed the Finance portfolio and Nathan Neudorf is now Minister of Assisted Living and Social Services.

RESOLUTION 46-05-06
Chair Report

KOESTER MOVED to accept the information shared by CLAYTON and SMITH and the Chair Report as presented.

- Carried Unanimously.

Important Dates

Next Meeting Date

- Thursday June 18, 2026

Following Meeting Dates

- Thursday July 16, 2026 (at the Call of the Chair)
- Thursday August 20, 2026 (at the Call of the Chair)

Staff exited meeting at 8:10 PM

ATIA 31 – legal advice

RESOLUTION 46-05-07
Enter Closed Session

SMITH MOVED to enter closed session at 8:10 PM.

- Carried Unanimously.

RESOLUTION 46-05-08
Exit Closed Session

CLAYTON MOVED to exit closed session at 8:33 PM.

- Carried Unanimously.

**WHEATLAND HOUSING MANAGEMENT BODY
REGULAR MEETING
May 21, 2026**

RESOLUTION 46-05-09
Doug Lagore
June 2026 Meeting

LAURSEN MOVED that the CAO contact Doug Lagore to request him to come to the next WHMB board meeting to speak on the issues that were discussed in closed session.

- Carried Unanimously

RESOLUTION 46-05-10
CAO Send Letters

SMITH MOVED that the CAO send letters to municipal CAOs notifying them that the WHMB's submission under the AHPP application is still under evaluation for the SLMP.

- Carried Unanimously

RESOLUTION 46-05-11
Adjournment

KOESTER MOVED the meeting adjourn at 8:38 PM.

- Carried Unanimously.

ATIA Sec. 20(1)

Chair

ATIA Sec. 20(1)

Recording Secretary

ATIA Sec. 20(1)

CONFIRMED MINUTES

Regular Meeting of the Town of Strathmore Library Board

Tuesday May 19, 2026

6:30 P.M.

Strathmore Municipal Library Program Room

PRESENT:

Trustee Ann Horn, Chair
Trustee Taura Fox Walker, Vice Chair
Trustee Lindsay Walker
Trustee Melissa Langmaid
Trustee Jen Chaisson
Trustee Tammy Anderson
Trustee Shannon Kelly
Trustee Sunday Adeola
Director Rachel Dick Hughes

ABSENT WITH NOTICE:

Trustee Emily Rochford
Trustee Musenga Simwawa

1. **CALL TO ORDER**

Chair called today's meeting to order at 6:34 p.m.

2. **ACKNOWLEDGEMENT**

We honour all the many First Nations, Métis, and Inuit whose footsteps have marked these lands for centuries. We acknowledge that the ancestral and traditional lands on which we gather are Land of the Blackfoot Confederacy and Treaty 7 territory, a traditional meeting ground for many Indigenous peoples, and in particular our neighbors, Siksika Nation on whose territory we work, live, and play, and on whose territory we stand and where Strathmore resides

3. **CONFIRMATION OF PROPOSED AGENDA (APPENDIX A)**

Motion moved and carried to approve May 19, 2026, Town of Strathmore Library Board Meeting Agenda, as amended.

Moved by Trustee Walker

APPROVED

ATIA Sec. 20(1)

Ann Horn, Chair

1

ATIA Sec. 20(1)

Taura Fox Walker, Co-Chair

4. **CONFIRMATION OF REGULAR MEETING MINUTES OF APRIL 21, 2026 (APPENDIX B)**

Motion moved and carried to approve April 21, 2026, Town of Strathmore Library Board Regular Meeting Minutes as amended.

Moved by Trustee Walker

APPROVED

5. **REPORTS**

5.1 **Strategy & Community Report – Plant Sale and summer events**

\$1350 raised in plant and exchange sale

July 1st Canada Day in the Park we will be selling freezie's and have Silent Auction for the rain barrel

6. **NEW BUSINESS**

6.1 **Review of 2025 Financials**

Motion made and carried to approve the 2025 Financials as presented.

Moved by Trustee Adeola

APPROVED

6.2 **Finalize Plan of Service (APPENDIX C)**

Motion made and carried out to approve Plan of Service as presented.

Moved by Trustee Langmaid

APPROVED

6.3 **Ratify Email Vote on Letter re: Bill 28**

Motion made and carried to ratify the May 4, 2026, email motion to approve letters sent to MLA De Jonge, Premier Danielle Smith, and the Minister of Municipal Affairs (Dan Williams) on May 7, 2026, advocating for the needs of our library in consideration of the changes proposed in Bill 28.

Moved by Trustee Langmaid

APPROVED

6.4 **Marigold Conference Report – Trustee Chiasson**

ATIA Sec. 20(1)

Ann Horn, Chair

ATIA Sec. 20(1)

Taura Fox Walker, Co-Chair

6.5 In Camera – Privileged Information – ATIA S. 33(1)(a)

Motion made and carried to move in Camera at 7:46 p.m.

Moved by Trustee Fox Walker

APPROVED

Motion made and carried to return to regular session at 8:04 p.m.

Moved by Trustee Chiasson

APPROVED

7. CALENDAR LOOK AHEAD

June Meeting - Review of Social Media Policy

July 1st - Canada Day at Kinsmen Park 10:30-2:30 – freezie sale and rain barrel silent auction

July 31st - Aug 3 Strathmore Stampede Event with MLA David Bexte TBD

8. ADJOURNMENT

Motion made and carried to adjourn the meeting at 8:05 p.m.

Moved by Trustee Fox Walker

APPROVED

Next regular meeting Tuesday June 16, 2026, 6:30 P.M.

APPENDICIES

- A. Proposed Agenda for May 19, 2026
- B. Unconfirmed Minutes of April 21, 2026
- C. Plan of Service

ATIA Sec. 20(1)

Ann Horn, Chair

ATIA Sec. 20(1)

Taura Fox Walker, Co-Chair

FOOTHILLS ADVOCACY IN MOTION SOCIETY

Supporting adults with developmental disabilities in rural Alberta since 1980



Subject: 2026 Strathmore FAIM Fundraising Event.

Hello,

We work with **Foothills Advocacy In Motion Society**, an organization that supports adults with developmental disabilities through programming, employment support, and community inclusion. As our Strathmore program has continued to grow, so has the need for additional resources. While funding through PDD covers core supports, many important items (such as work vehicles to assist with paid employment for the individuals in our program) are not covered.

Each fall, our Strathmore branch hosts a fundraiser to help bridge this gap. This year's fundraiser will take place on **Friday, September 25, 2026**. We are thrilled to be hosting a **Denim and Diamonds Fall Dance**.

We are reaching out to local businesses to ask for consideration of a **sponsorship or a raffle donation** in support of this event. We are looking for three larger items to raffle off at our fundraiser. Some examples would be a large TV, a side of beef, a Traeger smoker, Patio package, destination packages, etc. If you are unable to provide an item, we would gratefully accept a monetary contribution to go toward the purchase of a featured raffle prize. We are happy and grateful to receive donations of any amount.

Thank you for taking the time to consider our request. We would be happy to provide additional details or discuss ways we can work together.

Warm regards,

Linda Collins

Linda Collins

Fundraising and Communications
Foothills Advocacy In Motion Society
325 Woodgate Road, Okotoks AB T1S 2N3
403.995.0554 ext 1225
linda@faims.org

Sungeetha Matthews Klayh

Sungeetha Matthews Klayh

Strathmore Branch Manager
Foothills Advocacy In Motion Society
1016 Westridge Rd, Strathmore AB T1P 1H8
403.934.4888 ext 4221
sunny@faims.org

FOOTHILLS ADVOCACY IN MOTION SOCIETY



Supporting adults with developmental disabilities in rural Alberta since 1980

FAIM – Strathmore

Fall Fundraiser Sponsorship Form

Denim and Diamonds Fall Dance, Friday, September 25, 2026

Thank you for your interest in supporting **FAIM – Strathmore**. Your generosity helps fund items and improvements not covered by our regular funding at our Strathmore location.

Business Information

Business Name	
Contact Name	
Phone Number	
Email Address	
Mailing Address	

Sponsorship Opportunities

☐ Monetary donation amount: \$ _____

☐ In-Kind or Raffle Item Donation

Description of donated item/service:

Estimated value: \$ _____

Recognition Preference

☐ Yes, I would like my business recognized publicly

☐ No, I prefer to remain anonymous

(If applicable, please attach logo or provide preferred business name for recognition.)

Payment Information

☐ Cheque enclosed (payable to: **FAIM**)

☐ E-transfer (sent to: admin@faims.org)

☐ Please contact me to arrange payment

Authorized Signature

Signature: _____

Name (printed): _____

Date: _____

Submission Information

Please return this form to:

Linda Collins

Fundraising and Communications

Foothills Advocacy In Motion Society

325 Woodgate Road, Okotoks AB T1S 2N3

403.995.0554 ext 1225

linda@faims.org

Sungeetha Matthews Klayh

Strathmore Branch Manager

Foothills Advocacy In Motion Society

1016 Westridge Rd, Strathmore AB T1P 1H8

403.934.4888 ext 4221

sunny@faims.org

From: Melissa Piche [ATIA Sec. 20(1)]
Sent: June 24, 2026 6:13 AM
To: LegServ Admin
Subject: Terry Fox Run

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

Dear Mayor and Members of Strathmore Town Council,

I hope this message finds you well.

I am writing to invite you and members of Town Council to participate in and support the Terry Fox Run taking place on Sunday, September 20, 2026, at Kinsmen Park, beginning at 9:00 a.m.

The Terry Fox Run is one of Canada's most meaningful community events, bringing people together in support of cancer research while celebrating the extraordinary legacy and vision of Terry Fox. His determination, courage, and belief in a world without cancer continue to inspire generations of Canadians, and I believe his vision is one well worth celebrating and acknowledging within our community.

The public Terry Fox Run has not taken place in Strathmore since 2024, and I felt it was important to bring this event back to our town. Community events such as this create opportunities for residents of all ages to come together for a common cause, strengthen community connections, and honour a Canadian hero whose impact continues to be felt across the country.

Your participation and support would go a long way in demonstrating the Town's commitment to community engagement and helping make this year's event a success. Whether through attending the run, helping promote the event, or simply showing your support, your involvement would be greatly appreciated and would send a strong message about the importance of giving back and working together for a worthy cause.

I would also respectfully ask Council to consider helping promote the event through the Town's communication channels. Sharing information about the run on the Town's website, social media platforms, community calendar, newsletters, and other public outreach channels would help raise awareness and encourage greater participation from residents across Strathmore. Your support in spreading the word would have a meaningful impact and help ensure the successful return of this important community event.

I would be honoured to welcome members of Council to the event and hope you will consider joining us on September 20 as we come together to celebrate Terry Fox's legacy and support cancer research.

Thank you for your time, consideration, and continued commitment to our community. I look forward to the opportunity to work together in making the return of the Terry Fox Run to Strathmore a memorable and successful event.

Sincerely,

Melissa Crispin-Piche

Terry Fox Run Organizer
Strathmore, Alberta