

1. CALL TO ORDER

2. CONFIRMATION OF AGENDA

3. PUBLIC HEARING

Public Hearing Land Use Bylaw Amending Bylaw 2000

2

[Request for Decision RCD 2000 Pd](#)

4. PUBLIC COMMENTS

The public are welcome to provide public comments regarding items on the agenda. Members of the public are welcome to provide comments 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: ladmin@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 to 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: ladmin@strathmore.ca by noon the Wednesday before a Regular Council Meeting.

Delegation to Town Treasurer

2

[Request for Decision RCD 2002 Pd](#)

6. CONSENT AGENDA

Consent agenda

Regular Council Meeting Minutes June 2022

Special Council Meeting Minutes June 2022

Corporate Strategic Plan Financial Plan Quarterly Report Quarter One 2022

Rural Renewal Stream

Donation of Surplus Assets Piontales

Letter from Martin Shields MP Regarding Prioritizing Municipal Input in Future RCMP Contract Policing Decisions

7. CONFIRMATION OF MINUTES

Regular Council Meeting Minutes June 2022

2

[Request for Decision RCD 2000 Pd](#)

Special Council Meeting Minutes June 2022

2

[Request for Decision RCD 2002 Pd](#)

8. BUSINESS

- Corporate Strategy Plan
 - Financial Plan
 - Quarterly Report
 - Quarter One 2022
 - [Request for Decision RCD 2022 Pd](#)
- Rural Renewal Stream
 - [Request for Decision RCD 2022 Pd](#)
- Donation of Surplus Assets
 - Pitch Tables
 - [Request for Decision RCD 2022 Pd](#)

9. BYLAWS

- Land Use Bylaw
 - Amending Bylaw 2022
 - [Request for Decision RCD 2022 Pd](#)

10. COUNCILLOR INFORMATION & INQUIRIES

- ESTIONS
 - ET
 - EE
 - OO
 - ILLORS
 - DD
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 - IL
 - ST
 - TEME
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11. CORRESPONDENCE

- Letter from Martin Shields MP Regarding Prioritizing Municipal Input in Future RMP
 - Contra Policying Decisions
 - [Letter from Martin Shields MP Regarding Prioritizing Municipal Input in Future RMP Contra Policying Decisions](#)

12. CLOSED MEETING

- Advisory Strategy Update
 - Advice from officials
 - OIP S2022a
 - Intermunicipal Collaboration Committee
 - Local public body
 - Confidences
 - OIP S2022a
 - Council-OO Dialogue
 - Advice from officials
 - OIP S2022a

13. ADJOURNMENT



Request for Decision

To: Council

Staff Contact: Chuck Procter, Manager of Development Services

Date Prepared: June 8, 2023

Meeting Date: June 21, 2023

SUBJECT: Public Hearing Land Use Bylaw Amending Bylaw No. 23-15

RECOMMENDATION: THAT Council take into consideration all information received at the Public Hearing on June 21, 2023 regarding Bylaw No. 23-15, being a Bylaw to amend Land Use Bylaw No. 14-11

STRATEGIC PRIORITIES:



Affordable
Housing



Climate
Resiliency



Community
Development



Community
Wellness



Economic
Development



Financial
Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

The bylaw proposes to re-designate land use for future attached housing and a portion of which will be affordable housing.

Redeveloping vacant sites for housing will provide more dwelling units in Strathmore and may help contribute to a healthy community made up of all different cultures, lifestyles, and incomes.

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

Proposed future development on the site will use existing Town facilities and infrastructure. Also, the site is currently vacant and under-utilized.

SOCIAL SUSTAINABILITY:

Different housing types in a community help provide housing to a broad range of backgrounds, income levels, cultures, and identities.

ENVIRONMENTAL SUSTAINABILITY:

Proposed future development on the site will be on previously developed land. The proposed land use is medium density and more people will be able to use existing infrastructure in Strathmore.

IMPLICATIONS OF RECOMMENDATION:**GENERAL:**

Increasing the availability of attached housing and affordable housing in the community are some of Development Services' current Municipal Development Plan goals. Strathmore is primarily composed of single detached dwellings and providing different types of housing within a community is generally good planning practice. The site's current land use is M2 - General Industrial District, which is Strathmore's heaviest industrial land use district.

ORGANIZATIONAL:

Development Services' staff time preparing the reports, advertisements for the public hearing, and having conversations and meetings with residents who are interested in speaking with us.

OPERATIONAL:

N/A

FINANCIAL:

If a future development permit application is submitted to the Town, the applicable fees will be collected. Redevelopment of the site will also generate additional property tax revenue. A portion of the housing is intended to be affordable housing, which may financially help residents of Strathmore.

POLICY:

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

Also, the application is supported by policies in our current Municipal Development Plan No. 14-03.

IMPLEMENTATION:

The public hearing has been advertised in accordance with Section 606 of the Municipal Government Act. Staff have also advertised the public hearing on the Town's social media.

BACKGROUND:

Staff received an application for a land use re-designation of 9 Bayside Place (Lot 9, Block 1, Plan 781 0935) to facilitate the development of medium density attached housing. 9 Bayside Place was the location of the former Strathmore Seed Cleaning Plant, which was decommissioned in 2019 and demolished in 2020. The site has remained vacant since and the current land use is M2 - General Industrial District, which is Strathmore's heaviest industrial land use district.

Bayside Place is currently a mix of neighbourhood commercial, light industrial, general industrial, public service district, and medium density housing. Similar medium density housing developments occurred directly to the north of the site. 9 Bayside Place is adjacent to low density, single-detached residential communities, including Madison Court and Mapleridge Estates to the east, and Centre Street (which is a mix of low/medium density) and Thornburn Place to the south. The property is within walking or biking distance of Downtown and close to parks, pathways, schools, and the other services and amenities on Brent Boulevard.

A subdivision application to create two parcels from the subject lands was received alongside the re-designation application and is being processed concurrently. Accordingly, if Bylaw 23-15 is adopted, medium density housing development of the site would proceed in two phases:

- The first phase is proposed to contain approximately 50 townhome suites with the structures located along the southern and western edges of 9 Bayside Place. Timing of the first phase may start in 2023.
- The second phase is proposed to contain attached housing with a height maximum of 12m and limit of 2-storeys, and a density not to exceed 55 dwellings per hectare (medium density). The second phase is proposed to be located along the northern and eastern edges of 9 Bayside Place. Timing of the second phase is to be determined and is intended to be in the future.

A conceptual site plan is included for Council's information, as well as a letter from NewRock Developments Inc. which shows some further site details..

Regarding land use, Staff are proposing the R2X Medium Density Attached Housing District for the first phase which has a height limit of 12m for attached housing. Staff are proposing an R2X Medium Density Attached Housing District Overlay for the second phase, which is a site-specific land use based on the existing R2X district. The overlay (direct control) is proposed to have a height limit of 12m for attached housing and a specific limit of 2-storeys, which is unique and is intended to provide certainty of the height to the community. Land Use Bylaw No. 14-11 (LUB) currently defines height as "...the average vertical distance between finished grade and the apex of the roof line measured at the front and rear corners of a building or structure..." (Section 2 Definitions, Page 28, LUB No. 14-11). The LUB currently has a height limit of 10m single-detached dwellings.

In Staff's opinion, the application meets some of Council's strategic priorities. Affordable living is one of the priorities, and housing starts, the ratio of Strathmore's housing stock comparing owned to rental units, and the percentage of citizens reporting Strathmore as an affordable community are all measures of progress. A portion of the units proposed at 9 Bayside Place will be classified as affordable housing. Community Wellness is also one of Council's strategic priorities, and the per capita usage of civic amenities is one of the measures of progress. In addition to Council's strategic priorities, both the Wheatland Seniors Housing Needs Assessment and the Town's Social Needs Assessment mention the need for more affordable housing in Strathmore.

Municipal Development Plan:

The application is supported by the following policies in the Town's Municipal Development Plan Bylaw #14-03:

- 3.2.1 The Town of Strathmore shall ensure that all new development shall provide a wide range of housing type to meet varying housing needs based on income and lifestyle.
- 3.2.2. Multi-unit housing areas should be located adjacent to collector road and should be central, rather than peripheral, to the neighbourhood and should be within easy access to open space and community recreational facilities.
- Although 9 Bayside Place isn't considered in the Downtown, it is close to Downtown, where policy 3.2.6 could apply. Policy 3.2.6, in summary, states residential infill development is encouraged on vacant or under-utilized parcels of land in the Downtown and shall maximize the existing roads, utilities, parks, and other community services.

Circulation and Advertisement:

The redesignation application package was circulated to internal departments and external agencies and we received standard responses from utilities, many stating no concerns. The RCMP did note that they would like to communicate with the developer during the construction phase and that their Staff are available to discuss site security and implementation of crime prevention measures to deter theft or mischief. Canada Post proposed some locations for mailboxes if the development is to proceed.

Notice of the public hearing was mailed to adjacent landowners on May 24, 2023 and a copy of the notice is attached to this report. A circulation map showing where our notification was mailed to is also attached to this report. In addition, emails were also sent to anyone who contacted us about the previous public hearing for Bylaw 23-01 and the proposed subdivision application S22-007. At the time this report was written (June 9, 2023), two responses have been received by adjacent landowners. One requested more information about the number of units and staff responded. The other response was from someone who wanted their response read aloud at the Public Hearing. This adjacent resident requested a new 6 foot fence separating 8 and 9 Bayside Place to be installed and that the main entrance for 9 Bayside Place be from Centennial Drive due to parking and traffic concerns.

Transportation

The main access for the proposed development is shown as being from Bayside Place, with an emergency access exiting onto Centennial Drive. Primary access from Bayside Place is the most appropriate and the safest in Staff's opinion. Centennial Drive is a collector/arterial roadway for the Town, and is not meant to have private entrances onto it to allow for traffic to continue to flow. The previous seed cleaning plant had a private access in the past off Centennial Drive, but this was many years ago, our road standards have improved, and the traffic in Town has generally increased. An emergency access is proposed onto Centennial Drive for safety and emergency prevention and response.

Staff required a transportation letter and a trip generation analysis to be completed by a professional transportation engineer/firm as part of the redesignation and subdivision applications. The trip generation analysis concluded that the peak vehicle trips per day weren't enough to have a significant impact on traffic. Staff believe the letter provided was sufficient and the Manager of Infrastructure will be available at the public hearing for any transportation related questions.

Density and Land Use

In staff's opinion, medium density is an appropriate land use designation for the site, which is adjacent to low density residential, medium density residential, and various industrial uses of different densities. Staff intend for landscaping to be used as buffers along property lines abutting non-industrial uses to help with privacy. The development is well within the medium density classification and is, in Staff's opinion, is appropriate, and not going to adversely affect adjacent landowners. It is important to note that the current land use of the site is M2 - General Industrial District, which is Strathmore's heaviest industrial district. Uses within the M2 district include intense industrial uses and may potentially conflict with nearby residential.

Lighting, Fencing, Grades, Stormwater, Landscaping, Maintenance

To date, staff have only received a request for fencing, but the above topics have come up in the past and are usually reviewed at the development permit stage by professional planning, engineering, and operations staff. The developer has included a conceptual site plan and will be making a presentation to Council on June 21, 2023.

KEY ISSUE(S)/CONCEPT(S):

N/A

DESIRED OUTCOMES:

THAT Council take into consideration all information received at the Public Hearing on June 21, 2023 regarding Bylaw No. 23- 15, being a Bylaw to amend Land Use Bylaw No. 14-11

COMMUNICATIONS:

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

publishing notice on the Town's website, and emailed residents and landowners who have contacted us in the past about Bylaw 23-01 (which was a previous bylaw proposed for 9 Bayside Place).

ALTERNATIVE ACTIONS/MOTIONS:

N/A

ATTACHMENTS:

[Attachment I: Land Use Bylaw Amending Bylaw No. 23-15](#)

[Attachment II: Map Package](#)

[Attachment III: Land Use Bylaw R2X Section](#)

[Attachment IV: Strathmore Times Advertisement June 7, 2023](#)

[Attachment V: Public Hearing Notification Letter](#)

[Attachment VI: Circulated Properties Map](#)

[Attachment VII: NewRock Developments Inc. Letter to the Community Neighbours Hand Delivered](#)

[Attachment VIII: Public Hearing Comments](#)

Chuck Procter, Manager of Development Services

Approved
- 09 Jun
2023

Chris Willms, Legislative Services Officer

Approved
- 09 Jun
2023

Johnathan Stratthdee, Manager of Legislative Services

Approved
- 13 Jun
2023

Kevin Scoble, Chief Administrative Officer

Approved
- 16 Jun
2023



**BYLAW NO. 23-15
TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA**

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

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

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

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

1. SHORT TITLE

- 1.1 This Bylaw may be cited as the "Land Use Bylaw Amending Bylaw No. 23-15"

2. AMENDMENTS

- 2.1 That Bylaw No. 14-11 Schedule A – Land Use District Map is amended as follows:
- a) Changing the land use designation of a portion of Lot 9, Block 1, Plan 781 0935, containing +/- 0.876 hectares (+/- 2.16 acres) from M2 – General Industrial District to R2X – Medium Density Attached Housing District as shown below in Schedule "A".
 - b) Changing the land use designation of a portion of Lot 9, Block 1, Plan 781 0935, containing +/- 0.743 hectares (+/- 1.84 acres) from M2 – General Industrial District to R2X – Medium Density Attached District, District Overlay as shown below in Schedule "A".
- 2.2 That Bylaw No. 14-11 Schedules Section is amended as follows:
- a) Adding a new Schedule E14 – 9 Bayside Place R2X Medium Density Attached Housing District, District Overlay (2-storey).

- b) Adding the following regulations under Schedule E14 – 9 Bayside Place
 R2X Medium Density Attached Housing District, District Overlay (2-storey).

APPLICATION

- 1.1 The provisions of this District Overlay apply to the subject property described below and shown below:

- a) Portion of Lot 9, Block 1, Plan 781 0935 containing +/- 0.743 hectares (+/- 1.84 acres), Strathmore, Alberta.

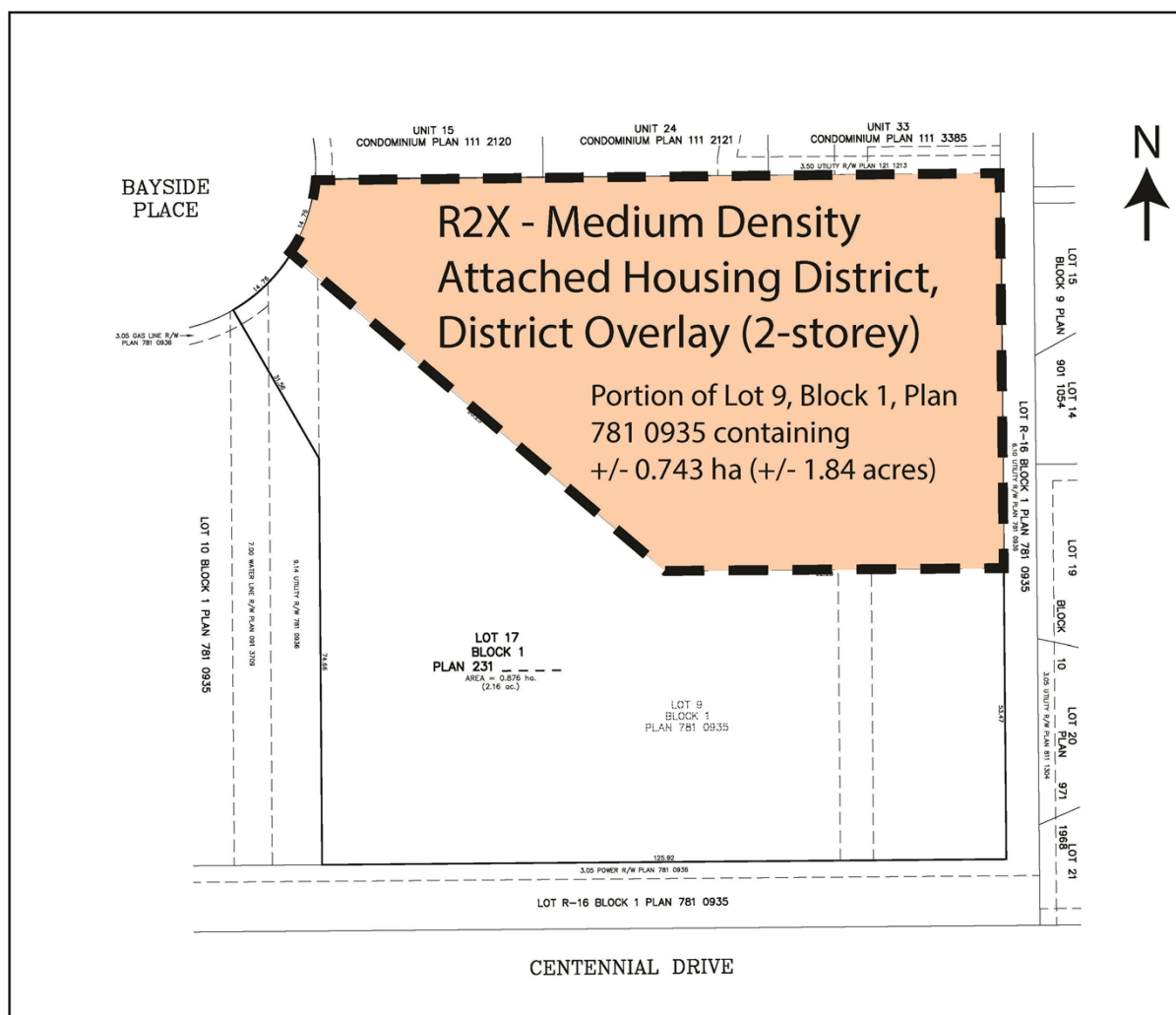


Figure 1: Direct Control District Overlay Portion of 9 Bayside Place.

- 1.2 The provisions of Section 4.5 R2X – Medium Density Attached Housing District apply to the subject property unless the provisions of this District Overlay conflict with Section 4.5 in which case the provisions of this District Overlay must govern.

2 REGULATIONS

2.1 Purpose:

- a) To provide for the development of attached housing with a maximum density approaching 55 dwellings per hectare and a maximum height of not more than 2-storeys.

2.2 Definitions:

- a) "Height" means, when used with reference to a building or structure, the average vertical distance between finished grade and the apex of the roof line measured at the front and rear corners of a building or structure, excluding a roof stairway, entrance, elevator shaft, ventilating fan, sky light, steeple, chimney, smoke, vapor or ventilation stack, fire or parapet wall, flag pole, antenna, or similar device not structurally essential to the building or structure.
- b) "Housing, Attached" means a structure designed and built to contain three or more dwelling units with fire separation in accordance with the Alberta Building Code and with each unit having separate entrances from grade level.

2.3 Maximum building height:

- a) For Housing, Attached, the maximum building height is 12m and not exceeding 2-storeys

3. EFFECTIVE DATE

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

READ A FIRST TIME this _____ day of 2023

PUBLIC HEARING HELD this ____ day of _____, 2023

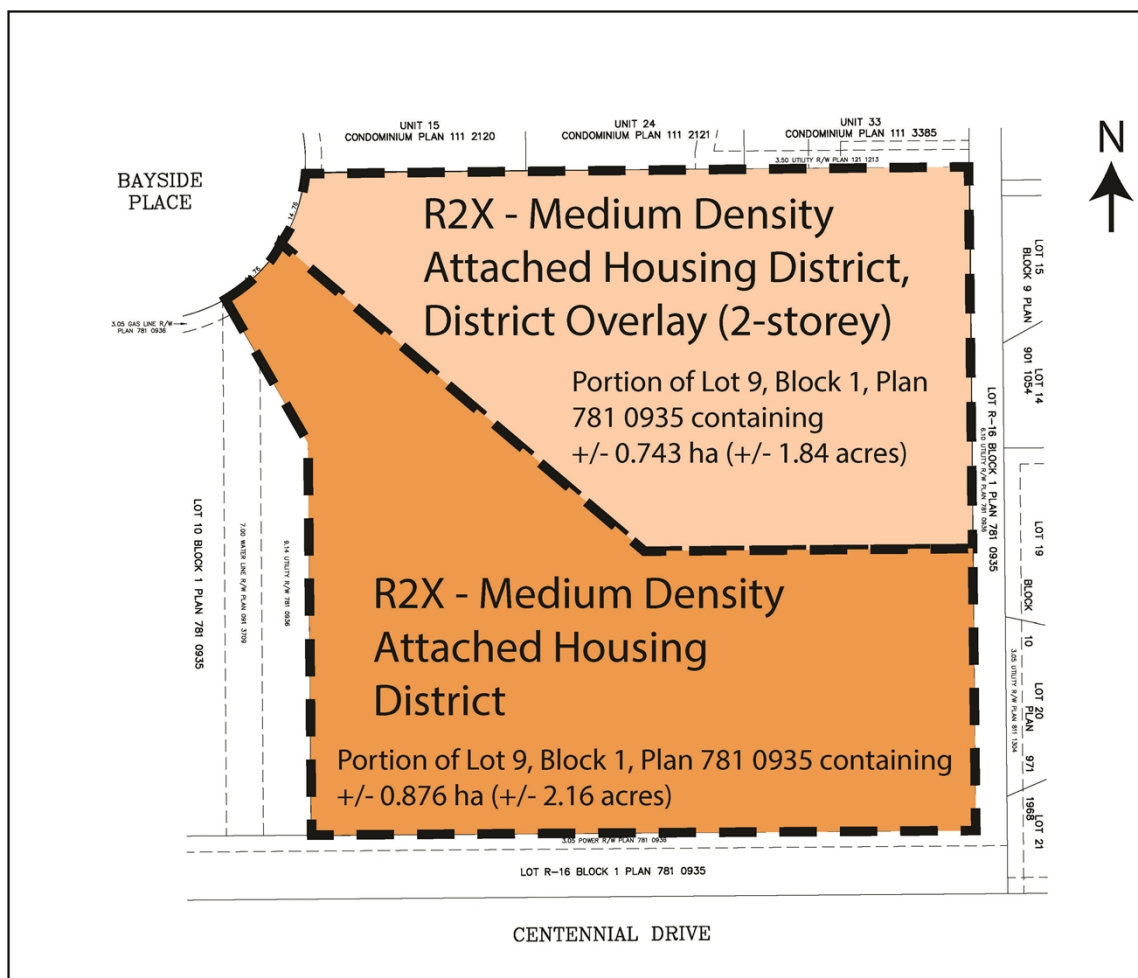
READ A SECOND TIME this ____ day of _____, 2023

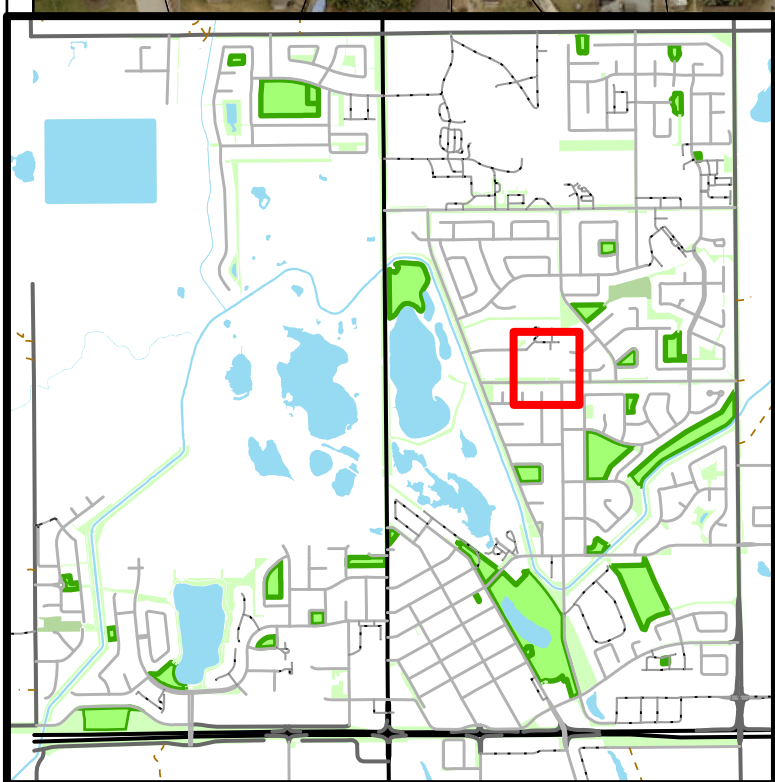
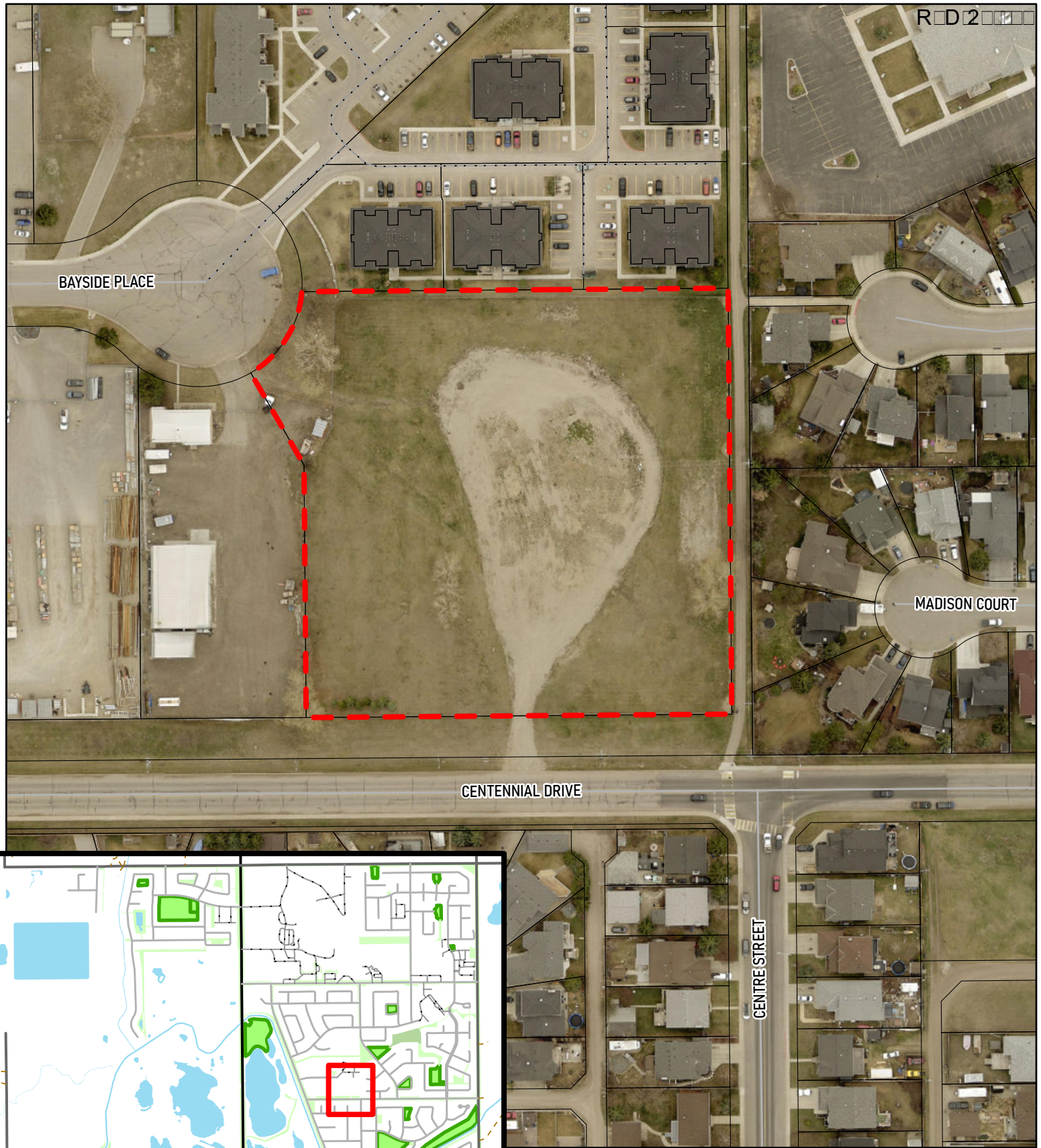
READ A THIRD AND FINAL TIME this ____ day of _____, 2023

 MAYOR

 CHIEF ADMINISTRATIVE OFFICER

Schedule "A"

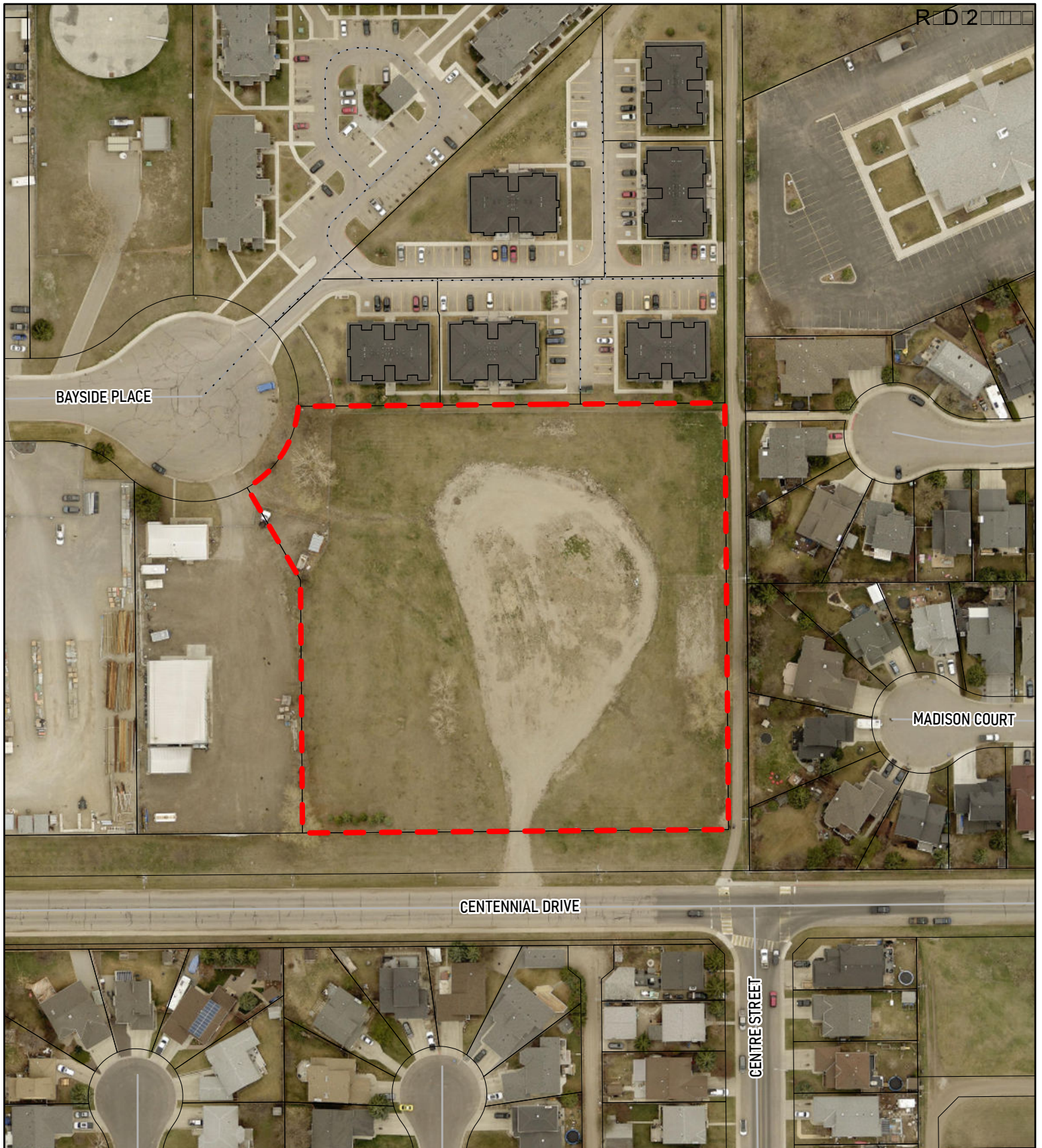




9 Bayside Place - Context

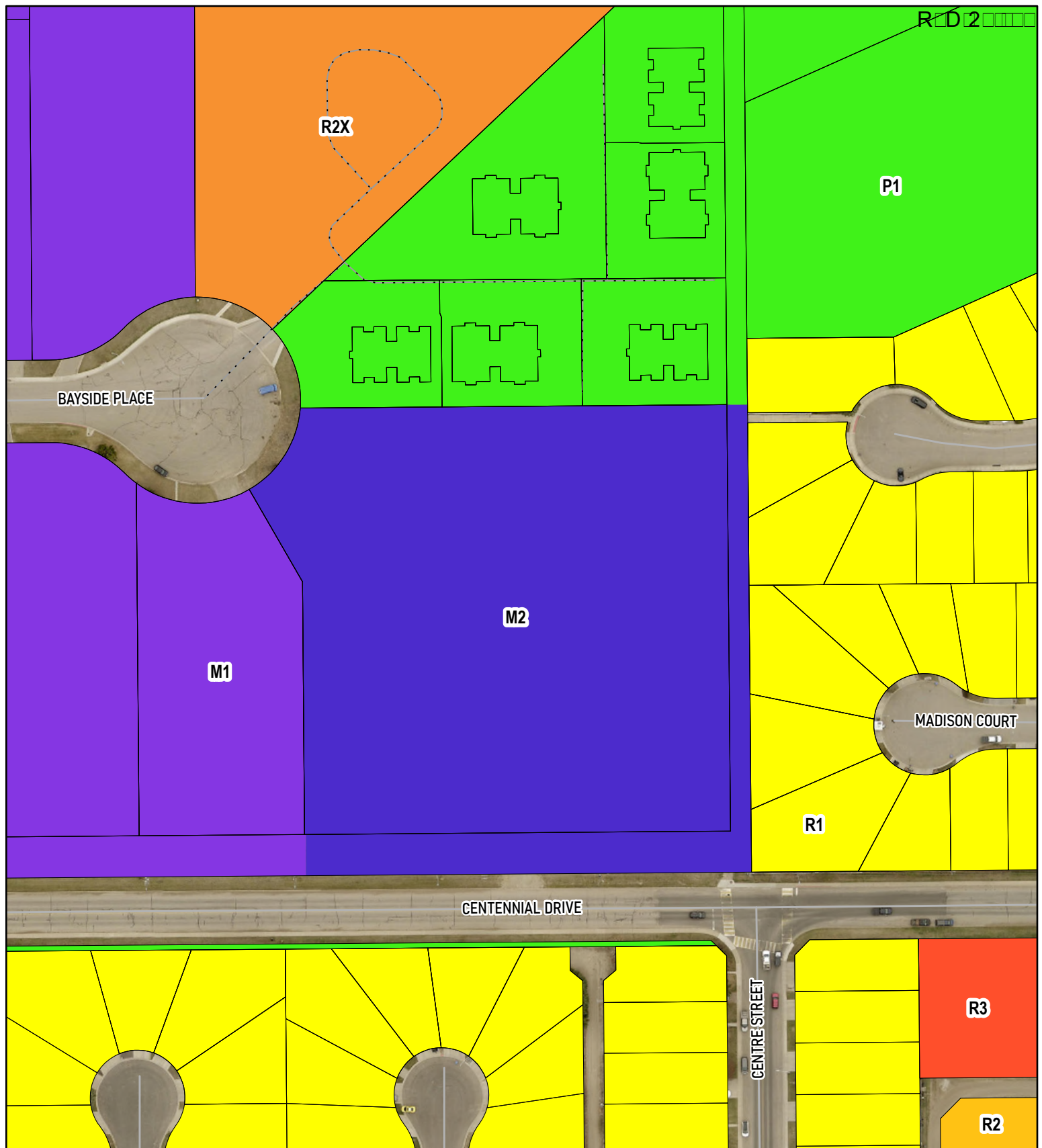


 Subject Parcel



9 Bayside Place - Aerial View





9 Bayside Place - Current Land Use Districts

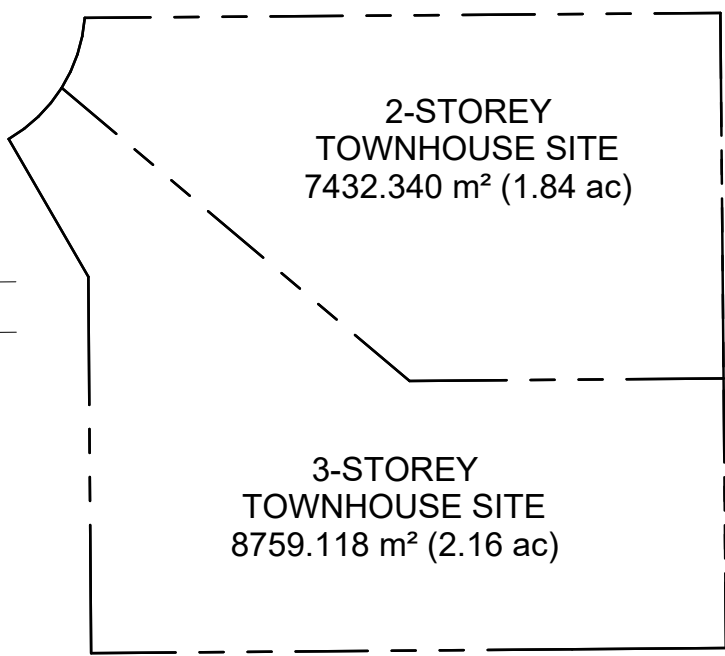
M1
M2
P1

R1
R2
R2X

R3



MUNICIPAL ADDRESS: 9 BAYSIDE PLACE
LEGAL DESCRIPTION: LOT 9, BLOCK 1, PLAN 781 0935



OVERALL SITE AREA = 16191.458 m² (4.00 ac)

② Site - Overall
1 : 1500

EXISTING SINGLE FAMILY HOMES

Existing Zoning: M2 General Industrial
Proposed Zoning: R2X Medium Density

① Site
1 : 450

NEWROCK
DEVELOPMENTS INC.

671 Industrial Ave. SE, Medicine Hat, Alberta, T1A 3L5
Office: 403.529.1023 Fax: 403.529.1059

All drawings, designs and related documents are the property of NewRock Developments Inc., are protected by copyright, and must be returned upon request. Reproduction of drawings and documents in part or in whole is forbidden without the permission of NewRock Developments Inc. Drawings and documents are to be used only for the purpose for which they are issued.

Drawings are not to be used for construction until reviewed and approved by the Authority Having Jurisdiction.

NewRock Developments Inc. reserves the right to make modifications to building and/or property design and modifications to specifications and/or features should they be necessary to maintain local building code requirements.

No.
1

Revision Schedule

Description Date

FOR	DRAWING TITLE Site Plan		
PROJECT Stacked Townhouse Design 9 Bayside Place, Strathmore, AB	CREATION DATE:	03/20/23	C100
	BY:	SDR	
	CHK:	--	
	JOB NO.		Scale AS SHOWN

Preliminary

4.5

R2X MEDIUM DENSITY ATTACHED HOUSING DISTRICT

1. PURPOSE: To provide for the development of attached housing with a maximum density approaching 55 Dwellings per Hectare.

2. USES:

a) Permitted Uses

Accessory Building
 Home Office
 Housing Attached
 Housing, Duplex
 Housing, Semi Detached
 Parks
 Protective Emergency Services
 Residential Sales Centre 1
 Utilities
 Single Detached Dwellings on the following lots only: Lots 1 to 13 inclusive, Block 20, Plan 0414524

Bylaw #14-22

Bylaw #15-22

Bylaw #17-12

b) Discretionary Uses

Bed and Breakfast
 Child Care Services
 Garden Suite on the following lots only: Lots 1 to 13 inclusive, Block 20, Plan 0414524
 Government Services
 Group Home
 Home Occupation
 Residential Sales Centre 2
 Utility Building

Bylaw #14-22

Bylaw #17-12

3. GENERAL SITE REQUIREMENTS:

a) Minimum Lot Area

- i. 235 m² for each Dwelling Unit in a Housing, Duplex and Housing, Semi-Detached, and
- ii. 175 m² for each Dwelling Unit in a Housing, Attached

b) Minimum Site Width

- i. Housing, Single-Detached: 11 m for an Internal Lot and 12.5 m for a Corner Lot;
- ii. Housing, Duplex: 15 m for an Internal Lot and 17 m for a Corner Lot;
- iii. Housing, Semi-Detached: 7.5 m for each Dwelling Unit on an Internal Lot and 9 m for each Dwelling Unit on a Corner Lot;
- iv. Housing, Duplex and Housing, Semi-Detached on lane-less sites: Despite Subsections (3) b) ii. and iii., if a site does not share a property line with a lane

Bylaw #15-01

either at the rear or side of the site and no provision is made for a garage either at the front or at the side of the building, then the Approving Authority may require a site width of 18 m for an Internal Lot and a width of 20 m for a corner site.

c) Minimum Site Depth

- i. 30.5 metres for all lots

d) Habitable Floor Area

- i. Minimum Gross Floor Area - 70 m² per dwelling unit

e) Maximum Number of Dwelling Units

- i. The maximum density is 55 dwelling units per hectare

f) Minimum Yard Setbacks – Principal Building

- 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 – 1.5 m from a side property line shared with an Internal Lot; and 3.0 m from a side property line shared with a street other than a lane

g) Building Height

- i. 10 m for the Principal Building for Duplex and Semi-Detached Housing
- ii. 12 m for the Principal Building for an Attached Housing
- iii. 5.0 m for Accessory Buildings* see OTHER SITE REQUIREMENTS below

4. OTHER SITE REQUIREMENTS:

- a) If the doors of an attached garage face any public roadway and abut a side yard, the Minimum Side Yard Setback shall be 6.0m.
- b) Notwithstanding (a) and (b) above, if there is no rear lane, and no attached front garage, there shall be one 3.3 metre side yard to allow for access to a rear detached garage.
- c) Condominiums may have shared attached garages at the rear of the property.
- d) Condominiums may have a reduced front yard setback up to 4m at the discretion of the Approving Authority, where a lane meeting current Town Design Standards is provided for access.

Landscaping

- e) Minimum landscaping requirement of at least one (1) tree per internal lot and two (2) trees per corner lot for duplex and semidetached dwellings.
- f) Attached housing shall provide a landscape and a site plan showing parking, landscaping and access.

Bylaw #22-01

Accessory Building

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



Strathmore

Upcoming Council Meetings

June 7, 2023 | 6pm Regular Council Meeting
June 14, 2023 | 6pm Committee of the Whole
June 21, 2023 | 6pm Regular Council Meeting

Want to speak at a Council Meeting?

Members of the public are welcome to speak at Council or Committee of the Whole Meetings during the Public Comments or Public Hearing portion of the meeting. Learn how at Strathmore.ca/CouncilMeetings

Summer fire safety

Strathmore is under a Fire Advisory. This means you can still have a BBQ or use your fire pit, but please remember to follow the regulations in place for doing so safely.

Don't engage in any activities that are always off limits, like discarding cigarettes out your window or setting off fireworks without a permit.

Visit Strathmore.ca/FirePits to learn how burn safely.

Free compost

It's free, it's nutrient rich, it's brown and it's back!

Get your hands on some free compost made from your organic waste – here's how:

1. Pick-up a compost tag from the Strathmore Municipal Building
2. Bring your tag to the Strathmore Recycling Facility and give it to the attendant
3. Self-load roughly 10 gallons of compost for your own personal use (BYOB, bring your own bucket)

Tax payment deadline

Property tax notices were mailed on May 24, 2023. The deadline to pay property taxes without a 10% penalty is June 30, 2022.

Contact the Town of Strathmore Property Tax Clerk for more information or to sign up for the Tax Installment Payment Plan.

Learn more about conserving water at Strathmore.ca/WaterSmart

Be a part of Canada Day

We're seeking various acts to entertain the crowds in Kinsmen Park on Canada Day. If you're interested in promoting yourself and gaining exposure this is your chance.

Juggling, magic, balloons, comedy and music – if this sounds like you, get in touch with us at

Strathmore.ca/BookaGig

Seniors week is June 5 to June 11

Senior's week is coming up!

The Strathmore Municipal Library has a full week of free events lined up – including free walking and Aquasize events at our recreation facilities.

Head to Strathmorelibrary.ca/SeniorsWeek to get all the details!

Notice of Public Hearing
June 21, 2023 at 6:00 P.M.

Bylaw 23-15

The Town of Strathmore is proposing to amend Land Use Bylaw No. 14-11 to redesignate Lot 9, Block 1, Plan 781 0935 (9 Bayside Place) from M2 – General Industrial District to R2X – Medium Density Attached Housing District & R2X – Medium Density Attached Housing District, District Overlay.

Public Hearing Process

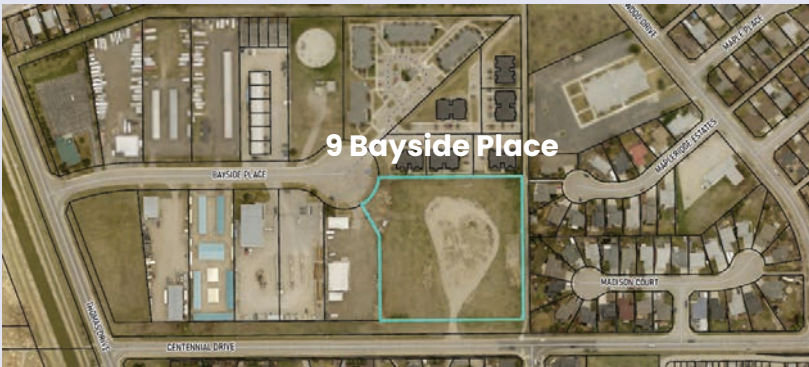
A copy of the proposed Bylaws may be inspected by the public during regular office hours, 8:30 am to 4:30 pm, Monday to Friday at the Town Office (1 Parklane Drive, Strathmore, AB), or can be found on the Town website (<https://strathmore.ca/en/town-hall/public-hearings.aspx>). Please contact the Town Office if you would like an opportunity to review and provide input on the proposed amendments prior to the Public Hearing.

The Public Hearing will be held via ZOOM AND in Council Chambers, Strathmore Municipal Building, 1 Parklane Drive, Strathmore Alberta on **Wednesday, June 21, 2023**, commencing at 6:00pm with procedures in accordance with the Municipal Government Act, Section 199 and the Town of Strathmore Council Procedural Bylaw #22-10 and amendments thereto. Any person or group of persons, or person acting on someone's behalf, who claims to be affected by any of the proposed bylaw may present suggestions or concerns by making a submission to the public hearing. Please contact Legislative Services at lsadmin@strathmore.ca by 12:00 noon on **Wednesday, June 21, 2023** in order to register to present.

Written submissions to the Public Hearing or the name of any person wishing to make an oral presentation at the Public Hearing must be received by the Legislative Services Department prior to 12:00 noon on **Wednesday, June 21, 2023** as outlined in Bylaw #22-10 and amendments thereto. If your written submission is not received by this time, please provide fifteen (15) copies for distribution at the Public Hearing. Each person wishing to address Council at the Public Hearing shall complete their verbal presentation within three minutes.

Please note that written submissions will become public documents once submitted to the Town, unless otherwise requested.

Please contact Legislative Services at (403) 934-3133 prior to attending a Public Hearing to determine the order of Bylaw presentations in the Council Agenda to ensure efficient use of your time.



RE: **PROPOSED REDESIGNATION**
Land Use Bylaw Amending Bylaw No. 23-15
Legal: Lot 9; Block 1; Plan 781 0935

The Town of Strathmore has received an application for a redesignation of 9 Bayside Place (Legal: Lot 9; Block 1; Plan 781 0935) as listed in the table below and shown on the attached map.

From	To
M2 – General Industrial District	R2X – Medium Density Attached Housing District & R2X – Medium Density Attached Housing District, District Overlay (2-storey)

This redesignation will enable the development of medium-density attached housing in the form of 2 and 3-storey townhomes. Development is proposed to proceed in two phases. The south parcel is proposed to be redesignated to the R2X – Medium Density Attached Housing District for the development of 3-storey townhomes. The north parcel will be subject to a district overlay that contains all the provisions of the R2X district but will limit development to 2-storey townhomes.

The first phase of development on the southern parcel is proposed to have 50 dwelling units between four buildings. Vehicle and bicycle parking will be on-site and a landscaping plan will be submitted with the development permit application.

The Public Hearing will be held via **ZOOM AND in Council Chambers**, Strathmore Municipal Building, 1 Parklane Drive, Strathmore, Alberta on **Wednesday, June 21, 2023**, commencing at **6:00pm** with procedures in accordance with the *Municipal Government Act*, Section 199 and the Town of Strathmore Council Procedural Bylaw No. 22-10 and amendments thereto. Any person or group of persons, or person acting on someone's behalf, who claims to be affected by any of the proposed bylaw may present suggestions or concerns by making a submission to the public hearing. Please contact Legislative Services at lsadmin@strathmore.ca by **12:00 noon on June 21, 2023**, in order to register to present.

Written submissions to the Public Hearing or the name of any person wishing to make an oral presentation at the Public Hearing must be received by the Legislative Services Department prior to **12:00 noon on Wednesday, June 21, 2023** as outlined in Bylaw No. 22-10 and amendments thereto. If your written submission is not received by this time, please provide fifteen (15) copies for distribution at the Public Hearing. Each person wishing to address Council at the Public Hearing shall complete their verbal presentation within three minutes.

Please note that written submissions will become public documents once submitted to the Town, unless otherwise requested.

Please contact Legislative Services at (403) 934-3133 prior to attending a Public Hearing to determine the order of Bylaw presentations in the Council Agenda to ensure efficient use of your time.

A copy of the proposed Bylaw may be inspected by the public during regular office hours, 8:30 am to 4:30 pm, Monday to Friday at the Town Office (1 Parklane Drive, Strathmore, Alberta), or can be found on the Town website: <https://strathmore.ca/en/town-hall/public-hearings.aspx>

If you have questions about the proposed bylaw, please contact the undersigned.

Thank you,

C. Procter

Chuck Procter
Manager of Development Services – Infrastructure, Operations, and Development Services
cprocter@strathmore.ca

NEWROCK

DEVELOPMENTS

Dear Neighbours,

At the March 15th, 2023 council meeting, NewRock Developments in conjunction with Live Well Communities Inc. presented concept plans for a townhouse development in support of a land use bylaw amendment for the land at 9 Bayside Place. After much debate the land use bylaw amendment was defeated.

Despite this outcome we still believe that the land at 9 Bayside Place can be a residential development that fits the community and that contributes to relieving housing shortages. After digesting the concerns raised by the community and council about the proposed project, we have re-designed the concept and have re-applied with planning. Attached you will find a revised site plan that addresses several of the key concerns raised about the original design.

By far, the greatest concern with the original plan had to do with the proposed building height and the orientation/proximity of the proposed 3 storey buildings in relation to the existing homes to the north and east. In response to these concerns, our re-design moves the proposed 3 storey buildings to the south parcel of land, re-oriens those buildings to minimize impact to the north and east, and reduces the density from 60 to 50 units while maintaining a parking ratio of 1.66.

An important note for this re-design is that we have applied for one of Strathmore's existing, stock districts, from the town's Land Use Bylaw. Our application asks for only one change to the stock zoning. The change requested would apply to the north parcel, and would restrict future development height to 2 storeys. Our group does not currently have a plan to develop the north parcel but the 2 storey height limitation will provide a very good interface to the existing 2 storey multi-family buildings (north) and the existing houses to the east, the majority of which are also 2 storeys in height.

This re-designed concept also includes an amenity space/play area that will be equipped with playground equipment and will also still provide a link to the public pathway system.

We welcome your comments and questions. If there are any clarifications needed or if you have questions, we invite you to contact us by email at strathmore@newrock.ca.

Thank you,

Cam Ens

President and CEO

NewRock Developments Inc.

EXISTING MULTI-FAMILY DEVELOPMENT
(2 STOREY)

BAYSIDE
PLACE

FUTURE DEVELOPMENT
2-STOREY MAX HEIGHT

EXISTING COMMERCIAL DEVELOPMENT

Playground ↓

1.66 PARKING STALLS PER UNIT

EXISTING SINGLE FAMILY HOMES
(2 STOREY & SINGLE STOREY)

No balconies
on the end of
the building

50 UNITS (60 PREVIOUSLY)

Privacy screen

51 ft. (15.7m)
separation
from single
family lots to
proposed
building

CENTENNIAL DRIVE

From: Barbara Hicklin <[REDACTED] Sec. 17, FOIP >
Sent: Monday, May 29, 2023 9:47 AM
To: Chuck Procter <cprocter@strathmore.ca>; Development Mailbox <development@strathmore.ca>
Subject: Re: 9 Bayside Place / Bylaw No. 23-15 Notice of Public Hearing

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

Hi Chuck

I still believe the fence needs to be replaced with a new 6 foot one to keep the areas separated.

I would like the town to redesignate the road (centennial drive) where the seed cleaning plants entrance was. I believe the number of parking spots for just the development for phase one is too much traffic and the future phase 2 is too much traffic for bayside place. So this development can use an entrance off centennial drive not bayside place .

Sincerely

Barbara Hicklin

[REDACTED] Sec. 17, FOIP

Get [Outlook for iOS](#)



Request for Decision

To: Council

Staff Contact: Chris Willms, Legislative Services Officer

Date Prepared: June 14, 2023

Meeting Date: June 21, 2023

SUBJECT: Delegation - John Trofimuk

RECOMMENDATION: Information for Council.

STRATEGIC PRIORITIES:



Affordable
Housing



Climate
Resiliency



Community
Development



Community
Wellness



Economic
Development



Financial
Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

N/A

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

N/A

SOCIAL SUSTAINABILITY:

N/A

ENVIRONMENTAL SUSTAINABILITY:

N/A

IMPLICATIONS OF RECOMMENDATION:

GENERAL:

John Trofimuk has requested to come speak to Council.

ORGANIZATIONAL:

N/A

OPERATIONAL:

N/A

FINANCIAL:

N/A

POLICY:

N/A

IMPLEMENTATION:

N/A

BACKGROUND:

N/A

KEY ISSUE(S)/CONCEPT(S):

N/A

DESIRED OUTCOMES:

N/A

COMMUNICATIONS:

N/A

ALTERNATIVE ACTIONS/MOTIONS:

N/A

ATTACHMENTS:

[Attachment I: Request to Speak at Council Meeting - John Trofimuk](#)

Chris Willms, Legislative Services Officer

Approved
- 15 Jun
2023

Johnathan Strathdee, Manager of Legislative Services

Approved
- 15 Jun
2023

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

Approved
- 15 Jun
2023

Kevin Scoble, Chief Administrative Officer

Approved
- 15 Jun
2023

JUN - 5 2023

RECEIVED: _____

**Request to Speak at a Council Meeting**

Residents are welcome to speak during the public comments or public hearing portion of Council meetings. In order to speak, please complete the information below. Confirmation of your request with access details for the meeting will be sent to the email address you provide.

Please note that if you are speaking on behalf of another person, the person will need to complete and submit an Authorization on Someone's Behalf Form.

Speaker's Information	
Name: <u>JOHN TROFIMUK</u>	
Phone: <u>Sec. 17, FOIP</u>	Email: <u>Sec. 17, FOIP</u>
Address: _____	
Speaking on Behalf of a Group? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Agenda Information	
Agenda Topic: _____	
<input checked="" type="checkbox"/> Public Comments	<input type="checkbox"/> Public Hearing
Meeting Date: <u>JUNE 7-23</u>	

Public Hearing	
<input type="checkbox"/> In Support	<input type="checkbox"/> In Opposition

Additional Comments
Please provide a brief summary of the item that you wish to speak about. <u>The noise at the calanna is bad every evening. The truck with the train whistle horn is back, 11:15 blaring May 30-23. Rering engine & squeaking tires & garbage every nite, can't have windows open because of noise. THANKS</u>

Sec. 17, FOIP

Applicant Signature

May 31-2023

Date

FOIP Disclaimer: Personal information required within the Town of Strathmore application forms are collected under the authority of sections 33(a) and (c) of the *Freedom of Information and Protection of Privacy (FOIP) Act*. This personal information will be used to process your application(s). Should you have any questions related to the collection or disclosure of your personal information, please contact the Legislative Services division for the Town of Strathmore at 403.934.3133.

There is a lot of stuff going on around the cabana & the one in the trees. There are small kids around. There are family & friends go together almost every evening. These kids drive around in circles revving their engines etc. One day someone will get hurt, Has to stop NOW! They were setting off fireworks On July 2 at 9:20 P.M. Reported to RCMP. They came for a few minutes & then left.



Request for Decision

To: Council

Staff Contact: Chris Willms, Legislative Services Officer

Date Prepared: June 8, 2023

Meeting Date: June 21, 2023

SUBJECT: Regular Council Meeting Minutes - June 7, 2023

RECOMMENDATION: THAT Council adopt the June 7, 2023 Regular Council Meeting Minutes as presented.

STRATEGIC PRIORITIES:



Affordable
Housing



Climate
Resiliency



Community
Development



Community
Wellness



Economic
Development



Financial
Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

N/A

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

N/A

SOCIAL SUSTAINABILITY:

N/A

ENVIRONMENTAL SUSTAINABILITY:

N/A

IMPLICATIONS OF RECOMMENDATION:

GENERAL:

Pursuant to Section 208(1)(iii) of the *Municipal Government Act*, the minutes of the June 7, 2023 Regular Council Meeting are given to Council for adoption.

ORGANIZATIONAL:

N/A

OPERATIONAL:

N/A

FINANCIAL:

N/A

POLICY:

N/A

IMPLEMENTATION:

N/A

BACKGROUND:

N/A

KEY ISSUE(S)/CONCEPT(S):

N/A

DESIRED OUTCOMES:

N/A

COMMUNICATIONS:

Once signed, the June 7, 2023 Regular Council Meeting Minutes will be posted on the Town's website.

ALTERNATIVE ACTIONS/MOTIONS:

Council may adopt the recommended motion.

Council may provide further direction regarding the Regular Council Meeting Minutes.

ATTACHMENTS:

[Attachment I: Minutes - REGULAR COUNCIL - 07 Jun 2023](#)



MINUTES

REGULAR COUNCIL MEETING

6:00 PM - Wednesday, June 7, 2023

Council Chambers, 1 Parklane Drive, Strathmore AB

COUNCIL PRESENT:

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

STAFF PRESENT:

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

1. CALL TO ORDER

Mayor Fule called the June 7, 2023 Regular Council Meeting to order at 6:01 p.m.

1.1. Traditional Land Acknowledgment for the First Meeting in June (Itawaakokatsopi)

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

2. CONFIRMATION OF AGENDA

2.1. Regular Council Meeting Agenda - June 7, 2023

Resolution No.133.06.23

Moved by Councillor Peterson

THAT Council adopt the June 7, 2023 Regular Council Meeting Agenda as presented.

CARRIED

3. PUBLIC HEARING

None.

4. PUBLIC COMMENTS

None.

5. DELEGATIONS

None.

6. CONSENT AGENDA

6.1. Consent Agenda

Resolution No.134.06.23

Moved by Councillor Wiley

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

7.1 Regular Council Meeting Minutes - May 17, 2023

7.2 Special Council Meeting Minutes - May 29, 2023

8.2 Public Art Mural - Skills for Success

8.4 Community Improvement Program (CIP) Funding Recommendations

8.5 Memorandum of Agreement - RCMP Watch Clerks Multi-Year Funding Agreement

CARRIED

7. CONFIRMATION OF MINUTES

7.1. Regular Council Meeting Minutes - May 17, 2023

The following motion was adopted by the consent agenda:

THAT Council adopt the May 17, 2023 Regular Council Meeting Minutes as presented.

7.2. Special Council Meeting Minutes - May 29, 2023

The following motion was adopted by the consent agenda:

THAT Council adopt the May 29, 2023 Special Council Meeting Minutes as presented.

8. BUSINESS

8.1. 2022 Town of Strathmore Financial Statements

Resolution No.135.06.23

Moved by Councillor Peterson

THAT Council accept the 2022 Financial Statements as presented.

CARRIED

8.2. Public Art Mural - Skills for Success

The following motion was adopted by the consent agenda:

THAT Council approve the installation of the Skills for Success' public mural, at the Lambert Centre and direct Administration to return with a mural concept.

8.3. Culture and Wellbeing Task Force**Resolution No.136.06.23**

Moved by Councillor Langmaid

THAT Council amend the Culture and Wellbeing Task Force Terms of Reference to remove the requirement of a Council member being a member of the task force.

CARRIED

Resolution No.137.06.23

Moved by Councillor Peterson

THAT Council adopt the Culture and Wellbeing Task Force Terms of Reference as amended.

CARRIED

8.4. Community Improvement Program (CIP) Funding Recommendations

The following motion was adopted by the consent agenda:

THAT Council approve the following recommendations through the Community Improvement Program:

- \$1,027.15 to the Strathmore Regional Victim Services Society
- \$1,780.41 to the Strathmore Musical Arts Society
- \$1,000.00 to the Wheatland Whirlers.

8.5. Memorandum of Agreement - RCMP Watch Clerks Multi-Year Funding Agreement

The Following motion was adopted by the consent agenda:

THAT Council approve the Memorandum of Agreement for the RCMP Watch

Clerk, as presented in Attachment I.

9. **BYLAWS**

9.1. **Intermunicipal Collaboration Committee Bylaw No. 23-20**

9.2. **Capital Reserve & Library Loan Repealing Bylaw No. 23-18**

Resolution No.138.06.23

Moved by Councillor Langmaid

THAT Council give First Reading to Bylaw No. 23-18, being a bylaw to repeal Bylaw No. 87-21 and Bylaw No. 02-11.

CARRIED

Resolution No.139.06.23

Moved by Councillor Langmaid

THAT Council give Second Reading to Bylaw No. 23-18, being a bylaw to repeal Bylaw No. 87-21 and Bylaw No. 02-11.

CARRIED

Resolution No.140.06.23

Moved by Councillor Peterson

THAT all Council present give Unanimous Consent to a Third and Final reading of Bylaw No. 23-18, being a bylaw to repeal Bylaw No. 87-21 and Bylaw No. 02-11.

UNANIMOUSLY CARRIED

Resolution No.141.06.23

Moved by Councillor Peterson

THAT Council give Third and Final reading to Bylaw No. 23-18, being a bylaw to repeal Bylaw No. 87-21 and Bylaw No. 02-11.

CARRIED

10. **COUNCILLOR INFORMATION & INQUIRIES**

10.1. **QUESTIONS BETWEEN COUNCILLORS AND COUNCIL STATEMENTS**

10.1.1. **Public Comments on Agendas**

Councillor Peterson made a statement about providing more details about Public Comments on Agendas.

10.1.2. Diversity, Equity, and Inclusion Training**Resolution No.142.06.23**

Moved by Councillor Peterson

THAT Council direct Administration to arrange the same training consultant to provide an education session for those Council members who are interested in attending on the Diversity, Equity, and Inclusion process on the evening of June 26, 2023.

CARRIED

10.1.3. Centennial Drive Traffic Data**Resolution No.143.06.23**

Moved by Councillor Wiley

THAT Council direct Administration to bring back a presentation on data received regarding Centennial Drive and options available for traffic calming devices.

DEFEATED

10.1.4. Pride Month

Councillor Langmaid made a statement regarding Pride Month.

10.1.5. National Indigenous History Month

Councillor Peterson made a statement regarding National Indigenous History Month.

10.2. BOARDS AND COMMITTEES REPORTS

None.

10.3. QUESTION AND ANSWER PERIOD

None.

10.4. ADMINISTRATIVE INQUIRIES**10.4.1. Administrative Inquiry - Playground Equipment at Hillvale Crescent****10.4.2. Administrative Inquiry - Honouring Leroy Flamond****10.5. NOTICES OF MOTION****10.5.1. Notice of Motion - Responsible Animal Control Bylaw Amendment****Resolution No.144.06.23**

Moved by Councillor Montgomery

THAT Council direct Administration to prepare an amending bylaw for Responsible Animal Control Bylaw No. 18-18 to add an escalating fine to Schedule C for nuisance cats that are in violation of the Bylaw on one or more occasions;

AND THAT Council direct Administration to bring the amending bylaw to the July 5, 2023 Regular Council Meeting.

DEFEATED

11. CORRESPONDENCE

None.

12. CLOSED MEETING

Resolution No.145.06.23

Moved by Councillor Peterson

THAT Council move In Camera to discuss items related to section 24(1)(a) of the *Freedom of Information and Protection of Privacy Act* at 7:51 p.m.

CARRIED

12.1. Water License - Advice from officials - FOIP S. 24(1)(a)

Resolution No.146.06.23

Moved by Councillor Peterson

THAT Council move out of Camera at 8:43 p.m.

CARRIED

Resolution No.147.06.23

Moved by Councillor Langmaid

THAT Council approve the purchase of a Water License as presented in the Confidential Administrative Report and as discussed In Camera;

AND THAT the details of the discussion remain confidential pursuant to sections 16, 23, 24, and 25 of the *Freedom of Information and Protection of Privacy Act* until a mutually agreed upon date between the two parties;

AND THAT Council direct Administration to amend the 2023 capital budget, in the amount of \$650,000, funded from the Capital Reserve - Water, for the Water License.

CARRIED

Resolution No.148.06.23

Moved by Councillor Langmaid

THAT Council move In Camera to discuss an item related to section 24(1)(a) of the *Freedom of Information and Protection of Privacy Act* at 8:49 p.m.

CARRIED

12.2. Council/CAO Dialogue - Advice from officials - FOIP S. 24(1)(a)**Resolution No.149.06.23**

Moved by Councillor Langmaid

THAT Council move out of Camera at 9:07 p.m.

CARRIED

13. ADJOURNMENT

Mayor Fule adjourned the June 7, 2023 Regular Council Meeting at 9:07 p.m.

Mayor

Director of Strategic, Administrative,
and Financial Services



Request for Decision

To: Council

Staff Contact: Chris Willms, Legislative Services Officer

Date Prepared: June 14, 2023

Meeting Date: June 21, 2023

SUBJECT: Special Council Meeting Minutes - June 14, 2023

RECOMMENDATION: THAT Council adopt the June 14, 2023 Special Council Meeting Minutes as presented.

STRATEGIC PRIORITIES:



Affordable
Housing



Climate
Resiliency



Community
Development



Community
Wellness



Economic
Development



Financial
Sustainability

SUSTAINABILITY

IMPLICATIONS OF RECOMMENDATION:

GENERAL:

Pursuant to Section 208(1)(iii) of the *Municipal Government Act*, the minutes of the June 14, 2023 Special Council Meeting are given to Council for adoption.

BACKGROUND:

KEY ISSUE(S)/CONCEPT(S):

DESIRED OUTCOMES:

COMMUNICATIONS:

Once signed, the June 14, 2023 Special Council Meeting Minutes will be posted on the Town's website.

ALTERNATIVE ACTIONS/MOTIONS:

Council may adopt the recommended motion.

Council may provide further direction regarding the Special Council Meeting Minutes.

ATTACHMENTS:

[Attachment I: Minutes - SPECIAL COUNCIL - 14 Jun 2023](#)



MINUTES SPECIAL COUNCIL MEETING

6:00 PM - Wednesday, June 14, 2023

Council Chambers, 1 Parklane Drive, Strathmore AB

COUNCIL PRESENT:

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

STAFF PRESENT:

Kevin Scoble (Chief Administrative Officer), 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 14, 2023 Special Council Meeting to order at 6:00 p.m.

2. **CONFIRMATION OF AGENDA**

2.1. **Special Council Meeting Agenda - June 14, 2023**

Resolution No.150.06.23

Moved by Councillor Peterson

THAT Council adopt the June 14, 2023 Special Council Meeting Agenda as presented.

CARRIED

3. **BUSINESS**

None.

4. **CLOSED MEETING**

Resolution No.151.06.23

Moved by Councillor Peterson

THAT Council move In Camera to discuss an item related to section 24(1)(a) of the *Freedom of Information and Protection of Privacy Act* at 6:01 p.m.

CARRIED

4.1. **Environmental Report - Advice from officials - FOIP S. 24(1)(a)**

Resolution No.152.06.23

Moved by Councillor Peterson

THAT Council move out of Camera at 6:57 p.m.

CARRIED

Resolution No.153.06.23

Moved by Councillor Peterson

THAT Council approve up to \$80,000 with funds to be taken from the Financial Stabilization Reserve, for additional Phase II Environmental Site Assessment work on the proposed new WHMB Lodge site and adjacent lands and groundwater monitoring well decommissioning with such work to commence over the summer and fall of 2023.

CARRIED

5. ADJOURNMENT

Mayor Fule adjourned the June 14, 2023 Special Council Meeting at 7:00 p.m.

Mayor

Director of Strategic, Administrative,
and Financial Services



Request for Decision

To: Council

Staff Contact: Kara Rusk, Director of Strategic, Administrative, and Financial Services

Date Prepared: April 10, 2023

Meeting Date: May 3, 2023

SUBJECT: Corporate Strategic Plan & Financial Plan Quarterly Report - Quarter One 2023

RECOMMENDATION: Information for Council.

STRATEGIC PRIORITIES:



Affordable
Housing



Climate
Resiliency



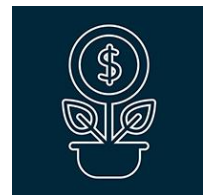
Community
Development



Community
Wellness



Economic
Development



Financial
Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

The Corporate Strategic Plan & Financial Plan Quarterly Report is produced four times per year to communicate the progress made on Council's Strategic Plan as well as a quarterly update on the Town's financial position. This report will provide transparency to Council and the public through an update on the status of each of Council's Strategic Priorities.

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

A financial update, as well as the status of the Town's economic and financial actions have been provided in the report to discuss how economic sustainability has been addressed as of Quarter 1 for 2023.

SOCIAL SUSTAINABILITY:

The Town's actions towards improving the social sustainability are provided in the activities

and current status of the Business Plan updates.

ENVIRONMENTAL SUSTAINABILITY:

Actions taken to improve climate resiliency have been provided in the activities and current status of the Business Plan updates.

IMPLICATIONS OF RECOMMENDATION:

GENERAL:

The Corporate Strategic Plan & Financial Plan Quarterly Report shows the activities that were provided in Council's Business Plan and describes the actions taken, proposed deadlines, and current status of each of these activities. In addition, the report gives a financial summary that gives a quarterly update on the Town's financial position.

ORGANIZATIONAL:

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

OPERATIONAL:

N/A

FINANCIAL:

The year end forecast as at March 31, 2023 was a net surplus of \$100,000. The forecast will continue to change as more information is available during the remaining quarters of the year end Administration will continue to monitor the expenditures and provide any changes in the year end forecast to Council.

POLICY:

Since the Strategic Plan discussions, Administration has been developing a new practice of producing quarterly reports for Council to give an update on Council's Strategic Priorities and the Town's financial position.

IMPLEMENTATION:

Administration will continue reporting on a quarterly basis to Council.

BACKGROUND:

The best practice in ensuring fiscal responsibility and transparency by a municipal government is the provision of periodic financial and strategic plan reports to Council. This reporting also ensures effective and efficient budgetary control.

KEY ISSUE(S)/CONCEPT(S):

Quarterly updates on Council's Strategic Plan and the financial position of the Town provide transparency and clarity for Council on the status of the Town's Corporate Strategic Plan initiatives.

DESIRED OUTCOMES:

To update Council on actions taken regarding the Strategic Plan and to provide and update on the financial position of the Town.

COMMUNICATIONS:

The Quarterly Report will be posted on the Town's website.

ALTERNATIVE ACTIONS/MOTIONS:

THAT Council refer the Corporate Strategic Plan and Financial Plan report to a Committee of the Whole for further discussion.

ATTACHMENTS:

[Attachment I: Corporate Report - Q1 2023](#)

Leana Ashbacher, Senior Manager of Financial Services

Approved
- 14 Jun
2023

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

Approved
- 15 Jun
2023

Chris Willms, Legislative Services Officer

Approved
- 15 Jun
2023

Johnathan Strathdee, Manager of Legislative Services

Approved
- 15 Jun
2023

Kevin Scoble, Chief Administrative Officer

Approved
- 15 Jun
2023



Corporate Quarterly Report

Quarter One - 2023

About This Report

The Corporate Quarterly report is produced four times a year to communicate progress made on Council's Strategic Plan presented in the Corporate Business Plan and to present the Town's financial position for the quarter.

There are two parts within this report:

Strategic Plan Reporting - includes progress update on projects that support Council's Strategic Priorities.

Financial Summary - provides a quarterly update on the Town's financial position. Included in this section of the report are two reports for the municipal operation and capital projects, showing: budget vs. forecast, capital project progress and project forecast.

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Municipal	
• Operating Summary	12
• Capital Summary	14

Strategic Plan Q1 Reporting

Council's Strategic Priorities

The Town of Strathmore's Council has identified six areas which will be focused on during this Council's term. These priorities were selected based on community feedback provided to Council as well as current service opportunities and challenges presented by Administration.

For each Strategic Priority, Council outlined the outcome that it desires to achieve during the balance of its term.

Affordable Living

Strathmore is an affordable community for residents and businesses enabling access to housing, services, and supports.

Financial Sustainability

Strathmore provides predictable and prudent tax rates and user fees that reduce overall Town debt, build financial reserves, maintain existing assets, and plan for sustainable growth.

Intentional Community Development

Strathmore creates communities for its residents and with its residents and with its neighbours and institutional partners, which promote sustainable and inter-dependent communities.

Climate Resiliency Including Environmental Stewardship

Strathmore protects, manages, and enhances its local environment while preparing for future challenges due to climate change.

Economic Development

Strathmore is well-positioned to encourage commercial and industrial economic development with a focus on sustainable growth.

Community Wellness

Strathmore values Community Wellness focused on the maintenance, protection, and improvement of services that support optimum lifestyles.

Business Plan

Once Council has identified its strategic direction and determined its Strategic Priorities, it is the role of Administration to plan and implement activities which will ensure that the priorities are achieved. The Corporate Business Plan outlines the activities planned by Administration to meet Council's expectations.

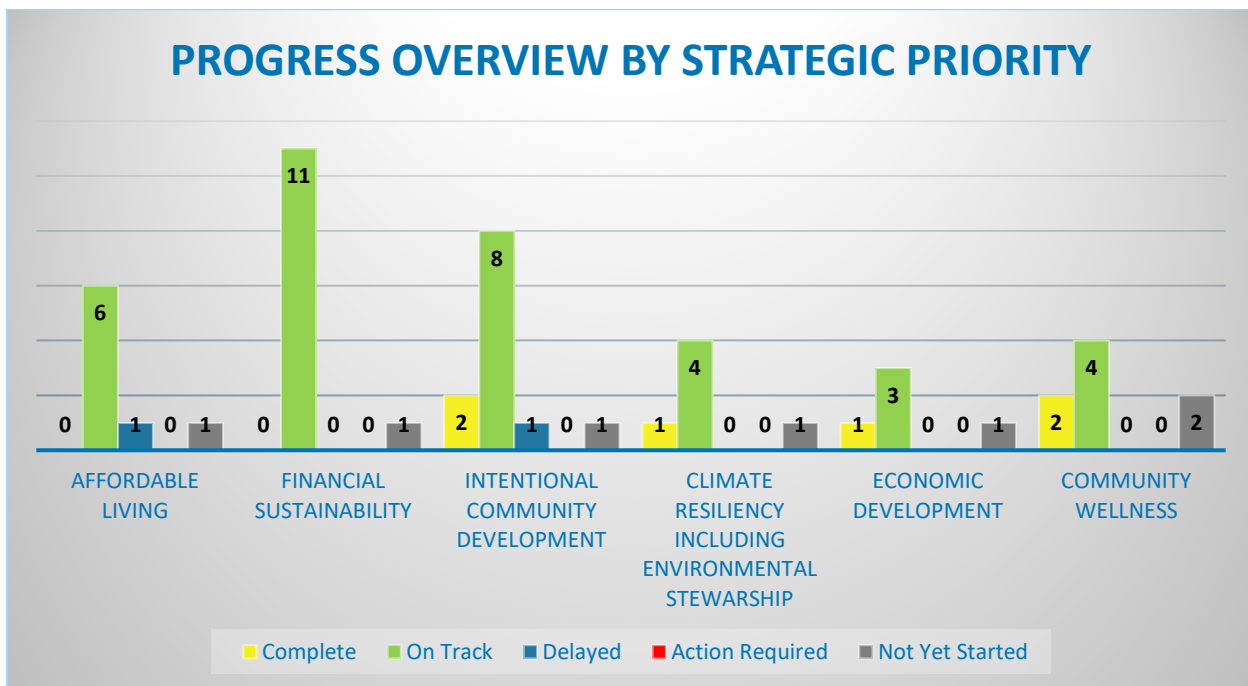
Q1 Progress Summary

Each of the administrative actions have been categorized based on timelines and progress made toward completing the task. The definitions of each of the status categories are outlined below.

Status	Definition	# of Supporting Tasks
✓ Completed	Work has been completed on this initiative.	6
↑ On Track	This initiative is on schedule and progress is being made.	36
▲ Delayed	This initiative is experiencing some setbacks, but progress is still being made.	2
⬮ Action Required	Challenges are limiting or blocking progress of this initiative. Action must be taken to get the project back on track.	0
● Not Yet Started	Work has not begun on this initiative.	7
Total Administrative Tasks Identified		51

Administration has identified 51 administrative actions to support Council's strategic priorities. The timelines for these initiatives have timelines from January 2022 and December 2026 inclusive.









Progress on these administrative actions as of March 31, 2023 can be seen below.



Q1 Progress Report Details



Strategic Priority #1: Affordable Living

Strathmore is an affordable community for residents and businesses enabling access to housing, services and supports.

Supporting Administrative Actions	Proposed Timeline	Q1 Progress Update
1.1 Synergistic Housing Product and Business Growth/ Sustainability Opportunities		
 1.1.a Residential to Non-Residential Tax Ratio	Mar 2023 - Feb 2024	This has been incorporated into the new Municipal Development Plan.
 1.1.b Increasing Housing Product Forms - LUB Amendments	June 2023 - Dec 2024	Ongoing review of current LUBs.
 1.1.c Progressive and best land use practices	Ongoing	Ongoing review of current LUBs.
1.2 Increased Availability of Affordable Housing		
 1.2.a Develop value-added affordable housing strategies	April 2022 - Dec 2023	Process is underway. Administration is engaging community partners to ensure that local resources are maximized, and all parties are on the same page.
 1.2.b Identify candidate projects/ sites/ partners	Dec 2022 - Sep 2023	MDP will guide projects, initiatives, and stakeholders.
 1.2.c Evaluate requests for support from the Housing Board regarding seniors' lodge	Oct 2022 - June 2023	FCSS is working on a report for Council regarding Age-friendly community and what this path will look like for the Town of Strathmore. This is an ongoing initiative that will also be address in the new MDP.
 1.2d Support WHMB advocacy strategy	June 2023 – Sept 2023	Meeting with the Town's advocacy consultant have been ongoing to support WHMB with advice around next steps.
1.3 Community Wellbeing Investment		
 1.3.a Enable Social Procurement	Jan 2022 - Dec 2023	Administration is currently reviewing the draft policy.











Strategic Priority #2: Financial Sustainability

Strathmore provides predictable and prudent tax rates and user fees that reduce overall Town debt, build financial reserves, maintain existing assets, and plan for sustainable growth.

Supporting Administrative Actions	Proposed End Date	Q1 Progress Update
2.1 Predictable and Prudent Tax Increases		
 2.1.a Develop the long-term fiscal sustainability plan	Jan 2022 - Ongoing	The Town's finance department will be working on developing a long-term financial plan as part of 2023.
 2.1.a.ii Development of a debt strategy and policy	Sept 2022 - Dec 2023	Administration prepared an overview of the Town's debt to Council and is working on policy recommendations for Council around managing debt.
 2.1.a.iii Update the reserve policy	April 2022 - Dec 2023	Administration has prepared a draft reserve policy that will be coming forward to Council shortly.
 2.1.a.iv Investment Strategy	April 2022 - Dec 2023	Administration has worked to ensure that the Town's investments align with the existing policy.
 2.1.a.v Asset management program development and implementation	April 2022 – Jun 2025	The quarter focused on educational opportunities for staff and Council. The Asset Management Policy was presented for adoption by Council.
 2.1.a.vi New revenue opportunities	April 2022 - Ongoing	This is ongoing as opportunities arise. The Phyto Organix project has been announced. Other opportunities are being explored and researched.
 2.1.a.vii Consider alternative offsite levy strategies	Jan 2023 - Ongoing	This is ongoing, an Off-site Levy report will be provided to Council in September
 2.1.a.viii Consider offsite levy implementation for vertical infrastructure	Jan 2023 – Dec 2023	This is ongoing, an Off-site Levy report will be provided to Council in September
 2.1.a.ix Develop a categorized capital plan (RMR, growth, strategic)	April 2022 – Jun 2025	Work is currently underway to consolidate all department capital plans into one document so they can then be categorized.
 2.1.a.xi Operational efficiencies opportunities	April 2022 - Ongoing	This is ongoing. As the budget process is refined there is more opportunity to recognize operational efficiencies.
 2.1.a.xii Develop a service and service-levels inventory	Sept 2022 - Dec 2023	Administration has developed some internal training for leadership to explain what a service level inventory is and the process to undertake this work. This will be rolled out to managers shortly.
 2.1.a.xiii Develop a sustainable Utility Model	Jan 2024 – Dec 2025	

Strategic Priority #3: Intentional Community Development

Strathmore creates communities for its residents and with its neighbors and institutional partners, which promote sustainable and inter-dependent communities.



Supporting Administrative Actions	Proposed End Date	Q1 Progress Update
3.1 Connective Community		
 3.1.a Active transportation plan considering intra- and inter-community opportunities	Jan 2023 - Dec 2024	Initiatives being reviewed as part of the 2023 Capital Budget Prioritization efforts.
3.2 Synergistic Partnerships		
 3.2.a Development of an Intermunicipal Development Plan (IDP) and ICF with Wheatland County	April 2022 - Jun 2024	Provincial Deadline is June 1, 2024. The Town and County were recently awarded \$200,000 through the Alberta Communities Partnership Grant to support the IDP. A draft TOR for the ICC has been created.
 3.2.b Develop additional reconciliation and economic development strategies with Siksika First Nation	Sept 2022 - Dec 2023	Administration supported the Lead by Example Powwow as a key means of focusing on reconciliation with our neighbouring partners.
 3.2.b.i Call to Action Plan	Sept 2022 - Dec 2023	The draft document is completed. Waiting to go to SLT for review and then it will be presented to Council. Behind due to FCSS Manager vacancy.
 3.2.b.ii Economic Development Strategies	Sept 2022 - Dec 2023	A very experienced economic development employee was recruited and has been focused on developing strategies.
 3.2.b.iii Lead by Example Powwow	Nov 2022 - Mar 2023	The Town led a very successful powwow this year.
 3.2.b.iv Powwow Funding	Jan 2023 - Mar 2023	Administration was successful in obtaining significant sponsorship for this event.
 3.2.c Models for innovative public-private partnerships and joint ventures for development	Sept 2022 - On-going	
 3.2.d Complete required site planning and joint-use and partnerships agreements (JUPA) with school boards	Sept 2022 - Jun 2023	Process has started with stakeholder engagement. Agreement deadline extended, by AB government Ministerial Order, to June 10, 2025.
3.3 Diversity and Inclusivity		
 3.3.a Expand diversity and inclusion with new initiatives and	Sept 2022 - Jun 2023	Initial discussions are under way. Consultants to help guide the Town in this area and facilitate

	incorporation into decision making and policy setting		training and education to Council and staff have been secured.
3.4 Municipal Development Plan			
↑	3.4.a Municipal Development Plan	Jan 2022 – Feb 2024	Internal & Council engagement ongoing, scope and consultant engagement under review. Draft MDP expected Q4 2023
3.5 Neighbourhood Network			
↑	3.5.a Provide recommendation for the expansion of block parties, community networking events (discussion with FCSS and incorporation with Community Wellness	April 2022 - Sep 2023	Administration is working on a soft launch later this summer.

Strategic Priority #4: Climate Resiliency Including Environmental Stewardship




Strathmore protects, manages, and enhances its local environment while preparing for future challenges due to climate change.

Supporting Administrative Actions	Proposed End Date	Q1 Progress Update
4.1 Climate Adaptation Preparation		
↑ 4.1.a CEIP Bylaw-LEED/equipment standard	Sept 2022 - Oct 2023	Initial conversations were had regarding this program as part of the Alberta Municipalities Convention.
✓ 4.1.b Applying sustainability lens to decision making. Incorporate Sustainability Platform (Economic, social, environmental) Into:	April 2022 - Jun 2025	This was incorporated into Council's meeting documents.
● 4.1.c Rewrite the Sustainability Plan	Sept 2023 - Dec 2024	
4.2 Local Environment		
↑ 4.2.a Evaluation of Waste diversion enhancement opportunities	Jan 2023 – Dec 2023	Council update to come in Q2 2023. 2024 RFP's are prepared and will be re-reviewed in January.

	4.2.a Identify and evaluate Green Power / Net Zero development opportunities	Jan 2023 - Ongoing	Ongoing discussions are being had with capital power to support developers in this area.
	4.2.c Sustainable water use strategies	Jan 2023 – Dec 2025	Wetland Policy being updated along with reviewing stormwater and effluent re-use options.

Strategic Priority #5: Economic Development








Strathmore is well-positioned to encourage commercial, and industrial economic development with a focus on sustainable growth.

Supporting Administrative Actions		Proposed End Date	Q1 Progress Update
5.1 Revitalized, resilient, and intentional and planned growth community			
	5.1.a Community revitalization strategy	June 2024 - Dec 2025	To start after MDP adopted.
	5.1.b Land acquisition, disposition, and utilization strategy	Dec 2022 - Dec 2023	Completed base level inventory.
	5.1.c Business retention and expansion	Sep 2022 – Dec 2024	Raise awareness, support and retain existing businesses, help expand businesses and provide a baseline of business challenges and opportunities
	5.1.d Business investment Attraction	Sept 2022 – Dec 2025	A Revitalized, resilient and intentionally planned community positioned for growth. Promote investment opportunities at regional, provincial and international events.
	5.1.e Collaborative economic development	Sep 2022 – Dec 2025	Participate in the Rural Renewal Stream. Attract and recruit newcomers to address labor needs and settle newcomers into the community.

Strategic Priority #6: Community Wellness

Strathmore values Community Wellness focused on the maintenance, protection and improvement of services that support optimum lifestyles.

Supporting Administrative Actions		Proposed End Date	Q1 Progress Update
6.1 Volunteer Support			
✓	6.1.a Engaging & supporting all Volunteers (including Fire Department Volunteers) for a vibrant, connected community	Jan 2023 - Dec 2023	Volunteer connector launched.
6.2 Efficient and Effective Intra- and Inter- Community Service Provision			

	6.2.a Evaluate options for services provision inclusive of Town, NGOs, private, institutional and partnerships	April 2022 - Mar 2024	Preliminary work has started but this will evolve as relationships with local partners are developed.
6.3 Successful Advocacy Outcomes			
	6.3.a Annual update to advocacy plan supporting Council's Strategic Plan	May 2023 - Sept 2023	The Town has an advocacy plan developed and is currently working to update it based on the recent election.
6.4 Maintain and Increase Institutional and NGO Supports in the Community			
	6.4.a Evaluate enhancement to existing granting policies	Sept 2023 - Dec 2024	Administration facilitated a workshop with Council regarding grant policies and procedures. Administration continues to review and prepare recommendations regarding other potential policy changes to support this initiative.
	6.4.b Post Secondary Education: Evaluate & recommend strategies to attract post-secondary institutions	April 2022 - Dec 2026	Consideration is being given to developing and supporting synergistic opportunities with private and public initiatives and projects.
	6.4.c Medical Services and Professionals: Evaluate & recommend strategies	April 2022 - Jun 2024	The Town of Strathmore does not meet the criteria for the RESIDE program. However, the Villages of Hussar, Rockyford, and Standard are eligible. The Town will be meeting with other municipalities in our region to inventory services that are offered and understand our regional needs. The Town continues to reach out to associations and local stakeholders to better understand some of the issues.
	6.4.d Prepare Accessibility Master Plan (Requires funding)	Jan 2024 - Dec 2024	
	6.4.e Scoping workshops with Council	Mar 2023 - Sep 2023	

Financial Summary

At the Quarter 1 mark, the financial results are very close to budget with minimal variances between budget and actual. The Town has had considerable savings in wages and benefits over the past two years, but the 2023 wages and benefits are currently very close to budget. For the moment, we are projecting a small 2023 surplus in the range of \$100 to \$150 thousand, but it's still too early in the year to know whether the Town will end the year with a surplus. Administration will continue to manage and track expenditures and looks for savings and efficiency in the programs and services provided to the community.

Municipal

Operating:

1. \$35.3 million is the budgeted revenue for 2023. Current forecast for the year is \$35.5 million.
2. \$35.3 million is the forecasted spent, which is on target with the annual budget expenditure.

Capital:

3. There was a total of 62 municipal capital projects for 2023.
4. \$5.5 million is the forecasted spend out of a \$5.7 million capital budget.

Investments

The Town has \$11.7 million in cash and investments at Quarter 1. Administration will provide quarterly reporting on investments starting in Quarter 2.

Reserves

The reserve balance was \$11.5 million at the beginning of 2022. Administration will provide quarterly reporting on financial reserves starting in Quarter 2.

Debt

The Town's outstanding debt at the beginning of 2023 was \$18.45 million. Administration will provide quarterly reporting on the Town's debt starting in Quarter 2.

Municipal Operating Variance Analysis

Council

- No major variances noted.

General Revenue & Taxation

- ATCO Gas revenue is currently forecasted to be \$50,000 under budget for 2023.

Administration - General

- No major variances

Strategic, Administrative and Financial Services

- Assessment services was contracted out to Wild Rose Assessment Services. This will reduce wages & benefits by over \$250 thousand for the year and increase contract services by \$120 thousand for a net savings of over \$100 thousand.

Community & Protective Services

- 2023 RCMP contract expenses are forecast to be \$150 thousand under budget for the year.
- Fire Department overtime is projected to approximately \$80 thousand over budget. The overtime wages were not reflected in the 2023 operating budget. This will be corrected for the 2024 budget.
- Expenses for The Lead By Example PowWow were in the range of \$150 thousand. The powwow expenditures were covered through donations, sponsorship, and other revenue.

Infrastructure, Operations and Development Services

- Snow clearing for the first half of the year was approximately \$40 thousand over budget due to overtime wages, vehicles costs, and contracted services.
- Summertime water use have an impact on water and wastewater revenue for the year. This will be analyzed in greater detail in Quarter 3.

General Variances Over All Divisions

- It's still early in the year to determine whether significant operating savings or overages will occur.

Quarter One 2023 - Operating Budget Forecast

Net Surplus (Deficit) Summary

January To May 2023

	2023 Budget	2023 Actuals	2023 Forecast	2023 Variance	Comments
Revenues					
Total Property Taxes	14,975,600	14,982,149	14,990,000	14,400	-
User fees and sales of goods	16,977,400	6,881,476	16,927,400	(50,000)	ATCO Gas Fee - \$50k under budget
Penalties and Cost of Taxes	216,700	110,501	220,000	3,300	-
Government Grants - Operating	1,425,100	846,944	1,425,100	0	-
Investment Income	284,000	(29,472)	284,000	0	-
Licences and Permits	840,700	344,297	840,700	0	-
Other Revenues	207,800	314,491	407,800	200,000	PowWow-\$150k
Transfer from Reserves - Operating	19,800	17,800	37,600	17,800	-
Internal Transfers Revenue	374,700	121,938	374,700	0	Internal Chargebacks - Utilities
Total Revenues	35,321,800	23,590,125	35,507,300	185,500	
Expenses					
Salaries, Wages, and Benefits	13,463,800	5,338,867	13,300,000	(163,800)	Assmt savings - \$200k, Fire OT - \$80k over
Contracted and General Services	12,012,200	3,695,551	12,187,800	175,600	RCMP Savings \$150k, Asmt Contract-\$120k
Materials, Goods, Supplies & Utilities	4,221,700	1,455,537	4,221,700	0	-
Bank and Short Term Interest Charges	52,000	27,774	64,000	12,000	Slightly over budget
Transfers to Individuals and Organisations	468,300	314,924	468,300	0	-
Transfers to Local Boards and Agencies	435,300	96,450	437,750	2,450	-
Interest on Long-term Debt	488,800	98,439	488,800	0	-
Long-term Debt Principal Payments	2,118,200	971,969	2,118,200	0	-
Transfers to Reserves - Operating	350,000	0	350,000	0	-
Transfers to Reserves - Capital	1,336,800	0	1,336,800	0	-
Internal Transfers Expenses	374,700	122,006	374,700	0	-
Total Expenses	35,321,800	12,121,517	35,348,050	26,250	
Net Surplus (Deficit)	0	11,468,608	159,250	159,250	

Municipal Capital Summary

Budget vs. Forecast Comparison

\$5.5 million is forecasted to be spent out of a \$5.7 million cumulative capital budget.

Project Status

- 62 total projects
- 0 projects have been cancelled
- 0 projects are delayed
- 12 projects not started
- 41 projects are in progress
- 9 projects are complete

Project Completion

Town administration has had an early start on the 2023 capital projects. Based on current project status, most projects should be fully completed by the end of 2023.

Quarter One 2023 - Capital Budget Report

<h2>Town of Strathmore</h2> <h3>2023 Quarter 1 (Jan to April) - Capital Budget Report</h3>						
Capital Project Name	2023 Revised Budget	2023 Actual Spent	Forecast Spend	Budget Variance	Project Status	Comments
Administration						
Municipal Surveillance Assessment & Initial Cameras	35,000		20,000	15,000	In Progress	Policy under review. Focus on policy and privacy related risk mitigation. Equipment might require lifecycle replacement to meet policy.
Fire Services						
Respiratory & Breathing Apparatus (SCBA)	21,000	21,514	21,514	(514)	Completed	
FIT Test Machine	50,000	3,521	45,500	4,500	In Progress	Expected to be completed in Q3 2023
Expired PPE Turnouts - Fire Gear						Waiting for a part. Project under budget and will cover overages on 2304 & 2301
Battery Powered Positive Pressure Ventilation Fan	10,000	5,150	8,000	2,000	In Progress	
PPE Extractor and Dryer	12,000	13,758	13,758	(1,758)	Completed	
Rapid Intervention Team Rescue Pack	12,000	11,042	11,042	958	Completed	
Common Services						
Operations Shop - Emergency Exit Stairwell	25,000		25,000	-	Not Started	RFQ expected in Q2
240 Liter Organic Collection Carts	20,000		19,650	350	In Progress	PO issued, waiting for delivery
Water Tank & Skid	50,000	40,560	40,560	9,440	Completed	
Loader	460,000	459,400	459,400	600	Completed	
Compact Track Loader	190,000		189,500	500	In Progress	PO issued, waiting for delivery
Municipal Tractor (Series MT7)	161,300		188,354	(27,054)	In Progress	PO issued, waiting for delivery
Snow Blower	21,500		21,500	-	Not Started	
Bucket Truck	200,000		202,309	(2,309)	In Progress	PO issued, waiting for delivery
Roll Off Bins	10,100	10,100	10,100	-	Completed	
Snow Blower Chute	6,400		6,400	-	Not Started	
Cargo Van - Facilities	40,000		40,000	-	Not Started	RFQ expected in Q2
Recreation						
Lambert Centre - Roof Repair	50,000		24,000	26,000	In Progress	Start date June 5
Aquatic Centre - Roof Replacement	605,000	2,318	605,000	-	In Progress	Start date in June
Aquatic Centre - Partition Replacement	20,000		14,000	6,000	In Progress	Quotes gathered, waiting on a start date
Resurfacing of tennis court surfaces	70,000	18,000	79,000	(9,000)	Completed	Completed waiting for final invoice
Sports Centre Electrical Panel	50,000	3,300	50,000	-	In Progress	Final stages of software implementation
Curling Rink Condenser	37,000		43,000	(6,000)	Completed	Waiting for final invoice
Windscreen	12,000		-	12,000	Completed	Included in REC_LI0001 total project costs
Family Centre - Ice Plant Compressor Overhaul	10,000		10,000	-	In Progress	
Parks						
Benches, Picnic Tables (Various Locations)	25,000		25,000	-	In Progress	
Pathway Lifecycle Program	50,000		50,000	-	Not Started	Project start in Q3
Lifecycle Play ground Equipment Replacement	90,000		90,000	-	Not Started	Project start in Q3
Kinsmen Park Christmas Lights	20,000		20,000	-	In Progress	Tree ordered; delivery expected late 2023
Roads						
Wheelchair Ramp Program	30,000		30,000	-	Not Started	Project start in late Q2
Westridge Rd Rehabilitation	10,000	3,184	10,000	-	In Progress	Final landscape, deficiency corrections and inspection to be completed in Q2
Sidewalk Improvements	115,000		115,000	-	In Progress	
Capital Projects Engineering	100,000	2,756	100,000	-	In Progress	Fund GFT round-about design and wetland assessment update
Sidewalk Improvements	50,000		50,000	-	In Progress	
Lakeside Blvd & Archie Klaiber Trail	300,000	5,435	300,000	-	In Progress	Kick off meeting held in late April, with construction to start in Q3
	230,000		230,000	-	In Progress	
	100,000		100,000	-	In Progress	
Road Asset Management Plan	300,000		287,728	12,272	In Progress	Contract executed, coordinating schedule with contractor
Replace Tandem Truck PW - 21	500,000		398,700	101,300	In Progress	PO issued, waiting for delivery
Storm Water						
Ridge Road Storm Sewer	25,000		25,000	-	In Progress	Deficiency corrections and inspection to be completed in Q2
CSMI Capital Projects				-		
Co-operative Stormwater Management (CSMI) Capital Projects	50,000	7,156	50,000	-	In Progress	
WATER						
Central Irrigation System	10,000		10,000	-	Not Started	Deficiency corrections and inspection to be completed in Q2
Willow Drive - utility main replacement	25,000		25,000	-	Not Started	Deficiency corrections and inspection to be completed in Q2
Water License	650,000	11,854	650,000	-	In Progress	

Quarter One 2023 - Capital Budget Report Cont...

Town of Strathmore 2023 Quarter 1 (Jan to April) - Capital Budget Report						
Capital Project Name	2023 Revised Budget	2023 Actual Spent	Forecast Spend	Budget Variance	Project Status	Comments
Sanitary Sewer						
Lift Station Upgrades	50,000		50,000	-	In Progress	EPCOR procuring equipment and scheduling work
Ridge Road Sanitary Main Realignment	55,000		55,000	-	Not Started	OOS with EPCOR signed, construction to start in Q3
Waste Water Treatment Plant Programmable Logic Controller (PLC) Upgrades	250,000		250,000	-	In Progress	EPCOR procuring equipment and scheduling work
Waste Water Treatment Plant Lab Equipment Replacement	20,000		20,000	-	In Progress	EPCOR procuring equipment and scheduling work
Waste Water Treatment Plant General Plant Upgrades	80,000		80,000	-	In Progress	EPCOR - quotes received are higher than 2022. Reviewing 2023 capital project scope
ADMINISTRATION						
Rebranding Rollout	31,400		31,400	-	In Progress	Brand identity renewal and expansion brief is currently being drafted. We plan on having it completed by end of month and begin working with agencies in July.
Event Tools and Equipment	8,300		8,300	-	Not Started	Multiple small projects. More accurate update in Q2.
Software for Finance	7,000		7,000	-	In Progress	Estimated completion of Reqlogic roll out in Q3
GP Upgrades	30,000		5,000	25,000	In Progress	Microsoft GP Module 18.00.6100 upgrade.
Offsite Backups	21,500	4,706	10,000	11,500	In Progress	HA Firewall deployed on Apr. Forecasting 10k saving due to scope optimization. Finalizing close out summary for stakeholders.
Firewall Redundancy	12,000		6,000	6,000	In Progress	High Availability Firewall implemented in April 2023.
Continuity of Connectivity between Buildings	2,000		2,000	-	In Progress	Carrying over \$2k for Wi-Fi parts replacement. Some parts have been ordered in 2021. RFQ for networking contractor
Disaster Recovery - IT Infrastructure/Network	15,000		7,500	7,500	Not Started	Resources Constraints and pending execution
Replace Phone System	30,000	1,949	30,000	-	In Progress	Firehall's system replacement Q4 2022. FCSS, Sport Centre, Arena, and Aquatic Centre ETA Q3 2023. Operation and Public Works ETA Q4 2023. SMB ETA Q1 2024.
Evergreen client compute equipment	74,000	36,370	70,000	4,000	In Progress	Finance Dept replaced in Q1 2023. Determining next replacement phase.
Cybersecurity Improvements, Risk Remediation, Network Security	8,000		8,000	-	In Progress	Cybersecurity ISO27001 assessment Q1/2 2023. IT Department Functional report.
IT Backup Systems Project	130,000		130,000	-	In Progress	RFQ in Q3 for downsized/common solution.
Town Hall Flagpole	12,000		12,000	-	In Progress	Working w/C&PS on installation
CEMETERY						
Columbarium	6,500		6,500	-	Not Started	
Capital Budget Total	5,701,000	662,071	5,502,715	198,285		



Request for Decision

To: Council

Staff Contact: Chris Willms, Legislative Services Officer

Date Prepared: June 13, 2023

Meeting Date: June 21, 2023

SUBJECT: Rural Renewal Stream

RECOMMENDATION: THAT Council defer the discussion on the Rural Renewal Stream to the July 5, 2023 Regular Council Meeting.

STRATEGIC PRIORITIES:



Affordable
Housing



Climate
Resiliency



Community
Development



Community
Wellness



Economic
Development



Financial
Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

N/A

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

N/A

SOCIAL SUSTAINABILITY:

N/A

ENVIRONMENTAL SUSTAINABILITY:

N/A

IMPLICATIONS OF RECOMMENDATION:

GENERAL:

At the June 7, 2023 Regular Council Meeting discussion around the Rural Renewal Stream took place. Administration has begun work on an update for the June 21, 2023 Regular Council Meeting. To ensure that Council gets all of the information required, Administration is requesting that this motion be deferred to the July 5, 2023 Regular Council Meeting for discussion.

ORGANIZATIONAL:

N/A

OPERATIONAL:

N/A

FINANCIAL:

N/A

POLICY:

N/A

IMPLEMENTATION:

If approved by Council, the update will come to the July 5, 2023 Regular Council Meeting for discussion.

BACKGROUND:

At the November 2, 2022 Regular Council Meeting, Council made a motion for Administration to begin the process for the Alberta Advantage Immigration Process - Rural Renewal Stream. Administration has begun this process and is preparing an update to provide to Council following the discussion at the June 7, 2023 Regular Council Meeting.

KEY ISSUE(S)/CONCEPT(S):

Some of the key points Council addressed for inclusion in the update and discussion are:

- Where the Town is currently at in the Rural Renewal Stream process
- How the Town will proceed with the initiative
- Direction from Council on the initiative

DESIRED OUTCOMES:

Deferral of the discussion until the July 5, 2023 Regular Council Meeting.

COMMUNICATIONS:

Council will receive the report in the July 5 Agenda Package.

ALTERNATIVE ACTIONS/MOTIONS:

N/A

Chris Willms, Legislative Services Officer

Approved
- 15 Jun
2023

Johnathan Strathdee, Manager of Legislative Services

Approved
- 15 Jun
2023

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

Approved
- 15 Jun
2023

Kevin Scoble, Chief Administrative Officer

Approved
- 15 Jun
2023



Request for Decision

To: Council
Staff Contact: Chris Willms, Legislative Services Officer
Date Prepared: June 12, 2023
Meeting Date: June 21, 2023

SUBJECT: Donation of Surplus Assets - Picnic Tables

RECOMMENDATION: THAT Council approve the donation of the three pop-up patio picnic tables to the Strathmore Wheatland Chamber of Commerce.

STRATEGIC PRIORITIES:



☐
Affordable
Housing



☐
Climate
Resiliency



☐
Community
Development



☐
Community
Wellness



☐
Economic
Development



☐
Financial
Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

N/A

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

N/A

SOCIAL SUSTAINABILITY:

N/A

ENVIRONMENTAL SUSTAINABILITY:

N/A

IMPLICATIONS OF RECOMMENDATION:

GENERAL:

Administration has determined that three picnic tables owned by the Town for the purpose of lending to businesses to have a pop up patios may be donated to the Strathmore and Wheatland Chamber of Commerce who will take over this initiative from the Town. Currently operations manages the deployment of these tables to businesses. According to the Disposal of Surplus Assets and Goods Procedure, this may only be done by a resolution of Council.

ORGANIZATIONAL:

N/A

OPERATIONAL:

With the Chamber taking over this initiative from the Town, there will be a reduction in hours of Operations staff from this task which can be then used elsewhere.

FINANCIAL:

N/A

POLICY:

The Disposal of Surplus Assets and Goods Procedure No. 1811-01 section 4.2 (a) states that:

When the Town has determined other disposal methods are not viable, the Town may donate Surplus Assets to a registered non-profit organization or charitable organization. Prior to donating the Surplus Asset, Administration shall bring the item forward to Council for decision.

IMPLEMENTATION:

If approved, Administration will work with the Chamber to arrange the transfer of the tables.

BACKGROUND:

N/A

KEY ISSUE(S)/CONCEPT(S):

N/A

DESIRED OUTCOMES:

For Council to approve the donation of picnic tables.

COMMUNICATIONS:

N/A

ALTERNATIVE ACTIONS/MOTIONS:

N/A

Chris Willms, Legislative Services Officer

Approved
- 14 Jun
2023

Johnathan Stratthdee, Manager of Legislative Services

Approved
- 15 Jun
2023

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

Approved
- 15 Jun
2023

Kevin Scoble, Chief Administrative Officer

Approved
- 15 Jun
2023



Request for Decision

To: Council

Staff Contact: Chuck Procter, Manager of Development Services

Date Prepared: June 8, 2023

Meeting Date: June 21, 2023

SUBJECT: Land Use Bylaw Amending Bylaw No. 23-15

RECOMMENDATION: THAT Council give Second Reading to Bylaw No. 23-15, being a Bylaw to amend the Land Use Bylaw No. 14-11.

THAT Council give Third Reading to Bylaw No. 23-15, being a Bylaw to amend the Land Use Bylaw No. 14-11.

STRATEGIC PRIORITIES:



Affordable Housing



Climate Resiliency



Community Development



Community Wellness



Economic Development



Financial Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

The bylaw proposes to re-designate land use for future attached housing and a portion of which will be affordable housing.

Redeveloping vacant sites for housing will provide more dwelling units in Strathmore and may help contribute to a healthy community made up of all different cultures, lifestyles, and incomes.

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

Proposed future development on the site will use existing Town facilities and infrastructure. Also, the site is currently vacant and under-utilized.

SOCIAL SUSTAINABILITY:

Different housing types in a community help provide housing to a broad range of backgrounds, income levels, cultures, and identities.

ENVIRONMENTAL SUSTAINABILITY:

Proposed future development on the site will be on previously developed land. The proposed land use is medium density and more people will be able to use existing infrastructure in Strathmore.

IMPLICATIONS OF RECOMMENDATION:**GENERAL:**

Increasing the availability of attached housing and affordable housing in the community are some of Development Services' current Municipal Development Plan goals. Strathmore is primarily composed of single detached dwellings and providing different types of housing within a community is generally good planning practice. The site's current land use is M2 - General Industrial District, which is Strathmore's heaviest industrial land use district.

ORGANIZATIONAL:

Development Services' staff time preparing the reports, advertisements for the public hearing, and having conversations and meetings with residents who are interested in speaking with us.

OPERATIONAL:

NA

FINANCIAL:

If a future development permit application is submitted to the Town, the applicable fees will be collected. Redevelopment of the site will also generate additional property tax revenue. A portion of the housing is intended to be affordable housing, which may financially help residents of Strathmore.

POLICY:

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

Also, the application is supported by policies in our current Municipal Development Plan No. 14-03.

IMPLEMENTATION:

The public hearing has been advertised in accordance with Section 606 of the Municipal Government Act. Staff have also advertised the public hearing on the Town's social media.

BACKGROUND:

Staff received an application for a land use re-designation of 9 Bayside Place (Lot 9, Block 1, Plan 781 0935) to facilitate the development of medium density attached housing. 9 Bayside Place was the location of the former Strathmore Seed Cleaning Plant, which was decommissioned in 2019 and demolished in 2020. The site has remained vacant since and the current land use is M2 - General Industrial District, which is Strathmore's heaviest industrial land use district.

Bayside Place is currently a mix of neighbourhood commercial, light industrial, general industrial, public service district, and medium density housing. Similar medium density housing developments occurred directly to the north of the site. 9 Bayside Place is adjacent to low density, single-detached residential communities, including Madison Court and Mapleridge Estates to the east, and Centre Street (which is a mix of low/medium density) and Thornburn Place to the south. The property is within walking or biking distance of Downtown and close to parks, pathways, schools, and the other services and amenities on Brent Boulevard.

A subdivision application to create two parcels from the subject lands was received alongside the re-designation application and is being processed concurrently. Accordingly, if Bylaw 23-15 is adopted, medium density housing development of the site would proceed in two phases:

- The first phase is proposed to contain approximately 50 townhome suites with the structures located along the southern and western edges of 9 Bayside Place. Timing of the first phase may start in 2023.
- The second phase is proposed to contain attached housing with a height maximum of 12m and limit of 2-storeys, and a density not to exceed 55 dwellings per hectare (medium density). The second phase is proposed to be located along the northern and eastern edges of 9 Bayside Place. Timing of the second phase is to be determined and is intended to be in the future.

A conceptual site plan is included for Council's information, as well as a letter from NewRock Developments Inc. which shows some further site details..

Regarding land use, Staff are proposing the R2X Medium Density Attached Housing District for the first phase which has a height limit of 12m for attached housing. Staff are proposing an R2X Medium Density Attached Housing District Overlay for the second phase, which is a site-specific land use based on the existing R2X district. The overlay (direct control) is proposed to have a height limit of 12m for attached housing and a specific limit of 2-storeys, which is

unique and is intended to provide certainty of the height to the community. Land Use Bylaw No. 14-11 (LUB) currently defines height as "...the average vertical distance between finished grade and the apex of the roof line measured at the front and rear corners of a building or structure..." (Section 2 Definitions, Page 28, LUB No. 14-11). The LUB currently has a height limit of 10m single-detached dwellings.

In Staff's opinion, the application meets some of Council's strategic priorities. Affordable living is one of the priorities, and housing starts, the ratio of Strathmore's housing stock comparing owned to rental units, and the percentage of citizens reporting Strathmore as an affordable community are all measures of progress. A portion of the units proposed at 9 Bayside Place will be classified as affordable housing. Community Wellness is also one of Council's strategic priorities, and the per capita usage of civic amenities is one of the measures of progress. In addition to Council's strategic priorities, both the Wheatland Seniors Housing Needs Assessment and the Town's Social Needs Assessment mention the need for more affordable housing in Strathmore.

Municipal Development Plan:

The application is supported by the following policies in the Town's Municipal Development Plan Bylaw #14-03:

- 3.2.1 The Town of Strathmore shall ensure that all new development shall provide a wide range of housing type to meet varying housing needs based on income and lifestyle.
- 3.2.2. Multi-unit housing areas should be located adjacent to collector road and should be central, rather than peripheral, to the neighbourhood and should be within easy access to open space and community recreational facilities.
- Although 9 Bayside Place isn't considered in the Downtown, it is close to Downtown, where policy 3.2.6 could apply. Policy 3.2.6, in summary, states residential infill development is encouraged on vacant or under-utilized parcels of land in the Downtown and shall maximize the existing roads, utilities, parks, and other community services.

Circulation and Advertisement:

The redesignation application package was circulated to internal departments and external agencies and we received standard responses from utilities, many stating no concerns. The RCMP did note that they would like to communicate with the developer during the construction phase and that their Staff are available to discuss site security and implementation of crime prevention measures to deter theft or mischief. Canada Post proposed some locations for mailboxes if the development is to proceed.

Notice of the public hearing was mailed to adjacent landowners on May 24, 2023 and a copy of the notice is attached to this report. A circulation map showing where our notification was mailed to is also attached to this report. In addition, emails were also sent to anyone who contacted us about the previous public hearing for Bylaw 23-01 and the proposed subdivision application S22-007. At the time this report was written (June 9, 2023), two responses have been received by adjacent landowners. One requested more information about the number of

units and staff responded. The other response was from someone who wanted their response read aloud at the Public Hearing. This adjacent resident requested a new 6 foot fence separating 8 and 9 Bayside Place to be installed and that the main entrance for 9 Bayside Place be from Centennial Drive due to parking and traffic concerns.

Transportation

The main access for the proposed development is shown as being from Bayside Place, with an emergency access exiting onto Centennial Drive. Primary access from Bayside Place is the most appropriate and the safest in Staff's opinion. Centennial Drive is a collector/arterial roadway for the Town, and is not meant to have private entrances onto it to allow for traffic to continue to flow. The previous seed cleaning plant had a private access in the past off Centennial Drive, but this was many years ago, our road standards have improved, and the traffic in Town has generally increased. An emergency access is proposed onto Centennial Drive for safety and emergency prevention and response.

Staff required a transportation letter and a trip generation analysis to be completed by a professional transportation engineer/firm as part of the redesignation and subdivision applications. The trip generation analysis concluded that the peak vehicle trips per day weren't enough to have a significant impact on traffic. Staff believe the letter provided was sufficient and the Manager of Infrastructure will be available at the public hearing for any transportation related questions.

Density and Land Use

In staff's opinion, medium density is an appropriate land use designation for the site, which is adjacent to low density residential, medium density residential, and various industrial uses of different densities. Staff intend for landscaping to be used as buffers along property lines abutting non-industrial uses to help with privacy. The development is well within the medium density classification and is, in Staff's opinion, is appropriate, and not going to adversely affect adjacent landowners. It is important to note that the current land use of the site is M2 - General Industrial District, which is Strathmore's heaviest industrial district. Uses within the M2 district include intense industrial uses and may potentially conflict with nearby residential.

Lighting, Fencing, Grades, Stormwater, Landscaping, Maintenance

To date, staff have only received a request for fencing, but the above topics have come up in the past and are usually reviewed at the development permit stage by professional planning, engineering, and operations staff. The developer has included a conceptual site plan and will be making a presentation to Council on June 21, 2023.

KEY ISSUE(S)/CONCEPT(S):

N/A

DESIRED OUTCOMES:

THAT Council give Second Reading to Bylaw No. 23-15, being a Bylaw to amend the Land Use Bylaw No. 14-11.

THAT Council give Third Reading to Bylaw No. 23-15, being a Bylaw to amend the Land Use Bylaw No. 14-11.

COMMUNICATIONS:

Staff have advertised the public hearing in accordance with the Municipal Government Act by including notices in the Strathmore Times and by sending notice by regular mail to adjacent landowners. Staff also advertised the public hearing on the Town's social media pages, publishing notice on the Town's website, and emailed residents and landowners who have contacted us in the past about Bylaw 23-01 (which was a previous bylaw proposed for 9 Bayside Place).

ALTERNATIVE ACTIONS/MOTIONS:

N/A

ATTACHMENTS:

[Attachment I: Land Use Bylaw Amending Bylaw No. 23-15](#)

[Attachment II: Map Package](#)

[Attachment III: Land Use Bylaw R2X Section](#)

[Attachment IV: Strathmore Times Advertisement June 7, 2023](#)

[Attachment V: Public Hearing Notification Letter](#)

[Attachment VI: Circulated Properties Map](#)

[Attachment VII: NewRock Developments Inc. Letter to the Community Neighbours Hand Delivered](#)

Chuck Procter, Manager of Development Services

Approved
- 09 Jun
2023

Chris Willms, Legislative Services Officer

Approved
- 09 Jun
2023

Johnathan Strathdee, Manager of Legislative Services

Approved
- 13 Jun
2023

Kevin Scoble, Chief Administrative Officer

Approved
- 16 Jun
2023



**BYLAW NO. 23-15
TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA**

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

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

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

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

1. SHORT TITLE

- 1.1 This Bylaw may be cited as the "Land Use Bylaw Amending Bylaw No. 23-15"

2. AMENDMENTS

- 2.1 That Bylaw No. 14-11 Schedule A – Land Use District Map is amended as follows:
- a) Changing the land use designation of a portion of Lot 9, Block 1, Plan 781 0935, containing +/- 0.876 hectares (+/- 2.16 acres) from M2 – General Industrial District to R2X – Medium Density Attached Housing District as shown below in Schedule "A".
 - b) Changing the land use designation of a portion of Lot 9, Block 1, Plan 781 0935, containing +/- 0.743 hectares (+/- 1.84 acres) from M2 – General Industrial District to R2X – Medium Density Attached District, District Overlay as shown below in Schedule "A".
- 2.2 That Bylaw No. 14-11 Schedules Section is amended as follows:
- a) Adding a new Schedule E14 – 9 Bayside Place R2X Medium Density Attached Housing District, District Overlay (2-storey).

- b) Adding the following regulations under Schedule E14 – 9 Bayside Place
 R2X Medium Density Attached Housing District, District Overlay (2-storey).

APPLICATION

- 1.1 The provisions of this District Overlay apply to the subject property described below and shown below:

- a) Portion of Lot 9, Block 1, Plan 781 0935 containing +/- 0.743 hectares (+/- 1.84 acres), Strathmore, Alberta.

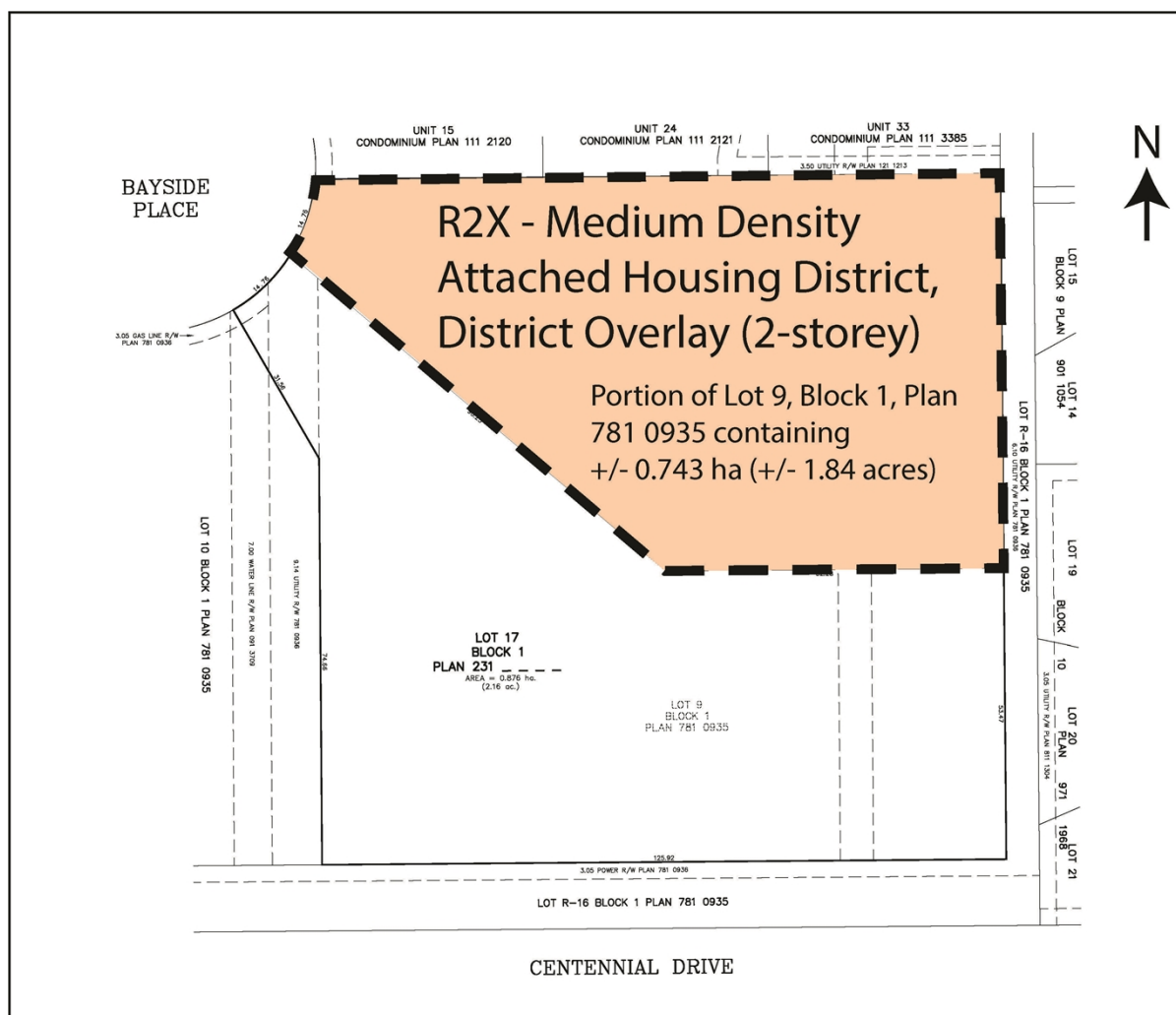


Figure 1: Direct Control District Overlay Portion of 9 Bayside Place.

- 1.2 The provisions of Section 4.5 R2X – Medium Density Attached Housing District apply to the subject property unless the provisions of this District Overlay conflict with Section 4.5 in which case the provisions of this District Overlay must govern.

2 REGULATIONS

2.1 Purpose:

- a) To provide for the development of attached housing with a maximum density approaching 55 dwellings per hectare and a maximum height of not more than 2-storeys.

2.2 Definitions:

- a) "Height" means, when used with reference to a building or structure, the average vertical distance between finished grade and the apex of the roof line measured at the front and rear corners of a building or structure, excluding a roof stairway, entrance, elevator shaft, ventilating fan, sky light, steeple, chimney, smoke, vapor or ventilation stack, fire or parapet wall, flag pole, antenna, or similar device not structurally essential to the building or structure.
- b) "Housing, Attached" means a structure designed and built to contain three or more dwelling units with fire separation in accordance with the Alberta Building Code and with each unit having separate entrances from grade level.

2.3 Maximum building height:

- a) For Housing, Attached, the maximum building height is 12m and not exceeding 2-storeys

3. EFFECTIVE DATE

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

READ A FIRST TIME this _____ day of 2023

PUBLIC HEARING HELD this ____ day of _____, 2023

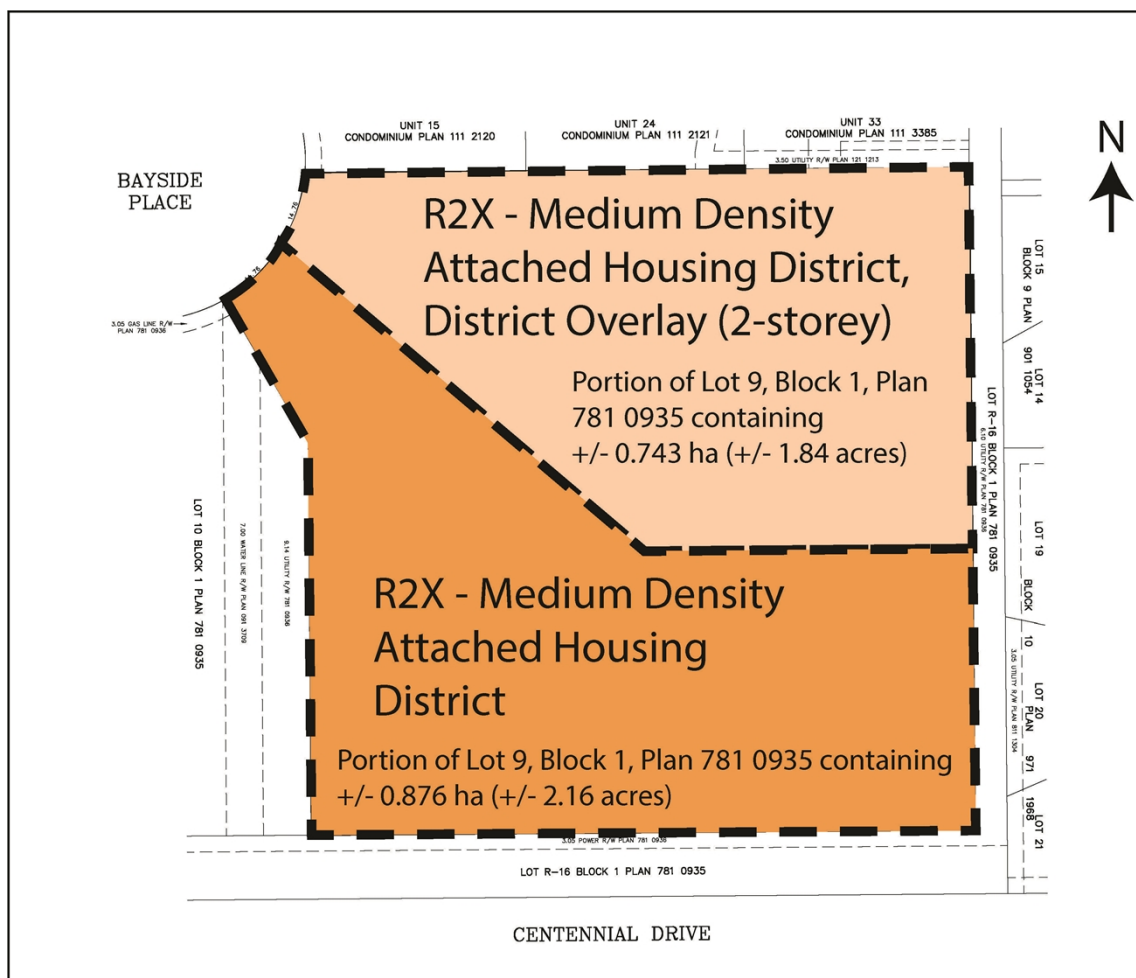
READ A SECOND TIME this ____ day of _____, 2023

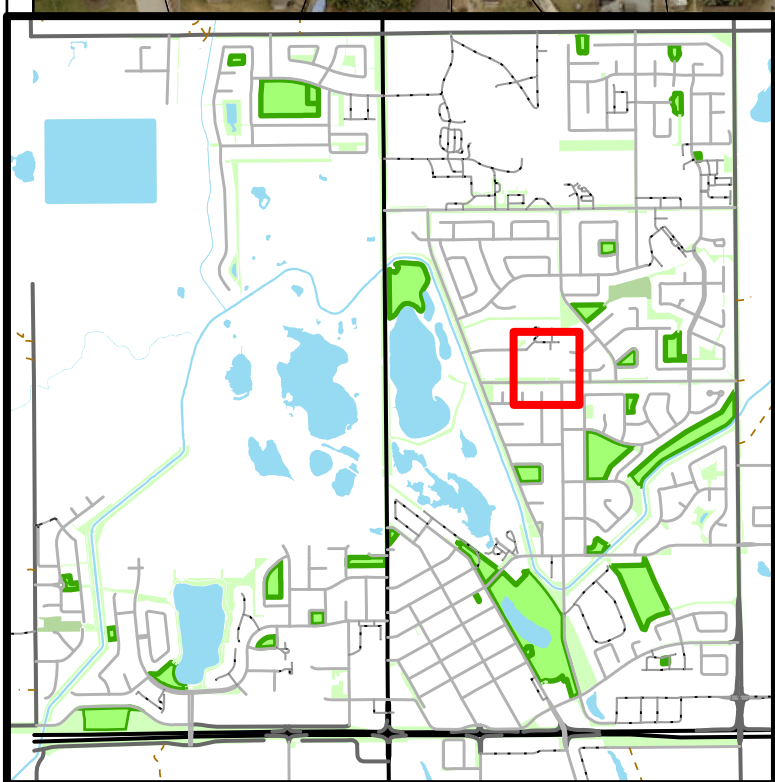
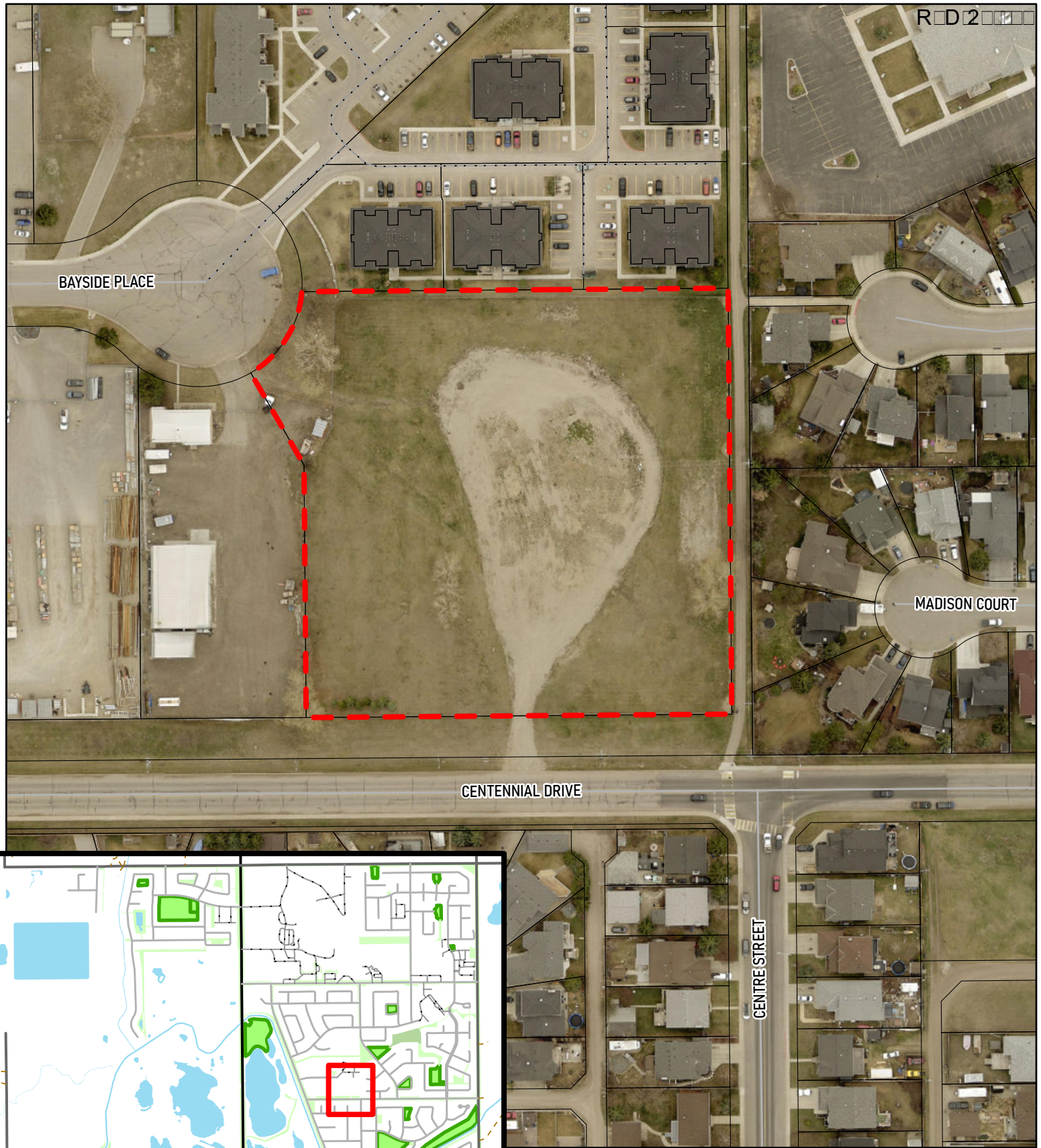
READ A THIRD AND FINAL TIME this ____ day of _____, 2023

 MAYOR

 CHIEF ADMINISTRATIVE OFFICER

Schedule "A"

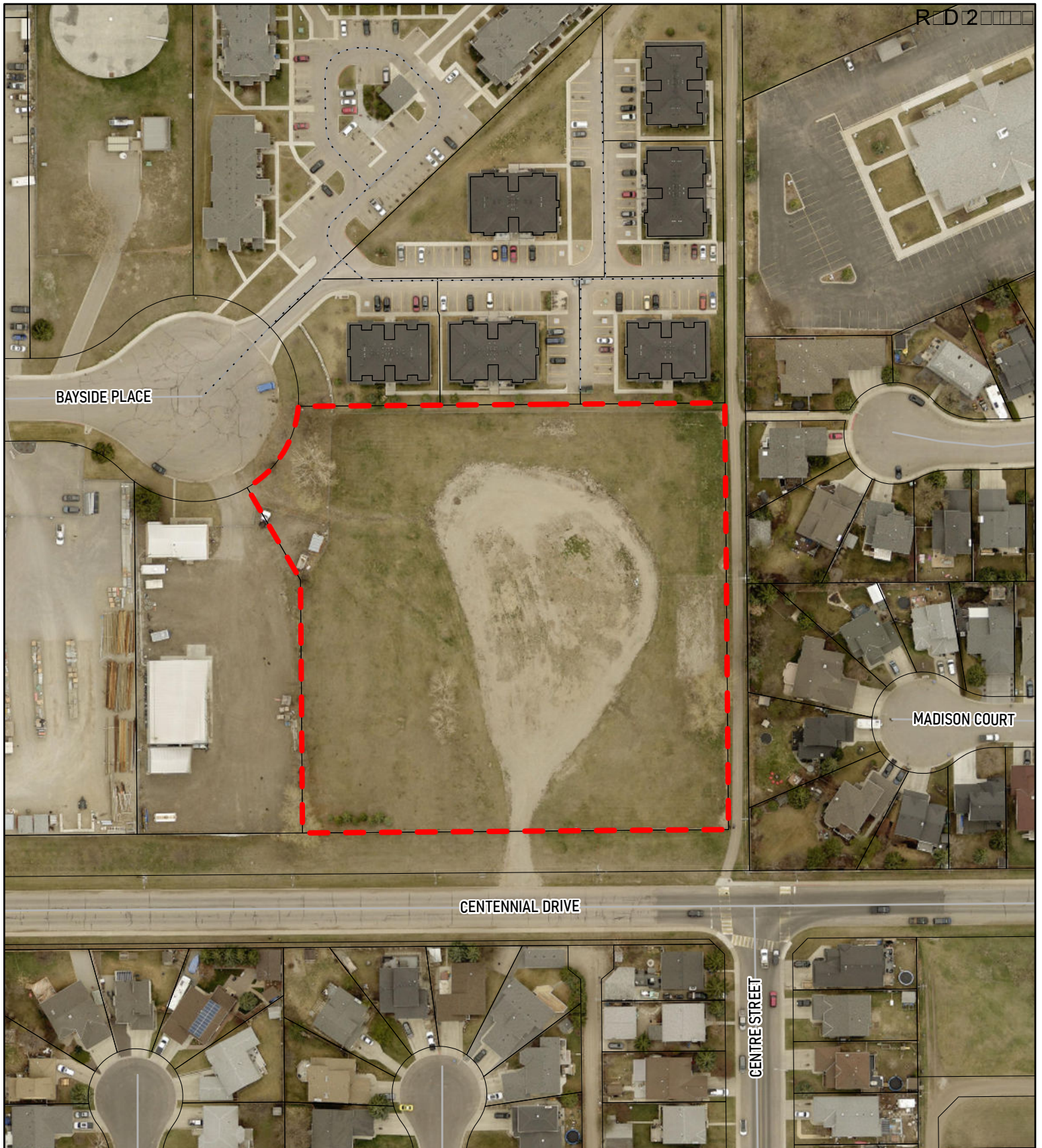




9 Bayside Place - Context



 Subject Parcel



R.D.2

BAYSIDE PLACE

MADISON COURT

CENTENNIAL DRIVE

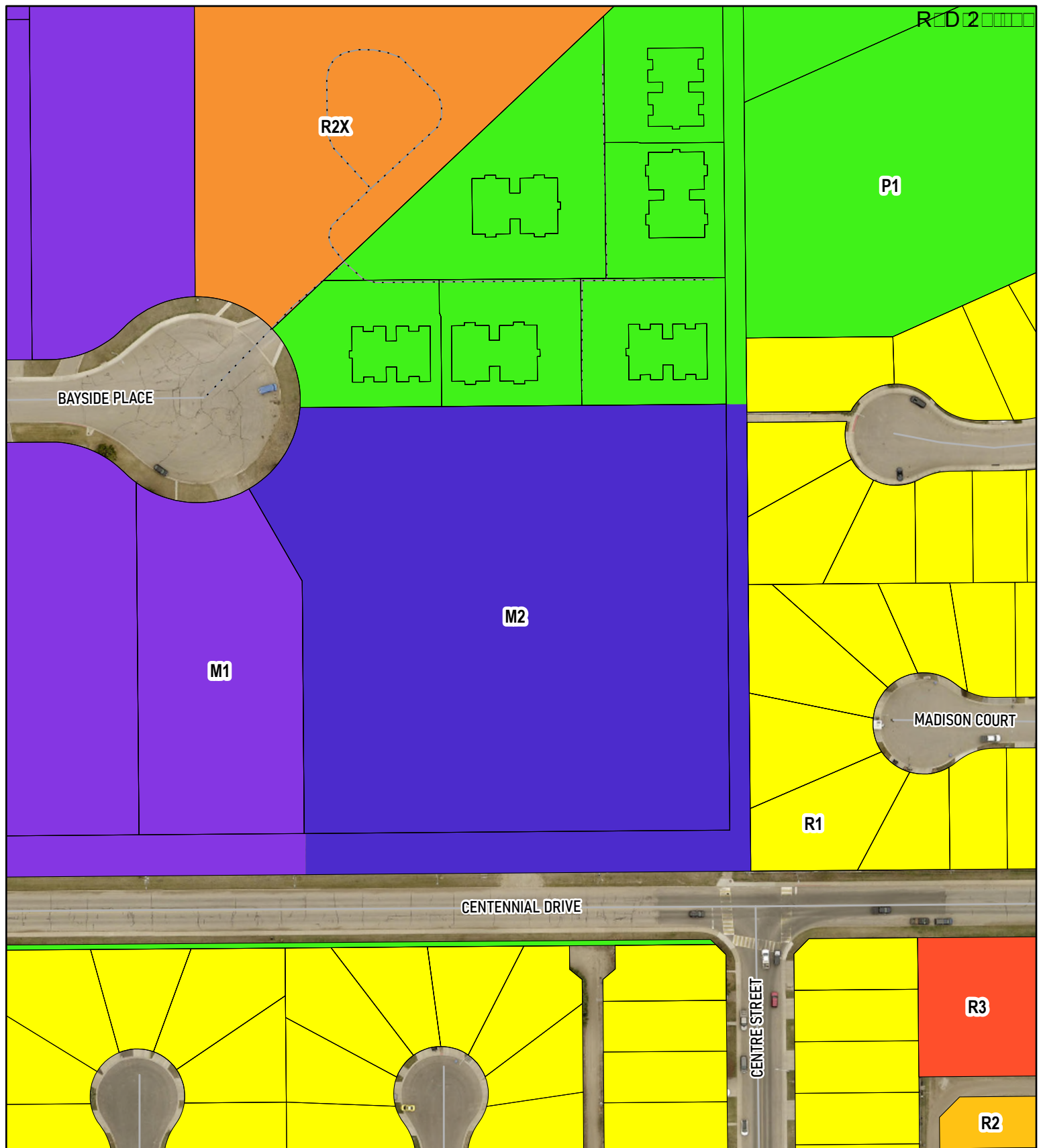
CENTRE STREET

9 Bayside Place - Aerial View



Subject Parcel





9 Bayside Place - Current Land Use Districts

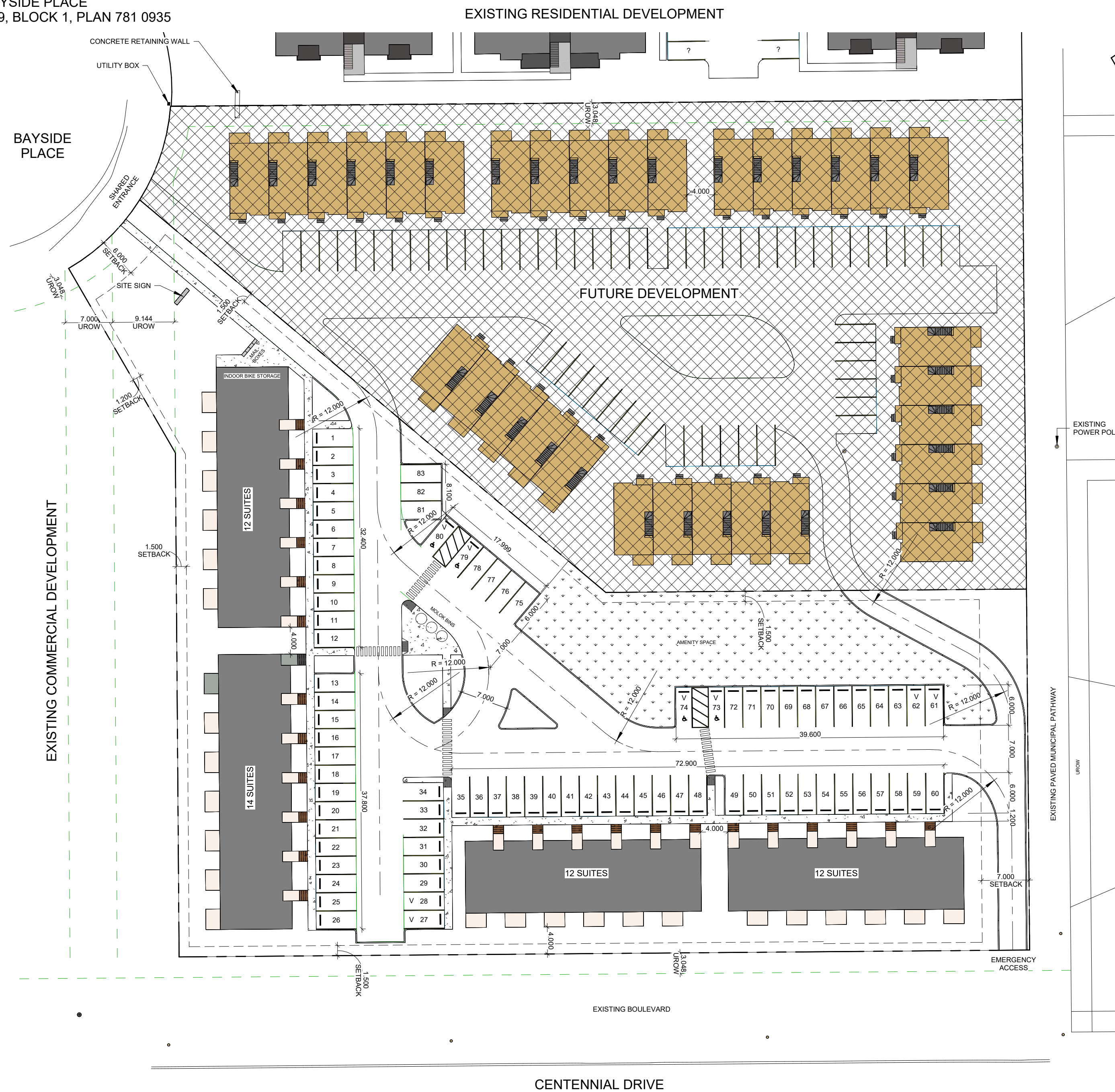
M1
M2
P1

R1
R2
R2X

R3



MUNICIPAL ADDRESS: 9 BAYSIDE PLACE
LEGAL DESCRIPTION: LOT 9, BLOCK 1, PLAN 781 0935



OVERALL SITE AREA = 16191.458 m² (4.00 ac)

2 Site - Overall
1 : 1500

EXISTING SINGLE FAMILY HOMES

Existing Zoning: M2 General Industrial
Proposed Zoning: R2X Medium Density

Preliminary

1 Site
1 : 450

NEWROCK
DEVELOPMENTS INC.

671 Industrial Ave. SE, Medicine Hat, Alberta, T1A 3L5
Office: 403.529.1023 Fax: 403.529.1059

All drawings, designs and related documents are the property of NewRock Developments Inc., are protected by copyright, and must be returned upon request. Reproduction of drawings and documents in part or in whole is forbidden without the permission of NewRock Developments Inc. Drawings and documents are to be used only for the purpose for which they are issued.

Drawings are not to be used for construction until reviewed and approved by the Authority Having Jurisdiction.

NewRock Developments Inc. reserves the right to make modifications to building and/or property design and modifications to specifications and/or features should they be necessary to maintain local building code requirements.

Revision Schedule		
No.	Description	Date
1		

FOR	DRAWING TITLE Site Plan		
PROJECT Stacked Townhouse Design 9 Bayside Place, Strathmore, AB	CREATION DATE: 03/20/23	C100	
	BY: SDR		
	CHK: --	Scale AS SHOWN	
	JOB NO.		

4.5

R2X MEDIUM DENSITY ATTACHED HOUSING DISTRICT

1. PURPOSE: To provide for the development of attached housing with a maximum density approaching 55 Dwellings per Hectare.

2. USES:

a) Permitted Uses

Accessory Building
 Home Office
 Housing Attached
 Housing, Duplex
 Housing, Semi Detached
 Parks
 Protective Emergency Services
 Residential Sales Centre 1
 Utilities
 Single Detached Dwellings on the following lots only: Lots 1 to 13 inclusive, Block 20, Plan 0414524

Bylaw #14-22

Bylaw #15-22

Bylaw #17-12

b) Discretionary Uses

Bed and Breakfast
 Child Care Services
 Garden Suite on the following lots only: Lots 1 to 13 inclusive, Block 20, Plan 0414524
 Government Services
 Group Home
 Home Occupation
 Residential Sales Centre 2
 Utility Building

Bylaw #14-22

Bylaw #17-12

3. GENERAL SITE REQUIREMENTS:

a) Minimum Lot Area

- i. 235 m² for each Dwelling Unit in a Housing, Duplex and Housing, Semi-Detached, and
- ii. 175 m² for each Dwelling Unit in a Housing, Attached

b) Minimum Site Width

- i. Housing, Single-Detached: 11 m for an Internal Lot and 12.5 m for a Corner Lot;
- ii. Housing, Duplex: 15 m for an Internal Lot and 17 m for a Corner Lot;
- iii. Housing, Semi-Detached: 7.5 m for each Dwelling Unit on an Internal Lot and 9 m for each Dwelling Unit on a Corner Lot;
- iv. Housing, Duplex and Housing, Semi-Detached on lane-less sites: Despite Subsections (3) b) ii. and iii., if a site does not share a property line with a lane

Bylaw #15-01

either at the rear or side of the site and no provision is made for a garage either at the front or at the side of the building, then the Approving Authority may require a site width of 18 m for an Internal Lot and a width of 20 m for a corner site.

c) Minimum Site Depth

- i. 30.5 metres for all lots

d) Habitable Floor Area

- i. Minimum Gross Floor Area - 70 m² per dwelling unit

e) Maximum Number of Dwelling Units

- i. The maximum density is 55 dwelling units per hectare

f) Minimum Yard Setbacks – Principal Building

- 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 – 1.5 m from a side property line shared with an Internal Lot; and 3.0 m from a side property line shared with a street other than a lane

g) Building Height

- i. 10 m for the Principal Building for Duplex and Semi-Detached Housing
- ii. 12 m for the Principal Building for an Attached Housing
- iii. 5.0 m for Accessory Buildings* see OTHER SITE REQUIREMENTS below

4. OTHER SITE REQUIREMENTS:

- a)** If the doors of an attached garage face any public roadway and abut a side yard, the Minimum Side Yard Setback shall be 6.0m.
- b)** Notwithstanding (a) and (b) above, if there is no rear lane, and no attached front garage, there shall be one 3.3 metre side yard to allow for access to a rear detached garage.
- c)** Condominiums may have shared attached garages at the rear of the property.
- d)** Condominiums may have a reduced front yard setback up to 4m at the discretion of the Approving Authority, where a lane meeting current Town Design Standards is provided for access.

Landscaping

- e)** Minimum landscaping requirement of at least one (1) tree per internal lot and two (2) trees per corner lot for duplex and semidetached dwellings.
- f)** Attached housing shall provide a landscape and a site plan showing parking, landscaping and access.

Bylaw #22-01

Accessory Building

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



Strathmore

Upcoming Council Meetings

June 7, 2023 | 6pm Regular Council Meeting
June 14, 2023 | 6pm Committee of the Whole
June 21, 2023 | 6pm Regular Council Meeting

Want to speak at a Council Meeting?

Members of the public are welcome to speak at Council or Committee of the Whole Meetings during the Public Comments or Public Hearing portion of the meeting. Learn how at Strathmore.ca/CouncilMeetings

Summer fire safety

Strathmore is under a Fire Advisory. This means you can still have a BBQ or use your fire pit, but please remember to follow the regulations in place for doing so safely.

Don't engage in any activities that are always off limits, like discarding cigarettes out your window or setting off fireworks without a permit.

Visit Strathmore.ca/FirePits to learn how burn safely.

Free compost

It's free, it's nutrient rich, it's brown and it's back!

Get your hands on some free compost made from your organic waste – here's how:

1. Pick-up a compost tag from the Strathmore Municipal Building
2. Bring your tag to the Strathmore Recycling Facility and give it to the attendant
3. Self-load roughly 10 gallons of compost for your own personal use (BYOB, bring your own bucket)

Tax payment deadline

Property tax notices were mailed on May 24, 2023. The deadline to pay property taxes without a 10% penalty is June 30, 2022.

Contact the Town of Strathmore Property Tax Clerk for more information or to sign up for the Tax Installment Payment Plan.

Learn more about conserving water at Strathmore.ca/WaterSmart

Be a part of Canada Day

We're seeking various acts to entertain the crowds in Kinsmen Park on Canada Day. If you're interested in promoting yourself and gaining exposure this is your chance.

Juggling, magic, balloons, comedy and music – if this sounds like you, get in touch with us at

Strathmore.ca/BookaGig

Seniors week is June 5 to June 11

Senior's week is coming up!

The Strathmore Municipal Library has a full week of free events lined up – including free walking and Aquasize events at our recreation facilities.

Head to Strathmorelibrary.ca/SeniorsWeek to get all the details!

Notice of Public Hearing June 21, 2023 at 6:00 P.M.

Bylaw 23-15

The Town of Strathmore is proposing to amend Land Use Bylaw No. 14-11 to redesignate Lot 9, Block 1, Plan 781 0935 (9 Bayside Place) from M2 – General Industrial District to R2X – Medium Density Attached Housing District & R2X – Medium Density Attached Housing District, District Overlay.

Public Hearing Process

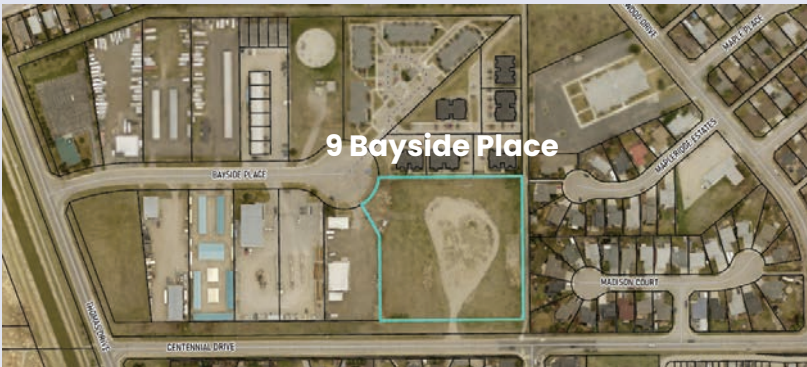
A copy of the proposed Bylaws may be inspected by the public during regular office hours, 8:30 am to 4:30 pm, Monday to Friday at the Town Office (1 Parklane Drive, Strathmore, AB), or can be found on the Town website (<https://strathmore.ca/en/town-hall/public-hearings.aspx>). Please contact the Town Office if you would like an opportunity to review and provide input on the proposed amendments prior to the Public Hearing.

The Public Hearing will be held via ZOOM AND in Council Chambers, Strathmore Municipal Building, 1 Parklane Drive, Strathmore Alberta on **Wednesday, June 21, 2023**, commencing at 6:00pm with procedures in accordance with the Municipal Government Act, Section 199 and the Town of Strathmore Council Procedural Bylaw #22-10 and amendments thereto. Any person or group of persons, or person acting on someone's behalf, who claims to be affected by any of the proposed bylaw may present suggestions or concerns by making a submission to the public hearing. Please contact Legislative Services at lsadmin@strathmore.ca by 12:00 noon on **Wednesday, June 21, 2023** in order to register to present.

Written submissions to the Public Hearing or the name of any person wishing to make an oral presentation at the Public Hearing must be received by the Legislative Services Department prior to 12:00 noon on **Wednesday, June 21, 2023** as outlined in Bylaw #22-10 and amendments thereto. If your written submission is not received by this time, please provide fifteen (15) copies for distribution at the Public Hearing. Each person wishing to address Council at the Public Hearing shall complete their verbal presentation within three minutes.

Please note that written submissions will become public documents once submitted to the Town, unless otherwise requested.

Please contact Legislative Services at (403) 934-3133 prior to attending a Public Hearing to determine the order of Bylaw presentations in the Council Agenda to ensure efficient use of your time.



RE: **PROPOSED REDESIGNATION**
Land Use Bylaw Amending Bylaw No. 23-15
Legal: Lot 9; Block 1; Plan 781 0935

The Town of Strathmore has received an application for a redesignation of 9 Bayside Place (Legal: Lot 9; Block 1; Plan 781 0935) as listed in the table below and shown on the attached map.

From	To
M2 – General Industrial District	R2X – Medium Density Attached Housing District & R2X – Medium Density Attached Housing District, District Overlay (2-storey)

This redesignation will enable the development of medium-density attached housing in the form of 2 and 3-storey townhomes. Development is proposed to proceed in two phases. The south parcel is proposed to be redesignated to the R2X – Medium Density Attached Housing District for the development of 3-storey townhomes. The north parcel will be subject to a district overlay that contains all the provisions of the R2X district but will limit development to 2-storey townhomes.

The first phase of development on the southern parcel is proposed to have 50 dwelling units between four buildings. Vehicle and bicycle parking will be on-site and a landscaping plan will be submitted with the development permit application.

The Public Hearing will be held via **ZOOM AND in Council Chambers**, Strathmore Municipal Building, 1 Parklane Drive, Strathmore, Alberta on **Wednesday, June 21, 2023**, commencing at **6:00pm** with procedures in accordance with the *Municipal Government Act*, Section 199 and the Town of Strathmore Council Procedural Bylaw No. 22-10 and amendments thereto. Any person or group of persons, or person acting on someone's behalf, who claims to be affected by any of the proposed bylaw may present suggestions or concerns by making a submission to the public hearing. Please contact Legislative Services at lsadmin@strathmore.ca by **12:00 noon on June 21, 2023**, in order to register to present.

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A copy of the proposed Bylaw may be inspected by the public during regular office hours, 8:30 am to 4:30 pm, Monday to Friday at the Town Office (1 Parklane Drive, Strathmore, Alberta), or can be found on the Town website: <https://strathmore.ca/en/town-hall/public-hearings.aspx>

If you have questions about the proposed bylaw, please contact the undersigned.

Thank you,

C. Procter

Chuck Procter
Manager of Development Services – Infrastructure, Operations, and Development Services
cprocter@strathmore.ca

NEWROCK

DEVELOPMENTS

Dear Neighbours,

At the March 15th, 2023 council meeting, NewRock Developments in conjunction with Live Well Communities Inc. presented concept plans for a townhouse development in support of a land use bylaw amendment for the land at 9 Bayside Place. After much debate the land use bylaw amendment was defeated.

Despite this outcome we still believe that the land at 9 Bayside Place can be a residential development that fits the community and that contributes to relieving housing shortages. After digesting the concerns raised by the community and council about the proposed project, we have re-designed the concept and have re-applied with planning. Attached you will find a revised site plan that addresses several of the key concerns raised about the original design.

By far, the greatest concern with the original plan had to do with the proposed building height and the orientation/proximity of the proposed 3 storey buildings in relation to the existing homes to the north and east. In response to these concerns, our re-design moves the proposed 3 storey buildings to the south parcel of land, re-oriens those buildings to minimize impact to the north and east, and reduces the density from 60 to 50 units while maintaining a parking ratio of 1.66.

An important note for this re-design is that we have applied for one of Strathmore's existing, stock districts, from the town's Land Use Bylaw. Our application asks for only one change to the stock zoning. The change requested would apply to the north parcel, and would restrict future development height to 2 storeys. Our group does not currently have a plan to develop the north parcel but the 2 storey height limitation will provide a very good interface to the existing 2 storey multi-family buildings (north) and the existing houses to the east, the majority of which are also 2 storeys in height.

This re-designed concept also includes an amenity space/play area that will be equipped with playground equipment and will also still provide a link to the public pathway system.

We welcome your comments and questions. If there are any clarifications needed or if you have questions, we invite you to contact us by email at strathmore@newrock.ca.

Thank you,

Cam Ens

President and CEO

NewRock Developments Inc.

EXISTING MULTI-FAMILY DEVELOPMENT
(2 STOREY)

BAYSIDE
PLACE

FUTURE DEVELOPMENT
2-STOREY MAX HEIGHT

EXISTING COMMERCIAL DEVELOPMENT

Playground ↓

1.66 PARKING STALLS PER UNIT

EXISTING SINGLE FAMILY HOMES
(2 STOREY & SINGLE STOREY)

No balconies
on the end of
the building

50 UNITS (60 PREVIOUSLY)

Privacy screen

51 ft. (15.7m)
separation
from single
family lots to
proposed
building

CENTENNIAL DRIVE



Martin Shields

Member of Parliament
Bow River

May 30th, 2023

Mayor Pat Fule
Town of Strathmore
1 Parklane Dr
Box 2280
Strathmore, AB T1P 1K2

RE: Prioritizing Municipal Input in Future RCMP Contract Policing Decisions

Dear Mayor Fule,

I want to thank you for your correspondence on RCMP contract policing, and the impacts of the retroactive costs on the town.

Myself and my Conservative colleagues are following this issue closely and will continue to advocate on behalf of municipalities to resolve this issue.

Once again, thank you for your correspondence on this issue.

Martin Shields, MP

TOWN OF STRATHMORE
Accounting

JUN - 6 2023

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