

**BYLAW NO. 25-07
TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA****BEING A BYLAW OF THE TOWN OF STRATHMORE IN THE PROVINCE OF ALBERTA
TO AMEND BYLAW NO. 08-22 BEING THE WESTCREEK AREA STRUCTURE PLAN.**

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

1.0. Bylaw No. 08-22 being the Westcreek Area Structure Plan is amended by:

- 1.0.1. Add the following text to the Cover Page: "Amended May 07, 2025".
- 1.0.2. Deleting (i) from Section 1.2.3 Town of Strathmore Area Structure Plan Terms of Reference "(i) A future land use scenario that shall respect an overall gross density of 6.5 units per acre." and replacing it with "(i) *A future land use scenario that shall respect an overall gross density range of 6.0 - 7.5 units per acre.*"
- 1.0.3. Deleting: "Map 1. LOCATION" and replacing it with "*Map 1. Location Map*", as shown in Schedule 'A'.
- 1.0.4. Deleting: "Map 2. OWNERSHIP MAP" and replacing it with "*Map 2. Ownership Map*", as shown in Schedule 'A'.
- 1.0.5. Deleting from Section 4.1 EXISTING LAND USES the following sentence: "The lands contained within NW 15-24-25-W4 are currently designated County General Agriculture District (GA), while the balance of the west lands and the entire east lands are designated Urban Reserve District (UR)." and replacing it with "*The lands contained with NW 15-24-25-W4 are currently designated as Low Density Residential District (Add Zone Designation Here), and Medium Density Residential (Add Zone Designation Here), while the balance of the west lands and the entire east lands are designated Urban Reserve District (UR).*"
- 1.0.6. Deleting: "Map 4. EXISTING LAND USE" and replacing it with "*Map 4. Existing Land Use*", as shown in Schedule 'A'.
- 1.0.7. Deleting from Section 4.3.2 Policies the following sentence: "1. The loss of habitats on the western lands will be compensated by development of a

wetland conservation – interpretation area on the eastern lands provided by a number of parties including WestCreek Developments, Olds College, Alberta Environment, the Town of Strathmore and other interested groups that will allow for the retention and enhancement of important wetlands, an increase in wetland area, and reclamation and enhancement of non-native / disturbed upland.” and replacing it with *“Wetlands on the western lands will be removed in accordance with Alberta government policies and Water Act approvals and be compensated by development of a wetland conservation and interpretation area on the eastern lands provided by relevant parties recognized by Alberta Environment and the Town of Strathmore. This will facilitate the retention of important wetlands and open space areas on the eastern lands in its natural state.”*

1.0.8. Adding to Section 5.1 LAND USE CONCEPT MAP the following sentence below the “Land Use Statistics: Future Land Use Concept (Map 7)” table: *“The above table of land use statistics has been updated as per the adopted April XX, 2025 amendment to this ASP.”*

1.0.9. Deleting from Section 5.1 LAND USE CONCEPT MAP the following Table: **“Land Use Statistics: Future Land Use Concept (Map 7)”**

2. Land Use	Hectares (+/-)	Acres (+/-)	% of ASP Area
R-1 Single Detached Residential	15.91	39.32	20.4
R-2 Mixed Housing	17.13	42.32	21.9
R-2X Medium Density Attached Housing	1.13	2.8	1.4
Urban Reserve	28.65	70.80	36.7
Roadways	15.28	37.75	19.6
Total Ownership Area	78.10	192.99	100.0

”

and replacing it with the following table:

“Land Use Statistics: Future Land Use Concept (Map 7?)

Land Use	Hectares (+/-)	Acres (+/-)	% of ASP Area
<i>Low Density Residential (R1/R1S/R2)</i>	<i>± 30.08 ha</i>	<i>± 74.33 ac</i>	<i>38.5 %</i>
<i>Medium Density Residential</i>	<i>± 1.39 ha</i>	<i>± 3.43 ac</i>	<i>1.78 %</i>

<i>Park/Open Space (West lands)</i>	± 2.57 ha	± 6.35 ac	3.29 %
<i>Emergency Services (West Lands)</i>	± 1.16 ha	± 2.87 ac	1.48 %
<i>Public Utility Lot (Storm Pond West Lands)</i>	± 1.85 ha	± 4.57 ac	2.37 %
<i>Urban Reserve (East Lands)</i>	± 26.62 ha	± 65.78 ac	34.12 %
<i>Roadways</i>	± 14.43 ha	± 35.66 ac	18.46 %
<i>Total Ownership Area</i>	± 78.10 ha	± 192.99 ac	100 %

- 1.1.1. Deleting: "Map 7 FUTURE LAND USE CONCEPT" and replacing it with "*Map 7. Future Land Use Concept*", as shown in Schedule 'A'.
- 1.1.2. Deleting from Section 6.1.1 Purpose the following sentence: "The Residential Area comprises the majority of lands within the West Lands, identified as R-1, R-2 and R-2X on Map 7." and replacing it with "*The Residential Area comprises the majority of lands within the West lands, identified as Low Density Residential (Zone Designation to be Added) and Medium Density Residential (Zone Designation to be Added) on Map 7.*"
- 1.1.3. Deleting from Section 6.1.1. Purpose.subsection (3) Density and Population of Residential Area the following sentences: "(a) In order to support the efficient provision of infrastructure, amenities and services and to use the land resource more efficiently, a residential density of approximately 6.5 units per acre should be achieved in the ASP area. This amounts to approximately 1002 dwelling units with a corresponding population of approximately 3,000, based on 3.0 persons per unit." and replacing it with "*(a) In order to support the efficient provision of infrastructure, amenities and services and to use the land resource more efficiently, a residential density range of approximately 2.43 - 3.04 units per hectare (6.0 - 7.5 units per acre) shall be achieved in the ASP area. This amounts to approximately 925 – 1156 dwelling units with a corresponding population of approximately 2,775 – 3,468, based on 3.0 persons per unit. "*
- 1.1.4. Deleting from Section 6.1.1. Purpose, Subsection (3) Density and Population of Residential Area following table:

"Density Summary

Housing Type	Number of Units	% Total Units
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R-1 Single Family Detached	300	30%
R-2 Mixed Housing	660	66%
R-2X Medium Density Attached	42	4%
Total Number Units	1002	100%
Net Developable Area	154.15 acres	
Residential Density	6.5 upa	

and replacing it with:

"Density Summary

<i>Housing Type</i>	<i>Number of Units¹</i>	<i>% Total Units</i>
<i>Low Density Residential (R1/R1S/R2)</i>	<i>926</i>	<i>92.4%</i>
<i>Medium Density Residential</i>	<i>76</i>	<i>7.6%</i>
<i>Total Number Units</i>	<i>1002</i>	<i>100%</i>
<i>Net Developable Area</i>	<i>154.15 acres</i>	
<i>Residential Density</i>	<i>6.5 upa</i>	

- 1.1.5. Adding to Section 6.1.1. Purpose, Subsection (3) Density and Population of Residential Area the following footnote to the Density Summary table: "¹*These numbers are preliminary and may be subject to change.*"
- 1.1.6. Deleting from Section 6.2.2 Policies , Subsection (4) Land Use Redesignation of Future Development Area following sentences: "(a) Upon reduction of the setback, lands within the wellhead setback area shall be designated as Single Detached Residential (R-1) and Mixed Housing (R-2), to conform with the zoning of lands surrounding the wellhead setback area, as illustrated in Map 7, Future Land Use Concept." and replacing it with "*The redesignation of land within the WestCreek ASP shall be composed of Low Density Residential (XX), and Medium Density Residential (XX), Municipal Reserve (MR?), Public Utility Lot (PUL?), Emergency Services (XX) and Urban Reserve (UR) in accordance with the Future Land Use Concept, Map 7.*"
- 1.1.7. Deleting from Section 6.3.1 Purpose the following note under the Municipal Reserve Analysis table: "(2) Includes 6.15 acres of MR on West Lands and 6.72 acres of MR on East Lands" and replacing it with "*(2) Includes up to 6.35 acres of MR on West Lands and 6.7 acres of MR on East Lands*"

- 1.1.8. Deleting: "Map 8. RESERVE DEDICATION" and adding *"Map 8. Reserve Dedication"*, as shown in Schedule 'A'.
 - 1.1.9. Deleting: "Map 9. TRANSPORTATION" and adding *"Map 9. Transportation"*, as shown in Schedule 'A'.
 - 1.2.1. Deleting: "Map 10. WATER SYSTEM" and adding "Map 10. Water System", as shown in Schedule 'A'.
 - 1.2.2. Deleting: "Map 11 SANITARY SEWERS" and adding *"Map 11. Sanitary Sewers"*, as shown in Schedule 'A'.
 - 1.2.3. Deleting: "Map 12 STORM SEWER SYSTEM" and adding *"Map 12. Storm Sewer System"*, as shown in Schedule 'A'.
 - 1.2.4. Deleting: "Map 13 PHASING PLAN" and adding *"Map 13. Phasing Plan"*, as shown in Schedule 'A'.
- 2.0. This Bylaw shall come into full force and effect upon the date of third and final reading.

READ A FIRST TIME this 2nd day of April, 2025

PUBLIC HEARING HELD this 7th day of May, 2025

READ A SECOND TIME this 7th day of May, 2025

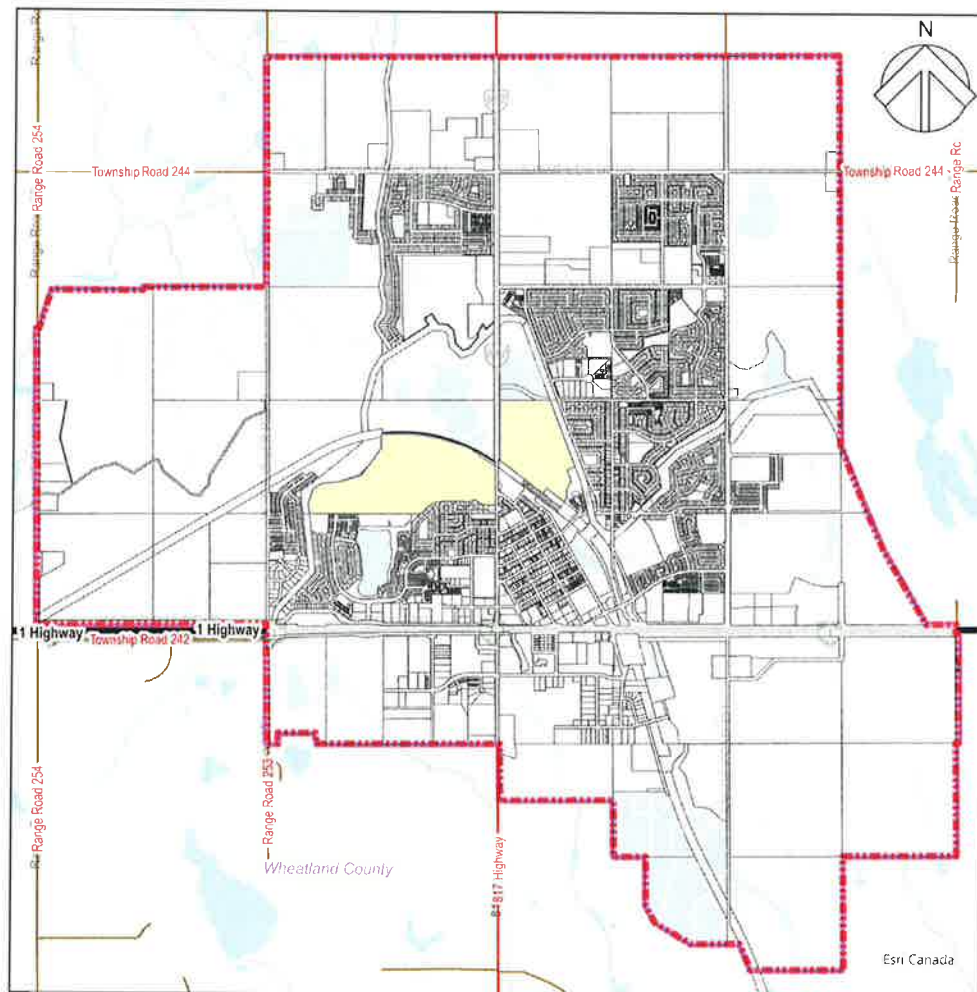
READ A THIRD AND FINAL TIME this 7th day of May, 2025





Mayor


Director of Strategic, Administrative
& Financial Services

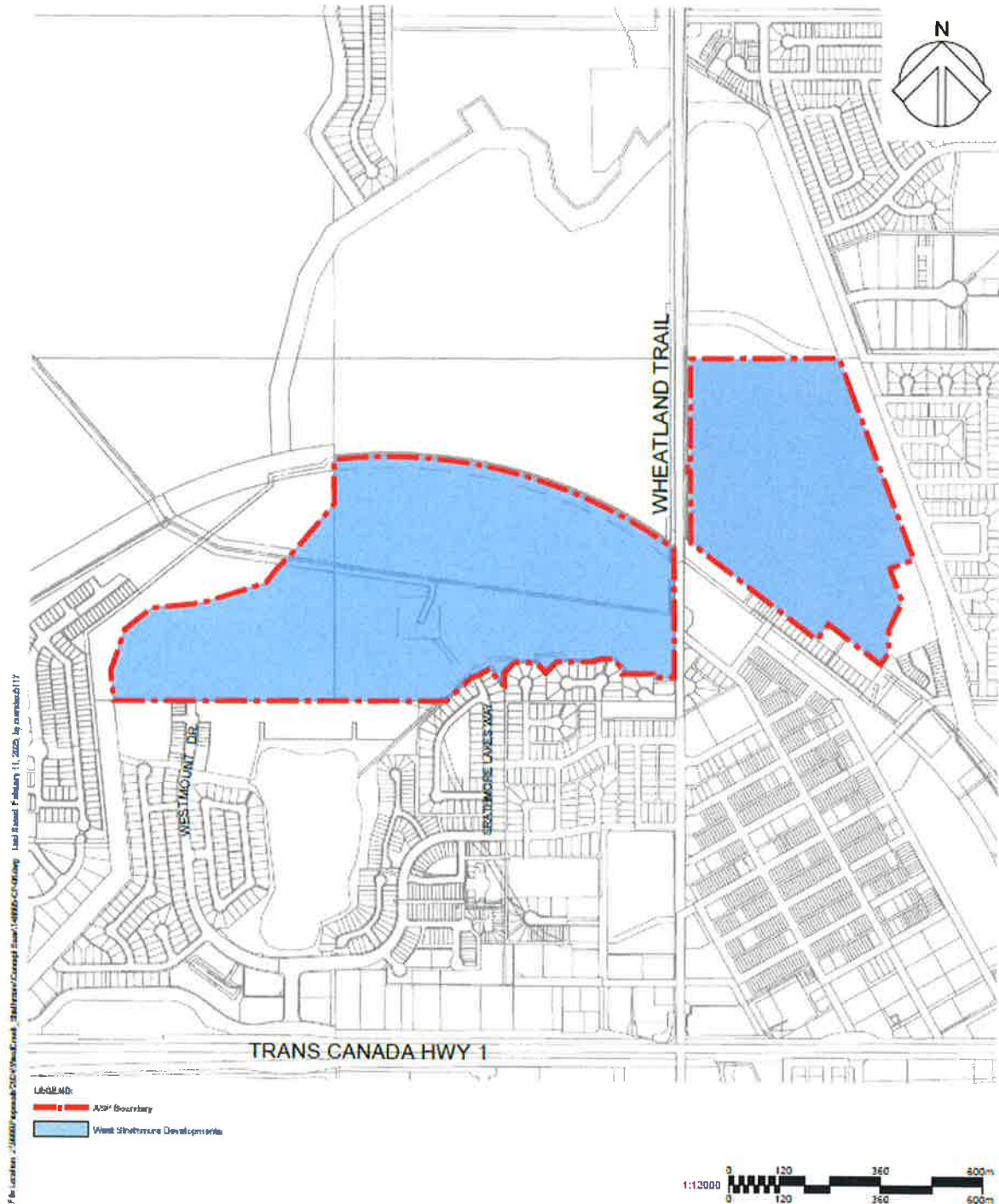
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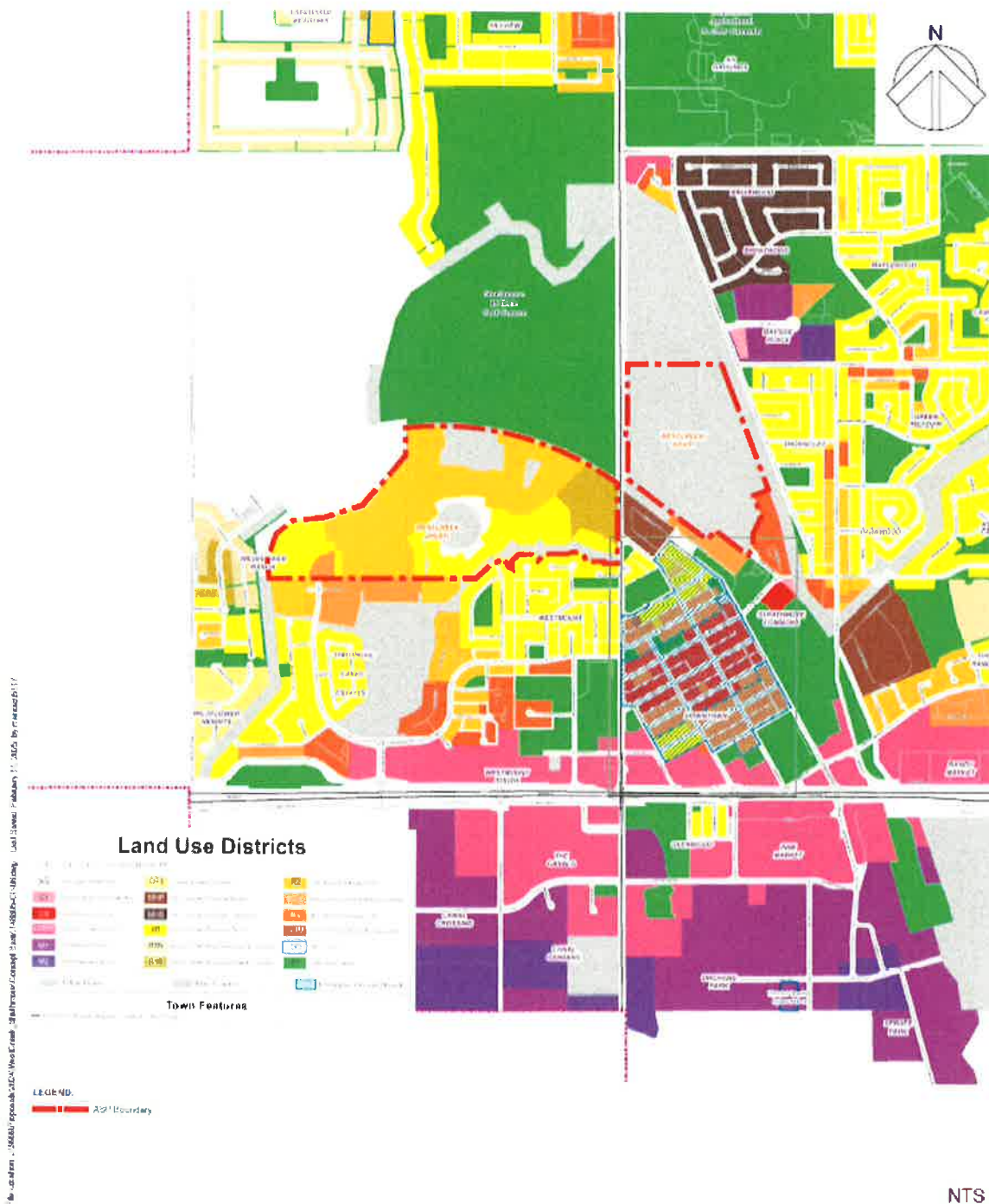


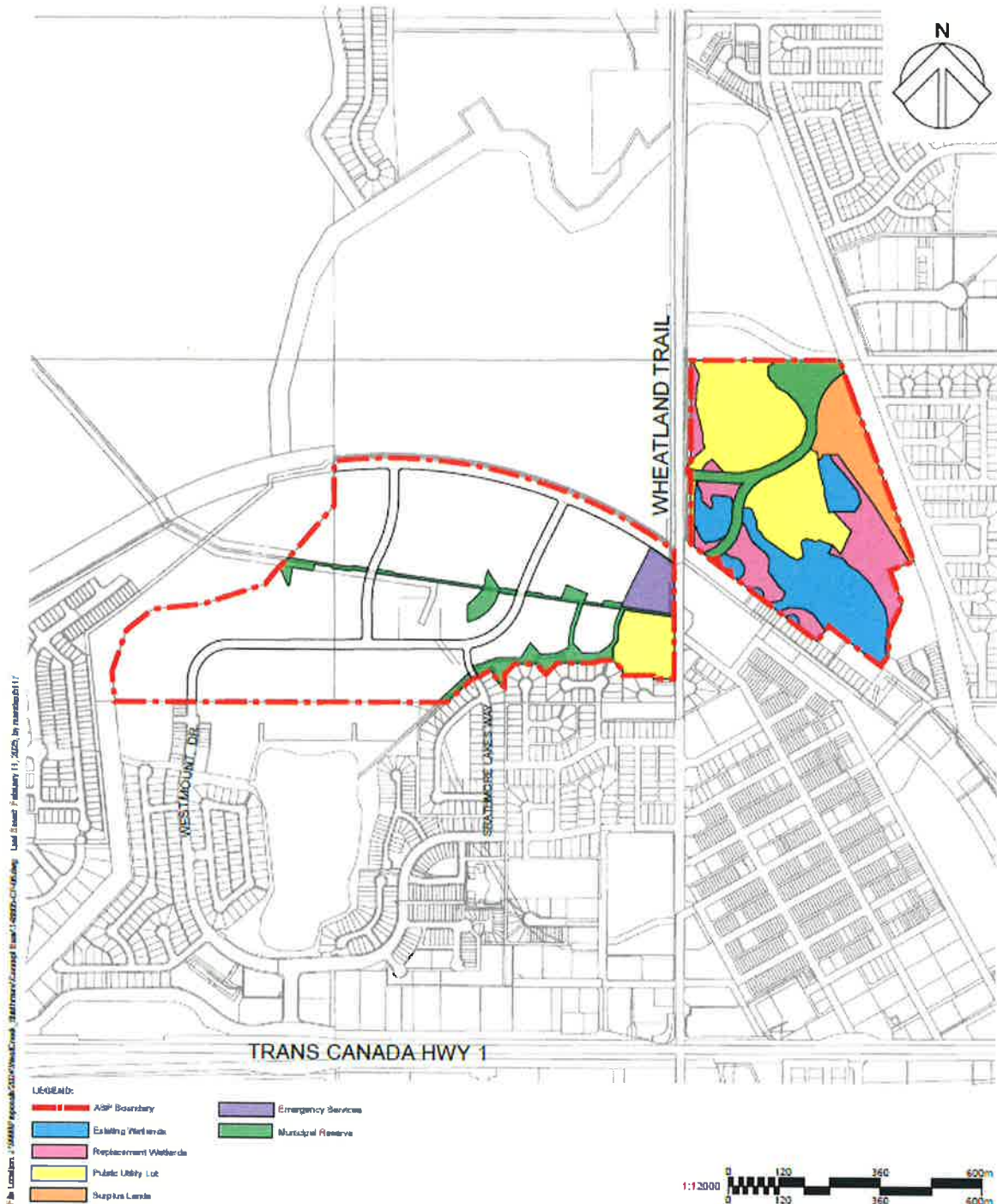
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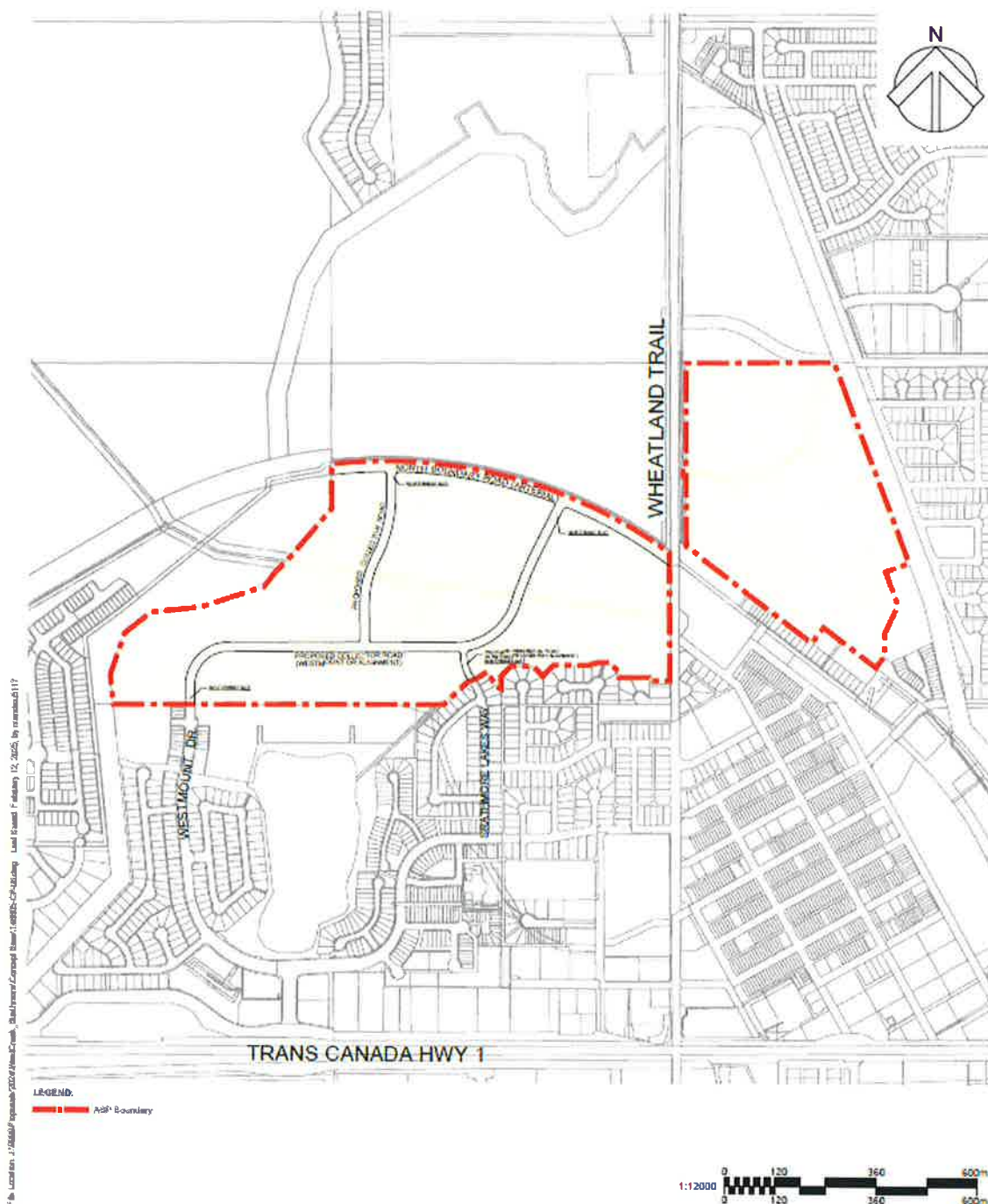
-  Westcreek Area Structure Plan Amendment
-  Town Boundary

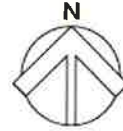
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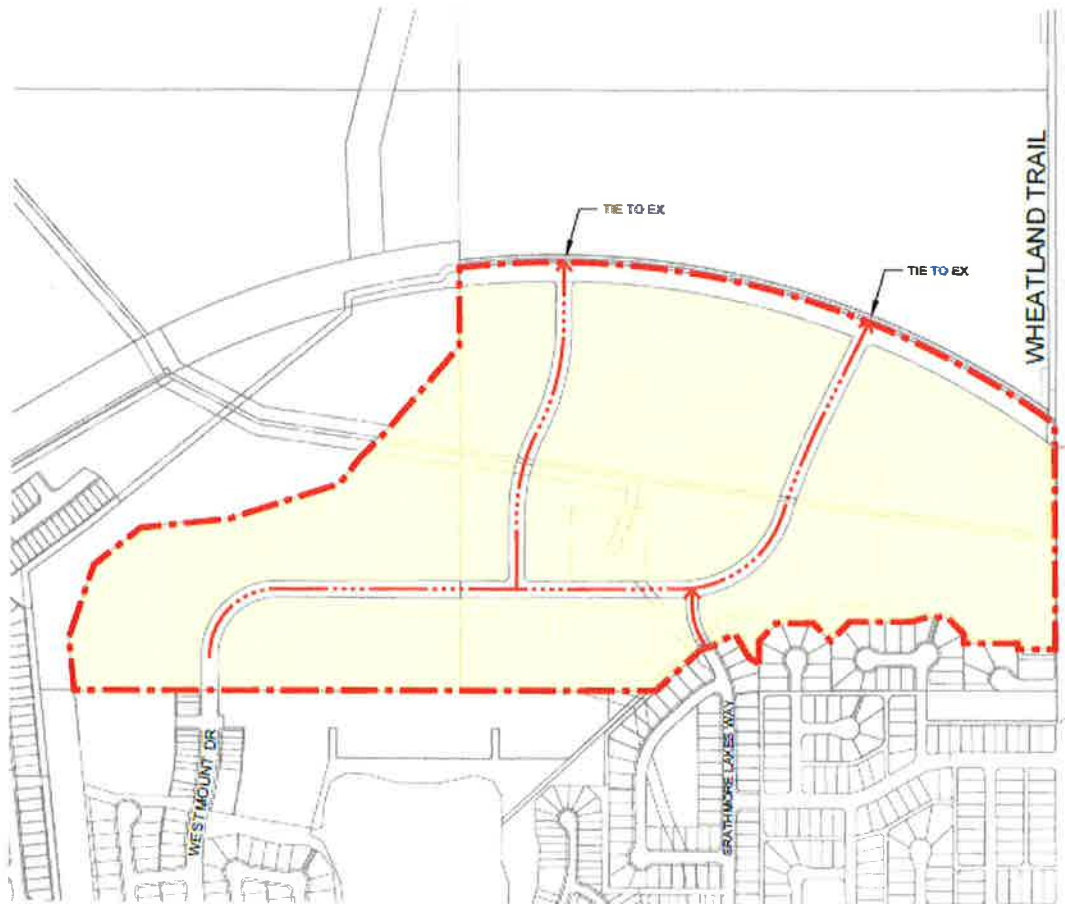
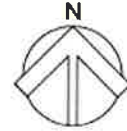












LEGEND:
ASP Boundary





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LEGEND:
 ASP Boundary



