

TOWN OF STRATHMORE

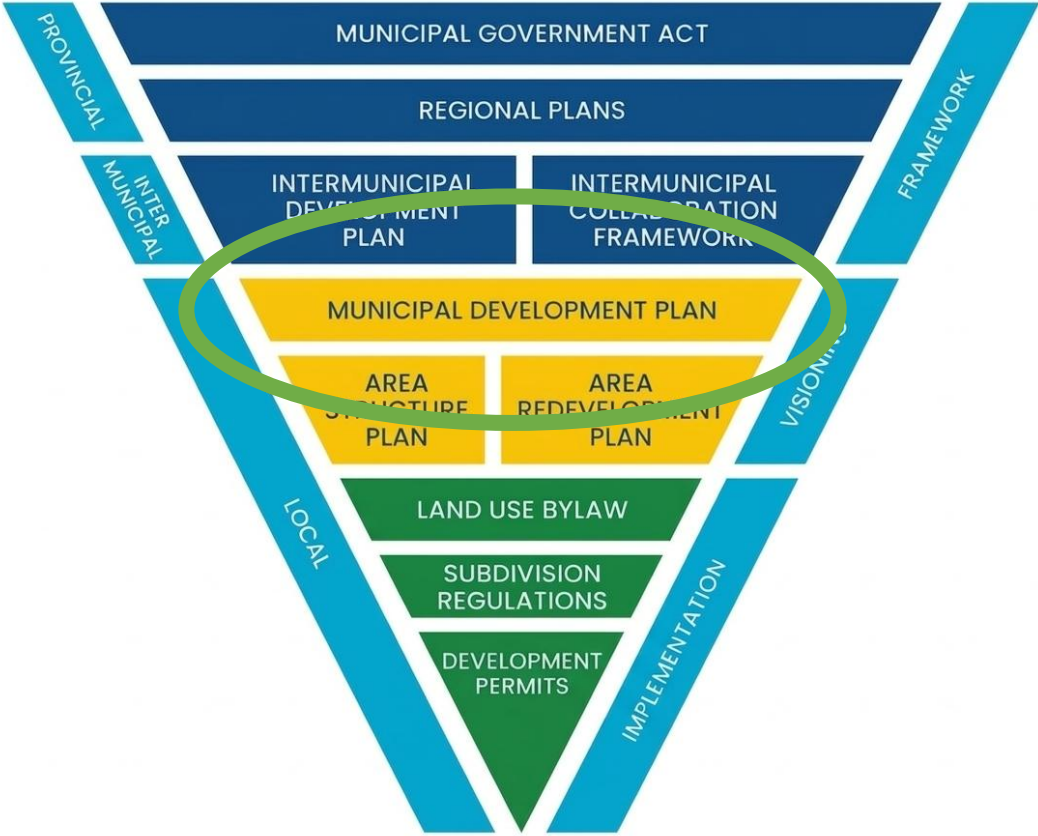
# Municipal Development Plan Review

Module "A" – Bylaw 26-07



Committee of the Whole Meeting  
May 13, 2026

# Back to Planning 101



# MPD Review Update

- Most recently, took a pause for municipal elections and to allow time for Council to identify strategic priorities and develop Strategic Plan 2026-2029.
- Shifting toward a modular approach that updates the Town's MDP – as opposed to a “repeal and replace” or “complete rewrite”.
- Benefits of the modular approach include:
  - Quicker, more flexible completion of the MDP Review
  - Opportunity to align Strategic Plan with the MDP
  - Enables proactive decision-making based on “pillars” embedded within the Strategic Plan and MDP



## What else will the modular approach to updating the Town's MDP accomplish?

- Align the TOS MDP with provincial legislation under the MGA and all related and applicable supporting regulations.
- Review & Align the TOS MDP with existing plans and studies that have been approved by Council, including Council's new Strategic Plan.
- Help the Town build a strong reputation for being "the best" planning administrators!



# Module "A"

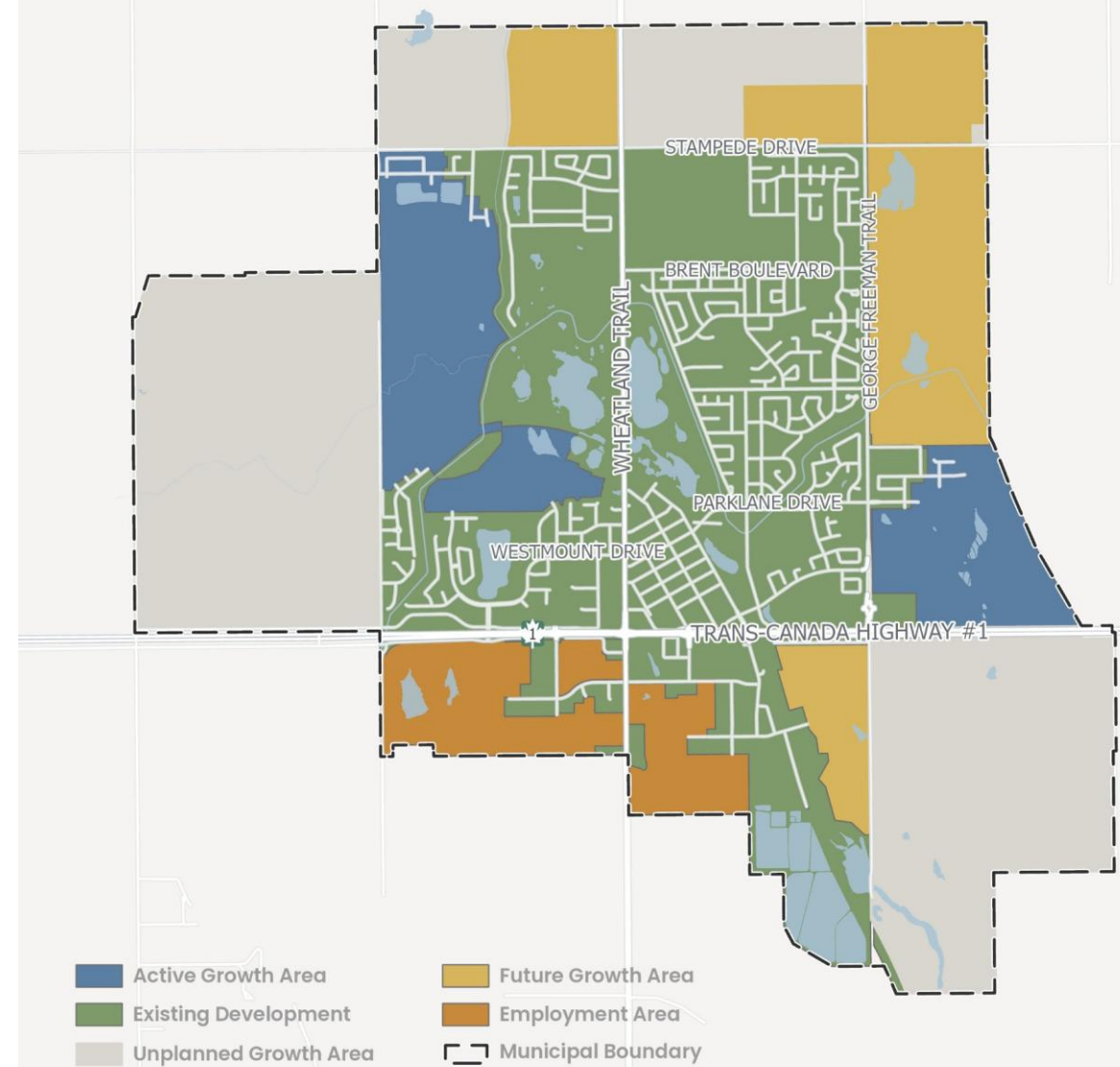
- Largest amendment package, but with focus on growth management, fiscal sustainability, economic development.
- Bylaw 26-07 is at 67 pages, so this presentation will provide highlights only, but feedback on any content is welcome.
- Also includes updates to implementation, monitoring, and review policies (e.g. intermunicipal planning, public engagement, statutory/regulatory matters, etc.).
- Revamped introductory sections (e.g. role, scope, context, etc.)
- Other technical and stylistic updates (e.g. cover pages, table of contents, figures and tables, maps, etc.).



# Highlight #1: Growth Areas

Policy Direction	Unplanned Growth Area	Future Growth Area	Active Growth Area
<b>Development Status</b>	Long-term growth potential with no ASP process activated.	Mid-term growth potential and requires adoption of new ASP to transition from UGA.	Immediate growth potential and "shovel ready" for development.
<b>Planning Requirement</b>	Council resolution to begin ASP activation process.	ASP approved and potential for Outline Plan(s).	ASP and Outline Plan(s) approved.
<b>MDP Amendment</b>	Required to redesignate from UGA to FGA.	Required to redesignate from FGA to AGA.	Housekeeping update to redesignate from AGA to Existing Development.
<b>Prerequisites</b>	Substantial build-out of existing FGAs and AGAs.	Market demand not be met by existing ASPs and/or ARPs.	Ongoing development or ready for immediate subdivision.
<b>Infrastructure Priority</b>	Lowest priority for municipal funding.	Medium priority and must demonstrate servicing capacity.	Highest priority for municipal funding and infrastructure.
<b>Density Targets</b>	Not applicable.	Minimum 25 dwelling units/ha and up to 40 dwelling units/ha in mixed-use areas.	Same as FGA but refined and guided by approved Outline Plan(s).

## MAP A: PLANNED GROWTH AREAS



- Active Growth Area
- Existing Development
- Unplanned Growth Area
- Future Growth Area
- Employment Area
- Municipal Boundary

## Highlight #2: Strategic Intensification (SI)

- Supports evolution of existing urban areas by a striking balance between protecting vitality and character against redevelopment, better utilizing land and infrastructure.
- Establishes criteria and preferences to help guide decision-making on development proposals in existing urban areas.
- Establishes aspirational 10% SI target for all new residential dwelling units in Strathmore.
- SI means being fiscally responsible, protecting agricultural lands, shifting away from rigid separation of land uses.



## Highlight #3: Fiscal Sustainability & Economic Development

- Growth must be managed in a way that is mindful of longer-term municipal financial health.
- Emphasis on infrastructure efficiency and funding.
- Balanced against attracting commercial and industrial development and strengthening local employment.
- Importance of aligning decisions around growth with capital/operating budgets (e.g. MDPA #1 on residential-to-non-residential assessment ratio targets).



# What's Next?

- Based on COW feedback, refinements made to Module “A” (ie. Bylaw 26-08) as necessary.
- Bylaw 26-07 will then proceed to Council for a first reading, a public hearing, etc. as required by MGA.
- While this is happening, work related to Modules “B” to “D” and consolidation bylaw continues.



# Thank you.



## Questions & Comments:

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