

AGENDA
REGULAR COUNCIL MEETING
Wednesday, February 19, 2025 @ 6:00 PM
Council Chambers, 1 Parklane Drive, Strathmore AB

Page

1. CALL TO ORDER

2. CONFIRMATION OF AGENDA

3. CLOSED MEETING

3.1. Amenity Opportunity – Advice from officials – FOIP S.24 1(a)

3.2. Legal Advice – Disclosure harmful to intergovernmental relations – FOIP S. 21 (1)(b)

3.3. Strategic Objectives and Emergent Items – Advice from officials – FOIP S. 24(1)(a)

3.4. 2024 Human Resources and Safety Review – Advice from officials – FOIP S.24 1(a)

3.5. Council CAO Dialogue – Advice from officials – FOIP S.24 1(b)(i)

4. PUBLIC HEARING

5. PUBLIC COMMENTS

Members of the public are welcome to provide comments regarding items on the agenda in person during the Council meeting, virtually, or in writing. Should you wish to provide public comments virtually or in writing, please fill out the Request to Speak at a Council Meeting form that can be located on the Town's website and submit it to: LSAdmin@strathmore.ca by the end of the day on the Sunday before the Council meeting. In order to ensure procedural fairness, Council requests that the public refrain from speaking on items that have been or will be heard through a public hearing process.

6. DELEGATIONS

Members of the public and community organizations are welcome to attend a Regular Council Meeting as a delegation to present an item to Town Council for consideration. If you are interested in attending as a delegation please fill out the Delegation Request form that can be located on the Town's website and submit it to: LSAdmin@strathmore.ca by noon, seven (7) days before a Regular Council Meeting.

7. CONSENT AGENDA

8.1 Regular Council Meeting Minutes – February 5, 2025

11.2.1 Community Futures Wild Rose Meeting Minutes – January 9 , 2025

8. CONFIRMATION OF MINUTES

8.1. Regular Council Meeting Minutes – February 5, 2025

[Agenda Item - AIR-25-033 - Pdf](#)

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9. BUSINESS

10. BYLAWS

10.1. Municipal Policing Committee Bylaw No. 25-05

[Agenda Item - AIR-25-022 - Pdf](#)

12 - 22

10.2.	Land Use Bylaw Amending Bylaw No. 24-23 (416 and 417 80B Archie Klaiber Trail)	23 - 41
	Agenda Item - AIR-24-258 - Pdf	
10.3.	Land Use Bylaw Amending Bylaw No. 25-06 (Edgefield Phase 3)	42 - 107
	Agenda Item - AIR-25-019 - Pdf	
10.4.	Land Use Bylaw Amending Bylaw No. 25-04 (Lakewood Phase 2B)	108 - 160
	Agenda Item - AIR-25-021 - Pdf	
11.	COUNCILLOR INFORMATION & INQUIRIES	
11.1.	QUESTIONS BETWEEN COUNCILLORS AND COUNCIL STATEMENTS	
11.2.	BOARDS AND COMMITTEES REPORTS	
11.2.1.	Community Futures Wild Rose Meeting Minutes – January 9 , 2025	161 - 164
	Community Futures Wild Rose Meeting Minutes – January 9 , 2025	
11.3.	QUESTION AND ANSWER PERIOD	
11.4.	ADMINISTRATIVE INQUIRIES	
11.5.	NOTICES OF MOTION	
12.	CORRESPONDENCE	
13.	ADJOURNMENT	



Request for Decision

To: Council

Staff Contact: Veronica Anderson, Legislative Services Officer

Date Prepared: February 5, 2025

Meeting Date: February 19, 2025

SUBJECT: Regular Council Meeting Minutes - February 5, 2025

RECOMMENDATION: THAT Council adopt the February 5, 2025 Regular Council Meeting Minutes as presented in Attachment I.

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 February 5, 2025 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 February 5, 2025 Regular Council Meeting Minutes will be posted on the Town's website.

ALTERNATIVE ACTIONS/MOTIONS:

1. Council may adopt the recommended motion.

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

ATTACHMENTS:

[Attachment I: REGULAR COUNCIL - 05 Feb 2025 - Minutes](#)

Claudette Thorhaug, Legislative Services Officer

Approved
- 10 Feb
2025

Johnathan Strathdee, Manager of Legislative Services

Approved
- 11 Feb
2025



MINUTES

REGULAR COUNCIL MEETING

6:00 PM - Wednesday, February 5, 2025

Council Chambers, 1 Parklane Drive, Strathmore AB

COUNCIL PRESENT:

Mayor Pat Fule, Councillor Melissa Langmaid, Councillor Debbie Mitzner, Councillor Jason Montgomery, Councillor Denise Peterson, Councillor Richard Wegener, and Deputy Mayor 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 Johnathan Strathdee (Manager of Legislative Services)

1. CALL TO ORDER

Mayor Fule called the February 5, 2025 Regular Council Meeting to order at 6:10 p.m.

1.1. Traditional Land Acknowledgment for the First Regular Council Meeting in February (Piitaikisom)

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.

1.2. Welcoming of New Strathmore Fire Department Recruits

2. CONFIRMATION OF AGENDA

Resolution No. 021.02.25

Moved by Councillor Wegener

THAT Council adopt the February 5, 2025 Regular Council Meeting Agenda as amended:

ADDITION:

13.3 WADEMSA Update – Advice from officials – FOIP S.24(1)(b)(i)

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

3. CLOSED MEETING

Resolution No. 022.02.25

Moved by Councillor Peterson

THAT Council move In Camera to discuss items related to section 24(1)(b)(i) of the *Freedom of Information and Protection of Privacy Act* at 6:15 p.m.

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

3.1. Legal item – Advice from officials – FOIP S.24 1(b)(i)

Resolution No. 023.02.25

Moved by Councillor Peterson

THAT Council move out of Camera at 7:00 p.m.

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

4. PUBLIC HEARING

None.

5. PUBLIC COMMENTS

None.

6. DELEGATIONS

6.1. Delegation – Strathmore Bird Sanctuary Initiative

- Simon Metke and Denis Manzer spoke

Resolution No. 024.02.25

Moved by Councillor Montgomery

THAT Council extend the time for the Strathmore Bird Sanctuary to speak by 10 minutes.

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

6.2. Delegation – Broadstreet Properties Ltd.

- Christopher Gibson spoke

6.3. Delegation – Affordable Housing/Rentals

- Nell McDonald spoke

7. CONSENT AGENDA

Resolution No. 025.02.25

Moved by Councillor Peterson

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

- 8.1 Regular Council Meeting Minutes – January 22, 2025
- 9.1 Appointment of Designated Assessor (Wild Rose Assessment Services)
- 9.2 Arrears Properties – Tax Auction Request for Extension
- 11.2.1 Community Futures Wild Rose – Board Package – January 9, 2025
- 12.1 Wheatland Housing Management Body Letter to Council – January 27, 2025

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

8. CONFIRMATION OF MINUTES

8.1. Regular Council Meeting Minutes – January 22, 2025

The following motion was adopted by the consent agenda:

THAT Council adopt the January 22, 2025 Regular Council Meeting Minutes as presented in Attachment I.

9. BUSINESS

9.1. Appointment of Designated Assessor (Wild Rose Assessment Services)

The following motion was adopted by the consent agenda:

THAT Council appoint David Clark from Wild Rose Assessment Services as the designated assessor for the Town of Strathmore effective February 28, 2025.

9.2. Arrears Properties – Tax Auction Request for Extension

The following motion was adopted by the consent agenda:

THAT Council authorize Mayor Fule to sign the letter requesting the Minister of Municipal Affairs grants an extension on Ministerial Order MSD:099/20 to no later than June 4, 2025.

9.3. Financial Reserves Policy No. 1817

Resolution No. 026.02.25

Moved by Councillor Wiley

THAT Council adopt the amendments to Financial Reserve Policy 1817 as presented in Attachment I.

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

10. BYLAWS

10.1. Chief Administrative Officer (CAO) Bylaw Amending Bylaw No. 24-24

Resolution No. 027.02.25

Moved by Councillor Wegener

THAT Council give First Reading to Bylaw No. 24-24, being the Chief Administrative Officer (CAO) Bylaw Amending Bylaw.

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

Resolution No. 028.02.25

Moved by Councillor Wiley

THAT Council give Second Reading to Bylaw No. 24-24, being the Chief Administrative Officer (CAO) Bylaw Amending Bylaw.

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

Resolution No. 029.02.25

Moved by Councillor Langmaid

THAT Council give Unanimous Consent to give Third and Final reading to Bylaw No. 24-24, being the Chief Administrative Officer (CAO) Bylaw Amending Bylaw.

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

Resolution No. 030.02.25

Moved by Councillor Wegener

THAT Council give Third Reading to Bylaw No. 24-24, being the Chief Administrative Officer (CAO) Bylaw Amending Bylaw.

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

11. COUNCILLOR INFORMATION & INQUIRIES

11.1. QUESTIONS BETWEEN COUNCILLORS AND COUNCIL STATEMENTS

None.

11.2. BOARD AND COMMITTEE REPORTS

11.2.1. Community Futures Wild Rose – Board Package – January 9, 2025

11.3. QUESTION AND ANSWER PERIOD

None.

11.4. ADMINISTRATIVE INQUIRIES

None.

11.5. NOTICES OF MOTION

None.

12. CORRESPONDENCE

12.1. Wheatland Housing Management Body Letter to Council – January 27, 2025

13. CLOSED MEETING

Resolution No. 031.02.25

Moved by Councillor Peterson

THAT Council move In Camera to discuss items related to section 24(1)(b)(i) of the *Freedom of Information and Protection of Privacy Act* at 7:55 p.m.

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

13.1. Strategic Planning – Advice from officials – FOIP S.24 1(b)(i)

13.2. Council CAO Dialogue – Advice from officials – FOIP S.24 1(b)(i)

13.3 WADEMSA Update – Advice from officials – FOIP S.24(1)(b)(i)

Resolution No. 032.02.25

Moved by Councillor Wegener

THAT Council move out of Camera at 9:02 p.m.

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

14. ADJOURNMENT

Mayor Fule adjourned the February 5, 2025 Regular Council Meeting at 9:02 p.m.

Mayor

Director of Strategic,
Administrative and Financial Services



Request for Decision

To: Council

Staff Contact: Mark Pretzlaff, Director of Community and Protective Services

Date Prepared: January 6, 2025

Meeting Date: February 19, 2025

SUBJECT: **Municipal Policing Committee Bylaw No. 25-05**

RECOMMENDATION: THAT Council give First reading to Bylaw 25-05, being the Municipal Policing Committee Bylaw.

THAT Council give Second reading to Bylaw 25-05, being the Municipal Policing Committee Bylaw.

THAT Council give unanimous consent to give Third and Final reading to Bylaw 25-05, being the Municipal Policing Committee Bylaw.

THAT Council give Third reading to Bylaw 25-05, being the Municipal Policing Committee Bylaw.

STRATEGIC PRIORITIES:



Affordable
Housing



Climate
Resiliency



Community
Development



Community
Wellness



Economic
Development



Financial
Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

As part of its Strategic Plan, Council has prioritized the maintenance, protection, and improvement of Community Wellness services that support optimum lifestyles for residents of Strathmore.

While the establishment of a Municipal Policing Committee (MPC) is a legislative requirement, this committee will enable greater collaboration between the RCMP and the community, and

take a proactive approach to aligning policing services with local values, improving accountability, and fostering safer communities.

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

Economic sustainability is not applicable.

SOCIAL SUSTAINABILITY:

The establishment of a policing committee contributes to greater collaboration between the RCMP and the community through intentional and constructive relationships, and contributes growing a community that allows everyone an opportunity to thrive.

ENVIRONMENTAL SUSTAINABILITY:

Environmental sustainability is not applicable.

IMPLICATIONS OF RECOMMENDATION:

GENERAL:

The Police Amendment Act (PAA) 2022, enacted in December 2022, will take effect on March 1, 2025, bringing changes to policing in Alberta. Municipalities will be required to establish local governance bodies in the form of a Municipal Policing Committee (MPC) or a Regional Policing Committee (RPC) depending upon their population.

These policing committees are established to enhance transparency, accountability, and community engagement in policing services, and to ensure RCMP services align with Strathmore's community priorities.

As this is a new committee to Strathmore, the overall implications are not known at this time.

ORGANIZATIONAL:

Council participation on the committee will be required. There will be administrative support necessary to ensure the requirements pertaining to the establishment and ongoing operations of the committee are fulfilled.

OPERATIONAL:

There will be administrative support necessary to ensure the requirements pertaining to the establishment and ongoing operations of the committee are fulfilled.

FINANCIAL:

Following adoption of the Municipal Policing Committee bylaw, Administration anticipates costs associated with this committee could range of approximately \$10,000 for the recruitment, setup, and training of committee members.

POLICY:

The Police Amendment Act (PAA) 2022, enacted in December 2022, will take effect on March 1, 2025, bringing changes to policing in Alberta and as such, municipalities will be required to establish local governance bodies in the form of a Municipal Policing Committee (MPC) or a Regional Policing Committee (RPC) depending upon their population.

Accordingly, Administration has drafted the attached bylaw to meet the March 1st deadline that incorporates the required elements as identified in the updated Police Act.

IMPLEMENTATION:

Should Council approved this bylaw, Administration will commence the recruitment of Strathmore residents to apply to become a member of the policing committee.

BACKGROUND:

On December 2022, the updated Police Amendment Act passed with the aim of improving police accountability, strengthening ties with communities and enhancing public confidence by reforming existing police practices. In September 2024, the regulations were established under the revised Police Act that mandated municipalities with a policing contract with the RCMP form a police committee.

Under the Police Act (and its regulations), the role of a municipal police committee is to:

- Oversee the administration of the Municipal Police Service agreement
- Represent the interests and concerns of the public and Council to the Officer in charge
- Develop a yearly plan that outlines policing priorities and strategies with the Officer in charge
- Develop a community safety plan in conjunction with the RCMP including a plan for collaboration between the community and community agencies
- Assist in selecting the officer in charge for the police service
- Provide reports as required to the Minister on the implementation of and updates to programs and services to achieve the priorities of the RCMP Detachment.

The deadline for municipalities to establish bylaws is March 1, 2025.

At the February 12th Committee of the Whole meeting, Administration presented the proposed bylaw. Following comments from Council, Administration made revisions surrounding the community safety plan requiring adoption from Council and circulation of meeting minutes.

KEY ISSUE(S)/CONCEPT(S):

As the Province of Alberta is requiring municipalities to form police committees and Council will be participating in the police committee, a bylaw is required.

While there is some flexibility with respect to how the police committee is operated locally which can be determined by the committee, the province has provided core guidelines in the regulations which address the duties and functions of a police committee which are covered by the proposed bylaw.

Civilian oversight in the context of a contract for RCMP municipal policing services is much more complex than in the case of a stand-alone municipal police service. The RCMP is bound by federal legislation and policies and provides provincial policing service under the federal/provincial contract. In the context of those requirements and responsibilities, policing committees will have constraints on their oversight activities, compared to police commissions (municipalities with their own police service have commissions rather than committees).

DESIRED OUTCOMES:

For Council to approve the attached bylaw in order to comply with the March 1st deadline.

COMMUNICATIONS:

Following the meeting, Administration will begin an awareness campaign and begin efforts to recruit volunteers to apply to be part of the committee.

ALTERNATIVE ACTIONS/MOTIONS:

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

ATTACHMENTS:

[Attachment I: Municipal Policing Committee Bylaw No. 25-05](#)

Johnathan Stratthdee, Manager of Legislative Services

Kevin Scoble, Chief Administrative Officer

Approved
- 13 Feb
2025
Approved
- 14 Feb
2025

BYLAW NO. 25-05
THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA

A BYLAW OF THE TOWN OF STRATHMORE IN THE PROVINCE OF ALBERTA TO ESTABLISH A MUNICIPAL POLICING COMMITTEE.

WHEREAS the Municipal Government Act, R.S.A 2000 c. M-26 provides that a municipality may pass bylaws in relation to services provided by or on behalf of the municipality.

AND WHEREAS the Police Act, R.S.A. 2000, c. P-17 and regulations as amended, provide that a municipality which has entered into an Agreement with the Federal Government for the provision of police service through the Royal Canadian Mounted Police, shall by bylaw establish a Municipal Policing Committee;

AND WHEREAS the objective of the Committee is to act as a liaison between Council, the R.C.M.P., Strathmore Municipal Enforcement and the residents of Strathmore to foster ongoing collaboration between parties; encouraging continued co-operation in the preservation of a safe and secure community.

AND WHEREAS the Council of the Town Strathmore, by the Bylaw, shall prescribe the rules and regulations governing proceedings and meetings of the Municipal Policing Committee;

Now Therefore, the Council of the Town of Strathmore, duly assembled, hereby enact as follows:

1. SHORT TITLE

1.1 This Bylaw may be cited as the "Municipal Policing Committee" Bylaw.

2. DEFINITIONS

2.1 "Act" means the Municipal Government Act RSA 2000 c. M-26 and regulations made under the Municipal Government Act;

2.2 "Agreement" means the Agreement between the Town of Strathmore and the Government of Canada for the provision of police services for the Town;

2.3 "Bylaw" means the Municipal Policing Committee Bylaw of the Town, as may be amended or repealed and replaced from time to time;

2.4 "Chair" means the individual elected as per the Police Act section 23(9);

- 2.5 "Chief Administrative Officer (CAO)" means the person appointed to the position of Chief Administrative Officer for the Town or his or her designate.
- 2.6 "Chief Elected Official" means the chief elected official as defined in section 1(1)(d) of the Municipal Government Act;
- 2.7 "Committee" means the Town of Strathmore Municipal Policing Committee;
- 2.8 "Council" means the Council of the Town of Strathmore, in the Province of Alberta;
- 2.9 "Councillor" means an elected member of Council of the Town of Strathmore;
- 2.10 "Director of Community and Protective Services" means the person appointed to that position by the Town's Chief Administrative Officer (CAO) and includes any person that the Director may appoint as their designate for the purpose of carrying out the Director's responsibilities under this Bylaw;
- 2.11 "Member" means a person appointed pursuant to the Municipal Policing Committee;
- 2.12 "Officer In Charge" means the Officer In Charge of the local R.C.M.P. detachment in the Town of Strathmore;
- 2.13 "R.C.M.P." means the Royal Canadian Mounted Police force or any member of that police force as the case may require;
- 2.14 "Town" means the Town of Strathmore, a municipal corporation in the Province of Alberta, and where the context so requires, means the area of land within the corporate boundaries thereof.
- 2.15 "Youth Representative" means an individual between the age of 16 and 18.

3. DUTIES AND RESPONSIBILITIES

- 3.1 The overall objectives of the Municipal Policing Committee are to act as a liaison between Council, the R.C.M.P. Detachment, and the citizens of the Town of Strathmore to foster responsible community actions towards the creation of a safe secure community. The Committee shall endeavor to do this by maintaining an environment which allows public concerns to be addressed by all affected parties. Specific duties and responsibilities are to:
 - a. Oversee the agreement between the Town and the Government of Canada for the services of the R.C.M.P.;
 - b. Represent the interests and concerns of the public and of Council to the Officer In Charge;
 - c. Develop a yearly plan of priorities and strategies for municipal policing in consultation with the Officer In Charge;

- d. Develop a community safety plan in conjunction with the local R.C.M.P. detachment and Chief Elected Official including a plan for collaboration between community and community agencies, and providing the community safety plan annually, or on request to the Minister;
 - e. Assist in the selection of the Officer In Charge;
 - f. May appoint a Public Complaint Director; and
 - g. Report annually, or on request, to the Minister on the implementation of and updates to the programs and services to achieve the priorities of the R.C.M.P.
- 3.2 The Committee will present the community safety plan to Council for adoption annually.

4. TERM

- 4.1 Committee members may be appointed to the Municipal Policing Committee to terms of up to three (3) years but not less than two (2) years.

5. COMPOSITION OF THE COMMITTEE

- 5.1 The Committee shall consist of a maximum of five (5) members who shall be appointed by resolution of Council as follows:
- a. One (1) member of Council; and
 - b. Four (4) Members of the public at-large, where one (1) position may be designated for a youth representative.
- 5.2 The Officer in Charge, or their designate, shall attend the Committee meetings in an advisory and non-voting capacity.
- 5.3 The Director of Community & Protective Services, or their designate, shall attend the Committee meetings in an advisory and non-voting capacity.
- 5.4 A member of Legislative Services shall attend all Committee meetings, providing procedural and clerical support.
- 5.5 The Mayor is an ex officio member of the committee.
- 5.6 The term and appointment of the Council Committee member terminates on that member ceasing to be a member of Council, or at such time Council appoints a new Council Committee member.
- 5.7 The term of any public member may be extended by a special resolution of Council but shall not exceed six (6) consecutive years.

- 5.8 Where a member ceases to be a member of the Committee before the expiration of their term, Council may appoint another eligible person for the remainder of that term.
- 5.9 All members appointed to the Committee shall:
- Take the Oath of Office as prescribed in Schedule 2 of the *Police Act*;
 - Pass an enhanced criminal record review and suitability screening through the R.C.M.P.
 - Not work or be hired in any capacity with the Town of Strathmore, R.C.M.P., any Provincial or Municipal Police Force, the Provincial Attorney General's Department, or the Department of the Solicitor General of Alberta;
 - Be a Canadian citizen or landed immigrant and resident of the Town of Strathmore for at least six (6) consecutive months immediately preceding the date of advertising for applications; and
 - Be of the full age of eighteen (18) years, except for a youth representative, who shall be at least sixteen (16) years of age.

6. RESIGNATION AND REMOVALS

- 6.1 Any member may resign from the Committee at any time upon sending written notice to the Council to that effect.
- 6.2 Council may terminate a member's appointment to the Committee at any time, and particularly when the member:
- Fails to attend three (3) consecutive meetings of the Committee, unless that absence is caused through illness or is authorized in advance by resolution of the Committee;
 - Ceases to be a resident of the Town of Strathmore;
 - Is hired in a full-time, permanent capacity with the Town of Strathmore, the R.C.M.P., any Provincial or Municipal Police Force, the Provincial Attorney General's Department, or the Department of the Solicitor General of Alberta;
 - Is convicted of a crime under the Criminal Code of Canada; or
 - Fails to keep the Oath of Office, or discloses any information that jeopardizes a police operation, or police/public safety, or the confidentiality associated with the nature of policing including personnel, conduct, contracts with the R.C.M.P. and security of police operations.

7. OFFICERS OF THE COMMITTEE

- 7.1 The Chair and Vice-Chair of the Committee shall be elected from voting members at the first regular meeting of each year. A member of Council or an employee of the Town is not eligible to be elected as Chair or Vice-Chair of the Committee.
- 7.2 Excluding the Chair, all members of the Committee shall vote on every motion. The Chair shall remain neutral and only vote if there is a tie.
- 7.3 The Director of Community and Protective Services, or their designate, shall attend all Committee meetings. Minutes shall be prepared and submitted to the Committee for approval at the next meeting.

8. PUBLIC COMPLAINT DIRECTOR

- 8.1 The Committee may appoint a Public Complaint Director.
- 8.2 The Public Complaint Director may be:
 - a. A member of the Committee other than a member of the Council;
 - b. An employee of the Town; or
 - c. Another person, other than a member of the Council, who in the opinion of the Committee is qualified to serve in the capacity.
- 8.3 The Public Complaint Director shall:
 - a. Receive complaints against police officers from the public and refer them to the Officer In Charge under *Police Act, RSA 2000, section 43(1)*;
 - b. Act as a liaison between the Committee and the Officer In Charge, and the complainant as applicable; and
 - c. Perform the duties assigned by the Committee and under the Police Act in regard to public complaints.
- 8.4 Should the Public Complaint Director position not be appointed, all complaints will be directed to the Officer In Charge.

9. MEETINGS

- 9.1 The Committee shall hold regular meetings at a frequency to be determined from time to time by the Committee, but not less than four (4) meetings per year.
- 9.2 Special meetings may be called by the Chairperson or, in their absence, the Vice Chair, by providing the members with 24-hour notice. The Committee may, by

unanimous consent, waive notice of a special meeting at any time if every member of the Committee is present.

- 9.3 No less than half of the total voting members of the Committee at a meeting shall constitute a quorum. If quorum is not present within thirty (30) minutes after a meeting's start time, the Chair shall record the members in attendance before the meeting is adjourned.
- 9.4 An agenda shall be prepared and circulated to the members prior to each Municipal Policing Committee Meeting.
- 9.5 Each member, excluding the Chair, shall have one vote on any motion before the Committee. Motions shall only be carried upon receiving a majority of votes. In the event of a tie vote, the Chair shall vote.
- 9.6 Meetings of the Municipal Policing Committee shall be open to the public, but all matters relating to personnel, conduct, contracts with the R.C.M.P., and security of police operations shall be conducted in camera, respecting the *Freedom of Information and Privacy Act* (FOIP) as amended or repealed and replaced from time to time.
- 9.7 The Municipal Policing Committee may make such report to Council on matters of public concern as the Municipal Policing Committee deems are appropriate and are in the public interest. Committee minutes will be sent to Legislative Services once approved, to be included in a Town Council meeting agenda. The Municipal Policing Committee shall also report to Council on any matter when requested to do so by resolution of Council.

10. SUB-COMMITTEES

- 10.1 The Committee may appoint sub-committees or ad hoc Committees, which may include persons from outside the Committee as it may consider necessary or desirable. The Committee shall define the terms of reference and tenure of each sub-committee by a single motion at any regular meeting.

11. LIMITATIONS

- 11.1 Neither the Committee nor any member shall have the power to pledge the credit of the Town in connection with any matters whatsoever, nor shall the Committee or any member thereof have any power to authorize any expenditure to be charged against the Town.
- 11.2 The Committee, as a public body, must comply with Freedom of Information and Protection of Privacy (FOIP) Legislation. Personal information will be managed in

accordance with FOIP legislation. Requests for information involving the Committee should be directed to the Town of Strathmore's FOIP Co-ordinator.

12. CONFLICT OF INTEREST

- 12.1 No member shall participate in any discussion nor vote upon any matter that may involve a pecuniary interest as defined in the Act.
- 12.2 Members of the Committee shall not be held liable for any actions or claims or claims arising out of the exercise of the powers granted to the Committee under this bylaw.

13. SEVERABILITY

- 13.1 If any section or part of this Bylaw is found in any course of law to be illegal, or beyond the power of Council to enact, such section or parts shall be deemed to be severable and all other sections or parts of this Bylaw shall be deemed to be separate and independent there from and be enacted as such.

14. ENACTMENT

- 14.1 This Bylaw comes into full force and effect upon third and final reading.

READ A FIRST TIME THIS ____ day of ____, 2025.

READ A SECOND TIME THIS ____ day of ____, 2025.

READ A THIRD AND FINAL TIME THIS ____ day of ____, 2025.

MAYOR

DIRECTOR OF STRATEGIC,
ADMINISTRATIVE, AND FINANCIAL SERVICES



Request for Decision

To: Town Council

Staff Contact: Kate Bakun, Planner

Date Prepared: December 8, 2024

Meeting Date: February 19, 2025

SUBJECT: Land Use Bylaw Amending Bylaw No. 24-23 (416 and 417 80B Archie Klaiber Trail)

RECOMMENDATION: THAT Council give First reading to Bylaw No. 24-23, being a bylaw to amend Land Use Bylaw No. 14-11;

AND THAT Council direct Administration to schedule a Public Hearing for Bylaw No. 24-23 on March 19, 2025 at 7:00 p.m. in Council Chambers.

STRATEGIC PRIORITIES:



Affordable Housing



Climate Resiliency



Community Development



Community Wellness



Economic Development



Financial Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

Opening a childcare facility can spark a new business venture and boost economic activity in the Town.

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

Opening a childcare facility can spark a new business venture and boost economic activity in the Town.

SOCIAL SUSTAINABILITY:

Creating a supportive environment for families, fostering equal workforce opportunities for parents, improving community quality of life, and supporting healthy early childhood growth.

ENVIRONMENTAL SUSTAINABILITY:

Offering accessible childcare options in Strathmore can shorten parents' commutes, helping to ease traffic congestion and minimize related environmental effects.

IMPLICATIONS OF RECOMMENDATION:

OPERATIONAL:

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

POLICY:

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

IMPLEMENTATION:

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

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

BACKGROUND:

Staff have received an application to redesignate 416 and 417 80B Archie Klaiber Trail (Block 31 Plan 7260 JK and Block 6 Plan 9411772) to facilitate the development of childcare services. These properties are currently designated as CHWY – Commercial Highway District in the Land Use Bylaw (LUB). At present, childcare services are not listed as a use in the district. Staff believe this omission is due to the presence of some industrial-type uses within the CHWY district. Staff have been reviewing applications for childcare services in the CHWY on a case by case basis.

Archie Klaiber Trail primarily consists of commercial highway uses and is located near Kinsmen Park, Downtown, and the Ranch District. The lots are bordered by Archie Klaiber Trail to the north, Centre Street to the east, Highway 1 to the south, and Lakewood Boulevard to the west.

The site is currently under development, with plans for four buildings. The proposed childcare facility will be located in Building C, specifically in the corner unit on the northern side of the site.

The proposed childcare services will include a playground enclosed by a 1.82m (6-foot) fence to help mitigate noise and pollution. Per the LUB, childcare services require one parking space per staff member, and Development Services believe the site provides sufficient parking. A conceptual site plan is included for Council's reference.

Expanding childcare services in Strathmore will help meet the growing needs of local families. To accommodate the proposed use, staff are recommending a district overlay to the CHWY – Commercial Highway District, allowing childcare services at 416 and 417 80B Archie Klaiber Trail as a permitted use. Staff feel that the existing development in the surrounding area does not pose any significant conflict with the proposed childcare facility.

KEY ISSUE(S)/CONCEPT(S):

DESIRED OUTCOMES:

That Council give First Reading to Bylaw No. 24-23 and schedule a public hearing for Bylaw No. 24-23

COMMUNICATIONS:

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

ALTERNATIVE ACTIONS/MOTIONS:

ATTACHMENTS:

[Attachment I: Land Use Bylaw Amending Bylaw No. 24-23 Updated](#)

[Attachment II: Bylaw No. 24-23 Daycare Site Plan](#)

[Attachment III: 24-23 LUB Redesignation Application- 416 & 417 80B Archie Klaiber Trail. Map](#)

[Attachment IV: 24-23 LUB CHWY District](#)

[Attachment V: Bylaw 24-23. 416 & 417 80B Archie Klaiber Trail](#)

Chuck Procter, Manager of Development Services

Approved
- 11 Feb
2025

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

Approved
- 11 Feb
2025

Veronica Anderson, Legislative Services Officer

Approved
- 11 Feb
2025

Kevin Scoble, Chief Administrative Officer

Approved
- 13 Feb
2025

BYLAW NO. 24-23
TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA

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

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

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

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

1. SHORT TITLE

1.1 This Bylaw may be cited as the "Land Use Bylaw Amending Bylaw No. 24-23"

2. AMENDMENTS

2.1 That Bylaw No. 14-11 Schedule A – Land Use District Map is amended be changing the land use designation of Block 31, Plan 7260 JK and Block 6, Plan 9411772, containing +/- 1.17 hectares (+/- 2.89 acres) from CHWY – Commercial Highway District to CHWY – Commercial Highway District, Direct Control District Overlay as shown below in Schedule "A".

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

- a) By adding a new Schedule E22 – Direct Control District Overlay – 416 & 417 80B Archie Klaiber Trail;
- b) By adding the following regulations under Schedule E22 – Direct Control District Overlay – 416 and 417 80B Archie Klaiber Trail.

"1. APPLICATION

- 1.1 The provisions of this Direct Control District Overlay apply to those lands described legally as Block 31, Plan 7260 JK and Block 6, Plan 9411772,

known municipally as 416 and 417 80B Archie Klaiber Trail, as shown below:

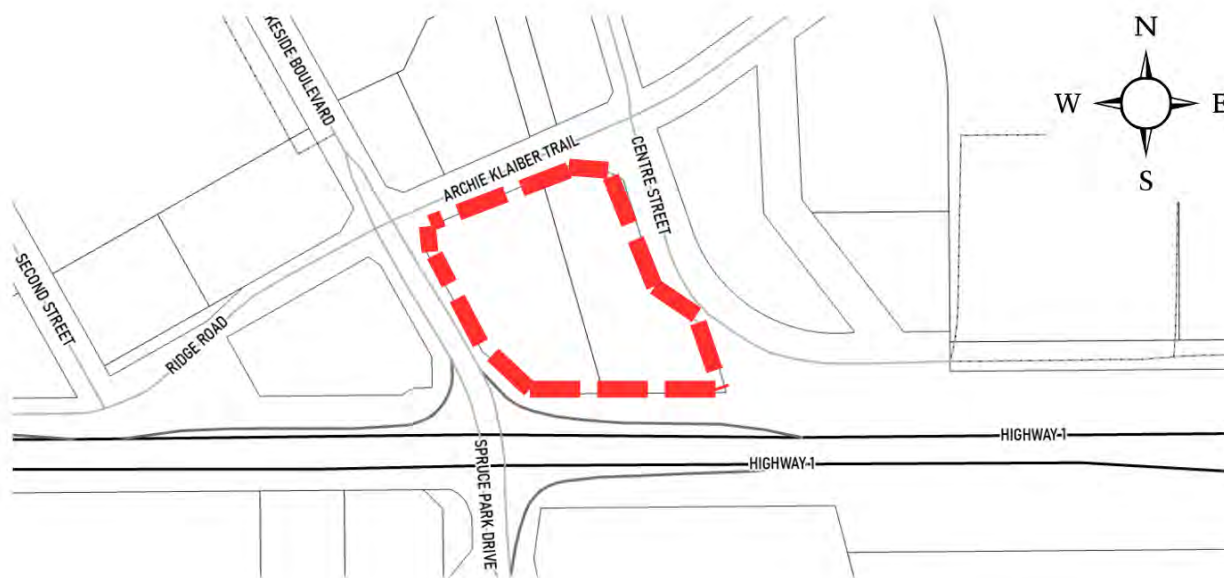


Figure 1: Direct Control District Overlay – 416 and 417 80B Archie Klaiber Trail, Block 31, Plan 7260 JK and Block 6, Plan 9411772.

1.2 The provisions of Section 4.11 – “CHWY”, Highway commercial District apply to the subject lands unless the provisions of this Direct Control District Overlay conflict with Section 4.11, in which case the provisions of this Direct Control District Overlay must govern.

2.0 REGULATIONS

2.1 In addition to those Permitted Uses prescribed in Section 4.11(2)(a) of the “CHWY”, Highway commercial District, a Childcare Service shall be a Permitted Use subject to the regulations of this Direct Control District Overlay;

2.2 That a Childcare Service otherwise demonstrate compliance with all other applicable provisions of Bylaw No. 14-11 to the satisfaction of the Development Authority.”

3. EFFECTIVE DATE

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

READ A FIRST TIME this _____ day of 2025

PUBLIC HEARING HELD this _____ day of _____, 2025

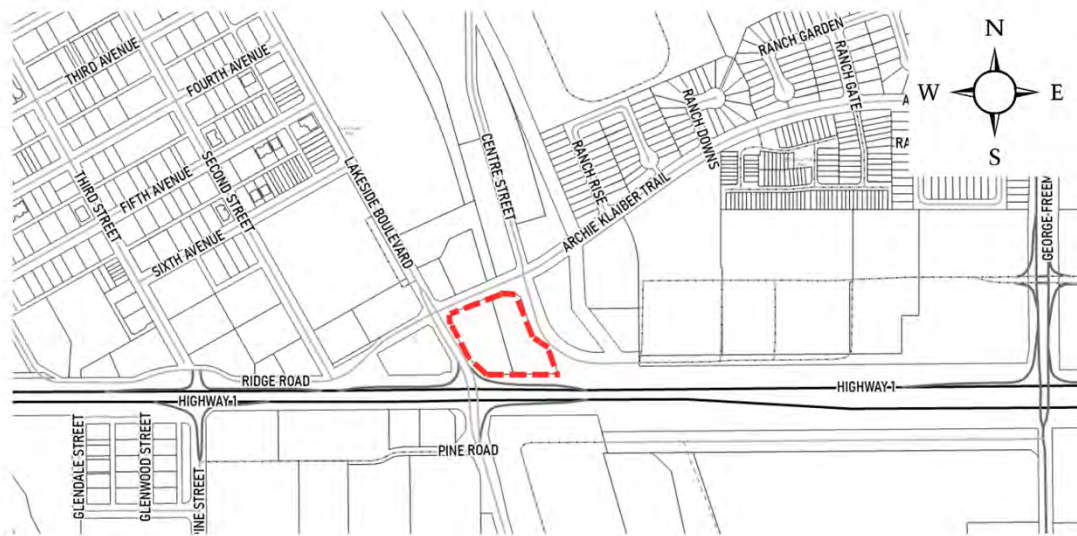
READ A SECOND TIME this _____ day of _____, 2025

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

MAYOR

CHIEF ADMINISTRATIVE OFFICER

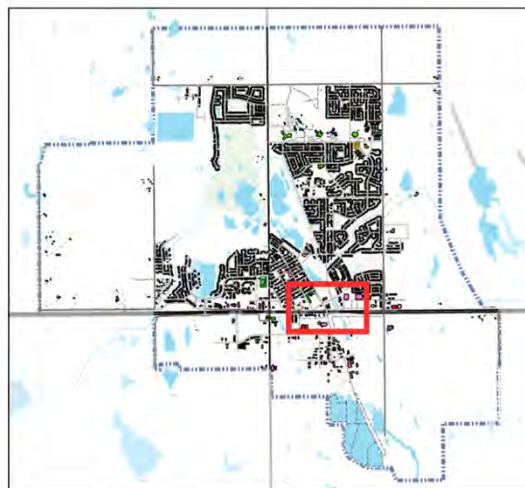
Schedule "A"



Land Use District:



CHWD – Commercial Highway District. Direct Control District Overlay



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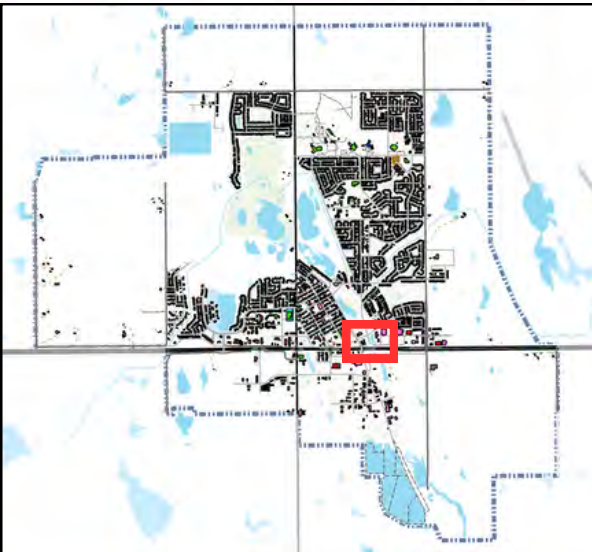
24-23 LUB Redesignation Application- 416 & 417 80B Archie Klaiber Trail



Explication:



CHWY – Highway Commercial District



4.11

CHWY – HIGHWAY COMMERCIAL DISTRICT

1. PURPOSE: To provide for a commercial area adjoining designated highways and service roads to provide for the development of regional shopping facilities and to service the traveling public.

2. USES:

a) Permitted Uses

Athletic and Recreational Facility, Indoor
 Automotive and Recreation Vehicle Sales/Rentals
 Automotive Services
 Contractor Services, Limited
 Custom Manufacturing Establishments
 Drive Through Food Services
 Eating and Drinking Establishments, Minor
 Fleet Services
 Gas Bar
 Government Services
 Greenhouses and Plant Nurseries
 Health Services
 Hotels
 Liquor Store
 Professional Offices and Office Support Services
 Protective and Emergency Services
 Public Assembly Establishments, Minor
 Public Assembly Establishments, Medium
 Retail Stores, Convenience
 Retail Stores, General
 Shopping Centers
 Signs, excepting Billboards
 Utilities

Bylaw #17-12

b) Discretionary Uses

Accessory Uses
 Adult Entertainment
 Auctioneering Establishment
 Auto Body and Paint Shop
 Automotive and Equipment Repair Shops
 Campground
 Cannabis Stores
 Contractor Services – General
 Cultural Facilities
 Eating and Drinking Establishments, Major
 Education Services
 Emergency Shelter
 Equipment and Storage Yard
 Funeral Home
 Housing, Apartment, (if approved prior to adoption of this bylaw)

Bylaw #22-01

Bylaw #18-08

Bylaw #15-20

Bylaw #15-40

Bylaw #16-10

	Housing, Security
	Mini or Self Storage
	Personal Service Shops
	Pet Care Facility
	Private Clubs
Bylaw #16-10	Private Recreational Vehicle Storage
	Public Assembly Establishment, Major
	Religious Assembly
	Residential Sales Centre
Bylaw #22-01	Sea Can
	Signs, Billboards
	Truck and Mobile Home Sales/Rentals
Bylaw #17-12	Utility Building
	Veterinary Services, Minor

3. GENERAL SITE REQUIREMENTS:

a) Lot Area

- i. 929m²

b) Minimum Front Yard

- i. 8.0 metres

c) Minimum Side Yard Setbacks

- i. 3.0 metres

d) Minimum Rear Yard Setbacks

- i. None, 3.0 metres if the rear property line abuts a public roadway

e) Landscaping

- i. The landscaping plan shall show, at a minimum:
 - a. A 4.5m wide landscaped strip parallel to the main or service road.
 - b. A 3m wide landscaped strip parallel to the side and rear property lines.

All to the satisfaction of the Approving Authority.

4. OTHER SITE REQUIREMENTS:

Parking Areas

- a) All parking areas shall be paved, unless exempted by the Approving Authority.

Automotive Services:

- b) Traffic circulation, vehicular queuing, and the location of pump islands and the canopy must be to the satisfaction of the Approving Authority.

Bylaw #16-10

- c) A canopy over a pump island in an Automotive Services may extend to 3m of the boundary of the site.

Housing, Apartment:

- d) The buildings on the property legally described as Lot 1, Block 10, Plan 921 0950 may have Dwelling Units on the second storey, as a Discretionary Use.

Bylaw #22-01

Mechanical Equipment

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

Bylaw #22-01

Auto Body and Paint Shop

- f) The bay doors of the building containing an Auto Body and Paint Shop must not face an adjacent residential district.



Bylaw 24-23

416 & 417 80B Archie Klaiber Trail | CHWY – Highway Commercial District -> CHWY – Highway Commercial District.

Direct Control District Overlay

First Reading

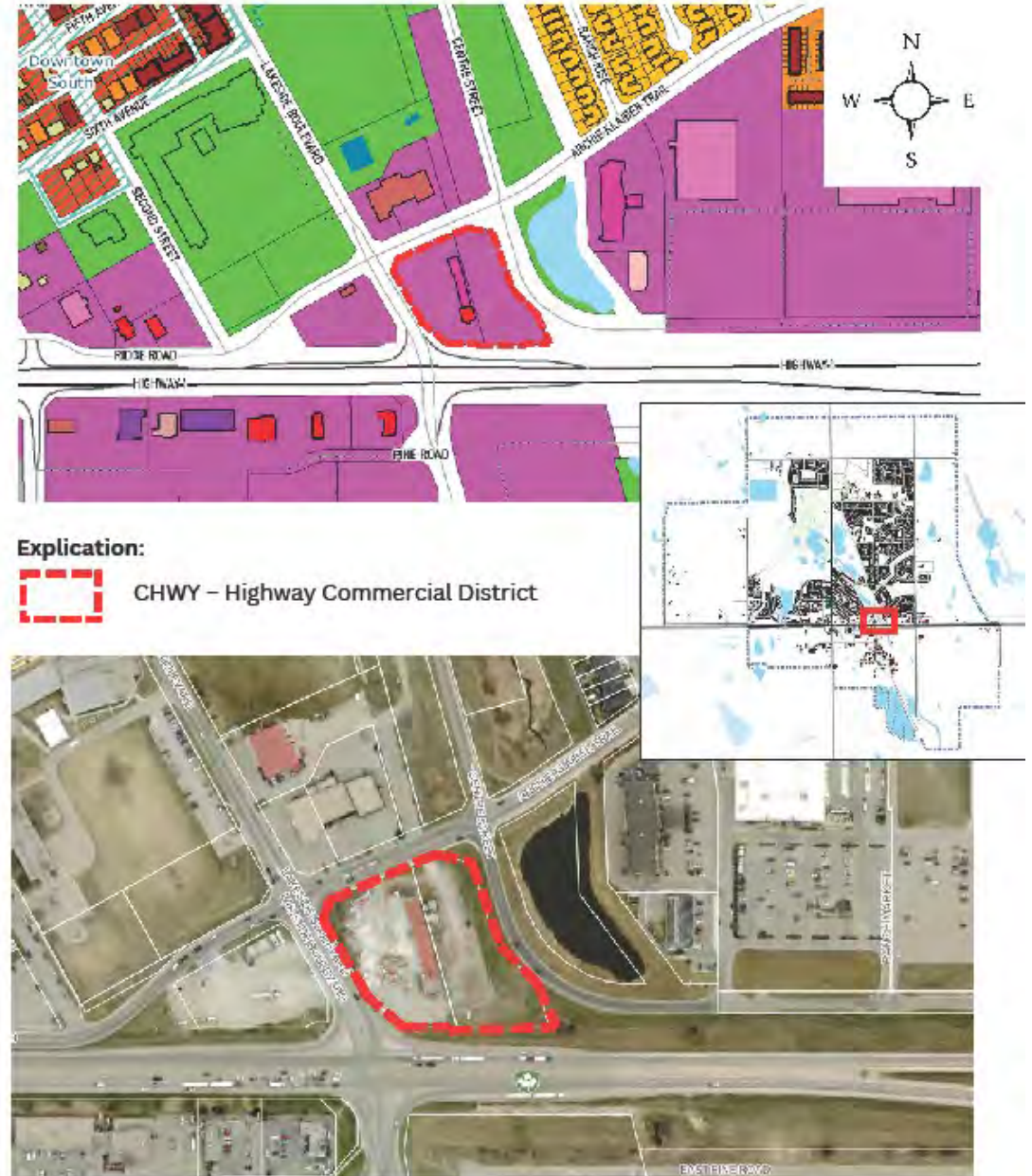


Bylaw 24-23

- Staff received a LUB redesignation.
- 416 & 417 80B Archie Klaiber Trail, Block 31& 6, Plan 7260 JK & 9411772.
- Redesignation from CHWY – Highway Commercial District to CHWY – Highway Commercial District. Direct Control District Overlay.

- Currently the area has a land uses
- **CHWY** – Highway Commercial District
- **Surrounded by**
 - **CHWY** – Highway Commercial District ,
 - **R3** – High Density Residential District,
 - **P1** – Public Service District.

24-23 LUB Redesignation Application- 416 & 417 80B Archie Klaiber Trail





The proposed redesignation of the parcel aims to facilitate the development of a **childcare facility**.

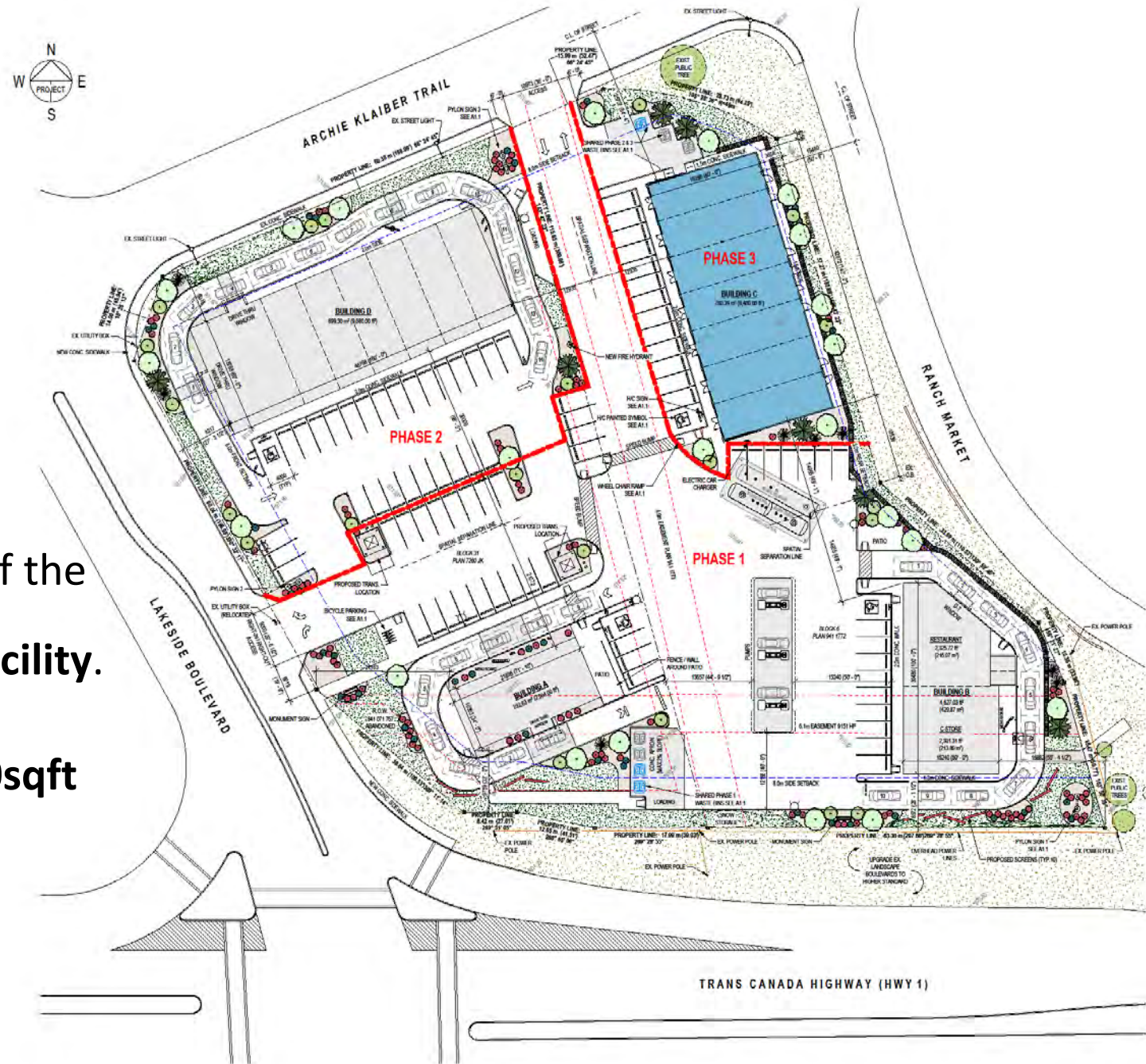
Proposed Daycare Area - **2400sqft**

Number of Children - **50**

Number of Staff - **7**

Number of Staff Parking - **7**

Playground - **1200sqft**



Bylaw 24-23

Recommendation:

THAT Council give First Reading to Bylaw No. 24-23, being a Bylaw to amend the Land Use Bylaw No. 14-11.

THAT Council direct Administration to schedule a Public Hearing for Bylaw No. 24-23 on March 19, 2025 at 7:00 p.m. in Council Chambers.

Thank you!



Request for Decision

To: Town Council

Staff Contact: Kate Bakun, Planner

Date Prepared: January 26, 2025

Meeting Date: February 19, 2025

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

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

AND THAT Council direct Administration to schedule a Public Hearing for Bylaw No. 25-06 on March 19, 2025 at 7:00 p.m. in Council Chambers, to commence following the previous Public Hearing's conclusion.

STRATEGIC PRIORITIES:



Affordable
Housing



Climate
Resiliency



Community
Development



Community
Wellness



Economic
Development



Financial
Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

The proposed redesignation aligns with Strategic Priorities by facilitating diverse housing options (R1, R2, R3M) and public spaces (P1) with a stormpond, promoting sustainable growth, economic vitality, and community well-being.

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

The proposed redesignation promotes Economic Sustainability by supporting a mix of housing types (R1, R2, R3M) and public spaces (P1), encouraging investment, boosting local economic growth, and ensuring balanced development.

SOCIAL SUSTAINABILITY:

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

ENVIRONMENTAL SUSTAINABILITY:

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

IMPLICATIONS OF RECOMMENDATION:**OPERATIONAL:**

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

POLICY:

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

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

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

3.2.1 The Town of Strathmore shall ensure that all new development shall provide a wide range of housing type to meet varying housing needs based on income and lifestyle.

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

IMPLEMENTATION:

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

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

BACKGROUND:

Staff have received an application to redesignate the following properties:

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

The proposed redesignation will facilitate the development of:

- R1 – Single Detached Residential District (49 lots)
- R2 – Low Density Residential District (50 lots)
- R3M – Medium Density Modest Residential District (1 lot)
- P1 (MR) – Public Service District (2 lots)

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

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

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

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

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

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

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

KEY ISSUE(S)/CONCEPT(S):

DESIRED OUTCOMES:

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

AND THAT Council direct Administration to schedule a Public Hearing for Bylaw No. 25-06 on March 19, 2025 at 7:00 p.m. in Council Chambers, to commence following the previous Public Hearing's conclusion.

COMMUNICATIONS:

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

ALTERNATIVE ACTIONS/MOTIONS:**ATTACHMENTS:**

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

[Attachment II: Edgefield Phase 3 Map](#)

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

[Attachment IV: Strathmore-Land-Use-Bylaw-No.-14-11-R1, R2, R3M, P1, AG Districts](#)

[Attachment V: Bylaw 25-06 Edgefield Phase 3](#)

Chuck Procter, Manager of Development Services	Approved - 10 Feb 2025
Jamie Dugdale, Director of Infrastructure, Operations, and Development Services	Approved - 12 Feb 2025
Veronica Anderson, Legislative Services Officer	Approved - 12 Feb 2025
Johnathan Strathdee, Manager of Legislative Services	Approved - 12 Feb 2025
Kevin Scoble, Chief Administrative Officer	Approved - 13 Feb 2025

BYLAW NO. 25-06
TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA

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

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

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

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

1. SHORT TITLE

1.1 This Bylaw may be cited as the "Land Use Bylaw Amending Bylaw No. 25-06"

2. AMENDMENTS

2.1 That Bylaw No. 14-11 Schedule A – Land Use District Map is amended be changing the land use designation of Portion of Lot 1, Block 3, Plan 071 1894 and Portion of Lot 1, Block 2, Plan 031 0070, containing +/- 9.92 hectares (+/- 24.5 acres) from AG – Agricultural General District to R1 – Single Detached Residential District, R2 – Low Density Residential District, R3M – Medium Density Modest Residential District, P1 – Public Service District as shown below in Schedule "A".

3. EFFECTIVE DATE

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

READ A FIRST TIME this _____ day of 2025

PUBLIC HEARING HELD this _____ day of _____, 2025

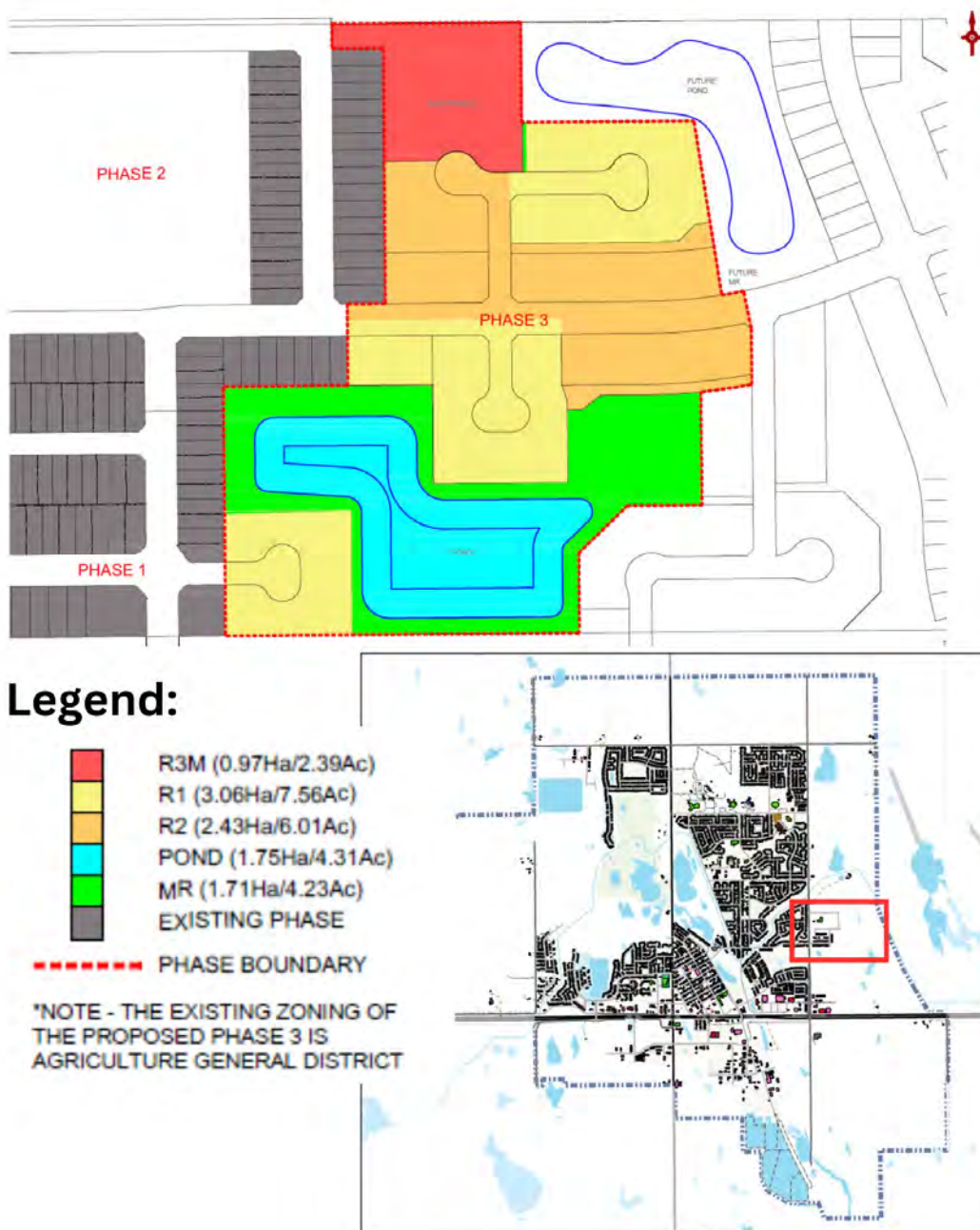
READ A SECOND TIME this _____ day of _____, 2025

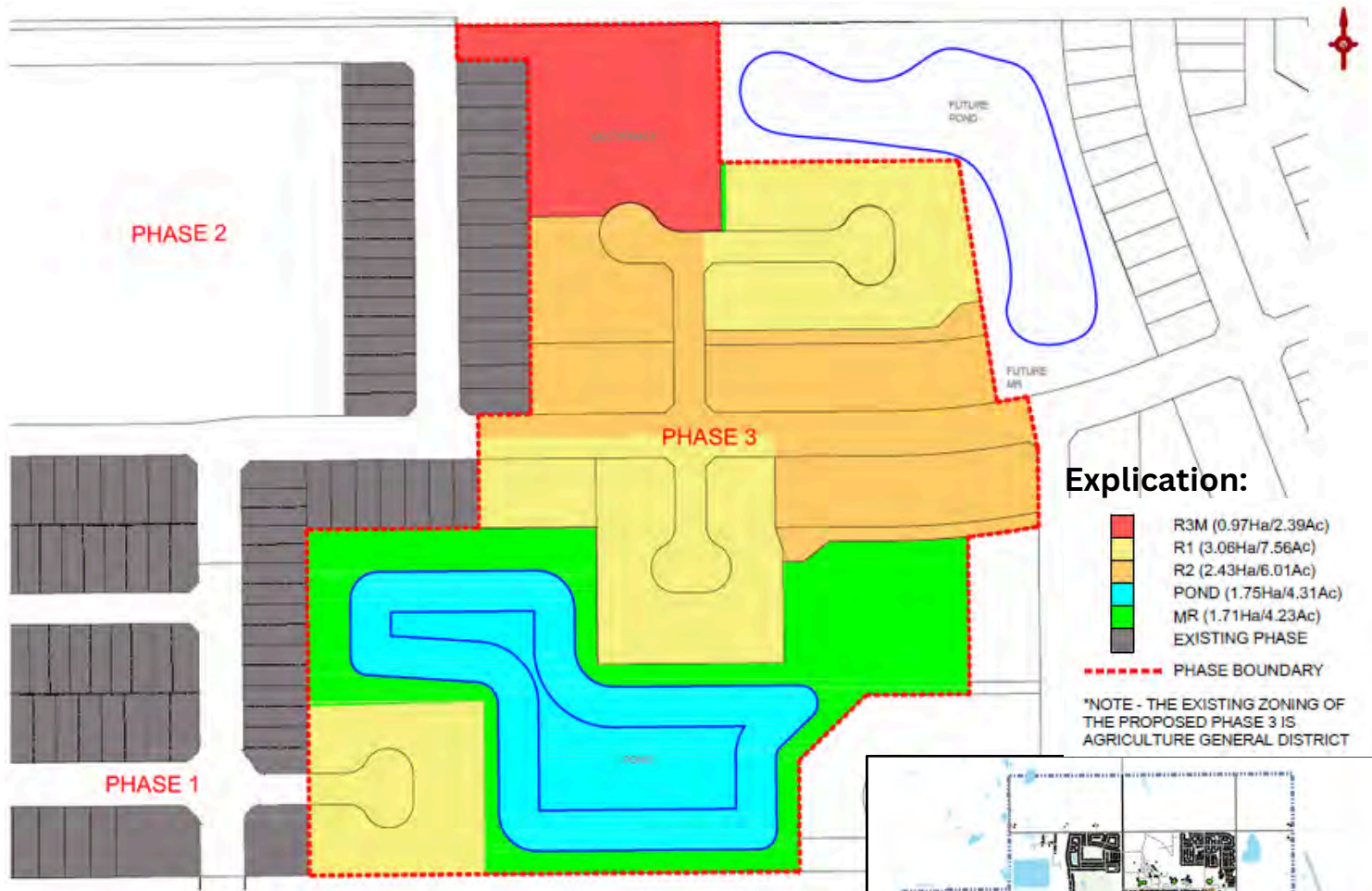
READ A THIRD AND FINAL TIME this ____ day of _____, 2025

MAYOR

CHIEF ADMINISTRATIVE OFFICER

Schedule "A"





Edgefield

Area Structure Plan

CONSOLIDATED | OCTOBER 5, 2015



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

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

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

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

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

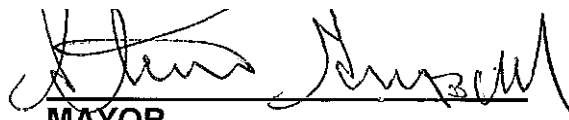
101. Edgefield Area Structure Plan, attached hereto as Schedule "A" be adopted. The affected lands are located and described as Pt. of 13-24-25, W4M containing approximately \pm 131.9 hectares (\pm 325.9 acres) within the Town of Strathmore.

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

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

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

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


MAYOR


CHIEF ADMINISTRATIVE OFFICER

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2. General Land Uses
3. Residential Density and Population

INTRODUCTION

Purpose

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

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

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

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

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

Interpretation

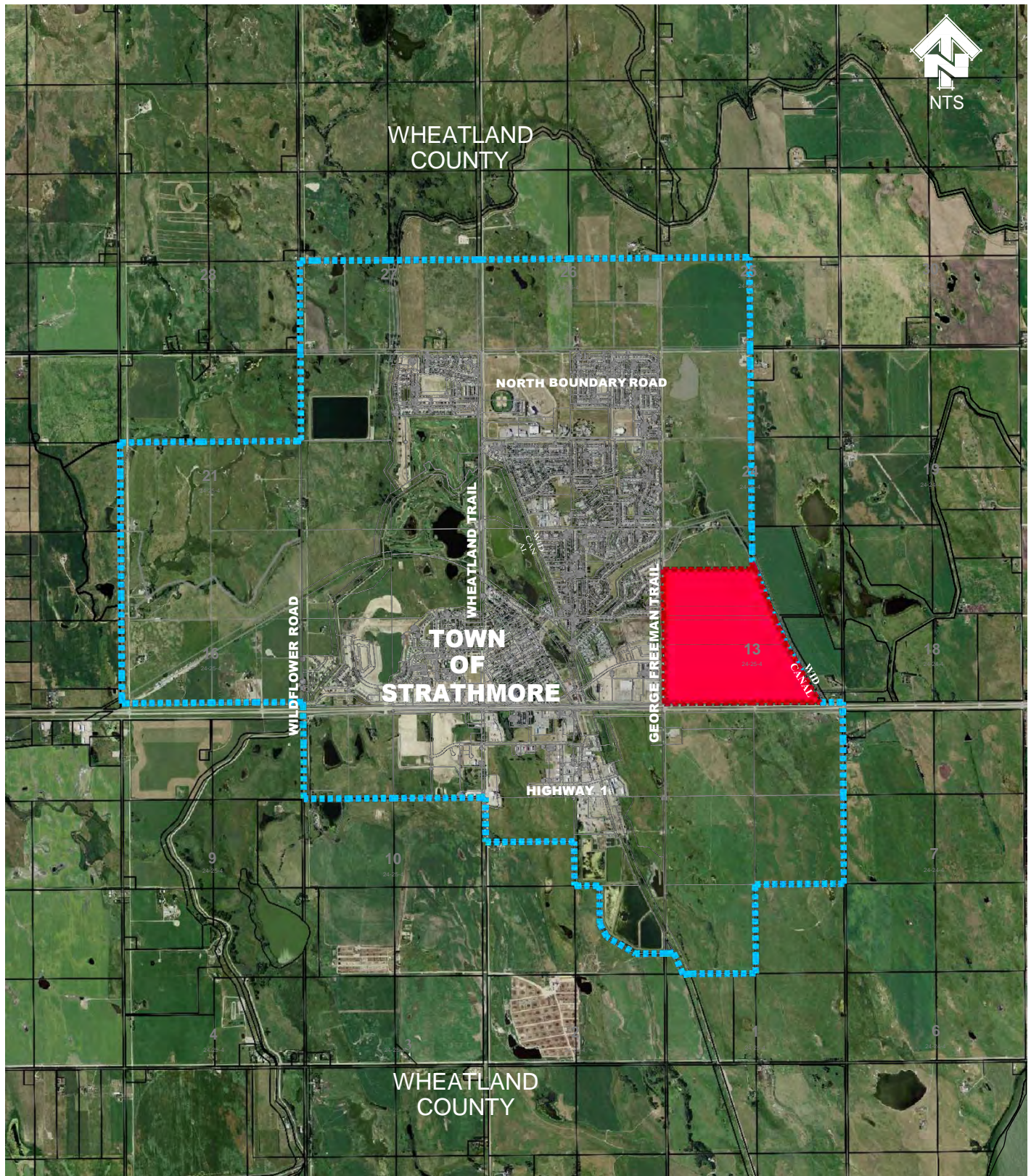
The plan policies are written as ‘shall’ and ‘should’ statements. Policy statements utilizing ‘shall’ outline mandatory compliance. ‘Should’ policy statements outline policies to which compliance is encouraged and recommended. In certain circumstances the ‘should’ statements may not be practical and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

Stakeholder Consultation

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

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

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



Legend

- Edgefield Area Structure Plan Boundary
- Town Boundary

Figure 1:
LOCATION
Page 58 of 164

PLANNING POLICY CONTEXT

Calgary Metropolitan Plan

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

“Regional Landscape - protecting elements of our natural systems.

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

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

Preparing a Regional Economic Strategy for the Calgary region.”

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

Town of Strathmore Municipal Development Plan

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

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

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

Town of Strathmore Growth Study

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

Quality of Life Master Plan

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

EXISTING CONDITIONS AND DEVELOPMENT CONSIDERATIONS

Plan Area

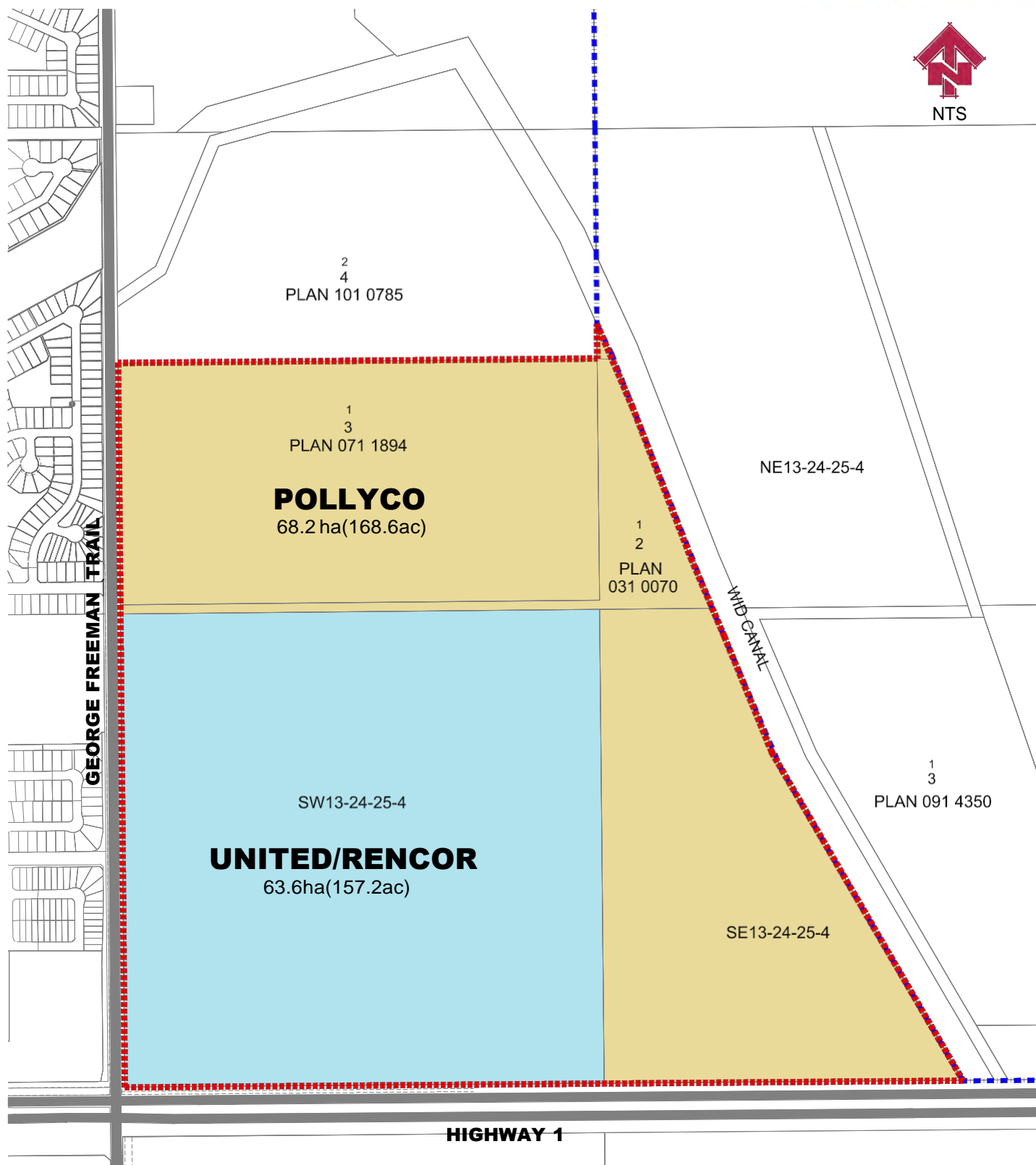
The Edgefield ASP applies to ±131.9 hectares (325.9 acres) on the eastern limit of Strathmore. The Plan Area is bound on the south by Highway 1, the west by George Freeman Trail, the Western Irrigation District (WID) canal on the east and future residential land to the north. The land was annexed by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

Ownership

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

Table 1. Ownership

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



Legend

- Edgefield Area Structure Plan Boundary
- Town Boundary

Figure 2:
OWNERSHIP

Existing Land Use

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

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

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

Sweet Gas Pipeline and Well

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

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

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

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

Western Irrigation District Canal

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

Topography

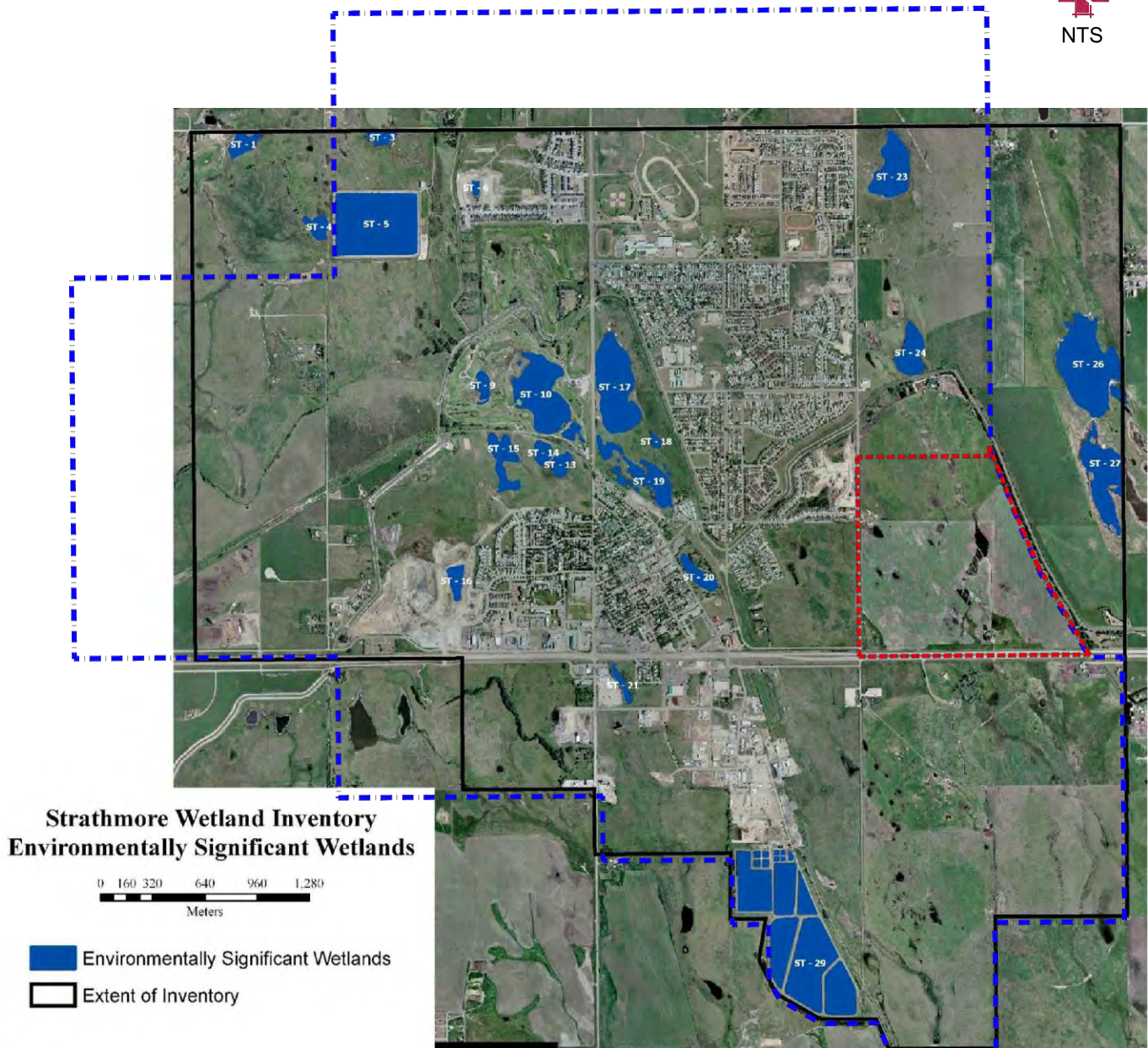
A low-lying drainage area is located along the shared quarter section line between NW and NE 13-24-25-W4 with the lands west of this area gently sloping in a southeast direction. The lands adjacent to the WID canal have a more significant slope southwest towards the low-lying area. **Figure 5** demonstrates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

Biophysical Impact Assessment

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

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

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



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

Legend

- Edgefield Area Structure Plan Boundary
- Town Boundary

Figure 3:
STRATHMORE
ENVIRONMENTALLY SIGNIFICANT WETLANDS

Environmental Site Assessment

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

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

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

Geotechnical

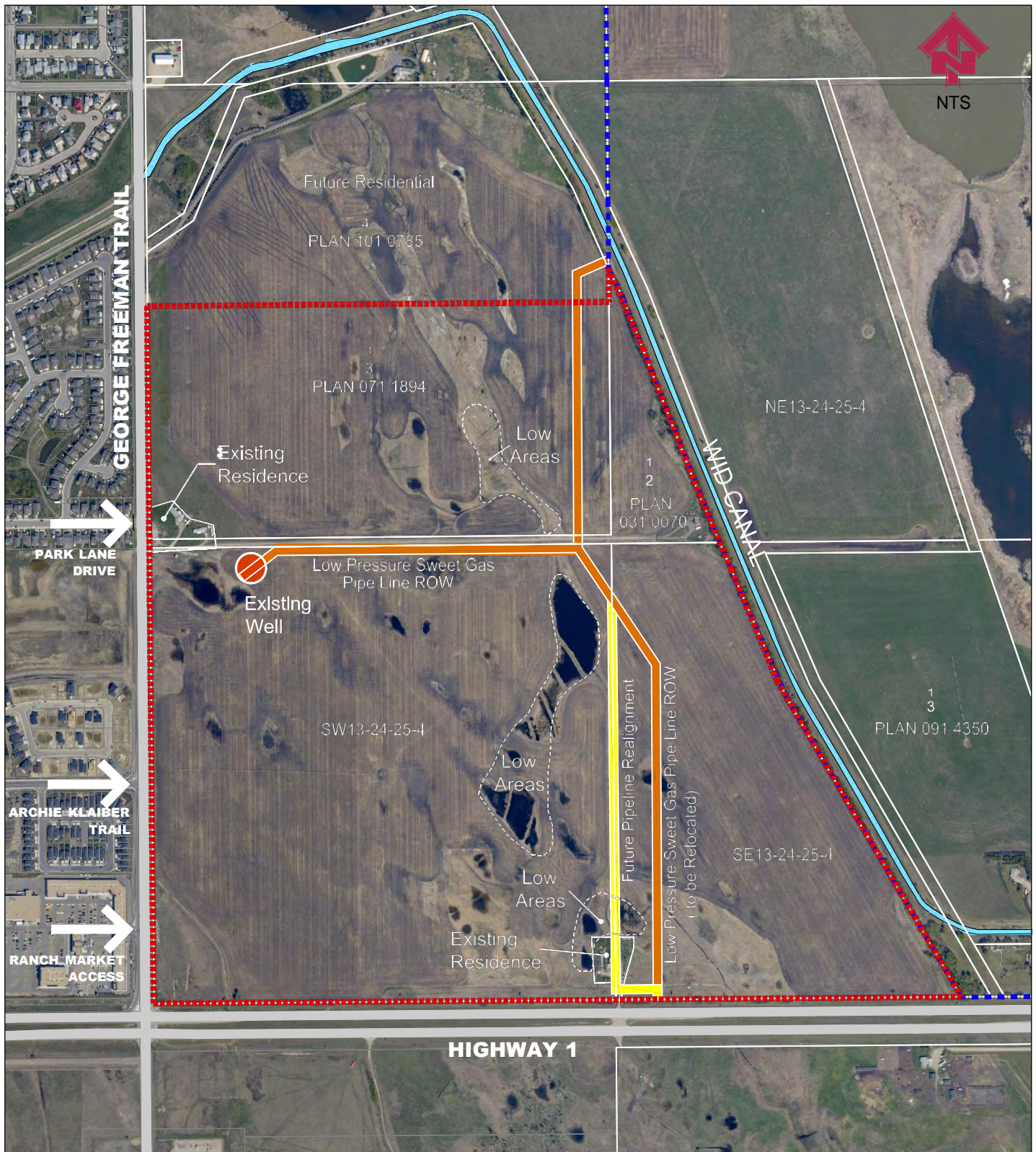
Preliminary Geotechnical Evaluations were completed by McIntosh Lalani Engineering Ltd for the Plan Area. The evaluations support the potential to develop the Plan Area for new residential and commercial development. Recommendations on particular construction practices and techniques are included in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

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

Historical Resources

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

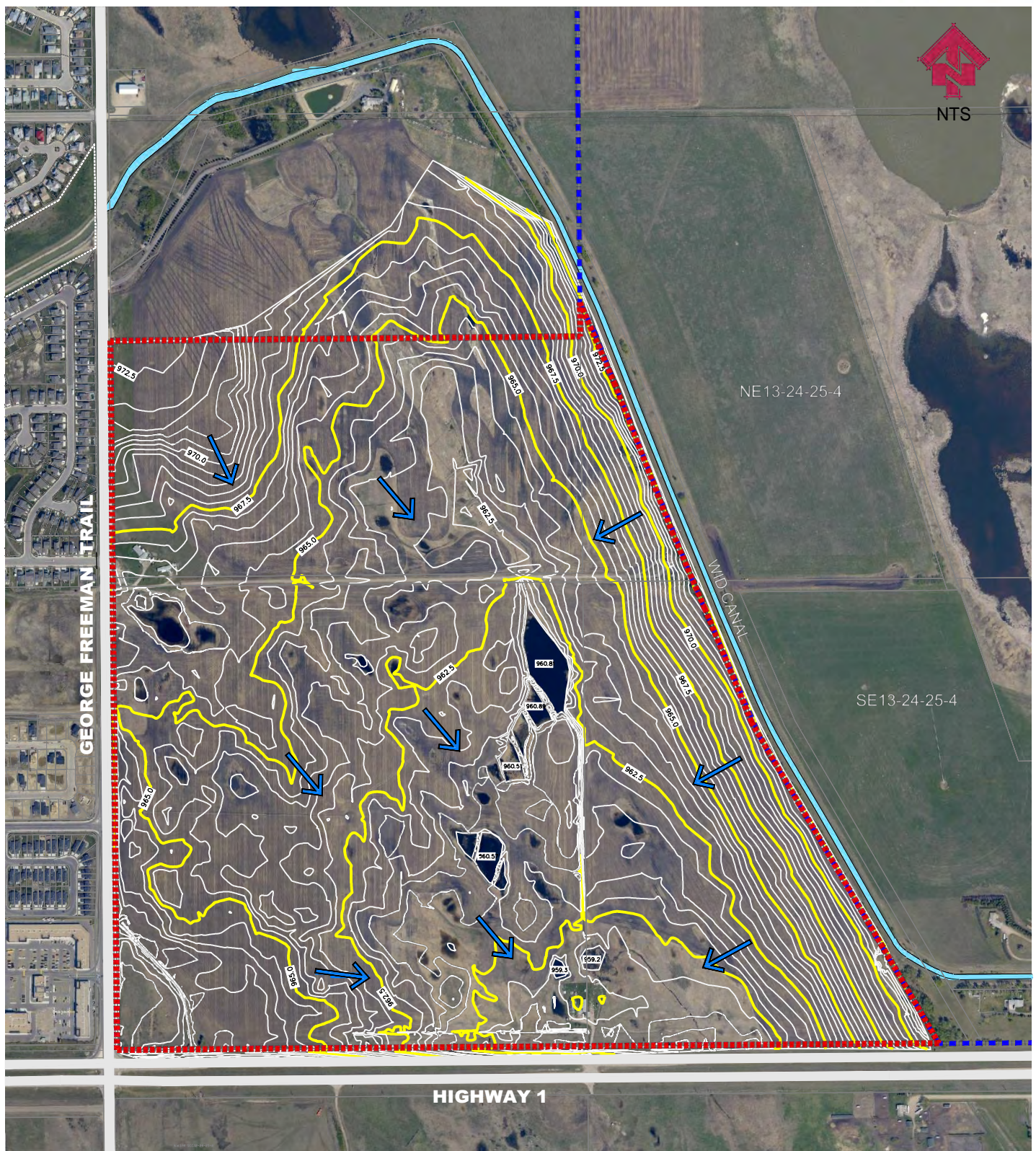
Policy 1. Subject to Section 31 of the Historical Resources Act, Alberta Culture and Community Spirit shall be contacted if any previously undiscovered historic resources are encountered during development.



Legend

- Edgefield Area Structure Plan Boundary
- Town Boundary

Figure 4:
OPPORTUNITIES
and CONSTRAINTS



Legend



-  Edgefield Area Structure Plan Boundary
 Town Boundary
 Natural Drainage

Figure 5:
TOPOGRAPHY

LAND USE

Vision

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

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

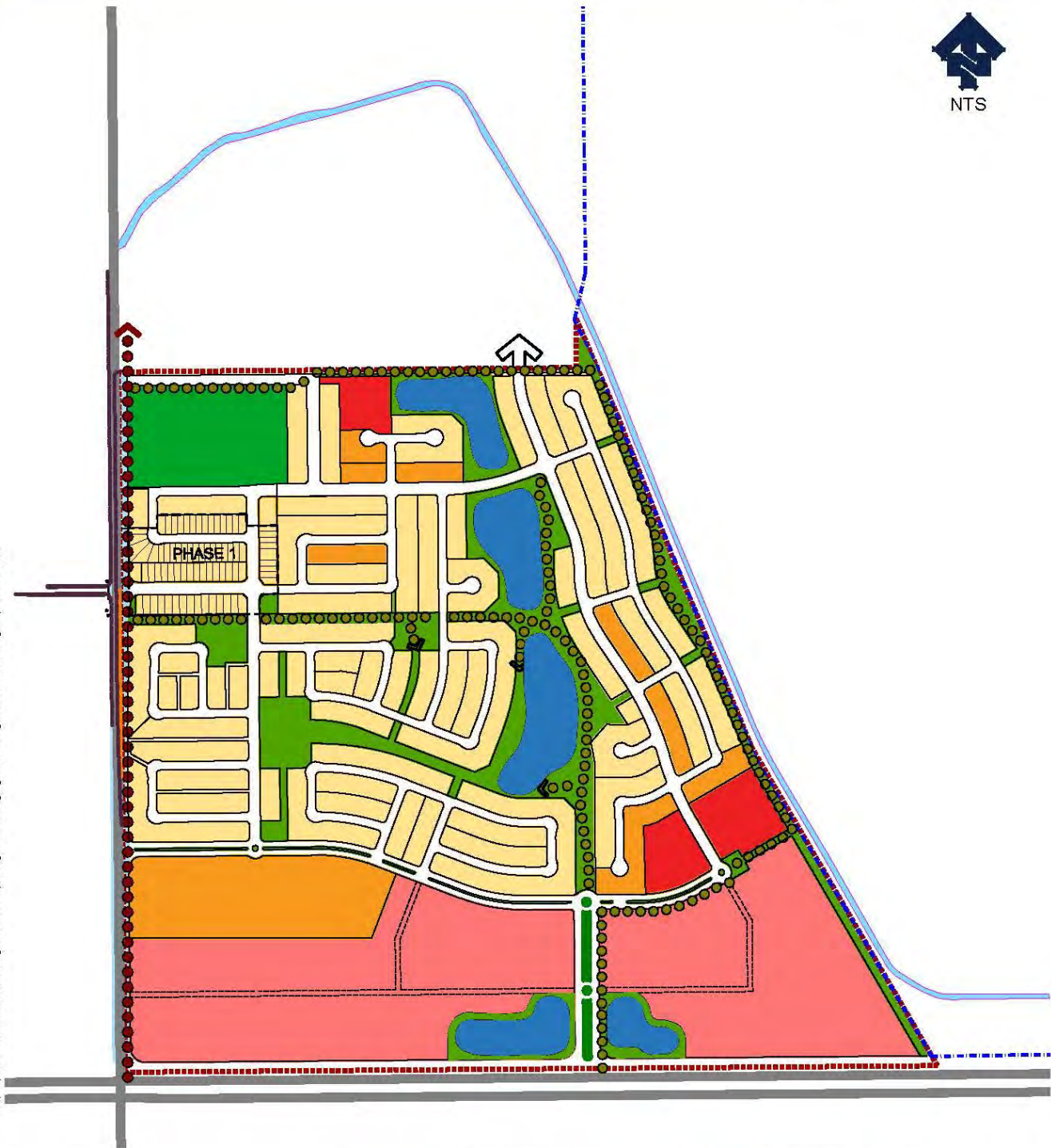
The variety of housing options makes Edgefield a community of diverse households where people can meet their changing housing needs while remaining in the community. Housing layout takes advantage of proximity to open space and provides direct connections onto these spaces. The layered system of open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

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

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



Sep 11, 2015 - 8:37am Z:\400 Drawings\4630100 Pollyco Edgefield\Planning\Figures\1323 Figures 2007 version.dwg Layout LAND USE



Legend

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

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

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

Figure 6:
LAND USE CONCEPT

Land Use Concept

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

Table 2A. General Land Uses

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

Table 2B. Land Use by Quarter Section

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

Residential

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

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

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

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

Table 3. Residential Density and Population

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

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

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

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

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

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

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

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

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

Commercial

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

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

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

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

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

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

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

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

Open Space Network

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

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

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

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

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

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

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

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

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

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

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



Legend

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

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

Figure 7:
OPEN SPACE NETWORK

TRANSPORTATION

Transportation Overview

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

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

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

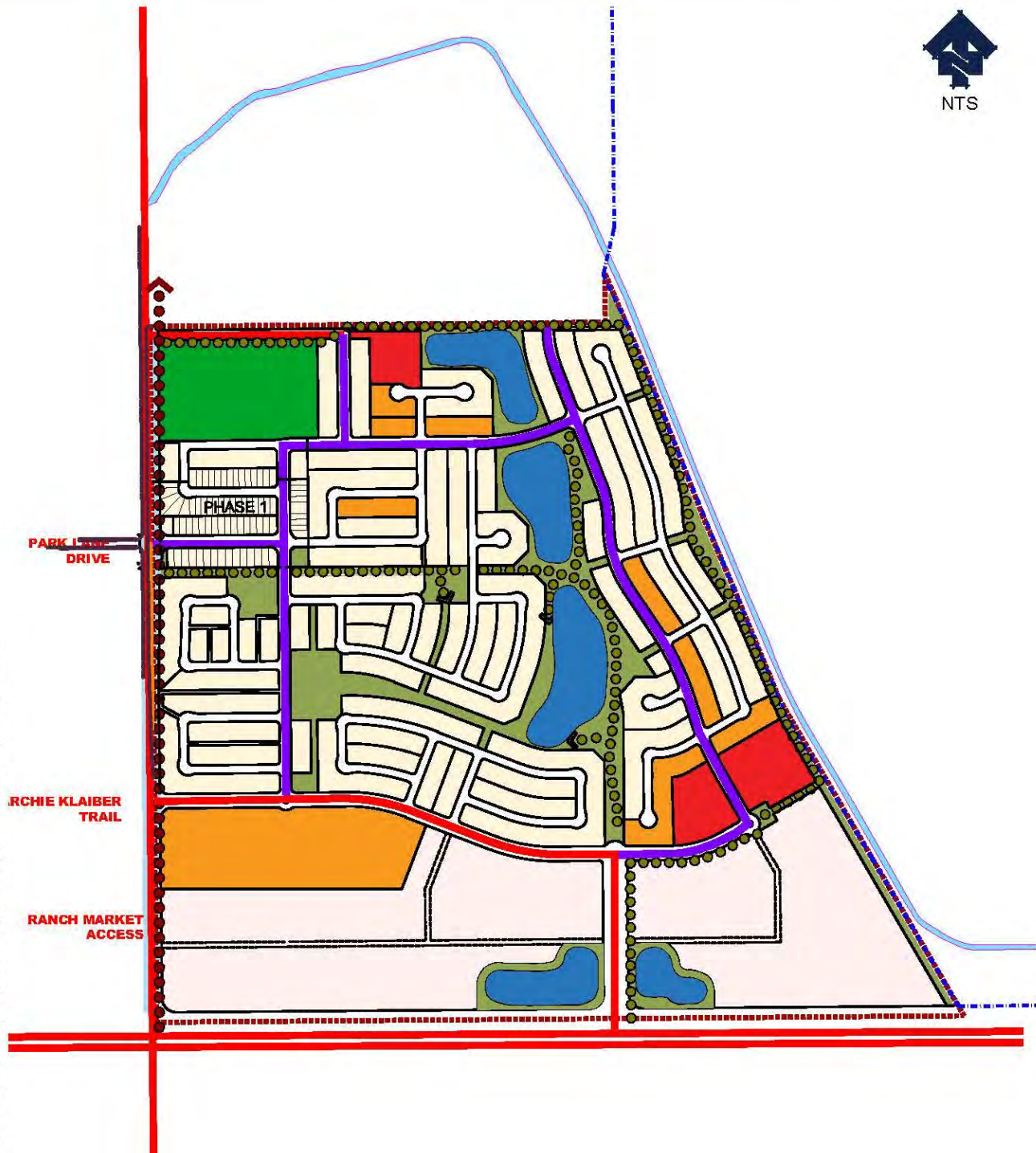
Direct access points to the Commercial Area from George Freeman Trail and Highway 1 service commercial traffic from areas outside of the community. Traffic calming measures along the north-south access road from Highway 1 will discourage commercial traffic from traveling beyond the Commercial Area into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

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

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

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

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



Legend

- Egdefield Area Structure Plan Boundary
- Town Boundary

- Expressway
- Major Arterial
- Minor Arterial
- Collector Road

- Regional Pathway
- Local Pathway/ Trail

* Notes: All other roads to be Residential Standard

Figure 8:
TRANSPORTATION CONCEPT

Servicing

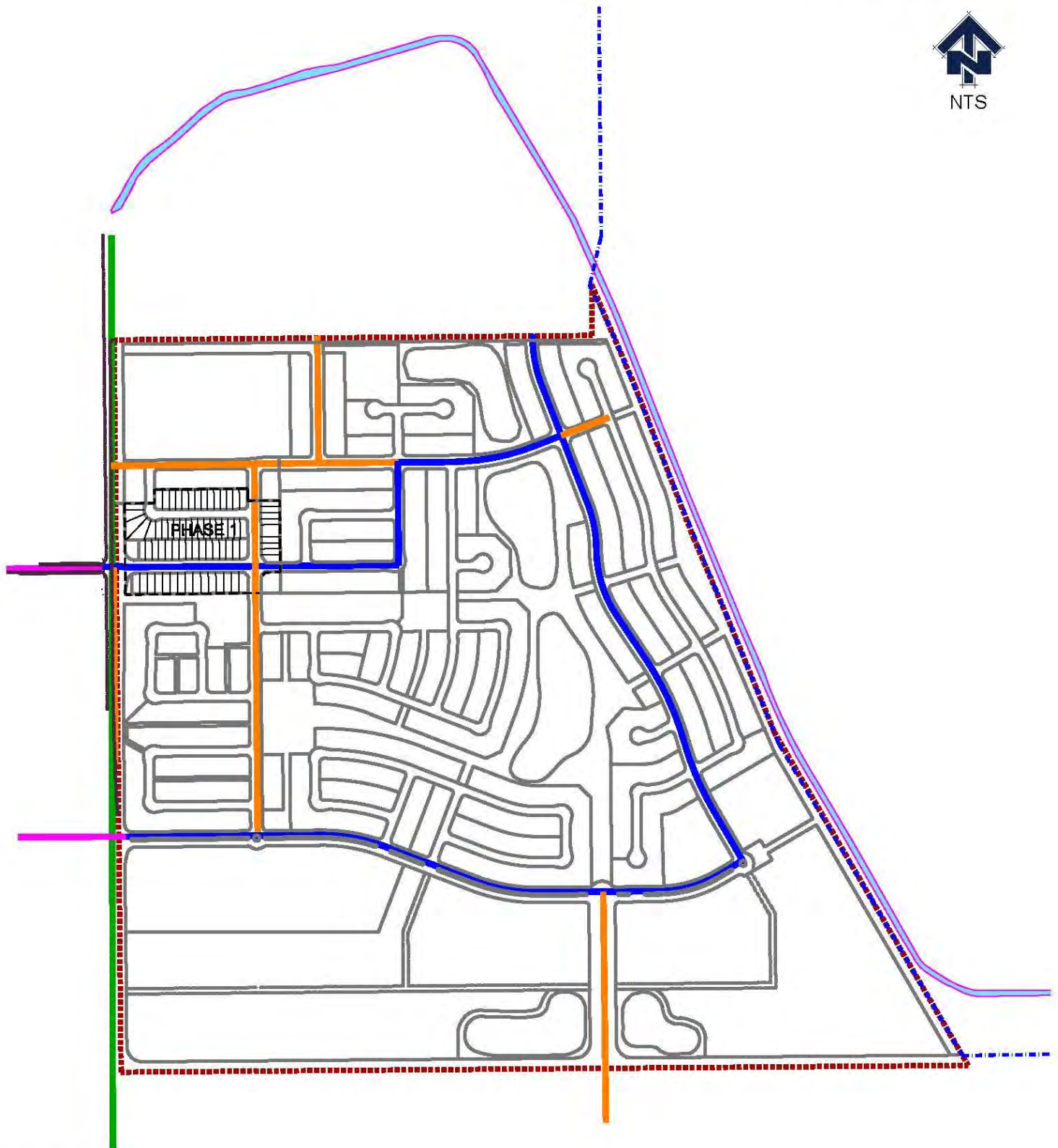
Servicing Overview

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

Water Servicing

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

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



Legend

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

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

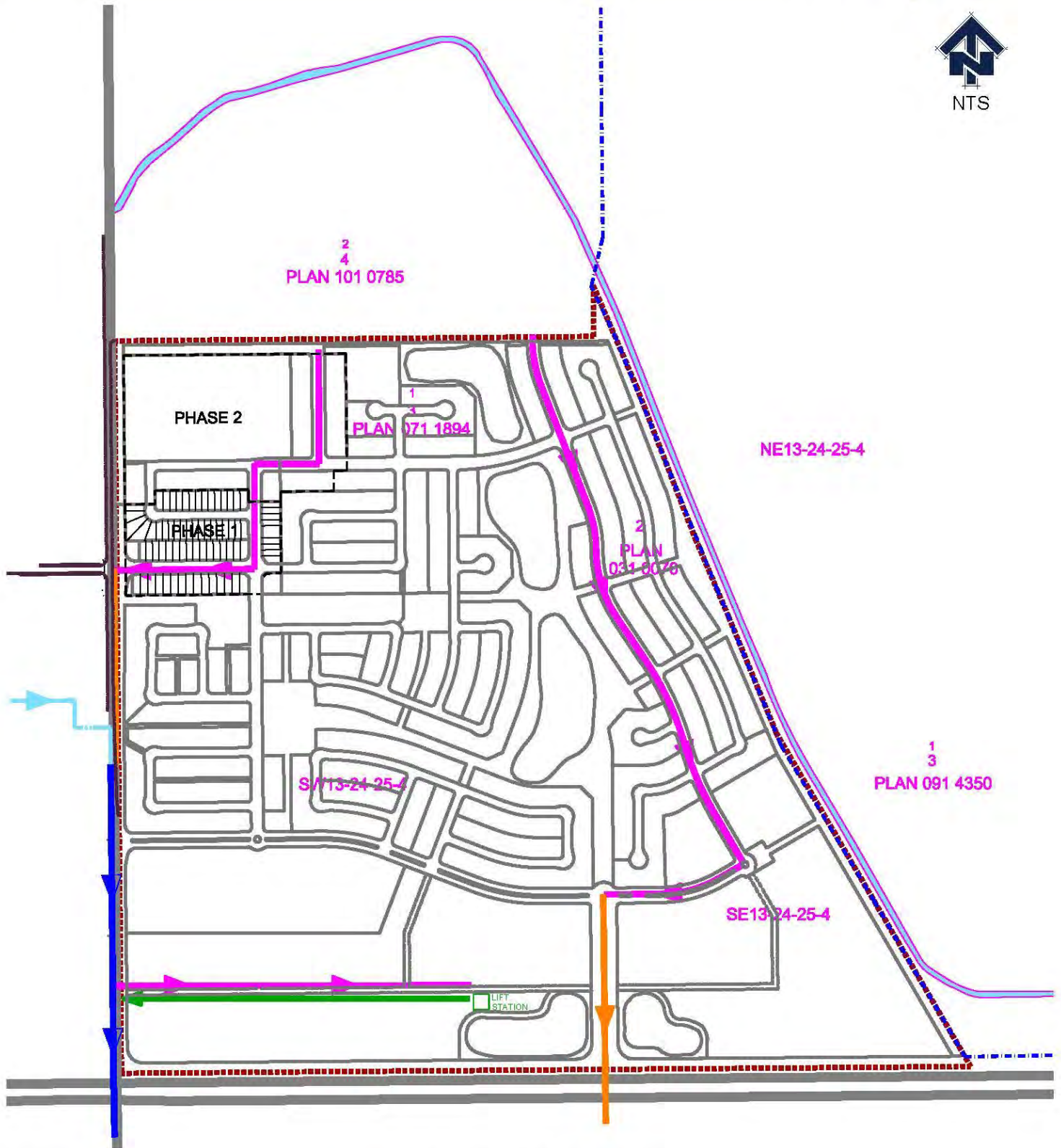
Figure 9:
WATER SERVICING CONCEPT
Page 82 of 164

Sanitary Sewer and Wastewater Servicing

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

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

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



Legend

- Edgefield Area Structure Plan Boundary
- Town Boundary

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

Figure 10:
SANITARY SEWER
and WASTEWATER CONCEPT
 Page 84 of 164

Stormwater Servicing

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

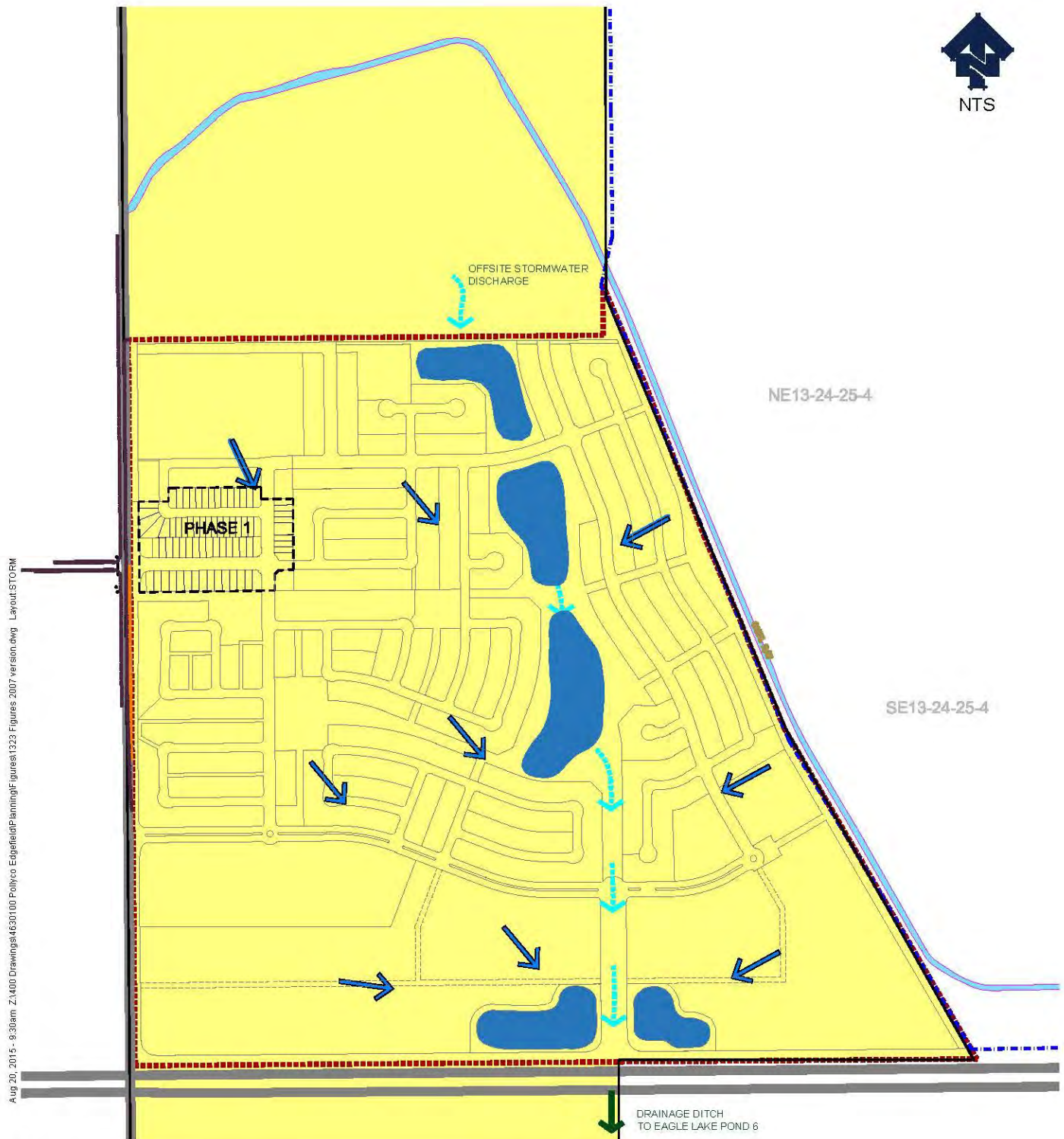
- Policy 1. The details of the storm ponds including volumes, size and discharge rate will be determined in Part 2 of the Functional Servicing Study at Pre Subdivision Stage.
- Policy 2. The stormwater management system for the Plan Area should be generally designed in accordance with the Town of Strathmore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

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

Shallow Utilities

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

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



Legend

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

- Eagle Lake Catchment Area
- Naturalized Storm Ponds

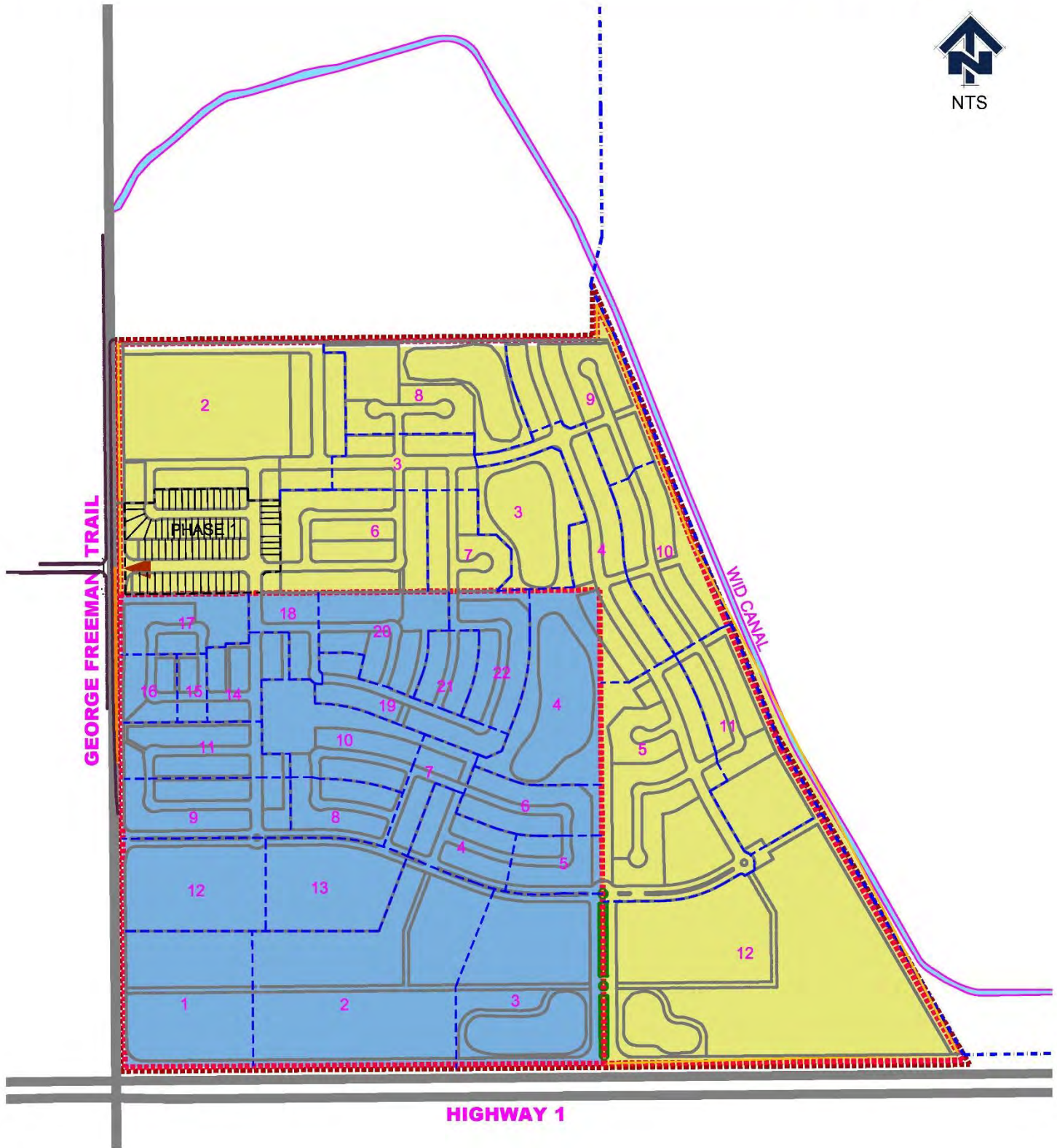
Figure 11:
STORMWATER MANAGEMENT
CONCEPT

PHASING AND IMPLEMENTATION

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

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

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



Legend

- Edgefield Area Structure Plan Boundary
- Town Boundary

- Pollyco Ownership
- United/Rencor Ownership

Figure 12:
PHASING

SECTION 4 LAND USE DISTRICT PROVISIONS

4.1 R1 – SINGLE DETACHED RESIDENTIAL DISTRICT

1. PURPOSE: To provide for the development of single detached dwellings at low densities.

2. USES:

a) Permitted

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

Bylaw #15-22

Bylaw #17-12

b) Discretionary

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

Bylaw #24-14

Bylaw #15-06

Bylaw #20-04

Bylaw #17-12

3. GENERAL SITE REQUIREMENTS:

a) Minimum Lot Area

i 457.0 m² per Dwelling

b) Minimum Lots Size Corner Lots

i 503.0 m² per Dwelling Unit

c) Minimum Site Width

i 15.0 metres

ii 9.0 metres for a pie shaped lot at front yard

d) Minimum Site Depth

i 30.5 metres for all lots

e) Habitable Floor Area

Bylaw #15-06

- i. Minimum Gross Floor Area – 102 m²

f) Maximum Number of Dwellings

Bylaw #20-04

- i. One dwelling per lot, unless a legal Secondary Suite has been approved

Bylaw #15-01

g) Minimum Yard Setbacks – Principle Building

Bylaw #15-28

- i. Front Yard – 6.0 m
- ii. Rear Yard – 7.0 m
- iii. Side Yard - 1.5 m from a side property line shared with an internal lot; and 3.0 m from a side property line shared with a street other than a lane

h) Site Coverage

- i. Maximum total site coverage of 50%
- ii. Maximum site coverage for Accessory Buildings is 13%

i) Building Height

Bylaw #16-10

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

Bylaw #22-01

4. OTHER SITE REQUIREMENTS:

a. Pie-Shaped Lots:

- i. The minimum lot frontage of a Pie-Shaped Lot shall be 9.0m, measured between the points determined by the intersection of the side property lines and the front property line.
- ii. The minimum lot depth of a Pie-Shaped Lot shall be 30.5m, measured from the midpoint of the front property line to the midpoint of the rear property line.

b. Garages:

- i. If a principal building does not have an attached garage at the front of the Dwelling or has a garage with a side entrance with a driveway parallel to the front property line, the Minimum Front Yard Setback shall be 4.8m.
- ii. If the doors of an attached garage face any public roadway and abut a side yard, the Minimum Side Yard Setback shall be 6.0m.

c. Landscaping

- i. Minimum landscaping requirement of at least two (2) trees per internal lot and three (3) trees per corner lot.

Bylaw #22-01

d. Accessory Building

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

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

4.4 R2 – LOW DENSITY RESIDENTIAL DISTRICT

- 1. PURPOSE:** To provide for low density development in the form of duplex, and semi-detached dwellings.

2. USES:

a) Permitted Uses

Accessory Building
 Home Office
 Housing, Duplex
 Housing, Semi Detached
 Parks
 Protective Emergency Services
 Residential Sales Centre 1
 Utilities

Bylaw #15-22

Bylaw #17-12

b) Discretionary Uses

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

Bylaw #24-14

Bylaw #15-06

Bylaw #20-04

Bylaw #17-12

3. GENERAL SITE REQUIREMENTS:

a) Minimum Lot Area

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

b) Minimum Site Width

- i. Housing, Single-Detached: 11 m for an Internal Lot and 12.5 m for a Corner Lot;
 ii. Housing, Duplex: 15 m for an Internal Lot and 17 m for a Corner Lot;
 iii. Housing, Semi-Detached: 7.5 m for each Dwelling Unit on an Internal Lot and 9 m for each Dwelling Unit on a Corner Lot;

Bylaw #15-01

- iv. Housing, Duplex and Housing, Semi-Detached on lane-less sites: Despite Subsections (3) b) ii. and iii., if a site does not share a property line with a lane either at the rear or at the side of the site and no provision is made for a Private Garage either at the front or at the side of the building, then the Approving Authority may require a site width of 18 m for an Internal Lot and a width of 20 m for a corner site.

c) Minimum Site Depth

- i. 30.5 metres for all lots

d) Habitable Floor Area

Bylaw #15-28

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

e) Minimum Yard Setbacks - Principal Building

- i. Front Yard – 4.0 m if the lot is served by a rear lane; and 6.0 m if the lot is not served by a rear lane

Bylaw #15-01

- ii. Rear Yard – 7.0 m

Bylaw #15-01

- iii. Side Yard – 1.5 m from a side property line shared with an internal lot; and 3.0 m from a side property line shared with a street other than a lane

f) Site Coverage

- i. Maximum total site coverage - 50%
- ii. Maximum site coverage for Accessory Buildings - 13%

Bylaw #16-10

g) Building Height

- i. 10.0 m for Principal Buildings
- ii. 5.0 m for Accessory Buildings* see OTHER SITE REQUIREMENTS below

Bylaw #22-01

4. OTHER SITE REQUIREMENTS:

Garages:

- a. If a principal building does not have an attached garage at the front of the Dwelling, the Minimum Front Yard Setback shall be 4.8m.
- b. If the doors of an attached garage face any public roadway and abut a side yard, the Minimum Side Yard Setback shall be 6.0m.
- c. Notwithstanding (a) and (b) above, if there is no rear lane, and no attached front garage, there shall be one 3.3 metre side yard to allow for access to a rear detached garage.

Landscaping

- d. Minimum landscaping requirement of at least two (2) trees per internal lot and three (3) trees per corner lot.

Bylaw #22-01

Accessory Building

4.16

P1 – PUBLIC SERVICE DISTRICT

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

2. USES:

Bylaw #14-22

a) Permitted Uses

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

Bylaw #15-40

Bylaw #22-01

Bylaw #22-01

Bylaw #17-12

b) Discretionary Uses

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

Bylaw #15-40

Bylaw #17-12

3. GENERAL SITE REQUIREMENTS:

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

4. OTHER SITE REQUIREMENTS:

Special Use Requirements

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

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

Bylaw #22-01

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

4.17 AG - AGRICULTURE GENERAL DISTRICT

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

2. USES:

a) Permitted Uses

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

b) Discretionary Uses

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

3. GENERAL SITE REQUIREMENTS:

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

4. OTHER REGULATIONS:

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

4.18

R3M – MEDIUM DENSITY MODEST RESIDENTIAL DISTRICT

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

Bylaw #15-31

2. USES:

a) Permitted Uses

Home Office
 Housing, Apartment
 Protective Emergency Services
 Public Parks
 Utilities

Bylaw #17-12

b) Discretionary Uses

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

Bylaw #17-12

3. GENERAL SITE REQUIREMENTS

a) Minimum Site Area

- i. 550 m²

b) Minimum Site Width and Frontage

- i. 15.0 m

c) Minimum Site Depth

- i. 25.0 m

d) Maximum Number of Dwelling Units

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

e) Minimum Yard Setbacks – Principal Building

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

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

f) Projections into Yards

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

g) Maximum Building Height

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

4. OTHER REQUIREMENTS

a) Parking

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

b) Landscaping

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

c) Design, Character and Appearance

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



Bylaw 25-06

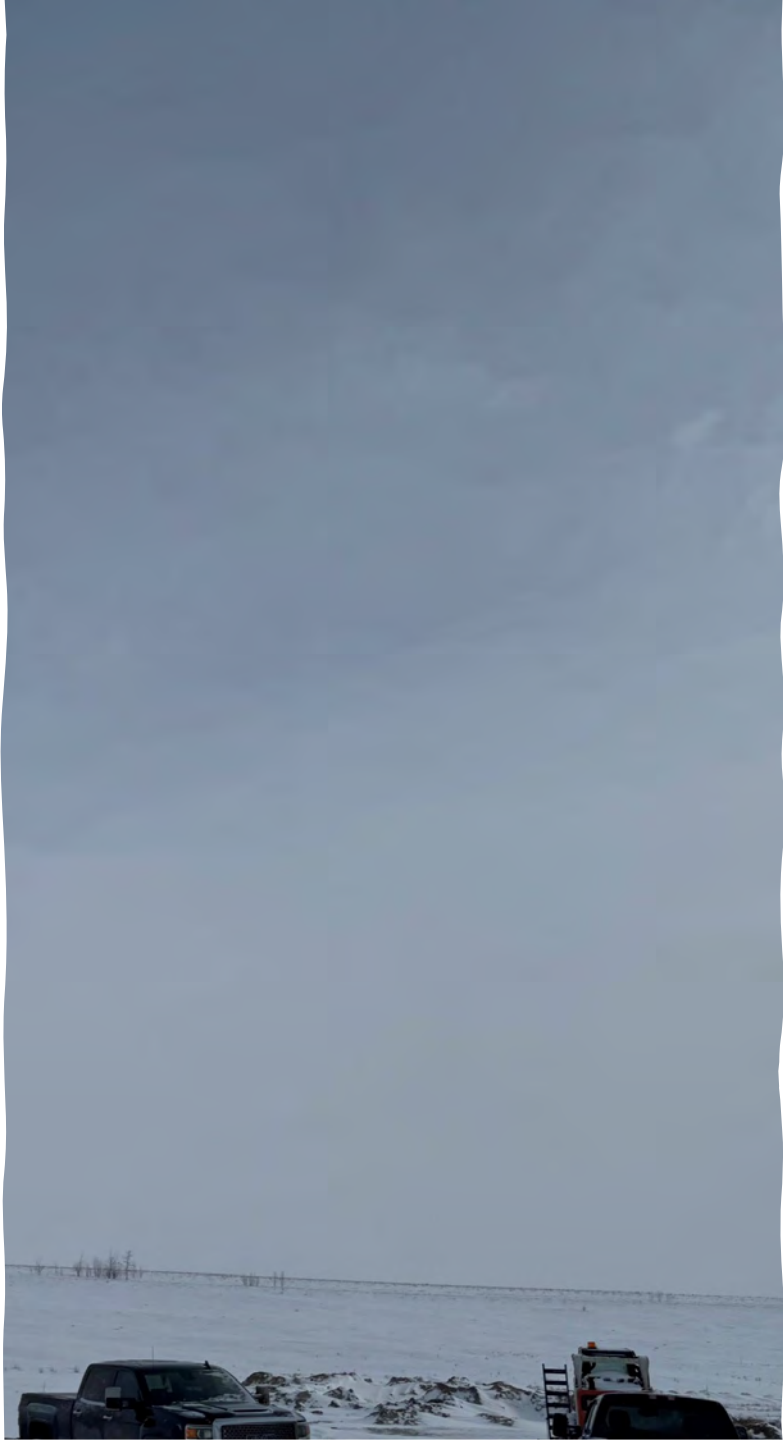
Edgefield Phase 3 | AG – Agriculture General District -> R1 – Single Detached Residential District, R2 – Low Density Residential District, R3M – Medium Density Modest Residential District, P1 – Public Service District

First Reading



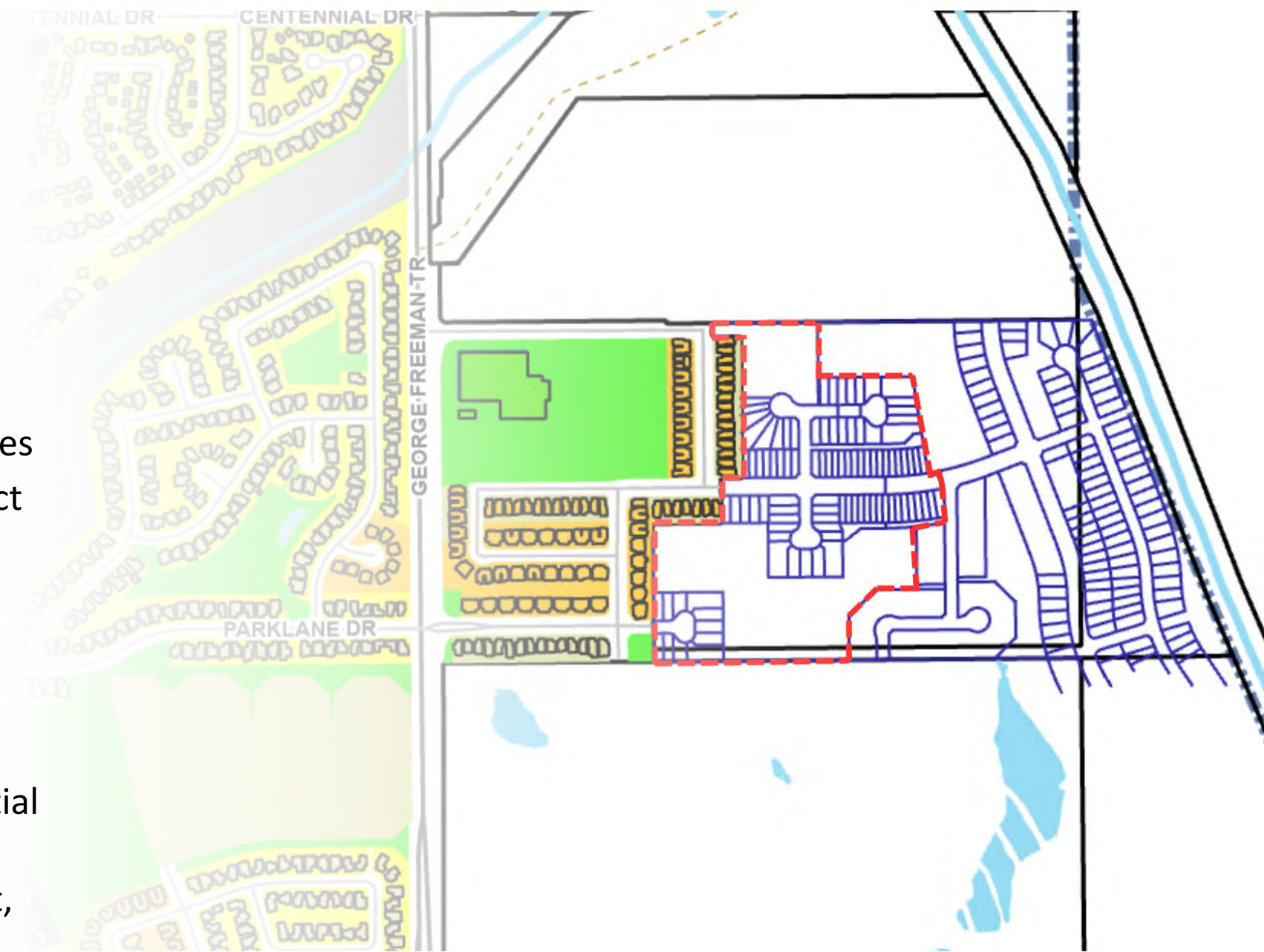
Bylaw 25-06

- Staff received a **LUB redesignation** of **Edgefield Phase 3**
 - Portion of **Lot 1, Block 3, Plan 071 1894**
 - Portion of **Lot 1, Block 2, Plan 031 0070**
- Redesignation from **AG** – Agriculture General District to
 - **R1** – Single Detached Residential District,
 - **R2** – Low Density Residential District,
 - **R3M** – Medium Density Modest Residential District,
 - **P1** – Public Service District.



3

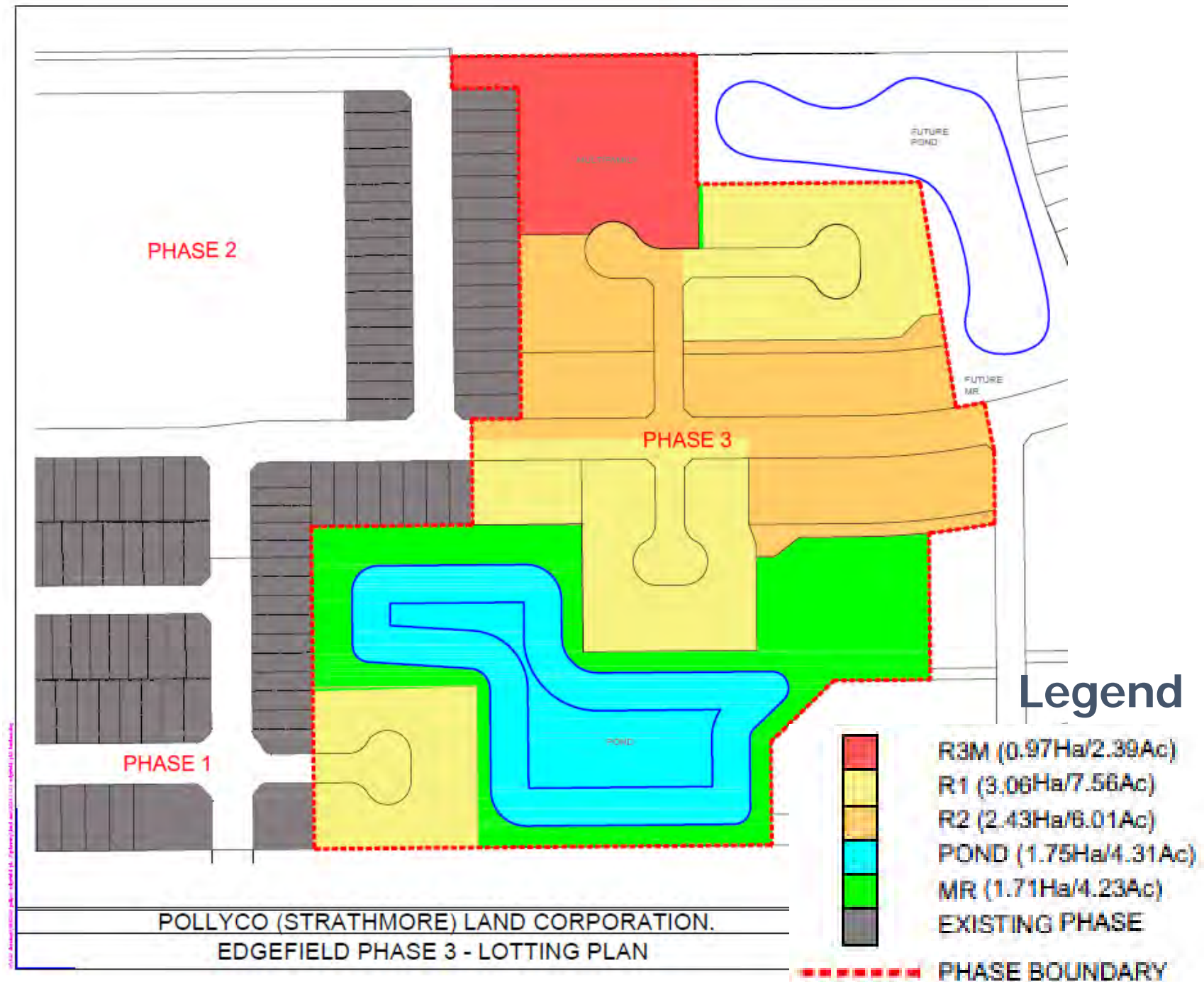
- Currently the area has a land uses
- **AG** – Agriculture General District
- **Surrounded by**
 - **R1N** – Single Detached Residential (Narrow Lot) District,
 - **R2** – Low Density Residential District,
 - **P1** – Public Service District,
 - **AG** – Agriculture General District.



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



- The proposed redesignation is intended to support the development of
 - R1** – Single Detached Residential District (*49 lots*)
 - R2** – Low Density Residential District (*50 lots*)
 - R3M** – Medium Density Modest Residential District (*1 lot*)
 - P1 (MR)** – Public Service District (*2 lots*)



Bylaw 25-06

Recommendation:

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

THAT Council direct Administration to schedule a Public Hearing for Bylaw No. 25-06 on March 19, 2025 at 7:00 p.m. in Council Chambers.

Thank you!



Request for Decision

To: Council

Staff Contact: Chuck Procter, Manager of Development Services

Date Prepared: February 2, 2025

Meeting Date: February 19, 2025

SUBJECT: Land Use Bylaw Amending Bylaw No. 25-04 (Lakewood Phase 2B)

RECOMMENDATION: THAT Council give First reading to Bylaw No. 25-04, being a bylaw to amend Land Use Bylaw No. 14-11;

AND THAT Council direct Administration to schedule a Public Hearing for Bylaw No. 25-04 on March 19, 2025 at 7:00 p.m. in Council Chambers, to commence following the previous Public Hearing's conclusion.

STRATEGIC PRIORITIES:



Affordable
Housing



Climate
Resiliency



Community
Development



Community
Wellness



Economic
Development



Financial
Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

Lakewood is a developing community in Strathmore, and it is currently in Phase 2B of development. Phase 2A was subdivided in 2022. The adopted Area Structure Plan can be found on the Town's website and is attached to this report:

<https://strathmore.ca/en/residents/resources/Documents/buildinganddevelopment/plansreports/studies/Lakewood-Meadows-Office-Consolidation-Feb-2021-V3-03262021.pdf>

The proposed land use bylaw redesignation proposes a mix of different housing types, including single detached, semi detached, basement suites, and attached housing.

SUSTAINABILITY

SOCIAL SUSTAINABILITY:

The redesignation supports Social Sustainability by proposing a mix of different housing styles which will cater to different incomes and lifestyles. The proposed application is within the Lakewood Community which is growing and is in the north west part of Town.

IMPLICATIONS OF RECOMMENDATION:

FINANCIAL:

The current land use application proposes a variety of residential housing forms.

POLICY:

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

Staff believe the policy below in the Town's Municipal Development Plan 2014 applies to the proposed application:

3.2.1. The Town of Strathmore shall ensure that all new development shall provide a wide range of housing types to meet varying housing needs based on income and lifestyle.

IMPLEMENTATION:

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

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

BACKGROUND:

Devmore Developments Inc. has submitted a Land Use Bylaw (LUB) redesignation for Phase 2B of the Lakewood community. The legal land description for the subject lands is a portion of NW-22-24-25 located in north-west Strathmore.

The developer is requesting that sideyard setbacks for all of the proposed housing types within Phase 2B be reduced from 1.5m to 1.2m. To accommodate this request, Staff are proposing a Direct Control District Overlay that would allow for a 1.2m side yard setback in addition to the

regulations specified in each of the parent land use districts. In the past, Staff have supported 1.2m side yard setbacks for low-density homes in Lakewood. In Phase 1, Staff granted variances to the side yard setbacks at the development permit stage, which required a variance and an appeal period. In Phase 2A, a district overlay was proposed at the land use stage, which accommodated the 1.2m setback. Please note that the proposed 1.2m side yard setback requirement is for internal lots only, and corner lots will require a side yard setback of 3.0m regardless of land use.

1.2m side yard setbacks for medium and high densities are newer for Strathmore and the regulations have been written to allow for flexibility between 1.5m and 1.2m at the development permit stage, depending on the application.

The proposed LUB amendment application propose to create and change the land use of:

- 71 R1N Single Detached Residential (Narrow Lot) District lots;
- 13 R2 Low Density Residential District lots;
- 42 R2X Medium Density Attached Housing District lots;
- 2 R3 High Density Residential District lots; and
- 4 P1 Public Service District lots.

There are a mix of housing types proposed for the phase including single detached, semi-detached, attached, and basement suites. The P1 lands around the storm pond are intended to be Municipal Reserve and eventually owned and maintained by the Town.

Much of the land within the Lakewood Meadows Area Structure Plan (ASP) was previously given land use in the early 2010s to accommodate low density residential development. The lands currently have R1N (single-detached, narrow lot), R1S (single detached, small lot with a lane), and P1 (public service district) land use.

The Lakewood ASP, adopted March 7, 2012, has been amended several times. Originally, the subject lands were shown as low density residential in the ASP. The most recent amendment to the ASP included a portion of the subject lands being shown as "Commercial and/or High Density Residential".

The application proposes a wide range of housing to cater to different needs. Lakewood Phase 2B represents a significant investment into Strathmore and will allow the neighbourhood to continue to move forward.

KEY ISSUE(S)/CONCEPT(S):

DESIRED OUTCOMES:

THAT Council give First reading to Bylaw No. 25-04, being a bylaw to amend Land Use Bylaw No. 14-11;

AND THAT Council direct Administration to schedule a Public Hearing for Bylaw No. 25-04 on March 19, 2025 at 7:00 p.m. in Council Chambers, to commence following the previous Public Hearing's conclusion.

COMMUNICATIONS:

ALTERNATIVE ACTIONS/MOTIONS:

ATTACHMENTS:

[Attachment I: Land Use Bylaw Amending Bylaw No. 25-04](#)

[Attachment II: Town of Strathmore Existing Land Use Map](#)

[Attachment III: Lakewood-Meadows-Office-Consolidation-Feb-2021-V3-03262021 \(2\)](#)

Chuck Procter, Manager of Development Services

Approved
- 13 Feb
2025

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

Approved
- 13 Feb
2025

Veronica Anderson, Legislative Services Officer

Approved
- 13 Feb
2025

Johnathan Strathdee, Manager of Legislative Services

Approved
- 13 Feb
2025

Kevin Scoble, Chief Administrative Officer

Approved
- 14 Feb
2025

BYLAW NO. 25-04
TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA

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

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

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

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

1. SHORT TITLE

1.1 This Bylaw may be cited as the "Land Use Bylaw Amending Bylaw No. 25-04"

2. AMENDMENTS

2.1 That Bylaw No. 14-11 Schedule A – Land Use District Map is amended by changing the land use designation of Portion of NW-22-24-25-W4M, containing +/- 17.0059 hectares (+/- 42.023 acres) from R1S – Single Detached Residential (Small Lot) District, R1N – Single Detached Residential (Narrow Lot), and P1 Public Service District to R1N – Single Detached Residential (Narrow Lot) District, District Overlay, R2 – Low Density Residential District, District Overlay, R2X – Medium Density Attached Housing, District, District Overlay, R3 – High Density Residential District, District Overlay, P1 - Public Service District as shown below in Schedule "A".

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

- a) By adding a new Schedule E23 – Direct Control District Overlay – Lakewood Phase 2B;
- b) By adding the following regulations under Schedule E23 – Direct Control District Overlay – Lakewood Phase 2B;

"1. APPLICATION

- 1.1 The provisions of this Direct Control District Overlay apply to those lands described legally as Portion of NW-22-24-25-W4M, known municipally as Lakewood. Phase 2B, as shown below:

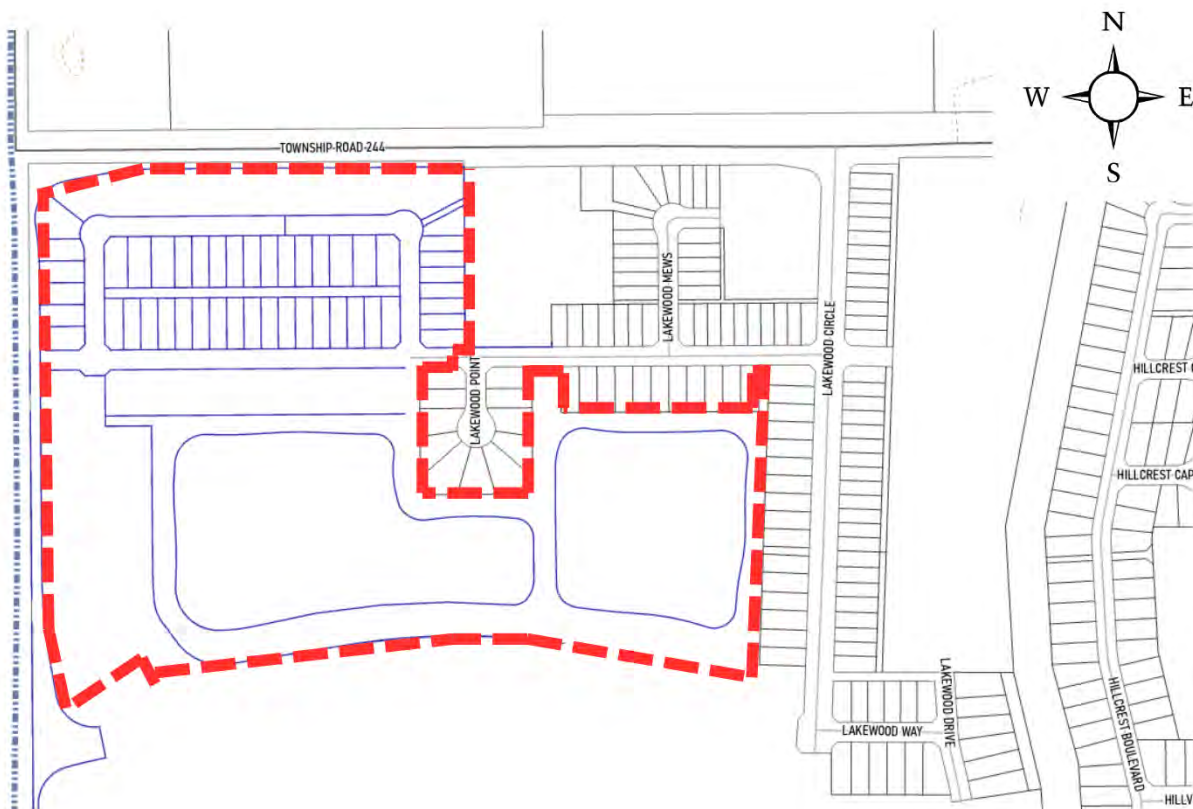


Figure 1: Direct Control District Overlay – Lakewood Phase 2B, portion of NW-22-24-25-W4M.

- 1.2 The provisions of Section 4.2 R1N – Single Detached Residential (Narrow Lot) District apply to the subject property unless the provisions of this District Overlay conflict with Section 4.2 in which case the provisions of this District Overlay must govern.
- 1.3 The provisions of Section 4.4 R2 – Low Density Residential District apply to the subject property unless the provisions of this District Overlay conflict with Section 4.4 in which case the provisions of this District Overlay must govern.

- 1.4 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.
- 1.5 The provisions of Section 4.6 R3 – High Density Residential District apply to the subject property unless the provisions of this District Overlay conflict with Section 4.6 in which case the provisions of this District Overlay must govern.

2.0 REGULATIONS

2.1 The Side Yard setback prescribed in Section 4.2(3)(g)(iii) of the “R1N Single Detached Residential (Narrow Lot) District” shall be, at the Discretion of the Approving Authority, 1.2m to 1.5m from a side property line shared with an internal lot; and 3.0m from a side property line shared with a street other than a lane;

2.2 The Side Yard setback prescribed in Section 4.4(3)(e)(iii) of the “R2 Low Density Residential District” shall be, at the Discretion of the Approving Authority, 1.2 to 1.5m from a side property line shared with an internal lot; and 3.0m from a side property line shared with a street other than a lane;

2.3 The Side Yard setback prescribed in Section 4.5(3)(f)(iii) of the “R2X Medium Density Attached Housing District” shall be, at the Discretion of the Approving Authority, 1.2m to 1.5m from a side property line shared with an internal lot; and 3.0m from a side property line shared with a street other than a lane;

2.4 The Side Yard setback prescribed in Section 4.6(3)(g)(iii)(a.) of the “R3 High Density Residential District” shall be, at the Discretion of the Approving Authority, 1.2m to 1.5m from a side property line shared with an internal lot if the Principal Building is 9.0m or less in height at the eaveline;

3. EFFECTIVE DATE

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

READ A FIRST TIME this _____ day of 2025

PUBLIC HEARING HELD this _____ day of _____, 2025

READ A SECOND TIME this _____ day of _____, 2025

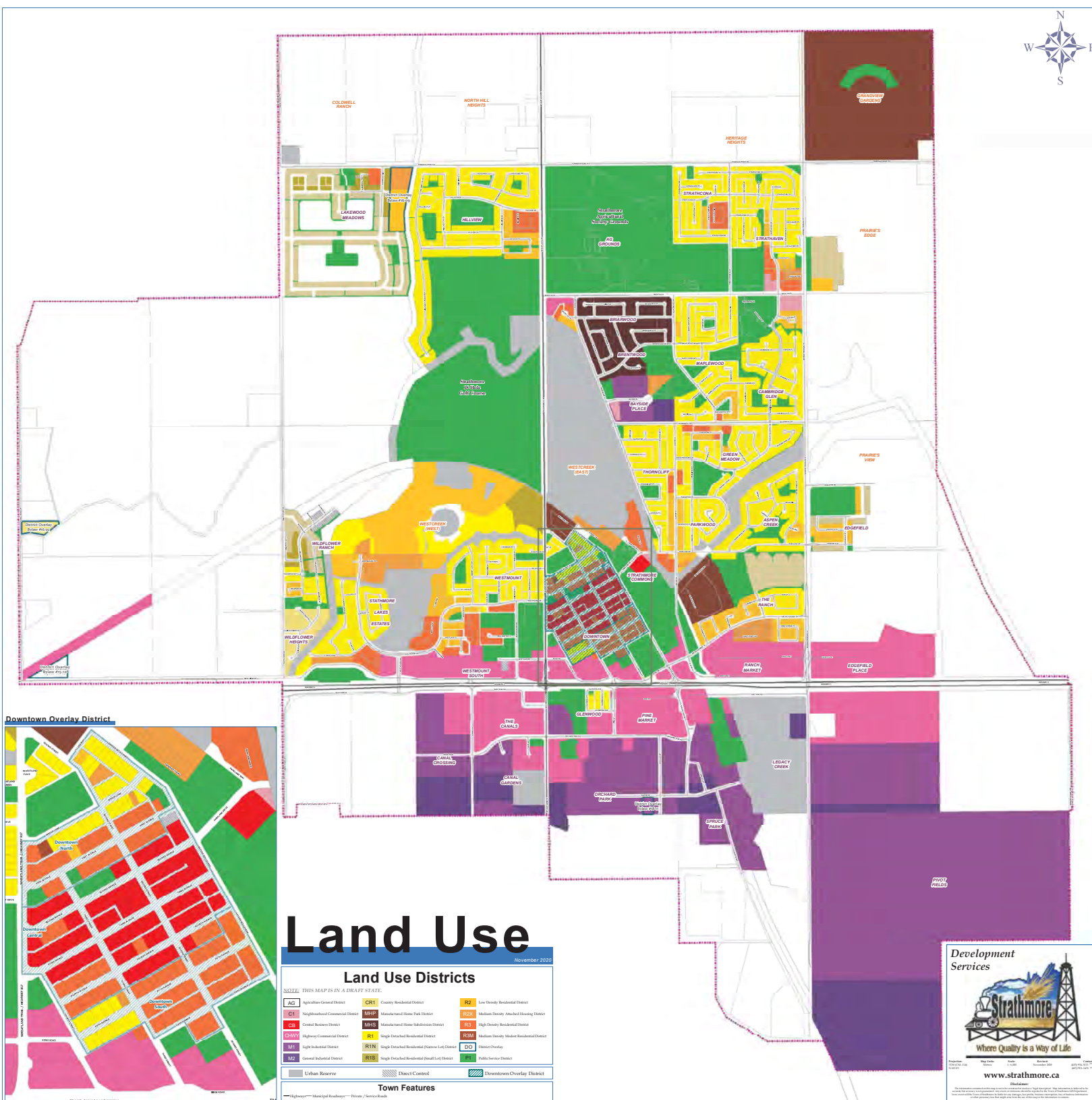
READ A THIRD AND FINAL TIME this _____ day of _____, 2025

MAYOR

CHIEF ADMINISTRATIVE OFFICER

Schedule "A"







LAKEWOOD MEADOWS

Area Structure Plan



Prepared for the Town of Strathmore

Consolidated February 12, 2021



A Community for All Seasons

Lakewood Meadows

Area Structure Plan

Prepared for the Town of Strathmore

And

Lakewood Meadows Inc.



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Lakewood Meadows Executive Summary

Bylaw #18-13

The Lakewood Meadows development offers a special opportunity for a partnership in values between the Town of Strathmore and a proven developer to create a unique private recreational lake community. This community will build on the growing reputation of Strathmore as an active lifestyle community and will complement the other town supported initiatives including the new sports centre and other active initiatives. This community will utilize no longer needed Town infrastructure to create a modern private recreational lake and inviting open space strategy. It combines a private homeowner association owned and operated lake and generous open space for residents who desire the fun and relaxation that a lake lifestyle has to offer with amenities that will enhance their quality of life, provide opportunities for healthy family recreation and manage the environment responsibly.



The Town of Strathmore water treatment plant and water reservoir were declared unnecessary for potable water storage when the Town connected to the East Calgary Regional Waterline in 2010, which delivers treated municipal water to the Town. The Town of Strathmore decided to sell the reservoir site to fund municipal infrastructure projects. The developer of Lakewood Meadows and the Town completed a sales agreement which requires the developer to maintain 40-acres of water (a reconfiguration of the raw water reservoir).



The benefit to the development and the Strathmore community is two separate man-made water features. The north 16.5-acre storm pond water feature will be peaceful and serene. The storm pond will provide storm water treatment and management for the development area and may also have capacity for portions of the surrounding area. The visual amenities created by the fountains in the north storm pond will add to the outdoor ambiance of the neighborhood and the enjoyment of strolling around this water feature. There will



be absolutely no swimming in the storm pond.

The south 23.5-acre recreational lake water feature can provide individuals and families with non-motorized outdoor summer recreational activities like swimming, kayaking, canoeing and paddle boarding. As well as winter activities like skating, hockey, snow-shoeing and cross-country skiing. This will make this development the place to live in Strathmore for those who desire the fun and relaxation of what a lake lifestyle has to offer. Pathways and extensions of the regional pathway system within the Town will enrich the leisure needs and quality of life for all residents.

The entire recreational lake and park facility, including the parking lot and island will be private and will be owned and operated by the Lakewood Meadows Community Association. Memberships will be mandatory in the Lakewood Meadows and Lakewood Meadows East communities. In the future, the Community Association could offer additional memberships to Strathmore residents. The lake and park are for the exclusive use of the Lakewood Meadows homeowners and their guests. Yearly fees will be collected by the Community Association to manage and operate the facility. Personal meetings will be held with all current Lakewood Meadows homeowners to ensure they are well informed and understand the process. The Homeowners Association will work closely with Alberta Health Services to ensure the water quality of the lake is meeting the Provincial standards.

One new neighbourhood park totaling just under 2 acres has been added in the southeast area of the development. The park is easily accessible and linked to the open space concept. The park is ideally located close to the future pedestrian bridge over the WID canal and will also benefit the Hillview community.

It is anticipated that the recreational lake will be constructed in 2 stages. The first stage of the recreational lake construction will commence in Phase 3. The completion of the first stage would have the lake operational to the members. A later phase of the development would see the recreational lake constructed



Lakewood Meadows could provide access to the following activities:

- Paddle boarding
- Kayaking
- Canoeing
- Snorkeling
- Swimming
- Sunbathing
- Water Aerobics
- Volleyball
- Skating
- Hockey
- Snow-shoeing
- Cross-country skiing
- Winter and Ice Sports
- Much more...



to completion.

The vision for the development is to provide a variety of housing choices and price ranges for all stages of life with access to pathways, open space and water features. Pathways and open spaces will connect Lakewood Meadows to other adjacent communities in the Town.

Lakewood Meadows will truly be a “Lake Community for all Seasons” where people of all ages can enjoy spring, summer and fall activities like walking, jogging, biking, swimming, paddle boarding, kayaking, canoeing, and barbecues, as well as winter activities like hockey, cross-country skiing, snow-shoeing and skating parties.

The approximately 5-acre private island will provide ample parking spaces for community members and guests. A large grass park area will feature picnic tables, a playground, a fire pit and a small building with washrooms and change rooms. An area for a possible future community building will be preserved. The wraparound island beach offers residents options to enjoy the outdoors while being next to the water. Whether you are on the beach watching the kids or grandkids splash around in the water, or enjoy a game of beach volleyball, build sandcastles, or simply stretch out to enjoy the warm sun, this community will offer something for everyone.

All Strathmore communities will benefit from the promotion that this recreational lake will generate. A beautiful, all-season recreational lake community in Strathmore will attract new residents and help promote the Town of Strathmore’s healthy, active lifestyle. This amenity is a perfect fit with Strathmore’s motto; “Where Quality of Life is a Way of Life”.



1. Introduction

Bylaw #18-13

Lakewood Meadows is a new residential community that will provide a variety of housing types and an open space plan that takes advantage of the facilities and features created in conjunction with a storm water treatment facility. This community provides significant opportunities for outdoor recreation. This community offers walking, biking, canoeing, paddle boats, bird watching and other passive recreation opportunities to encourage fitness, family and fun.

Figure 1 provides a map illustrating the location of the site within the Town of Strathmore.

1.1. Purpose

The purpose of preparing this Area Structure Plan is to develop a plan that complies with provincial and municipal policy and utilizes the natural and man-made features of the site and provides a framework for subdivision and development in a phased rational manner. Figure 2 illustrates the Lakewood Meadows Area Structure Plan boundaries.

1.2. Objectives

The following objectives will be met by the implementation of this Area Structure Plan:

- To develop a residential community that will benefit the Town of Strathmore.
- To re-invent a former municipal utility to a major community amenity.
- To create a new community that maximizes outdoor recreation opportunities.



1.3. Goals

The following goals have been created for this Area Structure Plan.

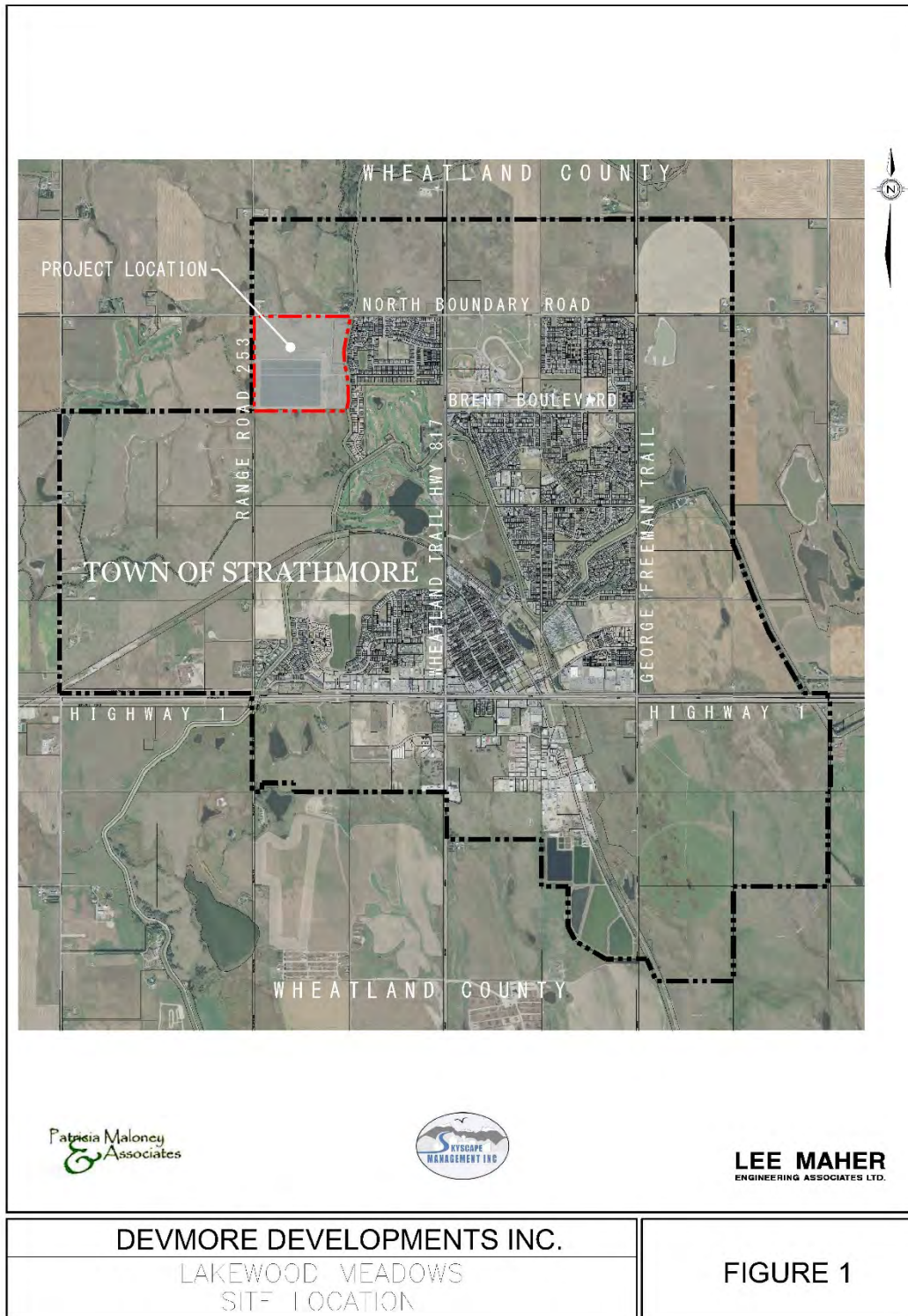
- To develop a residential community with variety in housing styles and opportunities for a variety of lifestyles.
- To design and implement a unique open space strategy that provides linkages and connectivity.
- To maximize green areas by designing most residential unit to back onto open space.

- To create a unique community that is tied to the existing community by road and pathway links, but maintains a secluded identity.

1.4. Vision

The vision for the Lakewood Meadows community is to develop a residential community that utilizes the natural and man-made features of the site to create an open space strategy that will benefit the new residential area and the Town as a whole. Most homes will back onto green space. The visual and physical amenities of the pond, fountains, paths and access give residents and visitors a unique living environment.







2. Plan Area

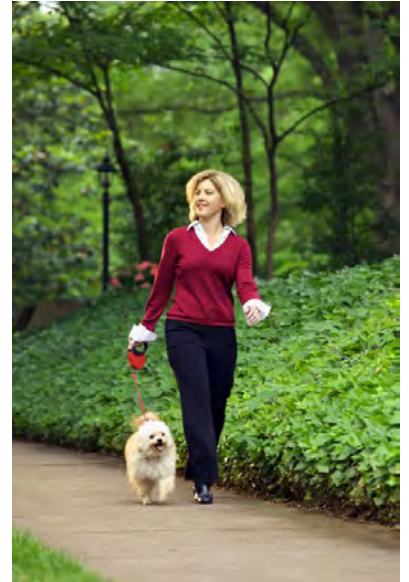
The plan area consists of approximately 156.07 acres (63.16 ha) of land that was utilized for the Town of Strathmore water treatment plant and raw water reservoir. The legal description of the land is a portion of the Northwest Quarter of Section 22, Township 24, Range 25, West of the Fourth Meridian. Figure 2 Lakewood Meadows Area Structure Plan Boundary

2.1 Legal Description and Ownership

Bylaw #18-13

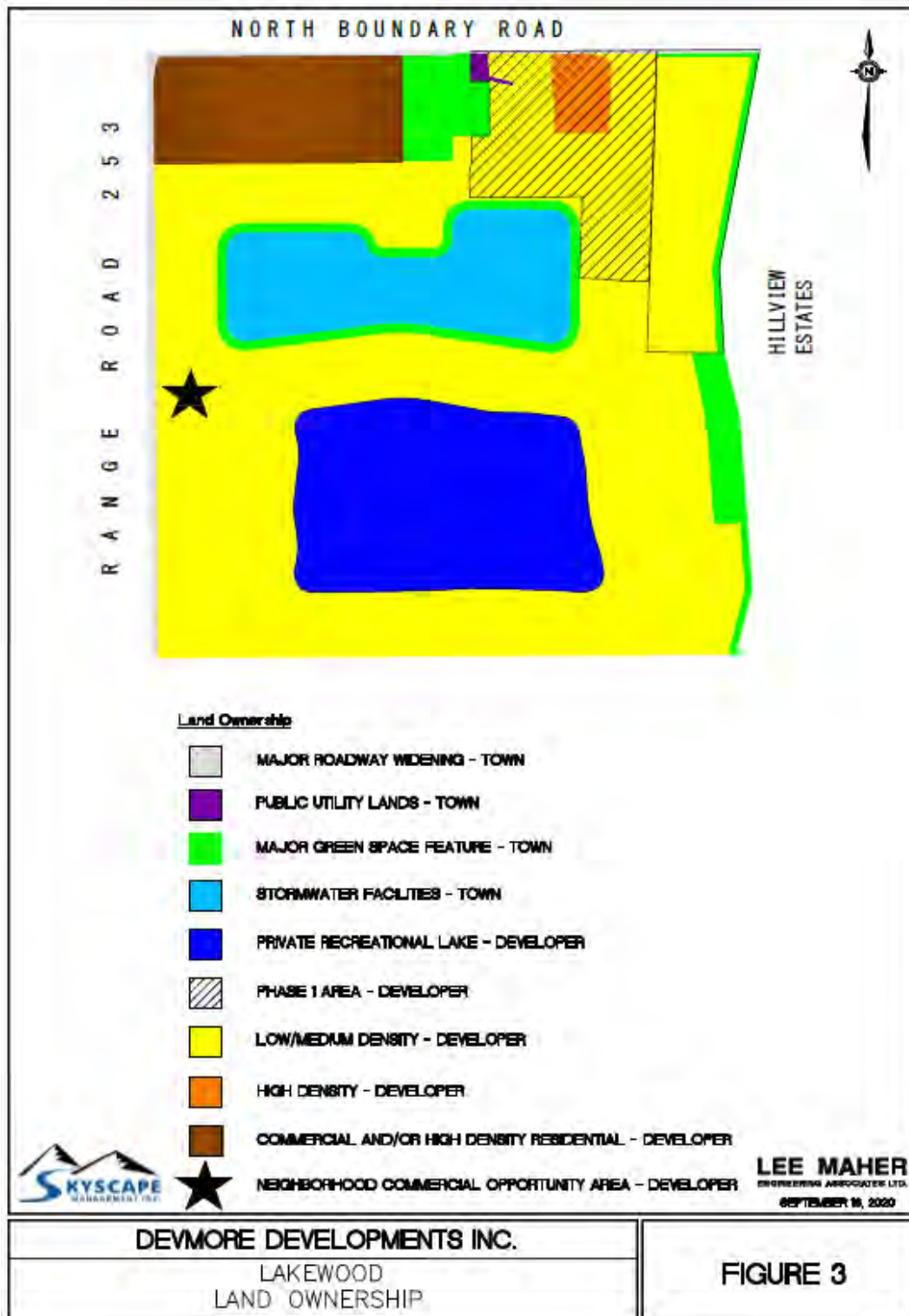
This site is owned by Devmore Developments Inc. as the General Partner for the Lakewood Meadows Limited Partnership. It was the location of the Town's raw water reservoir and water treatment plant. The Town had a water license and the water was conveyed by the Western Irrigation District through the canals and delivered to the reservoir. In 2009, the construction of the East Calgary Regional Waterline, from the City of Calgary to the Town of Strathmore was completed and City of Calgary treated water was supplied to the Town. The reservoir and water treatment plant were declared redundant and the Town sought a purchaser for the site and the facilities.

Figure 3 illustrates the land ownership and the lands to be transferred to the developer for the Lakewood Meadows project.



Bylaw #18-13

Bylaw #20-22
Replaced
Bylaw 18-13
amendment



3. Policy Context

An Area Structure Plan must conform to all of the current policy and regulations in place, including both provincial and municipal direction. This provides a summary demonstrating how the Lakewood Meadows Area Structure Plan conforms to all existing policies.

3.1 Provincial Land Use Framework

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



3.2 Municipal Government Act

The Municipal Government Act outlines the tools available to local municipalities to regulate and control future development. All municipalities with population in excess of 3,500 must prepare and adopt a Municipal Development Plan and a Land Use Bylaw. In addition, they may use Area Structure Plans to provide land use direction. Section 633 of the Municipal Government Act states:

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

(2) An area structure plan

(a) Must describe

- (i) The sequence of development proposed for the area,*
- (ii) The land uses proposed in the area, either generally or with respect to specific parts of the area,*
- (iii) The density of population proposed for the area either generally or with respect to specific parts of the area, and*

- (iv) *The general location of major transportation routes and public utilities, and*
- (b) *May contain any other matters the council considers necessary.*

The Area Structure Plan requires three readings and a public hearing to be adopted.

3.3 Calgary Metropolitan Plan

The Town of Strathmore is one of 14 member municipalities in the Calgary Regional Partnership. The purpose of the Partnership is to outline strategic direction for regional development and servicing. The Calgary Metropolitan Plan, June, 2009, outlines four main themes for sustainable regional development, which include:

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

Lakewood Meadows supports the goals of the Calgary Metropolitan Plan and provides for a residential community in Strathmore that protects important wetland features and provides a mixture of housing styles with excellent trail and open space opportunities, linking this community with the rest of the Town and Region.

The overall density of the development strives to achieve the density desired in the Calgary Metropolitan Plan based on the Town of Strathmore Density Calculations. The Town of Strathmore calculates the density by following the Calgary Metropolitan Plan. This includes taking the area of the parcel of land to be developed and subtracting the Non Developable Land and the Regional Land Uses (defined in the text box). The density calculation is then based on the number of residential units in the net developable area.

Non Developable Land is:

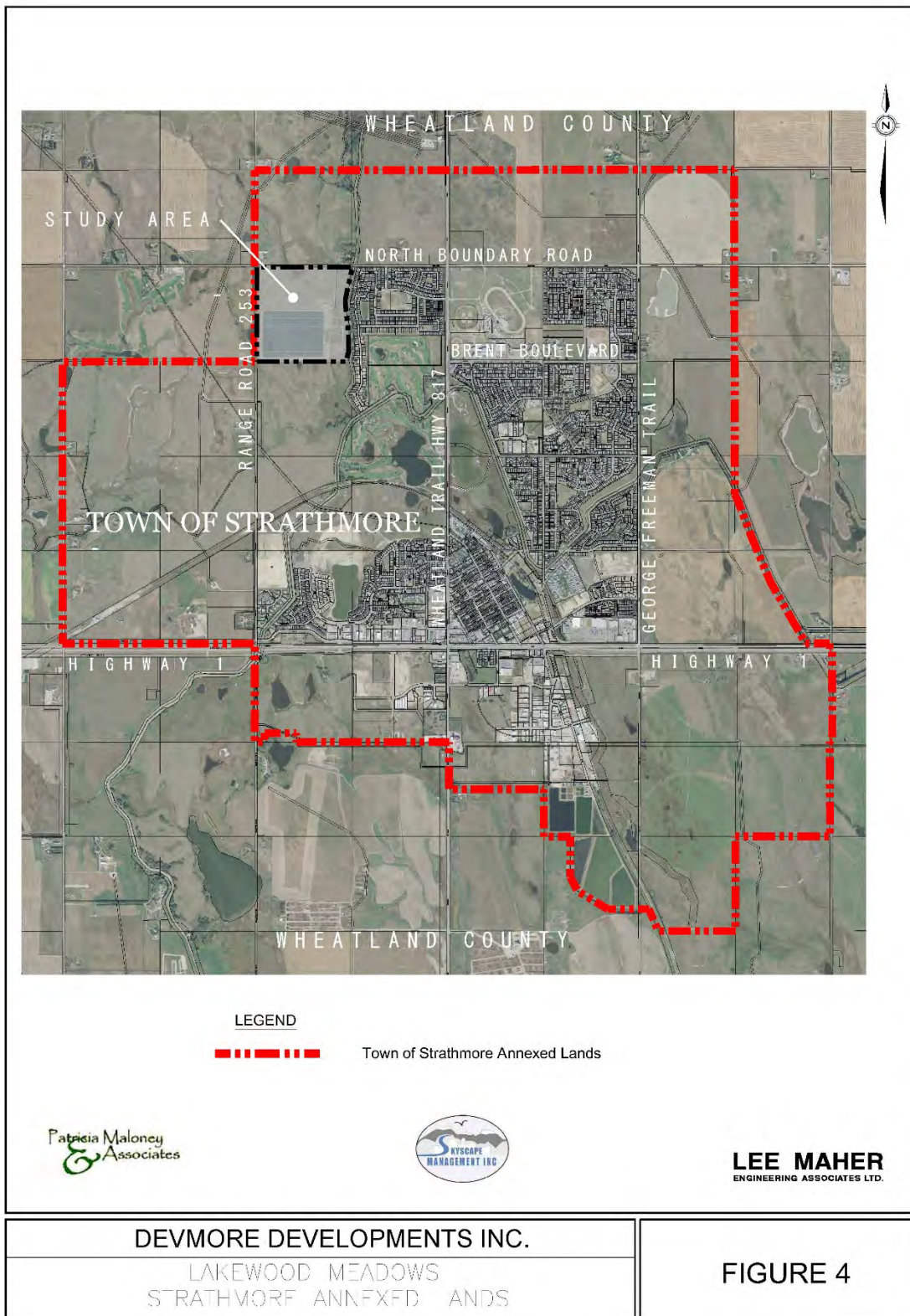
- Environmental Reserve,
- Arterial Roads and Expressways, and
- Railways.

Regional Land Uses are:

- Regional Open Space
- Major Commercial Centres
- Major Institutional Sites
- Junior and Senior High Schools
- Industrial Areas
- Lakes and Water Bodies
- Other Regional Uses

3.4 Town of Strathmore Municipal Development Plan

The Town adopted their Municipal Development Plan in August 1998. At that time, the subject land was not located within the



Town boundary. In October 2011, the Town of Strathmore adopted a Bylaw amending the Municipal Development Plan that outlines four policies that guide the development of lands that were annexed into the Town. These policies are:

H. Annexed Lands

1. To protect future long-term urban growth options, rural style development will be discouraged.
2. No subdivision(s) will be allowed in the S ½ 21-24-25 W4M and Section 16-24-25 W4M. The Town will consider a subdivision on these lands only when a developer has received approval by Bylaw from Town Council for an area structure plan that shows the long term growth plan for all six of the quarter sections.
3. The Town as a member of the Calgary Regional Partnership, will observe the density recommendations in the Calgary Metropolitan Plan when considering any proposals for residential development of these lands.
4. The Town will allow a continuation of any agricultural operations and uses in these lands; however, will not support any intensification of these operations.



Lakewood Meadows conforms to these policies by maintaining density between 8 and 10 units per acre based on the density calculation formula and does not provide any intensification of agricultural uses.

3.5 Town of Strathmore Land Use Bylaw

This land was recently annexed into the Town of Strathmore and as such is still redesignated and regulated by the Wheatland County Land Use Bylaw. Figure 4 illustrates the current boundary of the Town and what lands were annexed into the Town. The application for this Area Structure Plan is accompanied by a redesignation application for primarily residential uses under the Town of Strathmore Land Use Bylaw. Because the lands were located in Wheatland County until the annexation was official, the lands are still designated Agriculture General under the Wheatland County Land use Bylaw.

The application for redesignation of the land use will be to amend the Wheatland County Land Use Bylaw (which still regulated the recently annexed lands) to R1N and R3, UR and P1 to accommodate the single family residential and the duplex bungalow villa multi family development and the public utility uses.

3.6 Town of Strathmore Growth Plan

The Growth Plan was completed in 2008 as part of the background work for the Annexation application. As with the Municipal Development Plan, the plan focuses on the need for long term well planned growth. The Lakewood Meadows ASP lands are located within the North Growth Sector of the town, considered appropriate for residential and commercial uses. Due to the significant amount of water bodies on the property and the proposals for local and neighbourhood commercial land on adjacent parcels, (including North Hill Heights and Wildflower Ranch) Lakewood Meadows is proposed for residential development with excellent open space opportunities.

3.7 Quality of Life Master Plan

The Town of Strathmore Quality of Life Master Plan, completed in February 2010, was prepared to outline the strategies required to provide recreation and cultural facilities, trails, parks, and open spaces within the Town. Lakewood Meadows supports the Plan by conservation of a significant fen wetland, reconfiguring and protection of 40 acres of storm pond, and the provision for open space, limited water access, trails, linkages and parkland.



3.8 The Town of Strathmore Wetland Conservation Plan

In 2005, the Town prepared a Wetland Conservation Plan as part of the background work for the Annexation application. This plan identified three wetlands on, or immediately adjacent to Lakewood Meadows. These wetlands are illustrated on Figure 5.

- ST-3 – 1.347 ha of land in a Class IV-B High Species Diversity Wetland – a semi permanent pond or lake that has a deep marsh zone with shallow marsh, wet meadow and/or low prairie zones and isolated pockets of fen zones.

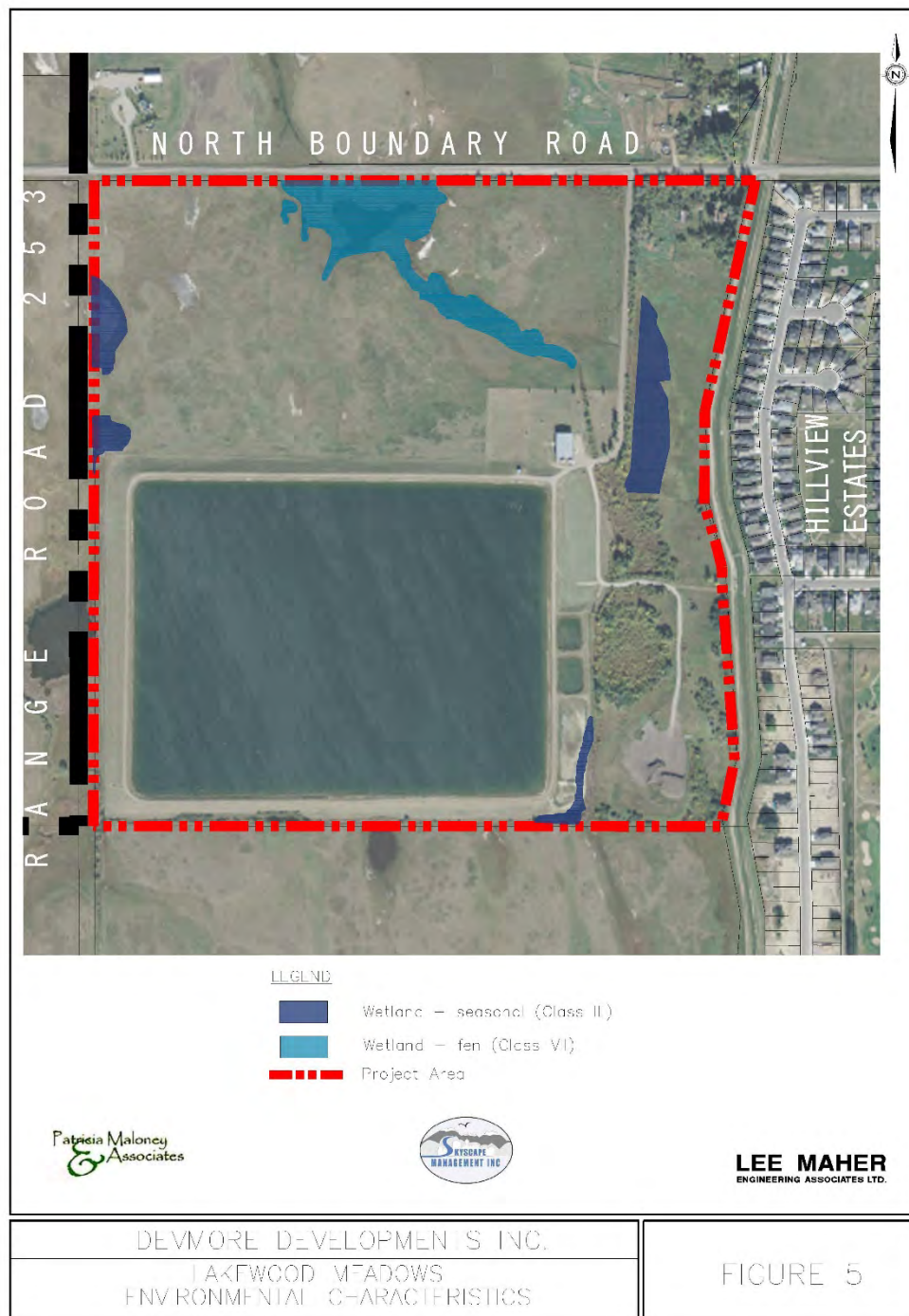
- ST-4 – 1.5 ha of land in a Class IV-B High Species Diversity Wetland – characteristics of ST-3 without the fen zone.
- ST-5 – 19.052 ha of land in a Class V-B Town Water Supply Reservoir – a permanent (manmade) open water zone

In April 2007, the Town adopted the Strathmore Wetland Conservation Policy. Some of the key components of this policy are:

1.1.2.4 ensure no net loss of wetlands by avoiding impacts to wetlands and wetland areas minimizing impacts to wetlands and wetland areas and requiring applicable compensation, and compensating for impacts to wetlands, and wetland areas that cannot be avoided or minimized.

1.1.4 utilize development setbacks from wetlands. To ensure that wetlands are protected from the impacts of development, the following development setbacks will be utilized:

1.1.4.1 no development shall be permitted within 30 metres of the “legal bank” of a permanent and naturally occurring wetland (Class IV-VII: Stewart and Kantrud) or such greater distance determined necessary by a qualified wetland aquatic environment specialist;



3.9 Strathmore Community Sustainability Plan

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

- Natural Environment – protecting, conserving and mitigating impacts on significant wetland areas, and providing public access to these areas for passive recreational enjoyment;
- Built Environment – introduction of low impact development and the integrated pathway network connecting Lakewood Meadows with neighbouring communities, creating a large lake and protection of wetlands; and,
- Economic – Lakewood Meadows development contributes to the vision for the newly annexed lands by supporting the Town's sustainability goals. The ASP creates a variety of residential opportunities as well as utilizing Town owned land in an economically satisfactory manner to both the Town and the developer. This creates enhanced recreational opportunities for Town residents.



3.10 Town of Strathmore Area Structure Plan Process

Development proposals that encompass large parcels of land require the preparation and adoption of an Area Structure Plan. The process the Town of Strathmore follows includes:

- Pre application meeting and plan review
- Holding of an Open House (by the developer)
- First Reading of the Bylaw by Council
- Advertisement and Public Hearing
- Second and Third Reading of the Bylaw

The Specific Requirements for an Area Structure Plan are:

- Inclusion of a clear and precise purpose
- Compliance with the MGA and any Town documents
- Concise statement of the lands relationship to adjacent lands

- Policies addressing environmental protection, wetlands, tree covers, water bodies or other environmentally sensitive areas
- Land use, population and development densities
- Transportation plans including general transit, pedestrian and bicycle routes
- Utility servicing
- Proposed development phasing
- Legal composite map with ownership pattern
- Public information program (outlined in Section 8 of this Area Structure Plan)
- Any additional information deemed necessary by Town Administration
- All mapping in digital format



4 Lakewood Meadows Site Analysis

In preparation of this Area Structure Plan, a series of background studies were completed to ensure that the design and the development were suited to the Town, that the policies and regulations were met and that the appropriate information was available to assist the developer in completing the project safely and to assist the Council in making well informed decisions.

The background studies that were completed for this development were: transportation impact assessment, contour survey, geotechnical assessment, Phase I environmental assessment, biophysical assessment and a historical/archaeological assessment. This section provides summaries of the findings of these reports.

4.1 Physical Site Features

Bylaw #18-13

A Phase I Environmental Site Assessment and a Biophysical Assessment were completed for this project. In addition, setbacks from natural and man-made features were investigated. Figure 5 provides a summary of the Site Conditions. All wetlands have been monetarily compensated for with Ducks Unlimited / Alberta Environment and have been completely removed from the subject property. The reservoir will be re-graded and maintained as a private recreational lake.

The Lakewood Meadows Project Biophysical Impact Assessment Report was completed in September 2011 by Management and Solutions in Environmental Science (MSES). The report concludes that:

Vegetation clearing will likely have a low to moderate effect on native vegetation and low effect on loss of wildlife habitat because most of the terrestrial vegetation has been exposed to previous disturbance...Mitigation measures are expected to minimize dust accumulation, introduction of non-native and invasive species into newly disturbed areas adjacent to the Project Area...Physical barrier effects and sensory disturbance effect from the disturbances in adjacent properties likely already effect some wildlife movement through the landscape. However, project designs indicate that the majority of the Class VII fen pond will be retained to a certain degree with residential development, which could facilitate continued use of the



wetland habitat by wildlife. Overall, the project is predicted to have low impacts on vegetation and wildlife....¹

4.2 Topography and Drainage

This site has been used as a municipal facility and as such there are few natural features except the fen wetland. Figure 6 illustrates the current contours of the site. The site will be re-graded to create more shoreline and maintain 40 acres of water surface as required by the Town of Strathmore in the sales agreement. The pond will be terraced by the creation of a weir and shoreline will be enhanced.

The balance of the site will be re-graded to accommodate the residential development.

A full storm water management plan will be completed for subdivision. The storm pond configuration will be such that there will be at least two levels, divided by weirs, flowing from south to north. The purpose of the different levels is not only for grade, but it enhances the quality of the water and enables the pond construction to be phased. This will allow the developer to retain water in the pond without flushing it at time of constructing the next phases of the pond and will allow transferring of water from one phase to the other.

Treatment of the large water body will be addressed at detailed design phase, as well as edge treatment. One of the design details is how to protect the shoreline from wind erosion and subsequent wave action.

Release rates for storm water have been pre-determined for this area by the Town and will be adhered to in addressing active storage volumes as well as allowable discharge rates at subdivision. Final catchment areas for these ponds will be determined with future adjacent developments.

At the time of writing this Area Structure Plan, the Town and the Western Irrigation District are in negotiations for a storm water agreement.



¹ Page v, Lakewood Meadows Project, Biophysical Impact Assessment Report, September 2011, Management and Solutions in Environmental Science.

4.3 Transportation Impact Assessment

Bunt and Associates Transportation Planners and Engineers prepared a Transportation Review – Lakewood Meadows / North Hill Heights, Strathmore, dated November 27, 2011.

Per discussions with the Town of Strathmore, the need for this report was to provide a high-level transportation overview for the two sites that would give the Town enough information to conduct the ASP process. This exercise compared the level of proposed development on the two subject sites with the development assumed for these areas within the Town of Strathmore's Master Servicing Study (MSS) and then reviewed how the traffic generated by the two sites might affect North Boundary Road and associated intersections between Range Road 253 and Highway 817.

While this level of detail is deemed adequate by the Town for the ASP approval process, a more extensive and detailed Transportation Impact Assessment (TIA) may be required as the development in the Lakewood Meadows area progresses.

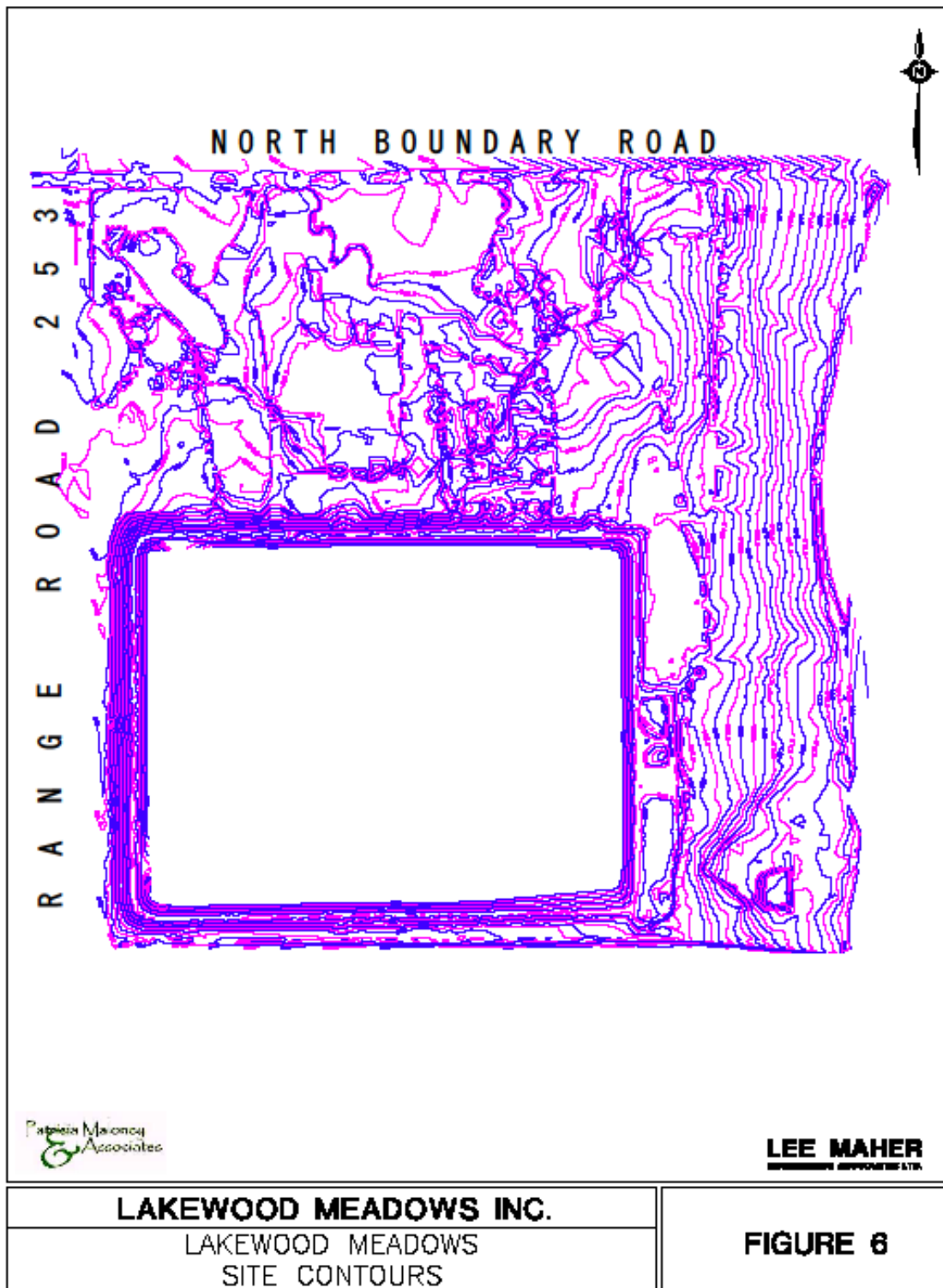
Based on the high level traffic analysis outlined in this letter, Bunt & Associated has concluded the following regarding the proposed Lakewood Meadows development:

- The Lakewood site will include up to 464 residential dwelling units. These units, when adjusted to account for factors outlined in the MSS, can be expected to generate approximately 4190 vehicle trips per day. This is 6% less volume than was forecast in the MSS and as such, this site is well represented within the MSS forecasts.
- All of the roadways currently proposed are adequate for the expected build out site traffic volumes.
- Development of the site will require that North Boundary Road be constructed with two lanes. Although the ultimate configuration of North Boundary Road will be that of a four lanes divided arterial roadway, only two of these lanes need to be provided at this time to accommodate both Lakewood Meadows and North Hill Heights, if full development is contemplated in addition to existing traffic volumes.
- Development would require the widening of North Boundary Road and Highway 817 at the Highway 817/North Boundary Road intersection to



accommodate separate left turn lanes on all four approaches. As well, signalization of this intersection will be required.





5 Land Use Strategy

The general land use concept for Lakewood Meadows is illustrated on Figure 7. The lot lines and exact areas for the various land uses will be determined at time of subdivision.

4.3 Residential Policies

5.1.1 The development in the Lakewood Meadows Area Structure Plan will generally follow the land use concept illustrated in Figure 7 of this document.

Bylaw #20-22

5.1.2

Deleted

5.1.3

Single Family housing will be the dominant form of residential development.

5.1.4

Single Family housing will be designated R1N (Residential Narrow Lot Single Detached District) which allows single detached dwellings as a permitted use and a minimum of 12 m (39.4 ft) widths.

Bylaw #18-13

Bylaw #20-22

Chart 1 **Land Use Area Calculations** **Deleted**

5.1.5 Multi Family housing will be designated R3 to allow attached duplex bungalow villa developments.

5.1.6 Lot widths shall vary to accommodate distinct designs, price ranges and frontage treatment.

Bylaw #20-22

5.1.7

Multi-family residential development is supported throughout the plan area.

5.1.8

The residential development will relate to the open spaces to create a pedestrian environment with linkages to other areas of the Town, in accordance with the Regional Pathway System.

Bylaw #20-22

5.1.9

Full spectrum housing should be considered throughout the development and implemented where market conditions permit including but not limited to single family, duplex, row housing, high density, seniors' facilities, etc.



5.2 Population Projections and Densities

Bylaw #18-13

The proposed development is broken into eight phases. This

allows for the market and the infrastructure to lead the development of the community. Figure 8 illustrates the units and population by phase.

The density has been calculated by using the total gross area of 156.07 ac (63.16 ha), deducting the public utility lots (0.11 ha), arterial road widening (1.20 ha), municipal reserve (6.35 ha), private recreational lake (9.51 ha), storm pond (6.69 ha) and the private recreational lake facilities (2.00 ha). With the proposed 735 units, this provides a density of 7.96 units per new acre.

Population figures have been based on 2.6 people per residential unit based on CMHC and StatsCanada figures for the Calgary Region.

It is understood that this density for this community is below the normal density required, however, with the commitment to maintain 40 acres of surface water, significant road widening requirements, 10% municipal reserve, and internal road requirements, there is very little developable land in this quarter section. This community will be slightly lower in density, while the overall Town goal will remain at 8 to 10 units per acre.

Bylaw #18-13

Bylaw #20-22



Figure 8 Population Projections

Figure 8 Population Projections

Bylaw #18-13

Phase	Number of Units	Population
1	77 Low Density Units 1.94 ac Medium Density Units @ 12 upa = 24 units	200 62 262
2	69 Low Density Units	179
East Phase	9.6 acres x 12 units per acre = 116 units	302
3	74 Low Density Units	192
4	77 Low Density Units	200
5	77 Low Density Units	200
6	86 Low Density Units	224
7	78 Low Density Units	203
8	59 Low Density Units	153
	621 Residential Units - Lakewood	1,614
	116 Residential Units – Lakewood East	302
	735 TOTAL UNITS	1,916

5.3 Development Standards

5.3.1 Appropriate land use designation must apply to the lands prior to subdivision and development of the residential uses.

5.3.1 Parking will meet Town of Strathmore standards.

5.4 Architectural Controls

5.4.1 The development shall adopt a set of Architectural Controls that will be registered on title.

5.4.2 The Lakewood Meadows Architectural Controls will create and include materials, landscaping, colours and architectural detailing to create unique streetscapes in accordance with the vision and the open space strategy.

5.4.3 Architectural Controls will be administered and implemented by the developer and subsequently the lot owners and is not the responsibility of the Town of Strathmore.

³ Population calculations are based on 2.6 people per residential unit based on the CMHC and StatsCanada figures for the Calgary region.

Bylaw #20-22

5.5 Commercial Policies

- 5.5.1 Lakewood will provide areas for commercial development consideration and these areas are anticipated to be located near major roadways where access points to the site are provided. Figure 7 of this document shows areas where commercial development should be considered.
- 5.5.2 The commercial development areas shown on figure 7 are conceptual and will be confirmed at time of land use and subdivision.
- 5.5.3 The potential commercial site in the northwest corner of the project is considered to be a high visibility area of the development. Commercial development of this location may require 2 access points on to North Boundary Road and 1 access point to Wildflower Road.
- 5.5.4 Any commercial site will be required to obtain land use and subdivision approval at the time of its development.
- 5.5.5 Commercial sites should promote diversity of uses where possible.
- 5.5.6 All forms of vehicular and pedestrian transportation connectivity to and throughout commercial sites should be considered at the design stage and implemented where possible.

Bylaw #20-22

5.6 Outline Plan and Development Approvals

- 5.6.1 An overall Outline Plan will be prepared prior to approval of land use and subdivision. Each subdivision phase will be required to obtain approval that is consistent with the Outline Plan. In the event that a proposed subdivision phase significantly deviates from the development intent of the approved Outline Plan, the Outline Plan will be required to be amended and re-approved in conjunction with the subdivision phase proceeding.

6. Open Space Strategy

Bylaw #18-13

Lakewood Meadows has the unique opportunity of utilizing the existing raw water reservoir and making it an amenity for the development. The reservoir will be converted and re-graded to create two separate portions of the “lake” enhancing both the amenity and the water quality. The perimeter of the water body will be re-graded to create interest and to maximize shoreline to improve upon the more austere and functional shoreline of the stormwater feature. Fountains will be installed to create both a visual amenity with the added benefit of aerating the water and improving water quality.

The following policies outline how the open space will be managed and Figure 8 illustrates the open space strategy, the linkages and amenities and how these will partner with the natural wetland to create a full open space plan.

6.1 General Open Space

- 6.1.1 All portions of the site not covered with structures, parking or roads shall be landscaped according to the Town of Strathmore policies.
- 6.1.2 Existing significant vegetation will be protected from development or will be replaced after subdivision conditions have been met.
- 6.1.3 Significant vegetation will be determined at time of subdivision.
- 6.1.4 The development incorporates significant open spaces, links to the lake, opportunity for boat launch (non motorized only) and community activities.
- 6.1.5 Lakewood Meadows provides connectivity to the Town’s regional pathway system and as such links this development with the town for pedestrian and bicycling opportunities.
- 6.1.6 The future use of the pump house will be determined in negotiation with the developer, the community and the Town of Strathmore, along with any future structures including boat launch.

Bylaw #18-13

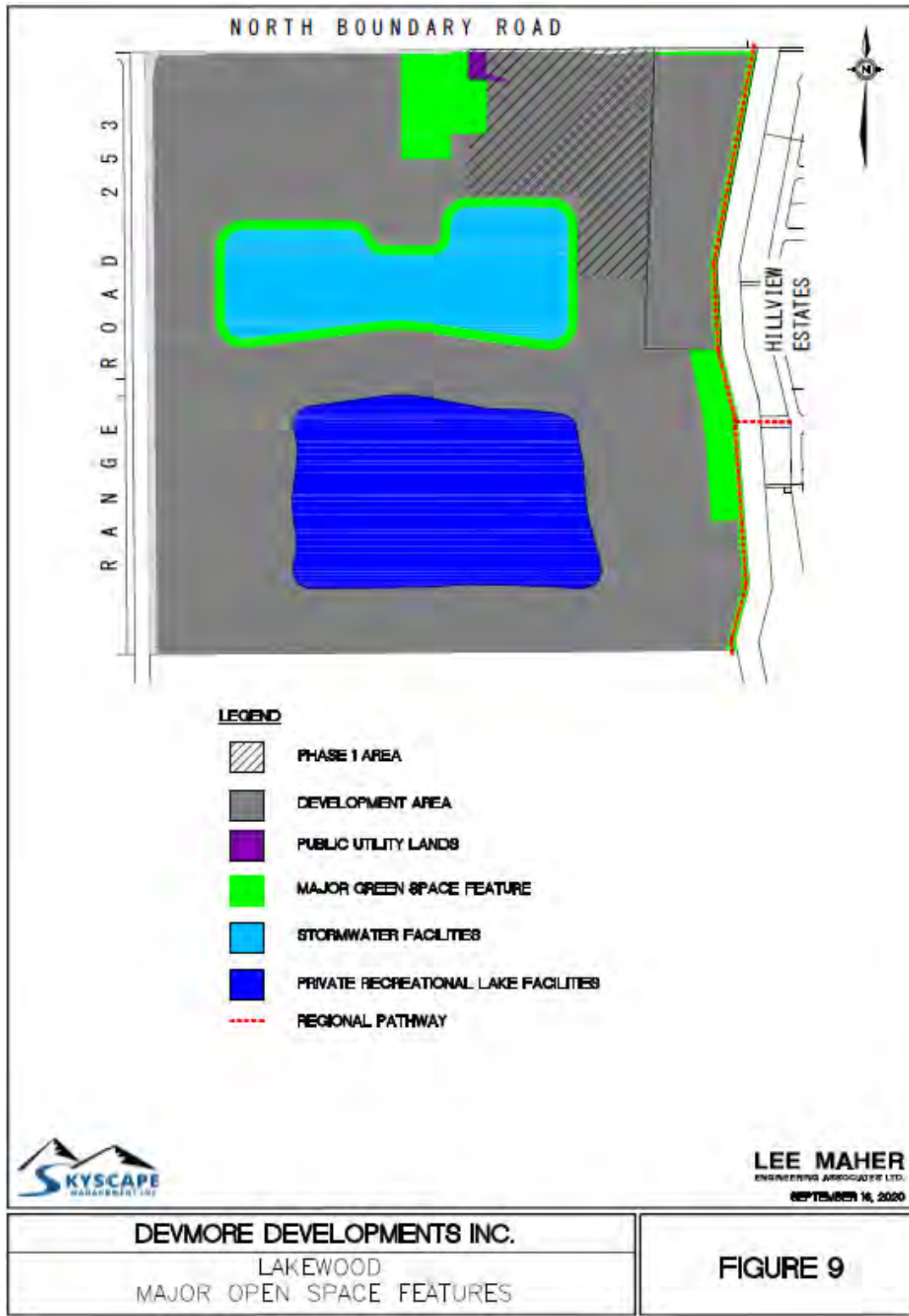
6.2 Wetlands

All wetlands have been monetarily compensated for with Ducks Unlimited / Alberta Environment and have been completely removed from the subject property.



Bylaw #18-13

Bylaw #20-22



6.3 Municipal Reserves

Bylaw #18-13

The land for development has been purchased from the town. The original use of the land was for public utility. All open space and wetlands areas will remain in the ownership of the Town of Strathmore. These lands will be designated municipal reserve, environmental reserve and public utility as deemed appropriate by the Town. A total of 10.1% of the Lakewood Meadows site is proposed for dedication for Municipal Reserve including the Regional Pathway. This accommodates a variety of recreational activities. In addition, the private recreational lake area covers 15% of the site, allowing for other recreational activities such as boating and skating⁴. As such, the following policies apply to reserves.

The developer is providing significant benefit to the Town by the development and improvement of the open spaces and amenities and the development of the stormwater facility that will be utilized by this development, North Hill Heights to the north and Wildflower Ranch to the south and possibly have capacity for other developments.

Developers are required to provide a maximum of 10 percent of the eligible lands for Municipal and/or Municipal and School Reserve, under the Municipal Government Act.



Bylaw #20-22

6.3.1 This development will provide the minimum 10% municipal reserve requirement through land dedication and/or cash-in-lieu. Each future development phase will have the option to defer municipal reserve to future phases in accordance with the municipal reserve strategy of the outline plan. With each subdivision phase, the Town of Strathmore is granted the ability to register a municipal reserve caveat on the title of the remaining development lands to ensure that future subdivision phases are adhering to the municipal reserve strategy at the time of their development.

6.3.3 School reserves will not be required within the plan area.

6.6.4 An open space connection has been provided to match the Regional trail/path coming from the Hillview development. With Western Irrigation District approval, access across the Canal will be provided to link the communities of Lakewood Meadows and Hillview and connect the regional pathway system.

Bylaw #20-22

6.3.4 *Deleted*

⁴ Boating will include non motorized boats such as canoes and paddle boats,

7 Infrastructure Policy

The following policies guide the servicing of the Lakewood Meadows community. The Servicing Strategy is illustrated on Figure 10. It is noted that the Master Servicing Study of the Town of Strathmore, accounted for the development of these lands and the development proposed in this Area Structure Plan is within 6% of the predicted traffic.



7.1 Transportation and Access

- 7.1.1 The road layout and intersection treatments will follow the recommendations of the Bunt Engineering Report (November 27, 2011).
- 7.1.2 The road system and standards will conform to the Master Servicing Study of the Town of Strathmore.
- 7.1.3 Intersections with Town roads at North Boundary Road and Range Road 253, will be upgraded as required.
- 7.1.4 Internal roads will be constructed to Town of Strathmore standards with special attention to sidewalks and boulevard treatment to create a walkable community.
- 7.1.5 Two road dedications will be provided at time of subdivision. One road right of way will connect to the 11 acre parcel to the east, and one will connect south to Wildflower Ranch. These road connections will be constructed by the benefiting development at the appropriate time and when the deep services have been designed and approved by the Town.
- 7.1.6 Emergency access will be provided for the first two phases of the development onto North Boundary Road at the lift station location.
- 7.1.7 An access point will be provided for the 11 acre parcel in the northeastern corner of the adopted Area Structure Plan that will connect to the Phase 1 subdivision to the west (illustrated on Figure 10). This access will be provided and constructed by the owner of the 11 acre parcel, when required. An additional secondary access for the 11 acre parcel for emergency purposes will also be required to the satisfaction of the Town.
- 7.1.8 A 10 metre road widening right of way has been dedicated on Range Road 253 by the Lakewood Meadows project. Should road widening be obtained from the development to the east (the Oxbow development currently located in Wheatland County), then the road dedication from Lakewood Meadows may be reduced and the surplus land will be returned to Lakewood Meadows for inclusion in the lots in Phases 6 and 7, or returned as Municipal Reserve land.
- 7.1.9 An access point has been allowed on the south boundary to connect to Wildflower Ranch in the future (illustrated on Figure 10), if it is deemed by the Town to be required. This road dedication will be taken at time of subdivision (Phase 5 of Lakewood Meadows), and will be

constructed when required.

- 7.1.10 Primary access into Lakewood Meadows will be via North Boundary Road and Range Road 253 (Wildflower Road).
253. If a portion of the land is not required for the roadway, will be transferred as Municipal Reserve or kept as Road Right of Way, to provide open space and buffering for the residential development in the northwest corner of Lakewood Meadows.
- 7.1.11 Prior to any development beyond Phase 2, the Transportation Impact Assessment will be updated.
- 7.1.12 A 5 meter road widening is required along the South side of North Boundary Road at such time as the 11 acre parcel is subdivided or developed.

7.2 Water Supply

- 7.2.1 All development within the adopted Area Structure Plan area will tie into the potable water distribution system which shall be designed in accordance with the Standards and Specifications of the Town of Strathmore, in conformance with the Master Servicing Study.
- 7.2.2 The system will be designed as a looped system, as per town policy and will be looped at the appropriate time.
- 7.2.3 Water will be connected through the two connections through the Hillview community (as illustrated on Figure 10) to allow for future looping of the Hillview system.
- 7.2.4 The development will tie into the transmission main in the area when it is available.
- 7.2.5 Detailed engineering drawings will be prepared at time of Subdivision.
- 7.2.6 All development will be encouraged to incorporate water conservation and low flow fixtures in all residential development.

7.3 Sanitary Wastewater

- 7.3.1 Development will be phased to coordinate with the capacity and capability of the Town of Strathmore sanitary wastewater system.
- 7.3.2 The development will construct onsite and any required offsite sanitary infrastructure as per the Town's Master Servicing Study – 2017 Update.
- 7.3.3
- 7.3.4 Lakewood Meadows will incorporate the construction of a sanitary lift station and forcemain along North Boundary Road as part of the north boundary sewer trunk main, servicing this land and the quarter section to the north, as well as future lands.
- 7.3.5
- 7.3.6 Sanitary waste water collection system shall be designed in accordance with the Standards and Specifications of the Town of Strathmore.
- 7.3.7 Future Sanitary Sewer trunk lines will be accommodated within rights of way of major roads.

7.4 Storm Water Management

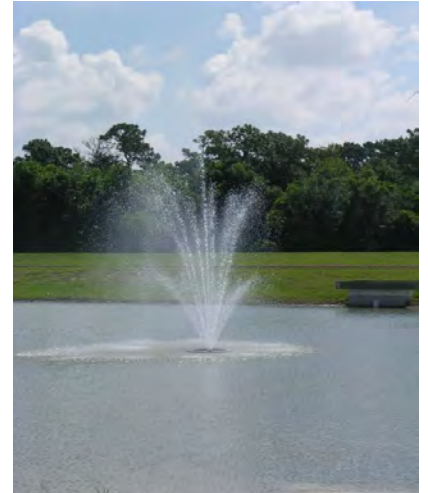
Bylaw #18-13

- 7.4.1 Storm water will be managed in conformity with the Town of Strathmore Master Servicing Study.
- 7.4.2 The reservoir/storm pond will maintain a maximum depth of 15 feet at all times, unless weather conditions dictate otherwise (such as a significant drought year).
- 7.4.3 The storm water facility in Lakewood Meadows could have capacity to accept storm water from adjacent developments. Should adjacent communities direct storm water to the Lakewood Meadows storm facility, cost recoveries will apply.
- 7.4.4
- 7.4.5 The reservoir/lake will provide the storm water retention pond function.
- 7.4.6 *Deleted*
- 7.4.7 Fountains will be installed in the storm water pond for both aesthetic and functional purposes to create aeration to assist with treating the storm water.

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- 7.4.8 All stormwater management will be to the Town of Strathmore standards.⁶
- 7.4.9 Both North Hill Heights and Wildflower Ranch will drain storm water onto the Lakewood Meadows property and as such facilities must be designed to accommodate this runoff.
- 7.4.10 An Endeavour to Assist agreement will be prepared by the Town, for the Lakewood Meadows developer, to ensure that all lands draining storm water into the Lakewood Meadows pond will contribute to the over-sizing and development of the Lakewood Meadows storm water facilities.
- 7.4.11 The Town of Strathmore Master Servicing Study requires aeration, natural filtration, recirculation and the consideration of irrigation of storm water.
- 7.4.12 Storm water will be available for the irrigation of the open spaces.
- 7.4.13 The storm water ponds will have capacity for the 1:100 year storm or greater and there will be no release or downstream discharge of storm water at peak flows greater than pre development rates.

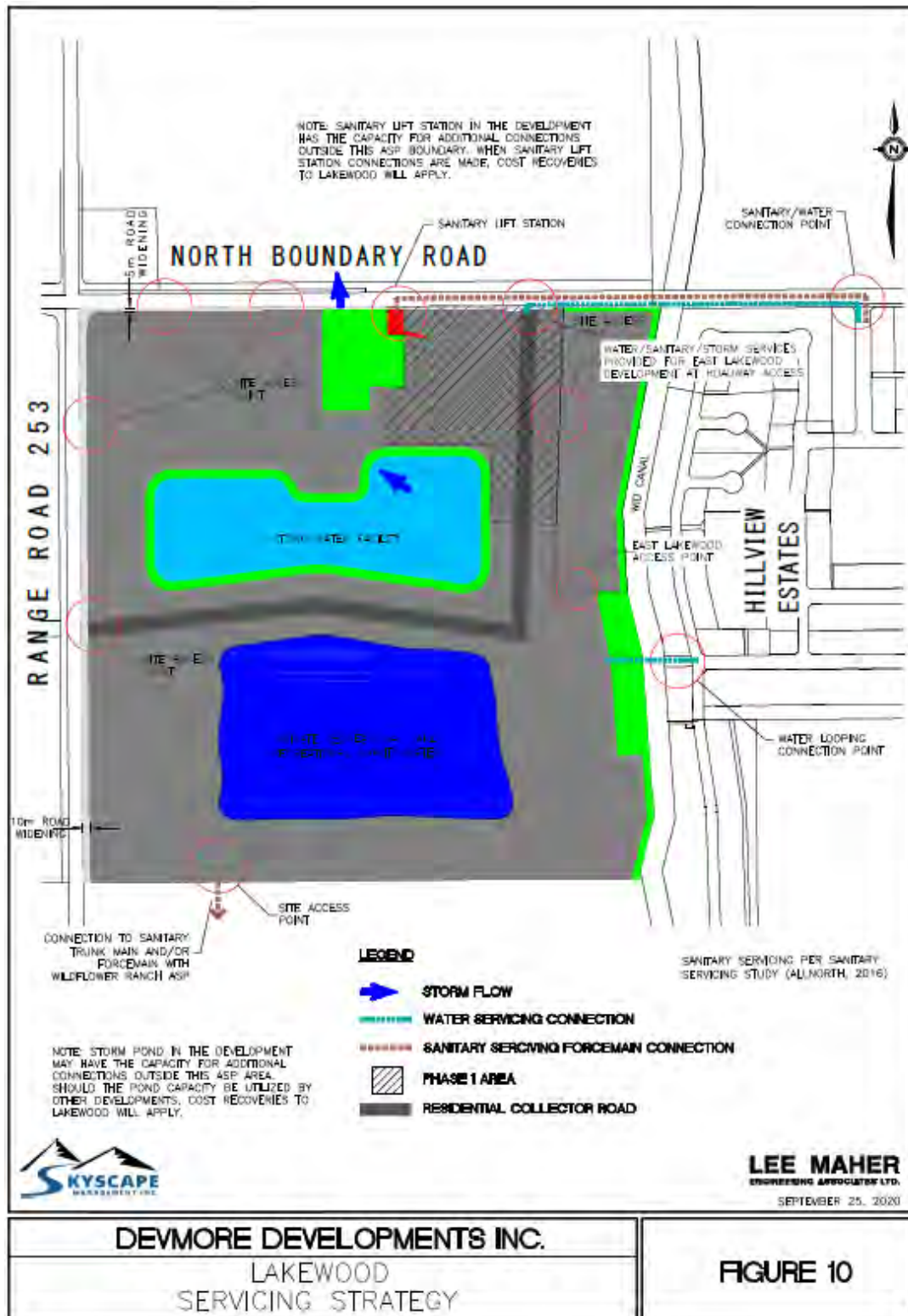
7.5 Shallow Utilities

- 7.5.1 Detailed design of the shallow utilities shall occur at the subdivision stage.
- 7.5.2 Shallow utilities (including natural gas, electricity, cable, and telephone) will be connected to the existing systems.

⁶ It is understood that the Town of Strathmore follows the Alberta Environmental Protection Stormwater Management Guidelines and is negotiating a storm water agreement with the Western Irrigation District.

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8. Public Consultation

As a statutory document, public consultation is a requirement for any Area Structure Plan process. Council will hold a public hearing prior to adoption of the bylaw, and all residents or interested parties may speak for or against the proposed development. However, it is critical to provide additional public consultation to enable the public to fully understand the project, the background materials, the impacts and benefits of the development and have their questions answered by the proponent.

For the purpose of the Lakewood Meadows ASP, the developer held an open house at The Days Inn in Strathmore on Monday December 12, 2011 between the hours of 6 and 8 pm.

The Open House was advertised in the Strathmore Standard on November 30 and December 7, 2011. In addition, 30 notices were mailed to adjacent land owners (list of addresses provided by the Town of Strathmore Planning Department).

Approximately 15 people, along with staff from the Town of Strathmore, attended and reviewed the materials and spoke to the professional engineers and planners in attendance. A summary of the comment sheets, copy of the newspaper ad and copies of the display boards is included in the supplementary Background Reports document provided to the Town in support of this Area Structure Plan.

The comments from the people who attended were generally positive towards the development. No written comment sheets were returned but the following summarizes the discussion:

- Ensure public access to the “reservoir” pond,
- Ensure pathway connection between communities,
- Some concern regarding views of Hillview residents,
- Request for road access to the 11 acre parcel in the north east portion of the quarter section, and
- Interest in the concept of the fountains and year round use of the pond for skating etc.



9 Phasing and Implementation

The following policies guide the adoption, implementation and phasing of the Lakewood Meadows Area Structure Plan.

9.1 ASP Phasing

Bylaw #18-13

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- 9.1.1 The study area is divided into 7 phases for progressive, comprehensive development.
- 9.1.2 The phasing generally follows the logical progression of the installation of the deep services. Should timing of the service installation change due to adjacent lands being developed, the Lakewood Meadows development may progress out of sequence with the phasing numbers without any amendment to this plan.
- 9.1.3 Should development proceed out of numerical order of the phases, this will be completed in consultation with the Town Staff and approved by the Town.
- 9.1.4 Stripping and grading permits may be issued by the Town prior to the adoption of the ASP and the entire site may be stripped and graded during the first Phase of development to ensure the entire storm water pond is completed.

9.2 Implementation

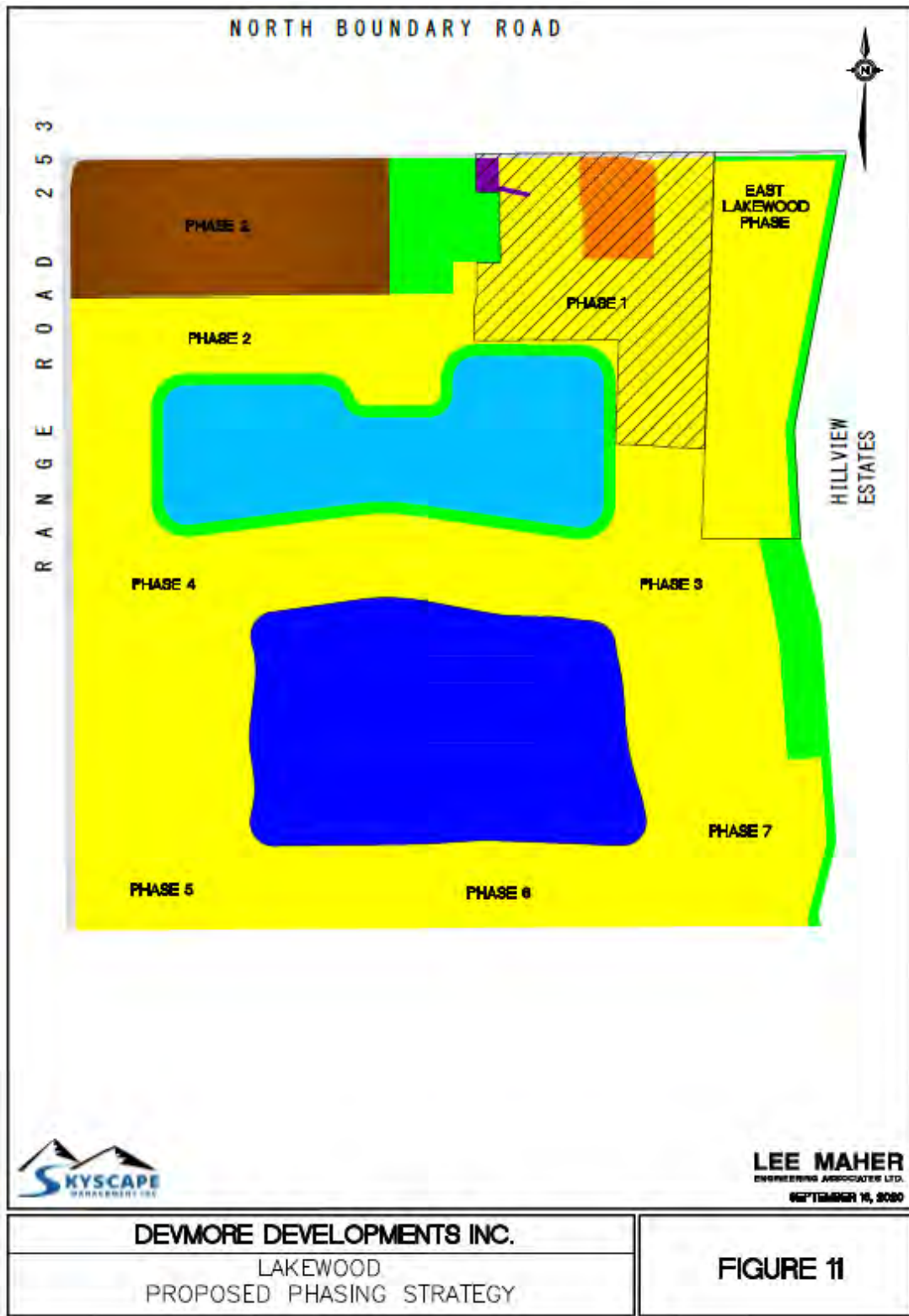
- 9.2.1 The Lakewood Meadows Area Structure Plan will be adopted by bylaw.
- 9.2.2 Any applications for redesignation, subdivision and development should comply with the adopted Area Structure Plan bylaw.
- 9.2.3 All Development Permits will be issued by the town and comply with town policy and this Area Structure Plan.

9.3 Plan Review and Amendment

- 9.3.1 Policies contained in this document shall be periodically reviewed and implemented by the Town of Strathmore.
- 9.3.2 Amendments to this Area Structure Plan will be required for any significant change in the land use or design.
- 9.3.3 Amendments to land use or design shall require a public process.

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Bylaw #20-22





MINUTES
REGULAR MEETING OF THE COMMUNITY FUTURES WILD ROSE BOARD OF DIRECTORS

Held at the CFWR Office: Suite #101, 331 3rd Avenue, Strathmore, AB

At 7:00 pm on January 9, 2025

Municipality	Name	Present (X)
Acme	Rhonda Laking	X
Bassano	Mike Wetzstein	X
Beiseker	Les Spurgeon	X
Carbon	Rose Jimmo	X
Chestermere	Janelle Sandboe	X
Hussar	Les Schultz	Regrets
Irricana	Julie Sim	X
Kneehill County	Wade Christie	X
Linden	Flo Robinson	X
Rockyford	Leah Smith	Regrets
	April Geeraert (Alternate)	X
Standard	Richard Bryan	X
Strathmore	Jason Montgomery	Virtual
Three Hills	Dennis Hazelton	X
Trochu	Chris Armstrong	X
Wheatland County	Amber Link	X
Staff and Guests:		
Chantale Sangster	Executive Director	X
Trisha Breault	CED Coordinator	X

1. Call to Order

Amber Link called the meeting to order at 7:04 pm

2. Approval of Agenda

01-01-2025	Wade Christie	Motion to approve the January 9, 2024, agenda as presented. CARRIED.
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3. Consent Agenda:

- A.** Regular Meeting Minutes November 7, 2024 (see attached) Page 2
- B.** Financial Variance Report – November 2024 (see attached) Page 7
- C.** IRC Meeting Minutes Sept 11, 2024 (see attached) Page 13
- D.** Executive Directors Report (see attached) Page 17

02-01-2025	Mike Wetzstein	Motion to approve the Consent Agenda as presented. CARRIED.
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4. Strategic Priorities:

A. Marketing and Awareness

- i. 2025 Heart of Our Community Campaign Nominees Page 18

B. Collaboration & Partnerships

C. Programs & Services

- i. Monthly Loan Report with Arrears

Loan #692R-0215

This client was three months behind on their loan payments for September, October, and November 2024. The outstanding amount owed of \$3,540.35 was paid on January 8, 2024. The December 2024 payment was returned so the client is still outstanding one payment of \$1,118.45 + \$50 NSF fee for a total of \$1,168.45. CFWR holds a first position on the business bay which the client is currently trying to sell along with the business. The loan will be paid out in full upon sale of this industrial bay. **\$115,919.91 Balance Owning**

Loan #859Y-0823

The December 15th payment was returned. The outstanding amount owing was \$3,128.07 + \$50 NSF fee = \$3,178.07. An e-transfer was sent for the entire amount owing so are now current on all payments.

03-01-2025	Flo Robinson	Motion to accept the Monthly Loan Report with Arrears. CARRIED.
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- ii. Loan Portfolio Report, December (see attached) Page 19

Our Loan portfolio currently at 14 loans valued at \$1,222,475. Primary sectors are Agriculture, Professional & Technical Services, and Manufacturing followed by Construction and Transportation. There is currently 2.8 million in CFLIP and \$1,330,547.30 in the Investment Account. We have had 10 Loans pay out this year totalling \$711,333.

04-01-2025	Chris Armstrong	Motion to accept the December Loan Portfolio Report. CARRIED.
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- iii. Interest Rate Prime + 2% Decision for 2025

05-01-2025	Dennis Hazelton	Motion to maintain the Prime +2% Interest Rate for 2025. CARRIED.
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- iv. Oct-December KPI Report (see attached) Page 24

06-01-2025	Mike Wetzstein	Motion to accept the October – December KPI Report as information. CARRIED.
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- v. NRED grant application (see attached) Page 25

07-01-2025	Mike Wetzstein	Motion to direct Board Chair to sign Grant Agreement should the Grant be approved. CARRIED.
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- vi. CIP grant application (see attached) Page 33

08-01-2025	Les Spurgeon	Motion to direct Board Chair to sign the Grant Agreement & Application. CARRIED.
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- vii. MLA de Jonge letter regarding DEP (see attached) Page 40

09-01-2025	Richard Bryan	Motion to accept MLA de Jonge Letter regarding DEP as information. CARRIED.
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D. Resource Sustainability

- i. CFWR 2025/2026 Draft Budget (see separate attachment) Page 42

10-01-2025	Julie Sim	Motion to approve the 2025/26 Draft Budget. CARRIED.
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- ii. CFWR Operations Plan, PrairiesCan funding (see attached) Page 54

11-01-2025	Les Spurgeon	Motion to approve the CFWR Operations Plan, PrairiesCan Funding. CARRIED.
12-01-2025	Wade Christie	Second Motion to approve the CFWR Operations Plan, PrairiesCan Funding. CARRIED.

- iii. Dec 15, 2024, RRRF Payment Summary Sheet (see attached) Page 63

13-01-2025	Rhonda Laking	Motion to direct the Executive Director to make the Quarterly payment to CFNA. CARRIED.
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5. Other Business:

- i. 2025 CFWR Board Calendar (see attached) Page 64
 ii. CFLIP and Investment update

6. Closed Session: Lower-Level Renovations (sent in a separate email)

14-01-2025	Amber Link	Motion to move into closed session 8:46 pm. CARRIED.
15-01-2025	Amber Link	Motion to move out of closed session 9:16 pm. CARRIED.
16-01-2025	Flo Robinson	Motion to award the lower-level renovation contract to Eternity Woodcraft & Contracting, who received the highest score in our evaluation of three quotes. CARRIED.
17-01-2025	Dennis Hazelton	Motion to withdraw an additional \$25,000 from interest transfers for renovations in the 20254/2025 fiscal. CARRIED.
18-01-2025	Les Spurgeon	Motion to use \$100,000 from the GIC that matured in November for lower-level renovations. CARRIED.

Date of Next meeting: February 6, 2025, at 7:00 PM, Community Futures Wild Rose office

Adjournment 9:19 pm

Amber Link, Board Chair

Vision: Community Futures Wild Rose creates thriving communities one business idea at a time.

Mission: We are the trusted leader fostering business development; leading the way to economic prosperity and diversity within our region.