

Sandy Choi, Case Manager, Annexation
Land and Property Rights Tribunal
1229-91 Street SW, Edmonton, AB T6X 1E9

Dear Ms. Choi

Via Email & Secure FTP

Please accept the enclosed attachments as the Town of Strathmore's annexation application, which presents a request to annex approximately 1.4 quarter sections of land from Wheatland County. The accompanying documentation includes a signed Annexation Agreement (Appendix C), a signed Certificate of Negotiations (Appendix G) and a signed consent (Appendix J) from the affected landowner.

The Town's annexation legal representative is Gwendolyn Stewart-Palmer, KC of Shores Jardine LLP. Her contact information is Suite 2250 Bell Tower, 10104 – 103 Avenue, Edmonton, Alberta, T5J 0H8, telephone: 780.702.4275, fax: 780.423.0163, email: Gwendolyn@shoresjardine.com.

We've also included an Excel spreadsheet containing the contact information for the notified agencies for your use.

We trust this submission provides all necessary information. However, should you require anything further, please advise.

Sincerely,



Kevin Scoble, CAO

Attachment: Town of Strathmore 2026 Annexation Application Report

Strathmore.ca



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TOWN OF STRATHMORE

2026 Annexation Application Report

FINAL REPORT

March 2026





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- Appendix C Annexation Agreement
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1.0 Introduction

This Annexation Application Report has been prepared on behalf of the Town of Strathmore (the “Town”) in support of its application to annex 88.9 hectares (ha) of land or approximately 1.4 gross quarter sections (the “proposed annexation area”) from Wheatland County (the “County”). The content of this report generally follows the order of information requirements as outlined in the Land and Property Rights Tribunal (LPRT) Annexation Application Checklist.

The purpose of this proposed annexation is to allow benefitting landowners to participate in future urban development in anticipation of the growth pressures to be generated by the forthcoming construction and subsequent operation of three major economic development projects. The affected landowner has expressed support for the proposed annexation, indicating interest in collaborating with the Town to promote responsible non-residential growth on these lands once the annexation has been approved. This can lead to significant benefits for the Town and region, such as the strengthening and diversification of economic activities.

The proposed annexation is rooted in technical evidence. The Town initiated a Growth Study and a Financial Impact Assessment (FIA) in early 2025 for a larger potential annexation of up to 3.5 quarter sections. At the time, just over two quarter sections of additional land to the northwest of the Town was being investigated. However, due to an annexation deferral request from the majority landowner and subject to the findings of various analyses, the Growth Study recommended the exclusion of this area because it would predominantly accommodate residential growth and the Town already has a long-term supply of residential lands within its boundaries. Thus, the proposed annexation area is reduced compared to the original study area. The Growth Study and FIA have been completed, concluding that the proposed annexation is well justified in terms of land use, community growth, and infrastructure capacity factors as well as the potential financial impacts on all affected parties.

On July 4, 2025, the Town filed a formal Notice of Intent (NOI) to annex with the LPRT, the County, and 24 referral agencies. Negotiations between the Town and the County have occurred, as well as a series of engagement activities with affected landowners, Town residents, and referral agencies. The proposed annexation area, as recommended by the Growth Study, was consented by the County through the execution of an Annexation Agreement (the “Agreement”) with the Town. It was signed by the County on March 27, 2026 and by the Town on March 27, 2026.

The following documents are submitted in support of this Annexation Application Report and attached as appendices:

- **Appendix A:** Growth Study
- **Appendix B:** Annexation Financial Impact Assessment
- **Appendix C:** Annexation Agreement
- **Appendix D:** Relevant Statutory Plans Excerpt
- **Appendix E:** Municipal Infrastructure Servicing Concepts
- **Appendix F:** Summary of Annexation Consultations
- **Appendix G:** Certificate of the Report on Negotiations
- **Appendix H:** Notice of Intent to Annex
- **Appendix I:** Engagement with Referral Agencies
- **Appendix J:** Landowner Consent Form and Deferral
- **Appendix K:** Land Title Certificates

■ 2.0 Annexation Context

2.1 Annexation Rationale

This is a strategic annexation. It will obtain additional non-residential land to support a more balanced ratio of residential to non-residential development. In addition, the affected landowner is supportive of being in the Town of Strathmore. Overall, the annexation will enable the affected landowner the opportunity to participate in future urban development in anticipation of the growth pressures to be generated by the forthcoming construction and subsequent operation of three major economic development projects – the nearby De Havilland Field, the CGC Drywall Manufacturing Plant, and the Phytokana Plant Protein Manufacturing Facility. Wheatland County has consented to the proposed annexation by way of entering an Agreement with the Town (see **Appendix C**).

Urban development in the proposed annexation area will:

- Create new job opportunities for residents;
- Diversify economic activities in the region;
- Attract investments from various industries; and
- Address the need for additional highway commercial lands as other undeveloped highway commercial lands in Strathmore are stagnant in part due to a lack of action by landowners.

Overall, there is strong support for the proposed annexation. That is, the affected landowner has expressed their desire to be annexed into Strathmore expeditiously. Also, the existing community will benefit from increased job opportunities and a more vibrant local economy. Further, the proposed annexation aligns with the 15 LPRT annexation principles as presented in **Section 2.2**.

The following additional considerations and factors comprise the balance of the context and rationale for this Annexation Application. They are extracted and adapted from the summary and conclusions presented in **Chapter 10.0** of the Growth Study (see **Appendix A**):

1. *In the 50 years between 1971 and 2021, the Town of Strathmore's population has increased at a compound annual growth rate (CAGR) of 5.1%, from 1,148 in 1971 to 14,339 in 2021.*
2. *At its 2021 population of 14,339, the Town:*
 - a. *doubled its population over the previous 21 years since recording a population of 7,165 in its 2000 municipal census; and*
 - b. *tripled its population over the previous 28 years since recording a population of 4,603 in its 1993 municipal census.*
3. *Since the 2021 federal census, Statistics Canada has published post-census population estimates by census subdivisions (i.e., municipalities and municipal equivalents) on an annual basis that account for census under coverage and subsequent growth. According to the latest data published by Statistics Canada in January 2025, the estimated population of Strathmore in 2024 was 16,189.*
4. *To estimate the Town's future land needs, two growth scenarios – Base and High Cases – were prepared over a 50-year period to 2076. The Base Case assumed growth in the number of commuters to jobs in Calgary increases from 0.3% to 0.5%, while High Case assumed growth to 0.6%. A Higher Case is drawn from the Town's 2008 Growth Study (medium scenario), used to rationalize Strathmore's last annexation. That study recommended a growth scenario that featured a 3.0% CAGR between 2008 and 2058, with most of the growth front-loaded in the first 30 years.*

5. *Population growth in the Base Case and High Case scenarios also factors potential growth in retirees settling in Strathmore, as well as growth in economic base jobs from three projects – the De Havilland Field, the CGC Drywall Manufacturing Plant, and the Phytokana Plant Protein Manufacturing Facility – which combined will add 1,980 jobs to the local economy by 2042.*
6. *The Base Case assumed a CAGR of 2.1% from 2021 resulting in a Town population of approximately 45,800 in 2076. The High Case projected a 2076 population of approximately 52,900 (CAGR of 2.3%). Both cases have CAGRs well below the 5.1% the Town experienced in the 50 years between 1971 and 2021.*
7. *To best prepare for growth over a 50-year horizon, it is recommended that the High Case be used for the generation of future land requirements, instead of the Base Case, so that the Town can be best positioned to respond to growth pressures. Research has shown that it is significantly less costly to proactively plan and build for growth than retrofitting infrastructure after the fact [(e.g., Yousofi and Mills, 2024;¹ NASEM, 2012;² and Flyvbjerg et al., 2004).³] Factors such as rising land and housing prices, labour supply constraints, and reduced land use flexibility can result in the costs of underestimating growth far exceeding the cost of overbuilding for growth.*
8. *The High Case is recommended over the Higher Case from the 2008 Growth Study (medium scenario) as the actual growth that has occurred between 2008 and 2024 turned out to be much more modest than projected due in part to nearby Chestermere and Langdon intercepting some of the Town’s potential growth. Since Chestermere and Langdon will continue to compete with Strathmore for growth, the High Case remains recommended over this Higher Case from the 2008 Growth Study (medium scenario).*
9. *Overall, the High Case has a reasonable CAGR of 2.3% between 2021 and 2076, which is less than half the 5.1% CAGR the Town experienced between 1971 and 2021.*
10. *As of mid-2025, the Town of Strathmore had 833.9 gross developable hectares (gdha) of unabsorbed residential land supply, 155.8 gdha of unabsorbed residential/non-residential flex land supply, 167.3 gdha of unabsorbed commercial land supply, and 133.7 gdha of unabsorbed industrial land supply available to accommodate future growth.*
11. *The Town has a long-term land supply of unabsorbed residential land (40-48 years), a medium-term supply of unabsorbed commercial land (33 years), and a short-term supply of unabsorbed industrial land (19 years). This is based on the High Case growth scenario and a variety of reasonable growth assumptions including movement towards a 60:40 residential to non-residential assessment split within the Town’s growth areas.*
12. *The two study areas subject to the growth study are both serviceable from the transportation, water, wastewater, and stormwater perspectives subject to some investments in infrastructure.*
13. *The entirety of the southwest study area is recommended for annexation as it provides the Town with a replenished medium-term supply of industrial and commercial lands. Preliminary land use assumptions within the recommended annexation area orient include commercial along the Highway 1 frontage with industrial further to the south.*

¹ Yousofi, Fatima and Mills, Mollie (2024): <https://www.pewtrusts.org/en/research-and-analysis/articles/2024/09/24/early-planning-can-curb-costs-climate-stress-on-neglected-infrastructure>

² National Academies of Sciences, Engineering, and Medicine(NASEM) (2012): <https://nap.nationalacademies.org/catalog/22031/guidelines-for-evaluating-and-selecting-modifications-to-existing-roadway-drainage-infrastructure-to-improve-water-quality-in-ultra-urban-areas>

³ Flyvbjerg, Bent; Holm, Mette K. Skamris; and Buhl, Søren (2004): <https://www.tandfonline.com/doi/abs/10.1080/0144164032000080494a>

14. *The northwest study area, which includes a nine-hole golf course and is most appropriate for residential development, is not recommended for annexation at the time because the Town still has a long-term residential land supply of 40-48 years within its current limits. This does not preclude revisiting annexation of these lands in the next 10-20 years.*
15. *The boundary roads recommended to be included in the annexation area includes Range Road 254 west of NW-9-24-25-W4M.*
16. *The recommended annexation area comprises 88.9 gdha of land or 1.4 gross quarter sections.*
17. *With the recommended annexation area, the Town will have an unabsorbed residential land supply for 40-48 years of growth, commercial land supply for 42 years, and industrial land supply of 25 years. This again is based on the High Case growth scenario and a variety of reasonable growth assumptions including movement towards a 60:40 residential to non-residential assessment split within the Town's growth areas.*

2.2 Land and Property Rights Tribunal Annexation Principles

Section 76(1) of the *Municipal Government Act* (MGA) states that “the Minister may establish and publish principles, standards and criteria that are to be taken into account in considering ... the annexation of land under this Part”.

In the absence of such being established by the Minister, the Municipal Government Board (MGB), now the LRPT, developed a series of annexation principles. These principles were based on “the annexation provisions in the Act, the Provincial Land Use Policies and previous annexation orders and recommendations. These principles are based on significant annexation decisions prior to 1995 and a total of nearly 170 annexations processed since the introduction of the 1995 Municipal Government Act.”⁴

The following is a list of the 15 LPRT annexation principles. Following each principle, a response is provided indicating how the proposed annexation meets its intent.

⁴ Board Order No. MGB 123/06, Land and Property Rights Tribunal, November 2006

1. Annexations that provide for intermunicipal cooperation will be given considerable weight. Cooperative intermunicipal policies in an intermunicipal development plan will be given careful consideration, weight and support so long as they do not conflict with Provincial policies or interests.

Negotiations between the Town of Strathmore and Wheatland County resulted in the Town submitting a formal application to the LPRT to annex approximately 1.4 quarter sections from the County, located to the southwest of the Town. The County and the Town agree on the proposed annexation.

The Town and the County adopted an intermunicipal development plan (IDP) in December 2024. The purpose of this IDP is to facilitate and sustain long-term strategic growth and to identify joint development opportunities between the two municipalities. In the IDP, the proposed annexation area is designated as Future Business Area. The IDP's lone policy on annexation is Policy 3.2.3, which states "The municipalities will adhere to Division 6 of the MGA as it relates to any application for annexation and the process it entails." The Town and the County have adhered to Division 6 of the MGA in these annexation proceedings.

The Annexation Application does not conflict with any Provincial policies or interests.

2. Accommodation of growth by all municipalities (urban or rural) must be accomplished without encumbering the initiating municipality and the responding municipality's ability to achieve rational growth directions, cost effective utilization of resources, fiscal accountability and the attainment of the purposes of a municipality described in the Act.

The proposed annexation reflects rational growth directions for the Town while not impeding or interfering with rational growth directions for the County. Due to the relatively small size of the annexation, which is approximately 1.4 quarter sections in size, there are no significant concerns or impacts on the County's plan for future growth and development. Further, the cost-effective utilization of resources is not impaired for either municipality.

As demonstrated in **Sections 10 and 11** of the Financial Impact Assessment (FIA) prepared by CORVUS Business Advisors, the financial impact of the proposed annexation on the Town is reasonable and sustainable. In no way does the annexation encumber the Town from achieving fiscal accountability.

The net financial impact of the proposed annexation on the County is relatively small and the Town and the County have agreed to compensation in the amount of \$15,500 as demonstrated in **Section 12** of the FIA.

3. An annexation or annexation conditions should not infringe on the local autonomy given to municipalities in the Act unless provisions of the Act have been breached or the public interest and individual rights have been unnecessarily impacted.

The proposed annexation and the conditions in the Agreement (**Appendix C**) do not infringe on the local autonomy of the Town or the County. The negotiated annexation is deemed by both the Town and the County to be in the public interest, and the terms of the Agreement respect the rights of landowners.

4. An annexation must be supported by growth projections, availability of lands within current boundaries, consideration of reasonable development densities, accommodation of a variety of land uses and reasonable growth options within each municipality (initiating and responding municipality).

The proposed annexation is strategic to obtain additional non-residential land to support a more balanced ratio of residential to non-residential development. The proposed annexation would facilitate prospective non-residential developments that fit well within the Town's current and future planning, environmental, and infrastructure frameworks and is supported by the affected landowner. The Town prepared its 2025 Growth Study in support of this annexation. It includes growth projections, a land supply analysis, and density assumptions amongst others, to understand how the proposed annexation would fit in with the Town's plans and needs for future growth.

The Growth Study recommends an assumption of a High Case growth scenario, which estimates a population of 52,900 at the end of a 50-year period (to 2076). Under the recommended High Case growth scenario there is commercial and industrial land within the Town's current boundaries to meet its overall growth needs for the next 19 and 33 years, respectively. This is based on a variety of assumptions. The proposed annexation will increase the commercial and industrial land supplies closer to 25-year and 42-year horizons, respectively, which is less than the typical maximum 50-year projection for annexation applications. The proposed annexation will accommodate a variety of commercial, industrial, and supporting land uses in appropriate locations that do not conflict with future growth options for the County.

5. An annexation must achieve a logical extension of growth patterns, transportation, and infrastructure servicing for the affected municipalities.

The proposed annexation area, which is anticipated to be developed with future urban commercial, industrial, and supporting uses, is a logical extension of the Town's developing non-residential area south of Highway 1. Similar development is currently advancing westward towards the proposed annexation area from Canal Avenue to the east.

As confirmed in **Chapter 6.0** of the 2025 Growth Study (**Appendix A**), the proposed annexation area can be serviced through the logical extension of existing and planned future transportation, water, wastewater, and stormwater infrastructure without comprising future growth and serviceability in the County or elsewhere within the Town.

6. Each annexation must illustrate a cost effective, efficient and coordinated approach to the administration of services.

As demonstrated in **Sections 6, 7, and 8** of the FIA, the Town's plan to administer services is cost effective, efficient, and coordinated. The Town has constructed comprehensive capital and operating plans to support urban growth both in its current boundaries and in the proposed annexation area for the entire review period. The plans also take into account the unique circumstances and needs of the Town. These plans also consider lifecycle and capacity requirements. In addition, the Town and County continue to collaborate on joint initiatives that enable more efficient delivery of services. As highlighted in Principle 2, the plans are reasonable and sustainable.

7. Annexations that demonstrate sensitivity and respect for key environmental and natural features will be regarded as meeting provincial land use policies.

This annexation principle is not applicable as there are no key environmental or natural features in the proposed annexation area.

8. Coordination and cost-effective use of resources will be demonstrated when annexations are aligned with and supported by intermunicipal development plans, municipal development plans, economic development plans, transportation and utility servicing plans and other related infrastructure plans.

As mentioned in Principle 1, the Town and the County adopted an IDP in December 2024. The IDP's lone policy on annexation is Policy 3.2.3, which states "The municipalities will adhere to Division 6 of the MGA as it relates to any application for annexation and the process it entails." The Town and the County have adhered to Division 6 of the MGA in these annexation proceedings. Following annexation approval, the Town and County will amend the IDP to reflect the municipal boundary adjustment.

The Town's latest municipal development plan (MDP) was adopted in April 2014. It mostly includes policies relating to the lands that were previously annexed in 2010. However, the MDP has two policies relating to future annexation. First, Policy 2.6.3 states "Lands which are brought into the municipality through annexation shall remain classified as General Agriculture under the Town of Strathmore Land Use Bylaw..., until such time as the owner or developer prepares an application for redesignation. Agriculture operations will be protected on these lands until such time as well planned urban style development is approved by Council of the Town of Strathmore." Second, Policy 5.1.4 states "Future annexation proposals shall follow the considerations outlined within any approved Area Structure Plans and/or Intermunicipal Development Plans." Beyond that, the MDP is silent on the annexation of the subject lands.

Notwithstanding, the Town is in the process of updating its MDP. The forthcoming MDP update will reflect the municipal boundary adjustment following annexation approval. This will include applying land use designations to the subject lands as well as associated policy.

The Town adopted an Economic Development Action Plan in 2024. Its three core goals include:

- Strengthening economic development capacity;
- Enhancing the community's investment readiness to attract new investment; and
- Strengthening and diversifying the local business ecosystem.

The commercial and industrial development opportunities afforded by the proposed annexation area enable achievement of these three core goals.

The Town recently completed an update to its transportation master plan (TMP). The TMP analyzes transportation zones within and beyond the Town's current boundaries. Those zones beyond include the proposed annexation area. The draft TMP update confirms transportation serviceability of the proposed annexation area.

The Town has various water, wastewater, and stormwater servicing plans in place. They range from 2017 to 2024. All servicing plans do not consider the proposed annexation area within their future development horizons. In lieu, the infrastructure servicing analysis in **Section 6.3** of the 2025 Growth Study (**Appendix A**) supports the water, wastewater, and stormwater serviceability of the proposed annexation area.

9. Annexation proposals must fully consider the financial impact on the initiating and responding municipality.

The FIA fully considers the financial impact on the Town (the initiating municipality) and the County (the responding municipality). As demonstrated in **Sections 10 and 11** of the FIA, the financial impact of the proposed annexation on the Town is reasonable and sustainable. As demonstrated in **Section 12** of the FIA, the financial impact on the County is relatively small and the Town and County have agreed to a compensation amount of \$15,500.

10. Inter-agency consultation, coordination and cooperation is demonstrated when annexations proposals fully consider the impacts on other institutions providing services to the area.

As presented in **Section 8.3** and **Appendix I**, the Town engaged with numerous agencies (i.e., public interest groups), some of which provide services to the proposed annexation area. These agencies were provided a copy of the NOI (**Appendix H**) and/or were contacted in October 2025 to provide comment on the proposed annexation before submission of this Annexation Application. The agencies that were contacted are as follows:

- Alberta Agriculture and Irrigation
- Alberta Arts, Culture, and Status of Women
- Alberta Energy Regulator
- Alberta Environment and Protected Areas
- Alberta Forestry and Parks
- Alberta Health Services
- Alberta Historic Resources Management
- Alberta Transportation and Economic Corridors
- AltaLink Management Inc.
- ATCO Gas and Pipelines
- Calgary Transportation District Office
- Canadian Pacific Railway
- Canada Post Corporation
- Christ the Redeemer Separate Regional Division No. 3
- Department of National Defense
- Encana/Ovintiv
- EPCOR
- Fortis Alberta
- Golden Hills School Division No. 15
- Natural Resources Conservation Board
- Royal Canadian Mounted Police
- Rogers Communications Canada Inc.
- TELUS
- Western Irrigation District

A total of nine interest groups responded to the communications. A summary of responses can be found in **Section 8.3** and **Appendix I**.

11. Annexation proposals that develop reasonable solutions to impacts on property owners and citizens with certainty and specific time horizons will be given careful consideration and weight.

The Town held a series of one-on-one meetings with the affected landowner between January and December 2025. The intention of these meetings was to provide the affected landowner an opportunity to learn about the annexation process, ask questions, and speak directly with representatives from the Town. The affected landowner supports the annexation. They have expressed no concerns on the impacts of annexation, other than desiring expeditious conclusion of the provincially legislated annexation process.

12. Annexation proposals must be based on effective public consultation both prior to and during any annexation hearing or proceedings.

The proposed annexation is based on the following public consultation process:

- Between January and December 2025, the Town held multiple one-on-one landowner meetings.
- On August 6, 2025, the Town posted a newspaper advertisement for the Annexation Open House to be held on August 14 from 6 to 8 pm.
- On August 8 and 12, 2025, the Town sent email invitations to the affected landowner to attend the Annexation Open House.
- On August 13, 2025, the Town posted a second newspaper advertisement for the Annexation Open House.
- On August 14, 2025, the Annexation Open House was held at the Strathmore Municipal Building (1 Parkland Drive) from 6 to 8 pm.

The comments, feedback, and questions received during the landowner meetings and the Annexation Open House can be classified in the following themes:

- General information on annexations in Alberta
- Proposed annexation process and timeline
- Purpose of the proposed annexation
- Desire for unique/interesting development opportunities in the annexation area once the proposed annexation is approved

Other than questions for clarification on these items, no major concerns, issues, or opposition to the annexation were raised.

The Town is committed to receiving and responding to any additional feedback between submission of this Annexation Application to the LPRT and any scheduled LPRT hearings or other proceedings that may be forthcoming.

13. Revenue sharing may be warranted when the annexation proposal involves existing or future special properties that generate substantive and unique costs to the impacted municipality(s) as part of the annexation or as an alternative to annexation.

There are no significant special properties in the proposed annexation area that generate substantive or unique costs that warrant revenue sharing.

14. Annexation proposals must not simply be a tax initiative. Each annexation proposal must have consideration of the full scope of costs and revenues related to the affected municipalities. The financial status of the initiating or the responding municipality(s) cannot be affected to such an extent that one or the other is unable to reasonably achieve the purposes of a municipality as outlined in **Section 3** of the Act. The financial impact should be reasonable and be able to be mitigated through reasonable conditions of annexation.

The Town is not initiating annexation for a tax benefit. The assessment in the proposed annexation area is relatively small and the Town and County have agreed to a compensation amount of \$15,500 as described in **Section 12** of the FIA.

As shown in **Sections 6, 7, and 8** of the FIA, the Town's plan to administer services considers the full scope of costs and revenues. The Town has constructed a comprehensive capital and operating plan to support urban growth both in boundary and in the proposed annexation area for the entire review period, and the plans take into account the unique circumstances and needs of the Town. These plans also consider lifecycle and capacity requirements. In addition, the Town and County continue to collaborate on joint initiatives that enable more efficient delivery of services.

As demonstrated in **Sections 10 and 11** of the FIA, the financial impact of the proposed annexation on the Town of Strathmore is reasonable and sustainable, with forecast tax rates averaging 1.01% for the entire review period.

15. Conditions of annexation must be certain, unambiguous, enforceable and be time specific.

The conditions of annexation contained in the Agreement meet all the requirements of this principle (see **Appendix C**).



■ 3.0 Proposed Effective Date of the Annexation

The benefitting landowner desires an expeditious outcome so that they may commence planning of the subject lands to capitalize on the development demand that will occur with the forthcoming construction and subsequent operation of the nearby De Havilland Field, the CGC Drywall Manufacturing Plant, and the Phytokana Plant Protein Manufacturing Facility.

The Town of Strathmore and Wheatland County therefore respectfully request an approval decision by Cabinet in mid-2026 with a retroactive effective date of January 1, 2026.

If this retroactive date is not feasible, an acceptable alternative effective date is July 1, 2026. This alternative, while not typical, is not unprecedented. For example, four annexations were approved in mid-2024 with effective dates of July 1, 2024 (i.e., Silver Beach, High Level, Oyen, and Raymond).

4.0 Annexation Area

4.1 Existing and Proposed Municipal Boundaries

Map 1 illustrates both the existing and proposed boundaries of the Town in relation to the proposed annexation.

4.2 Legal Land Description of Parcels to be Annexed

The proposed annexation area includes three parcels, a service road, an adjacent portion of the Highway 1 right-of-way, and an adjacent portion of Range Road 254. In total, the proposed annexation area comprises 88.9 ha or about 1.4 gross quarter sections.

The affected parcels within the proposed annexation area are labelled with legal descriptions on **Map 2**. The parcels with their legal description, ownership, and area information are presented in **Table 4.1**.

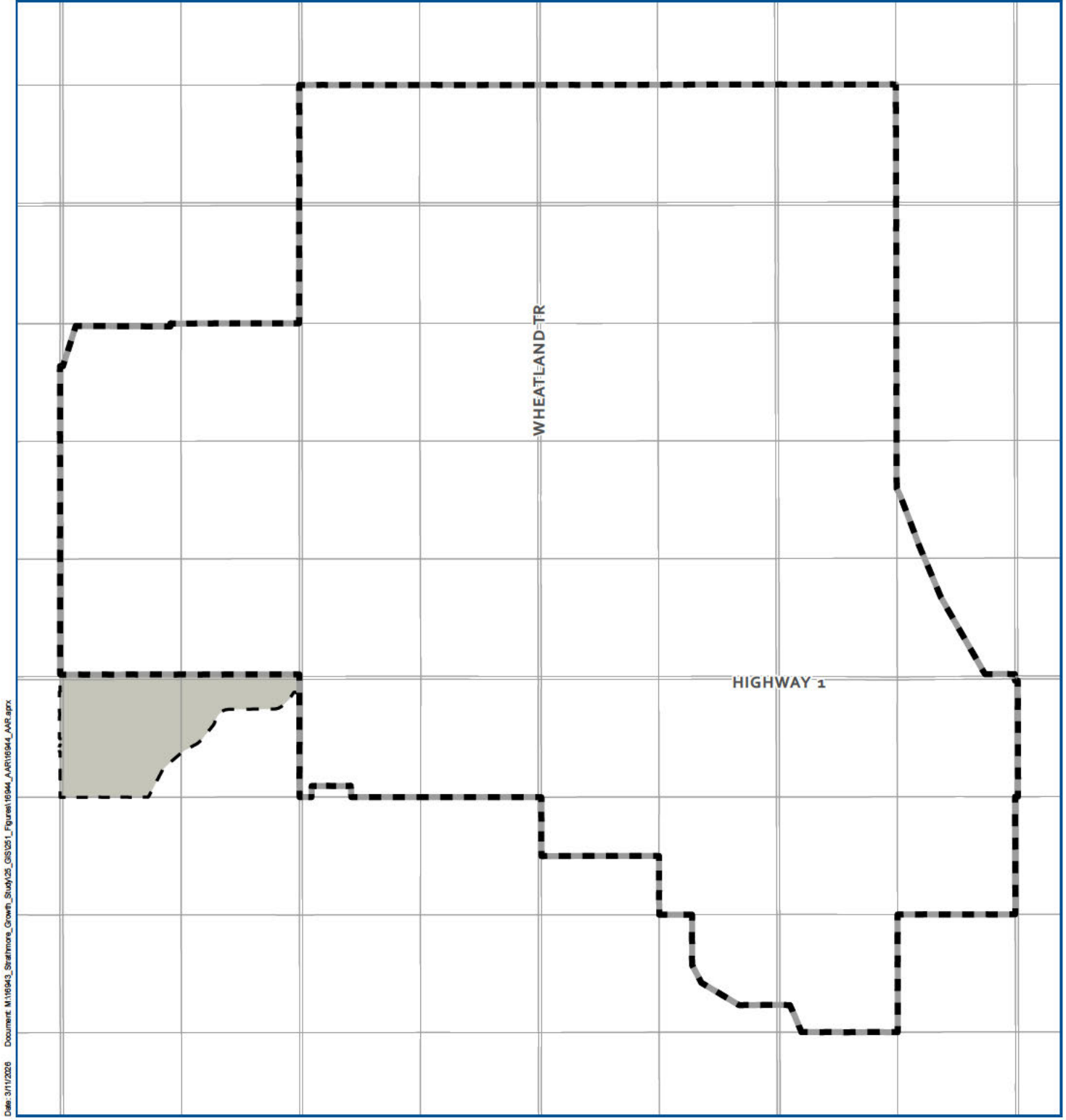
Table 4.1: Legal Land Descriptions of Affected Parcels in the Annexation Area

Legal Description	Owner	Area
Portion of NW-9-24-25-W4M which lies south of Road Plan 851 0132 and northwest of Area 'H' on Plan 021 2872	ATIA Sec. (1)	54.453 hectares (134.56 acres)
Portion of NE-9-24-25-W4M which lies south of the service road on Plan 851 0132 and north of Area 'J' on Plan 0212872.		14.06 hectares (34.74 acres)
Block 1, Plan 9210910		1.214 hectares (3 acres)

4.3 Boundary Roads





Map 3 illustrates the boundary and internal roads requested to be included in the proposed annexation. The boundary roads include an adjacent segment of Range Road 254. The road widening adjacent to either side of the adjacent segment of Range Road 254 under Road Plan 201 0468 is also included in the proposed annexation.

The lone internal road included in the proposed annexation is Highway 1 (under provincial jurisdiction) and an adjacent parallel service road to its south. Both the highway and the service road lie within Plan 141 0517.



Date: 3/11/2026 Document: M10943_Strathmore_Growth_Study/05_05/055_1_Figures/10944_AAR/10944_AAR.aprx



-  Existing Municipal Boundary
-  Proposed Municipal Boundary
-  Proposed Annexation Area
-  Quarter Section



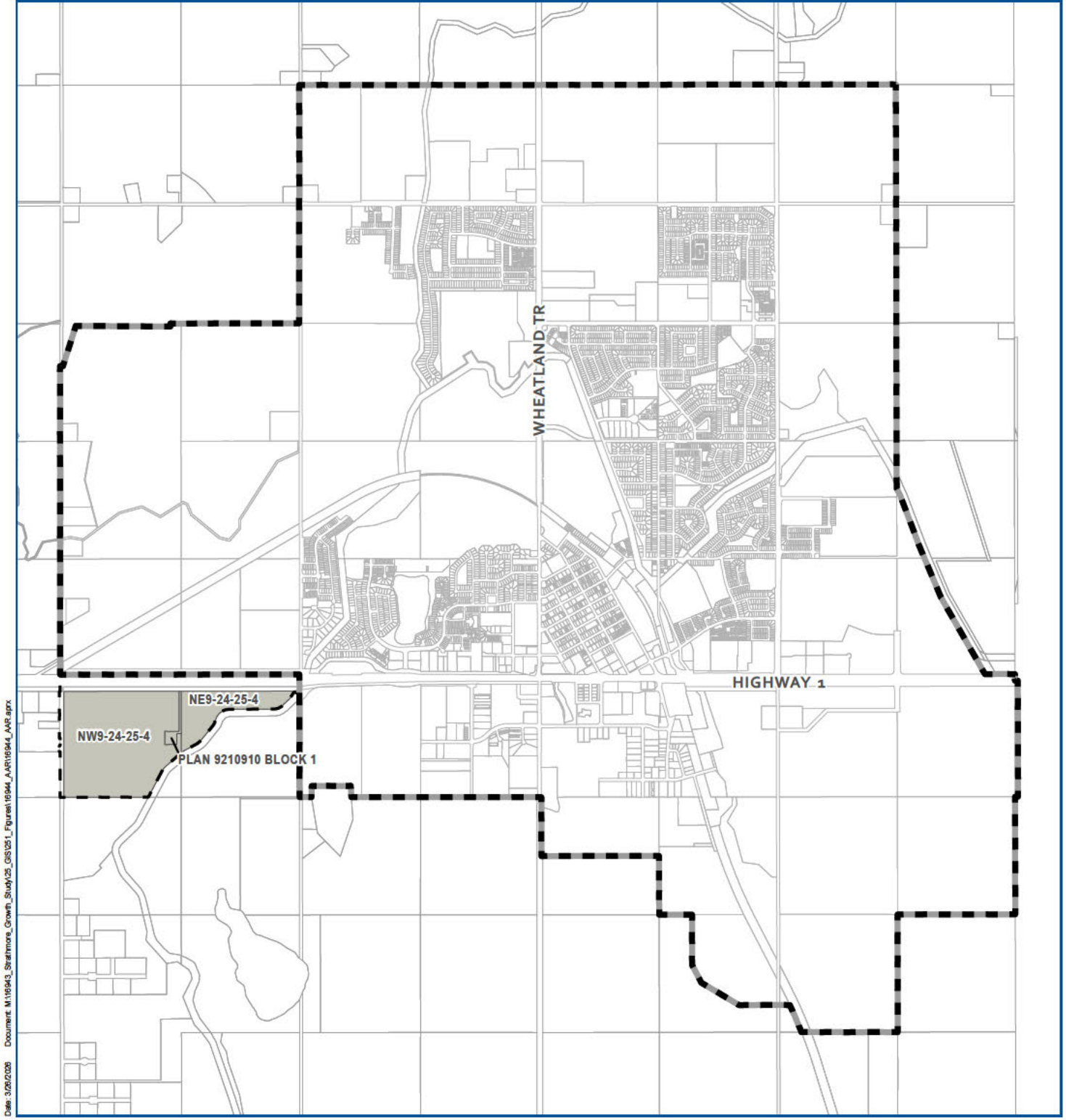
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Strathmore





TOWN OF STRATHMORE
ANNEXATION APPLICATION
REPORT

MAP 1:
EXISTING AND PROPOSED
MUNICIPAL BOUNDARIES



Date: 3/26/2026 Document: M110443_Strathmore_Growth_Study/05_03/0515_Figures/10/044_AAR/10/044_AAR.aprx



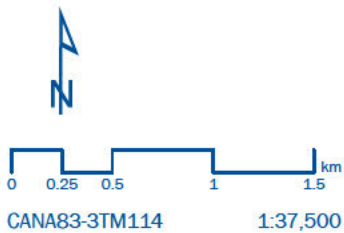
-  Existing Municipal Boundary
-  Proposed Municipal Boundary
-  Parcel
-  Affected Parcel



Strathmore

TOWN OF STRATHMORE
ANNEXATION APPLICATION
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MAP 2:
AFFECTED
PARCELS



5.0 Statutory Plan Excerpts

The following sections and their associated appendices are from the following applicable intermunicipal and municipal statutory plans:

- Strathmore and Wheatland County Intermunicipal Development Plan (IDP);
- Strathmore Municipal Development Plan (MDP);
- Wheatland County MDP; and
- Highway 1 West Area Structure Plan (ASP).

The land use concepts and applicable policies associated with these documents have been included in **Appendix E**. Weblinks to these documents are provided below.

- IDP: https://www.strathmore.ca/media/5qfnkrll/strathmore-wheatland-idp_december-2024.pdf
- Strathmore MDP: https://www.strathmore.ca/media/4tud4vkz/consolidated_tos_mdp2014-june-23-2025.pdf
- Wheatland County MDP: <https://wheatlandcounty.ca/wp-content/uploads/2025/12/Wheatland-County-MDP.pdf>
- Highway 1 West ASP: <https://wheatlandcounty.ca/wp-content/uploads/2020/01/West-Highway-1-ASP-Amended-2023-08-15-v3.pdf>

5.1 Intermunicipal Development Plan

Adopted in 2024, the Town of Strathmore and Wheatland County’s IDP establishes the land use and policy framework for lands of mutual interest to the Town and County. The IDP promotes cooperation amongst the two municipalities and ensures orderly and efficient urban expansion as well as the coordination of land uses, transportation, utilities, parks, recreation and open space, and trail connections.

Table 5.1 presents the one IDP policy relevant to the proposed annexation.

Table 5.1: Town of Strathmore and Wheatland County’s IDP Excerpt

Relevant Policies		
Policy	Key Phrase	Statement
Policy 3.2.3	Annexation Applications	The municipalities will adhere to Division 6 of the MGA as it relates to any application for annexation and the process it entails.

- The proposed annexation is being prepared and submitted following the process outlined in the MGA. The proposed annexation constitutes a logical extension of the Town’s boundaries and otherwise complies with the requirements identified in the IDP.

5.2 Municipal Development Plans

Town of Strathmore MDP

Approved in 2014, the Town of Strathmore MDP (Bylaw 14-03) establishes the land use and policy framework for all matters relating to the long-term planning and development of lands within the Town. The MDP policies that are relevant to the proposed annexation are presented in **Table 5.2**.

Table 5.2: Town of Strathmore MDP Excerpts

Relevant Policies		
Policy	Key Phrase	Statement
2.6.3	Planning for Annexed Lands	Lands which are brought into the municipality through annexation shall remain classified as General Agriculture under the Town of Strathmore Land Use Bylaw (as per Wheatland County Land Use Bylaw and the Municipal Government Board decision), until such time as the owner or developer prepares an application for redesignation. Agriculture operations will be protected on these lands until such time as well planned urban style development is approved by Council of the Town of Strathmore
5.1.4	Annexation Proposals	Future annexation proposals shall follow the considerations outlined within any approved Area Structure Plans and/or Intermunicipal Development Plans

- The Town is committed to adhering to its MDP policies regarding the land use classification of annexed lands, as well as the timing and process for redesignation. Following approval of the proposed annexation, the proposed annexation area will be rezoned General Agriculture under the Town's Land Use Bylaw (LUB), which follows a similar regulatory approach to the equivalent land use district in the County's LUB. The Town will then work collaboratively with the affected landowner and other interested parties to prepare an ASP for these lands. Land will then only be rezoned once the ASP is adopted, after which the Town will initiate its standard subdivision and development approval processes. In the meantime, the Town will continue to support the viability of existing agricultural operations and other interim agricultural developments that may occur prior to urban development, in accordance with the LUB.
- As noted above, the proposed annexation complies with the Town and County's IDP.
- The proposed annexation area falls within Wheatland County's West Highway 1 ASP. This ASP will be inherited by the Town upon annexation approval and will remain in effect until such time as the Town repeals the ASP. Should it be repealed in favour of a new ASP, the Town recognizes the importance of planning these lands in a manner that is compatible with existing and planned development on adjacent lands within the County to the west and south. Accordingly, as described in detail in **Chapter 6.0**, the Town proposes that the proposed annexation area remain planned for employment uses, consistent with the West Highway 1 ASP development concept.

Wheatland County MDP

Approved in 2013, Wheatland County’s MDP (Bylaw 2013-18) establishes the land use policy framework for all matters relating to the long-term planning and development of lands within the County. The MDP was most recently amended in 2022 by Bylaw 2022-11. The MDP policies that pertain to annexation are presented in **Table 5.3**.

Table 5.3: Wheatland County’s MDP Excerpts

Relevant Policies		
Policy	Key Phrase	Statement
3.7.2.10	Commercial and Industrial Applications	New commercial or industrial applications in the County shall not be approved on lands that are proposed for annexation unless the lands are so identified in an Intermunicipal Development Plan.
4.6.2.6	Statutory Plan Amendment	The County shall commence the process to amend this MDP within six months following any annexation of land that affects the County.

- The policy regarding the approval of commercial or industrial applications is not relevant in this case, as there are no ongoing applications associated with the proposed annexation area. The affected landowner has expressed a desire to wait until approval of the proposed annexation to proceed with any planning and permitting process in collaboration with the Town.
- The policy regarding the timing for MDP amendment following an annexation is not relevant to the proposed application as it relates to the County’s internal administrative matters.

5.3 Area Structure Plans

The only approved ASP affecting the proposed annexation is Wheatland County’s West Highway 1 ASP, which encompasses the entirety of the proposed annexation area. The original ASP was adopted in 2006 and was most recently amended in 2023. It covers approximately 2,512 ha of land and is generally bounded by Highway 1 to the north, Rocky View County to the west, and a Western Irrigation District canal to the east.

The portion of the ASP that overlaps with the proposed annexation area totals 88.9 hectares (219.6 acres), representing only 3.5% of the overall plan area. The ASP Future Land Use Concept (see ASP Map A in **Appendix D**) designates these lands as Potential Development Areas and Future Industrial. As discussed in detail in **Chapter 6.0**, the Town’s proposed land use concept for the proposed annexation area would largely maintain the intent of the ASP Future Land Use Concept.

The West Highway 1 ASP is silent on annexation matters.

There are no other approved ASPs within the Town or the County that would directly or indirectly affect the proposed annexation area.

6.0 Land Uses and Servicing

6.1 Preliminary Land Uses

Map 4 illustrates a preliminary land use concept for the proposed annexation area, while **Table 6.1** presents the preliminary land use breakdown of these lands. These are consistent with the information presented in **Chapter 9.0** of the Growth Study (see **Appendix A**).

The allocation of preliminary land uses was based on sound land use planning principles and informed by input from the Town’s planning staff but is not intended to be binding. Ultimately, land uses will be more formally assigned to the proposed annexation area through an update to the Town’s MDP that will follow annexation approval. The future land uses assigned through the MDP update will be informed by a more detailed technical review of development potential, sound land use planning principles, and input from the public, the affected landowner, the County, and other interested parties.

Table 6.1: Preliminary Land Use Breakdown of the Proposed Annexation Area

Land Use	Area (ha)
Gross Area	88.9
Oil and Gas	4.3
Existing Road Allowances	20.8
Total Gross Developable Lands	140.5
Commercial	34.0
Industrial	29.8

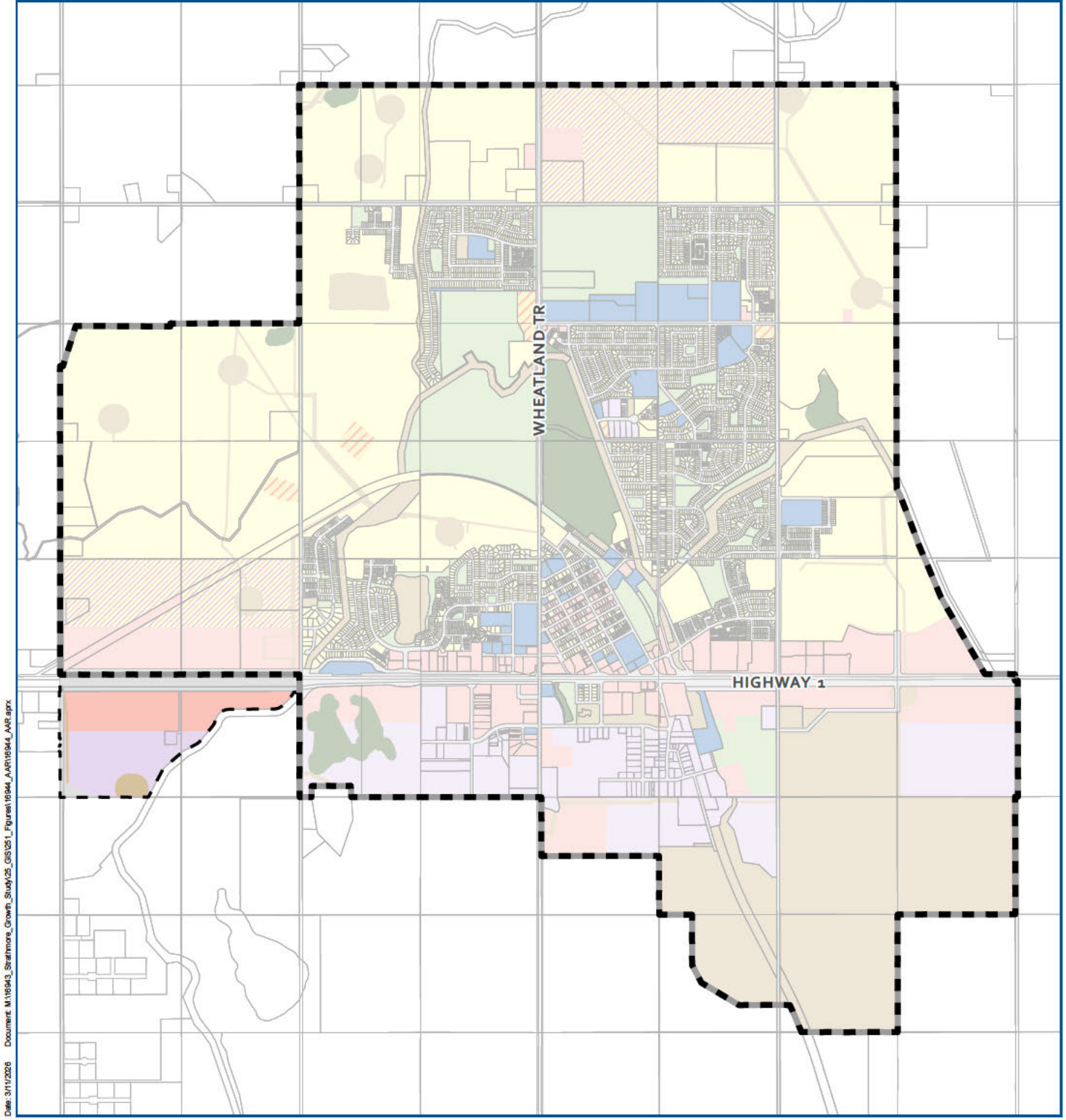
6.2 Infrastructure Servicing

Appendix E features the following infrastructure servicing concepts:

- Strathmore TMP Update (2025) Exhibit 5.2: Proposed Road Class;
- Water Master Servicing Study (2020) Figure 7.1: Proposed Build-Out Concept;
- Water Master Servicing Study (2020) Figure 7.15: Proposed Build-Out Concept with Additional Quarter Sections;
- Sanitary Master Servicing Study Update (2016) Figure 5-2: Lift Stations and Force Mains; and
- Stormwater Master Servicing Update (2024) Figure 7.2: Future Subcatchments.















These servicing concepts illustrate how the Town will be serviced by roadways and municipal water, sanitary, and stormwater. Only the Strathmore TMP Update (2025) and the Water Master Servicing Study (2020) show future infrastructure within the proposed annexation area; the sanitary and stormwater servicing concepts are limited to the current Town boundaries.

The master plans referenced above, along with their respective future concepts, served as the baseline for undertaking the Growth Study’s Transportation Servicing Considerations (**Appendix A, Section 6.2**) and the Infrastructure Servicing Considerations (**Appendix A, Section 6.3**).



Date: 3/11/2026 Document: M110943_Strathmore_Growth_Study/05_03/0251_Figures/10/04_A-AR10943_AAR.aprx



- | | |
|---|--|
|  Existing Municipal Boundary |  Industrial |
|  Proposed Municipal Boundary |  Residential/Non-Residential Flex |
|  Parcel |  Institutional |
|  Environmental Sensitivity |  Parks and Recreation |
|  Residential |  Public Utilities and Oil & Gas |
|  Mixed Use |  Environmental |
|  Commercial |  Circulation |



Strathmore

**TOWN OF STRATHMORE
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**MAP 4:
PRELIMINARY
LAND USE CONCEPT**

The Growth Study concluded that there are several opportunities for the Town to service the proposed annexation area, as summarized in **Table 6.2**.

Table 6.2: Opportunities for Servicing the Proposed Annexation Area

Servicing Area	Proposed Annexation Area
Transportation	<ul style="list-style-type: none"> • Township Road 242 and Range Roads 254 and 253A can provide short-term access to future development. • Required upgrades may include paving Range Road 254 and 253A, realigning Township Road 242 to a paved standard, and improving Highway 1 intersections at Range Road 254 and/or 253A (signalization, turn bays, illumination, etc.). • Range Road 254 closure north of the southwest corner will occur when the future Highway 1 bypass is constructed, removing potential for a direct access.
Water	<ul style="list-style-type: none"> • Development may require a new pressure zone to accommodate high elevations; further analysis is needed to confirm sizing and fire flow capacity. • Additional emergency connections to the existing system should be considered to maintain supply redundancy.
Wastewater	<ul style="list-style-type: none"> • Extension of sanitary sewer trunks south of Highway 1 is recommended to allow servicing of this area through the proposed Lift Station H.
Stormwater	<ul style="list-style-type: none"> • Development should include a SWMF at the northwest corner (lowest elevation), with an outfall conveyed through a storm trunk that routes northward through the Town and the northwest annexation area to the Bazant Drain and ultimately discharges into Serviceberry Creek.

The Town will further plan its future roadways and municipal water, sanitary, and stormwater servicing systems in the proposed annexation area through future updates to its master plans, as needed.

6.3 Emergency Services

The Town currently provides fire response services to its citizens and properties, while the Royal Canadian Mounted Police provides protective services and Alberta Health Services provides ambulance services. These same services will be extended to citizens and properties within the proposed annexation area once annexed. The notional capital and operating plans within the FIA (see **Appendix B**) include escalating costs to maintain these services and build associated infrastructure (e.g., a new fire hall) as the Town grows over the next 30 years.

6.4 Other Services

The Town currently provides recreation and other soft services to its citizens and businesses. These same services will be extended to future businesses within the proposed annexation area once annexed and developed. The notional capital and operating plans within the FIA (see **Appendix B**) include escalating costs to maintain these services and build associated infrastructure (e.g., a new pool, a new twin ice arena, etc.) as the Town grows over the next 30 years.

7.0 Summary of Negotiations and Consent to Annexation

Section 118(1) of the MGA states:

118(1) On conclusion of the negotiations, the initiating municipal authority must prepare a report that describes the results of the negotiations and that includes

- (a) a list of the matters agreed on and those on which there was no agreement between the municipal authorities,*
- (a.1) if there were matters on which there was no agreement, a description of the attempts to use mediation and, if mediation did not occur, the reasons for this,*
- (b) a description of the public consultation processes involved in the negotiations, and*
- (c) a summary of the views expressed during the public consultation processes.*

This **Chapter 7.0** and **Appendix C** (the Agreement) are intended to satisfy Sections 118(1)(a) and (a.1) of the MGA. Meanwhile, **Chapter 8.0**, **Chapter 9.0**, and **Appendix F** (Summary of Annexation Consultations) of this report, are intended to satisfy Sections 118(b) and (c) of the MGA.

Additionally, Section 118(2) of the MGA states:

118(2) The report must be signed by the initiating municipal authority and by the municipal authorities from which the land is to be annexed that are prepared to sign and must include a certificate by the initiating municipality stating that the report accurately reflects the results of negotiations.

Appendix G includes the written consent to this annexation from the Town of Strathmore, as the initiating municipality, and Wheatland County, as the responding municipality. The written consent, in the form of a Certificate of the Report on Negotiations, certifies that **Chapter 7.0**, **Chapter 8.0**, **Chapter 9.0**, **Appendix C**, and **Appendix F** of this report form their Report on Negotiations and accurately reflect the results of negotiations.

Further, the LPRT requests proof that the Report on Negotiations was sent to the responding municipality. The signed Certificate of the Report on Negotiations (**Appendix G**) constitutes proof that such report was provided to Wheatland County in its capacity as responding municipality.

7.1 Timeline of Annexation Negotiation Events

This section summarizes the communications that have been part of the annexation negotiations between the Town and County.

On November 12, 2024, the Town sent an email to the County, expressing interest in discussing a potential annexation and inviting further conversations around next steps. This communication effectively initiated the negotiation process, culminating in the signing of the Certificate of the Report on Negotiations (see **Appendix G**). The following table lists the events that occurred between the Town and County throughout the negotiations process, such as email correspondence and other communications. Generally, discussions addressed topics such as timelines, road allowances, and the Agreement. A total of 39 events occurred as part of this process as listed in **Table 7.1**. Details of the discussions that occurred during these events are excluded to protect the confidentiality of the negotiations.

Table 7.1: Negotiation Communications

Date	Event	Parties
November 12, 2024	Email, requesting phone call	<p>Town of Strathmore</p> <ul style="list-style-type: none"> Jamie Dugdale, Director of Infrastructure, Operations and Development Services (DoIODS), <p>Wheatland County</p> <ul style="list-style-type: none"> Sherry Baers, General Manager of Community and Development Services (GMOCDs)
November 19, 2024	Email	<p>Town of Strathmore</p> <ul style="list-style-type: none"> Jamie Dugdale, DoIODS <p>Wheatland County</p> <ul style="list-style-type: none"> Sherry Baers, GMOCDs
April 10, 2025	Email, requesting phone call	<p>Town of Strathmore</p> <ul style="list-style-type: none"> Jamie Dugdale, DoIODS Vicki Dodge, Annexation Project Manager <p>Wheatland County</p> <ul style="list-style-type: none"> Sherry Baers, GMOCDs
April 18, 2025	Phone call	<p>Town of Strathmore</p> <ul style="list-style-type: none"> Jamie Dugdale, DoIODS <p>Wheatland County</p> <ul style="list-style-type: none"> Sherry Baers, GMOCDs
May 1, 2025	Email	<p>Town of Strathmore</p> <ul style="list-style-type: none"> Jamie Dugdale, DoIODS <p>Wheatland County</p> <ul style="list-style-type: none"> Sherry Baers, GMOCDs
May 22, 2025	Email and phone call	<p>Town of Strathmore</p> <ul style="list-style-type: none"> Jamie Dugdale, DoIODS <p>Wheatland County</p> <ul style="list-style-type: none"> Sherry Baers, GMOCDs
May 22, 2025	Email	<p>Town of Strathmore</p> <ul style="list-style-type: none"> Jamie Dugdale, DoIODS <p>Wheatland County</p> <ul style="list-style-type: none"> Sherry Baers, GMOCDs

Date	Event	Parties
June 3, 2025	Email and phone call	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS Wheatland County <ul style="list-style-type: none"> • Sherry Baers, GMoCDS
July 17, 2025	Email and phone call	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS Wheatland County <ul style="list-style-type: none"> • Sherry Baers, GMoCDS
July 25, 2025	Email	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS • Vicki Dodge, Annexation Project Manager Wheatland County <ul style="list-style-type: none"> • Sherry Baers, GMoCDS
August 12, 2025	Email	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS Wheatland County <ul style="list-style-type: none"> • Sherry Baers, GMoCDS
September 3, 2025	Email	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS Wheatland County <ul style="list-style-type: none"> • Sherry Baers, GMoCDS
September 17, 2025	Email	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS Wheatland County <ul style="list-style-type: none"> • Sherry Baers, GMoCDS • Stefan Kunz, Manager of Planning and Development Services
September 29, 2025	Email	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS Wheatland County <ul style="list-style-type: none"> • Sherry Baers, GMoCDS
October 7, 2025	Email	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS Wheatland County <ul style="list-style-type: none"> • Sherry Baers, GMoCDS

Date	Event	Parties
October 8, 2025	Email	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS Wheatland County <ul style="list-style-type: none"> • Sherry Baers, GMoCDS
October 14, 2025	Email	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS Wheatland County <ul style="list-style-type: none"> • Sherry Baers, GMoCDS
October 16, 2025	Email	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS Wheatland County <ul style="list-style-type: none"> • Sherry Baers, GMoCDS
October 17, 2025	Email	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS Wheatland County <ul style="list-style-type: none"> • Sherry Baers, GMoCDS
November 12, 2025	Email	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS Wheatland County <ul style="list-style-type: none"> • Sherry Baers, GMoCDS
January 22, 2026	Email	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS Wheatland County <ul style="list-style-type: none"> • Sherry Baers, GMoCDS
February 2, 2026	Email	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS Wheatland County <ul style="list-style-type: none"> • Sherry Baers, GMoCDS
February 6, 2026	Email	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS Wheatland County <ul style="list-style-type: none"> • Sherry Baers, GMoCDS

Date	Event	Parties
February 10, 2026	Email	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS Wheatland County <ul style="list-style-type: none"> • Sherry Baers, GMoCDS
February 17, 2026	Email	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS Wheatland County <ul style="list-style-type: none"> • Sherry Baers, GMoCDS
February 18, 2026	Email	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS Wheatland County <ul style="list-style-type: none"> • Sherry Baers, GMoCDS
February 19, 2026	Email	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS Wheatland County <ul style="list-style-type: none"> • Sherry Baers, GMoCDS
February 20, 2026	Email	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS Wheatland County <ul style="list-style-type: none"> • Sherry Baers, GMoCDS
February 26, 2026	Email	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS Wheatland County <ul style="list-style-type: none"> • Sherry Baers, CAO
February 27, 2026	Email	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS Wheatland County <ul style="list-style-type: none"> • Sherry Baers, Chief Administrative Officer (CAO)
March 3, 2026	Email	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS Wheatland County <ul style="list-style-type: none"> • Sherry Baers, CAO

Date	Event	Parties
March 4, 2026	Email	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS Wheatland County <ul style="list-style-type: none"> • Sherry Baers, CAO
March 5, 2026	Email	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS Wheatland County <ul style="list-style-type: none"> • Sherry Baers, CAO
March 6, 2026	Email	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS Wheatland County <ul style="list-style-type: none"> • Sherry Baers, CAO
March 10, 2026	Email	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS Wheatland County <ul style="list-style-type: none"> • Sherry Baers, CAO
March 11, 2026	Email	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS Wheatland County <ul style="list-style-type: none"> • Sherry Baers, CAO
March 12, 2026	Email	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS Wheatland County <ul style="list-style-type: none"> • Sherry Baers, CAO
March 13, 2026	Email	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS Wheatland County <ul style="list-style-type: none"> • Sherry Baers, CAO
March 19, 2026	Email	Town of Strathmore <ul style="list-style-type: none"> • Jamie Dugdale, DoIODS Wheatland County <ul style="list-style-type: none"> • Sherry Baers, CAO



As a result of the negotiations, the County consented on the proposed annexation on March 27, 2026, when the County signed the Agreement. Following the County's signature, the Town of Strathmore signed the Agreement on March 27, 2026. A copy of the Agreement is included in **Appendix C**.

7.2 Matters Agreed To (to be included in the Annexation Order)

The Agreement (**Appendix C**) outlines the matters agreed to. The Town and County request that the intent of the Agreement be included in the annexation order.

7.3 Matters Agreed to as a Follow-up to Annexation (not to be included in Annexation Order)

The Town and the County have not identified any follow-up actions to the annexation. However, it is acknowledged that an amendment to the Town and County's IDP will be required in the future following annexation approval.

7.4 Matters Not Agreed To

The annexation negotiations process did not result in any matters not agreed to by the Town and the County.

7.5 Dispute Resolution/Results

There has been no requirement for any dispute resolution.

8.0 Consultation Process and Outstanding Concerns

8.1 Public Consultation Activities

The Town undertook several consultation activities in support of the proposed annexation. The core consultation activities took place from January through October 2025, but the Town remains open to ongoing discussions with the affected landowner and members of the public. The engagement activities included a series of landowner meetings and an annexation open house.

There was a total of ten landowner meetings that occurred from January to December 2025 – some with the affected landowner of the proposed annexation area and some with an owner of land to the northwest of the Town that has since requested annexation deferral to some point in the future. The format varied from in-person meetings to phone calls. Attendees included the above-described two sets of landowners as well as Town staff, who were available to answer questions, provide clarifications, and document feedback received from attendees.

On August 14, 2025, the Town hosted an annexation open house at the Strathmore Municipal Building. A representative of the County was in attendance to assist with open house facilitation. There were approximately 25 attendees at this event.

Based on the feedback that emerged through the Town consultation with the two sets of landowners and the public during the multiple landowner meetings and the annexation open house, the following themes emerged:

- General information on annexations in Alberta;
- Proposed annexation process and timeline;
- Purpose of the proposed annexation; and
- Desire for unique/interesting development opportunities in the proposed annexation area.

A detailed summary of the engagement activities and feedback received can be found in the Summary of Consultations Report (**Appendix F**).

In addition to the activities referenced in the Summary of Consultations Report (**Appendix F**), the Town attempted to engage with PrairieSky Royalty Ltd., a mines and minerals owner, but no response was received. The Town has also maintained communications with the two sets of landowners and members of the public through its annexation website content.

8.2 Identification of Public Views and Concerns

As mentioned above, the consultation process included ten landowner meetings and an annexation open house. This section identifies the emerging themes and outcomes of all consultation activities, broken down by the two main audiences:

1. Landowners (feedback collected through landowner meetings); and
2. General public (feedback collected through annexation open house).

Affected Landowners

During the ten landowner meetings held between January and December 2025, discussions remained general in nature as there were no significant concerns identified. The primary topic of inquiry was regarding the annexation process and anticipated timelines.

The topics discussed include:

- Annexation status;
- Timelines and procedures;
- Recreational amenities; and
- Potential annexation outcomes and their implications.

Both sets of landowners repeatedly expressed their support for the annexation and had no concerns. The landowner to the northwest of the Town subsequently requested deferral of the annexation of their lands, however, to some point in the future (see letter in **Appendix J**).

Affected Mines and Minerals Owner

The lone mines and minerals owner, PrairieSky Royalty Ltd., did not provide any feedback in response to a notification sent on October 2, 2025.

General Public

The feedback received from the annexation open house on August 14, 2025, can be categorized into the following four themes:

- Land development timing;
- Rationale of the annexation (considering a large amount of land was annexed in 2010);
- Desire for more unique/interesting developments; and
- The extent and location of the draft Strathmore West ASP being prepared in the vicinity of the northwest annexation area.

More details on the comments and feedback received can be found in **Appendix F**.

8.3 Referral Agency Engagement (Involvement of Public Interests)

During the annexation process, the Town communicated with numerous agencies deemed to have public interests in the proposed annexation. First, numerous agencies were either sent or copied on the NOI that was issued on July 4, 2024 (see **Appendix H**). Second, an email notification officially requesting comments was subsequently sent to numerous agencies on October 2, 2025. In addition to requesting comments, the email notification provided a brief update on the annexation status and included a circulation package containing the NOI and a digital copy of the display boards presented at the annexation open house held on August 14, 2025 (see **Appendix I**). Detailed responses received from numerous agencies in reply to the two sets of communications are provided in **Appendix I**, while a summary of the responses is provided in **Table 8.1**. Both **Appendix I** and **Table 8.1** reflect responses received as of February 19, 2026.

Table 8.1: Feedback from Public Interests

Agency	Response Date	Response
Alberta Agriculture and Irrigation	N/A	No response.
Alberta Arts, Culture and Status of Women	N/A	No response.
Alberta Energy Regulator (AER)	N/A	No response.
Alberta Environment and Protected Areas (AEPA)	N/A	No response.
Alberta Forestry and Parks	N/A	No response.
Alberta Health Services, Environmental Public Health	N/A	No response.
Alberta Heritage Resource Management, Historical Resources Division	14-Oct-25	Indicated that <i>Historical Resources Act</i> approval is not necessary and submission of a Historic Resources application is not required.
Alberta Municipal Affairs	24-Jul-25	Provided NOI acknowledgement and referred the Town to the Land and Property Rights Tribunal (LPRT).
Alberta Transportation and Economic Corridors (ATEC)	24-Oct-25	No concerns were raised regarding the annexation itself. The response includes comments and considerations for future development, including permit requirements, noise impacts, potential access removals subject to a planned Highway 1 bypass, mitigation of traffic impacts, and highway setbacks.
ATEC Calgary District Office	N/A	No response.
AltaLink Management Inc.	N/A	No response.
ATCO Gas (now ATCO Energy Systems)	14-Oct-25	No concerns were raised regarding the annexation itself. The response provides procedural and technical servicing considerations for future development, including standard conditions for gas main design, rights-of-way, installation timelines, and coordination with existing facilities.
ATCO Pipelines (now ATCO Energy Systems)		
Canadian Pacific Railway	N/A	No response.

Agency	Response Date	Response
Canada Post Corporation	2-Oct-25	No objections or comments.
Christ the Redeemer Separate Regional Division No. 3	9-Oct-25	Supportive of the proposed annexation. Requested to be included in future conversations as the annexation is approved and when the Town is ready to proceed with an ASP to secure an adequate supply of municipal reserve lands.
Department of National Defence	N/A	No response.
Encana/Ovintiv	12-Aug-25	Did not express a position on the proposed annexation. Advised that Ovintiv has an abandoned and reclaimed well located in NE 21-24-25 W4.
EPCOR	N/A	No response.
FORTIS Alberta	15-Oct-25	No concerns.
Golden Hills School Division No. 15:	N/A	No response.
Land and Property Rights Tribunal	17-Jul-25	Provided NOI acknowledgement.
Natural Resources Conservation Board (NRCB)	N/A	No response.
Royal Canadian Mounted Police (RCMP)	2-Oct-25	No objections or immediate concerns. Advised that increased development in the area could put a strain on policing resources and requested ongoing discussions to ensure an adequate level of service proportional to the expected level of growth resulting from the annexation.
Rogers Communications Canada Inc. (Owner of Shaw Cablesystems)	24-Oct-25	Legacy DesignTech provided a response of no objections on behalf of Rogers Communications Canada Inc.
TELUS	9-Oct-25	No concerns.
Western Irrigation District (WID)	20-Oct-25 and 19-Feb-26	No concerns were raised regarding the annexation itself. The response outlines observations and recommendations for future planning and development, emphasizing the role of ongoing communication and coordination between the Town and WID to support water management, agricultural operations, and responsible growth. A follow-up communication was received in early 2026 inquiring about the timing of the application.

8.4 Response to Concerns

Affected Landowners

The owner of the lands in the proposed annexation area is in support of the proposed annexation and expressed no concerns. During the landowner meetings, they raised questions about the annexation process and timelines, which were addressed by sharing publicly available information from the Alberta Government website, as well as information provided to the Town by its technical advisors and consultants. The landowner to the northwest of the Town, which originally desired inclusion within this annexation application, subsequently requested deferral of the annexation of their lands to some point in the future (see letter in **Appendix J**).

Affected Mines and Minerals Owner

No concerns were expressed by the lone mines and minerals owner, PrairieSky Royalty Ltd.

General Public

As mentioned in **Section 8.2**, members of the general public brought up specific questions in regard to the annexation. **Table 8.3** summarizes the responses that were provided by Town staff to these questions.

Table 8.2: Summary of Annexation Open House Feedback (August 14, 2025)

Question Raised	Response
What is annexation land development timing?	It will take a few years before land that is annexed is ready for development. Once annexed, land must be incorporated into the Town's planning documents, be specifically planned for, and then applications for subdivision and development, along with construction of services and roadways, must be made.
Why is the Town annexing land again?	This annexation is strategic to obtain additional non-residential land to support a more balanced ratio of residential to non-residential development. Further, the affected landowner is supportive of being in the Town of Strathmore.
Why does new development always look the same? (expressed desire for more unique/interesting developments)	Developers bring to market what they feel is most desirable and what is also cost-effective in their business models. Town bylaws can try to support more complete communities and more desirable public spaces, but it does not currently set design standards for developments.
Is this related to [the Strathmore West] ASP?	The draft Strathmore West ASP is for lands in the northwest portion of the Town. That draft ASP's developer also owns an adjacent parcel in the County to the northwest. This landowner originally expressed a desire for the adjacent parcel to be annexed but has since asked for deferral of the annexation of the parcel to a point in the future. Notwithstanding, the subject adjacent parcel in the County is identified in the draft ASP for future expansion.



Referral Agencies

Referral agencies did not have any concerns or objections with respect to the proposed annexation. Accordingly, no responses from the Town were needed.

The following agencies provided comments that are relevant for the future planning and development stages of the subject lands.

- Alberta Transportation and Economic Corridors
- ATCO Gas and Pipelines
- Christ the Redeemer Separate Regional Division No. 3
- Royal Canadian Mounted Police
- Western Irrigation District

The Town remains committed to following up with these agencies after the outcome of the proposed annexation is made public and further collaborating with them in ensuring that any next steps are conducted in a responsible and cohesive manner.

8.5 Mitigation of Outstanding Concerns

All concerns fielded through the Town's annexation consultation activities have been responded to (as described in **Section 8.4**) and there are no other known outstanding concerns requiring mitigation.

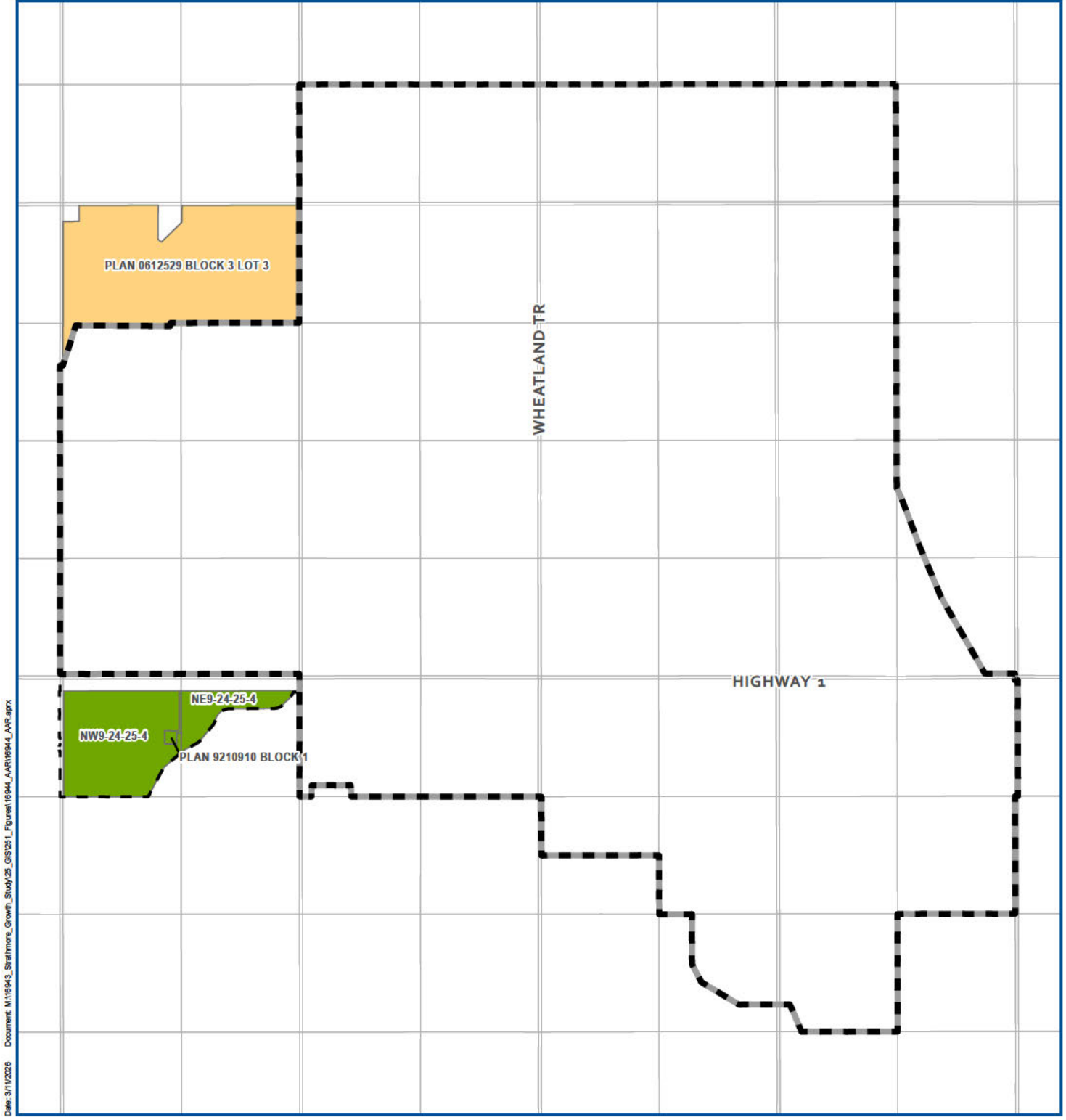
9.0 Consent and Opposition

After engagement activities concluded with the two sets of landowners that originally wanted to be annexed, the Town asked them to sign an annexation consent form if they were supportive of their lands being annexed. The landowner of the parcel adjacent to the northwest corner of the subsequently requested deferral of annexation to some point in the future (see **Appendix J**).

Table 9.1 provides a summary of the consent status of the three remaining affected parcels, which are all held by a single landowner. **Map 5** illustrates the geographic distribution of consents within the proposed annexation area. The associated consent form is included in **Appendix J**.

Table 9.1: Landowner Consent Status

Legal Description	Landowner	Landowner Consent Status
Portion of NW-9-24-25-W4M which lies south of Road Plan 851 0132 and northwest of Area 'H' on Plan 021 2872	ATIA Sec. (1)	Consent signed
Portion of NE-9-24-25-W4M which lies south of service road on Plan 851 0132 and north of Area 'J' on Plan 021 2872.		Consent signed
Block 1, Plan 921 0910		Consent signed



Date: 3/11/2026 Document: M10943_Strathmore_Growth_Study/05_05/055_L_Figures/0504_AAR/0504_AAR.aprx



-  Existing Municipal Boundary
-  Proposed Municipal Boundary
-  Quarter Section
- Affected Landowner Position**
-  Signed Consent Form
-  Requested Deferral



Strathmore

TOWN OF STRATHMORE
ANNEXATION APPLICATION
REPORT

MAP 5:
AFFECTED LANDOWNER
POSITIONS

10.0 Landowner Contact Information

Table 10.1 includes mailing addresses for all affected owners from their certificates of title as well as alternate mailing addresses from the County’s assessment and taxation records or in the case of PrairieSky Royalty Ltd. their official website. These alternate mailing addresses may prove more reliable as owners often do not maintain their contact information on their certificates of title. Copies of all associated certificates of title, which are dated February 27, 2026, are provided in **Appendix K**.

Table 10.1: Affected Owners’ Contact Information

Certificate of Title No.	Short Legal	Name	Mailing Address from Certificate of Title	Mailing Address from Other Source
ATIA Sec. (1)	NW9-24-25-4			
	NE9-24-25-4			
	1; ; 921 0910			
	9-24-25-4			

11.0 Special Conditions

The Agreement establishes the terms and conditions of the annexation (**Appendix C**). The conditions related to compensation, assessment and taxation, and removal⁵ are summarized in **Table 11.1**.

Table 11.1: Summary of Annexation Agreement Terms and Conditions

Topic	Annexation Agreement Reference	Summary of Terms and Conditions
Compensation	8.1	Payment of Compensation - The Town shall pay the County the Compensation Amount in a single payment of \$15,500 within 60 days of receipt of the Order in Council approving the annexation.
Assessment and Taxation	9.2 and 9.3	<p>For taxation purposes in the year of the Effective Date of Annexation and for twenty-nine (29) years thereafter, lands within the Annexation Territory and the assessable improvements to it, excluding designated industrial property, shall be assessed by the Town on the same basis as if they had remained in the County.</p> <p>For taxation purposes in the year of the Effective Date of Annexation and for twenty-nine (29) years thereafter, lands within the Annexation Territory and the assessable improvements to it, excluding designated industrial property, shall be taxed by the Town using:</p> <ul style="list-style-type: none"> (a) the municipal property tax rate established by the County, or (b) the municipal property tax rate established by the Town, <p>whichever is lower, for property of the same assessment class.</p>
Removal	9.4	<p>Where, in any taxation year, any parcel of land within the Annexation Territory:</p> <ul style="list-style-type: none"> (a) is the subject of a subdivision or separation of title, whether by registered plan of subdivision, by instrument or any other method, whereby a new parcel of land is created (including the residual parcel) at the request of or on behalf of the landowner; or (b) is re-designated, at the request of or on behalf of the landowner, under the Town's Land Use Bylaw to another designation; or (c) is connected, at the request of or on behalf of the landowner, to the Town's water service or sewer service or both, (the "Triggering Event"), <p>Sections 9.2 and 9.3 cease to apply to that parcel of land and the assessable improvements to it at the end of that taxation year in which the Triggering Event occurred.</p>
Designated Industrial Property	9.5	Designated Industrial Property as defined in section 284(1) (f.01) of the Act shall be assessed by the Provincial Assessor and levied by the Town on the same basis as other Designated Industrial Property within the Town.

⁵ Removal refers to conditions that trigger early removal of the assessment and taxation conditions.

12.0 Documents for the Order in Council

The LPRT's Annexation Application Checklist, revised December 11, 2025, now requires two documents for consideration for a potential order in council – a map in greyscale and a description of the area sought for annexation.

In terms of the map, the LPRT may use **Map 1** from this Annexation Application Report, which is in greyscale and meets the four specifications within the Annexation Application Checklist.

In terms of the description of the area sought for annexation, the Town retained an Alberta legal surveyor that has provided the following.

FIRSTLY

MERIDIAN 4 RANGE 25 TOWNSHIP 24

SECTION 9

QUARTER NORTH WEST

THAT PORTION WHICH LIES SOUTH OF ROAD PLAN 8510132

AND NORTHWEST OF AREA 'H' ON PLAN 0212872

CONTAINING 54.453 HECTARES (134.56 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

<i>PLAN</i>	<i>NUMBER</i>	<i>HECTARES</i>	<i>ACRES</i>	<i>MORE OR LESS</i>
<i>SUBDIVISION</i>	<i>9210910</i>	<i>1.214</i>	<i>3.00</i>	
<i>ROAD</i>	<i>2010468</i>	<i>0.362</i>	<i>0.89</i>	

SECONDLY

MERIDIAN 4 RANGE 25 TOWNSHIP 24

SECTION 9

THAT PORTION OF THE NORTH EAST QUARTER

WHICH LIES SOUTH OF SERVICE ROAD ON

PLAN 8510132 AND NORTH OF AREA 'J' ON PLAN 0212872

CONTAINING 14.060 HECTARES (34.74 ACRES) MORE OR LESS

THIRDLY

PLAN 9210910

BLOCK 1

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 1.214 HECTARES (3 ACRES) MORE OR LESS

FOURTHLY

ALL THAT PORTION OF HIGHWAY AND SERVICE ROAD SHOWN ON PLAN 141

0517 THAT LIES ADJACENT TO THE NORTH BOUNDARY OF SEC.9 TWP.24

RGE.25 W4M.

FIFTHLY

ALL THAT PORTION OF GOVERNMENT ROAD ALLOWANCE THAT LIES ADJACENT TO THE NORTH BOUNDARY OF SEC.9 TWP.24 RGE.25 W4M.

SIXTHLY

ALL THAT PORTION OF ROAD ON PLAN 201 0468 THAT LIES ADJACENT TO THE WEST BOUNDARY OF THE NW QUARTER SEC.9 TWP.24 RGE.25 W4M.

SEVENTHLY

ALL THAT PORTION OF GOVERNMENT ROAD ALLOWANCE THAT LIES ADJACENT TO THE WEST BOUNDARY OF THE NW QUARTER SEC.9 TWP.24 RGE.25 W4M.

EIGHTHLY

ALL THAT PORTION OF ROAD ON PLAN 201 0468 THAT LIES ADJACENT TO THE EAST BOUNDARY OF THE NE QUARTER SEC.8 TWP.24 RGE.25 W4M.

The Town has compared the above with the format of descriptions that usually accompany annexation orders in council. The following is an alternative describing the area sought for annexation in the format typical of annexation orders in council.

ALL THAT PORTION OF THE NORTHEAST QUARTER OF SECTION NINE (9), TOWNSHIP TWENTY-FOUR (24), RANGE TWENTY-FIVE (25), WEST OF THE FOURTH (4) MERIDIAN LYING NORTH OF THE NORTHERN BOUNDARY OF AREA 'J', PLAN 021 2872 INCLUDING THE ADJACENT PORTION OF ROAD PLAN 141 0517.

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION NINE (9), TOWNSHIP TWENTY-FOUR (24), RANGE TWENTY-FIVE (25), WEST OF THE FOURTH (4) MERIDIAN LYING NORTHWEST OF THE NORTHWESTERN BOUNDARY OF AREA 'H', PLAN 021 2872 INCLUDING BLOCK 1, PLAN 921 0910, THE ADJACENT PORTION OF ROAD PLAN 141 0517, AND THE ADJACENT PORTION OF ROAD PLAN 201 0468.

ALL THAT PORTION OF THE NORTH-SOUTH ROAD ALLOWANCE ADJACENT TO THE WEST BOUNDARY OF THE NORTHWEST QUARTER OF SECTION NINE (9), TOWNSHIP TWENTY-FOUR (24), RANGE TWENTY-FIVE (25), WEST OF THE FOURTH (4) MERIDIAN.

ALL THOSE PORTIONS OF ROAD PLAN 201 0468 WITHIN NORTHEAST QUARTER OF SECTION NINE (8), TOWNSHIP TWENTY-FOUR (24), RANGE TWENTY-FIVE (25), WEST OF THE FOURTH (4) MERIDIAN.

The LPRT may use either alternative to inform its final writing of the description for the order in council.