



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

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	Page
<b>1. CALL TO ORDER</b>	
1.1. Traditional Land Acknowledgment for the First Regular Council Meeting in March (Sa'aikisom)	
<b>2. CONFIRMATION OF AGENDA</b>	
<b>3. CLOSED MEETING</b>	
3.1. Board and Committee Appointment – Disclosure harmful to personal privacy – FOIP S. 17(1)	
3.2. Council CAO Dialogue – Advice from officials – FOIP S. 24 1(b)(i)	
3.3. CAO Performance Review – Confidential evaluations – FOIP S. 19(1)	
<b>4. PUBLIC HEARING</b>	
4.1. Land Use Bylaw Amending Bylaw No. 24-23 (416 and 417 80B Archie Klaiber Trail) <a href="#">Agenda Item - AIR-25-054 - Pdf</a>	4 - 28
4.2. Land Use Bylaw Amending Bylaw No. 25-04 (Lakewood Phase 2B) <a href="#">Agenda Item - AIR-25-057 - Pdf</a>	29 - 87
<b>5. PUBLIC COMMENTS</b>	
<p>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: <a href="mailto:LSAdmin@strathmore.ca">LSAdmin@strathmore.ca</a> 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.</p>	
<b>6. DELEGATIONS</b>	
<p>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: <a href="mailto:LSAdmin@strathmore.ca">LSAdmin@strathmore.ca</a> by noon, seven (7) days before a Regular Council Meeting.</p>	
6.1. 2024-2025 RCMP Q3 Municipal Policing Report <a href="#">Agenda Item - AIR-25-034 - Pdf</a>	88 - 104
<b>7. CONSENT AGENDA</b>	
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8.2 Special Council Meeting Minutes – February 24, 2025	
8.3 Special Council Meeting Minutes – March 12, 2025	
10.2 2022 - 2025 Strategic Plan and Municipal Legislation Review	
10.3 2024 Reserve Funding Transfers	

- 10.4 2024 Capital and Operating Budget Carry Forwards and Closed Projects
- 11.2.1 Marigold Library Board Meeting Minutes – November 23, 2024
- 11.2.2 WADEMESA Report January 2025
- 11.2.3 WADEMESA Meeting Minutes – February 18, 2025
- 11.2.4 WHMB Signed Meeting Minutes – January 16, 2025
- 12.1 WHMB – Audit Info letter to all municipalities – February 2025
- 12.2 STARS 2025 Thank You Letter Redacted

**8. CONFIRMATION OF MINUTES**

- 8.1. Regular Council Meeting Minutes – February 19, 2025 105 - 115  
[Agenda Item - AIR-25-045 - Pdf](#)
- 8.2. Special Council Meeting Minutes – February 24, 2025 116 - 120  
[Agenda Item - AIR-25-048 - Pdf](#)
- 8.3. Special Council Meeting Minutes – March 12, 2025 121 - 129  
[Agenda Item - AIR-25-060 - Pdf](#)

**9. BYLAWS**

- 9.1. Land Use Bylaw Amending Bylaw No. 24-23 (416 and 417 80B Archie Klaiber Trail) 130 - 154  
[Agenda Item - AIR-25-047 - Pdf](#)
- 9.2. Land Use Bylaw Amending Bylaw No. 25-04 (Lakewood Phase 2B) 155 - 213  
[Agenda Item - AIR-25-058 - Pdf](#)
- 9.3. Non-Residential Municipal Tax Incentive Amendment Bylaw No. 25-10 214 - 229  
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**10. BUSINESS**

- 10.1. 2024 Recreation and Cultural Needs Assessment – Final Report 230 - 368  
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- 10.3. 2024 Reserve Funding Transfers 401 - 406  
[Agenda Item - AIR-25-027 - Pdf](#)
- 10.4. 2024 Capital and Operating Budget Carry Forwards and Closed Projects 407 - 412  
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**11. COUNCILLOR INFORMATION & INQUIRIES**

- 11.1. QUESTIONS BETWEEN COUNCILLORS AND COUNCIL STATEMENTS
- 11.2. BOARD AND COMMITTEE REPORTS
  - 11.2.1. Marigold Library Board Meeting Minutes – November 23, 2024 413 - 418  
[Marigold Library Board Meeting Minutes – November 23, 2024](#)
  - 11.2.2. WADEMESA Report January 2025 419  
[WADEMESA Report January 2025](#)
  - 11.2.3. WADEMESA Meeting Minutes – February 18, 2025 420  
[WADEMESA Meeting Minutes – February 18, 2025](#)
  - 11.2.4. WHMB Signed Meeting Minutes – January 16, 2025 421 - 429

[WHMB Signed Meeting Minutes – January 16, 2025](#)

11.3.	QUESTION AND ANSWER PERIOD	
11.4.	ADMINISTRATIVE INQUIRIES	
11.5.	NOTICES OF MOTION	
<b>12.</b>	<b>CORRESPONDENCE</b>	
12.1.	WHMB – Audit Info letter to all municipalities – February 2025 <a href="#">WHMB – Audit Info letter to all municipalities – February 2025</a>	430
12.2.	STARS 2025 Thank You Letter Redacted <a href="#">STARS 2025 Thank You Letter Redacted</a>	431
<b>13.</b>	<b>ADJOURNMENT</b>	



# Request for Decision

To: Town Council

Staff Contact: Kate Bakun, Planner

Date Prepared: March 9, 2025

Meeting Date: March 19, 2025

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

**RECOMMENDATION:** THAT Council proceed with a Public Hearing for Bylaw No. 24-23 on March 19, 2025, in accordance with Section 692(1) of the *Municipal Government Act, RSA 2000, cM-26*;

AND THAT Council take into consideration all information received at the Public Hearing on March 19, 2025 regarding Bylaw No. 24-23 being a bylaw to amend the Town's Land Use Bylaw No. 14-11.

## STRATEGIC PRIORITIES:



Affordable Housing



Climate Resiliency



Community Development



Community Wellness



Economic Development



Financial Sustainability

## **HOW THE STRATEGIC PRIORITIES ARE MET:**

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

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## SUSTAINABILITY

### **ECONOMIC SUSTAINABILITY:**

Opening a childcare facility can allow 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.

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**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 have advertised the public hearing in accordance with Section 606 of the Municipal Government Act. We have also requested that the public hearing be advertised on our social media.

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**BACKGROUND:**

First Reading of Bylaw No. 24-23 was given on February 19, 2025, and the public hearing was advertised on the following dates:

- February 24, 2025 - Mailed notice to adjacent landowners
- February 24, 2025 - Notice posted on Town website
- February 26, 2025 - Strathmore Times
- March 5, 2025 - Strathmore Times
- March 12, 2025 - Strathmore Times
- March 2025 - Utility Bill Insert

Internal and external circulation was completed on November 15, 2024, and we haven't received any concerns from internal and external agencies.

We have received one public inquiry about parking stalls within the project and they noted they will be attending the public hearing to speak.

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 may 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 proceed with a Public Hearing for Bylaw No. 24-23 on March 19, 2025, in accordance with Section 692(1) of the *Municipal Government Act, RSA 2000, cM-26*;

AND THAT Council take into consideration all information received at the Public Hearing on March 19, 2025 regarding Bylaw No. 24-23 being a bylaw to amend the Town's Land Use Bylaw No. 14-11.

#### **COMMUNICATIONS:**

Staff have advertised the public hearing in accordance with the Municipal Government Act by including notices in the Strathmore Times, 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](#)
  - [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. Newspaper advertisement](#)
  - [Attachment VI: Annotation 2025-02-24 Map 24-23](#)
  - [Attachment VII: February-26-2025-Strathmore-Times.](#)
  - [Attachment VIII: March-5-2025-Strathmore-Times.](#)
  - [Attachment IX: Bylaw 24-23. 416 & 417 80B Archie Klaiber Trail. Public Hearing Presentation](#)
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Chuck Procter, Manager of Development Services	Approved - 12 Mar 2025
Jamie Dugdale, Director of Infrastructure, Operations, and Development Services	Approved - 12 Mar 2025
Veronica Anderson, Legislative Services Officer	Approved - 13 Mar 2025
Johnathan Strathdee, Manager of Legislative Services	Approved - 13 Mar 2025
Kevin Scoble, Chief Administrative Officer	Approved - 13 Mar 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 by 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 19<sup>TH</sup> day of February, 2025

PUBLIC HEARING HELD this \_\_\_\_ day of \_\_\_\_\_, 2025

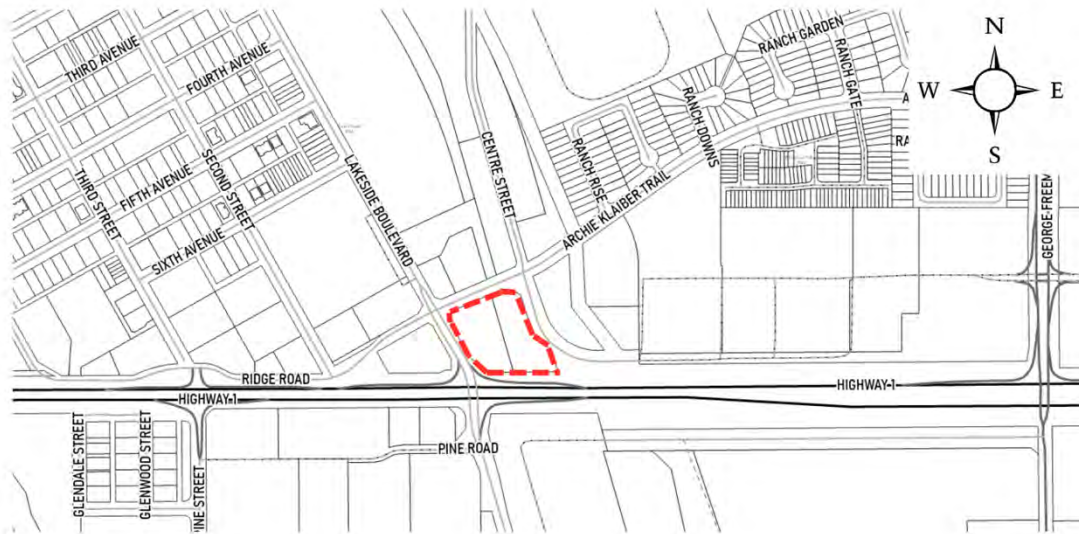
READ A SECOND TIME this \_\_\_\_ day of \_\_\_\_\_, 2025

READ A THIRD AND FINAL TIME this \_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
DIRECTOR STRATEGIC,  
ADMINISTRATIVE AND FINANCIAL SERVICES

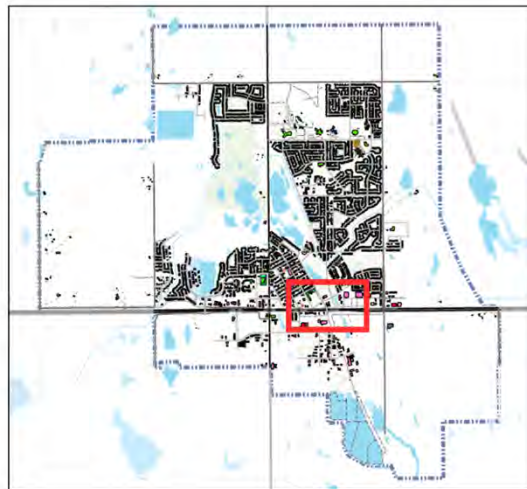
## Schedule "A"



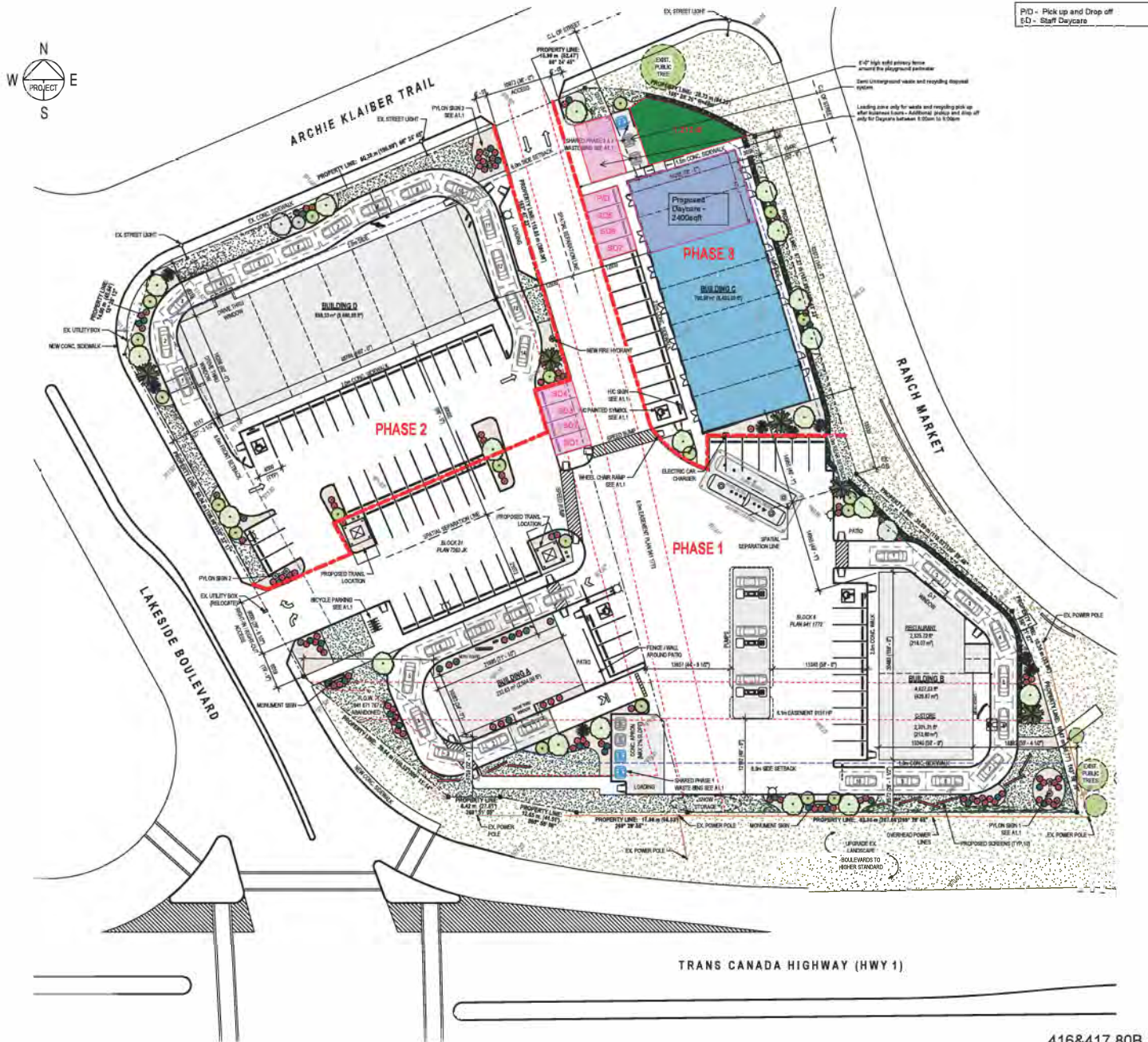
**Land Use District:**



CHWY – Commercial Highway District. Direct Control District Overlay



Proposed Daycare Area - 2400sqft  
 Number of Children - 50  
 Number of Staff - 7  
 Number of Staff Parking - 7  
 Playground - 1200sqft



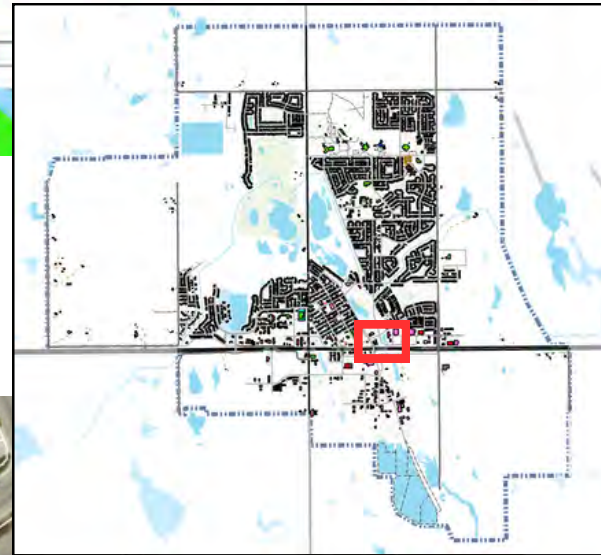
# 24-23 LUB Redesignation Application- 416 & 417 80B Archie Klaiber Trail



## 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

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

**3. GENERAL SITE REQUIREMENTS:**

**a) Lot Area**

- i. 929m<sup>2</sup>

**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.

**Notice of Public Hearings:**  
**March 19, 2025 @ 7:00 p.m.**

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

Staff received an application for a land use redesignation (Bylaw No. 24-23) of 416 & 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.

**Public Hearing Process**

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

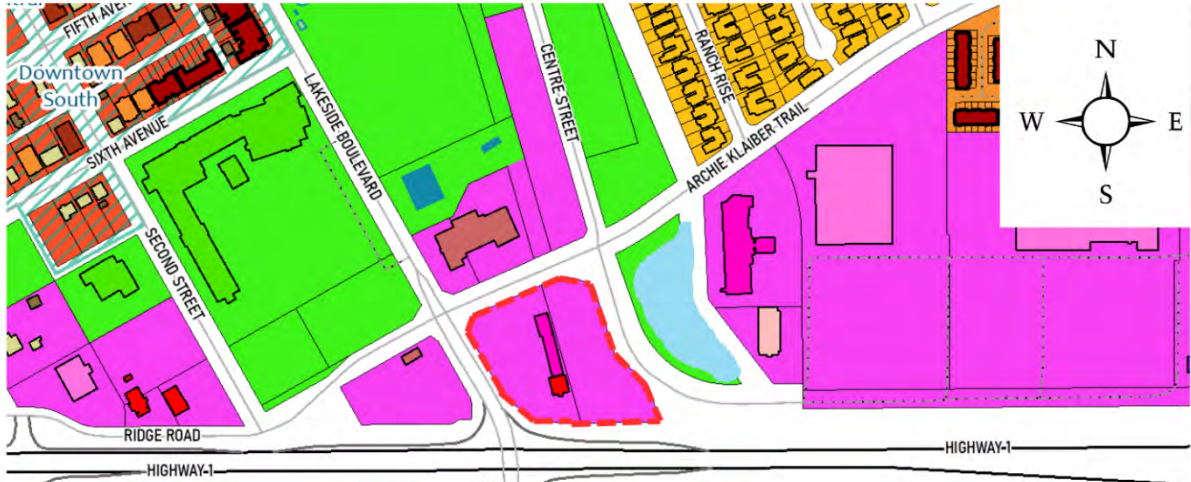
The Public Hearing will be held via ZOOM **AND** in Council Chambers, Strathmore Municipal Building, 1 Parklane Drive, Strathmore Alberta on **Wednesday, March 19, 2025**, commencing at 7:00pm with procedures in accordance with the *Municipal Government Act*, Section 199 and the Town of Strathmore Council Procedural Bylaw #23-17 and amendments thereto. Any person or group of persons, or person acting on someone's behalf, who claims to be affected by any of the proposed bylaw may present suggestions or concerns by making a submission to the public hearing. Please contact Legislative Services at [lsadmin@strathmore.ca](mailto:lsadmin@strathmore.ca) by 12:00 noon on **Wednesday, March 12, 2025**, in order to register to present.

Written submissions to the Public Hearing or the name of any person wishing to make an oral presentation at the Public Hearing must be received by the Planning and Development Department prior to 12:00 noon on **Wednesday, March 12, 2025** as outlined in Bylaw #23-17 and amendments thereto. If your written submission is not received by this time, please provide fifteen (15) copies for distribution at the Public Hearing. Each person wishing to address Council at the Public Hearing shall complete their verbal presentation within three minutes.

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

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

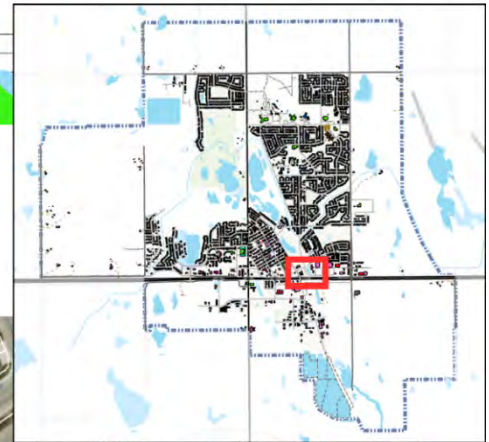
24-23 LUB Redesignation Application- 416 & 417 80B Archie Klaiber Trail



Explication:



CHWY – Highway Commercial District







**Upcoming Council Meetings**

February 29, 2025 | 6 p.m. Regular Meeting of Council  
 March 5, 2025 | 6 p.m. Regular Meeting of Council  
 March 12, 2025 | 6 p.m. Committee of the Whole

**Come Say Hi**

Hearing from the community is really important to us, so you're welcome at any Council or Committee of the Whole meeting. You do not need to call ahead or register to observe Strathmore Council in action. There is ample public seating and additional standing room if needed. You can also watch livestreamed meetings online as they happen, or catch up later on YouTube.

**Land Use Bylaw No. 25-04.**

**Notice of Public Hearing.**

**March 19, 2025 at 7 p.m.**  
**Land Use Bylaw Amending Bylaw No. 25-04**  
**Lakewood Phase 2B**

Staff received an application for a land use redesignation (Bylaw No. 25-04) for Lakewood Phase 2B to facilitate the development of various residential and public service districts, including:

- RIN – Single Detached Residential (Narrow Lot) District, District Overlay
- R2 – Low-Density Residential District (Overlay), District Overlay
- R2X – Medium-Density Attached Housing District (Overlay), District Overlay
- R3 – High-Density Residential District (Overlay), District Overlay
- P1 (MR) – Public Service District (Municipal Reserve)
- P1 (PUL) – Public Service District (Public Utility Lot)
- Municipal Road

Currently, these properties are designated as RIS – Single Detached Residential (Small Lot) District and RIN – Single Detached Residential (Narrow Lot) District under the Land Use Bylaw (LUB).

The developer is requesting a reduction in side yard setbacks for all proposed housing types within Phase 2B, decreasing the requirement from 1.5m to 1.2m. To accommodate this request, staff propose a Direct Control District Overlay, which would permit a 1.2m side yard setback while maintaining all other regulations specified in the parent land use districts.

**Public Hearing Process**

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

The Public Hearing will be held via ZOOM AND in Council Chambers, Strathmore Municipal Building, 1 Parklane Drive, Strathmore Alberta on **Wednesday, March 19, 2025**, commencing at 7 p.m. with procedures in accordance with the Municipal Government Act, Section 199 and the Town of Strathmore Council Procedural Bylaw #23-17 and amendments thereto. Any person or group of persons, or person acting on someone's behalf, who claims to be affected by any of the proposed bylaw may present suggestions or concerns by making a submission to the public hearing. Please contact Legislative Services at [lsadmin@strathmore.ca](mailto:lsadmin@strathmore.ca) by noon on **Wednesday, March 12, 2025**, in order to register to present.

Written submissions to the Public Hearing or the name of any person wishing to make an oral presentation at the Public Hearing must be received by the Planning and Development Department prior to noon on **Wednesday, March 12, 2025** as outlined in Bylaw #23-17 and amendments thereto. If your written submission is not received by this time, please provide fifteen (15) copies for distribution at the Public Hearing. Each person wishing to address Council at the Public Hearing shall complete their verbal presentation within three minutes.

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

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



**2025 is an election year. While October is just over seven months away, now is a great time to start learning more.**

Municipal elections are where the decisions that impact your daily life are made—choices about the roads you drive on, the parks where your kids play, and the services that keep our community strong.

Ever wonder how those decisions come to life? They're made by people just like you—your neighbors, your friends, and maybe even you. Our town council is built on the voices of residents who care deeply about where we live, work, and grow.

Over the years, council chambers have welcomed grandfathers and their granddaughters, fathers and their sons, husbands and wives—all brought together by a shared commitment: helping Strathmore thrive.

There are four key ways you can be part of this election, and we'll be sharing more information as we get closer to election day:

- **Register to Vote** – Make sure you're ready to have your say when election day comes.
- **Nominate for Council** – If you're passionate about making a difference, consider running for office. You don't need to be a politician—just someone who wants to see our town flourish.
- **Work the election** – Elections don't run themselves. Join the team that helps make democracy happen by signing up for an election worker role.
- **Vote** – Every vote matters. Help choose the leaders who will represent your voice at the council table.

Here are a few dates you should keep on the calendar:

- **Nomination Day Deadline:** September 22, 2025 at noon
- **Election Day:** October 20, 2025

Stay informed and be part of the process. You can learn more by visiting [Strathmore.ca/Election](http://Strathmore.ca/Election).

**Speedy wifi? Yes please. Fibre Optic Expansion.**

The Town of Strathmore has partnered with Fibre Connect to expand the fibre optic main network in residential and business right-of-ways. Starting in spring 2025, Leducor Technical Services will subcontract the work to bring high-speed fibre optic access to areas of Strathmore previously without coverage. Connection to the fibre optic will be at the discretion of property and business owners.

Installing fibre optics enables fast internet speeds, ensuring smooth streaming, seamless video calls, and quick downloads. They offer a reliable connection, even during peak usage time or bad weather. For businesses, fibre optics improve efficiency through faster uploads and seamless video conferencing. They also increase property value and support remote work and learning, making them a valuable addition for modern living and working.

Any installation on private property requires authorization by property owners. With permission, Fibre Connect will install a fibre optic line from the main network along the right-of-way to the home or business. Representatives from Leducor and Fibre Connect will be visiting homes and business to seek permission. There is no obligation to connect.

For more information about this project or future availability of services such as high-speed internet, contact Fibre Connect directly at [info@fibreconnect.com](mailto:info@fibreconnect.com) or **1-800-503-2731**. You can also visit our website, [Strathmore.ca/FibreOptics](http://Strathmore.ca/FibreOptics)

**2025 Food Drive for Wheatland County Food Bank.**

The Strathmore Fire Department, in partnership with the RCMP and Strathmore Family and Community Support Services (FCSS), is gearing up for its annual food drive, starting February 27, 2025. This event, which benefits the Wheatland County Food Bank, is a great way to support those in need.

Starting on February 27, members of the fire department, RCMP, and FCSS will be delivering bags to select neighborhoods. They'll be picking them up on March 7. If you'd like to contribute, simply call the fire department at 403-934-3022, or drop off your donations at the Strathmore Fire Hall between 6 a.m. and 6 p.m. any day.

In 2024, we achieved the largest single donation ever recorded for the Wheatland County Food Bank. Help make this year the most successful one yet.

**Tender and major project updates. Municipal tenders.**

The Municipal Tenders page has been updated with new opportunities for 2025. In accordance with Procurement Policy 1808, all tenders valued at \$75,000 or more are now available for public viewing. Visit [Strathmore.ca/tenders](http://Strathmore.ca/tenders) to explore current opportunities, including:

- Maplewood water main and road realignment
- Line painting
- Road asset management program (RAMP)

Work on our major project, reservoir upgrades, is scheduled to begin this spring. Expect Maplewood Drive to be busy with construction, road closures, and underground infrastructure upgrades. You can stay informed on major project developments at [Strathmore.ca/reservoirupgrades](http://Strathmore.ca/reservoirupgrades).

**Strathmore FCSS Offers Tax Help for Seniors and Residents in Need**

Tax season can be stressful, but Strathmore Family and Community Support Services (FCSS) is here to help. Starting February 24, FCSS volunteers will offer free income tax preparation for individuals with modest incomes and simple tax situations.

This service is specifically designed for seniors and those who are unable to complete their taxes on their own. To ensure a smooth process, FCSS will also be available in advance to answer questions, help gather necessary documents, and make sure clients are fully prepared for their appointments.

Residents are reminded to bring all relevant documents to avoid delays. For more information or to book an appointment, contact Strathmore FCSS 403-934-9090 or come by and see them during business hours.

Public notice to electors.

**Borrowing Bylaw.**

TAKE NOTICE that the Council of the Town of Strathmore, in the Province of Alberta, has given first reading to borrowing By-law No. 25-03 which will, upon final passage and approval, authorize the proper officers of the said Town to borrow monies from a Canadian Chartered Bank or the Government of Alberta on the general credit and security of the municipality, to pay for upgrades to the Wildflower Reservoir located in Strathmore, Alberta.

The total borrowing required for the aforementioned project is \$5,450,000. The borrowing is to be repayable in monthly, semi-annual, or annual equal payments of combined principal and interest installments not to exceed a repayment period of twenty-five (25) years, at an interest rate as fixed from time to time by the Canadian Chartered Bank or other financial institution. The annual rate of interest is not to exceed five and a half percent per annum (5.5%).

NOW THEREFORE NOTICE is hereby given by the Council of the Town of Strathmore that, unless a petition of the electors for a vote on By-law No. 25-03 is demanded, as provided for by the terms of Section 231 of the Municipal Government Act, the said Council may pass the said borrowing by-law.

All persons interested are hereby notified and they are required to govern themselves accordingly.

DATED at the Town of Strathmore, in the Province of Alberta this 22nd day of January 2025.

Per: Riley Brolly, CPA  
Manager, Financial Planning, Budgeting & Reporting

**Information for Electors**

Persuant to Section 1(o) of the Municipal Government Act an "elector" means:

A person who is eligible to vote in the election for a Councillor under the Local Authorities Election Act.

Persuant to section 47(1) of the Local Authorities Election Act a person is eligible to vote in an election if they are:

- at least 18 years old;
- a Canadian citizen and;
- has resided in Alberta for the 6 consecutive months immediately preceding election day and is resident in the area on election day.

A poll may be demanded in the Town of Strathmore by electors equal in number to at least:

- in the case of a municipality other than a summer village, by electors of the municipality equal in number to at least 10% of the population and
- in the case of a summer village, by 10% of the electors of the summer village

In accordance with the provisions of section 223 of the Municipal Government Act and in accordance with the provisions of section 251 of the Municipal Government Act.

The petition for a vote must be received by the Chief Administrative Officer within 15 days of the last publication of this notice and shall contain on each page "an accurate and identical statement of the purpose of the petition".

(Further requirements of the petition are provided in section 224 of the Municipal Government Act.)

Date of the last publication of this notice is 12th day of March 2025.

Land Use Bylaw No.24-23.

**Notice of Public Hearing.**

**March 19, 2025 at 7:00 p.m.**  
**Land Use Bylaw Amending Bylaw No.24-23**  
**416 and 417 80B Archie Klaiber Trail**

Staff received an application for a land use redesignation (Bylaw No. 24-23) of 416 & 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.

**Public Hearing Process**

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

The Public Hearing will be held via ZOOM AND in Council Chambers, Strathmore Municipal Building, 1 Parklane Drive, Strathmore Alberta on **Wednesday, March 19, 2025**, commencing at 7:00pm with procedures in accordance with the *Municipal Government Act, Section 199* and the Town of Strathmore Council Procedural Bylaw #23-17 and amendments thereto. Any person or group of persons, or person acting on someone's behalf, who claims to be affected by any of the proposed bylaw may present suggestions or concerns by making a submission to the public hearing. Please contact Legislative Services at **Isadmin@strathmore.ca** by 12:00 noon on **Wednesday, March 12, 2025**, in order to register to present.

Written submissions to the Public Hearing or the name of any person wishing to make an oral presentation at the Public Hearing must be received by the Planning and Development Department prior to 12:00 noon on **Wednesday, March 12, 2025** as outlined in Bylaw #23-17 and amendments thereto. If your written submission is not received by this time, please provide fifteen (15) copies for distribution at the Public Hearing. Each person wishing to address Council at the Public Hearing shall complete their verbal presentation within three minutes.

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

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

**Planning in Alberta**  
**MGA, IDP, MDP, ASP... What's with all the acronyms and what do they mean?**

Strathmore's land use planning follows a framework that's guided by a big provincial law called the Municipal Government Act (MGA). It sounds confusing at first but we'll try and break it down. Basically, the MGA lays out how towns like ours make decisions about things like planning, subdivisions, and new developments. It also gives municipalities the tools they need to shape their communities the way residents want.

Think of it like a planning ladder. At the top, we've got the big-picture plans that involve neighboring municipalities—this is called an Intermunicipal Development Plan (IDP). The IDP outlines how municipalities will work together and manage future growth.

Next, we zoom in a little with a plan that covers the whole town, known as the Municipal Development Plan (MDP). The MDP looks at how major transportation and servicing networks are provided and outlines in general what goes where...greenspaces, homes and workplaces.

And finally, we get more detailed with plans that focus on specific neighborhoods or areas larger than 20 acres—those are called Area Structure Plans (ASP). These are a more recent requirement, and typically outline more specifically what types of homes or businesses are built in an area, as well as outlining the major road networks, schools and parks.

All of these plans are considered and adopted by Council after varying levels of engagement with the public. It is also important that all these plans are consistent with each other.



No more "Mom I'm boooooored."  
**PD Day/School Closure Camps.**

Are you looking for ways to keep your kids busy while they have days off from school? We've got you covered, Strathmore Motor Products Sports Centre offers day camps on PD/School Closure Days!

Course ID	Dates	Time	Cost
#33049	March 14, 2025	9 a.m. - 5 p.m.	47.50
#33050	April 4, 2025	9 a.m. - 5 p.m.	47.50
#33052	May 2, 2025	9 a.m. - 5 p.m.	47.50
#33053	May 16, 2025	9 a.m. - 5 p.m.	47.50
#33054	June 13, 2025	9 a.m. - 5 p.m.	47.50

Summer boredom? Not on our watch.  
**Summer Camps.**

We have a fun, safe alternative to boredom for ages 4-12 with our summer camps. Check out the themes of each week and register your child for their favourite theme, or register in all the weeks for a fun summer of activities, friendship, and learning. Please note time and pricing may vary depending on your child's age.

For more information, visit our website **Strathmore.ca/Recreation**. You can register for these camps through Perfectmind.

Theme	Dates	Days	Time	Cost
Water Fun	July 2 to 4, 2025	W, Th, F	9 a.m. - 5 p.m.	111.00
Splash and Play	July 7 to 11, 2025	M, Tu, W, Th, F	9 a.m. - 5 p.m.	245.00
Sport and Explore	July 14 to 18, 2025	M, Tu, W, Th, F	9 a.m. - 5 p.m.	185.00
Multi-Sport Adventure	July 21 to 25, 2025	M, Tu, W, Th, F	9 a.m. - 5 p.m.	185.00
Splash and Dash	July 28 to Aug 1, 2025	M, Tu, W, Th, F	9 a.m. - 5 p.m.	245.00
Neon Days	Aug 5 to 8, 2025	M, Tu, W, Th, F	9 a.m. - 5 p.m.	148.00
Balls and More	Aug 11 to 15, 2025	M, Tu, W, Th, F	9 a.m. - 5 p.m.	185.00
Olympic Days	Aug 18 to 22, 2025	M, Tu, W, Th, F	9 a.m. - 5 p.m.	185.00



**Upcoming Council Meetings**

March 5, 2025 | 6 p.m. CANCELLED  
 March 12, 2025 | 6 p.m. Committee of the Whole  
 March 19, 2025 | 6 p.m. Regular Meeting of Council

**Come Say Hi**

Hearing from the community is really important to us, so you're welcome at any Council or Committee of the Whole meeting. You do not need to call ahead or register to observe Strathmore Council in action. There is ample public seating and additional standing room if needed. You can also watch livestreamed meetings online as they happen, or catch up later on YouTube.

**It's property assessment season. Property Assessment Notices.**

Property Assessment Notices are mailed each year in February. When you receive your notice please review it carefully, as there's a couple things for you to keep in mind.

In Alberta, property assessments are governed by regulations outlined in the Municipal Government Act, ensuring a fair system that promotes an equitable distribution of municipal taxes. Property assessments in Strathmore are based on the market value of each property as of **July 1, 2024**, and the property's physical condition as of **December 31, 2024**.

The Customer Review Period is an important time for property owners to check, compare and review their assessment for accuracy, fairness and equity. When you receive your notice, there's a few things you should do.

- Review your assessment: Once you receive your letter, take time to review the details carefully. This assessment will provide important information about your property value.
- Contact information: If you have any questions or concerns about your assessment, let us know! You can contact our Taxation Department at tax@strathmore.ca
- Appeal process: If you believe there is an error in your assessment, you have the right to appeal. If you'd like to appeal your assessment you have until April 28, 2025 to do so. All complaints must be submitted using the Assessment Review Board Complaint form, available on our website. Detailed instructions on how to file an appeal will be included in your letter and you can find more information about the appeal process on our website, [Strathmore.ca/Assessment](http://Strathmore.ca/Assessment)
- Payment deadlines: Be aware of any deadlines for payments or appeals mentioned in your letter to avoid any penalties.

For more information, visit [Strathmore.ca/Assessment](http://Strathmore.ca/Assessment)

**Land Use Bylaw No. 25-04. Notice of Public Hearing.**

**March 19, 2025 at 7 p.m.**  
**Land Use Bylaw Amending Bylaw No. 25-04**  
**Lakewood Phase 2B**

Staff received an application for a land use redesignation (Bylaw No. 25-04) for Lakewood Phase 2B to facilitate the development of various residential and public service districts, including:

- R1N – Single Detached Residential (Narrow Lot) District, District Overlay
- R2 – Low-Density Residential District (Overlay), District Overlay
- R2X – Medium-Density Attached Housing District (Overlay), District Overlay
- R3 – High-Density Residential District (Overlay), District Overlay
- P1 (MR) – Public Service District (Municipal Reserve)
- P1 (PUL) – Public Service District (Public Utility Lot)
- Municipal Road

Currently, these properties are designated as RIS – Single Detached Residential (Small Lot) District and R1N – Single Detached Residential (Narrow Lot) District under the Land Use Bylaw (LUB).

The developer is requesting a reduction in side yard setbacks for all proposed housing types within Phase 2B, decreasing the requirement from 1.5m to 1.2m. To accommodate this request, staff propose a Direct Control District Overlay, which would permit a 1.2m side yard setback while maintaining all other regulations specified in the parent land use districts.

**Public Hearing Process**

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

The Public Hearing will be held via ZOOM AND in Council Chambers, Strathmore Municipal Building, 1 Parklane Drive, Strathmore Alberta on **Wednesday, March 19, 2025**, commencing at 7 p.m. with procedures in accordance with the Municipal Government Act, Section 199 and the Town of Strathmore Council Procedural Bylaw #23-17 and amendments thereto. Any person or group of persons, or person acting on someone's behalf, who claims to be affected by any of the proposed bylaw may present suggestions or concerns by making a submission to the public hearing. Please contact Please contact Legislative Services at [lsadmin@strathmore.ca](mailto:lsadmin@strathmore.ca) by noon on **Wednesday, March 12, 2025**, in order to register to present.

Written submissions to the Public Hearing or the name of any person wishing to make an oral presentation at the Public Hearing must be received by the Planning and Development Department prior to noon on **Wednesday, March 12, 2025** as outlined in Bylaw #23-17 and amendments thereto. If your written submission is not received by this time, please provide fifteen (15) copies for distribution at the Public Hearing. Each person wishing to address Council at the Public Hearing shall complete their verbal presentation within three minutes.

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

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

**Public notice to electors. Borrowing Bylaw.**

TAKE NOTICE that the Council of the Town of Strathmore, in the Province of Alberta, has given first reading to borrowing By-law No. 25-03 which will, upon final passage and approval, authorize the proper officers of the said Town to borrow monies from a Canadian Chartered Bank or the Government of Alberta on the general credit and security of the municipality, to pay for upgrades to the Wildflower Reservoir located in Strathmore, Alberta.

The total borrowing required for the aforementioned project is \$5,450,000. The borrowing is to be repayable in monthly, semi-annual, or annual equal payments of combined principal and interest installments not to exceed a repayment period of twenty-five (25) years, at an interest rate as fixed from time to time by the Canadian Chartered Bank or other financial institution. The annual rate of interest is not to exceed five and a half percent per annum (5.5%).

NOW THEREFORE NOTICE is hereby given by the Council of the Town of Strathmore that, unless a petition of the electors for a vote on By-law No. 25-03 is demanded, as provided for by the terms of Section 231 of the Municipal Government Act, the said Council may pass the said borrowing by-law.

All persons interested are hereby notified and they are required to govern themselves accordingly.

DATED at the Town of Strathmore, in the Province of Alberta this 22nd day of January 2025.

Per: Riley Brolly, CPA  
 Manager, Financial Planning, Budgeting & Reporting

**Information for Electors**

Persuant to Section 1(o) of the Municipal Government Act an "elector" means: A person who is eligible to vote in the election for a Councillor under the Local Authorities Election Act.

Persuant to section 47(1) of the Local Authorities Election Act a person is eligible to vote in an election if they are:

- at least 18 years old;
- a Canadian citizen and;
- has resided in Alberta for the 6 consecutive months immediately preceding election day and is resident in the area on election day.

A poll may be demanded in the Town of Strathmore by electors equal in number to at least:

- in the case of a municipality other than a summer village, by electors of the municipality equal in number to at least 10% of the population and
- in the case of a summer village, by 10% of the electors of the summer village

In accordance with the provisions of section 223 of the Municipal Government Act and in accordance with the provisions of section 251 of the Municipal Government Act.

The petition for a vote must be received by the Chief Administrative Officer within 15 days of the last publication of this notice and shall contain on each page "an accurate and identical statement of the purpose of the petition".

(Further requirements of the petition are provided in section 224 of the Municipal Government Act.)

Date of the last publication of this notice is 12th day of March 2025.

**Land Use Bylaw No.24-23. Notice of Public Hearing.**

**March 19, 2025 at 7:00 p.m.**  
**Land Use Bylaw Amending Bylaw No.24-23**  
**416 and 417 80B Archie Klaiber Trail**

Staff received an application for a land use redesignation (Bylaw No. 24-23) of 416 & 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.

**Public Hearing Process**

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

The Public Hearing will be held via ZOOM AND in Council Chambers, Strathmore Municipal Building, 1 Parklane Drive, Strathmore Alberta on **Wednesday, March 19, 2025**, commencing at 7:00pm with procedures in accordance with the *Municipal Government Act, Section 199* and the Town of Strathmore Council Procedural Bylaw #23-17 and amendments thereto. Any person or group of persons, or person acting on someone's behalf, who claims to be affected by any of the proposed bylaw may present suggestions or concerns by making a submission to the public hearing. Please contact Please contact Legislative Services at [lsadmin@strathmore.ca](mailto:lsadmin@strathmore.ca) by 12:00 noon on **Wednesday, March 12, 2025**, in order to register to present.

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

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



# Bylaw 24-23

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

Direct Control District Overlay

Public Hearing

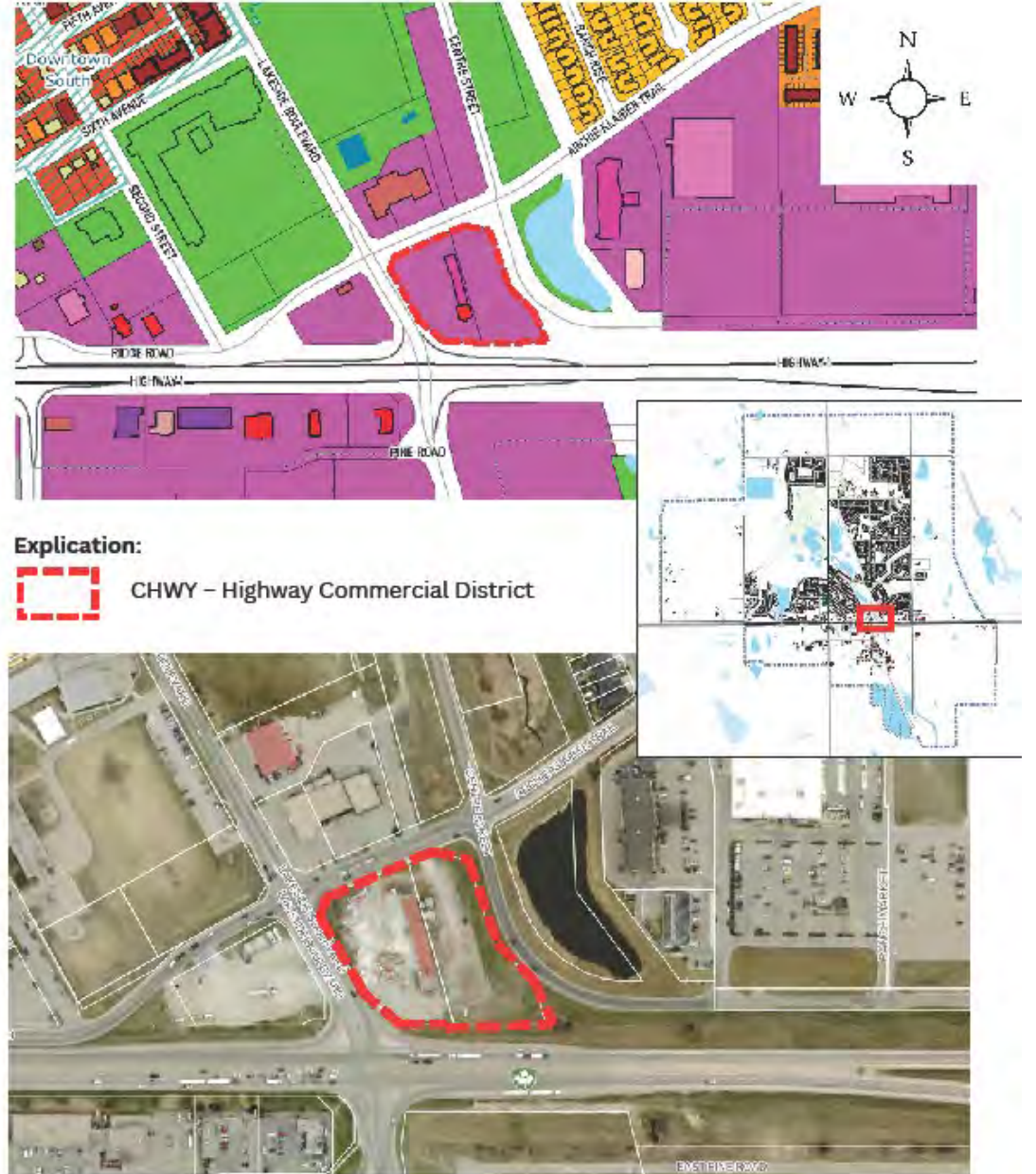


## Bylaw 24-23

- 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

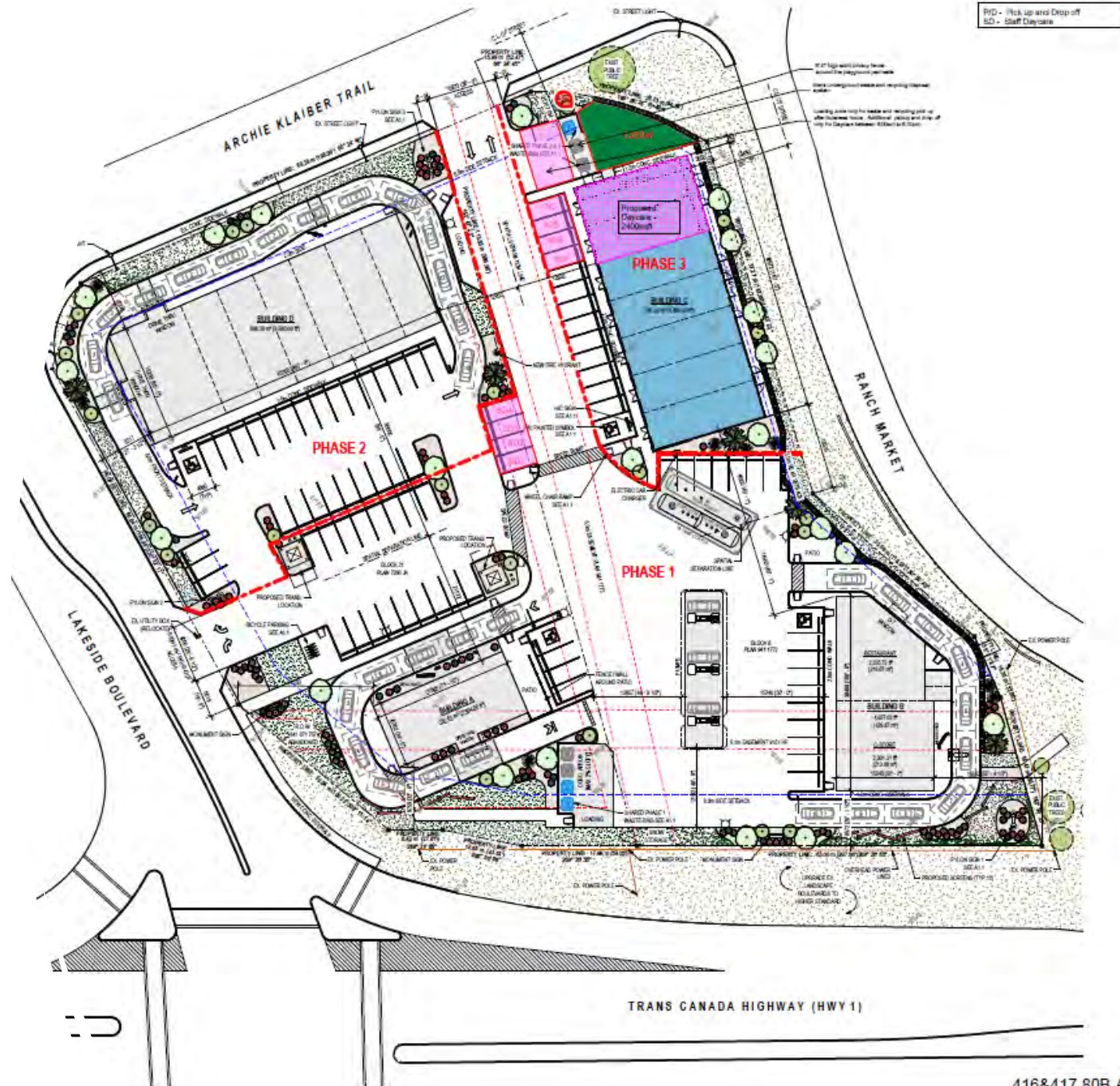




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# 4

- 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 proceed with a Public Hearing for Bylaw No. 24-23 on March 19, 2025, in accordance with Section 692(1) of the Municipal Government Act, RSA 2000, cM-26;

AND THAT Council take into consideration all information received at the Public Hearing on March 19, 2025 regarding Bylaw No. 24-23 being a bylaw to amend the Town's Land Use Bylaw No. 14-11.

**Thank you!**



# Request for Decision

**To:** Council

**Staff Contact:** Chuck Procter, Manager of Development Services

**Date Prepared:** March 10, 2025

**Meeting Date:** March 19, 2025

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

**RECOMMENDATION:** THAT Council proceed with a Public Hearing for Bylaw No. 25-04 on March 19, 2025, in accordance with Section 692(1) of the *Municipal Government Act, RSA 2000, cM-26*;

AND THAT Council take into consideration all information received at the Public Hearing on March 19, 2025 regarding Bylaw No. 25-04 being a bylaw to amend the Town's Land Use Bylaw No. 14-11.

**STRATEGIC PRIORITIES:**



Affordable Housing



Climate Resiliency



Community Development



Community Wellness



Economic Development



Financial Sustainability

**HOW THE STRATEGIC PRIORITIES ARE MET:**

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.

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## **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.

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### **IMPLICATIONS OF RECOMMENDATION:**

#### **FINANCIAL:**

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

#### **IMPLEMENTATION:**

Staff have advertised the public hearing in accordance with Section 606 of the Municipal Government Act.

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### **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 side yard 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.

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 developer will be in attendance to present to Council about Lakewood Phase 2B.

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.

#### Public Engagement:

- A letter was mailed to adjacent landowners and a map and a copy of the letter has been attached to this report.
- The public hearing notice was placed on the Town of Strathmore website on February 24, 2025.
- The public hearing was advertised in the March 2025 Utility Insert.
- A newspaper advertisement was in the February 26, 2025 edition of the Strathmore Times, advertising the public hearing.
- A newspaper advertisement was in the March 5, 2025 edition of the Strathmore Times, advertising the public hearing.
- A newspaper advertisement was in the March 12, 2025 edition of the Strathmore Times, advertising the public hearing.

#### **KEY ISSUE(S)/CONCEPT(S):**

#### **DESIRED OUTCOMES:**

THAT Council proceed with a Public Hearing for Bylaw No. 25-04 on March 19, 2025, in accordance with Section 692(1) of the *Municipal Government Act, RSA 2000, cM-26*;

AND THAT Council take into consideration all information received at the Public Hearing on March 19, 2025 regarding Bylaw No. 25-04 being a bylaw to amend the Town's Land Use Bylaw No. 14-11.

**COMMUNICATIONS:**

**ALTERNATIVE ACTIONS/MOTIONS:**

**ATTACHMENTS:**

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

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

[Attachment III: February-26-2025-Strathmore-Times.](#)

[Attachment IV: March-5-2025-Strathmore-Times.](#)

[Attachment V: 25-04 Mailout Letter](#)

[Attachment VI: 25-04-Mailout-Map](#)

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Chuck Procter, Manager of Development Services

Approved  
- 13 Mar  
2025

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

Approved  
- 13 Mar  
2025

Veronica Anderson, Legislative Services Officer

Approved  
- 13 Mar  
2025

Kevin Scoble, Chief Administrative Officer

Approved  
- 14 Mar  
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:

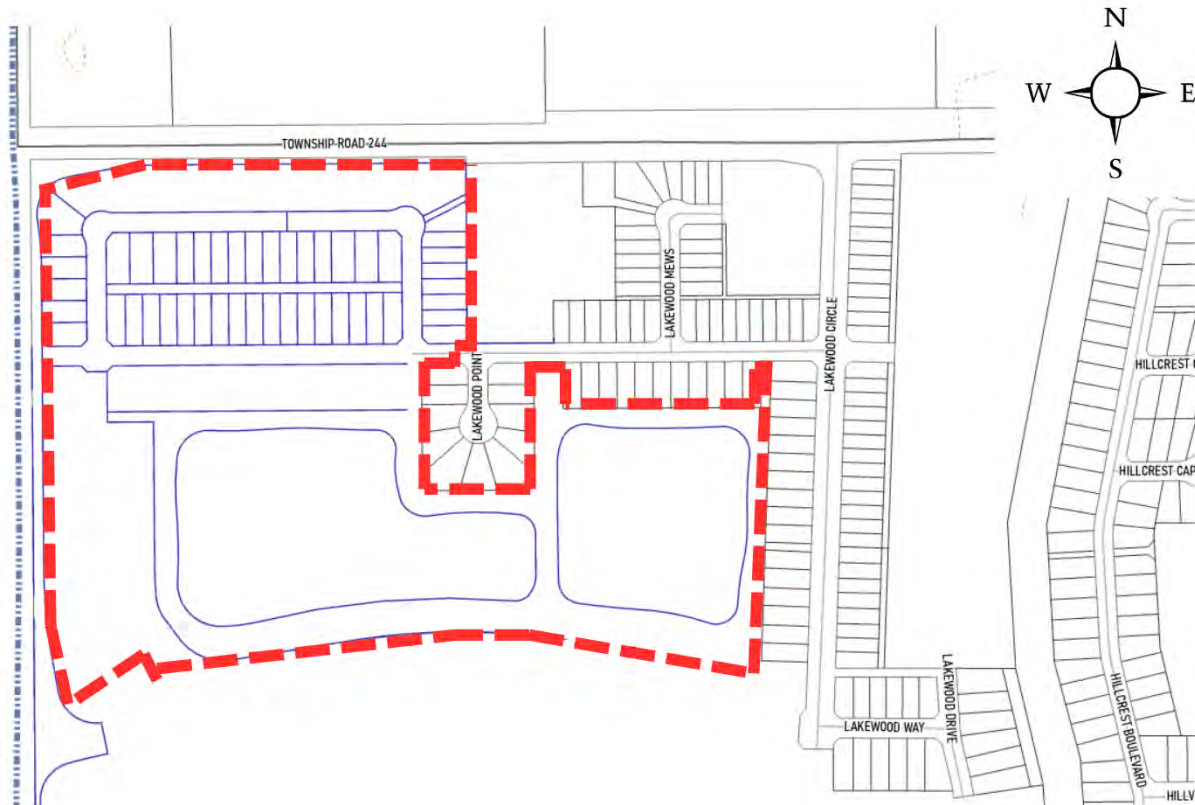


Figure 1: Direct Control District Overlay – Lakewood Phase 2B, portion of NW-22-24-25-W4M.

- 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 eavline;

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 barbeques, 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.

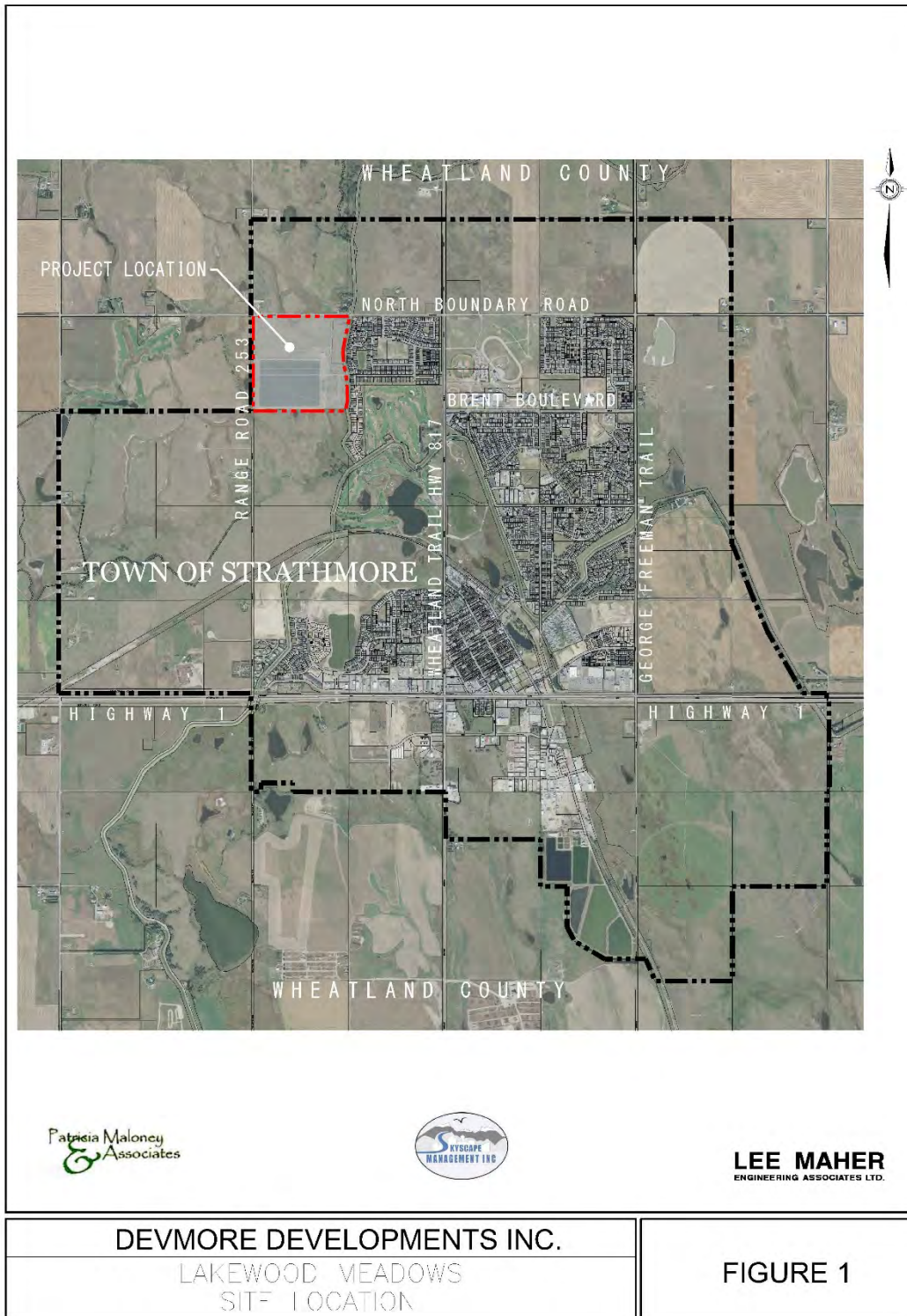


- To create a unique community that is tied to the existing community by road and pathway links, but maintains a secluded identity.

#### 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.







Patricia Maloney  
& Associates



LEE MAHER  
ENGINEERING ASSOCIATES LTD.

DEVMORE DEVELOPMENTS INC.

LAKWOOD MEADOWS  
ASP BOUNDARY

FIGURE 2

## 2. Plan Area

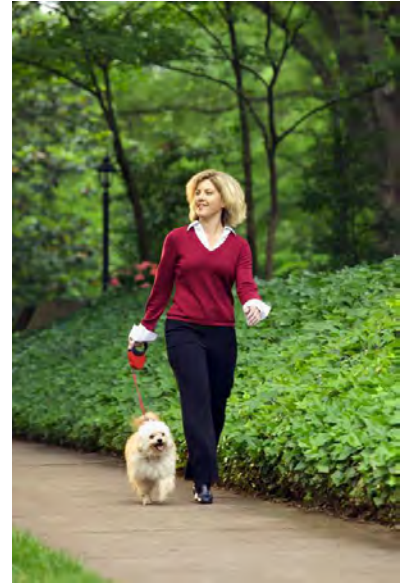
The plan area consists of approximately 156.07 acres (63.16 ha) of land that was utilized for the Town of Strathmore water treatment plant and raw water reservoir. The legal description of the land is a portion of the Northwest Quarter of Section 22, Township 24, Range 25, West of the Fourth Meridian.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

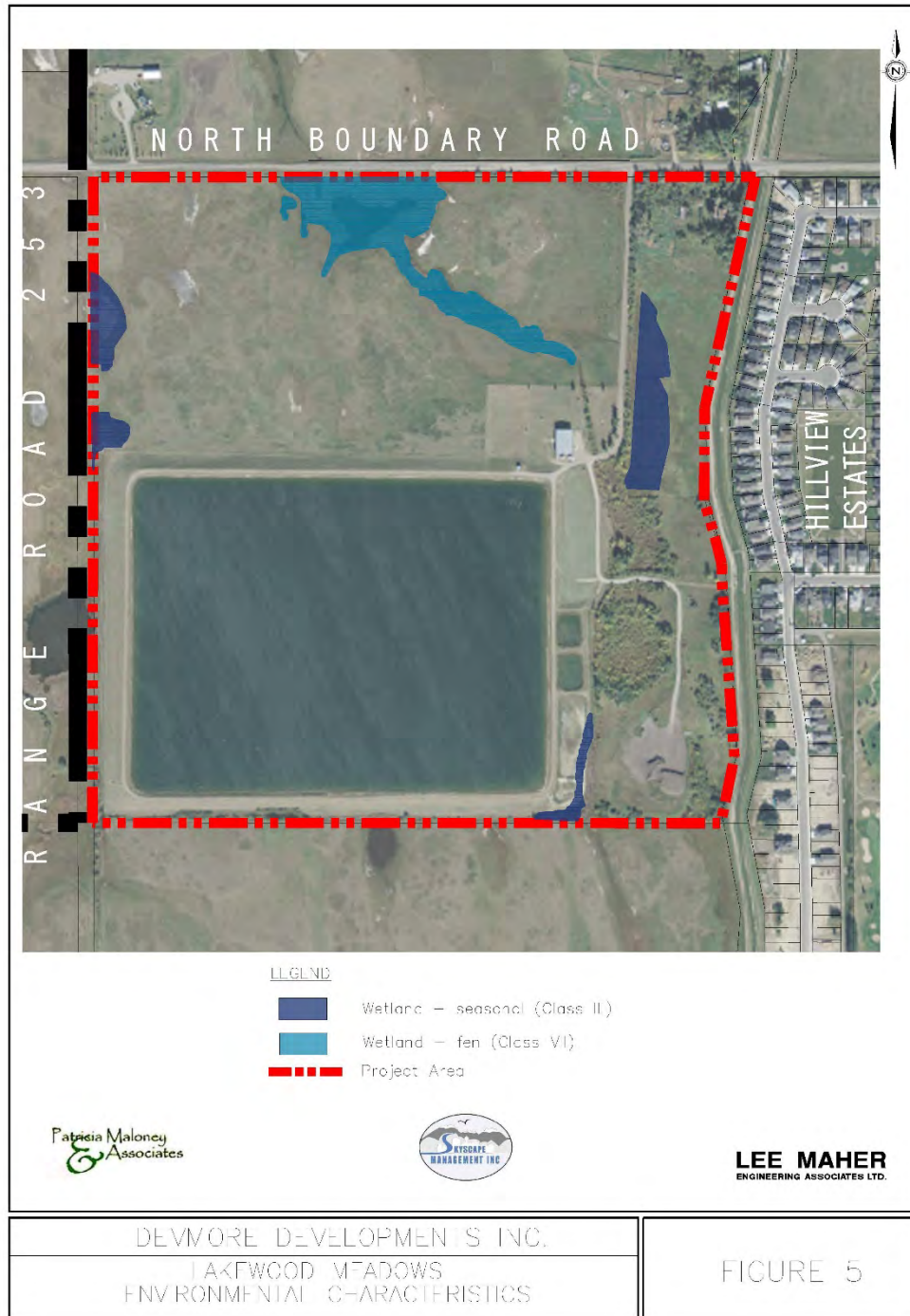
- ST-4 – 1.5 ha of land in a Class IV-B High Species Diversity Wetland – characteristics of ST-3 without the fen zone.
- ST-5 – 19.052 ha of land in a Class V-B Town Water Supply Reservoir – a permanent (manmade) open water zone

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....<sup>1</sup>*

#### 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.



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<sup>1</sup>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.

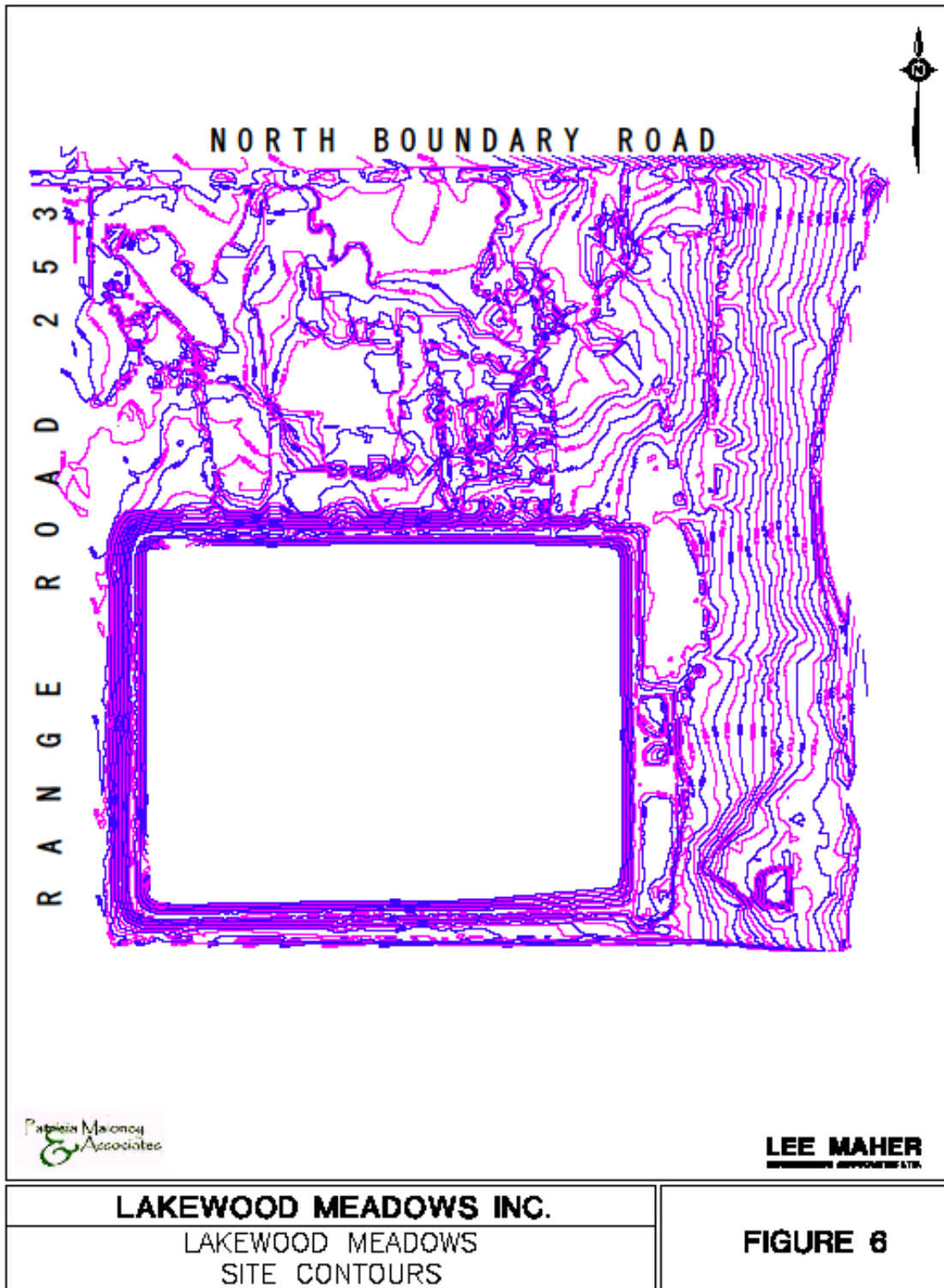
Based on the high level traffic analysis outlined in this letter, Bunt & Associated has concluded the following regarding the proposed Lakewood Meadows development:

- 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

Lakewood Meadows ASP  
Consolidated February 12, 2021

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
	<b>621 Residential Units - Lakewood</b>	<b>1,614</b>
	<b>116 Residential Units – Lakewood East</b>	<b>302</b>
	<b>735 TOTAL UNITS</b>	<b>1,916</b>

### 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.

<sup>3</sup> 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.



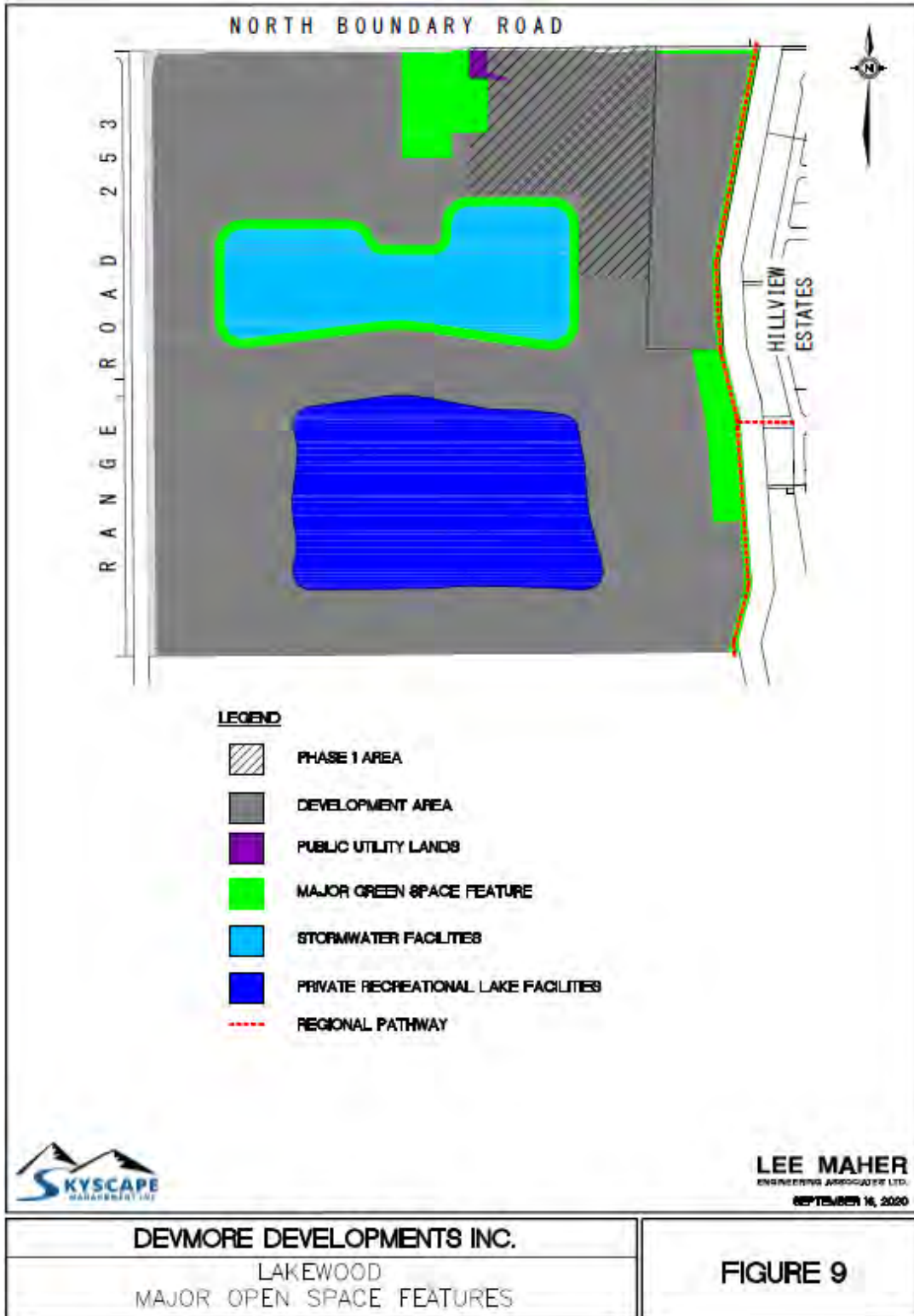
Bylaw #18-13

### 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 skating<sup>4</sup>. 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.

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6.3.4 *Deleted*



<sup>4</sup> 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

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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

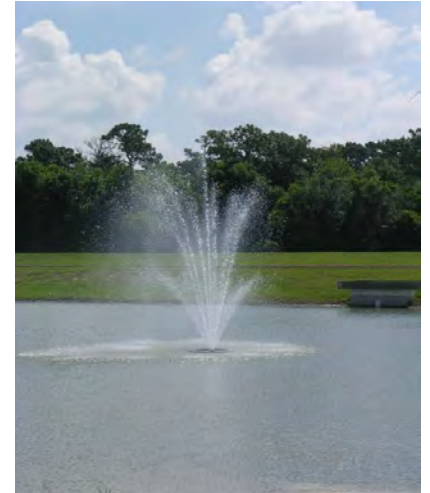
Bylaw #18-13

- 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.<sup>6</sup>
- 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.

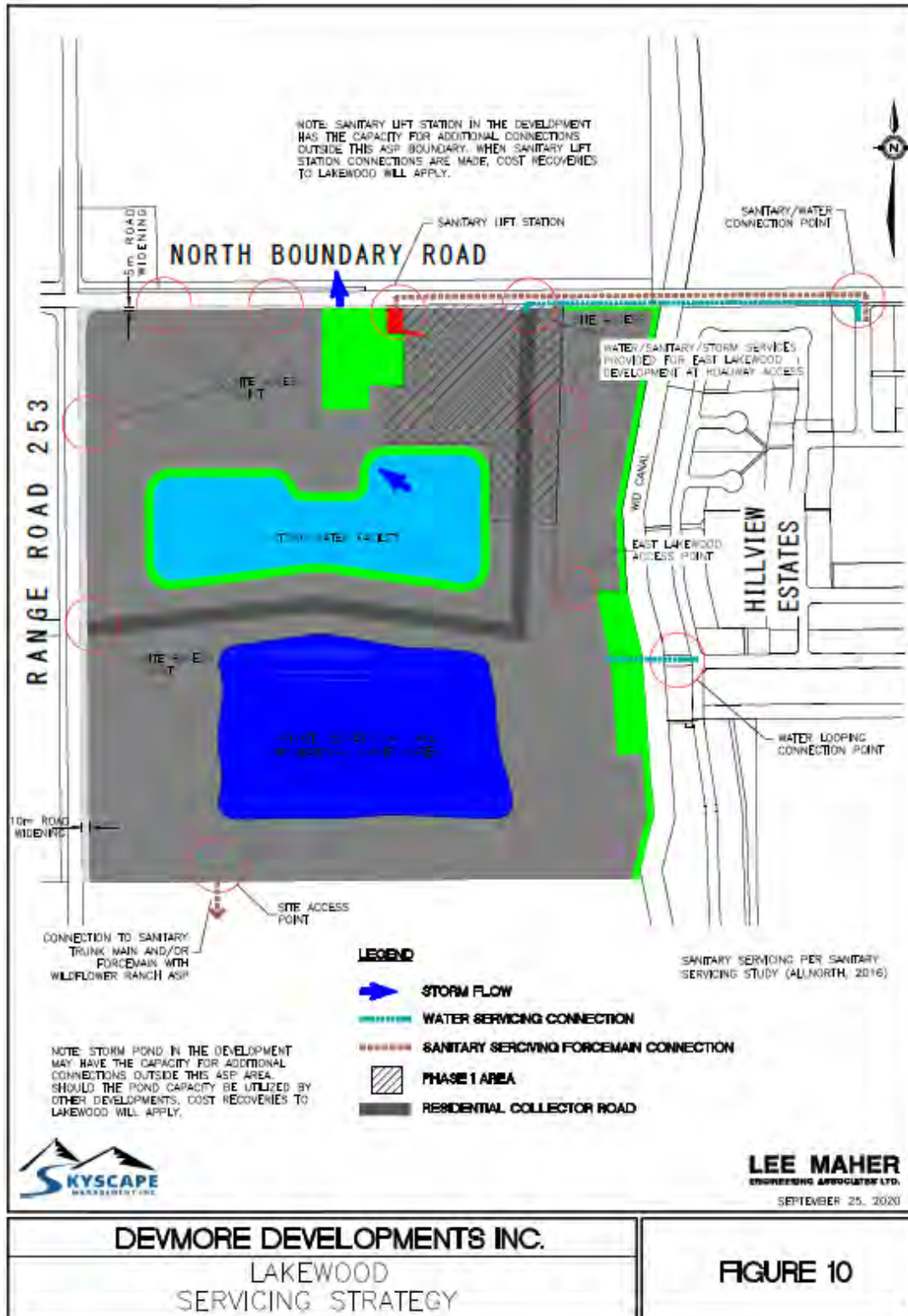
## **7.5 Shallow Utilities**

- 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.

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<sup>6</sup> 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

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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.

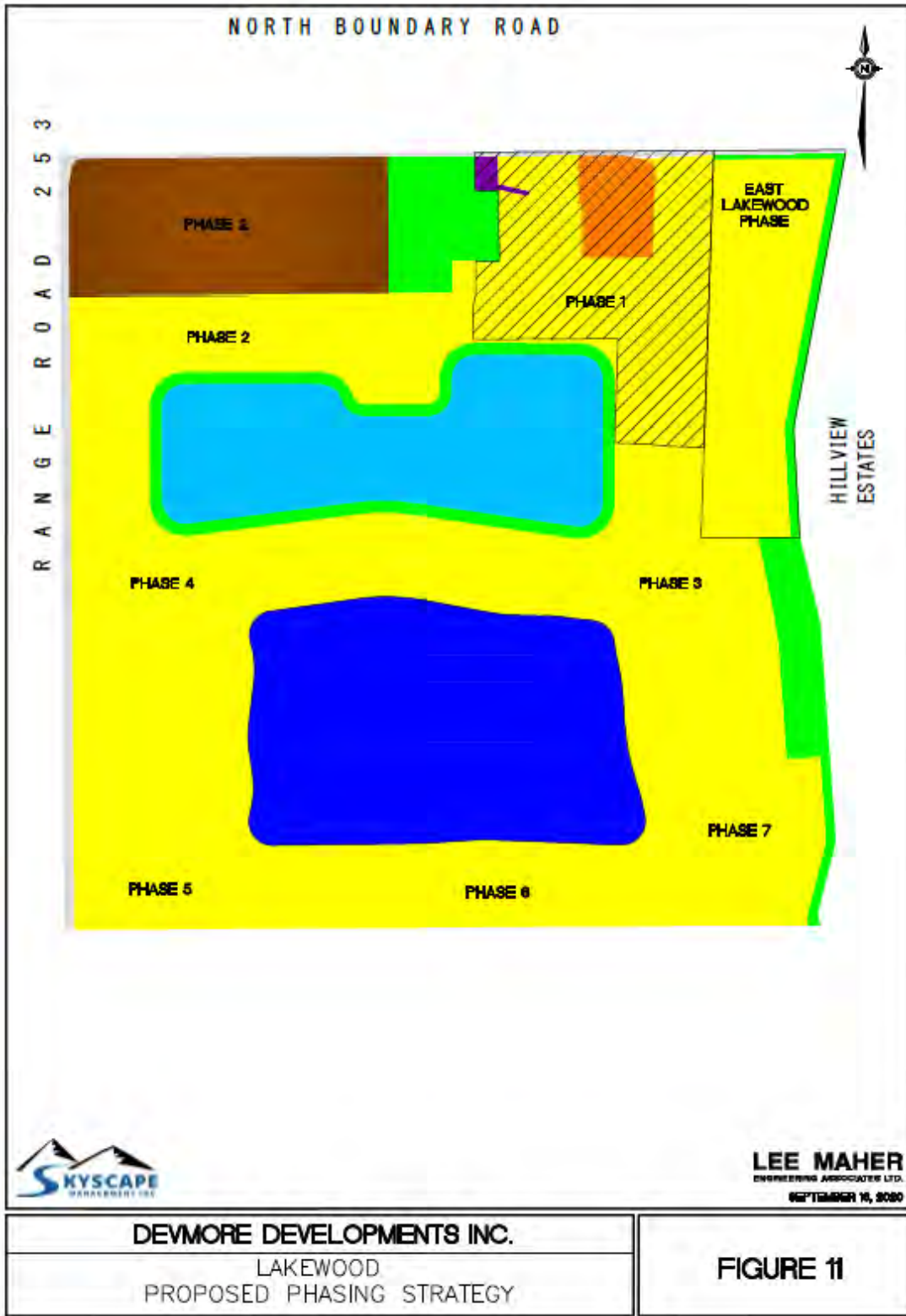
### 9.2 Implementation

- 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.

Bylaw #18-13  
Bylaw #20-22





### Upcoming Council Meetings

February 29, 2025 | 6 p.m.

March 5, 2025 | 6 p.m.

March 12, 2025 | 6 p.m.

Regular Meeting of Council

Regular Meeting of Council

Committee of the Whole

### Come Say Hi

Hearing from the community is really important to us, so you're welcome at any Council or Committee of the Whole meeting. You do not need to call ahead or register to observe Strathmore Council in action. There is ample public seating and additional standing room if needed. You can also watch livestreamed meetings online as they happen, or catch up later on YouTube.

#### Land Use Bylaw No. 25-04.

### Notice of Public Hearing.

March 19, 2025 at 7 p.m.

#### Land Use Bylaw Amending Bylaw No. 25-04 Lakewood Phase 2B

Staff received an application for a land use redesignation (Bylaw No. 25-04) for Lakewood Phase 2B to facilitate the development of various residential and public service districts, including:

- RIN – Single Detached Residential (Narrow Lot) District, District Overlay
- R2 – Low-Density Residential District (Overlay), District Overlay
- R2X – Medium-Density Attached Housing District (Overlay), District Overlay
- R3 – High-Density Residential District (Overlay), District Overlay
- P1 (MR) – Public Service District (Municipal Reserve)
- P1 (PUL) – Public Service District (Public Utility Lot)
- Municipal Road

Currently, these properties are designated as RIS – Single Detached Residential (Small Lot) District and RIN – Single Detached Residential (Narrow Lot) District under the Land Use Bylaw (LUB).

The developer is requesting a reduction in side yard setbacks for all proposed housing types within Phase 2B, decreasing the requirement from 1.5m to 1.2m. To accommodate this request, staff propose a Direct Control District Overlay, which would permit a 1.2m side yard setback while maintaining all other regulations specified in the parent land use districts.

#### Public Hearing Process

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

The Public Hearing will be held via ZOOM AND in Council Chambers, Strathmore Municipal Building, 1 Parklane Drive, Strathmore Alberta on **Wednesday, March 19, 2025**, commencing at 7 p.m. with procedures in accordance with the Municipal Government Act, Section 199 and the Town of Strathmore Council Procedural Bylaw #23-17 and amendments thereto. Any person or group of persons, or person acting on someone's behalf, who claims to be affected by any of the proposed bylaw may present suggestions or concerns by making a submission to the public hearing. Please contact Legislative Services at [lsadmin@strathmore.ca](mailto:lsadmin@strathmore.ca) by noon on **Wednesday, March 12, 2025**, in order to register to present.

Written submissions to the Public Hearing or the name of any person wishing to make an oral presentation at the Public Hearing must be received by the Planning and Development Department prior to noon on **Wednesday, March 12, 2025** as outlined in Bylaw #23-17 and amendments thereto. If your written submission is not received by this time, please provide fifteen (15) copies for distribution at the Public Hearing. Each person wishing to address Council at the Public Hearing shall complete their verbal presentation within three minutes.

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

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



### 2025 is an election year. While October is just over seven months away, now is a great time to start learning more.

Municipal elections are where the decisions that impact your daily life are made—choices about the roads you drive on, the parks where your kids play, and the services that keep our community strong.

Ever wonder how those decisions come to life? They're made by people just like you—your neighbors, your friends, and maybe even you. Our town council is built on the voices of residents who care deeply about where we live, work, and grow.

Over the years, council chambers have welcomed grandfathers and their granddaughters, fathers and their sons, husbands and wives—all brought together by a shared commitment: helping Strathmore thrive.

There are four key ways you can be part of this election, and we'll be sharing more information as we get closer to election day:

- **Register to Vote** – Make sure you're ready to have your say when election day comes.
- **Nominate for Council** – If you're passionate about making a difference, consider running for office. You don't need to be a politician—just someone who wants to see our town flourish.
- **Work the election** – Elections don't run themselves. Join the team that helps make democracy happen by signing up for an election worker role.
- **Vote** – Every vote matters. Help choose the leaders who will represent your voice at the council table.

Here are a few dates you should keep on the calendar:

- **Nomination Day Deadline:** September 22, 2025 at noon
- **Election Day:** October 20, 2025

Stay informed and be part of the process. You can learn more by visiting [Strathmore.ca/Election](https://strathmore.ca/Election).

#### Speedy wifi? Yes please.

### Fibre Optic Expansion.

The Town of Strathmore has partnered with Fibre Connect to expand the fibre optic main network in residential and business right-of-ways. Starting in spring 2025, Ledcor Technical Services will subcontract the work to bring high-speed fibre optic access to areas of Strathmore previously without coverage. Connection to the fibre optic will be at the discretion of property and business owners.

Installing fibre optics enables fast internet speeds, ensuring smooth streaming, seamless video calls, and quick downloads. They offer a reliable connection, even during peak usage time or bad weather. For businesses, fibre optics improve efficiency through faster uploads and seamless video conferencing. They also increase property value and support remote work and learning, making them a valuable addition for modern living and working.

Any installation on private property requires authorization by property owners. With permission, Fibre Connect will install a fibre optic line from the main network along the right-of-way to the home or business. Representatives from Ledcor and Fibre Connect will be visiting homes and business to seek permission. There is no obligation to connect.

For more information about this project or future availability of services such as high-speed internet, contact Fibre Connect directly at [info@fibreconnect.com](mailto:info@fibreconnect.com) or **1-800-503-2731**. You can also visit our website, [Strathmore.ca/FibreOptics](https://strathmore.ca/FibreOptics)

### 2025 Food Drive for Wheatland County Food Bank.

The Strathmore Fire Department, in partnership with the RCMP and Strathmore Family and Community Support Services (FCSS), is gearing up for its annual food drive, starting February 27, 2025. This event, which benefits the Wheatland County Food Bank, is a great way to support those in need.

Starting on February 27, members of the fire department, RCMP, and FCSS will be delivering bags to select neighborhoods. They'll be picking them up on March 7. If you'd like to contribute, simply call the fire department at 403-934-3022, or drop off your donations at the Strathmore Fire Hall between 6 a.m. and 6 p.m. any day.

In 2024, we achieved the largest single donation ever recorded for the Wheatland County Food Bank. Help make this year the most successful one yet.

### Tender and major project updates. Municipal tenders.

The Municipal Tenders page has been updated with new opportunities for 2025. In accordance with Procurement Policy 1808, all tenders valued at \$75,000 or more are now available for public viewing. Visit [Strathmore.ca/tenders](https://strathmore.ca/tenders) to explore current opportunities, including:

- Maplewood water main and road realignment
- Line painting
- Road asset management program (RAMP)

Work on our major project, reservoir upgrades, is scheduled to begin this spring. Expect Maplewood Drive to be busy with construction, road closures, and underground infrastructure upgrades. You can stay informed on major project developments at [Strathmore.ca/reservoirupgrades](https://strathmore.ca/reservoirupgrades).

### Strathmore FCSS Offers Tax Help for Seniors and Residents in Need

Tax season can be stressful, but Strathmore Family and Community Support Services (FCSS) is here to help. Starting February 24, FCSS volunteers will offer free income tax preparation for individuals with modest incomes and simple tax situations.

This service is specifically designed for seniors and those who are unable to complete their taxes on their own. To ensure a smooth process, FCSS will also be available in advance to answer questions, help gather necessary documents, and make sure clients are fully prepared for their appointments.

Residents are reminded to bring all relevant documents to avoid delays. For more information or to book an appointment, contact Strathmore FCSS 403-934-9090 or come by and see them during business hours.

Public notice to electors.

**Borrowing Bylaw.**

TAKE NOTICE that the Council of the Town of Strathmore, in the Province of Alberta, has given first reading to borrowing By-law No. 25-03 which will, upon final passage and approval, authorize the proper officers of the said Town to borrow monies from a Canadian Chartered Bank or the Government of Alberta on the general credit and security of the municipality, to pay for upgrades to the Wildflower Reservoir located in Strathmore, Alberta.

The total borrowing required for the aforementioned project is \$5,450,000. The borrowing is to be repayable in monthly, semi-annual, or annual equal payments of combined principal and interest installments not to exceed a repayment period of twenty-five (25) years, at an interest rate as fixed from time to time by the Canadian Chartered Bank or other financial institution. The annual rate of interest is not to exceed five and a half percent per annum (5.5%).

NOW THEREFORE NOTICE is hereby given by the Council of the Town of Strathmore that, unless a petition of the electors for a vote on By-law No. 25-03 is demanded, as provided for by the terms of Section 231 of the Municipal Government Act, the said Council may pass the said borrowing by-law.

All persons interested are hereby notified and they are required to govern themselves accordingly.

DATED at the Town of Strathmore, in the Province of Alberta this 22nd day of January 2025.

Per: Riley Brolly, CPA  
Manager, Financial Planning, Budgeting & Reporting

**Information for Electors**

Persuant to Section 1(o) of the Municipal Government Act an "elector" means:

A person who is eligible to vote in the election for a Councillor under the Local Authorities Election Act.

Persuant to section 47(1) of the Local Authorities Election Act a person is eligible to vote in an election if they are:

- at least 18 years old;
- a Canadian citizen and;
- has resided in Alberta for the 6 consecutive months immediately preceding election day and is resident in the area on election day.

A poll may be demanded in the Town of Strathmore by electors equal in number to at least:

- in the case of a municipality other than a summer village, by electors of the municipality equal in number to at least 10% of the population and
- in the case of a summer village, by 10% of the electors of the summer village

In accordance with the provisions of section 223 of the Municipal Government Act and in accordance with the provisions of section 251 of the Municipal Government Act.

The petition for a vote must be received by the Chief Administrative Officer within 15 days of the last publication of this notice and shall contain on each page "an accurate and identical statement of the purpose of the petition".

(Further requirements of the petition are provided in section 224 of the Municipal Government Act.)

Date of the last publication of this notice is 12th day of March 2025.

Land Use Bylaw No.24-23.

**Notice of Public Hearing.**

**March 19, 2025 at 7:00 p.m.**  
**Land Use Bylaw Amending Bylaw No.24-23**  
**416 and 417 80B Archie Klaiber Trail**

Staff received an application for a land use redesignation (Bylaw No. 24-23) of 416 & 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.

**Public Hearing Process**

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

The Public Hearing will be held via ZOOM AND in Council Chambers, Strathmore Municipal Building, 1 Parklane Drive, Strathmore Alberta on **Wednesday, March 19, 2025**, commencing at 7:00pm with procedures in accordance with the *Municipal Government Act, Section 199* and the Town of Strathmore Council Procedural Bylaw #23-17 and amendments thereto. Any person or group of persons, or person acting on someone's behalf, who claims to be affected by any of the proposed bylaw may present suggestions or concerns by making a submission to the public hearing. Please contact Legislative Services at **Isadmin@strathmore.ca** by 12:00 noon on **Wednesday, March 12, 2025**, in order to register to present.

Written submissions to the Public Hearing or the name of any person wishing to make an oral presentation at the Public Hearing must be received by the Planning and Development Department prior to 12:00 noon on **Wednesday, March 12, 2025** as outlined in Bylaw #23-17 and amendments thereto. If your written submission is not received by this time, please provide fifteen (15) copies for distribution at the Public Hearing. Each person wishing to address Council at the Public Hearing shall complete their verbal presentation within three minutes.

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

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

**Planning in Alberta**  
**MGA, IDP, MDP, ASP... What's with all the acronyms and what do they mean?**

Strathmore's land use planning follows a framework that's guided by a big provincial law called the Municipal Government Act (MGA). It sounds confusing at first but we'll try and break it down. Basically, the MGA lays out how towns like ours make decisions about things like planning, subdivisions, and new developments. It also gives municipalities the tools they need to shape their communities the way residents want.

Think of it like a planning ladder. At the top, we've got the big-picture plans that involve neighboring municipalities—this is called an Intermunicipal Development Plan (IDP). The IDP outlines how municipalities will work together and manage future growth.

Next, we zoom in a little with a plan that covers the whole town, known as the Municipal Development Plan (MDP). The MDP looks at how major transportation and servicing networks are provided and outlines in general what goes where...greenspaces, homes and workplaces.

And finally, we get more detailed with plans that focus on specific neighborhoods or areas larger than 20 acres—those are called Area Structure Plans (ASP). These are a more recent requirement, and typically outline more specifically what types of homes or businesses are built in an area, as well as outlining the major road networks, schools and parks.

All of these plans are considered and adopted by Council after varying levels of engagement with the public. It is also important that all these plans are consistent with each other.



No more "Mom I'm boooooored."  
**PD Day/School Closure Camps.**

Are you looking for ways to keep your kids busy while they have days off from school? We've got you covered, Strathmore Motor Products Sports Centre offers day camps on PD/School Closure Days!

Course ID	Dates	Time	Cost
#33049	March 14, 2025	9 a.m. - 5 p.m.	47.50
#33050	April 4, 2025	9 a.m. - 5 p.m.	47.50
#33052	May 2, 2025	9 a.m. - 5 p.m.	47.50
#33053	May 16, 2025	9 a.m. - 5 p.m.	47.50
#33054	June 13, 2025	9 a.m. - 5 p.m.	47.50

Summer boredom? Not on our watch.  
**Summer Camps.**

We have a fun, safe alternative to boredom for ages 4-12 with our summer camps. Check out the themes of each week and register your child for their favourite theme, or register in all the weeks for a fun summer of activities, friendship, and learning. Please note time and pricing may vary depending on your child's age.

For more information, visit our website **Strathmore.ca/Recreation**. You can register for these camps through Perfectmind.

Theme	Dates	Days	Time	Cost
Water Fun	July 2 to 4, 2025	W, Th, F	9 a.m. - 5 p.m.	111.00
Splash and Play	July 7 to 11, 2025	M, Tu, W, Th, F	9 a.m. - 5 p.m.	245.00
Sport and Explore	July 14 to 18, 2025	M, Tu, W, Th, F	9 a.m. - 5 p.m.	185.00
Multi-Sport Adventure	July 21 to 25, 2025	M, Tu, W, Th, F	9 a.m. - 5 p.m.	185.00
Splash and Dash	July 28 to Aug 1, 2025	M, Tu, W, Th, F	9 a.m. - 5 p.m.	245.00
Neon Days	Aug 5 to 8, 2025	M, Tu, W, Th, F	9 a.m. - 5 p.m.	148.00
Balls and More	Aug 11 to 15, 2025	M, Tu, W, Th, F	9 a.m. - 5 p.m.	185.00
Olympic Days	Aug 18 to 22, 2025	M, Tu, W, Th, F	9 a.m. - 5 p.m.	185.00



**Upcoming Council Meetings**

March 5, 2025 | 6 p.m. CANCELLED  
 March 12, 2025 | 6 p.m. Committee of the Whole  
 March 19, 2025 | 6 p.m. Regular Meeting of Council

**Come Say Hi**

Hearing from the community is really important to us, so you're welcome at any Council or Committee of the Whole meeting. You do not need to call ahead or register to observe Strathmore Council in action. There is ample public seating and additional standing room if needed. You can also watch livestreamed meetings online as they happen, or catch up later on YouTube.

**It's property assessment season. Property Assessment Notices.**

Property Assessment Notices are mailed each year in February. When you receive your notice please review it carefully, as there's a couple things for you to keep in mind.

In Alberta, property assessments are governed by regulations outlined in the Municipal Government Act, ensuring a fair system that promotes an equitable distribution of municipal taxes. Property assessments in Strathmore are based on the market value of each property as of **July 1, 2024**, and the property's physical condition as of **December 31, 2024**.

The Customer Review Period is an important time for property owners to check, compare and review their assessment for accuracy, fairness and equity. When you receive your notice, there's a few things you should do.

- Review your assessment: Once you receive your letter, take time to review the details carefully. This assessment will provide important information about your property value.
- Contact information: If you have any questions or concerns about your assessment, let us know! You can contact our Taxation Department at tax@strathmore.ca
- Appeal process: If you believe there is an error in your assessment, you have the right to appeal. If you'd like to appeal your assessment you have until April 28, 2025 to do so. All complaints must be submitted using the Assessment Review Board Complaint form, available on our website. Detailed instructions on how to file an appeal will be included in your letter and you can find more information about the appeal process on our website, [Strathmore.ca/Assessment](http://Strathmore.ca/Assessment)
- Payment deadlines: Be aware of any deadlines for payments or appeals mentioned in your letter to avoid any penalties.

For more information, visit [Strathmore.ca/Assessment](http://Strathmore.ca/Assessment)

**Land Use Bylaw No. 25-04. Notice of Public Hearing.**

**March 19, 2025 at 7 p.m.**  
**Land Use Bylaw Amending Bylaw No. 25-04**  
**Lakewood Phase 2B**

Staff received an application for a land use redesignation (Bylaw No. 25-04) for Lakewood Phase 2B to facilitate the development of various residential and public service districts, including:

- R1N – Single Detached Residential (Narrow Lot) District, District Overlay
- R2 – Low-Density Residential District (Overlay), District Overlay
- R2X – Medium-Density Attached Housing District (Overlay), District Overlay
- R3 – High-Density Residential District (Overlay), District Overlay
- P1 (MR) – Public Service District (Municipal Reserve)
- P1 (PUL) – Public Service District (Public Utility Lot)
- Municipal Road

Currently, these properties are designated as RIS – Single Detached Residential (Small Lot) District and R1N – Single Detached Residential (Narrow Lot) District under the Land Use Bylaw (LUB).

The developer is requesting a reduction in side yard setbacks for all proposed housing types within Phase 2B, decreasing the requirement from 1.5m to 1.2m. To accommodate this request, staff propose a Direct Control District Overlay, which would permit a 1.2m side yard setback while maintaining all other regulations specified in the parent land use districts.

**Public Hearing Process**

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

The Public Hearing will be held via ZOOM AND in Council Chambers, Strathmore Municipal Building, 1 Parklane Drive, Strathmore Alberta on **Wednesday, March 19, 2025**, commencing at 7 p.m. with procedures in accordance with the Municipal Government Act, Section 199 and the Town of Strathmore Council Procedural Bylaw #23-17 and amendments thereto. Any person or group of persons, or person acting on someone's behalf, who claims to be affected by any of the proposed bylaw may present suggestions or concerns by making a submission to the public hearing. Please contact Please contact Legislative Services at [lsadmin@strathmore.ca](mailto:lsadmin@strathmore.ca) by noon on **Wednesday, March 12, 2025**, in order to register to present.

Written submissions to the Public Hearing or the name of any person wishing to make an oral presentation at the Public Hearing must be received by the Planning and Development Department prior to noon on **Wednesday, March 12, 2025** as outlined in Bylaw #23-17 and amendments thereto. If your written submission is not received by this time, please provide fifteen (15) copies for distribution at the Public Hearing. Each person wishing to address Council at the Public Hearing shall complete their verbal presentation within three minutes.

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

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

**Public notice to electors. Borrowing Bylaw.**

TAKE NOTICE that the Council of the Town of Strathmore, in the Province of Alberta, has given first reading to borrowing By-law No. 25-03 which will, upon final passage and approval, authorize the proper officers of the said Town to borrow monies from a Canadian Chartered Bank or the Government of Alberta on the general credit and security of the municipality, to pay for upgrades to the Wildflower Reservoir located in Strathmore, Alberta.

The total borrowing required for the aforementioned project is \$5,450,000. The borrowing is to be repayable in monthly, semi-annual, or annual equal payments of combined principal and interest installments not to exceed a repayment period of twenty-five (25) years, at an interest rate as fixed from time to time by the Canadian Chartered Bank or other financial institution. The annual rate of interest is not to exceed five and a half percent per annum (5.5%).

NOW THEREFORE NOTICE is hereby given by the Council of the Town of Strathmore that, unless a petition of the electors for a vote on By-law No. 25-03 is demanded, as provided for by the terms of Section 231 of the Municipal Government Act, the said Council may pass the said borrowing by-law.

All persons interested are hereby notified and they are required to govern themselves accordingly.

DATED at the Town of Strathmore, in the Province of Alberta this 22nd day of January 2025.

Per: Riley Brolly, CPA  
 Manager, Financial Planning, Budgeting & Reporting

**Information for Electors**

Persuant to Section 1(o) of the Municipal Government Act an "elector" means: A person who is eligible to vote in the election for a Councillor under the Local Authorities Election Act.

Persuant to section 47(1) of the Local Authorities Election Act a person is eligible to vote in an election if they are:

- at least 18 years old;
- a Canadian citizen and;
- has resided in Alberta for the 6 consecutive months immediately preceding election day and is resident in the area on election day.

A poll may be demanded in the Town of Strathmore by electors equal in number to at least:

- in the case of a municipality other than a summer village, by electors of the municipality equal in number to at least 10% of the population and
- in the case of a summer village, by 10% of the electors of the summer village

In accordance with the provisions of section 223 of the Municipal Government Act and in accordance with the provisions of section 251 of the Municipal Government Act.

The petition for a vote must be received by the Chief Administrative Officer within 15 days of the last publication of this notice and shall contain on each page "an accurate and identical statement of the purpose of the petition".

(Further requirements of the petition are provided in section 224 of the Municipal Government Act.)

Date of the last publication of this notice is 12th day of March 2025.

**Land Use Bylaw No.24-23. Notice of Public Hearing.**

**March 19, 2025 at 7:00 p.m.**  
**Land Use Bylaw Amending Bylaw No.24-23**  
**416 and 417 80B Archie Klaiber Trail**

Staff received an application for a land use redesignation (Bylaw No. 24-23) of 416 & 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.

**Public Hearing Process**

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

The Public Hearing will be held via ZOOM AND in Council Chambers, Strathmore Municipal Building, 1 Parklane Drive, Strathmore Alberta on **Wednesday, March 19, 2025**, commencing at 7:00pm with procedures in accordance with the *Municipal Government Act, Section 199* and the Town of Strathmore Council Procedural Bylaw #23-17 and amendments thereto. Any person or group of persons, or person acting on someone's behalf, who claims to be affected by any of the proposed bylaw may present suggestions or concerns by making a submission to the public hearing. Please contact Please contact Legislative Services at [lsadmin@strathmore.ca](mailto:lsadmin@strathmore.ca) by 12:00 noon on **Wednesday, March 12, 2025**, in order to register to present.

Written submissions to the Public Hearing or the name of any person wishing to make an oral presentation at the Public Hearing must be received by the Planning and Development Department prior to 12:00 noon on **Wednesday, March 12, 2025** as outlined in Bylaw #23-17 and amendments thereto. If your written submission is not received by this time, please provide fifteen (15) copies for distribution at the Public Hearing. Each person wishing to address Council at the Public Hearing shall complete their verbal presentation within three minutes.

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

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

To Whom It May Concern:

Bylaw No. 25-04

**RE: NOTICE OF PUBLIC HEARING – PROPOSED LAND USE BY-LAW AMENDMENT**  
Lakewood, Phase 2B, Portion of NW-22-24-25 W4M

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Please be advised that the Town of Strathmore has received a Land Use By-law Amendment application on those lands known municipally as **Lakewood, Phase 2B**, Strathmore to facilitate the development the development of various residential and public service districts, including:

- R1N – Single Detached Residential (Narrow Lot) District, District Overlay
- R2 – Low-Density Residential District (Overlay), District Overlay
- R2X – Medium-Density Attached Housing District (Overlay), District Overlay
- R3 – High-Density Residential District (Overlay), District Overlay
- P1 (MR) – Public Service District (Municipal Reserve)
- P1 (PUL) – Public Service District (Public Utility Lot)
- Municipal Road

Currently, these properties are designated as R1S – Single Detached Residential (Small Lot) District and R1N – Single Detached Residential (Narrow Lot) District under the Land Use Bylaw (LUB).

The developer is requesting a reduction in the side yard setbacks for all proposed housing types within Phase 2B, decreasing the requirement from 1.5m to 1.2m. To accommodate this request, staff propose a Direct Control District Overlay, which would permit a 1.2m side yard setback while maintaining all other regulations specified in the parent land use districts.

The statutory Public Hearing will be held online via ZOOM and in-person in Council Chambers, Strathmore Municipal Building, 1 Parklane Drive, Strathmore, Alberta on **Wednesday, March 19, 2025**, commencing at **7:00 p.m.** with procedures being in accordance with Section 199 of the *Municipal Government Act* and the *Town's Council Procedural By-law #23-17* and amendments thereto.

Any person or group of persons, or person acting on someone's behalf, who claims to be affected by any or all of the proposed by-law, may present their concerns and/or suggestions by making a submission at the public hearing. Please contact Legislative Services by email at [lsadmin@strathmore.ca](mailto:lsadmin@strathmore.ca) by no later than **12:00 p.m.** on **Wednesday, March 12, 2025**, in order to register to speak at the public hearing.

Any written submissions intended for the Public Hearing, or the name of any person wishing to make an oral presentation at the Public Hearing must be received by the Town's Development Services Office prior to **12:00 p.m.** on **Wednesday, March 12, 2025**, as outlined under Bylaw #23-17 and amendments thereto. If your written submission is not received by this time, kindly ensure that fifteen copies are provided and made available for distribution



at the Public Hearing. Each person wishing to address Council at the Public Hearing shall complete their verbal presentation within three minutes. Please note that written submissions will become public documents once submitted to the Town, unless otherwise requested.

A copy of proposed By-law #25-04 may be inspected by the public **Monday to Friday** during the regular office hours of **8:30 a.m. to 4:30 p.m.** at the Town's Municipal Building located at 1 Parklane Drive, Strathmore, Alberta, and can be also examined on the Council Meeting Agenda dated February 19, 2025, on the Town's website at <https://calendar.strathmore.ca/meetings>.

Please further note that you may choose to contact the Town's Legislative Services Office by telephone at (403) 934-3133 prior to attending the Public Hearing to better determine the order of business and presentations on the Council Agenda in order to efficiently utilize your time on the evening of the Public Hearing.

If you have any questions regarding the application, please contact the Town's Development Services Office using the contact information below or via email at [cprocter@strathmore.ca](mailto:cprocter@strathmore.ca)

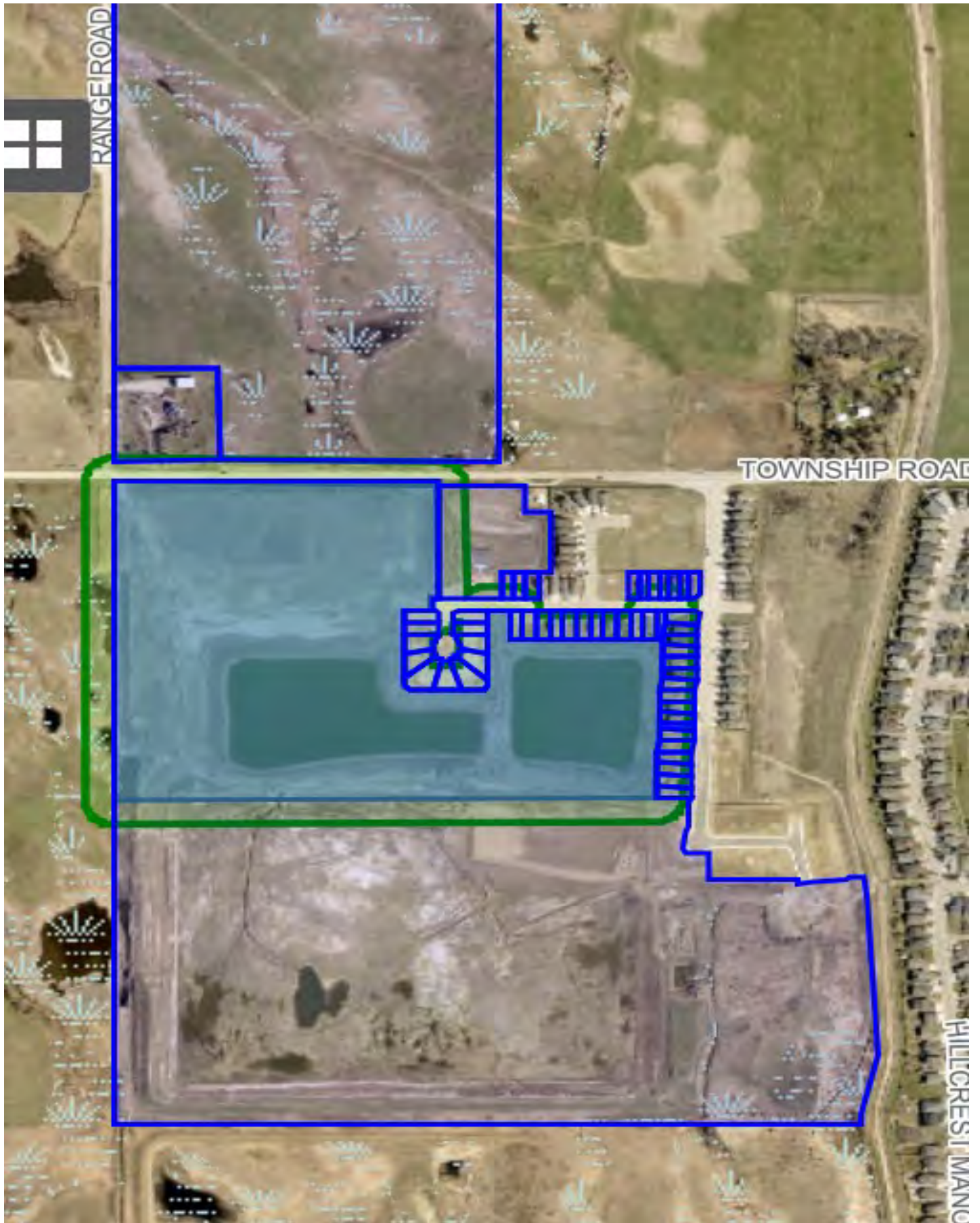
Sincerely,

*C. Procter*

Charles Procter, B.A., MPlan, RPP, MCIP  
Manager of Development Services









# Report for Council

To: Council

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

Date Prepared: February 5, 2025

Meeting Date: March 19, 2025

**SUBJECT:** 2024-2025 RCMP Q3 Municipal Policing Report

**RECOMMENDATION:** Information for Council.

**STRATEGIC PRIORITIES:**



Affordable Housing



Climate Resiliency



Community Development



Community Wellness



Economic Development



Financial Sustainability

**HOW THE STRATEGIC PRIORITIES ARE MET:**

The Policing Report outlines the numerous priorities for the community and provides an overview of the various accomplishments throughout the year.

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**SUSTAINABILITY**

**ECONOMIC SUSTAINABILITY:**

N/A

**SOCIAL SUSTAINABILITY:**

N/A

**ENVIRONMENTAL SUSTAINABILITY:**

N/A

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**IMPLICATIONS OF RECOMMENDATION:**

**GENERAL:**

N/A

**ORGANIZATIONAL:**

N/A

**OPERATIONAL:**

N/A

**FINANCIAL:**

N/A

**POLICY:**

N/A

**IMPLEMENTATION:**

N/A

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**BACKGROUND:**

Strathmore RCMP detachment commander, Staff Sergeant Wielgosz will report and provide an update on the activities within the RCMP detachment area from October 2024 to December 2024.

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**KEY ISSUE(S)/CONCEPT(S):**

N/A

**DESIRED OUTCOMES:**

That this report be reviewed by Council.

**COMMUNICATIONS:**

This report will be posted on the Town's website.

**ALTERNATIVE ACTIONS/MOTIONS:**

N/

**ATTACHMENTS:**

[Attachment I: 2024-2025 RCMP Q3 Municipal Policing Report](#)

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Johnathan Strathdee, Manager of Legislative Services

Approved  
- 03 Mar  
2025

Veronica Anderson, Legislative Services Officer

Approved  
- 03 Mar  
2025

Kevin Scoble, Chief Administrative Officer

Approved  
- 07 Mar  
2025

# STRATHMORE MUNICIPAL POLICING REPORT

QUARTER 3

October 1, 2024 – December 31, 2024



Prepared by:  
Staff Sergeant Mark Wielgosz  
Detachment Commander  
Strathmore – Langdon RCMP



Royal Canadian Mounted Police  
Gendarmerie royale du Canada

Canada



Population Served:

- Strathmore: 14,751
- Langdon: 5,783
- Rocky View: 5,733 (est.)
- Wheatland: 6,299 (est.)

Police Strength:

- Strathmore: 16 Regular Members
- Langdon: 3 Regular Members
- Rural: 13 Regular Members

Support Staff:

- Strathmore: 5 Municipal Employees
- Rural: 4 Public Servants
- Langdon: 1 Municipal Employee

**2024-2025 ANNUAL PERFORMANCE PLAN INITIATIVES - QUARTERLY RESULTS**

**1. Reduce Property Crimes** – Reduction in theft of vehicles, theft from vehicles, and break and enter by 5% from the six year historical average.

The goal of this priority is to maintain or reduce the historical six year crime levels through use of the following strategies.

**Habitual Offender Management**

A habitual offender management program (HOM) remains in effect to target habitual or high impact offenders residing in our Detachment area. Enforcement and monitoring efforts are undertaken to ensure offenders comply with ordered conditions or face consequence for non-compliance. Offenders are selected based upon the following factors:

- Volume of crime they commit;
- Seriousness of the crimes they commit;
- Likelihood of reoffending; and
- Impact of their crime on the community.

During this quarter, Strathmore Detachment monitored 17 habitual offenders.

Offender/Property 1: Property identified as frequented by HOM offenders and property crime. (Rocky View County) Results of checks conducted:

- 2 stolen trucks recovered.
- 2 stolen cars recovered.
- 1 stolen motorcycle recovered.
- 3 persons apprehended on warrant status.
- 1 person found not in compliance with release conditions. Arrested and held for bail hearing.





## MUNICIPAL POLICING REPORT



Offender 2: Offender identified on release bound by a CSO in relation to drug trafficking. The offender was found in compliance with conditions during checks this period. Conditions expired in December, moved to persons of interest. (Strathmore)

Offender 3: Offender identified on release for multiple break and enters along with prescription fraud. Found in compliance during checks this quarter. Offender monitoring conditions expired in October, moved to persons of interest. (Strathmore)

Offender 4: Offender identified on release by CSO on fraud related offences. Found in compliance during checks this quarter. (Strathmore)

Offender 5: Offender identified on release for several weapons, drug, and property offences. Offender found out of compliance this quarter. Found in compliance during checks this quarter. (Wheatland County)

Offender 6: Offender identified on release bound by a CSO for Arson offences. Found in compliance with release conditions during checks this quarter. (Langdon)

Offender 7: Offender identified on release for several firearms related offences. Found in compliance during checks this quarter. (Langdon)

Offender 8: Offender identified on release bound by a CSO in relation to a mischief charge stemming from a larger arson investigation. Found in compliance with conditions during checks. (Strathmore)

Offender 9: Offender identified released on parole in relation to sexual offences. Parole violation occurred, offender arrested and returned to correctional facility. No longer monitored at this time. (Strathmore)

Offender 10: Offender identified on release for several property offences. Remained in custody for duration of this quarter. File closed pending future release into community. (Strathmore)

Offender 11: Offender identified on release on several violence related charges. Was charged once for failure to comply with conditions, arrested once on an outstanding warrant. (Strathmore)

Offender 12: Offender bound by a CSO related to a significant arson within Strathmore in 2022. Found in compliance with conditions during checks this quarter. (Strathmore)

Offender 13: Offender identified on probation for property related offences with a significant history of violence and property related offences. Determined offender fled to BC this quarter, associates at residence have since moved out. File to be concluded. (Strathmore).





Offender 14: Offender identified on a Conditional Sentence Order with Probation to follow for sex related offences. Found in compliance during checks. Conditions expired this quarter, moved to persons of interest. (Wheatland County)

Offender 15: Offender identified on release for several theft, violation of conditions, impaired driving, driving offences, and drug charges. Offender was arrested and charged on a separate violence related charge and sentenced to a prison term. File concluded temporarily pending release from prison.

Offender 16: Offender identified on release for several theft and fraud related offences. Found in compliance during checks this quarter. (Strathmore)

Offender 17: Offender identified on release order for several theft and property offences with a significant criminal history. Found in compliance during checks this quarter. (Rocky View County)

### Persons of Interest Program

Outside of the offender management program, Strathmore RCMP monitors persons in the community involved in organized crime or at large on various types of release such as parole, probation, and interim release on open criminal matters. Persons are identified on the potential risk to the community, severity of offences they are accused of, or likelihood to reoffend.

Partnerships with Calgary Police Service, Federal Parole Board, Provincial Probation Officers, and RCMP intelligence units are leveraged to remain cognizant of offenders moving in and out of Strathmore and the surrounding area.

This program is carried out by Strathmore General Investigation Section (GIS), which has been expanded to include rural areas with the addition of a rural resource. The unit consists of three members strategically focused on:

- Drug trafficking activity;
- Serious persons crimes;
- Habitual offender management; and
- High value property crime in both rural and municipal areas.

### Security Screw Program

The Security Screw Program is now active for Strathmore and surrounding communities. The program involves provision of security fasteners to area residents without charge at select locations.

Current locations are:

- Strathmore RCMP Detachment;
- Strathmore Fire Department;
- Strathmore Ford;



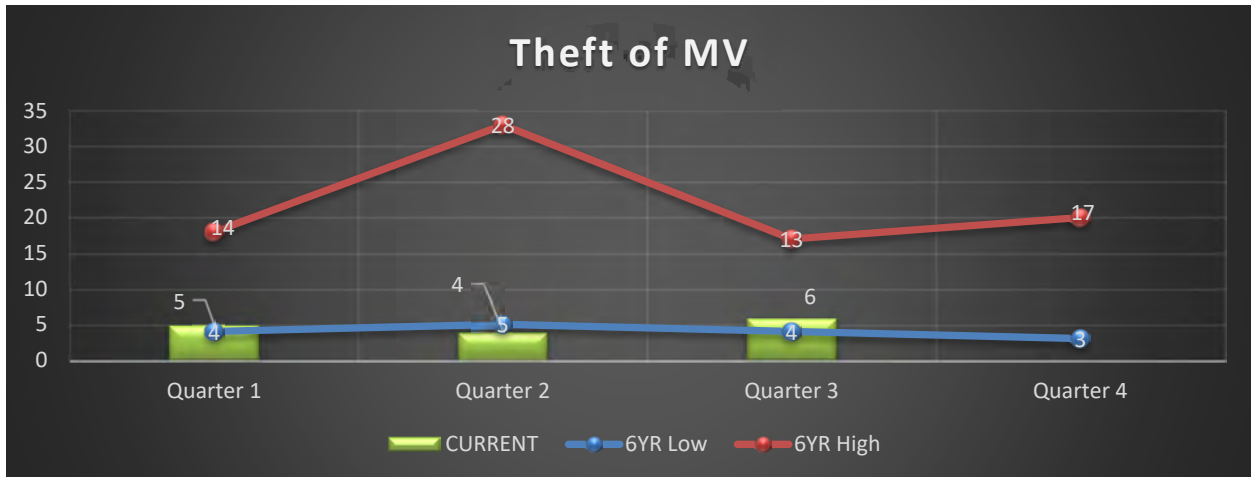
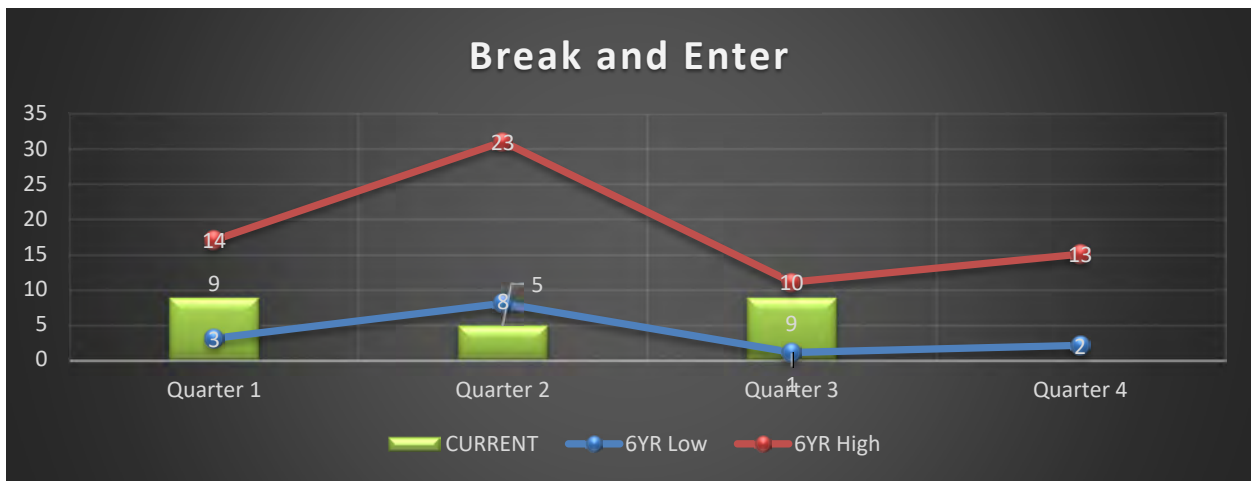


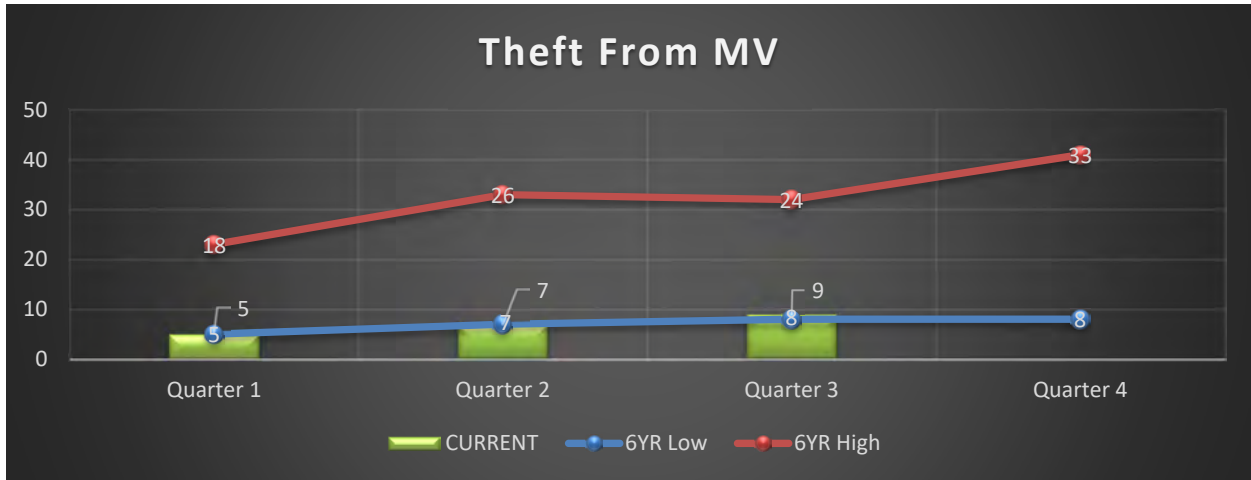
- Strathmore Motor Products; and
- Strathmore Dodge.
- Rocky View County – Langdon Detachment

Community response has been positive and several fasteners have been installed at all locations.

**Crime Prevention Through Environmental Design (CPTED) and Business Outreach Program**

At present, this program is available upon request or referral by front line members to assess properties to help prevent and deter victimization.



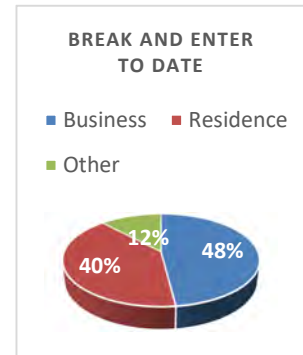


Results for Q2 in the selected areas in comparison to the same time frame last year including comparisons to the preceding six fiscal year average:

	FY23/24 to FY24/25	6 Year Average
<u>Break and Enter</u>		
<b>Q3</b>	Up from 1 to 9 (+800%)	Up from 5 to 9 (+80%)
<u>Theft of Motor Vehicle</u>		
<b>Q3</b>	Down from 13 to 6 (-54%)	Down from 10 to 6 (-40%)
<u>Theft from Motor Vehicle</u>		
<b>Q3</b>	Unchanged at 9 (=%)	Down from 15 to 9 (-40%)

Break and Enter: Occurrences this quarter were elevated this quarter as a result of area habitual offenders operating within Strathmore. Of the 6 businesses which were broken into, suspects were identified in two occurrences and linked to a third from quarter 2. Charges were laid against those involved. In two more occurrences this quarter, suspects have been identified and charges are expected.

There were three residential break and enters this quarter. One was an attempted break in which was disrupted by police, the other two involved entrance into garages using door openers obtained from vehicles parked in the driveway.



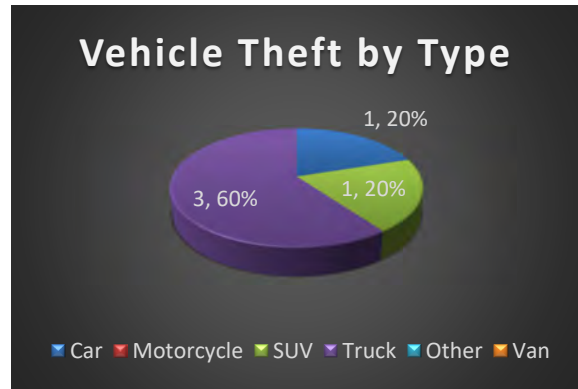
Theft of MV: Theft of MV were reduced by approximately 1/2 this quarter compared to the same time frame last year and from the historical averages. Of the six thefts this quarter, all have





been recovered. Four were found in Calgary, two thefts occurred as crimes of opportunity, and charges were laid in two instances.

Theft from MV: Of the nine occurrences this quarter, three involved license plate theft, two were crimes of opportunity, four thefts involved valuables (wallets/purses) stored in plain sight.



**2. Traffic Safety** – Reduction of both injury and overall collisions.

The goal of this priority is to maintain or reduce the historical five year crime levels through use of the following strategies.

**Traffic Safety/Enforcement**

**ENFORCEMENT RESULTS THIS QUARTER**

- Violations: 233 (670 YTD)
- Suspensions in both municipal and rural areas:
  - IRS: 16
  - Drive while Disqualified: 9
  - 72hr: 8
  - Impaired: 4
  - 24hr: 0
  - GDL AZAT: 0

This quarter, Cst.'s PLANETS and SKAHIKH were both awarded with the Cpl. CUMMINGS Watch Gold award signifying more than 25 impaired driving investigations in the past year. Cst. O'CONNELL was also awarded the award at the silver level for more than 15 impaired driving investigations in the past year.

**Check Stop Program** *(in and around Strathmore)*

This quarter three check stops were conducted in Strathmore and the Surrounding area which resulted in one 24hr IRS contravention, seven violations, and approximately 464 vehicles were checked.

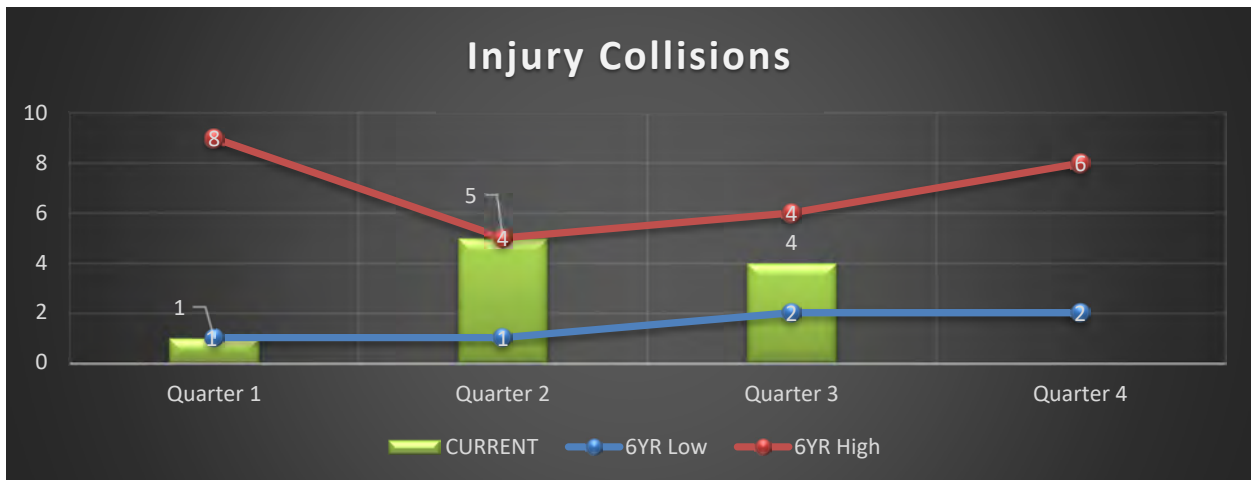
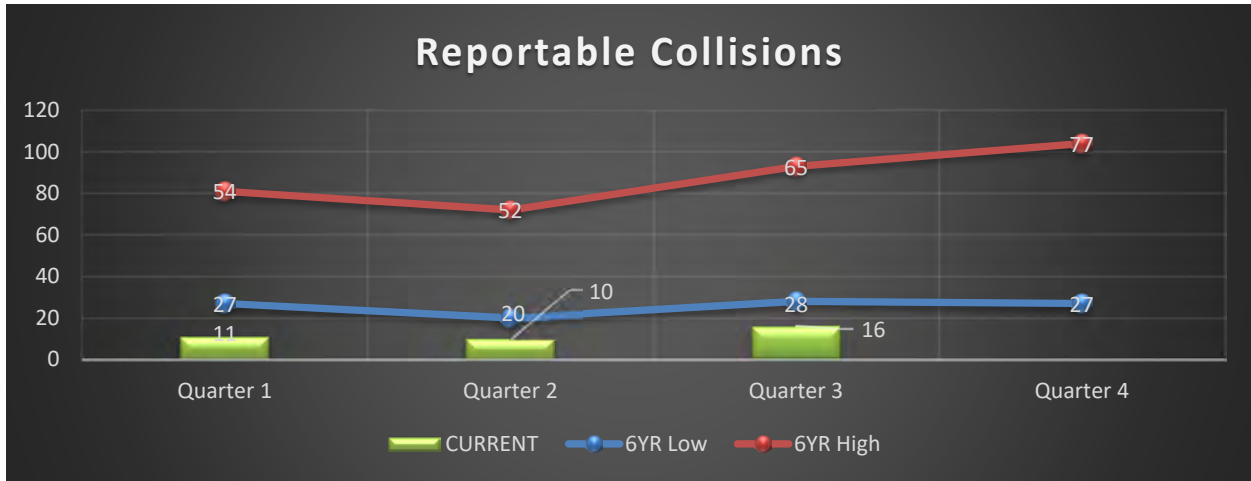
**Bar Walk Program**

Strathmore members conduct foot patrols through licensed establishments to maximize visibility in an effort to prevent, detect, and deter criminal activities. Criminal activity may include Gaming Liquor and Cannabis Act infractions, Illicit drug offences, or impaired driving.





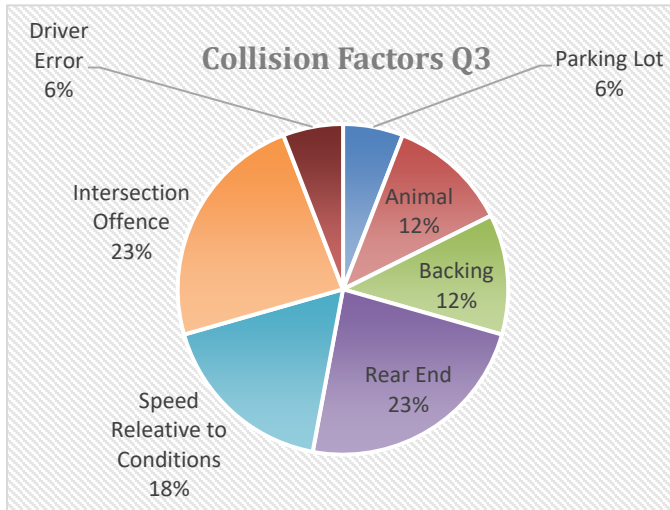
Collision Comparisons



Results for this quarter in the selected areas in comparison to the same time frame last year including comparisons to the preceding six fiscal year average:

	<b>FY23/24 to FY24/25</b>	<b>6yr. Fiscal YR Avg.</b>
<u>Reportable Collisions:</u>		
<b>Q2</b>	Down from 28 to 16 (-43%)	Down from 40 to 16 (-60%)
<u>Injury Collisions:</u>		
<b>Q2</b>	Unchanged at 4 (=%)	Up from 3 to 4 (+33%)

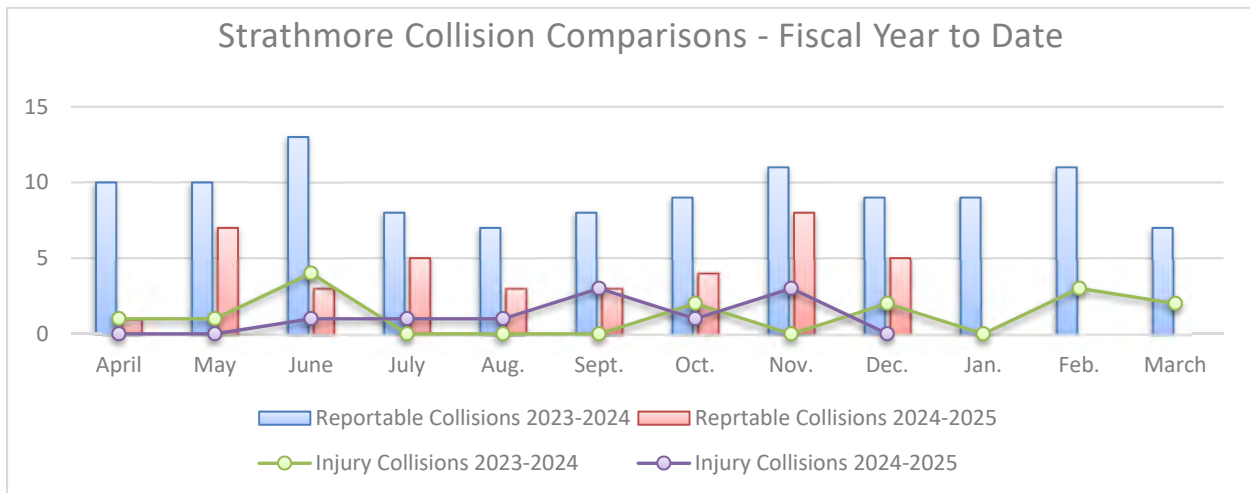




Reportable collisions were reduced this period from last year and over our six year averages. Most collisions occurred as a result of intersection offences and rear end incidents.

Injury collisions were unchanged from the year prior and elevated from six year averages. Two resulted from rear end collisions, one was a single vehicle (motorbike), and the remaining injury collision was caused by an unsafe turn.

(\* A contributing factor in the reduction of reportable collisions may be slightly attributable to the increase in the minimum value to report. In December of 2023, the reportable value increased from \$2,000 to \$5,000.)



### 3. Community Engagement and Indigenous Community Engagement

Fostering positive relationships within our community and seeking ways to improve engagement with our residents and indigenous communities is a priority this year. Community support and engagement is essential to the success of crime reduction and community safety initiatives. This is achieved through open communication, trust, and emersion into Strathmore and the surrounding communities as community members ourselves.





**School Visits**

During this quarter, Strathmore members maintained visits at Strathmore Schools to interact with students, provide school talks on community safety topics, and maintain presence during high traffic periods. On December 16, Strathmore detachment hosted a Westmount Elementary class for a tour and visit.



**Attendance at Community Events**

*October 31:* Strathmore members and staff handed out candy during safety patrols during Halloween.



*November 11:* S/Sgt. WIELGOSZ, Sgt. SALMON, and Cst. SOCKETT attended Remembrance Day ceremonies at the Strathmore Legion.

*November 30:* Strathmore members and staff participated in the Santa Clause Parade with a police vehicle leading the procession.



**Community Liaison Program**

A community liaison program is in place with a member is assigned to a community group. The purpose of this program is to form a link with community groups to seek feedback on concerns and open channels of communication with respect to education, how to reduce or prevent victimization, and early identification of





community cultural issues. There are 17 community groups with liaison members assigned in Strathmore. If a community group would like to request an RCMP liaison, please contact S/Sgt. Mark WIELGOSZ at Strathmore Detachment.

4. Other Initiatives

Strathmore Youth and Indigenous Youth Diversion Program

Strathmore Detachment has implemented a youth and Indigenous youth diversion program to give young persons a chance to redeem themselves through restorative justice. The goals of the program include educating and deterring youth from entering the criminal justice system, to provide an opportunity to make recompense for wrongdoing through restorative justice principles, and give young persons an opportunity to learn from their mistakes.

Eligible criminal cases involve first time minor offences such as property crimes. Candidate eligibility is determined on four criteria:

- 1. Admission of wrongdoing;
2. Expression of legitimate remorse;
3. Willingness to make recompense and participate in youth justice forums; and
4. Victim consent to allow the matter to proceed toward diversion.

Investigating members will determine eligibility as an option to find the best outcome in response to minor criminal matters and prevent repetition of offenses. Activities typically involve volunteerism and soft labour tasks within the community (picking up litter, removing graffiti, shovelling snow for seniors, etc.)

Partnerships have been created with the Town of Strathmore and Siksika Nation to facilitate and monitor restorative measures.

Rural Alberta CAPTURE Program

On June 12, 2023 The Alberta RCMP announced the voluntary surveillance camera registry program, called CAPTURE (Community Assisted Policing Through the Use of Recorded Evidence) was available Province wide.

Residents and businesses who have video surveillance, and are willing to share video camera footage when requested, can

sign up. This initiative won't replace officers from knocking on doors, but it will help officers track down video evidence in ongoing criminal investigations in RCMP jurisdictions.

The program aims to reduce the time an officer needs to search for and gather video evidence



Register your security camera

Help police investigate crimes and keep your community safe.

The registry is voluntary and secure. Sign up and help protect your property, your family and your community.



more information: ruralalbertacapture.ca

Enregistrez votre caméra de sécurité

Aidez la police à enquêter sur des crimes et à assurer la sécurité de votre collectivité.

L'inscription au registre est volontaire et sécurisée. Inscrivez-vous pour aider à protéger votre propriété, votre famille et votre collectivité.



plus d'informations: ruralalbertacapture.ca/fr





when investigating. The CAPTURE program allows a person or business to upload a portion of the video requested. This allows the officer to evaluate the video footage before deciding to ask for a copy.

Strathmore Detachment is now active with the CAPTURE program. To get started, visit [www.ruralalbertacapture.ca](http://www.ruralalbertacapture.ca) and create an account. From there you can enter your contact information and video cameras on the secure site. Your information is not available to the public. If an officer needs to contact you, they will do so by the information provided.

Things to know about the program:

- This is completely voluntary and consent can be withdrawn at any time;
- Registering a camera and contact information allows the RCMP to see a list of security cameras so they can contact the owners during an investigation;
- The video footage on your camera remains your property;
- The RCMP will not have live access to your camera feed. We will only ask for videos already recorded;
- You can share your video footage through the website for an officer to view before they decide if the video will help in their investigation; and
- An officer can provide you with a USB thumb drive to copy your video. An officer can not download the video; they can only view it.

**RCMP**  
**ONLINE CRIME REPORTING**  
*is now available*

**Report it online!**

**YOU CAN FILE A REPORT IF:**

- You have lost something that costs less than \$5000
- Someone has stolen something from you that costs less than \$5000
- Someone has vandalized your property or vehicle and it will cost less than \$5000 to repair it
- The crime happened within the jurisdiction of the Alberta RCMP
- Thefts over \$5,000 are accepted from oil, telecommunications, and utility companies

**YOU CANNOT USE ONLINE CRIME REPORTING IF:**

- There is a witness or suspect
- There are lost or stolen items involving personal identity, firearms, licence plates or decals

All crimes reported online to the Alberta RCMP will be followed up with a phone call from a police officer within five business days.

[HTTPS://OCRE-SIELC.RCMP-GRC.GC.CA/ALBERTA](https://ocre-sielc.rcmp-grc.gc.ca/alberta)

Royal Canadian Mounted Police / Gendarmerie royale du Canada

### Online Crime Reporting

Online crime reporting is also available to report minor property crimes or non-emergent matters without the need to call the police or Visit the Detachment. These reports are routed through the Alberta RCMP Call Back Unit who will follow up with complainants. Depending on the complexity of the incident, the report can be forwarded to the appropriate Detachment to continue with the investigation. The online reporting tool can be accessed at <https://ocre-sielc.rcmp-grc.gc.ca/alberta> or through the Alberta RCMP App.





### Alberta RCMP App

The Alberta RCMP App is available through the most app stores. It is free and provides users access to a variety of community safety programs such as the Online Crime Reporting tool, Crime Mapping, Crime Statistics, and media releases to name a few.

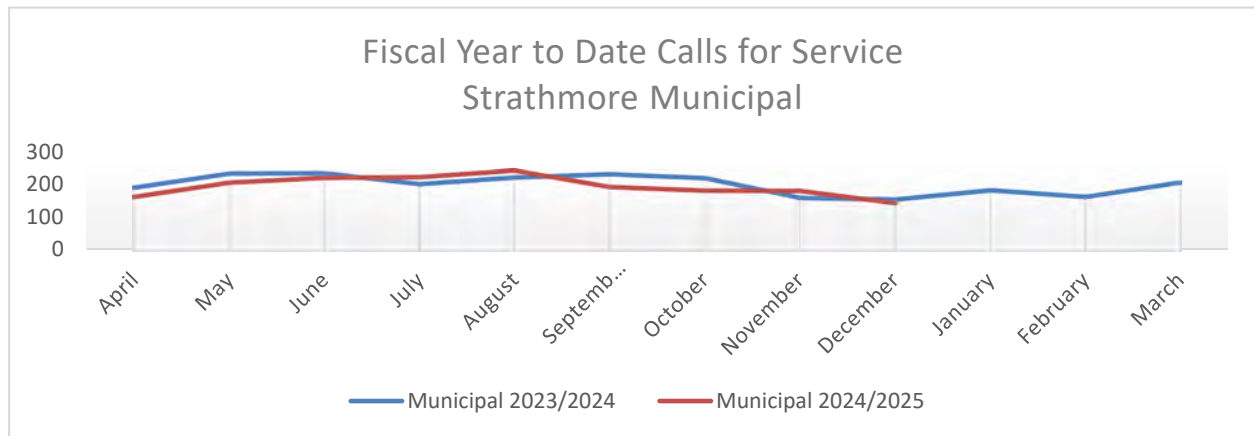


### Watch Clerk Program

With support from the Town of Strathmore, Wheatland County and Rocky View County a watch clerk program was created in late 2017 early 2018. Watch clerks are support staff employees dedicated to supporting front line policing activities within Strathmore and in the Rural areas by completing administrative tasks on behalf of front line members thereby maximizing their ability to actively patrol our area. This program is a valuable investment in community safety.

Each funding partner contributes to the program to fund thee clerks with a fourth provincial position reallocated by the Detachment Commander into the pool. At the close of this quarter, there was one watch clerk vacancy. A job advertisement was held and a candidate was selected to fill the position pending completion of a security clearance check.

### Fiscal Year to Date Calls for Service



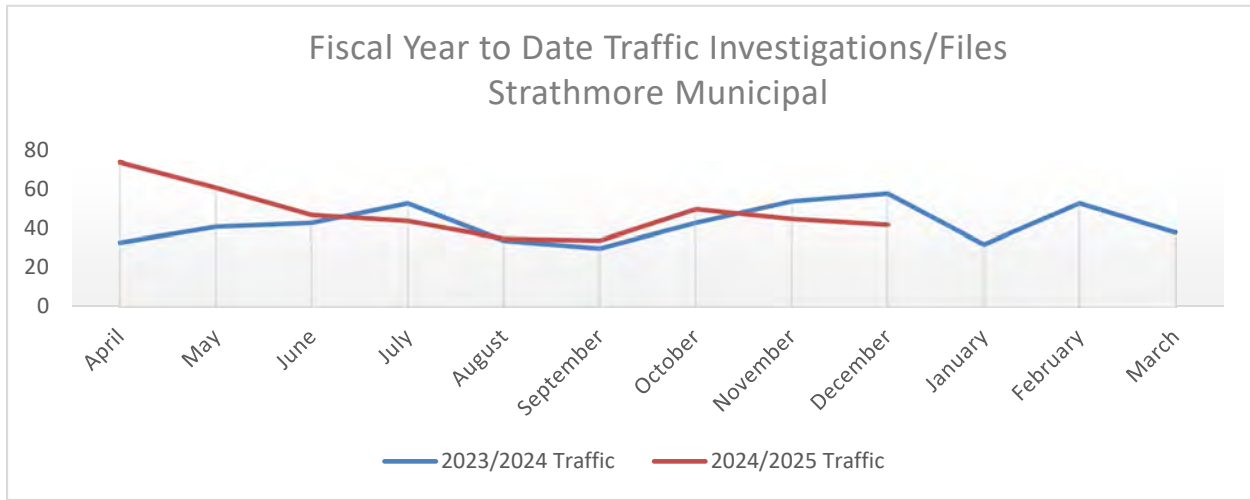
\*\*\* Traffic offences/complaints/investigations were removed as Strathmore Detachment continues use of e-ticketing. E-ticketing creates a file for each roadside stop. Separation of traffic complaints and self generated enforcement was not done. Inclusion of traffic stats may give the appearance of artificially high occurrence numbers.  
\*\*\* The numbers shown are occurrences within the Town of Strathmore which do not include rural or Langdon files.

In Q3 Strathmore Detachment responded to 510 calls for service within Town limits, down from 538 the year prior.





Fiscal Year to Date Traffic Offences and Reports



Traffic files in Q2 decreased from 155 to 137 compared to the same time frame last year.

Staff Sergeant Mark Wielgosz 2025-02-10  
Detachment Commander  
Strathmore-Langdon Detachment





# Request for Decision

To: Council

Staff Contact: Claudette Thorhaug, Legislative Services Officer

Date Prepared: February 23, 2025

Meeting Date: March 19, 2025

**SUBJECT:** Regular Council Meeting Minutes - February 19, 2025

**RECOMMENDATION:** THAT Council adopt the February 19, 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

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**SUSTAINABILITY**

**ECONOMIC SUSTAINABILITY:**

N/A

**SOCIAL SUSTAINABILITY:**

N/A

**ENVIRONMENTAL SUSTAINABILITY:**

N/A

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**IMPLICATIONS OF RECOMMENDATION:**

**GENERAL:**

Pursuant to Section 208(1)(iii) of the *Municipal Government Act*, the minutes of the February 19, 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

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**KEY ISSUE(S)/CONCEPT(S):**

N/A

**DESIRED OUTCOMES:**

N/A

**COMMUNICATIONS:**

Once signed, the February 19, 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 - 19 Feb 2025 - Meeting Minutes](#)

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Veronica Anderson, Legislative Services Officer

Approved  
- 12 Mar  
2025

Claudette Thorhaug, Legislative Services Officer

Approved  
- 12 Mar  
2025

Johnathan Strathdee, Manager of Legislative Services

Approved  
- 12 Mar  
2025



# MINUTES

## REGULAR COUNCIL MEETING

6:00 PM - Wednesday, February 19, 2025

Council Chambers, 1 Parklane Drive, Strathmore AB

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**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 19, 2025 Regular Council Meeting to order at 6:01 p.m.

2. **CONFIRMATION OF AGENDA**

**Resolution No. 033.02.25**

Moved by Councillor Peterson

THAT Council adopt the February 19, 2025 Regular Council Meeting Agenda as amended:

ADDITION:

9.1 Letter of Support – Community Peace Officer Operational Command

DELETION:

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

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

**CARRIED**

3. **CLOSED MEETING**

**Resolution No. 034.02.25**

Moved by Councillor Peterson

THAT Council move In Camera to discuss items related to sections 24(1)(a), 21(1)(b), 24(1)(b)(i), and 27(1)(a) of the *Freedom of Information and Protection of Privacy Act* at 6:03 p.m.

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

**AGAINST:** None.

**CARRIED**

- 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)**

#### **Resolution No. 035.02.25**

Moved by Councillor Langmaid

THAT Council move out of Camera at 9:08 p.m.

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

**AGAINST:** None.

**CARRIED**

#### **Resolution No. 036.02.25**

Moved by Councillor Montgomery

THAT Council adopt an amendment to the 2025 Operating Budget which would approve the following Strategic Objectives and Emergent Items in the amount of \$325,000 with funds coming from the Financial Stability Reserve:

- \$220,000 for the growth opportunities discussed during the confidential matter on the February 19, 2025 Regular Council Meeting agenda, with the matter remaining confidential until the second quarter of 2025;
- \$50,000 for legal services regarding East Calgary Regional Waterline connection and construction request items;
- \$25,000 for a Shop Local Campaign in response to global tariff announcements; and
- \$30,000 for legal services in relation to Development Permit D24-114.

AND THAT Council approves a transfer of \$325,000 to 2025 Operating Budget Operating Reserves from the Financial Stability Reserve.

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

**AGAINST:** None.

**CARRIED**

**Resolution No. 037.02.25**

Moved by Councillor Peterson

THAT Council direct administration to authorize the letter discussed during the closed meeting item 3.2 on the February 19, 2025 Regular Council Meeting Agenda;

AND THAT this item remain confidential under FOIP sections 23(1)(a), 24(1)(a), 24(1)(b)(i), and 27(1)(a).

**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**

None.

**7. CONSENT AGENDA**

**Resolution No. 038.02.25**

Moved by Councillor Langmaid

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

8.1 Regular Council Meeting Minutes – February 5, 2025

11.2.1 Community Futures Wild Rose Meeting Minutes – January 9, 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 – February 5, 2025**

The following motion was adopted by the consent agenda:

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

**9. BUSINESS**

**9.1. Letter of Support – Community Peace Officer Operational Command**

**Resolution No. 039.02.25**

Moved by Councillor Montgomery

THAT Council authorize Mayor Fule to sign the letter of support as presented in Attachment I.

**Resolution No. 040.02.25**

Moved by Councillor Montgomery

THAT Council move In camera to discuss item related to items related to section 24(1)(c) of the *Freedom of Information and Protection of Privacy Act* at 9:32 p.m.

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

**AGAINST:** None.

**CARRIED**

**Resolution No. 041.02.25**

Moved by Councillor Peterson

THAT Council move out of camera at 9:40 p.m.

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

**AGAINST:** None.

**CARRIED**

**Resolution No. 039.02.25**

Moved by Councillor Montgomery

THAT Council authorize Mayor Fule to sign the letter of support 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. Municipal Policing Committee Bylaw No. 25-05

#### **Resolution No. 042.02.25**

Moved by Councillor Montgomery

THAT Council give First reading to Bylaw No. 25-05, being the Municipal Policing Committee Bylaw.

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

**AGAINST:** None.

**CARRIED**

#### **Resolution No. 043.02.25**

Moved by Councillor Montgomery

THAT Council give Second reading to Bylaw No. 25-05, being the Municipal Policing Committee Bylaw.

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

**AGAINST:** None.

**CARRIED**

#### **Resolution No. 044.02.25**

Moved by Councillor Wiley

THAT Council give Unanimous Consent to give Third and Final reading to Bylaw No. 25-05, being the Municipal Policing Committee Bylaw.

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

**AGAINST:** None.

**CARRIED**

**Resolution No. 045.02.25**

Moved by Councillor Langmaid

THAT Council give Third reading to Bylaw No. 25-05, being the Municipal Policing Committee Bylaw.

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

**AGAINST:** None.

**CARRIED**

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

**Resolution No. 046.02.25**

Moved by Councillor Montgomery

THAT Council give First Reading to Bylaw No. 24-23, being a bylaw to amend the 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.

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

**AGAINST:** None.

**CARRIED**

**10.3. Land Use Amending Bylaw No. 25-04 (Lakewood Phase 2B)**

**Resolution No. 047.02.25**

Moved by Councillor Montgomery

THAT Council give First Reading to Bylaw No. 25-04, being a bylaw to amend the 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 7:10 or following the conclusion of the Public Hearing for Bylaw No. 24-23 in Council Chambers.

**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**

Mayor Fule relinquished the share to Deputy Mayor Wiley at 9:48 p.m.

**11.1.1 Garage and Garden Suites Review**

**Resolution No. 048.02.25**

Moved by Mayor Fule

THAT Council direct Administration to review the garage and garden suites in the Town of Strathmore and bring a report for Council's consideration to the March 12, 2025 Committee of the Whole Meeting specifically related to repealing Bylaw 24-11.

**FOR:** Mayor Fule, Councillor Montgomery, Councillor Wegener, and Councillor Wiley

**AGAINST:** Councillor Langmaid, Councillor Mitzner, and Councillor Peterson

**CARRIED**

Mayor Fule regained the chair.

**11.1.2 Municipal Library Board Member Acknowledgement**

Councillor Langmaid thanked Ruth McClusky for volunteering with the Municipal Library Board for the past 18 years and announced Ruth's recent resignation from the Board.

**11.2. BOARD AND COMMITTEE REPORTS**

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

**11.3. QUESTION AND ANSWER PERIOD**

None.

**11.4. ADMINISTRATIVE INQUIRIES**

None.

**11.5. NOTICES OF MOTION**

None.

12. **CORRESPONDENCE**

None.

14. **ADJOURNMENT**

Mayor Fule adjourned the February 19, 2025 Regular Council Meeting at 9:58 p.m.

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Mayor

---

Director of Strategic,  
Administrative and Financial Services



# Request for Decision

To: Council

Staff Contact: Johnathan Strathee, Manager of Legislative Services

Date Prepared: February 25, 2025

Meeting Date: March 19, 2025

**SUBJECT:** Special Council Meeting Minutes - February 24, 2025

**RECOMMENDATION:** THAT Council adopt the February 24, 2025 Special 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

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**SUSTAINABILITY**

**ECONOMIC SUSTAINABILITY:**

N/A

**SOCIAL SUSTAINABILITY:**

N/A

**ENVIRONMENTAL SUSTAINABILITY:**

N/A

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**IMPLICATIONS OF RECOMMENDATION:**

**GENERAL:**

Pursuant to Section 208(1)(iii) of the *Municipal Government Act*, the minutes of the February 24, 2025 Special 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

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**KEY ISSUE(S)/CONCEPT(S):**

N/A

**DESIRED OUTCOMES:**

N/A

**COMMUNICATIONS:**

Once signed, the February 24, 2025 Special 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: Special Council Meeting - 24 FEB 2025 - Minutes](#)

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Claudette Thorhaug, Legislative Services Officer

Approved  
- 13 Mar  
2025

Johnathan Strathdee, Manager of Legislative Services

Approved  
- 13 Mar  
2025



# MINUTES

## SPECIAL COUNCIL MEETING

6:00 PM - Monday, February 24, 2025

Council Chambers, 1 Parklane Drive, Strathmore AB

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**COUNCIL PRESENT:** Mayor Pat Fule, Councillor Melissa Langmaid, Councillor Debbie Mitzner, Councillor Jason Montgomery, Councillor Denise Peterson, and Deputy Mayor Brent Wiley

**COUNCIL ABSENT** Councillor Richard Wegener

**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 24, 2025 Special Council Meeting to order at 6:02 p.m.

### 2. **CONFIRMATION OF AGENDA**

#### 2.1. **Confirmation of the February 24, 2025 Special Council Meeting Agenda**

##### **Resolution No. 049.02.25**

Moved by Councillor Langmaid

THAT Council adopt the February 24, 2025 Special Council Meeting Agenda as presented.

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

**AGAINST:** None.

**CARRIED**

### 3. **BUSINESS**

None.

**4. CLOSED MEETING**

**Resolution No. 050.02.25**

Moved by Councillor Peterson

THAT Council move In Camera to discuss items related to section 24(1)(a) of the *Freedom of Information and Protection of Privacy Act* at 6:03 p.m.

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

**AGAINST:** None.

**CARRIED**

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

**Resolution No. 051.02.25**

Moved by Councillor Mitzner

THAT Council move out of Camera at 7:55 p.m.

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

**AGAINST:** None.

**CARRIED**

**5. ADJOURNMENT**

Mayor Fule adjourned the February 24, 2025 Special Council Meeting at 7:55 p.m.

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Mayor

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Director of Strategic, Administrative,  
and Financial Services



# Request for Decision

To: Council

Staff Contact: Veronica Anderson, Legislative Services Officer

Date Prepared: March 12, 2025

Meeting Date: March 19, 2025

**SUBJECT:** Special Council Meeting Minutes - March 12, 2025

**RECOMMENDATION:** THAT Council adopt the March 12, 2025 Special 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

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**SUSTAINABILITY**

**ECONOMIC SUSTAINABILITY:**

N/A

**SOCIAL SUSTAINABILITY:**

N/A

**ENVIRONMENTAL SUSTAINABILITY:**

N/A

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**IMPLICATIONS OF RECOMMENDATION:**

**GENERAL:**

Pursuant to Section 208(1)(iii) of the *Municipal Government Act*, the minutes of the March 12, 2025 Special Council Meeting are given to Council for adoption.

**ORGANIZATIONAL:**

N/A

**OPERATIONAL:**

N/A

**FINANCIAL:**

N/A

**POLICY:**

N/A

**IMPLEMENTATION:**

N/A

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**BACKGROUND:**

N/A

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**KEY ISSUE(S)/CONCEPT(S):**

N/A

**DESIRED OUTCOMES:**

N/A

**COMMUNICATIONS:**

Once signed, the March 12, 2025 Special 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: SPECIAL COUNCIL - 12 Mar 2025 - Minutes](#)

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Claudette Thorhaug, Legislative Services Officer

Approved  
- 13 Mar  
2025

Johnathan Strathdee, Manager of Legislative Services

Approved  
- 13 Mar  
2025



# MINUTES

## SPECIAL COUNCIL MEETING

6:00 PM - Wednesday, March 12, 2025

Council Chambers, 1 Parklane Drive, Strathmore AB

**COUNCIL PRESENT:**

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

**STAFF PRESENT:**

Kevin Scoble (Chief Administrative Officer), Jamie Dugdale (Director of Infrastructure, Operations, and Development Services), Mark Pretzloff (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 March 12, 2025 Special Council Meeting to order at 6:00 p.m.

**2. CONFIRMATION OF AGENDA**

**Resolution No. 052.03.25**

Moved by Councillor Wiley

THAT Council adopt the March 12, 2025 Special Council Meeting Agenda as amended:

DELETION:

4.4 Strathmore Business Association Agreement

5.4 CAO Performance Review – Confidential evaluations – FOIP S. 19(1)

ADDITION:

5.4 Overnight Shelter – Advice from officials – FOIP S. 24(1)(a)

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

**AGAINST:** None.

**CARRIED**

**3. PUBLIC COMMENTS**

- Claude Brown thanked Council for revisiting the matter of Garden and Garage Suites.

4. **BUSINESS**

4.1. **Lambert Village Snow Removal Petition**

**Resolution No. 053.03.25**

Moved by Councillor Mitzner

THAT Council take a 5-minute Recess.

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

**AGAINST:** None.

**CARRIED**

Mayor Fule reconvened the March 12, 2025 Special Council Meeting at 6:12 p.m.

Marilyn Galvin spoke on behalf of the Lambert Village residents.

**Resolution No. 054.03.25**

Moved by Councillor Montgomery

THAT Council direct Administration to bring the addition of Parklane Way to the next snow management policy discussion.

**Resolution No. 055.03.25**

Moved by Councillor Peterson

THAT Council amend Councillor Montgomery's motion to include that the report shall be brought back to Council before the final meeting of this term, which takes place on September 17, 2025.

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

**AGAINST:** None.

**CARRIED**

**Resolution No. 054.03.25**

Moved by Councillor Montgomery

THAT Council direct Administration to bring the addition of Parklane Way to the next snow management policy discussion to take place before the final Council Meeting of the term on September 17, 2025.

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

**AGAINST:** None.

**CARRIED**

**4.2. Voluntary Intermunicipal Collaboration Framework (ICF)**

**Resolution No. 056.03.25**

Moved by Councillor Montgomery

THAT Council direct staff to work with the Administration of the Villages of Standard, Hussar, and Rockyford, to develop terms of reference to guide the preparation of a voluntary Intermunicipal Collaboration Framework (ICF) between the communities.

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

**AGAINST:** None.

**CARRIED**

**4.3. Land Use Bylaw Amending Bylaw No. 24-14 (Garden and Garage Suites) Review**

**Resolution No. 057.03.25**

Moved by Councillor Wiley

THAT Council direct Administration to prepare a Land Use Bylaw Amending Bylaw, removing the Garden and Garage Suite usage from Strathmore's Low Density Districts;

AND THAT Council direct Administration to schedule a Public Hearing on the matter.

**Resolution No. 058.03.25**

Moved by Councillor Wiley

THAT Council amend the motion to remove reference to a Public Hearing, and instead direct Administration to bring a proposal to a future Committee of the Whole.

**FOR:** Mayor Fule, Councillor Montgomery, Councillor Wegener, and Councillor Wiley

**AGAINST:** Councillor Langmaid, Councillor Mitzner and Councillor Peterson

**CARRIED**

**Resolution No. 057.03.25**

Moved by Councillor Wiley

THAT Council direct Administration to prepare a Land Use Bylaw Amending Bylaw, removing the Garden and Garage Suite usage from Strathmore's Low Density Districts;

AND THAT Council direct Administration to bring a proposal forward to a future Committee of the Whole.

**FOR:** Mayor Fule, Councillor Montgomery, Councillor Wegener, and Councillor Wiley

**AGAINST:** Councillor Langmaid, Councillor Mitzner and Councillor Peterson

**CARRIED**

**5. CLOSED MEETING**

**Resolution No. 059.03.25**

Moved by Councillor Wegener

THAT Council move In Camera to discuss items related to sections 24(1)(a), S. 23(1)(a), 24(1)(a), 24(1)(b)(i), and 27(1)(a) of the Freedom of Information and Protection of Privacy Act at 6:56 p.m.

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

**AGAINST:** None.

**CARRIED**

**5.1. Advocacy Strategy - Advice from officials - FOIP S. 24(1)(a)**

**5.2. Legal Advice – Advice from officials – FOIP S. 23(1)(a), 24(1)(a), 24(1)(b)(i), and 27(1)(a)**

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

**5.4. Overnight Shelter – Advice from officials – FOIP S. 24(1)(a)**

Councillor Montgomery left the meeting at 8:45 p.m.

**Resolution No. 060.03.25**

Moved by Councillor Langmaid

THAT Council move out of Camera at 9:06 p.m.

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

**AGAINST:** None.

**CARRIED**

**Resolution No. 061.03.25**

Moved by Councillor Peterson

THAT Council direct Administration to bring to the April 2, 2025 Regular Council Meeting a revised Terms of Reference for the *Community Wellness Taskforce*, with a focus on the planning and advisory function of the taskforce;

AND THAT Council move to extend the term of the Community Wellness Taskforce from May 2025 to September 10, 2025.

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Peterson, and Councillor Wegener

**AGAINST:** Councillor Wiley

**CARRIED**

**Resolution No. 062.03.25**

Moved by Councillor Wegener

THAT Council direct Administration to authorize the letter discussed during Closed Meeting item (5.2) on the March 12, 2025 Special Council Meeting Agenda;

AND THAT this item remain confidential under FOIP S. 23(1)(a), 24(1)(a), 24(1)(b)(i), and 27(1)(a).

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

**AGAINST:** None.

**CARRIED**

**6. BYLAWS**

**6.1. Land Use Bylaw Amending Bylaw No. 24-22 (710 3rd Street, 712 3rd Street, 380 Ridge Road, and Area A Plan 0313207)**

**Resolution No. 063.03.25**

Moved by Councillor Wiley

THAT Council give First reading to Bylaw No. 24-22, being a bylaw to amend Land Use Bylaw No. 14-11;

AND THAT Council direct Administration to schedule a Public Hearing for Bylaw No. 24-22 on April 16, 2025 at 7:00 p.m. in Council Chambers.

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

**AGAINST:** None.

**CARRIED**

**6.2. Land Use Bylaw Amending Bylaw No. 25-06 (Edgefield Phase 3) – Updated Application**

**Resolution No. 064.03.25**

Moved by Councillor Wegener

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 April 16, 2025 at 7:10 p.m. in Council Chambers or following the conclusion of the Public Hearing for Bylaw No. 24-22.

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

**AGAINST:** None.

**CARRIED**

**7. ADJOURNMENT**

Mayor Fule adjourned the March 12, 2025 Special Council Meeting at 9:17 p.m.

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Mayor

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Director of Strategic, Administrative,  
and Financial Services



# Request for Decision

To: Town Council

Staff Contact: Kate Bakun, Planner

Date Prepared: March 9, 2025

Meeting Date: March 19, 2025

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

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

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

## STRATEGIC PRIORITIES:



Affordable Housing



Climate Resiliency



Community Development



Community Wellness



Economic Development



Financial Sustainability

## **HOW THE STRATEGIC PRIORITIES ARE MET:**

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

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## SUSTAINABILITY

### **ECONOMIC SUSTAINABILITY:**

Opening a childcare facility can allow 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 have advertised the public hearing in accordance with Section 606 of the Municipal Government Act. We have also requested that the public hearing be advertised on our social media.

### **BACKGROUND:**

First Reading of Bylaw No. 24-23 was given on February 19, 2025, and the public hearing was advertised on the following dates:

- February 24, 2025 - Mailed notice to adjacent landowners
- February 24, 2025 - Notice posted on Town website
- February 26, 2025 - Strathmore Times
- March 5, 2025 - Strathmore Times
- March 12, 2025 - Strathmore Times
- March 2025 - Utility Bill Insert

Internal and external circulation was completed on November 15, 2024, and we haven't received any concerns from internal and external agencies.

We have received one public inquiry about parking stalls within the project and they noted they will be attending the public hearing to speak.

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 may 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 Second Reading to Bylaw No. 24-23, being a Bylaw to amend the Land Use Bylaw No. 14-11.

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

#### **COMMUNICATIONS:**

Staff have advertised the public hearing in accordance with the Municipal Government Act by including notices in the Strathmore Times, 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](#)

[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. Newspaper advertisement](#)

[Attachment VI: Annotation 2025-02-24 Map 24-23](#)

[Attachment VII: February-26-2025-Strathmore-Times.](#)

[Attachment VIII: March-5-2025-Strathmore-Times.](#)

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

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Chuck Procter, Manager of Development Services

Approved  
- 12 Mar  
2025

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

Approved  
- 12 Mar  
2025

Veronica Anderson, Legislative Services Officer

Approved  
- 13 Mar  
2025

Johnathan Strathdee, Manager of Legislative Services

Approved  
- 13 Mar  
2025

Kevin Scoble, Chief Administrative Officer

Approved  
- 13 Mar  
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 by 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 19<sup>TH</sup> day of February, 2025

PUBLIC HEARING HELD this \_\_\_\_ day of \_\_\_\_\_, 2025

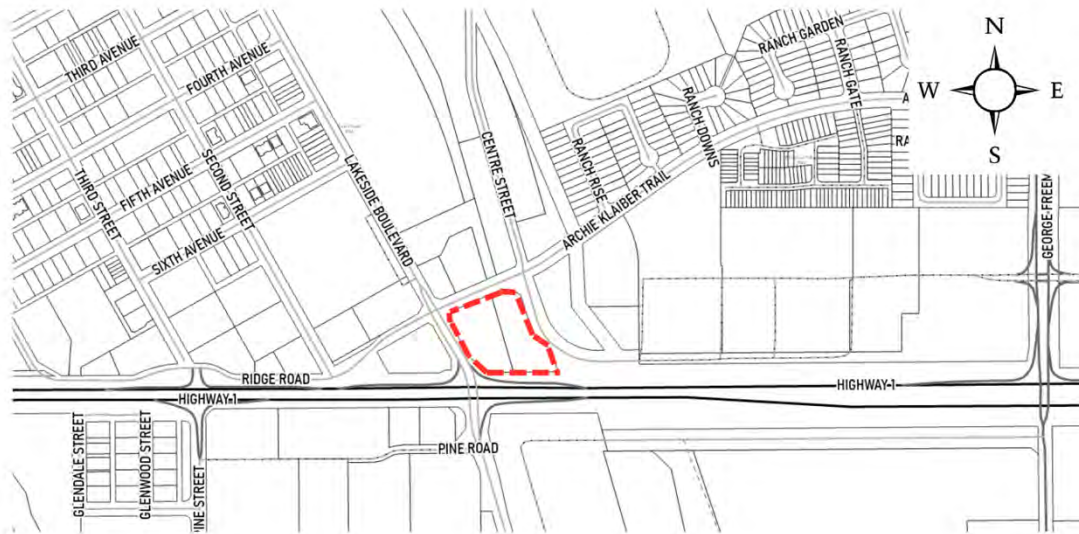
READ A SECOND TIME this \_\_\_\_ day of \_\_\_\_\_, 2025

READ A THIRD AND FINAL TIME this \_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
DIRECTOR STRATEGIC,  
ADMINISTRATIVE AND FINANCIAL SERVICES

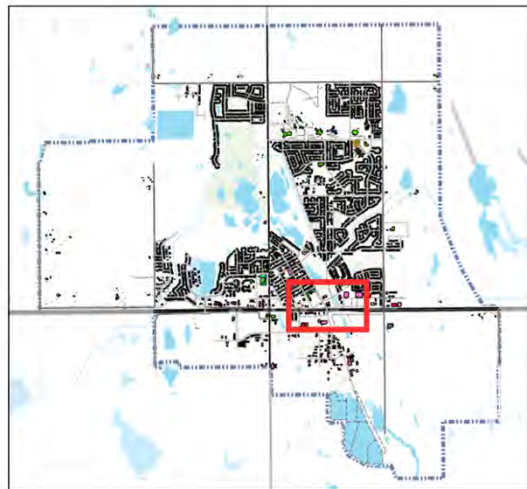
## Schedule "A"



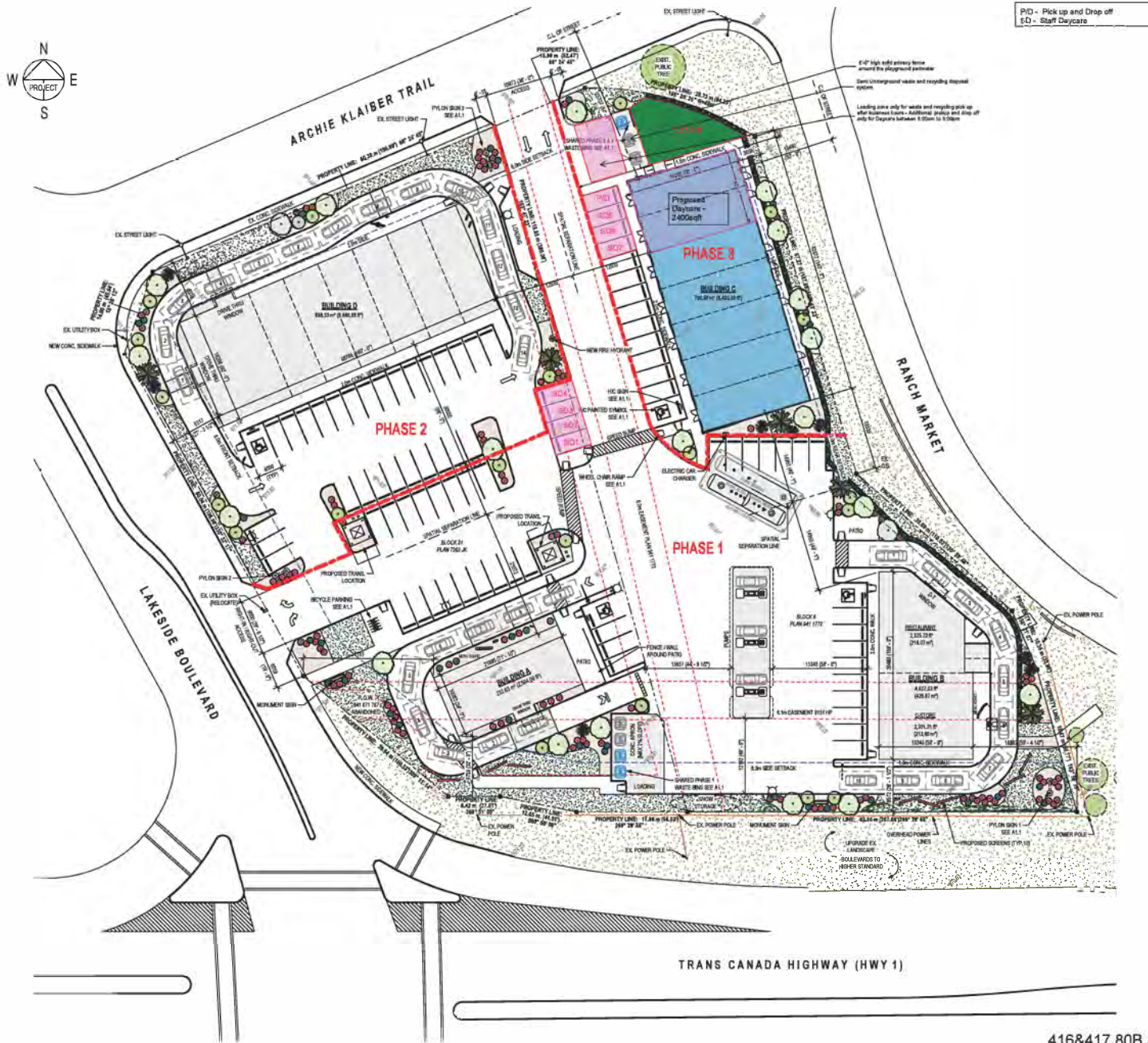
**Land Use District:**



CHWY – Commercial Highway District. Direct Control District Overlay



Proposed Daycare Area - 2400sqft  
 Number of Children - 50  
 Number of Staff - 7  
 Number of Staff Parking - 7  
 Playground - 1200sqft



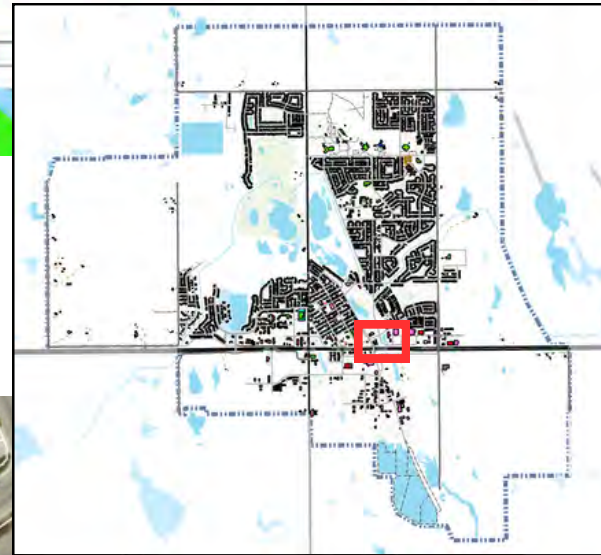
# 24-23 LUB Redesignation Application- 416 & 417 80B Archie Klaiber Trail



## 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

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

**3. GENERAL SITE REQUIREMENTS:**

**a) Lot Area**

- i. 929m<sup>2</sup>

**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.

**Notice of Public Hearings:**  
**March 19, 2025 @ 7:00 p.m.**

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

Staff received an application for a land use redesignation (Bylaw No. 24-23) of 416 & 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.

**Public Hearing Process**

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

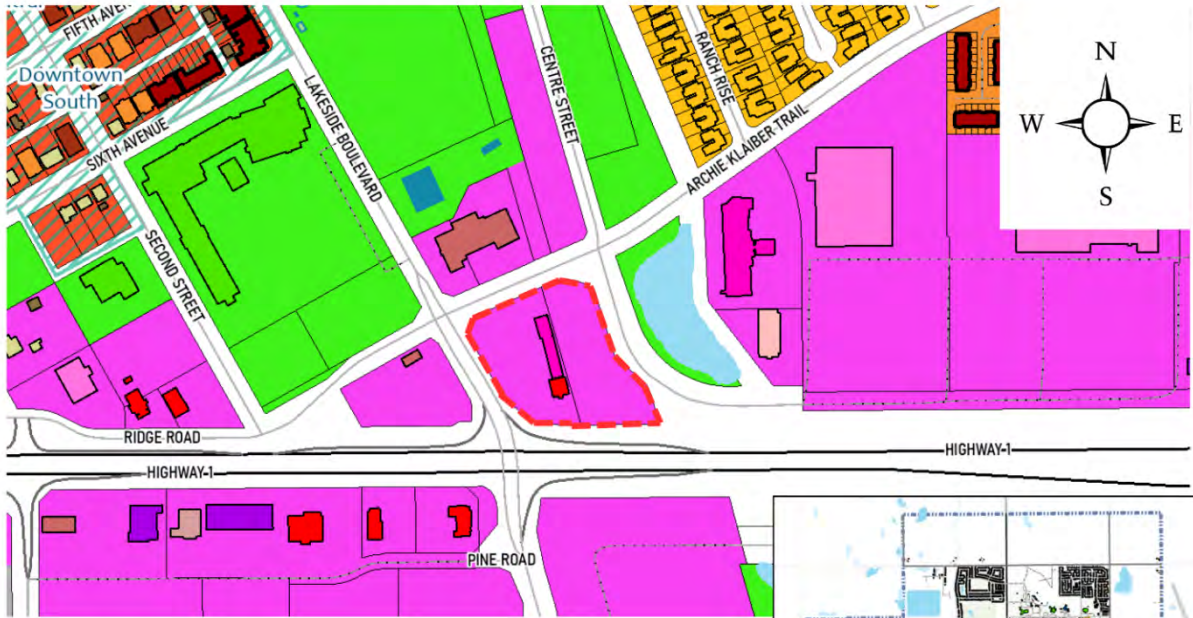
The Public Hearing will be held via ZOOM **AND** in Council Chambers, Strathmore Municipal Building, 1 Parklane Drive, Strathmore Alberta on **Wednesday, March 19, 2025**, commencing at 7:00pm with procedures in accordance with the *Municipal Government Act*, Section 199 and the Town of Strathmore Council Procedural Bylaw #23-17 and amendments thereto. Any person or group of persons, or person acting on someone's behalf, who claims to be affected by any of the proposed bylaw may present suggestions or concerns by making a submission to the public hearing. Please contact Legislative Services at [lsadmin@strathmore.ca](mailto:lsadmin@strathmore.ca) by 12:00 noon on **Wednesday, March 12, 2025**, in order to register to present.

Written submissions to the Public Hearing or the name of any person wishing to make an oral presentation at the Public Hearing must be received by the Planning and Development Department prior to 12:00 noon on **Wednesday, March 12, 2025** as outlined in Bylaw #23-17 and amendments thereto. If your written submission is not received by this time, please provide fifteen (15) copies for distribution at the Public Hearing. Each person wishing to address Council at the Public Hearing shall complete their verbal presentation within three minutes.

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

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

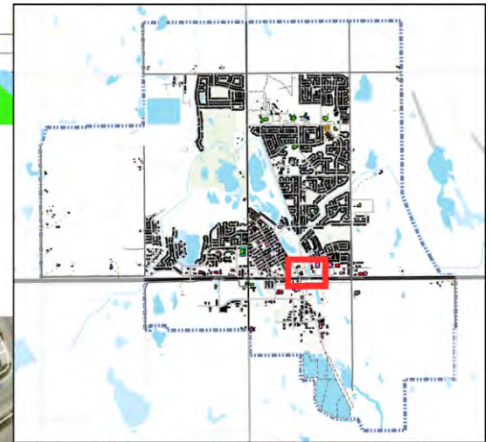
24-23 LUB Redesignation Application- 416 & 417 80B Archie Klaiber Trail



Explication:



CHWY – Highway Commercial District







### Upcoming Council Meetings

February 29, 2025 | 6 p.m.

March 5, 2025 | 6 p.m.

March 12, 2025 | 6 p.m.

Regular Meeting of Council

Regular Meeting of Council

Committee of the Whole

### Come Say Hi

Hearing from the community is really important to us, so you're welcome at any Council or Committee of the Whole meeting. You do not need to call ahead or register to observe Strathmore Council in action. There is ample public seating and additional standing room if needed. You can also watch livestreamed meetings online as they happen, or catch up later on YouTube.

#### Land Use Bylaw No. 25-04.

### Notice of Public Hearing.

March 19, 2025 at 7 p.m.

#### Land Use Bylaw Amending Bylaw No. 25-04 Lakewood Phase 2B

Staff received an application for a land use redesignation (Bylaw No. 25-04) for Lakewood Phase 2B to facilitate the development of various residential and public service districts, including:

- RIN – Single Detached Residential (Narrow Lot) District, District Overlay
- R2 – Low-Density Residential District (Overlay), District Overlay
- R2X – Medium-Density Attached Housing District (Overlay), District Overlay
- R3 – High-Density Residential District (Overlay), District Overlay
- P1 (MR) – Public Service District (Municipal Reserve)
- P1 (PUL) – Public Service District (Public Utility Lot)
- Municipal Road

Currently, these properties are designated as RIS – Single Detached Residential (Small Lot) District and RIN – Single Detached Residential (Narrow Lot) District under the Land Use Bylaw (LUB).

The developer is requesting a reduction in side yard setbacks for all proposed housing types within Phase 2B, decreasing the requirement from 1.5m to 1.2m. To accommodate this request, staff propose a Direct Control District Overlay, which would permit a 1.2m side yard setback while maintaining all other regulations specified in the parent land use districts.

#### Public Hearing Process

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

The Public Hearing will be held via ZOOM AND in Council Chambers, Strathmore Municipal Building, 1 Parklane Drive, Strathmore Alberta on **Wednesday, March 19, 2025**, commencing at 7 p.m. with procedures in accordance with the Municipal Government Act, Section 199 and the Town of Strathmore Council Procedural Bylaw #23-17 and amendments thereto. Any person or group of persons, or person acting on someone's behalf, who claims to be affected by any of the proposed bylaw may present suggestions or concerns by making a submission to the public hearing. Please contact Legislative Services at [lsadmin@strathmore.ca](mailto:lsadmin@strathmore.ca) by noon on **Wednesday, March 12, 2025**, in order to register to present.

Written submissions to the Public Hearing or the name of any person wishing to make an oral presentation at the Public Hearing must be received by the Planning and Development Department prior to noon on **Wednesday, March 12, 2025** as outlined in Bylaw #23-17 and amendments thereto. If your written submission is not received by this time, please provide fifteen (15) copies for distribution at the Public Hearing. Each person wishing to address Council at the Public Hearing shall complete their verbal presentation within three minutes.

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

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



### 2025 is an election year. While October is just over seven months away, now is a great time to start learning more.

Municipal elections are where the decisions that impact your daily life are made—choices about the roads you drive on, the parks where your kids play, and the services that keep our community strong.

Ever wonder how those decisions come to life? They're made by people just like you—your neighbors, your friends, and maybe even you. Our town council is built on the voices of residents who care deeply about where we live, work, and grow.

Over the years, council chambers have welcomed grandfathers and their granddaughters, fathers and their sons, husbands and wives—all brought together by a shared commitment: helping Strathmore thrive.

There are four key ways you can be part of this election, and we'll be sharing more information as we get closer to election day:

- **Register to Vote** – Make sure you're ready to have your say when election day comes.
- **Nominate for Council** – If you're passionate about making a difference, consider running for office. You don't need to be a politician—just someone who wants to see our town flourish.
- **Work the election** – Elections don't run themselves. Join the team that helps make democracy happen by signing up for an election worker role.
- **Vote** – Every vote matters. Help choose the leaders who will represent your voice at the council table.

Here are a few dates you should keep on the calendar:

- **Nomination Day Deadline:** September 22, 2025 at noon
- **Election Day:** October 20, 2025

Stay informed and be part of the process. You can learn more by visiting [Strathmore.ca/Election](https://strathmore.ca/Election).

### Speedy wifi? Yes please. Fibre Optic Expansion.

The Town of Strathmore has partnered with Fibre Connect to expand the fibre optic main network in residential and business right-of-ways. Starting in spring 2025, Leducor Technical Services will subcontract the work to bring high-speed fibre optic access to areas of Strathmore previously without coverage. Connection to the fibre optic will be at the discretion of property and business owners.

Installing fibre optics enables fast internet speeds, ensuring smooth streaming, seamless video calls, and quick downloads. They offer a reliable connection, even during peak usage time or bad weather. For businesses, fibre optics improve efficiency through faster uploads and seamless video conferencing. They also increase property value and support remote work and learning, making them a valuable addition for modern living and working.

Any installation on private property requires authorization by property owners. With permission, Fibre Connect will install a fibre optic line from the main network along the right-of-way to the home or business. Representatives from Leducor and Fibre Connect will be visiting homes and business to seek permission. There is no obligation to connect.

For more information about this project or future availability of services such as high-speed internet, contact Fibre Connect directly at [info@fibreconnect.com](mailto:info@fibreconnect.com) or **1-800-503-2731**. You can also visit our website, [Strathmore.ca/FibreOptics](https://strathmore.ca/FibreOptics)

### 2025 Food Drive for Wheatland County Food Bank.

The Strathmore Fire Department, in partnership with the RCMP and Strathmore Family and Community Support Services (FCSS), is gearing up for its annual food drive, starting February 27, 2025. This event, which benefits the Wheatland County Food Bank, is a great way to support those in need.

Starting on February 27, members of the fire department, RCMP, and FCSS will be delivering bags to select neighborhoods. They'll be picking them up on March 7. If you'd like to contribute, simply call the fire department at 403-934-3022, or drop off your donations at the Strathmore Fire Hall between 6 a.m. and 6 p.m. any day.

In 2024, we achieved the largest single donation ever recorded for the Wheatland County Food Bank. Help make this year the most successful one yet.

### Tender and major project updates. Municipal tenders.

The Municipal Tenders page has been updated with new opportunities for 2025. In accordance with Procurement Policy 1808, all tenders valued at \$75,000 or more are now available for public viewing. Visit [Strathmore.ca/tenders](https://strathmore.ca/tenders) to explore current opportunities, including:

- Maplewood water main and road realignment
- Line painting
- Road asset management program (RAMP)

Work on our major project, reservoir upgrades, is scheduled to begin this spring. Expect Maplewood Drive to be busy with construction, road closures, and underground infrastructure upgrades. You can stay informed on major project developments at [Strathmore.ca/reservoirupgrades](https://strathmore.ca/reservoirupgrades).

### Strathmore FCSS Offers Tax Help for Seniors and Residents in Need

Tax season can be stressful, but Strathmore Family and Community Support Services (FCSS) is here to help. Starting February 24, FCSS volunteers will offer free income tax preparation for individuals with modest incomes and simple tax situations.

This service is specifically designed for seniors and those who are unable to complete their taxes on their own. To ensure a smooth process, FCSS will also be available in advance to answer questions, help gather necessary documents, and make sure clients are fully prepared for their appointments.

Residents are reminded to bring all relevant documents to avoid delays. For more information or to book an appointment, contact Strathmore FCSS 403-934-9090 or come by and see them during business hours.

Public notice to electors.

**Borrowing Bylaw.**

TAKE NOTICE that the Council of the Town of Strathmore, in the Province of Alberta, has given first reading to borrowing By-law No. 25-03 which will, upon final passage and approval, authorize the proper officers of the said Town to borrow monies from a Canadian Chartered Bank or the Government of Alberta on the general credit and security of the municipality, to pay for upgrades to the Wildflower Reservoir located in Strathmore, Alberta.

The total borrowing required for the aforementioned project is \$5,450,000. The borrowing is to be repayable in monthly, semi-annual, or annual equal payments of combined principal and interest installments not to exceed a repayment period of twenty-five (25) years, at an interest rate as fixed from time to time by the Canadian Chartered Bank or other financial institution. The annual rate of interest is not to exceed five and a half percent per annum (5.5%).

NOW THEREFORE NOTICE is hereby given by the Council of the Town of Strathmore that, unless a petition of the electors for a vote on By-law No. 25-03 is demanded, as provided for by the terms of Section 231 of the Municipal Government Act, the said Council may pass the said borrowing by-law.

All persons interested are hereby notified and they are required to govern themselves accordingly.

DATED at the Town of Strathmore, in the Province of Alberta this 22nd day of January 2025.

Per: Riley Brolly, CPA  
Manager, Financial Planning, Budgeting & Reporting

**Information for Electors**

Persuant to Section 1(o) of the Municipal Government Act an "elector" means:

A person who is eligible to vote in the election for a Councillor under the Local Authorities Election Act.

Persuant to section 47(1) of the Local Authorities Election Act a person is eligible to vote in an election if they are:

- at least 18 years old;
- a Canadian citizen and;
- has resided in Alberta for the 6 consecutive months immediately preceding election day and is resident in the area on election day.

A poll may be demanded in the Town of Strathmore by electors equal in number to at least:

- in the case of a municipality other than a summer village, by electors of the municipality equal in number to at least 10% of the population and
- in the case of a summer village, by 10% of the electors of the summer village

In accordance with the provisions of section 223 of the Municipal Government Act and in accordance with the provisions of section 251 of the Municipal Government Act.

The petition for a vote must be received by the Chief Administrative Officer within 15 days of the last publication of this notice and shall contain on each page "an accurate and identical statement of the purpose of the petition".

(Further requirements of the petition are provided in section 224 of the Municipal Government Act.)

Date of the last publication of this notice is 12th day of March 2025.

Land Use Bylaw No.24-23.

**Notice of Public Hearing.**

**March 19, 2025 at 7:00 p.m.**  
**Land Use Bylaw Amending Bylaw No.24-23**  
**416 and 417 80B Archie Klaiber Trail**

Staff received an application for a land use redesignation (Bylaw No. 24-23) of 416 & 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.

**Public Hearing Process**

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

The Public Hearing will be held via ZOOM AND in Council Chambers, Strathmore Municipal Building, 1 Parklane Drive, Strathmore Alberta on **Wednesday, March 19, 2025**, commencing at 7:00pm with procedures in accordance with the *Municipal Government Act, Section 199* and the Town of Strathmore Council Procedural Bylaw #23-17 and amendments thereto. Any person or group of persons, or person acting on someone's behalf, who claims to be affected by any of the proposed bylaw may present suggestions or concerns by making a submission to the public hearing. Please contact Legislative Services at **Isadmin@strathmore.ca** by 12:00 noon on **Wednesday, March 12, 2025**, in order to register to present.

Written submissions to the Public Hearing or the name of any person wishing to make an oral presentation at the Public Hearing must be received by the Planning and Development Department prior to 12:00 noon on **Wednesday, March 12, 2025** as outlined in Bylaw #23-17 and amendments thereto. If your written submission is not received by this time, please provide fifteen (15) copies for distribution at the Public Hearing. Each person wishing to address Council at the Public Hearing shall complete their verbal presentation within three minutes.

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

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

**Planning in Alberta**  
**MGA, IDP, MDP, ASP... What's with all the acronyms and what do they mean?**

Strathmore's land use planning follows a framework that's guided by a big provincial law called the Municipal Government Act (MGA). It sounds confusing at first but we'll try and break it down. Basically, the MGA lays out how towns like ours make decisions about things like planning, subdivisions, and new developments. It also gives municipalities the tools they need to shape their communities the way residents want.

Think of it like a planning ladder. At the top, we've got the big-picture plans that involve neighboring municipalities—this is called an Intermunicipal Development Plan (IDP). The IDP outlines how municipalities will work together and manage future growth.

Next, we zoom in a little with a plan that covers the whole town, known as the Municipal Development Plan (MDP). The MDP looks at how major transportation and servicing networks are provided and outlines in general what goes where...greenspaces, homes and workplaces.

And finally, we get more detailed with plans that focus on specific neighborhoods or areas larger than 20 acres—those are called Area Structure Plans (ASP). These are a more recent requirement, and typically outline more specifically what types of homes or businesses are built in an area, as well as outlining the major road networks, schools and parks.

All of these plans are considered and adopted by Council after varying levels of engagement with the public. It is also important that all these plans are consistent with each other.



No more "Mom I'm boooooored."  
**PD Day/School Closure Camps.**

Are you looking for ways to keep your kids busy while they have days off from school? We've got you covered, Strathmore Motor Products Sports Centre offers day camps on PD/School Closure Days!

Course ID	Dates	Time	Cost
#33049	March 14, 2025	9 a.m. - 5 p.m.	47.50
#33050	April 4, 2025	9 a.m. - 5 p.m.	47.50
#33052	May 2, 2025	9 a.m. - 5 p.m.	47.50
#33053	May 16, 2025	9 a.m. - 5 p.m.	47.50
#33054	June 13, 2025	9 a.m. - 5 p.m.	47.50

Summer boredom? Not on our watch.  
**Summer Camps.**

We have a fun, safe alternative to boredom for ages 4-12 with our summer camps. Check out the themes of each week and register your child for their favourite theme, or register in all the weeks for a fun summer of activities, friendship, and learning. Please note time and pricing may vary depending on your child's age.

For more information, visit our website **Strathmore.ca/Recreation**. You can register for these camps through Perfectmind.

Theme	Dates	Days	Time	Cost
Water Fun	July 2 to 4, 2025	W, Th, F	9 a.m. - 5 p.m.	111.00
Splash and Play	July 7 to 11, 2025	M, Tu, W, Th, F	9 a.m. - 5 p.m.	245.00
Sport and Explore	July 14 to 18, 2025	M, Tu, W, Th, F	9 a.m. - 5 p.m.	185.00
Multi-Sport Adventure	July 21 to 25, 2025	M, Tu, W, Th, F	9 a.m. - 5 p.m.	185.00
Splash and Dash	July 28 to Aug 1, 2025	M, Tu, W, Th, F	9 a.m. - 5 p.m.	245.00
Neon Days	Aug 5 to 8, 2025	M, Tu, W, Th, F	9 a.m. - 5 p.m.	148.00
Balls and More	Aug 11 to 15, 2025	M, Tu, W, Th, F	9 a.m. - 5 p.m.	185.00
Olympic Days	Aug 18 to 22, 2025	M, Tu, W, Th, F	9 a.m. - 5 p.m.	185.00



**Upcoming Council Meetings**

March 5, 2025 | 6 p.m. CANCELLED  
 March 12, 2025 | 6 p.m. Committee of the Whole  
 March 19, 2025 | 6 p.m. Regular Meeting of Council

**Come Say Hi**

Hearing from the community is really important to us, so you're welcome at any Council or Committee of the Whole meeting. You do not need to call ahead or register to observe Strathmore Council in action. There is ample public seating and additional standing room if needed. You can also watch livestreamed meetings online as they happen, or catch up later on YouTube.

**It's property assessment season. Property Assessment Notices.**

Property Assessment Notices are mailed each year in February. When you receive your notice please review it carefully, as there's a couple things for you to keep in mind.

In Alberta, property assessments are governed by regulations outlined in the Municipal Government Act, ensuring a fair system that promotes an equitable distribution of municipal taxes. Property assessments in Strathmore are based on the market value of each property as of **July 1, 2024**, and the property's physical condition as of **December 31, 2024**.

The Customer Review Period is an important time for property owners to check, compare and review their assessment for accuracy, fairness and equity. When you receive your notice, there's a few things you should do.

- Review your assessment: Once you receive your letter, take time to review the details carefully. This assessment will provide important information about your property value.
- Contact information: If you have any questions or concerns about your assessment, let us know! You can contact our Taxation Department at tax@strathmore.ca
- Appeal process: If you believe there is an error in your assessment, you have the right to appeal. If you'd like to appeal your assessment you have until April 28, 2025 to do so. All complaints must be submitted using the Assessment Review Board Complaint form, available on our website. Detailed instructions on how to file an appeal will be included in your letter and you can find more information about the appeal process on our website, [Strathmore.ca/Assessment](http://Strathmore.ca/Assessment)
- Payment deadlines: Be aware of any deadlines for payments or appeals mentioned in your letter to avoid any penalties.

For more information, visit [Strathmore.ca/Assessment](http://Strathmore.ca/Assessment)

**Land Use Bylaw No. 25-04. Notice of Public Hearing.**

**March 19, 2025 at 7 p.m.**  
**Land Use Bylaw Amending Bylaw No. 25-04**  
**Lakewood Phase 2B**

Staff received an application for a land use redesignation (Bylaw No. 25-04) for Lakewood Phase 2B to facilitate the development of various residential and public service districts, including:

- R1N – Single Detached Residential (Narrow Lot) District, District Overlay
- R2 – Low-Density Residential District (Overlay), District Overlay
- R2X – Medium-Density Attached Housing District (Overlay), District Overlay
- R3 – High-Density Residential District (Overlay), District Overlay
- P1 (MR) – Public Service District (Municipal Reserve)
- P1 (PUL) – Public Service District (Public Utility Lot)
- Municipal Road

Currently, these properties are designated as R1S – Single Detached Residential (Small Lot) District and R1N – Single Detached Residential (Narrow Lot) District under the Land Use Bylaw (LUB).

The developer is requesting a reduction in side yard setbacks for all proposed housing types within Phase 2B, decreasing the requirement from 1.5m to 1.2m. To accommodate this request, staff propose a Direct Control District Overlay, which would permit a 1.2m side yard setback while maintaining all other regulations specified in the parent land use districts.

**Public Hearing Process**

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

The Public Hearing will be held via ZOOM AND in Council Chambers, Strathmore Municipal Building, 1 Parklane Drive, Strathmore Alberta on **Wednesday, March 19, 2025**, commencing at 7 p.m. with procedures in accordance with the Municipal Government Act, Section 199 and the Town of Strathmore Council Procedural Bylaw #23-17 and amendments thereto. Any person or group of persons, or person acting on someone's behalf, who claims to be affected by any of the proposed bylaw may present suggestions or concerns by making a submission to the public hearing. Please contact Please contact Legislative Services at [lsadmin@strathmore.ca](mailto:lsadmin@strathmore.ca) by noon on **Wednesday, March 12, 2025**, in order to register to present.

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

**Public notice to electors. Borrowing Bylaw.**

TAKE NOTICE that the Council of the Town of Strathmore, in the Province of Alberta, has given first reading to borrowing By-law No. 25-03 which will, upon final passage and approval, authorize the proper officers of the said Town to borrow monies from a Canadian Chartered Bank or the Government of Alberta on the general credit and security of the municipality, to pay for upgrades to the Wildflower Reservoir located in Strathmore, Alberta.

The total borrowing required for the aforementioned project is \$5,450,000. The borrowing is to be repayable in monthly, semi-annual, or annual equal payments of combined principal and interest installments not to exceed a repayment period of twenty-five (25) years, at an interest rate as fixed from time to time by the Canadian Chartered Bank or other financial institution. The annual rate of interest is not to exceed five and a half percent per annum (5.5%).

NOW THEREFORE NOTICE is hereby given by the Council of the Town of Strathmore that, unless a petition of the electors for a vote on By-law No. 25-03 is demanded, as provided for by the terms of Section 231 of the Municipal Government Act, the said Council may pass the said borrowing by-law.

All persons interested are hereby notified and they are required to govern themselves accordingly.

DATED at the Town of Strathmore, in the Province of Alberta this 22nd day of January 2025.

Per: Riley Brolly, CPA  
 Manager, Financial Planning, Budgeting & Reporting

**Information for Electors**

Persuant to Section 1(o) of the Municipal Government Act an "elector" means: A person who is eligible to vote in the election for a Councillor under the Local Authorities Election Act.

Persuant to section 47(1) of the Local Authorities Election Act a person is eligible to vote in an election if they are:

- at least 18 years old;
- a Canadian citizen and;
- has resided in Alberta for the 6 consecutive months immediately preceding election day and is resident in the area on election day.

A poll may be demanded in the Town of Strathmore by electors equal in number to at least:

- in the case of a municipality other than a summer village, by electors of the municipality equal in number to at least 10% of the population and
- in the case of a summer village, by 10% of the electors of the summer village

In accordance with the provisions of section 223 of the Municipal Government Act and in accordance with the provisions of section 251 of the Municipal Government Act.

The petition for a vote must be received by the Chief Administrative Officer within 15 days of the last publication of this notice and shall contain on each page "an accurate and identical statement of the purpose of the petition".

(Further requirements of the petition are provided in section 224 of the Municipal Government Act.)

Date of the last publication of this notice is 12th day of March 2025.

**Land Use Bylaw No.24-23. Notice of Public Hearing.**

**March 19, 2025 at 7:00 p.m.**  
**Land Use Bylaw Amending Bylaw No.24-23**  
**416 and 417 80B Archie Klaiber Trail**

Staff received an application for a land use redesignation (Bylaw No. 24-23) of 416 & 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.

**Public Hearing Process**

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

The Public Hearing will be held via ZOOM AND in Council Chambers, Strathmore Municipal Building, 1 Parklane Drive, Strathmore Alberta on **Wednesday, March 19, 2025**, commencing at 7:00pm with procedures in accordance with the *Municipal Government Act, Section 199* and the Town of Strathmore Council Procedural Bylaw #23-17 and amendments thereto. Any person or group of persons, or person acting on someone's behalf, who claims to be affected by any of the proposed bylaw may present suggestions or concerns by making a submission to the public hearing. Please contact Please contact Legislative Services at [lsadmin@strathmore.ca](mailto:lsadmin@strathmore.ca) by 12:00 noon on **Wednesday, March 12, 2025**, in order to register to present.

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



# Bylaw 24-23

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

Direct Control District Overlay

Public Hearing

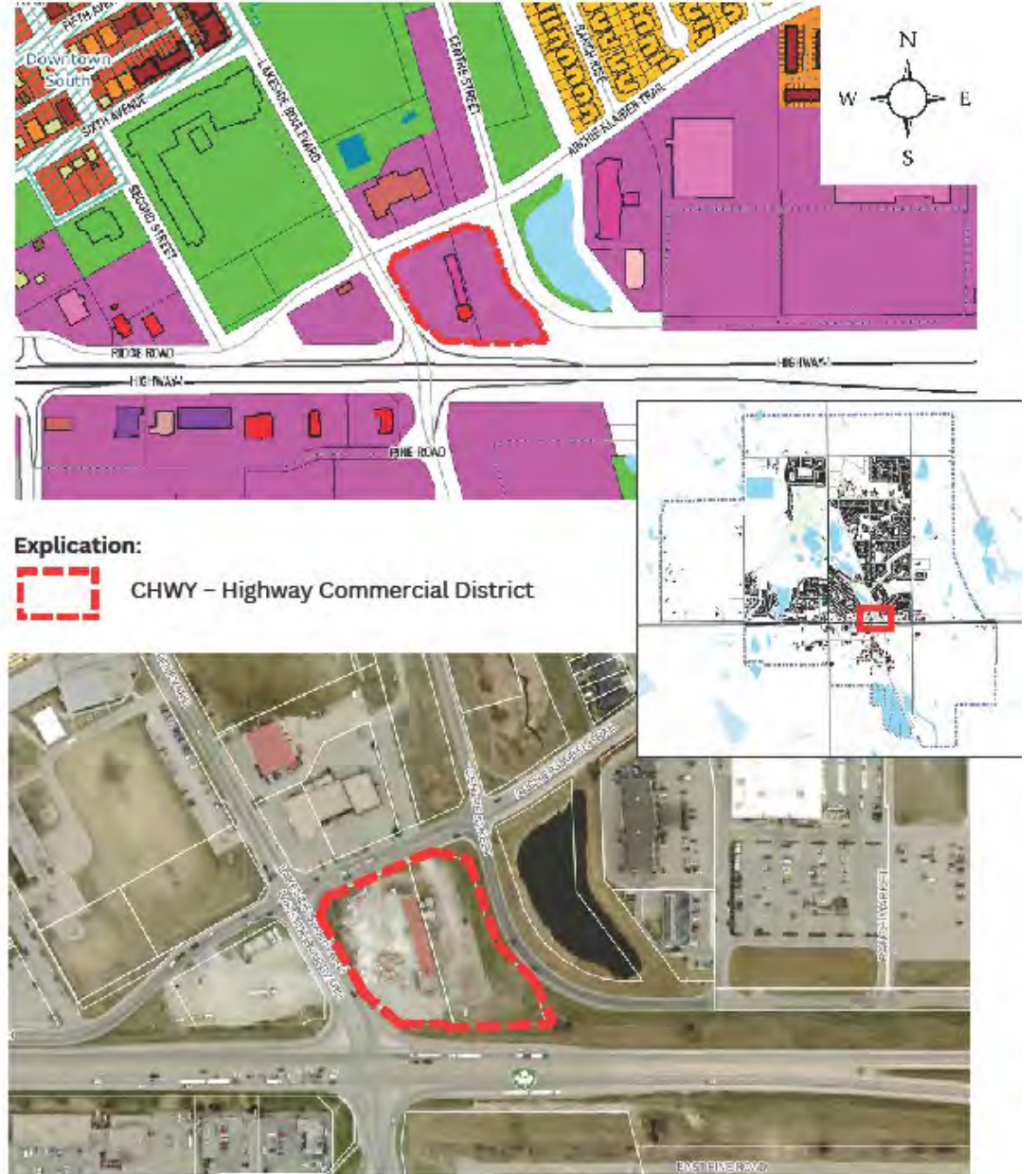


## Bylaw 24-23

- 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

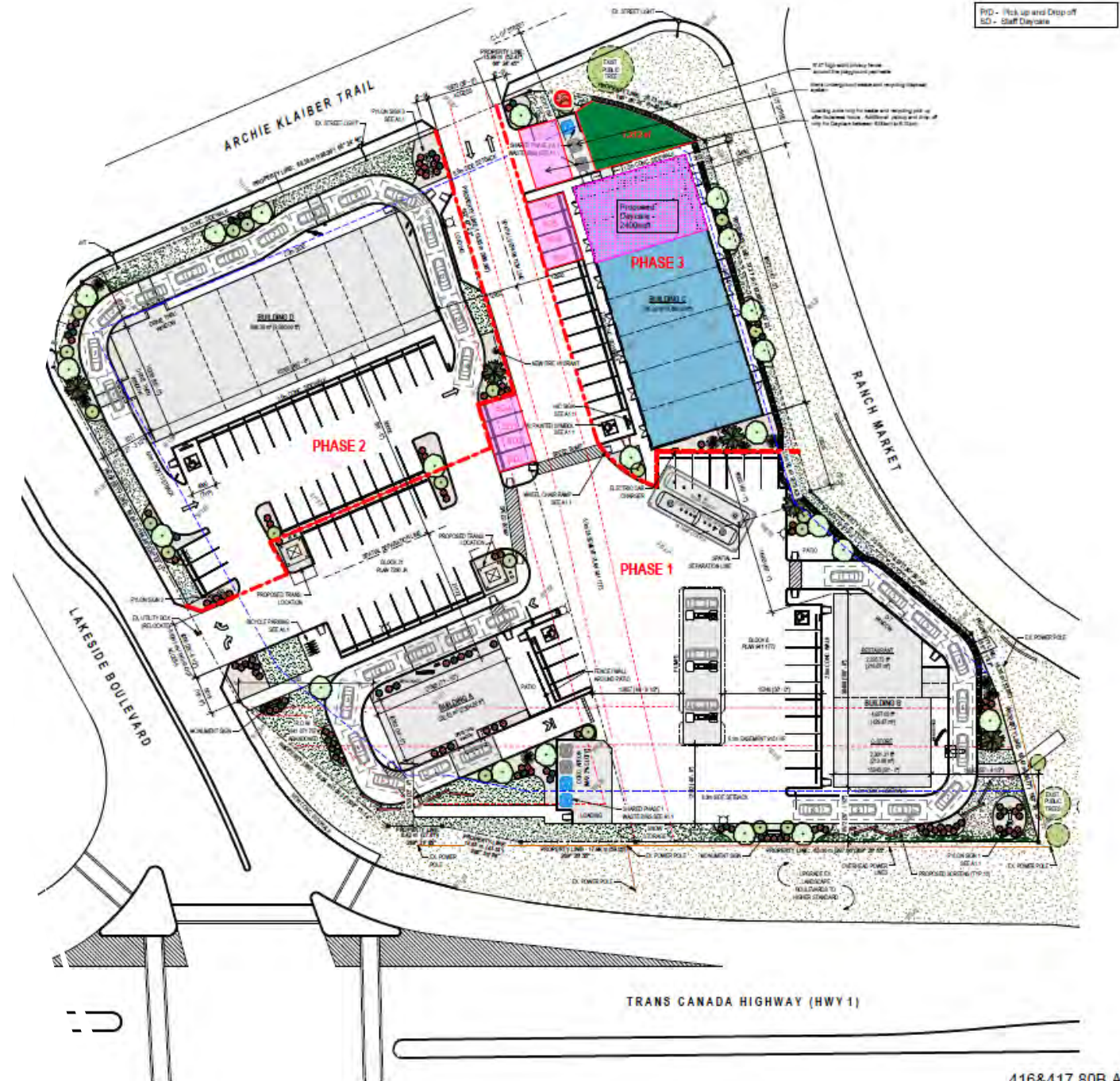




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# 4

- 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 proceed with a Public Hearing for Bylaw No. 24-23 on March 19, 2025, in accordance with Section 692(1) of the Municipal Government Act, RSA 2000, cM-26;

AND THAT Council take into consideration all information received at the Public Hearing on March 19, 2025 regarding Bylaw No. 24-23 being a bylaw to amend the Town's Land Use Bylaw No. 14-11.

**Thank you!**



# Request for Decision

To: Council

Staff Contact: Chuck Procter, Manager of Development Services

Date Prepared: March 10, 2025

Meeting Date: March 19, 2025

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

**RECOMMENDATION:** THAT Council give Second Reading to Bylaw No. 25-04, being a Bylaw to amend the Land Use Bylaw No. 14-11.

THAT Council give Third Reading to Bylaw No. 25-04, being a Bylaw to amend the Land Use Bylaw No. 14-11.

## STRATEGIC PRIORITIES:



Affordable Housing



Climate Resiliency



Community Development



Community Wellness



Economic Development



Financial Sustainability

## **HOW THE STRATEGIC PRIORITIES ARE MET:**

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.

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**IMPLICATIONS OF RECOMMENDATION:****FINANCIAL:**

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

**IMPLEMENTATION:**

Staff have advertised the public hearing in accordance with Section 606 of the Municipal Government Act.

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**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 side yard 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 and adjacent land use. Staff support the flexible overlay and development in Lakewood will still be required to meet the *National Building Code, Alberta Edition*.

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.

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 developer will be in attendance to present to Council about Lakewood Phase 2B.

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.

#### Public Engagement:

- A letter was mailed to adjacent landowners and a map and a copy of the letter has been attached to this report.
- The public hearing notice was placed on the Town of Strathmore website on February 24, 2025.
- The public hearing was advertised in the March 2025 Utility Insert.
- A newspaper advertisement was in the February 26, 2025 edition of the Strathmore Times, advertising the public hearing.
- A newspaper advertisement was in the March 5, 2025 edition of the Strathmore Times, advertising the public hearing.
- A newspaper advertisement was in the March 12, 2025 edition of the Strathmore Times, advertising the public hearing.

While the commercial area is not proposed in Lakewood at this time, and the developer will be in attendance to explain why, staff are supportive of the proposed land use redesignation. The developer has provided a mix of housing types and a mix of residential uses which will be good for the community and ideally cater to different lifestyles and income levels. Staff will continue to encourage commercial development where appropriate and staff think there opportunities in the future elsewhere in Town.

---

#### **KEY ISSUE(S)/CONCEPT(S):**

#### **DESIRED OUTCOMES:**

THAT Council give Second Reading to Bylaw No. 25-04, being a Bylaw to amend the Land Use Bylaw No. 14-11.

THAT Council give Third Reading to Bylaw No. 25-04, being a Bylaw to amend the Land Use Bylaw No. 14-11.

**COMMUNICATIONS:**

**ALTERNATIVE ACTIONS/MOTIONS:**

**ATTACHMENTS:**

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

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

[Attachment III: February-26-2025-Strathmore-Times.](#)

[Attachment IV: March-5-2025-Strathmore-Times.](#)

[Attachment V: 25-04 Mailout Letter](#)

[Attachment VI: 25-04-Mailout-Map](#)

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Chuck Procter, Manager of Development Services

Approved  
- 13 Mar  
2025

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

Approved  
- 13 Mar  
2025

Veronica Anderson, Legislative Services Officer

Approved  
- 13 Mar  
2025

Kevin Scoble, Chief Administrative Officer

Approved  
- 14 Mar  
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 be 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:

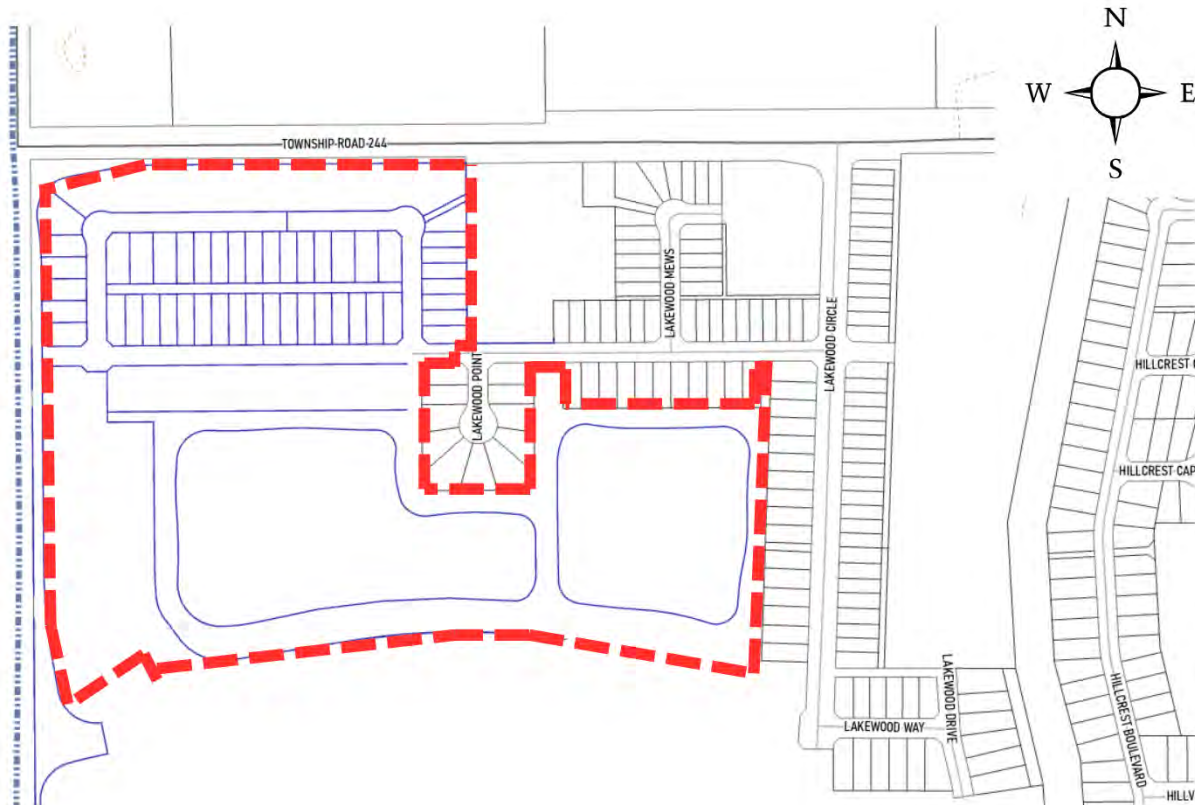


Figure 1: Direct Control District Overlay – Lakewood Phase 2B, portion of NW-22-24-25-W4M.

- 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 eavline;

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 barbeques, 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.

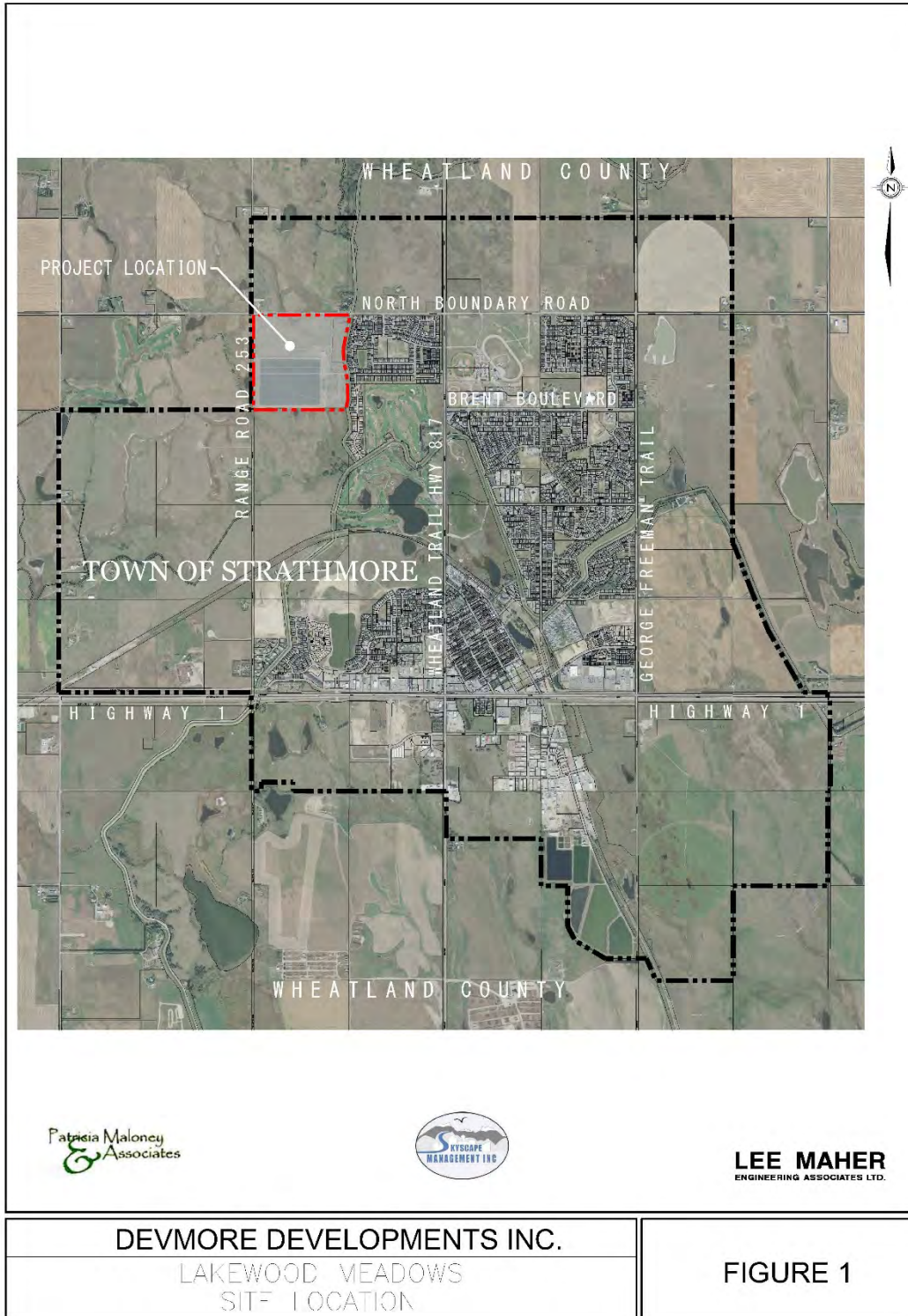


- To create a unique community that is tied to the existing community by road and pathway links, but maintains a secluded identity.

#### 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

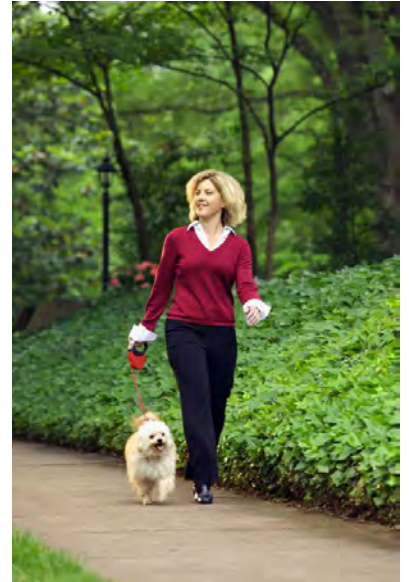
The plan area consists of approximately 156.07 acres (63.16 ha) of land that was utilized for the Town of Strathmore water treatment plant and raw water reservoir. The legal description of the land is a portion of the Northwest Quarter of Section 22, Township 24, Range 25, West of the Fourth Meridian.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

### 2.1 Legal Description and Ownership

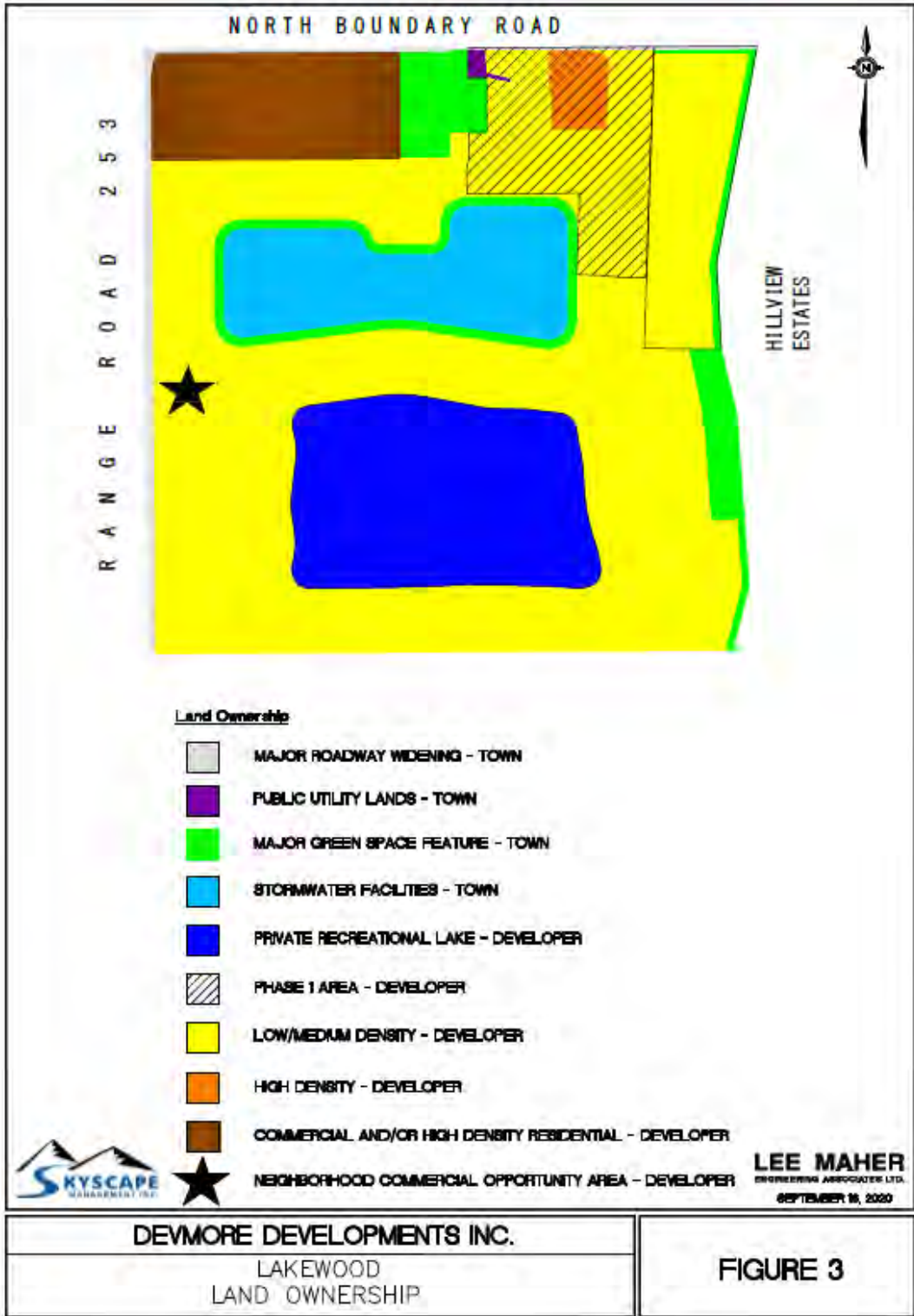
Bylaw #18-13

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.

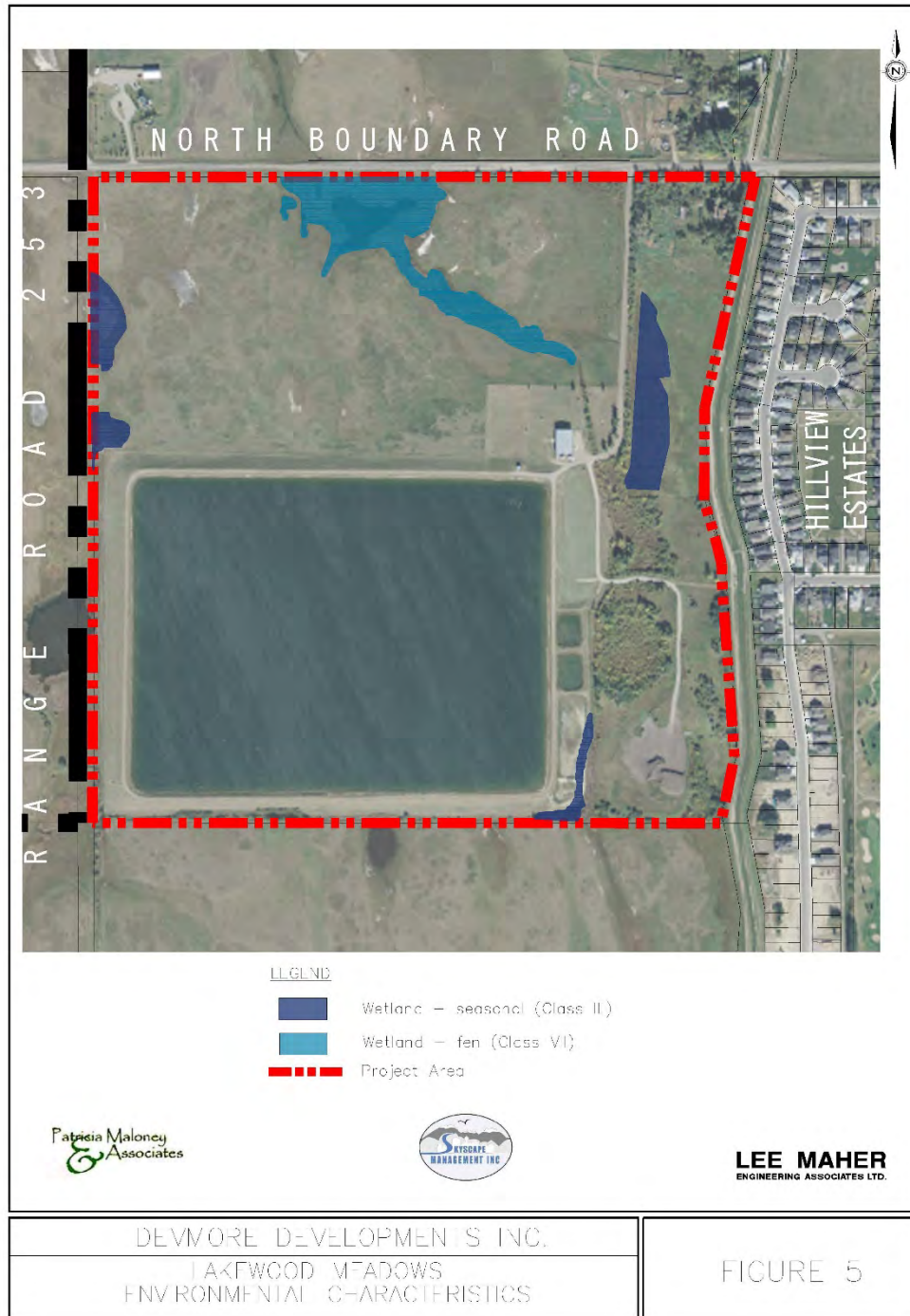
- ST-4 – 1.5 ha of land in a Class IV-B High Species Diversity Wetland – characteristics of ST-3 without the fen zone.
- ST-5 – 19.052 ha of land in a Class V-B Town Water Supply Reservoir – a permanent (manmade) open water zone

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....<sup>1</sup>*

#### 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.



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<sup>1</sup>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.

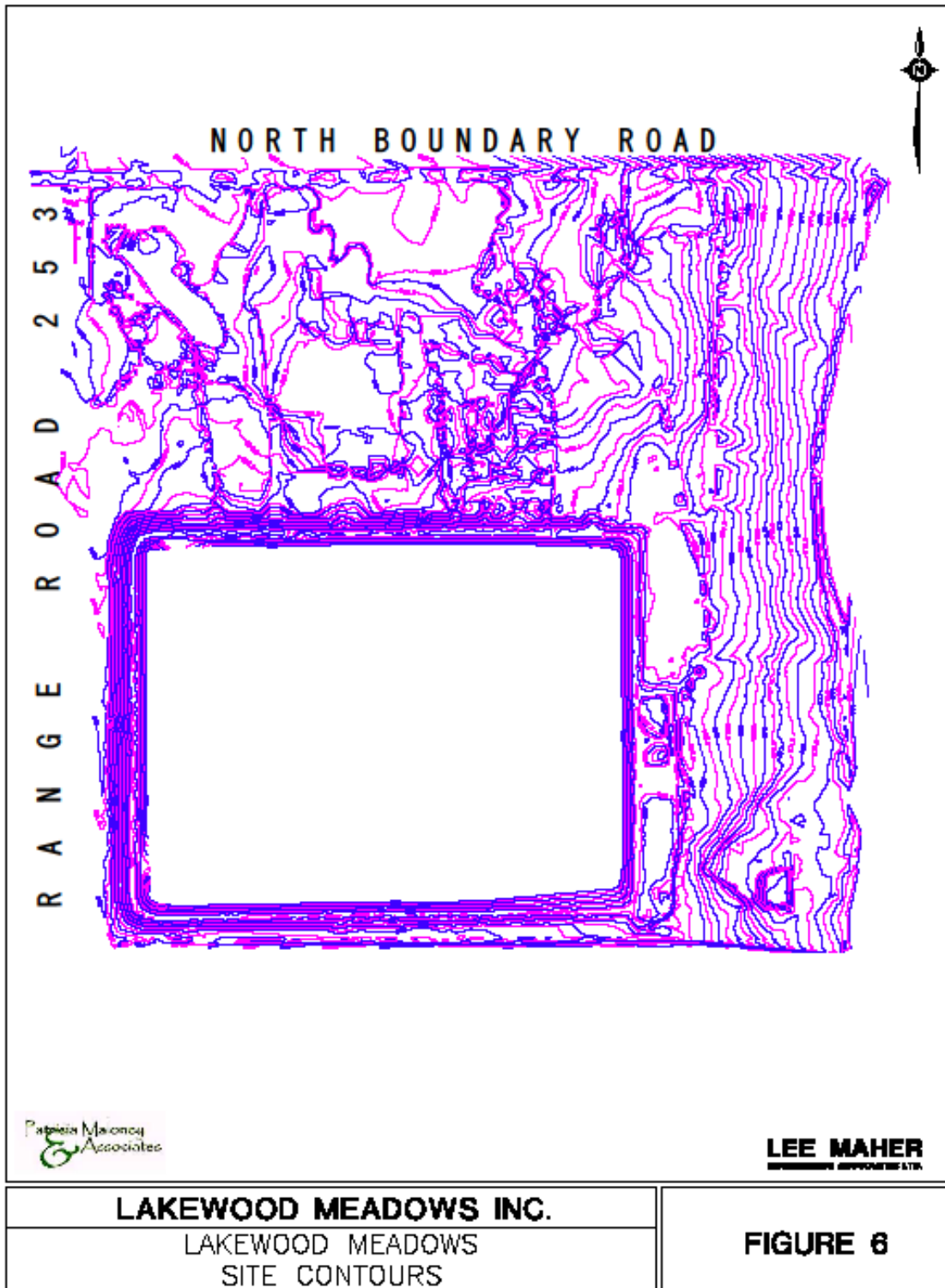
Based on the high level traffic analysis outlined in this letter, Bunt & Associated has concluded the following regarding the proposed Lakewood Meadows development:

- 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

Lakewood Meadows ASP  
Consolidated February 12, 2021

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
	<b>621 Residential Units - Lakewood</b>	<b>1,614</b>
	<b>116 Residential Units – Lakewood East</b>	<b>302</b>
	<b>735 TOTAL UNITS</b>	<b>1,916</b>

### 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.

<sup>3</sup> 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.



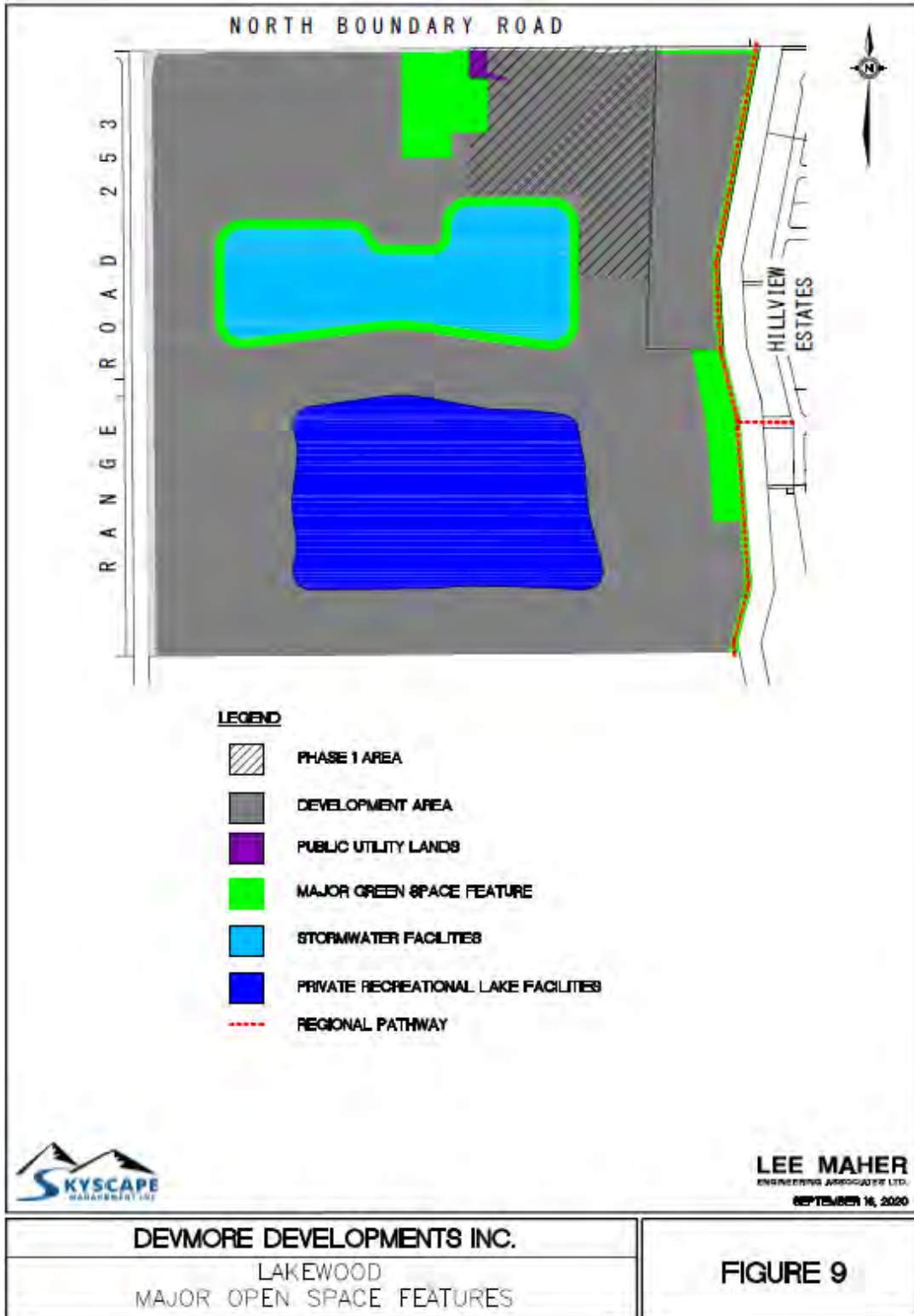
Bylaw #18-13

### 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 skating<sup>4</sup>. 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.



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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.

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6.3.4 *Deleted*

<sup>4</sup> 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

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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

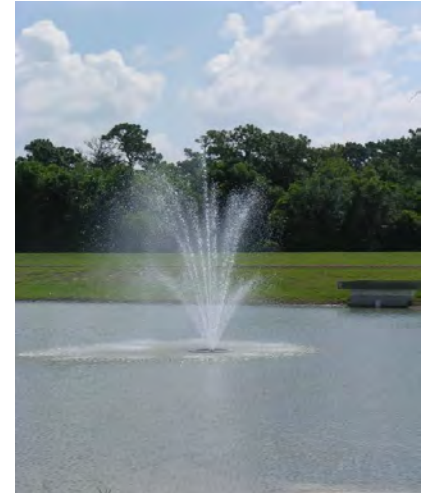
Bylaw #18-13

- 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.<sup>6</sup>
- 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.

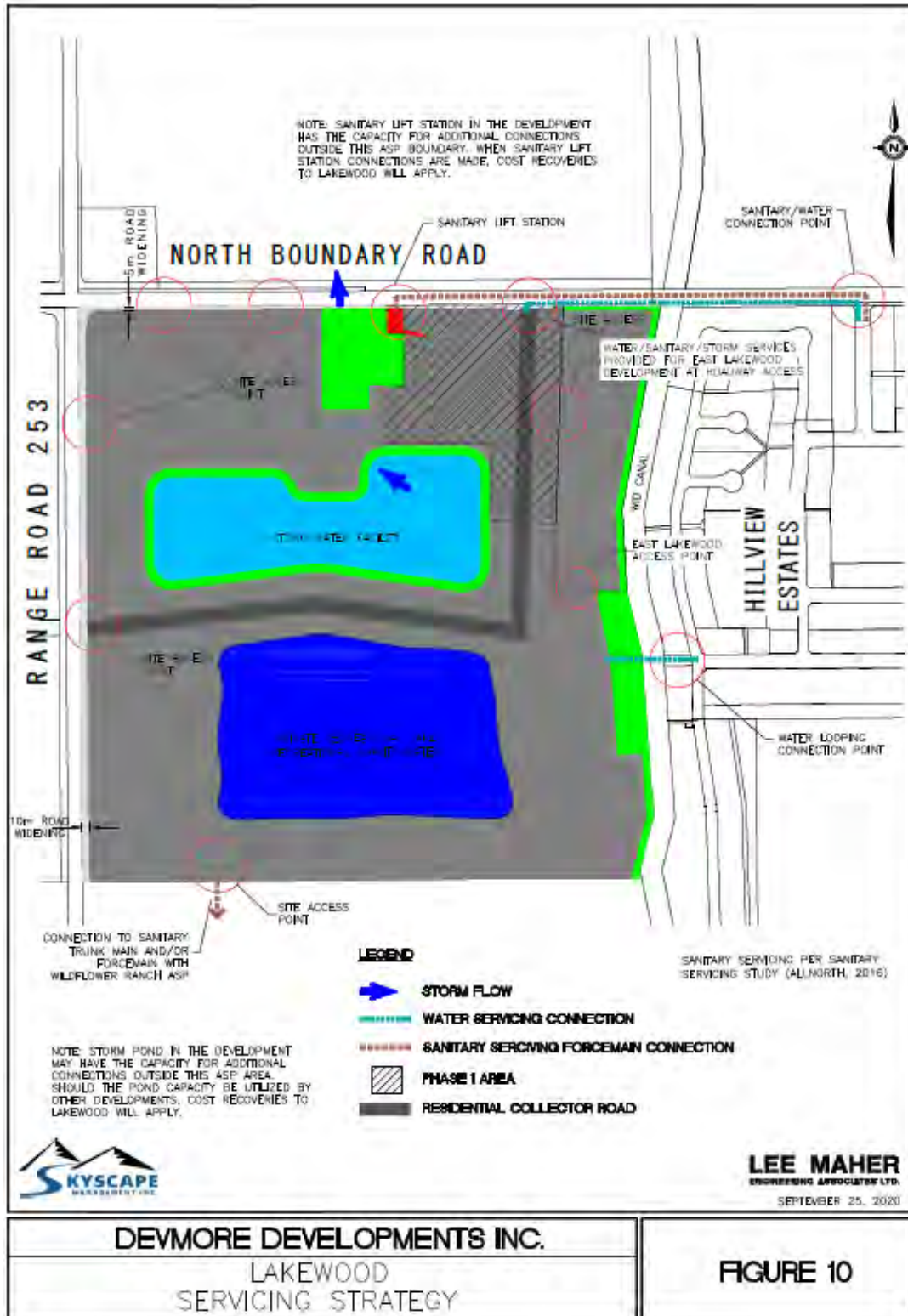
## **7.5 Shallow Utilities**

- 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.

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<sup>6</sup> 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.

Bylaw #18-13  
 Bylaw #20-22



## 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.

Bylaw #20-22
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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.

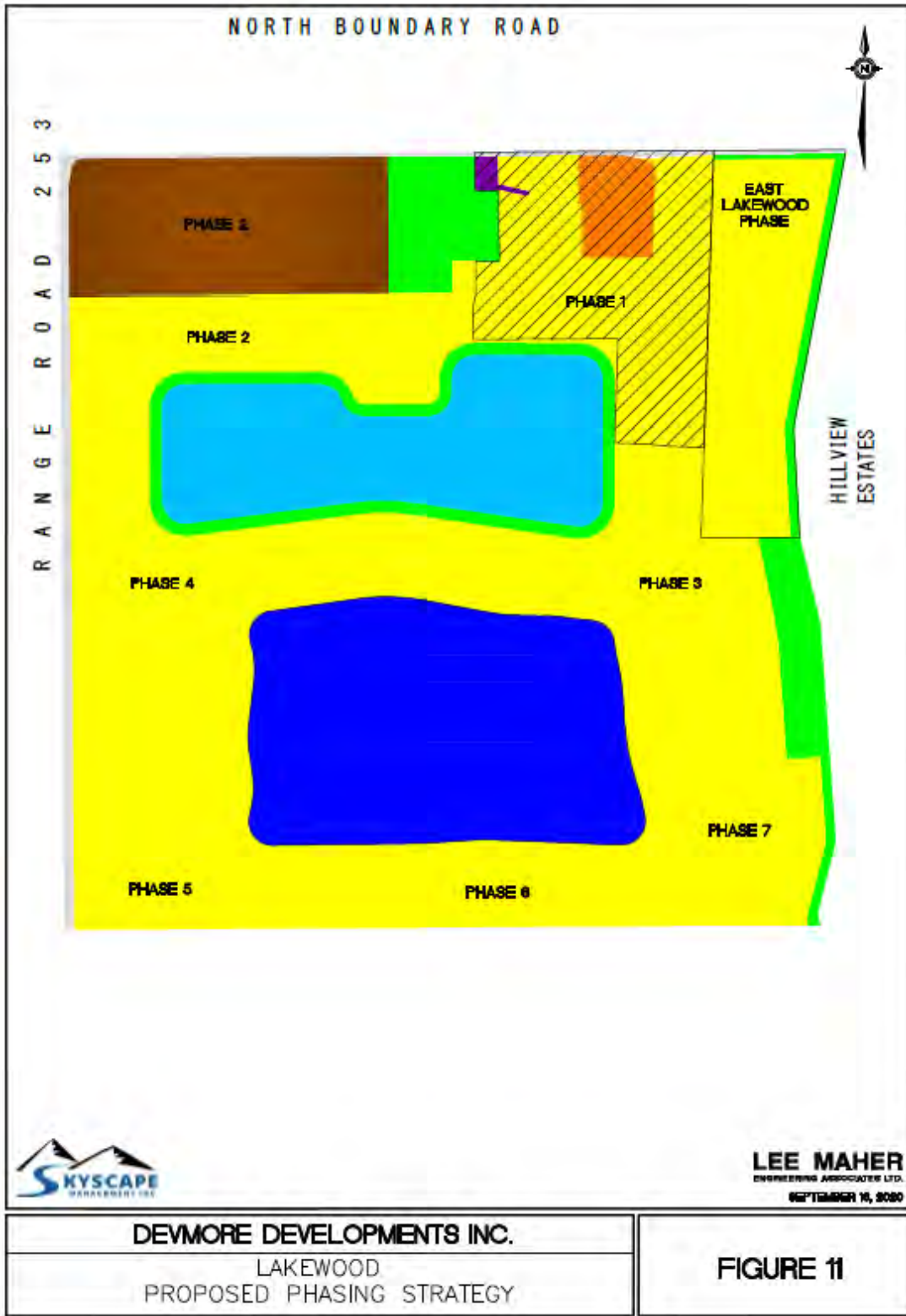
### 9.3 Plan Review and Amendment

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.

Bylaw #18-13  
Bylaw #20-22





### Upcoming Council Meetings

February 29, 2025 | 6 p.m.

March 5, 2025 | 6 p.m.

March 12, 2025 | 6 p.m.

Regular Meeting of Council

Regular Meeting of Council

Committee of the Whole

### Come Say Hi

Hearing from the community is really important to us, so you're welcome at any Council or Committee of the Whole meeting. You do not need to call ahead or register to observe Strathmore Council in action. There is ample public seating and additional standing room if needed. You can also watch livestreamed meetings online as they happen, or catch up later on YouTube.

#### Land Use Bylaw No. 25-04.

### Notice of Public Hearing.

March 19, 2025 at 7 p.m.

#### Land Use Bylaw Amending Bylaw No. 25-04 Lakewood Phase 2B

Staff received an application for a land use redesignation (Bylaw No. 25-04) for Lakewood Phase 2B to facilitate the development of various residential and public service districts, including:

- RIN – Single Detached Residential (Narrow Lot) District, District Overlay
- R2 – Low-Density Residential District (Overlay), District Overlay
- R2X – Medium-Density Attached Housing District (Overlay), District Overlay
- R3 – High-Density Residential District (Overlay), District Overlay
- P1 (MR) – Public Service District (Municipal Reserve)
- P1 (PUL) – Public Service District (Public Utility Lot)
- Municipal Road

Currently, these properties are designated as RIS – Single Detached Residential (Small Lot) District and RIN – Single Detached Residential (Narrow Lot) District under the Land Use Bylaw (LUB).

The developer is requesting a reduction in side yard setbacks for all proposed housing types within Phase 2B, decreasing the requirement from 1.5m to 1.2m. To accommodate this request, staff propose a Direct Control District Overlay, which would permit a 1.2m side yard setback while maintaining all other regulations specified in the parent land use districts.

#### Public Hearing Process

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

The Public Hearing will be held via ZOOM AND in Council Chambers, Strathmore Municipal Building, 1 Parklane Drive, Strathmore Alberta on **Wednesday, March 19, 2025**, commencing at 7 p.m. with procedures in accordance with the Municipal Government Act, Section 199 and the Town of Strathmore Council Procedural Bylaw #23-17 and amendments thereto. Any person or group of persons, or person acting on someone's behalf, who claims to be affected by any of the proposed bylaw may present suggestions or concerns by making a submission to the public hearing. Please contact Legislative Services at [lsadmin@strathmore.ca](mailto:lsadmin@strathmore.ca) by noon on **Wednesday, March 12, 2025**, in order to register to present.

Written submissions to the Public Hearing or the name of any person wishing to make an oral presentation at the Public Hearing must be received by the Planning and Development Department prior to noon on **Wednesday, March 12, 2025** as outlined in Bylaw #23-17 and amendments thereto. If your written submission is not received by this time, please provide fifteen (15) copies for distribution at the Public Hearing. Each person wishing to address Council at the Public Hearing shall complete their verbal presentation within three minutes.

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

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



### 2025 is an election year. While October is just over seven months away, now is a great time to start learning more.

Municipal elections are where the decisions that impact your daily life are made—choices about the roads you drive on, the parks where your kids play, and the services that keep our community strong.

Ever wonder how those decisions come to life? They're made by people just like you—your neighbors, your friends, and maybe even you. Our town council is built on the voices of residents who care deeply about where we live, work, and grow.

Over the years, council chambers have welcomed grandfathers and their granddaughters, fathers and their sons, husbands and wives—all brought together by a shared commitment: helping Strathmore thrive.

There are four key ways you can be part of this election, and we'll be sharing more information as we get closer to election day:

- **Register to Vote** – Make sure you're ready to have your say when election day comes.
- **Nominate for Council** – If you're passionate about making a difference, consider running for office. You don't need to be a politician—just someone who wants to see our town flourish.
- **Work the election** – Elections don't run themselves. Join the team that helps make democracy happen by signing up for an election worker role.
- **Vote** – Every vote matters. Help choose the leaders who will represent your voice at the council table.

Here are a few dates you should keep on the calendar:

- **Nomination Day Deadline:** September 22, 2025 at noon
- **Election Day:** October 20, 2025

Stay informed and be part of the process. You can learn more by visiting [Strathmore.ca/Election](https://strathmore.ca/Election).

#### Speedy wifi? Yes please.

### Fibre Optic Expansion.

The Town of Strathmore has partnered with Fibre Connect to expand the fibre optic main network in residential and business right-of-ways. Starting in spring 2025, Leducor Technical Services will subcontract the work to bring high-speed fibre optic access to areas of Strathmore previously without coverage. Connection to the fibre optic will be at the discretion of property and business owners.

Installing fibre optics enables fast internet speeds, ensuring smooth streaming, seamless video calls, and quick downloads. They offer a reliable connection, even during peak usage time or bad weather. For businesses, fibre optics improve efficiency through faster uploads and seamless video conferencing. They also increase property value and support remote work and learning, making them a valuable addition for modern living and working.

Any installation on private property requires authorization by property owners. With permission, Fibre Connect will install a fibre optic line from the main network along the right-of-way to the home or business. Representatives from Leducor and Fibre Connect will be visiting homes and business to seek permission. There is no obligation to connect.

For more information about this project or future availability of services such as high-speed internet, contact Fibre Connect directly at [info@fibreconnect.com](mailto:info@fibreconnect.com) or **1-800-503-2731**. You can also visit our website, [Strathmore.ca/FibreOptics](https://strathmore.ca/FibreOptics)

### 2025 Food Drive for Wheatland County Food Bank.

The Strathmore Fire Department, in partnership with the RCMP and Strathmore Family and Community Support Services (FCSS), is gearing up for its annual food drive, starting February 27, 2025. This event, which benefits the Wheatland County Food Bank, is a great way to support those in need.

Starting on February 27, members of the fire department, RCMP, and FCSS will be delivering bags to select neighborhoods. They'll be picking them up on March 7. If you'd like to contribute, simply call the fire department at 403-934-3022, or drop off your donations at the Strathmore Fire Hall between 6 a.m. and 6 p.m. any day.

In 2024, we achieved the largest single donation ever recorded for the Wheatland County Food Bank. Help make this year the most successful one yet.

### Tender and major project updates. Municipal tenders.

The Municipal Tenders page has been updated with new opportunities for 2025. In accordance with Procurement Policy 1808, all tenders valued at \$75,000 or more are now available for public viewing. Visit [Strathmore.ca/tenders](https://strathmore.ca/tenders) to explore current opportunities, including:

- Maplewood water main and road realignment
- Line painting
- Road asset management program (RAMP)

Work on our major project, reservoir upgrades, is scheduled to begin this spring. Expect Maplewood Drive to be busy with construction, road closures, and underground infrastructure upgrades. You can stay informed on major project developments at [Strathmore.ca/reservoirupgrades](https://strathmore.ca/reservoirupgrades).

### Strathmore FCSS Offers Tax Help for Seniors and Residents in Need

Tax season can be stressful, but Strathmore Family and Community Support Services (FCSS) is here to help. Starting February 24, FCSS volunteers will offer free income tax preparation for individuals with modest incomes and simple tax situations.

This service is specifically designed for seniors and those who are unable to complete their taxes on their own. To ensure a smooth process, FCSS will also be available in advance to answer questions, help gather necessary documents, and make sure clients are fully prepared for their appointments.

Residents are reminded to bring all relevant documents to avoid delays. For more information or to book an appointment, contact Strathmore FCSS 403-934-9090 or come by and see them during business hours.

Public notice to electors.

**Borrowing Bylaw.**

TAKE NOTICE that the Council of the Town of Strathmore, in the Province of Alberta, has given first reading to borrowing By-law No. 25-03 which will, upon final passage and approval, authorize the proper officers of the said Town to borrow monies from a Canadian Chartered Bank or the Government of Alberta on the general credit and security of the municipality, to pay for upgrades to the Wildflower Reservoir located in Strathmore, Alberta.

The total borrowing required for the aforementioned project is \$5,450,000. The borrowing is to be repayable in monthly, semi-annual, or annual equal payments of combined principal and interest installments not to exceed a repayment period of twenty-five (25) years, at an interest rate as fixed from time to time by the Canadian Chartered Bank or other financial institution. The annual rate of interest is not to exceed five and a half percent per annum (5.5%).

NOW THEREFORE NOTICE is hereby given by the Council of the Town of Strathmore that, unless a petition of the electors for a vote on By-law No. 25-03 is demanded, as provided for by the terms of Section 231 of the Municipal Government Act, the said Council may pass the said borrowing by-law.

All persons interested are hereby notified and they are required to govern themselves accordingly.

DATED at the Town of Strathmore, in the Province of Alberta this 22nd day of January 2025.

Per: Riley Brolly, CPA  
Manager, Financial Planning, Budgeting & Reporting

**Information for Electors**

Persuant to Section 1(o) of the Municipal Government Act an "elector" means:

A person who is eligible to vote in the election for a Councillor under the Local Authorities Election Act.

Persuant to section 47(1) of the Local Authorities Election Act a person is eligible to vote in an election if they are:

- at least 18 years old;
- a Canadian citizen and;
- has resided in Alberta for the 6 consecutive months immediately preceding election day and is resident in the area on election day.

A poll may be demanded in the Town of Strathmore by electors equal in number to at least:

- in the case of a municipality other than a summer village, by electors of the municipality equal in number to at least 10% of the population and
- in the case of a summer village, by 10% of the electors of the summer village

In accordance with the provisions of section 223 of the Municipal Government Act and in accordance with the provisions of section 251 of the Municipal Government Act.

The petition for a vote must be received by the Chief Administrative Officer within 15 days of the last publication of this notice and shall contain on each page "an accurate and identical statement of the purpose of the petition".

(Further requirements of the petition are provided in section 224 of the Municipal Government Act.)

Date of the last publication of this notice is 12th day of March 2025.

Land Use Bylaw No.24-23.

**Notice of Public Hearing.**

**March 19, 2025 at 7:00 p.m.**  
**Land Use Bylaw Amending Bylaw No.24-23**  
**416 and 417 80B Archie Klaiber Trail**

Staff received an application for a land use redesignation (Bylaw No. 24-23) of 416 & 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.

**Public Hearing Process**

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

The Public Hearing will be held via ZOOM AND in Council Chambers, Strathmore Municipal Building, 1 Parklane Drive, Strathmore Alberta on **Wednesday, March 19, 2025**, commencing at 7:00pm with procedures in accordance with the *Municipal Government Act, Section 199* and the Town of Strathmore Council Procedural Bylaw #23-17 and amendments thereto. Any person or group of persons, or person acting on someone's behalf, who claims to be affected by any of the proposed bylaw may present suggestions or concerns by making a submission to the public hearing. Please contact Legislative Services at **Isadmin@strathmore.ca** by 12:00 noon on **Wednesday, March 12, 2025**, in order to register to present.

Written submissions to the Public Hearing or the name of any person wishing to make an oral presentation at the Public Hearing must be received by the Planning and Development Department prior to 12:00 noon on **Wednesday, March 12, 2025** as outlined in Bylaw #23-17 and amendments thereto. If your written submission is not received by this time, please provide fifteen (15) copies for distribution at the Public Hearing. Each person wishing to address Council at the Public Hearing shall complete their verbal presentation within three minutes.

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

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

**Planning in Alberta**  
**MGA, IDP, MDP, ASP... What's with all the acronyms and what do they mean?**

Strathmore's land use planning follows a framework that's guided by a big provincial law called the Municipal Government Act (MGA). It sounds confusing at first but we'll try and break it down. Basically, the MGA lays out how towns like ours make decisions about things like planning, subdivisions, and new developments. It also gives municipalities the tools they need to shape their communities the way residents want.

Think of it like a planning ladder. At the top, we've got the big-picture plans that involve neighboring municipalities—this is called an Intermunicipal Development Plan (IDP). The IDP outlines how municipalities will work together and manage future growth.

Next, we zoom in a little with a plan that covers the whole town, known as the Municipal Development Plan (MDP). The MDP looks at how major transportation and servicing networks are provided and outlines in general what goes where...greenspaces, homes and workplaces.

And finally, we get more detailed with plans that focus on specific neighborhoods or areas larger than 20 acres—those are called Area Structure Plans (ASP). These are a more recent requirement, and typically outline more specifically what types of homes or businesses are built in an area, as well as outlining the major road networks, schools and parks.

All of these plans are considered and adopted by Council after varying levels of engagement with the public. It is also important that all these plans are consistent with each other.



No more "Mom I'm boooooored."  
**PD Day/School Closure Camps.**

Are you looking for ways to keep your kids busy while they have days off from school? We've got you covered, Strathmore Motor Products Sports Centre offers day camps on PD/School Closure Days!

Course ID	Dates	Time	Cost
#33049	March 14, 2025	9 a.m. - 5 p.m.	47.50
#33050	April 4, 2025	9 a.m. - 5 p.m.	47.50
#33052	May 2, 2025	9 a.m. - 5 p.m.	47.50
#33053	May 16, 2025	9 a.m. - 5 p.m.	47.50
#33054	June 13, 2025	9 a.m. - 5 p.m.	47.50

Summer boredom? Not on our watch.  
**Summer Camps.**

We have a fun, safe alternative to boredom for ages 4-12 with our summer camps. Check out the themes of each week and register your child for their favourite theme, or register in all the weeks for a fun summer of activities, friendship, and learning. Please note time and pricing may vary depending on your child's age.

For more information, visit our website **Strathmore.ca/Recreation**. You can register for these camps through Perfectmind.

Theme	Dates	Days	Time	Cost
Water Fun	July 2 to 4, 2025	W, Th, F	9 a.m. - 5 p.m.	111.00
Splash and Play	July 7 to 11, 2025	M, Tu, W, Th, F	9 a.m. - 5 p.m.	245.00
Sport and Explore	July 14 to 18, 2025	M, Tu, W, Th, F	9 a.m. - 5 p.m.	185.00
Multi-Sport Adventure	July 21 to 25, 2025	M, Tu, W, Th, F	9 a.m. - 5 p.m.	185.00
Splash and Dash	July 28 to Aug 1, 2025	M, Tu, W, Th, F	9 a.m. - 5 p.m.	245.00
Neon Days	Aug 5 to 8, 2025	M, Tu, W, Th, F	9 a.m. - 5 p.m.	148.00
Balls and More	Aug 11 to 15, 2025	M, Tu, W, Th, F	9 a.m. - 5 p.m.	185.00
Olympic Days	Aug 18 to 22, 2025	M, Tu, W, Th, F	9 a.m. - 5 p.m.	185.00



**Upcoming Council Meetings**

March 5, 2025 | 6 p.m. CANCELLED  
 March 12, 2025 | 6 p.m. Committee of the Whole  
 March 19, 2025 | 6 p.m. Regular Meeting of Council

**Come Say Hi**

Hearing from the community is really important to us, so you're welcome at any Council or Committee of the Whole meeting. You do not need to call ahead or register to observe Strathmore Council in action. There is ample public seating and additional standing room if needed. You can also watch livestreamed meetings online as they happen, or catch up later on YouTube.

**It's property assessment season. Property Assessment Notices.**

Property Assessment Notices are mailed each year in February. When you receive your notice please review it carefully, as there's a couple things for you to keep in mind.

In Alberta, property assessments are governed by regulations outlined in the Municipal Government Act, ensuring a fair system that promotes an equitable distribution of municipal taxes. Property assessments in Strathmore are based on the market value of each property as of **July 1, 2024**, and the property's physical condition as of **December 31, 2024**.

The Customer Review Period is an important time for property owners to check, compare and review their assessment for accuracy, fairness and equity. When you receive your notice, there's a few things you should do.

- Review your assessment: Once you receive your letter, take time to review the details carefully. This assessment will provide important information about your property value.
- Contact information: If you have any questions or concerns about your assessment, let us know! You can contact our Taxation Department at tax@strathmore.ca
- Appeal process: If you believe there is an error in your assessment, you have the right to appeal. If you'd like to appeal your assessment you have until April 28, 2025 to do so. All complaints must be submitted using the Assessment Review Board Complaint form, available on our website. Detailed instructions on how to file an appeal will be included in your letter and you can find more information about the appeal process on our website, [Strathmore.ca/Assessment](http://Strathmore.ca/Assessment)
- Payment deadlines: Be aware of any deadlines for payments or appeals mentioned in your letter to avoid any penalties.

For more information, visit [Strathmore.ca/Assessment](http://Strathmore.ca/Assessment)

**Land Use Bylaw No. 25-04. Notice of Public Hearing.**

**March 19, 2025 at 7 p.m.**  
**Land Use Bylaw Amending Bylaw No. 25-04**  
**Lakewood Phase 2B**

Staff received an application for a land use redesignation (Bylaw No. 25-04) for Lakewood Phase 2B to facilitate the development of various residential and public service districts, including:

- R1N – Single Detached Residential (Narrow Lot) District, District Overlay
- R2 – Low-Density Residential District (Overlay), District Overlay
- R2X – Medium-Density Attached Housing District (Overlay), District Overlay
- R3 – High-Density Residential District (Overlay), District Overlay
- P1 (MR) – Public Service District (Municipal Reserve)
- P1 (PUL) – Public Service District (Public Utility Lot)
- Municipal Road

Currently, these properties are designated as RIS – Single Detached Residential (Small Lot) District and R1N – Single Detached Residential (Narrow Lot) District under the Land Use Bylaw (LUB).

The developer is requesting a reduction in side yard setbacks for all proposed housing types within Phase 2B, decreasing the requirement from 1.5m to 1.2m. To accommodate this request, staff propose a Direct Control District Overlay, which would permit a 1.2m side yard setback while maintaining all other regulations specified in the parent land use districts.

**Public Hearing Process**

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

The Public Hearing will be held via ZOOM AND in Council Chambers, Strathmore Municipal Building, 1 Parklane Drive, Strathmore Alberta on **Wednesday, March 19, 2025**, commencing at 7 p.m. with procedures in accordance with the Municipal Government Act, Section 199 and the Town of Strathmore Council Procedural Bylaw #23-17 and amendments thereto. Any person or group of persons, or person acting on someone's behalf, who claims to be affected by any of the proposed bylaw may present suggestions or concerns by making a submission to the public hearing. Please contact Please contact Legislative Services at [lsadmin@strathmore.ca](mailto:lsadmin@strathmore.ca) by noon on **Wednesday, March 12, 2025**, in order to register to present.

Written submissions to the Public Hearing or the name of any person wishing to make an oral presentation at the Public Hearing must be received by the Planning and Development Department prior to noon on **Wednesday, March 12, 2025** as outlined in Bylaw #23-17 and amendments thereto. If your written submission is not received by this time, please provide fifteen (15) copies for distribution at the Public Hearing. Each person wishing to address Council at the Public Hearing shall complete their verbal presentation within three minutes.

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

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

**Public notice to electors. Borrowing Bylaw.**

TAKE NOTICE that the Council of the Town of Strathmore, in the Province of Alberta, has given first reading to borrowing By-law No. 25-03 which will, upon final passage and approval, authorize the proper officers of the said Town to borrow monies from a Canadian Chartered Bank or the Government of Alberta on the general credit and security of the municipality, to pay for upgrades to the Wildflower Reservoir located in Strathmore, Alberta.

The total borrowing required for the aforementioned project is \$5,450,000. The borrowing is to be repayable in monthly, semi-annual, or annual equal payments of combined principal and interest installments not to exceed a repayment period of twenty-five (25) years, at an interest rate as fixed from time to time by the Canadian Chartered Bank or other financial institution. The annual rate of interest is not to exceed five and a half percent per annum (5.5%).

NOW THEREFORE NOTICE is hereby given by the Council of the Town of Strathmore that, unless a petition of the electors for a vote on By-law No. 25-03 is demanded, as provided for by the terms of Section 231 of the Municipal Government Act, the said Council may pass the said borrowing by-law.

All persons interested are hereby notified and they are required to govern themselves accordingly.

DATED at the Town of Strathmore, in the Province of Alberta this 22nd day of January 2025.

Per: Riley Brolly, CPA  
 Manager, Financial Planning, Budgeting & Reporting

**Information for Electors**

Persuant to Section 1(o) of the Municipal Government Act an "elector" means: A person who is eligible to vote in the election for a Councillor under the Local Authorities Election Act.

Persuant to section 47(1) of the Local Authorities Election Act a person is eligible to vote in an election if they are:

- at least 18 years old;
- a Canadian citizen and;
- has resided in Alberta for the 6 consecutive months immediately preceding election day and is resident in the area on election day.

A poll may be demanded in the Town of Strathmore by electors equal in number to at least:

- in the case of a municipality other than a summer village, by electors of the municipality equal in number to at least 10% of the population and
- in the case of a summer village, by 10% of the electors of the summer village

In accordance with the provisions of section 223 of the Municipal Government Act and in accordance with the provisions of section 251 of the Municipal Government Act.

The petition for a vote must be received by the Chief Administrative Officer within 15 days of the last publication of this notice and shall contain on each page "an accurate and identical statement of the purpose of the petition".

(Further requirements of the petition are provided in section 224 of the Municipal Government Act.)

Date of the last publication of this notice is 12th day of March 2025.

**Land Use Bylaw No.24-23. Notice of Public Hearing.**

**March 19, 2025 at 7:00 p.m.**  
**Land Use Bylaw Amending Bylaw No.24-23**  
**416 and 417 80B Archie Klaiber Trail**

Staff received an application for a land use redesignation (Bylaw No. 24-23) of 416 & 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.

**Public Hearing Process**

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

The Public Hearing will be held via ZOOM AND in Council Chambers, Strathmore Municipal Building, 1 Parklane Drive, Strathmore Alberta on **Wednesday, March 19, 2025**, commencing at 7:00pm with procedures in accordance with the *Municipal Government Act, Section 199* and the Town of Strathmore Council Procedural Bylaw #23-17 and amendments thereto. Any person or group of persons, or person acting on someone's behalf, who claims to be affected by any of the proposed bylaw may present suggestions or concerns by making a submission to the public hearing. Please contact Please contact Legislative Services at [lsadmin@strathmore.ca](mailto:lsadmin@strathmore.ca) by 12:00 noon on **Wednesday, March 12, 2025**, in order to register to present.

Written submissions to the Public Hearing or the name of any person wishing to make an oral presentation at the Public Hearing must be received by the Planning and Development Department prior to 12:00 noon on **Wednesday, March 12, 2025** as outlined in Bylaw #23-17 and amendments thereto. If your written submission is not received by this time, please provide fifteen (15) copies for distribution at the Public Hearing. Each person wishing to address Council at the Public Hearing shall complete their verbal presentation within three minutes.

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

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

To Whom It May Concern:

Bylaw No. 25-04

**RE: NOTICE OF PUBLIC HEARING – PROPOSED LAND USE BY-LAW AMENDMENT**  
**Lakewood, Phase 2B, Portion of NW-22-24-25 W4M**

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Please be advised that the Town of Strathmore has received a Land Use By-law Amendment application on those lands known municipally as **Lakewood, Phase 2B**, Strathmore to facilitate the development the development of various residential and public service districts, including:

- R1N – Single Detached Residential (Narrow Lot) District, District Overlay
- R2 – Low-Density Residential District (Overlay), District Overlay
- R2X – Medium-Density Attached Housing District (Overlay), District Overlay
- R3 – High-Density Residential District (Overlay), District Overlay
- P1 (MR) – Public Service District (Municipal Reserve)
- P1 (PUL) – Public Service District (Public Utility Lot)
- Municipal Road

Currently, these properties are designated as R1S – Single Detached Residential (Small Lot) District and R1N – Single Detached Residential (Narrow Lot) District under the Land Use Bylaw (LUB).

The developer is requesting a reduction in the side yard setbacks for all proposed housing types within Phase 2B, decreasing the requirement from 1.5m to 1.2m. To accommodate this request, staff propose a Direct Control District Overlay, which would permit a 1.2m side yard setback while maintaining all other regulations specified in the parent land use districts.

The statutory Public Hearing will be held online via ZOOM and in-person in Council Chambers, Strathmore Municipal Building, 1 Parklane Drive, Strathmore, Alberta on **Wednesday, March 19, 2025**, commencing at **7:00 p.m.** with procedures being in accordance with Section 199 of the *Municipal Government Act* and the *Town's Council Procedural By-law #23-17* and amendments thereto.

Any person or group of persons, or person acting on someone's behalf, who claims to be affected by any or all of the proposed by-law, may present their concerns and/or suggestions by making a submission at the public hearing. Please contact Legislative Services by email at [lsadmin@strathmore.ca](mailto:lsadmin@strathmore.ca) by no later than **12:00 p.m.** on **Wednesday, March 12, 2025**, in order to register to speak at the public hearing.

Any written submissions intended for the Public Hearing, or the name of any person wishing to make an oral presentation at the Public Hearing must be received by the Town's Development Services Office prior to **12:00 p.m.** on **Wednesday, March 12, 2025**, as outlined under Bylaw #23-17 and amendments thereto. If your written submission is not received by this time, kindly ensure that fifteen copies are provided and made available for distribution



at the Public Hearing. Each person wishing to address Council at the Public Hearing shall complete their verbal presentation within three minutes. Please note that written submissions will become public documents once submitted to the Town, unless otherwise requested.

A copy of proposed By-law #25-04 may be inspected by the public **Monday to Friday** during the regular office hours of **8:30 a.m. to 4:30 p.m.** at the Town's Municipal Building located at 1 Parklane Drive, Strathmore, Alberta, and can be also examined on the Council Meeting Agenda dated February 19, 2025, on the Town's website at <https://calendar.strathmore.ca/meetings>.

Please further note that you may choose to contact the Town's Legislative Services Office by telephone at (403) 934-3133 prior to attending the Public Hearing to better determine the order of business and presentations on the Council Agenda in order to efficiently utilize your time on the evening of the Public Hearing.

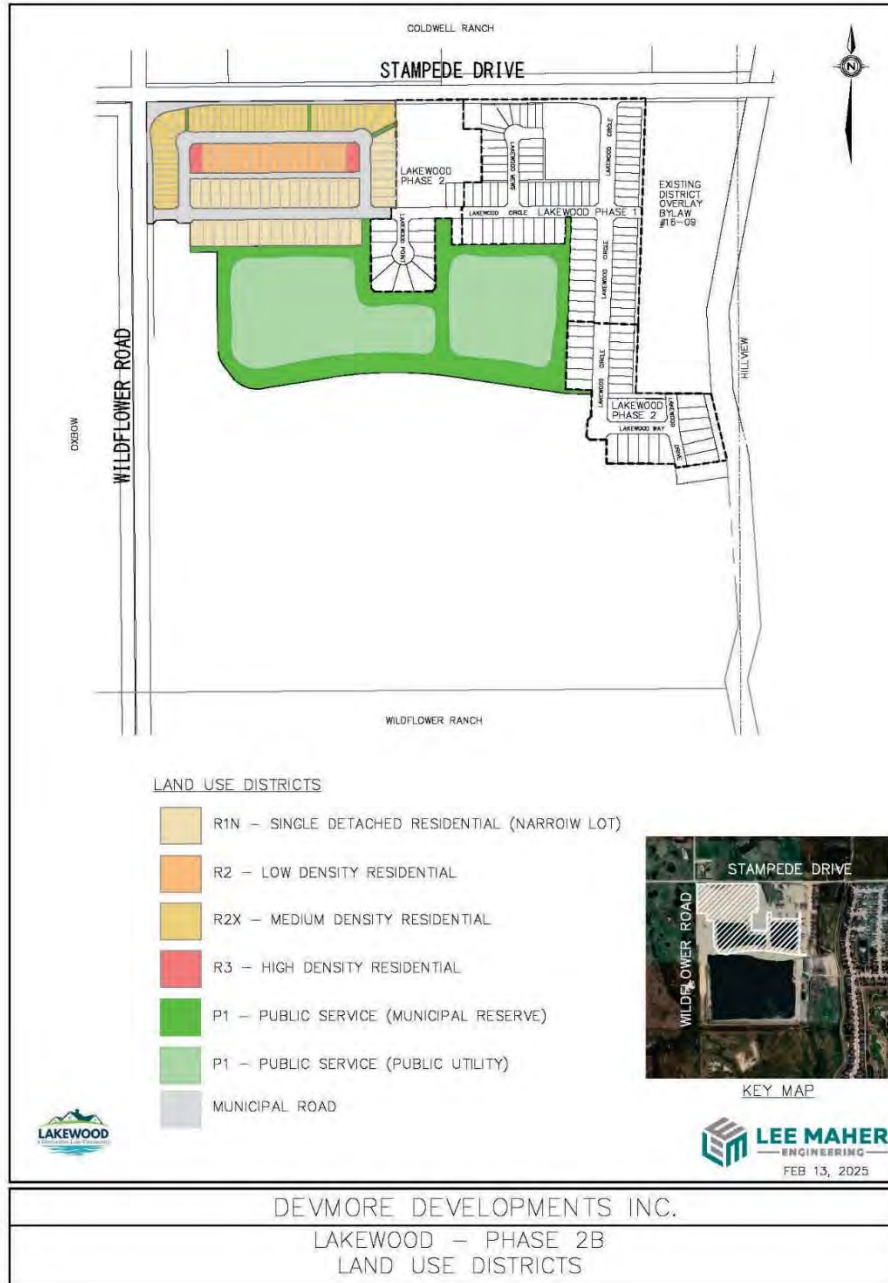
If you have any questions regarding the application, please contact the Town's Development Services Office using the contact information below or via email at [cprocter@strathmore.ca](mailto:cprocter@strathmore.ca)

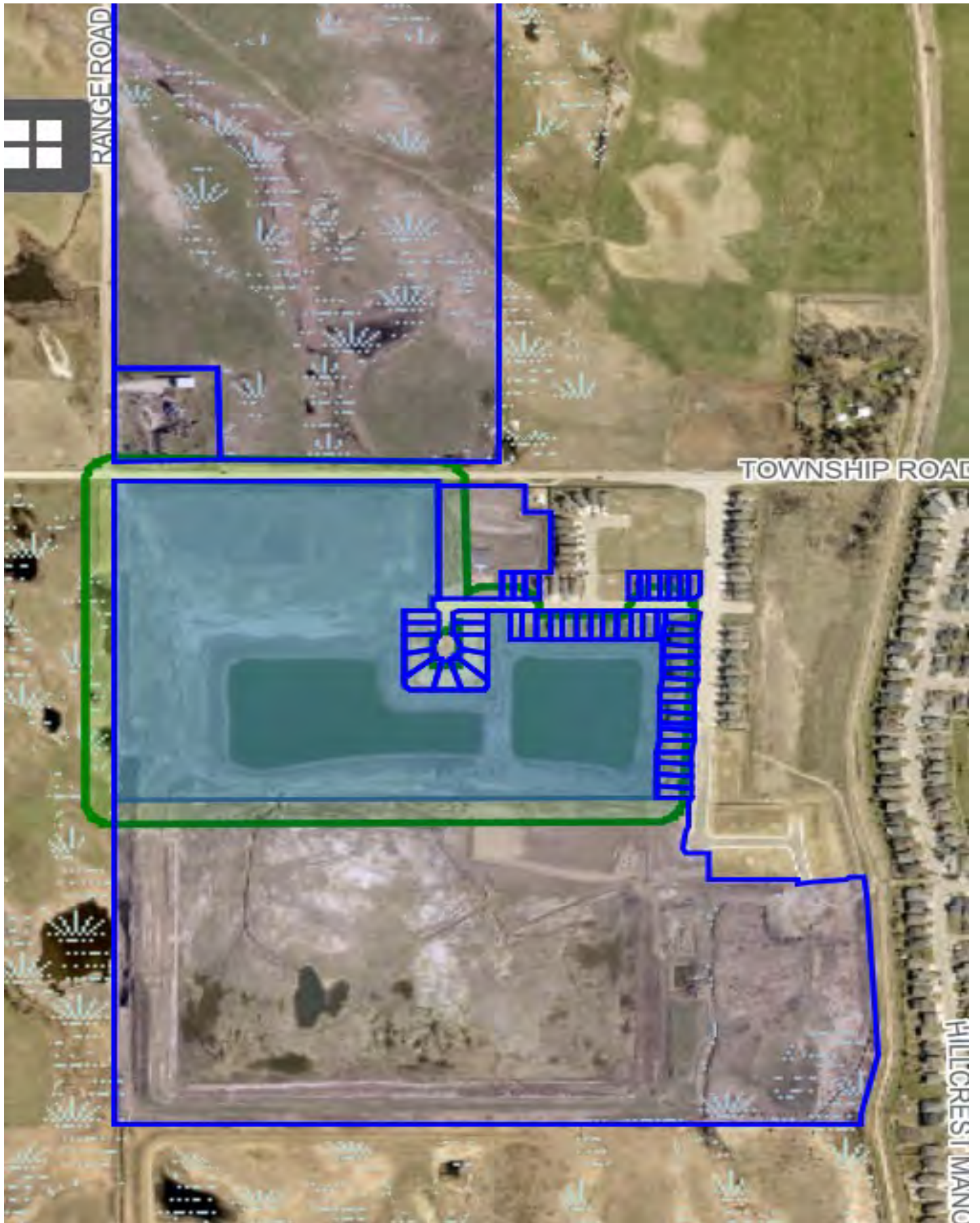
Sincerely,

*C. Procter*

Charles Procter, B.A., MPlan, RPP, MCIP  
Manager of Development Services









# Request for Decision

To: Council

**Staff Contact:** Leana Ashbacher, Senior Manager of Financial Services

**Date Prepared:** March 4, 2025

**Meeting Date:** March 19, 2025

**SUBJECT:** **Non-Residential Municipal Tax Incentive Amendment Bylaw No. 25-10**

**RECOMMENDATION:** THAT Council give First Reading to Bylaw No. 25-10, being a bylaw to amend the Non-Residential Municipal Tax Incentive Bylaw 22-03.

THAT Council give Second Reading to Bylaw No. 25-10, being a bylaw to amend the Non-Residential Municipal Tax Incentive Bylaw 22-03.

THAT Council give Unanimous Consent to proceed with Third and Final Reading of Bylaw No. 25-10, being a bylaw to amend the Non-Residential Municipal Tax Incentive Bylaw 22-03.

THAT Council give Third Reading to Bylaw No. 25-10, being a bylaw to amend the Non-Residential Municipal Tax Incentive Bylaw 22-03.

## STRATEGIC PRIORITIES:



Affordable Housing



Climate Resiliency



Community Development



Community Wellness



Economic Development



Financial Sustainability

## **HOW THE STRATEGIC PRIORITIES ARE MET:**

Major non-residential development is a key pillar of Strathmore’s economy. Major investments in non-residential developments will give Strathmore a regional competitive advantage for new opportunities in sectors such as agri-business and agri-technology.

These projects create long-term, well-paying jobs for the community and result in significant increases to non-residential assessments. Though Strathmore provides a very competitive comparison to several municipalities in southern Alberta, this incentive will demonstrate Council's willingness share risk and encourage significant investment in the community.

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## **SUSTAINABILITY**

### **ECONOMIC SUSTAINABILITY:**

The non-residential municipal rate incentive bylaw will attract major investments in new developments will give Strathmore a regional competitive advantage for new opportunities.

### **SOCIAL SUSTAINABILITY:**

N/A

### **ENVIRONMENTAL SUSTAINABILITY:**

N/A

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## **IMPLICATIONS OF RECOMMENDATION:**

### **GENERAL:**

If Council approves the bylaw, Strathmore will be more attractive to a wider variety of large non-residential developments that will provide many benefits to the Town in the long term, including jobs, tax revenue as well as an increased profile within the province.

Though Strathmore currently provides a very competitive comparison to several municipalities in southern Alberta, this additional incentive will demonstrate Council's willingness share risk and encourage significant investment in the community.

### **ORGANIZATIONAL:**

Increased assessment and employment will improve the overall viability of the community in the long run and will continue to support Strathmore as a key service node in the region.

Overall, these incentives will be limited in terms of impact on individual residents and businesses, while providing large impacts to the community in the longer term. It is important that Strathmore remains competitive in the pursuit of new large-scale ventures, and several communities have already implemented similar incentives.

### **OPERATIONAL:**

The operational implications are limited to the preparation of the bylaw and report.

**FINANCIAL:**

With the increase in Non-Residential Assessment, this will shift more of the tax burden from Residential to Non-Residential.

**POLICY:**

*The Municipal Government* provides municipalities with the opportunity to waive or defer property taxes for up to 15 years to incentivize new commercial and industrial development. From a business perspective, a property tax incentive demonstrates risk sharing on a major capital investment between the municipality and the business.

**IMPLEMENTATION:**

If Council approves the bylaw, Administration will update the website to reflect the changes to the Non-Residential Municipal Tax Incentive bylaw.

**BACKGROUND:**

In 2022, Council passed the Non-Residential Tax Incentive Bylaw.

Summary of Changes

In 2025, Administration is recommending on removing the barrier to the non-residential business by removing the threshold of creating full time employment for at least 25 individual in order to receive the Non-Residential Municipal Tax Incentive.

While businesses are adapting to the modern workforce many businesses are now leveraging automation and technology to streamline operations, resulting in leaner staffing models. Also, the increasing in remote work means companies may not need a large physical presence in a specific location. It may be more effective to attract businesses that have a smaller physical presence in the community, but have many employees that work from home (or in a hybrid setting), and therefore these individuals can still contribute to the overall economy of the community.

**KEY ISSUE(S)/CONCEPT(S):**

To approve bylaw No. 25-10, being a bylaw to amend the Non-Residential Municipal Tax Incentive bylaw 22-03.

**DESIRED OUTCOMES:**

The desired outcome is for Council to approve the bylaw No. 25-10, being a bylaw to amend the Non-Residential Municipal Tax Incentive bylaw 22-03.

**COMMUNICATIONS:**

If Council approves the proposed bylaw No. 25-10, being a bylaw to amend the Non-Residential Municipal Tax Incentive bylaw 22-03., Administration will update the website for the for the Non-Residential Municipal Tax Incentive bylaw.

**ALTERNATIVE ACTIONS/MOTIONS:**

THAT Council refer this matter to a Committee of the Whole meeting for further discussion.

**ATTACHMENTS:**

[Attachment I: Non-residential Municipal Tax Incentive Bylaw No. 25-10 \(1\)](#)

[Attachment II: 22-03 - Tax Incentive Bylaw \(ID 63729\)](#)

[Attachment III: 22-09 - Tax Incentive Bylaw \(Amendment\) \(ID 63528\)](#)

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Leana Ashbacher, Senior Manager of Financial Services	Approved - 06 Mar 2025
Jamie Dugdale, Director of Infrastructure, Operations, and Development Services	Approved - 12 Mar 2025
Kara Rusk, Director of Strategic, Administrative, and Financial Services	Approved - 12 Mar 2025
Johnathan Strathdee, Manager of Legislative Services	Approved - 13 Mar 2025
Kevin Scoble, Chief Administrative Officer	Approved - 13 Mar 2025

BYLAW NO. 25-10  
OF THE TOWN OF STRATHMORE  
IN THE PROVINCE OF ALBERTA

BEING A BYLAW OF THE TOWN OF STRATHMORE IN THE PROVINCE OF ALBERTA  
TO AMEND NON-RESIDENTIAL MUNICIPAL TAX INCENTIVE BYLAW NO. 22- 03.

WHEREAS pursuant to the *Municipal Government Act* RSA 2000, c. M-26 and amendments thereto, Council may pass bylaws to offer multi-year tax exemptions, partial exemptions, or deferrals, in accordance with the *Municipal Government Act* for non-residential properties in order to attract investment, development and substantial redevelopment and expansion of existing non-residential development;

AND WHEREAS the Town of Strathmore seeks to grow its property tax base and provide increased employment opportunities for Town residents by attracting investment;

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 "Non-Residential Municipal Tax Incentive Amending Bylaw."

**2. AMENDMENTS**

- 2.1 That Non-Residential Municipal Tax Incentive Bylaw 22-03 be amended to remove:

- 3.1 (f) "The Assessed Person must employ at least 25 individuals working at the eligible property."

**3. EFFECTIVE DATE**

- 3.1. This Bylaw comes into full force and effect upon third and final reading and being signed.

READ A FIRST TIME this XX day of XXXXX, 2025.

READ A SECOND TIME this XX day of XXXXX, 2025.

READ A THIRD AND FINAL TIME this XX day of XXXXX, 2025.

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Mayor

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Director of Strategic,  
Administrative and Financial Services

**BYLAW NO. 22-03  
OF THE TOWN OF STRATHMORE  
IN THE PROVINCE OF ALBERTA**

**A BYLAW OF THE TOWN OF STRATHMORE IN THE PROVINCE OF ALBERTA TO  
PROVIDE A MUNICIPAL PROPERTY TAX INCENTIVE EXEMPTION FOR NEW NON-  
RESIDENTIAL DEVELOPMENT OR EXPANSIONS.**

**WHEREAS** pursuant to the *Municipal Government Act*, RSA 2000, c. M-26 and amendments thereto, Council may pass bylaws to offer multi-year tax exemptions, partial exemptions, or deferrals, in accordance with the *Municipal Government Act*, for non-residential properties in order to attract investment, development and substantial redevelopment and expansion of existing non-residential development;

**AND WHEREAS** the Town of Strathmore seeks to grow its property tax base and provide increased employment opportunities for Town residents by attracting investment;

**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. PURPOSE AND TITLE**

- 1.1. This Bylaw is cited as the "Non-residential Municipal Tax Incentive Bylaw."
- 1.2. The purpose of this bylaw is to:
  - (a) Encourage the development or revitalization of Non-residential properties in the Town of Strathmore for the general benefit of the municipality;
  - (b) Establish tax exemptions for Eligible Property in accordance with the *Municipal Government Act* when there is a New Development or a Renovated Development that meets the criteria and requirements set out in this Bylaw;
  - (c) Provide a process for an application for a tax exemption under this Bylaw;  
and
  - (d) Provide a process for review by Council of the refusal or cancellation of a tax exemption under this Bylaw.

**2. DEFINITIONS**

- 2.1. When used in this Bylaw:
  - (a) "Act" means the *Municipal Government Act*, RSA 2000, c. M-26, as amended or repealed and replaced from time to time;
  - (b) "Appeal Fee" means the fee established by this Bylaw to be paid at the time an appeal application is submitted pursuant to this Bylaw;

- (c) "Application Fee" means the fee established by this Bylaw to be paid at the time an application is submitted pursuant to this Bylaw;
- (d) "Assessed Person" means an assessed person as defined under the Act, or an authorized agent for the Assessed Person;
- (e) "Assessment" has the meaning given to it in the Act;
- (f) "Assessor" has the meaning given to it in the Act;
- (g) "Base Assessment Year" shall mean the assessment year immediately prior to the assessment year that has an increase in Improvement Assessment as a result of an occupied and operational New Development or Renovated Development and in which the increase is used within the net calculation of Improvement Assessment of the subject property to qualify for an Exemption under this Bylaw. The Base Assessment Year shall not be prior to the 2021 assessment year;
- (h) "Chief Administration Officer" (CAO) shall mean the Chief Administrative Officer of the Town, or delegate;
- (i) "Complete Application" means an application submitted pursuant to this Bylaw that includes the Application Fee, the application form, any information, and documents set out on the application form and any application requirements for the tax incentives under this Bylaw;
- (j) "Council" means all of the Councillors of the Town, including the Chief Elected Official for the Town;
- (k) "Current Taxes" shall mean property taxes levied for the current tax year;
- (l) "Decision" means the decision to grant an Exemption, to reject an Exemption application, or to cancel an Exemption;
- (m) "Eligible Property" shall mean property within Assessment Class 2 – Non-residential as defined in the Act that meet the criteria set out in section 3 of this Bylaw;
- (n) "Exemption" means the portion of municipal property taxes for Eligible Property that has been determined to be exempt and subject to a refund, in accordance with this Bylaw, and which are computed separately under this Bylaw;
- (o) "Farm Land" means land used for farming operations as defined in the regulations;
- (p) "Improvement(s)" has the meaning given to it in the Act;

- (q) "Improvement Assessment" means the change in an Assessment attributable solely to an Improvement or Improvements on a property;
- (r) "machinery and equipment" means materials, devices, fittings, installations, appliances, apparatus and tanks, other than tanks used exclusively for storage, including supporting foundations, footings and any other thing prescribed by the Minister that forms an integral part of an operational unit intended for or used in
- i. manufacturing,
  - ii. processing,
  - iii. the production or transmission by pipeline of natural resources or products or by-products of that production, but not including pipeline as defined in clause (i),
  - iv. the excavation or transportation of coal or oil sands as defined in the Oil Sands Conservation Act,
  - v. a telecommunications system, or
  - vi. an electric power system, other than a micro-generation generating unit,
- whether or not the materials, devices, fittings, installations, appliances, apparatus, tanks, foundations, footings, or other things are affixed to land in such a manner that they would be transferred without special mention by a transfer or sale of the land;
- (s) "Municipal Portion of Property Taxes" means taxes imposed under the Act Part 10 Division 2, and excludes requisitions defined in section 326(1)(a) of the Act;
- (t) "Non-residential" means the type of property falling within the assessment class specified in the Act;
- (u) "New Development" shall mean new Improvements on an Eligible Property that increases the Improvement Assessment of that property in accordance with sections 3.1(e) and (g) of this Bylaw;
- (v) "Renovated Development" shall mean renovations or physical additions to existing Improvements on an Eligible Property that increases the Improvement Assessment of that property in accordance with sections 3.1(e) and (g) of this Bylaw;
- (w) "Tax Arrears" shall mean taxes remaining unpaid after December 31 of the year in which it is levied;

(x) "Town" shall mean the municipal corporation of the Town of Strathmore.

### **3. CRITERIA FOR ELIGIBILITY**

- 3.1. New Developments and Renovated Developments may be eligible provided that:
- (a) The property subject to the New Development or Renovated Development must not have any Arrear taxes or have amounts owing with regards to property tax, utilities, or other fees owing to the Town and all current taxes must be paid in full;
  - (b) The property subject to the New Development or Renovated Development must not have development compliance issues, be in violation of a development agreement, or be in violation of the *Safety Code Act* at any time during the taxation years for which the Exemption applies to the New Development or Renovated Development;
  - (c) All applicable provincial or federal approvals and permits are in place with respect to the property subject to the New Development or Renovated Development;
  - (d) The registered property owner or the Assessed Person, excluding any authorized agent therefore, of the property subject to the New Development or Renovated Development is not involved in some form of litigation with the Town;
  - (e) The current total Assessment for the New Development or Renovated Development on the subject property must have increased by at least \$10,000,000.00 compared to the Base Assessment Year;
  - (f) The Assessed Person must employ at least 25 individuals working at the eligible property;
  - (g) The New Development must be at least 2800 square metres in area on one level; and
  - (h) The Renovated Development must be at least 2800 square metres on one level after the renovation.

### **4. APPLICATION FOR TAX INCENTIVE**

- 4.1. The Assessed Person of the property subject to the application must submit a Complete Application to the Town, and the Town has the discretion to reject applications that are incomplete or ineligible.
- 4.2. Assessed Persons must submit a non-refundable application fee of \$2,500 (Canadian dollars).

- 4.3. The deadline for submitting a Complete Application for an Exemption to be granted in the same tax year is June 30 of the given year. Any Complete Application received after June 30 of the given year will be considered for an Exemption for the following tax year.
- 4.4. Notwithstanding the Complete Application requirements, the Town may require any additional information that, in the discretion of the Town, is necessary to complete the application.
- 4.5. Assessed Persons whose application is returned as incomplete or ineligible may resubmit an application without payment of an additional Application Fee.
- 4.6. The Town will advise an Assessed Person in writing if their application is accepted for consideration, refused, or rejected. Applications accepted for consideration will become the property of the Town and may not be returned.

## **5. CONSIDERATION OF APPLICATIONS**

- 5.1. The CAO or their designate shall receive and consider Complete Applications within the provisions of this Bylaw and may consult with, obtain information with other employees or agents of the Town, other governments, government agencies, or persons.
- 5.2. The CAO or their designate may, at any time, require an Assessed Person to provide any documents the Town deems necessary to verify any information contained in a Complete Application or to confirm ongoing compliance with the eligibility criteria of the Exemption.
- 5.3. The CAO will consider each Complete Application and shall either:
  - (a) Grant the Exemption; or
  - (b) Reject the application and advise the Assessed Person with written reasons as to why the application was rejected. The written reasons shall also provide the date by which an appeal to Council must be submitted.

## **6. CALCULATION OF THE EXEMPTION**

- 6.1. Subject to Section 6.2 of this Bylaw, the amount of the Exemption will be calculated as follows:
  - (a) The amount of total taxes subject to Exemption is equal to a percentage of the increase in municipal property taxes attributable to the differential in the Improvement Assessments (excluding Machinery and Equipment) between the Base Assessment Year and the Current Assessment Year for Eligible Property in accordance with following table; and

Year 1	Year 2	Year 3	Year 4	Year 5
100%	80%	60%	40%	20%

Example:

Increase to Assessed Value	Millrate	1st Year	2nd Year	3rd Year	4th Year	5th Year
\$10,000,000		100%	80%	60%	40%	20%
Property Taxes	7.7875	\$77,875	\$77,875	\$77,875	\$77,875	\$77,875
Rebate		\$77,875	\$62,300	\$46,725	\$31,150	\$15,575

(b) Only the municipal portion of property taxes is eligible for exemption.

- 6.2. No Exemption will be granted respecting any Provincial or Wheatland Housing Board requisitions.

## **7. PAYMENT OF THE EXEMPTION**

- 7.1. The Exemption as calculated in accordance with Section 6 of this Bylaw shall be paid to the Assessed Person as a refund of a portion of the Current Taxes on the Eligible Property, subject to the Current Taxes for the taxation year first being paid in full.
- 7.2. Subject to the following terms:
- The amount of the Exemption shall be paid to the Assessed Person each year for a period of no more than five (5) taxation years provided that in each of those years the Current Taxes are paid in full;
  - Payment shall be made to the Assessed Person within ninety (90) working days from the date the Current Taxes are paid in full; and
  - If the Assessed Person is enrolled in the TIPPS program, then payment of the Exemption will be paid before the end of February in the following year; and
  - If the Current Taxes are not paid in full by December 31 of any year, then the Exemption shall not be paid to the Assessed Person for that year nor shall the Assessed Person be eligible to receive the Exemption for any subsequent years.

(e) If the Assessed Person files an appeal of assessed value, then no decision will be made, or rebate paid until the appeal process has been completed.

## **8. DURATION OF THE EXEMPTION PROGRAM**

8.1. The Exemption program as authorized by this Bylaw will be available for Eligible Property commencing with the 2022 assessment year and shall operate in accordance with the terms of this Bylaw until such time as this Bylaw is amended or repealed.

## **9. CANCELLATION OF EXEMPTION**

9.1. If at any time after an Exemption is granted, the Town determines that the Assessed person, their application, or the property subject to the application did not meet or ceased to meet any of the criteria in which formed the basis of granting the Exemption, the CAO may cancel the Exemption for the taxation year or years in which the criterion was not met or to which the condition applies.

9.2. The Town may, at any time, require an Assessed Person to provide any documents the Town deems necessary to verify compliance with the conditions of this Bylaw.

9.3. A written decision to cancel an Exemption must be provided to the Applicant and must include reasons for the cancellation, identify the taxation year or years to which the cancellation applies, and provide the date by which an application for an appeal to Council must be made.

## **10. APPEAL TO COUNCIL**

10.1. An Assessed Person may appeal a decision of tax exemption to Council in the following situations:

- (a) An application for Exemption is refused or rejected;
- (b) An Exemption is cancelled for one or more taxation years;

10.2. A request for appeal must:

- (a) Be in writing, and
- (b) Be received by the CAO by the date stated in the decision under section 9.3.

10.3. An Assessed Person must submit a non-refundable tax incentive appeal fee of \$1,000.00 (Canadian dollars).

10.4. Council will consider an appeal at:

- (a) A regularly scheduled meeting of Council; or
- (b) A special meeting of Council.

10.5. Upon conclusion of an appeal, Council may uphold or revoke a decision of the CAO with respect to the outcome of an application or cancellation of an Exemption.

10.6. In accordance with the Act, complaints about a decision may not be made to the assessment review board.

**11. SEVERABILITY**

11.1. Should any provision of the Bylaw be declared to be invalid, then such invalid provision shall be severed, and the remaining Bylaw shall be maintained.

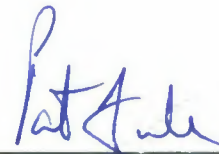
**12. EFFECTIVE DATE**

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

**READ A FIRST TIME** this 9<sup>th</sup> day of February 2022.

**READ A SECOND TIME** this 9<sup>th</sup> day of February 2022.

**READ A THIRD TIME** and final reading this 9<sup>th</sup> day of February 2022.



MAYOR



for CHIEF ADMINISTRATIVE OFFICER

**BYLAW NO. 22-09  
TOWN OF STRATHMORE  
IN THE PROVINCE OF ALBERTA**

**BEING A BYLAW OF THE TOWN OF STRATHMORE IN THE PROVINCE OF ALBERTA  
TO AMEND THE NON-RESIDENTIAL MUNICIPAL TAX INCENTIVE BYLAW NO. 22-03.**

**WHEREAS** pursuant to the *Municipal Government Act*, RSA 2000, c. M-26 and amendments thereto, Council may pass bylaws to offer multi-year tax exemptions, partial exemptions, or deferrals, in accordance with the *Municipal Government Act*, for non-residential properties in order to attract investment, development and substantial redevelopment and expansion of existing non-residential development;

**AND WHEREAS** the Town of Strathmore seeks to grow its property tax base and provide increased employment opportunities for Town residents by attracting investment;

**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 "Non-Residential Municipal Tax Incentive Amending Bylaw 22-09."

**2. AMENDMENTS**

- 2.1 That Non-residential Municipal Tax Incentive Bylaw 22-03 be amended by adding the following section:

**"11. MACHINERY AND EQUIPMENT**

- 11.1. Any assessed person who is granted a tax exemption under this bylaw shall also be exempt from taxes on Machinery and Equipment for fifteen (15) years from the date of Council approval, at which time the exemption may be reviewed."

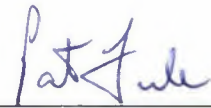
**3. EFFECTIVE DATE**

- 3.1. This Bylaw comes into full force and effect upon third and final reading and being signed.

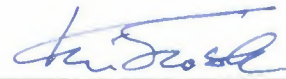
**READ A FIRST TIME** this 16<sup>th</sup> day of March, 2022.

**READ A SECOND TIME** this 16<sup>th</sup> day of March, 2022.

**READ A THIRD AND FINAL TIME** this 16<sup>th</sup> day of March, 2022.



\_\_\_\_\_  
MAYOR



\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER



# Report for Council

To: Mayor & Council

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

Date Prepared: February 23, 2025

Meeting Date: March 19, 2025

**SUBJECT:** 2024 Recreation and Cultural Needs Assessment - Final Report

**RECOMMENDATION:** Information for Council.

## STRATEGIC PRIORITIES:



Affordable Housing



Climate Resiliency



Community Development



Community Wellness



Economic Development



Financial Sustainability

## **HOW THE STRATEGIC PRIORITIES ARE MET:**

The 2024 Recreation and Culture Needs Assessment will serve as a vital tool in ensuring the Town's recreation and culture offerings are aligned with the interests and needs of its residents, helping to ultimately enhance community wellness.

As part of its Strategic Plan, Council has prioritized the maintenance, protection, and improvement of community wellness services which support the Strathmore community.

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## SUSTAINABILITY

### **ECONOMIC SUSTAINABILITY:**

Understanding what assets and services are most important to the community will help Council and Administration allocate funding and resources more efficiently to maximize the overall impact on the community. This will allow for sustainable financial decision making surrounding recreational and cultural improvements, and ensuring a fiscally responsible approach when looking at investment needs in existing infrastructure, facilities, and programming.

**SOCIAL SUSTAINABILITY:**

While recreation and culture have the potential to address socio-demographic challenges, social sustainability is not currently applicable.

**ENVIRONMENTAL SUSTAINABILITY:**

N/A

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**IMPLICATIONS OF RECOMMENDATION:****GENERAL:**

This report will serve as a starting point for further discussion surrounding recreation and culture service delivery, including resource allocation, future facility planning, and asset management planning.

With the findings from this report, Council and Administration can plan for new recreation and culture amenities, and make plans to improve existing ones to meet future demand as Strathmore's population continues to grow.

**ORGANIZATIONAL:**

No organizational implications at this time.

**OPERATIONAL:**

No operational implications at this time.

**FINANCIAL:**

There are no financial implications, other than the staff time needed to write this report and conduct the Recreation and Culture Needs Assessment.

**POLICY:**

In January 2020, Council approved the [Town of Strathmore Recreation and Culture Master Plan](#).

As part of this plan, one of the recommendations (#12) was to complete a thorough analysis and have a complete sense of the needs and the costs that any new amenity will require, and the impact to the community.

Accordingly, a recreation and cultural needs assessment was conducted. It includes:

- Alignment with Town and Master Plan vision and principles.

- Determination of condition and functionality of existing spaces.
- Understanding of the utilization levels of existing spaces.
- Examination of the demographics and growth of the Town and region.
- Public and stakeholder consultation.

**IMPLEMENTATION:**

No immediate implementation actions need to be taken as this report is for information purposes, at this time.

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**BACKGROUND:**

In January 2020, Council adopted a Recreation & Culture Master Plan, replacing the 2010 Quality of Life Master Plan, to serve as the primary document guiding the Town's provision of recreation and culture services in the community.

When it was adopted, the Master Plan assessed the current state, and identified priorities and recommendations regarding the provision of recreation, culture, active and creative lifestyle opportunities, and services to meet the needs of residents and visitors over the next ten years.

As new trends have emerged, priorities have shifted, and different opportunities have arisen, the need to conduct a Needs Assessment was identified in early 2024 to help understand and prioritize present and future recreation and cultural needs within the community.

On March 6th, 2024 Council approved a Capital Budget Request to fund a Recreation and Culture Needs Assessment. Shortly after, RC Strategies was awarded the contract to conduct the needs assessment and performed numerous engagement strategies in order to gather the information and data outlined in this report.

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**KEY ISSUE(S)/CONCEPT(S):**

This document contains the detailed findings from the research, and community engagement methods used, which have provided recommendations for priorities to address short-, medium-, and long-term priorities and direction of future investments in recreation and cultural facilities and amenities.

With limited resources, the Town must balance a wide range of resident and community demands for recreation and culture facilities, amenities, and programs. But at the same time, the framework associated with the prioritization list is designed to be adaptable to changes in the recreation and culture community, shifts in demographics, and the strategic goals of the community.

Accordingly, the Council may choose to prioritize the lists as a result of business cases (costs) and other operational and capital development.

**DESIRED OUTCOMES:**

That Council accept the 2024 Recreation and Culture Needs Assessment final report as information.

**COMMUNICATIONS:**

This report will be made available to the public, via the Town of Strathmore website.

**ALTERNATIVE ACTIONS/MOTIONS:**

In order to move forward with addressing the community's recreational and cultural needs, as identified in this report, Council may wish to consider the alternative actions/motions:

1. Council may wish to identify which facility and program developments are top priorities for further exploration.
2. Council may wish to determine if the proposed developments warrant a business case, and if so, that Council directs Administration to complete the identified business cases.
3. Council may wish to prioritize the developments based on the results of the business cases and other operational and capital development priorities.

**ATTACHMENTS:**

[Attachment I: Recreation and Culture Needs Assessment](#)

---

Mark Pretzlaff, Director of Community and Protective Services

Approved  
- 12 Mar  
2025

Veronica Anderson, Legislative Services Officer

Approved  
- 12 Mar  
2025

Kevin Scoble, Chief Administrative Officer

Approved  
- 14 Mar  
2025



Strathmore

# RECREATION AND CULTURE NEEDS ASSESSMENT

FEBRUARY  
2025

Photo: [facebook.com/TownOfStrathmore/photos](https://facebook.com/TownOfStrathmore/photos)

# EXECUTIVE SUMMARY

The Town of Strathmore invests in recreation and culture to support resident health, community vibrancy, and economic growth by attracting and retaining residents and businesses. With limited resources, the Town must balance diverse demands for facilities, amenities, and programs. Since the Municipal Government Act does not mandate specific recreation and culture services, decisions are influenced by community demand and political will. To ensure resources are allocated effectively, the Town has completed a Recreation and Culture Needs Assessment to guide future investments and service delivery.

The Needs Assessment has been developed through research and community engagement.

## Research Inputs



**Demographic Analysis**



**Background Review**



**Program Review**



**Facility Utilization Analysis**



**Trends**

## Engagement Tactics



**Community Forum**  
15 attendees



**Household Survey**  
358 responses



**Group Survey**  
26 responses



**Group Conversations**  
11 sessions with 32 organizations

# Research Synopsis

## Demographics

- Strathmore's population grew by 4.2% in the last census period, with overall growth across most age groups except for declines in the 0–4 and 20–29 age groups. This trend is expected to continue, with the population projected to reach 24,889 by 2041.

## Policy and Planning Review

- The Town of Strathmore is actively planning for the future of recreation and culture services, recognizing the value of regional partnerships through the Intermunicipal Development Plan. Additionally, the Town has Joint Use agreements in place for the SMP Centre and Civic Centre, as well as a lease agreement with the Curling Club to support facility access and community programming.

## Recreation Infrastructure and Utilization Analysis

- The Family Centre Arenas are highly utilized, operating near full capacity during prime hours, with 93% and 97% usage rates.
- At the Aquatic Centre, public and family swims remain the most popular activities; annual swim visits have experienced sizeable growth from 2022. Increases have also been experienced in swim lessons. The Aquatic Centre however has capacity to accommodate additional swim visits.
- The Strathmore Motor Products Sports Centre Indoor Field, Magnum Gymnasium and GFS Gymnasium have experienced steady growth since opening in 2019.
- Similarly, the Civic Centre has seen increased bookings for its rooms and hall compared to pre-pandemic levels.
- The Town is actively managing its recreation facility inventory. Formal assessments have been completed (2019) and ongoing assessments are being undertaken. Identified issues (as noted in the formal assessments) have and are being addressed. The Motor Products Sports Centre remains in good condition with no immediate investment needs. The Aquatic Centre has received approximately \$1M in investments since 2019, while the Curling Club has received approximately \$470,000 of improvements. Approximately \$1.7M has been allocated to the Family Centre – much of this was related to a roof replacement.

## Program and Events Review

- The Town of Strathmore offers drop-in opportunities for aquatics, gymnasium activities, and fitness classes, along with registered programs for children, adults, and seniors. Additionally, a variety of local organizations provide recreation and cultural programs, ensuring diverse opportunities for residents to engage in active and creative pursuits.

## Trends

- Asset management planning is essential. Generally aging infrastructure is a challenge many communities are facing.
- Public spaces and facilities need to be accessible for all in the community. This requires attention to ensure it is addressed.
- Air quality and major weather events are impacting the use of indoor spaces.
- There is an increasing demand for spontaneous and unstructured recreation and culture activities.
- There remains significant barriers to participation in sport for women.
- Allocation policies are important to revisit to ensure that they overemphasize traditional and tenured groups and activities.
- Volunteer fatigue and the changing nature of volunteerism is impacting volunteer groups and their sustainability.
- An important element of cultural planning is mapping cultural resources to promote strengths and assets and identify gaps.



# Engagement Synopsis

## Resident Survey

- Physical health and exercise and pleasure and entertainment are the main reasons respondents participate in recreation and culture opportunities.
- Home leisure activities such as games, reading and computer games and in outdoor physical activities such as walking, hiking or playing at the playground are the most popular activities.
- Paved trails and parks in Strathmore are the most heavily used facilities.
- Facility operation issues such as hours of operation of crowded facilities is a top barrier respondents are facing.
- There is general satisfaction with the availability of recreation and culture amenities and spaces.
- There is general satisfaction with the availability of events and programs.
- Over half believe there are not adequate facilities in the Town.
- Ice arena facilities, leisure swimming pools, nature trails, community gardens and paved pathways should be investment priorities for the Town.
- Lowering the cost and having a more convenient schedule are program improvements identified.
- Programming needs include:
  - Nature and outdoor programming for children and youth.
  - Fitness and wellness programs for young adults and older adults.
  - Programs that encourage socialization for seniors.
- Cost sharing and grant opportunities is a very important criteria the Town should consider when determining priorities.
- There is some support to increase taxes to ensure community recreation and culture needs are met.

## Group Survey

- Half of group respondents use facilities outside of the Town to deliver their programs.
- Reasons groups use facilities outside the Town include, lack of local ice availability, travelling for recreation and sports, insufficient facilities in town such as ball diamonds, football fields and pool times and facility access and costs.
- There is belief that there are not adequate recreation and culture facilities in the Town.
- Indoor multi sport field house type facilities, ice arena facilities, ball diamonds and artificial turf fields should be investment priorities for the Town.
- Generally there is support to increase user and rental fees to ensure needs are met and for improved spaces or services.
- Getting sufficient access to facilities and spaces and funding are challenges organizations are facing.

## Group Meetings

### Recreation, Education, Business and Service Clubs

- Groups are facing challenges in accessing indoor and outdoor facilities.
- Groups say there is a need for new / upgrade facilities to support growing participation.
- Some facilities are not fully physically accessible. As well some maintenance issues discourage participation.
- There is a strong desire for better communication and collaboration with the Town.
- Businesses play an important role in the delivery of services for community groups.
- Strathmore is growing which is resulting in growth of demand.

### Arts and Culture Organizations

- There appears to be a lack of awareness of many of the arts and culture groups in Strathmore by residents.
- Groups are experiencing volunteer recruitment challenges which is a significant risk to many.
- Groups need support in capacity building, particularly related to fundraising.
- There is a pressing need for a performing arts theatre.

## Facility and Amenity Framework



### Service Level Assessment

- Using specific criteria that describe supply and demand factors, facilities and amenities are categorized into one of three groups: enhance, protect, or limit / innovate.
  - Enhance: Facilities or amenities with high demand and low supply are prioritized for investment and improvement.
  - Protect: Those with high demand and high supply require efforts to maintain and safeguard existing infrastructure.
  - Limit/Innovate: For facilities or amenities with low demand, strategies may include exploring innovative ways to boost demand or limit further investment.

### Prioritization Assessment

- Using the Service Level Assessment, a prioritization framework is utilized to assist the Town in its allocation of facility / amenity projects. High priorities include the following:
  1. Open spaces (e.g. parks, green fields)
  2. Performing arts theatre / space (e.g 250 seats)<sup>1</sup>
  3. Community gardens
  4. Outdoor public art
  5. Picnic areas
  6. Event hosting facilities
  7. Fitness / wellness facilities (e.g. exercise / weight room)
  8. Indoor public art
  9. Nature trails
  10. Natural areas

## Conclusions

1. The Town should consider investment in new recreation and cultural facilities and amenities to meet growing demand.
2. Working with regional partners and communities has been critical to organizations and programming.
3. The Town should continue to address program gaps.
4. The Town should work to improve communications regarding recreation and culture opportunities.
5. Clarify culture's positive benefits through renewed vision and policy.
6. Provide additional Town staffing support.
7. Increase funding or fundraising support.
8. Aquatic Centre – there is sufficient space for additional use.
9. Family Centre – consideration is needed for additional ice. Collaborate with neighbouring municipalities regarding this issue.
10. Strathmore Motor Products Centre - continue to monitor usage and look for innovative ways for the facility to be used more frequently.

<sup>1</sup>The Performing arts / theatre space included a descriptor of 250 seats. This figure is to provide some description to give a sense of scale and differentiate from a small and a large theatre.



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# 1.0 INTRODUCTION

The Town of Strathmore invests in recreation and culture services and opportunities for a myriad of reasons. These services can contribute to resident health, community vibrancy, and the attraction and retention of residents and businesses. Like many communities, Strathmore must balance a wide range of resident demands for recreation and culture facilities, amenities and programs with limited resources.

Recreation and culture services are subjective, and the Municipal Government Act does not dictate what types of facilities and services a community needs to provide. As such, recreation and culture service delivery is, in part, based upon community demand and political will.

To ensure recreation and culture investment is managed effectively and efficiently, the Town has completed a Recreation and Culture Needs Assessment. Ultimately this assessment will inform the decision making of the Town related to the allocation of resources for recreation and cultural services.

## 1.1 Purpose of the Document

This document contains the detailed findings from the research and engagement tasks that, together, comprise the Needs Assessment. The graphic below summarizes the different research and engagement inputs that provide insight on the current state of recreation and culture in Strathmore.

### Understanding the Recreation and Culture Context



**Demographic Analysis**



**Background Review**



**Inventory Review**



**Program Review**



**Trends**



**Facility Utilization Analysis**



**Household Survey**



**Group Survey**

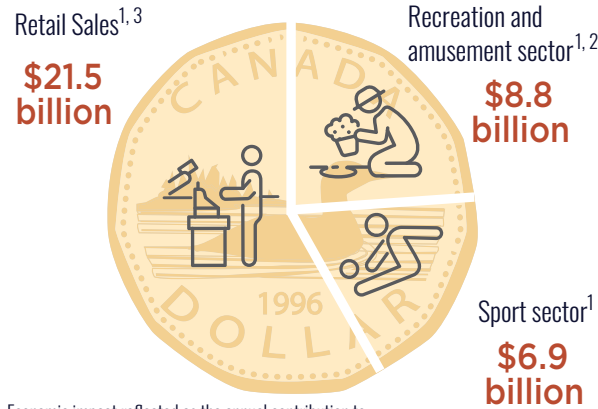


**Group Conversations**

## 1.2 Benefits of Recreation

The report Measuring Impact (2024), produced by the Canadian Parks and Recreation Association and the Canadian Fitness and Lifestyle Research Institute, quantifies the benefits of recreation (including culture). It serves as a valuable resource for decision-makers and policymakers, helping them advocate for and justify investments in recreation within their communities. According to the report, sport, physical activity, and recreation (SPAR) collectively generate an annual social impact of \$14 billion, a health impact of \$4 billion, and an economic impact of \$37 billion—totaling over \$55 billion across Canada (measuring-impact.ca).

### Economic Impact (2022) **\$37.2 billion**



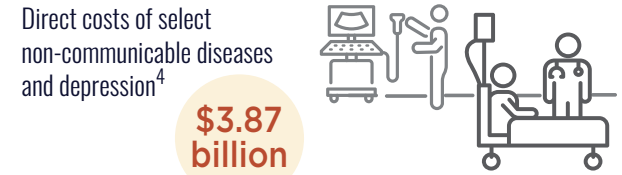
Economic impact reflected as the annual contribution to Canada's economy from SPAR and retail sales.

### Social Impact (2020) **\$13.6 billion**



Social impact reflected as the value of volunteering for SPAR-based activities.

### Health Impact (2022) **\$3.9 billion**



Direct costs of select non-communicable diseases and depression<sup>4</sup>

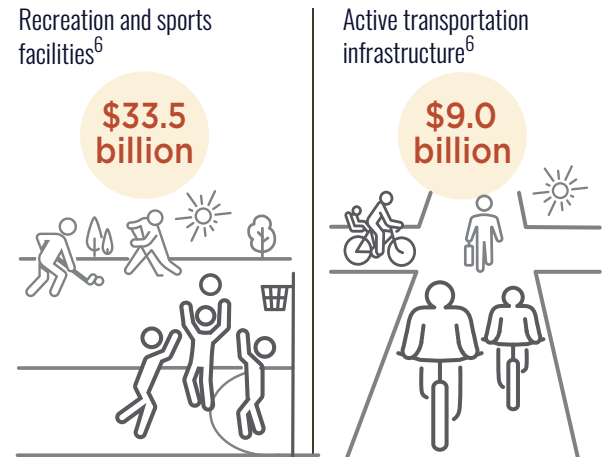
**\$3.87 billion**

Cost associated with pre-mature mortality<sup>4</sup>

**\$36.9 million**

Health impact reflected as the annual contribution to health care costs for select health conditions related to physical inactivity.

### Environmental Impact (2020) **\$42.5 billion**



Recreation and sports facilities<sup>6</sup>

**\$33.5 billion**

Active transportation infrastructure<sup>6</sup>

**\$9.0 billion**

Environmental impact reflected as the replacement value of SPAR facilities and active transportation infrastructure.

<sup>1</sup> Value as it relates to the gross domestic product.

<sup>2</sup> Recreation and amusement sector comprised of golf and country clubs, skiing facilities, fitness and recreational sports, and all other amusement and recreation facilities.

<sup>3</sup> Retail sales comprised of athletic footwear, sporting equipment and recreation vehicles.

<sup>4</sup> Based on non-communicable diseases which include coronary heart disease, stroke, Type 2 diabetes, breast cancer, colon cancer, hypertension, osteoporosis, depression.

<sup>5</sup> Calculated using percentage of volunteers in sport, physical activity and recreation and hours spent.

<sup>6</sup> Based on estimated replacement value of sport and recreation facilities, and active transportation infrastructure in 'very poor', 'poor' or 'fair' condition.

# 2.0 DEMOGRAPHICS



## Key Takeaways

- The population increased 4.2% over the previous census period. The growth is expected to continue.
- Generally, the town has experienced growth in all age segments over the last three census periods. The exceptions are in the 0-4 year age group and the 20-29 year age group.
- The town is projected to reach a population of 24,889 by 2041.

Understanding the makeup of a community is essential to ensuring decisions about recreation and playgrounds reflect the community's composition. Age, gender, ethnicity, and socioeconomic status are all important factors to consider. Whether a community has a high newcomer's population or growing youth cohort (for example), it is important to understand the context in order to best make subjective decisions about the provision of services. This section outlines the demographic indicators for the Town.

## 2.1 Population and Growth

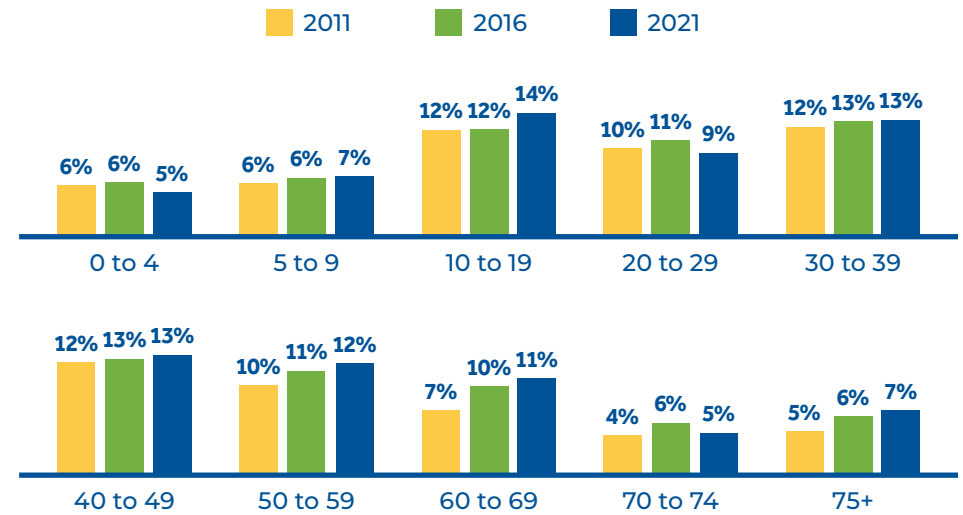
The 2021 Census reported a population of 14,339 in the Town, reflecting a 4% growth from the 2016 Census figure of 13,756. Since 2001, the Town's population has grown at an average annual rate of 2.26%.

	2006	2011	2016	2021
Population	10,225	12,305	13,756	14,339
Population changes from previous census	25%	20.3%	11.7%	4.2%
Median age	33.7	36.5	38.4	40.0

Note: the graph rounds the percentages to the nearest whole number.

Graph 1 illustrates the population by age segment. As shown over the last three census. There has been growth in the proportion of the population aged 10 to 19 years, as well as those aged 30-69 years, and seniors 75 years and older, compared to the previous census year. This trend highlights the Town's aging population; however, there has been growth in the numbers of children and youth (5-19 years).

### Graph 1. Population Proportions by Age



### Graph 2. Population by Age

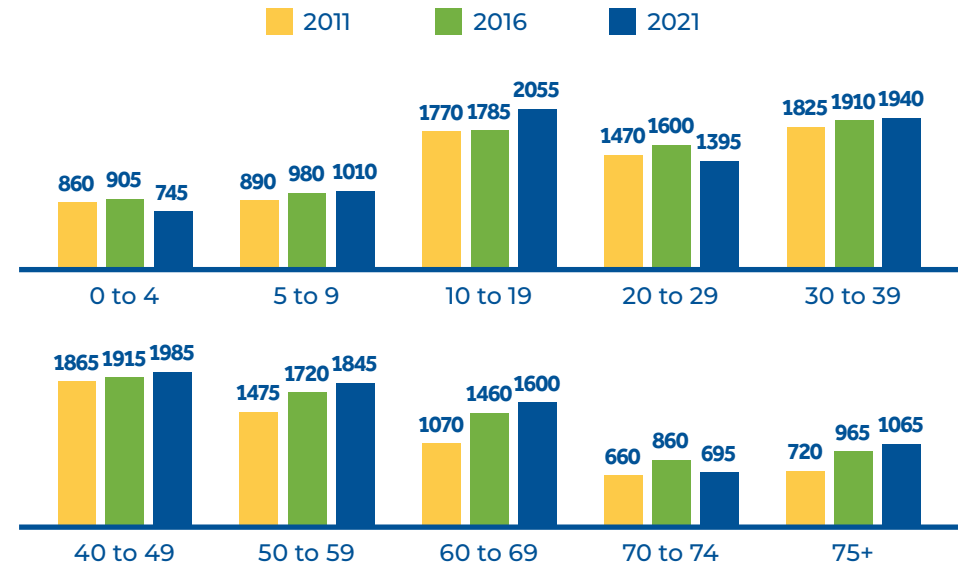


Photo: facebook.com/TownOfStrathmore/photos

## 2.2 Growth

This table presents population projections for the Town over the next 20 years, based on projections from the Town of Strathmore and Wheatland County's Intermunicipal Development Plan. These projections were developed using historical growth trends, reflecting the Town's steady to moderate annual growth.

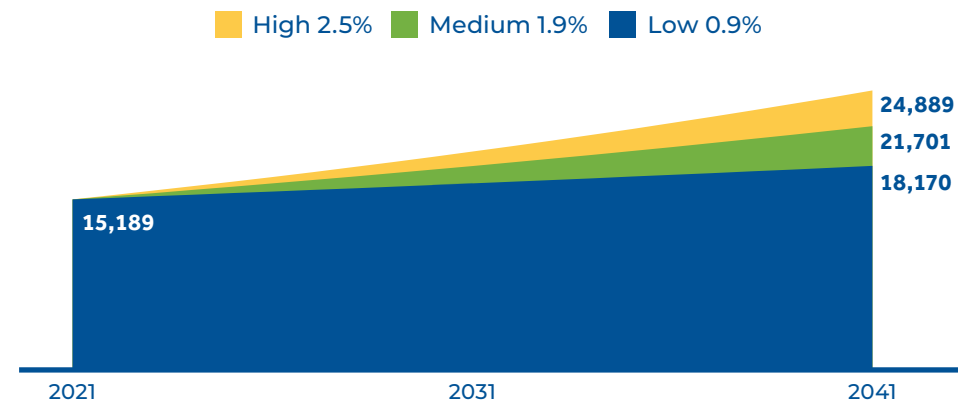
Year	High 2.5%	Medium 1.9%	Low 0.9%
2021	15,189	15,189	15,189
2022	15,569	15,462	15,326
2023	15,958	15,741	15,464
2024	16,357	16,024	15,603
2025	16,766	16,312	15,743
2026	17,185	16,606	15,885
2027	17,615	16,905	16,028
2028	18,055	17,209	16,172
2029	18,506	17,519	16,318
2030	18,969	17,834	16,465
2031	19,443	18,155	16,613
2032	19,929	18,482	16,762
2033	20,428	18,815	16,913
2034	20,938	19,154	17,065
2035	21,462	19,498	17,219
2036	21,998	19,849	17,374
2037	22,548	20,207	17,530
2038	23,112	20,570	17,688
2039	23,690	20,941	17,847
2040	24,282	21,318	18,008
2041	24,889	21,701	18,170



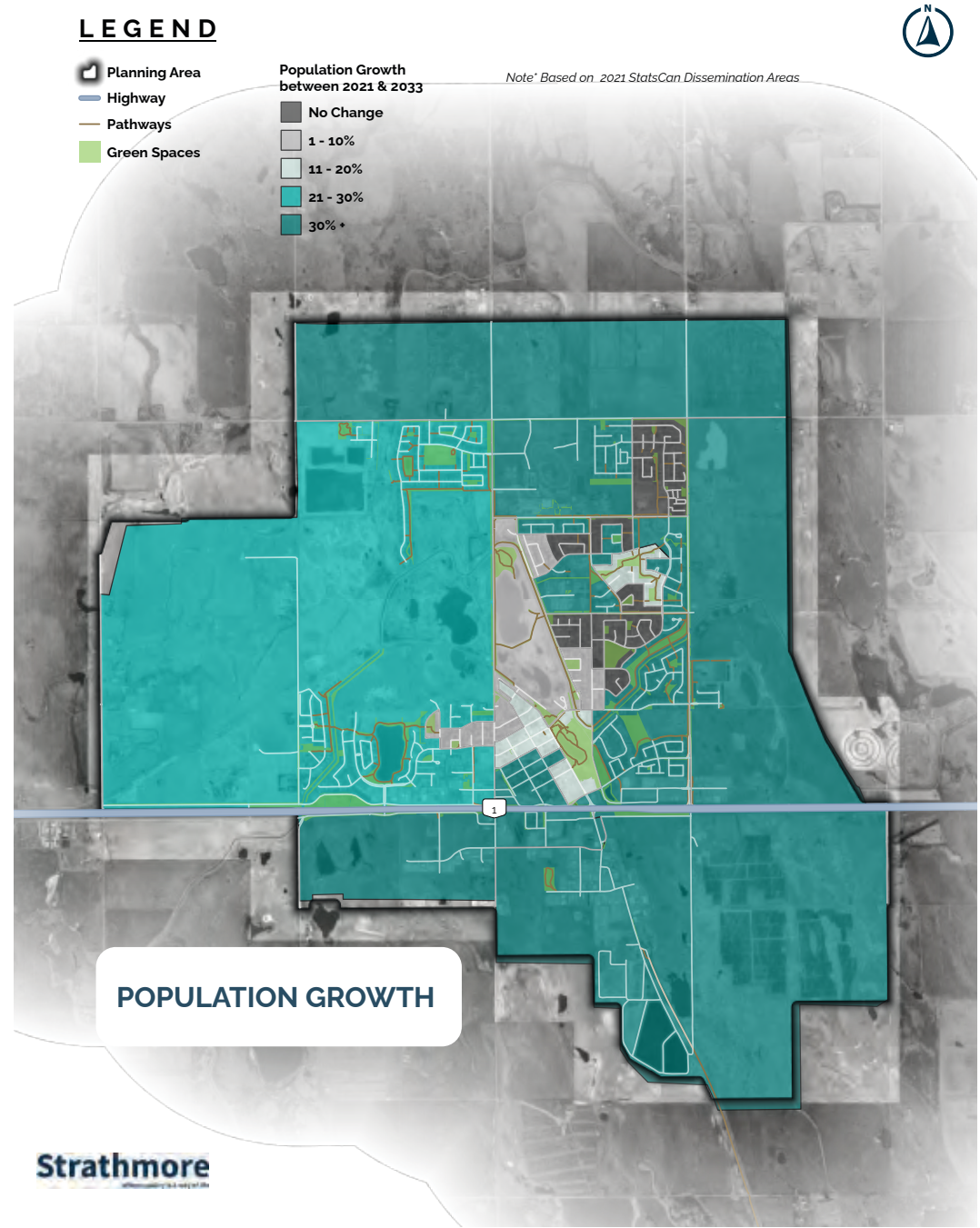
Photo: facebook.com/TownOfStrathmore/photos

As illustrated in Graph 3 below, the low projection predicts a population of 18,170 by 2040, while the high projection predicts a population of 24,889 by 2041.

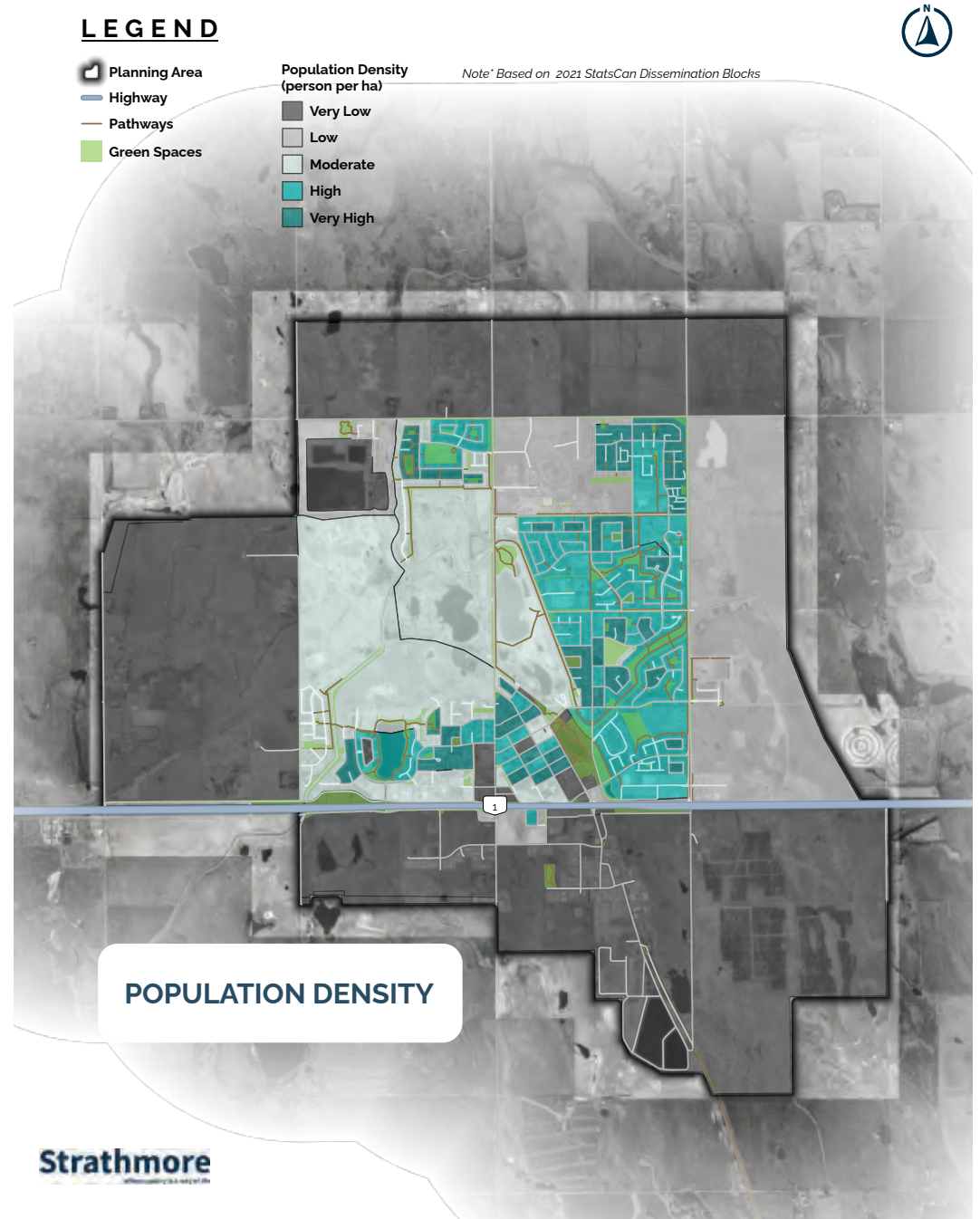
**Graph 3. Population Projections**



An examination of the Town's growth has been completed spatially. As illustrated in the adjacent map, the outer areas of the Town are anticipated to see the higher rates of growth from 2021-2033. The dark grey areas indicate no increase in population or even no growth.



This map illustrates the population density in Strathmore. The darker teal parcels indicate high levels of population whereas the light grey areas indicate lower levels of population density.



## 2.3 Multiple Deprivation Index

The accompanying map illustrates the Multiple Deprivation for residents of the Town. The Index of Multiple Deprivation is used to identify areas of a community that may experience lower levels of service or higher levels of deprivation than other areas in the community. The Index considers four dimensions<sup>2</sup> :

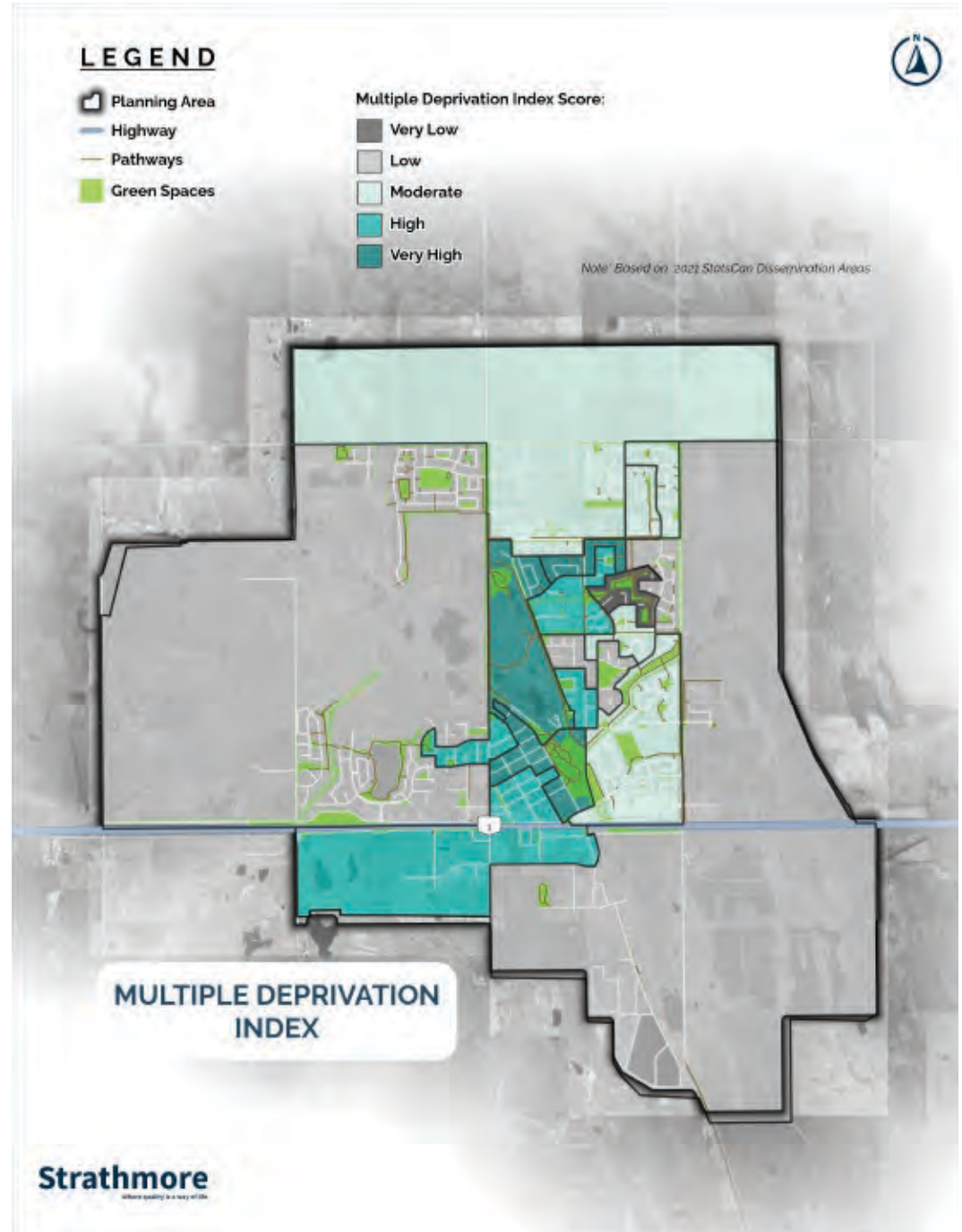
1. **Residential instability:** includes indicators such as: proportion of dwellings that are apartment buildings; proportion of people living alone; dwellings that are owned; proportion of those who have moved in a five-year period; proportion of those married/common law; and the median household income.
2. **Ethno-cultural composition:** proportion of those who have immigrated to the area; proportion of visible minorities; proportion of those who do not speak an official language; average number of people per room in a dwelling; and the proportion of the population that are recent immigrants.
3. **Economic dependency:** includes indicators such as: proportion of those working; proportion of those who are 65 and older; ratio of employment to population; dependency ratio (those aged 0-14 and population aged 65 years and older divided by the total population); and proportion of population receiving government funding.
4. **Situational vulnerability:** includes indicators such as: those that identify as Indigenous; proportion of those aged 25-64 without a high school diploma; proportion of homes that need major repairs; median income, proportion of single family homes; and the median home value.



Photo: facebook.com/TownOfStrathmore/photos

<sup>2</sup>Canadian Index of Multiple Deprivation: User Guide, 2021 (statcan.gc.ca)

It is important to note that the levels of deprivation are relative in nature and identify areas of Strathmore that are rated as having a higher level of deprivation than other areas. The dark teal areas on the map indicate elevated levels of deprivation (relative) where more resources may be needed whereas the lighter areas on the map may not need as much of a focus. The map is based on 2021 dissemination areas, which may include both industrial and residential portions within the same boundary. However, the multiple deprivation analysis focuses solely on the residential areas, excluding the industrial portions.



# 3.0 BACKGROUND REVIEW



## Key Takeaways

- The Town has invested in planning for the future of recreation and culture services in Strathmore.
- The Town recognizes the importance of working with regional partners to deliver and provide recreation and culture services and facilities through the Intermunicipal Development Plan.
- The Town has Joint Use agreements in place for the SMP Centre and the Civic Centre.
- The Town has a lease agreement in place with the Curling Club.

Various strategy, planning, and policy documents were reviewed at the municipal, provincial, and national level. These documents contain important strategic objectives, directions, and insights that may inform the Town's provision and support of recreation and culture services or support the current or planned levels of investment. A synopsis of the documents is presented on the next page followed by a detailed overview.

## Areas of Focus in Municipal Policies and Plans

- The Town recognizes the need for and importance of intermunicipal planning as the Town and County strategically plan for growth in the area.
- The Town recognizes that there needs to be a focus on the social well being of residents as outline in the 2023 Social Needs Assessment.
- The Town recognizes the importance of working collaboratively through joint use agreements with the County and school divisions.
- The Town recognizes and understands that it is important for residents to have the ability to provide their voice in the planning process.
- The Town has a Fees Bylaw that identifies the fees users and groups are charged for using Town facilities. These fees reflect the relative importance the Town places on youth participation.



Photo: facebook.com/TownOfStrathmore/photos

## Areas of Focus in Provincial and National Policies

- Provides rationale for investment in recreation including fostering active lifestyles, fostering inclusion and accessibility in recreation, connecting people to nature, and building capacity in the sector as outline in the Framework for Recreation in Canada.
- Outlines the provincial approach to supporting sport organizations as outlined in the Safe Sport in Canada report.
- The Truth and Reconciliation Commission of Canada Final Report educates about indigenous sport history and participation.
- The common vision for increasing physical activity reiterates the importance of increasing physical activity and to reducing sedentary behaviours among all Canadians across their lifetime.
- Understanding that creating inclusive opportunities for newcomers and providing solutions and opportunities to improve the barriers is important when considering planning and development is outlined in the Sport for Life for all Newcomers to Canada.
- Understands and reiterates the importance of supporting the arts, culture and creative industries through the Creative Canada Policy Framework.
- The parks and recreation sector can play a role in ensuring policies, the design of facilities and utilization of facilities aligns with Safe Sport in Canada.



Photo: facebook.com/TownOfStrathmore/photos

### 3.1 Municipal Policy and Planning Documents

Municipal Policy / Planning		
Policy	Year	Synopsis
Intermunicipal Development Plan (IDP) – draft	2024	<p>The purpose of the IDP is to identify joint opportunities between the Town of Strathmore and Wheatland County. Additionally, the IDP allows for both parties to strategically plan for growth in the area.</p> <p>Policy 2.8.3 identifies that the Town and County may work together to provide recreation, social and economic opportunities that benefit the area.</p>
Fees Bylaw	2024	The purpose of the bylaw is to establish fees, rates, charges and penalties for services provided by the Town. The bylaw outlines fees for the Family Centre, Aquatic Centre, Motor Products Sports Centre and the Strathmore Civic Centre.
Social Needs Assessment	2023	The Social Needs Assessment aims to understand the well-being of residents and understand barriers and service gaps regarding health, housing, crime and other characteristics. Throughout the document recreation is sited as important, however there is mention that some youth are facing barriers to accessing recreation in the Town. Additionally, it is mentioned that the Town should develop a social infrastructure plan regarding the growth and demand on recreation infrastructure in the Town.
Citizen Survey	2022	The primary reason for the citizen survey was to understand residents satisfaction levels with all facets of the Towns services. There was support indicated through the survey for tax increased regarding new or additional recreation facilities in the Town.
Council Strategic Plan	2021	The Strategic Plan outlined six areas of focus for their tenure. In relation to recreation, council is committed to community wellness with a focus on the maintenance and protection of services that aid in residents wellbeing.
Recreation and Culture Master Plan	2019	<p>The 2019 Master Plan was developed to replace the 2010 Quality of Life Master Plan. The Master Plan is a guiding strategic document that provides direction to council and administration. The plan outlined a variety of recommendations including:</p> <ul style="list-style-type: none"> <li>• Developing new partnerships.</li> <li>• Develop a centralized booking process.</li> <li>• Enhance communication efforts.</li> <li>• Strengthen capacity by supporting groups.</li> <li>• Assist in the development of an umbrella organization for the arts and culture community.</li> <li>• Reduce barriers to participation.</li> <li>• Develop a fees and charges policy.</li> <li>• Focus on the delivery of community wide events.</li> <li>• Ensure programs respond to community needs.</li> <li>• Implement the prioritization framework.</li> <li>• Implement an asset management approach.</li> <li>• Implement a process for data collection.</li> </ul>

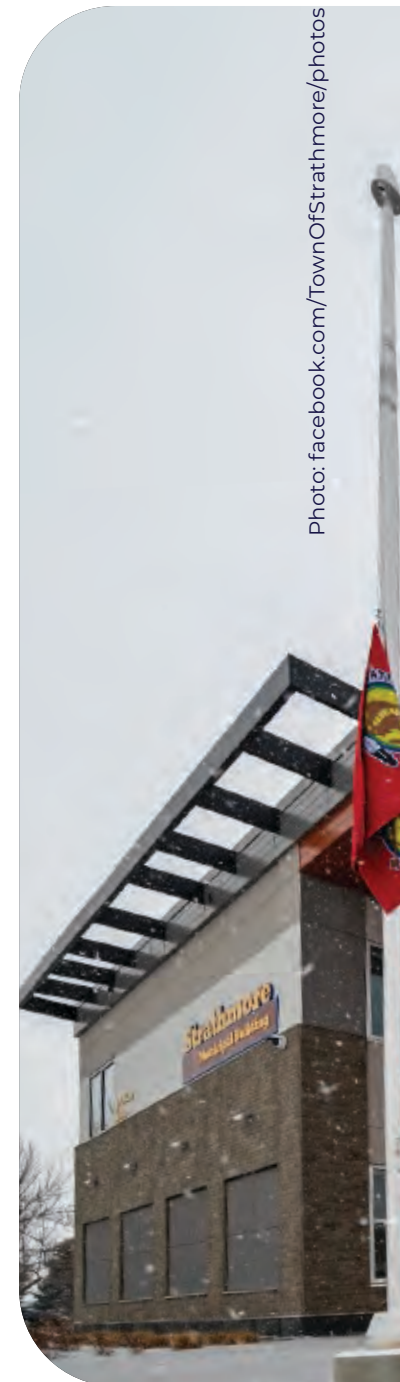


Photo: facebook.com/TownOfStrathmore/photos

**Municipal Policy / Planning**

<b>Policy</b>	<b>Year</b>	<b>Synopsis</b>
Civic Centre Joint Use Agreement	2020	The Town has a joint use agreement with Golden Hills School Division No. 75 that pertains to the Strathmore High School and the Civic Centre. The Complex is comprised of the High School, the Civic Centre and the common facilities including the cafeteria and commercial kitchen.
Curling Club Lease Agreement	2021-2026	The Town owns the curling club and leases the facility to the Club. The lease agreement outlines responsibilities for maintenance, facility upkeep, operating expenses, and utilities.
Facility Assessment and Lifecycle Reports	2019	Facility Assessments and lifecycle reports were completed on the Aquatic Centre, Civic Centre, Curling Rink and the Family Centre Arena in 2019. The assessments evaluated the condition of the facilities to ensure that they comply with safety standards and to identify any capital improvements needed (accompanied by cost estimates).
Motor Products Sports Centre Joint Use Agreement	2016	The Town has a joint use agreement with Golden Hills School Division No. 75 and Wheatland County as it pertains to the Strathmore Motor Products Sports Centre. This specifically pertains to the “school gym”, the “community” area and the “shared after hours” areas. The community books spaces through the municipality. The agreement also covers financial contributions that typically are apportioned at Town 50%; County 30%; and School Division 20%.
Family Centre Policy	2014	The family centre policy is in place to establish and define the distribution of spaces within the Family Centre. The policy aims to provide fair distribution, to ensure a reasonable financial return, to ensure optimum use and to provide a range and balance of services and activities.
Property Lease – Strathmore Agricultural Society	N/A	The Ag Society owns the land where the Town constructed, maintains, and operates an outdoor rink. Ownership of the rink remains with the Ag Society.

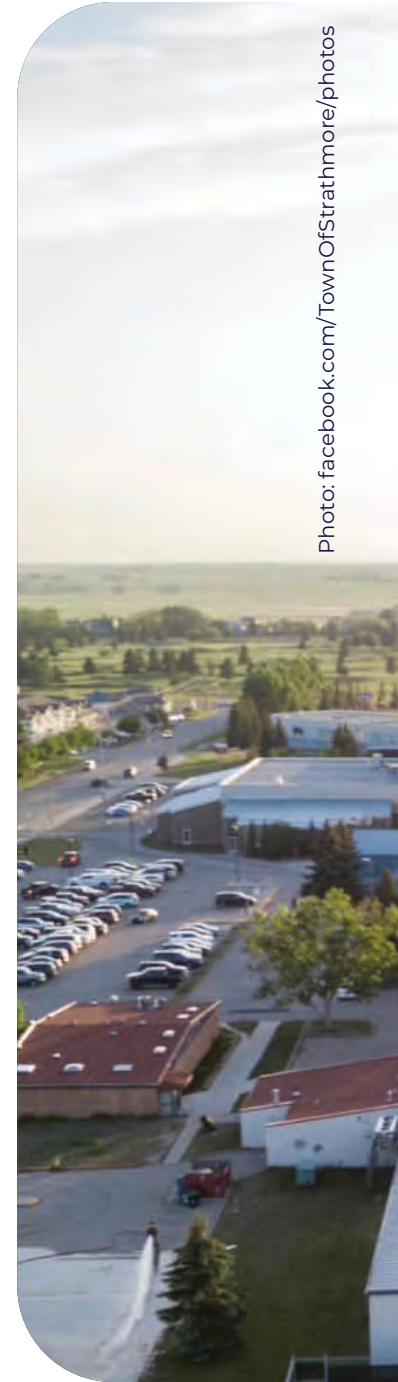


Photo: facebook.com/TownOfStrathmore/photos

## 3.2 Provincial Policy and Planning Documents

### Provincial Documents and Policy

Document	Year	Synopsis
Going the Distance- The Alberta Sport Plan	2014-2024	<p>This plan highlights the roles of Municipal governments as it relates to the Sport Plan, some roles include:</p> <ul style="list-style-type: none"> <li>• Ensure availability, affordability, and accessibility of a broad range of sport, recreation, and physical activity opportunities.</li> <li>• Facilitate local development through municipal policy and program design.</li> <li>• Support provincial sport organizations and local sport delivery bodies in the provision of sport, recreation, and physical activity opportunities.</li> <li>• Facility operation and maintenance.</li> <li>• Understanding these roles outlined by the Province will assist in developing the Master Plan, ensuring the work of the Municipality is meeting the expected responsibilities.</li> </ul>
Active Alberta Policy	2011-2021	<p>The policy outlines the GoA's priorities related to recreation, active living, and sport, which are important to highlight when applying for funding. The document also outlines the provinces' role in recreation and sport as well as the role of Municipalities. Coordination is an important element of collaboration, and the Active Alberta policy provides direct support to partners involved in recreation to work more closely together.</p>



### 3.3 National Policy and Planning Documents

National Documents and Policy		
Document	Year	Synopsis
Framework for Recreation in Canada	2024	The framework aims to bolster the case for provincial and federal investments in recreation. Goals include supporting active living, inclusion, and access, connecting people with nature, creating supportive environments, and building sector capacity.
Building Safe Sport in Canada	2023	The Future of Sport in Canada Commission aims to make improvements to the sport system in Canada to increase safety through a human rights approach. The parks and recreation sector can play a role in ensuring policies, the design of facilities and utilization of facilities aligns with safe sport in Canada.
Canada at a Glance	2023	A document that highlights the demographic changes in the country along with accessibility and inclusivity insights. Highlights relevant to recreation include: <ul style="list-style-type: none"> <li>• Canadian domestic travel surpassed the pre COVID-19 levels in 2023.</li> <li>• In 2022, 27% of Canadians or 8 million people aged 15 years and older had at least one disability.</li> </ul>
Canadian Sport for Life Long Term Development (2021).	2021	Canadian Sport for Life (CS4L) promotes quality sport and physical activity by focusing on Long-Term Athlete Development and Physical Literacy in Canadian communities.
Let's Get Moving: A Common Vision for Increasing Physical Activity and Reducing Sedentary Living in Canada	2018	The primary purpose of this initiative is to stimulate coordinated policies and actions to increase physical activity and to reduce sedentary behaviours among all Canadians across their lifetime. It was developed and endorsed by Provincial and Territorial Governments as well as the Government of Canada. There are six areas of focus for collaborative action identified through a comprehensive national consultation and engagement process. There are several ideas presented in Let's Get Moving that call upon municipal governments including: <ul style="list-style-type: none"> <li>• Use of Geographic Information System (GIS) tools to reveal trends and detect weaknesses in walkability and access to recreation facilities and the use of green spaces in communities.</li> <li>• Monitor parks, fields, and playgrounds to determine how best to activate these places and spaces.</li> <li>• Use evidence-based checklists and self- assessment tools (e.g., Photovoice) to help assess physical activity opportunities and barriers in neighbourhoods.</li> </ul>



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## National Documents and Policy

Document	Year	Synopsis
Sport for Life for All Newcomers to Canada	2018	Sport for life for all newcomers to Canada is a tool for creating inclusive opportunities for newcomers, highlighting the barriers to participation, and providing solutions and opportunities to improve the barriers.
Parks for All	2017	<p>Developed by the CPRA, this document presents a vision for parks in Canada to support healthy environments and people, as well as four strategic directions to support service providers.</p> <p>Strategic directions of the document include:</p> <ul style="list-style-type: none"> <li>• Collaboration (partnerships, expanding efforts in new sectors, strategizing beyond parks boundaries), connecting (raise awareness, facilitate experiences, share stories),</li> <li>• Conservation (expand and enhance parks and ecosystem services).</li> <li>• Leadership (set examples for others, build capacity, maintain systems and resources to support leaders).</li> </ul> <p>While all four strategic directions are important to consider, for the purpose of this report, collaborate is perhaps the most important: nurture partnerships between Indigenous organizations and the broader parks community; collaborate with new and diverse sectors; and strategize beyond parks boundaries.</p>
Creative Canada Policy Framework	2017	The <b>Creative Canada Policy Framework</b> is a cultural policy designed to support the arts, culture, and creative industries in Canada. It focuses on strengthening Canada's creative economy while ensuring that Canadian stories are shared both domestically and globally in the digital age. Three framework outlines three main pillars: investing in Canadian Content Creation, Ensuring Fair Treatment of Creators, Promoting and Discovering Canadian Content.
Truth and Reconciliation Commission of Canada Final Report	2015	<p>To redress the legacy of the residential school system in Canada, the Truth, and Reconciliation Commission (TRC) developed 94 Calls to Action to support reconciliation in Canada.</p> <p>What unifies all the TRCs calls to action is the critical role of collaboration – between Indigenous communities, non-Indigenous communities, all levels of government, service providers, and so forth – as a driver of reconciliation.</p> <p>Calls to Action 87-91 highlight actions for increased support of Indigenous athletes, participation, and policies related to the equity of sport participation.</p> <p>A municipal commitment to the Calls to Action is an important step toward reconciliation and decolonization.</p>



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# 4.0 RECREATION INFRASTRUCTURE INVENTORY AND UTILIZATION



## Key Takeaways

- The Family Centre Arenas have high levels of utilization and are close to being at capacity during prime time hours (93% and 97%).
- Public and family swim is the most popular activity at the Aquatic Centre.
- Aquatic Centre utilization has increased and sizeably so in the last year. There is capacity in the facility for increased use.
- The Civic Centre has seen an increase in utilization in all rooms / hall since pre-pandemic.
- The Strathmore Motor Products Sports Centre has seen an increase in utilization of all of their amenities since the doors opened in 2019.
- The Town actively manages its assets having completed facility assessments for the Family Centre, Aquatic Centre, Civic Centre, Motor Products Sports Centre, and the Curling Club. Ongoing investments are made into these facilities.

Strathmore provides a variety of indoor and outdoor recreation and cultural facilities for residents. These include a multi-purpose recreation center (Strathmore Motor Products Sports Centre), twin arenas (Family Centre Arena), Strathmore Aquatic Centre, community collaboration and event spaces (including the Centennial Civic Centre), parks, sports fields, and trails. These facilities support active lifestyles and contribute to the overall wellbeing of both residents and visitors.

The accompanying map illustrates the array of recreation and culture opportunities in the Town.



## 4.1 Asset Management

The Town of Strathmore actively manages its recreation infrastructure with the goal of providing spaces and amenities to best serve their users for as long as possible. This asset management approach includes periodic formal facility assessments as well as ongoing review and inspection of each facility. From these tasks, capital projects get identified that address safety and functional issues. Ultimately, the Town has significant investments in its recreation infrastructure and it is its responsibility to maximize the use of these facilities. In the past five years the Town has invested \$3.4M in the Family Centre, Aquatic Centre, Curling Rink, Motor Products Sports Centre, the Lambert Center, and the outdoor tennis / pickleball courts. This section highlights the investments completed or identified by the Town in its major recreation infrastructure.

### 4.1.1 Aquatic Centre

A formal assessment was completed for the Aquatic Centre in 2019. This assessment included an examination of a variety of building systems including: mechanical, electrical, plumbing, HVAC, and the building envelope. This assessment identified areas of attention for consideration. Stemming from the assessment, the Town did undertake some investment in the building including in lighting, the roof, boiler, ventilation system, and some plumbing.

Since the 2019 assessment, the Town has been actively monitoring the facility. A result of this subsequent investments have been made totalling approximately \$861,000. These investments have been varied and include the roof and boiler replacements. See the detailed list below:

- 2020: Chairlift - \$10,000
- 2020: Boiler Replacement - \$150,000
- 2022: Steam Room Repairs - \$18,000
- 2023: Roof Replacement - \$618,000
- 2023: Partition Replacement - \$14,000
- 2024: Chemical Room Repairs - \$8,000
- 2024: Guardrail/Fall Protection - \$10,000
- 2024: Lane Rope Replacement - \$5,000
- 2024: Pump Replacements - \$28,000





#### **4.1.2 Civic Centre**

A formal assessment was completed for the Civic Centre in 2019. This assessment included an examination of a variety of building systems including: mechanical, electrical, plumbing, HVAC, and the building envelope. This assessment identified few areas in need of immediate attention. Since the formal assessment, no major investment has been completed at the Civic Centre although ongoing monitoring occurs.

#### **4.1.3 Curling Rink**

A formal assessment was completed for the Curling Rink in 2019. This assessment included an examination of a variety of building systems including: mechanical, electrical, plumbing, HVAC, and the building envelope. This assessment identified areas of attention for consideration. Stemming from the assessment, the Town did undertake some investment in the building including in lighting and roof / downspouts / flashing.

Since the formal assessment, investments have been made to the Curling Rink in the amount of approximately \$470,000. These investments have primarily focused on structural integrity (roof replacement) and refrigeration systems, ensuring the facility continues to support its specialized use. See the detailed list below.

- 2020: Compressor Repairs - \$12,000
- 2020: Pumps - \$5,000
- 2022: Condenser Replacement - \$35,000
- 2024: Roof Replacement - \$370,000
- 2024: Refrigeration Plant (Compressor Overhaul & Condenser Leak Repairs) - \$50,000

#### 4.1.4 Family Centre

A formal assessment was completed for the Family Centre in 2019. This assessment included an examination of a variety of building systems including: mechanical, electrical, plumbing, HVAC, and the building envelope. This assessment identified few areas of attention for consideration although the Town did address some issues related to the roof and heaters

Since the formal assessment, investments have been made to the Family Centre in the amount of approximately \$1.7 M. These investments have primarily focused on structural integrity (roof replacement), parapet repairs, HVAC, and hot water storage. An ice re-surfacer replacement was another capital investment (although not part of the facility). See the detailed list below.

- 2020: Gold Arena Exhaust Fan Replacement - \$60,000
- 2020: Hot Water Storage Tank Replacement - \$45,000
- 2021: Roof Replacement - \$1,110,000
- 2021: Ice Plant Heater Replacement - \$7,000
- 2022: Building Automation System - \$60,000
- 2022: Ice Re-surfacer Replacement - \$200,000
- 2022: Snow Melt Pit - \$50,000
- 2022: Washroom Partition Replacement - \$34,000
- 2024: Ice Plant Compressor Overhaul - \$14,000
- 2024: Parapet Repairs - \$163,000

#### 4.1.5 Motor Products Sports Centre

Since 2020, the Town has invested \$150,000 in this relatively new facility. The major investment was the replacement of the gymnasium floor. See the following list.

- 2020: Turf Sweeper Purchase - \$5,000
- 2022: Netting Install - \$40,000
- 2024: Gymnasium Floor Replacement - \$105,000

#### 4.1.6 Lambert Centre

Through regular assessment of the facility, the repair of the roof was identified and completed for the Lambert Centre in 2023. This was a \$24,000 investment.

#### 4.1.7 Outdoor Facilities

The outdoor tennis / pickleball courts were resurfaced in 2022 to enhance playability. This was a \$70,000 investment and was completed in 2022.



Photo: facebook.com/TownOfStrathmore/photos



## 4.2 Aquatic Centre Utilization

The Strathmore Aquatic Centre is valued by residents and visitors in Strathmore and has been providing water safety education and aquatic opportunities for more than 22 years. The facility has a 25 m pool with 6 lanes, a hot tub, water slide and kiddy pool. A variety of programs are offered such as swimming lessons, advanced swimming lessons, drop-in fitness programs and open / family swim times.

### 4.2.1 Aquatic Centre Capacity

An examination of the utilization of the Aquatic Centre compared with its capacity is important in order to determine whether there is a need for a new or larger facility. While the Alberta Fire Code offers occupant loads for spaces like the aquatic centre, the occupant load does not reflect the practical capacity of the amenity. The practical capacity is a figure that describes the number of swim visits that the main pool tank can “comfortably” accommodate over a specified duration.

To determine practical capacity, it is necessary to consider the configuration of the pool tank, in particular the amount of the tank that is shallow water compared to the amount of the tank that is deep water. It may seem logical for a larger tank to have more capacity, but the depth of the pool plays a critical role. More people can safely use a shallow tank than a deep tank of the same size, therefore some smaller tanks may have higher capacity than bigger tanks. Practically, more people can “comfortably” be accommodated in the shallow part of the pool than in the deeper part.

The practical capacity is determined by examining the use in the shallow portion of the pool (less than 1.5m (5 ft.) deep) and the use in the deeper part of the pool (1.5m (5 ft.) deep or more). The factor (rate) for utilization in the shallow portion is 65 swim visits per square foot per year and 25 visits in the deep portion per square foot per year. These rates also reflect a facility operating for 100 hours per week for fifty-two weeks across the variety of activities accommodated in an aquatic facility<sup>3</sup>.

<sup>3</sup>The determination of aquatic capacity is proprietary to RC Strategies and has been developed through observation and analysis of utilization of municipal aquatic facilities in western Canada, in concert with municipal aquatic operators, over decades. These figures have been developed and refined over the past four decades based on observations and operational experience and have proved useful to many municipalities across Canada. These figures account for appropriate programming balances between multiple activity types and assume a typical number of operating hours each week.

## Determining Capacity

Some important information is needed to complete the calculation:

- The amount of surface area of the existing pool tanks.
- The length, width and depth of the tanks.

As mentioned previously, the total capacity for aquatic tanks can be measured by the following formula.

- For water less than 5 feet deep, indoor pools have a capacity to deliver up to 65 swims per year for each square foot of water surface area.
- For water more than 5 feet deep, indoor pools have a capacity to deliver up to 25 swims per year for each square foot of water surface.

The following table presents the practical capacity for the Strathmore Aquatic Centre. The total number of swim visits (from all uses) has been adjusted to reflect what it would be if that same “level of use” was applied to 100 operating hours / week over 52 weeks of the year. As illustrated, the Aquatic Centre would be operating at 61% capacity.

Swims Visits Total (incl. public, lessons, rentals) 2023	Adjusted Swim Total (100 hrs/week + 52 weeks/year)	Practical Capacity (Balanced)	Utilization Of Practical Capacity (100 hrs/week + 52 weeks/year)	Additional Swims That Could Be Accommodated
70,978	85,111*	140,630**	61%	55,519

\*Adjusted total swims by taking actual operating hours and weeks /year in operation and adjusting to 100 hrs / week / 52 weeks / year. (Strathmore operating hours 88.5; weeks of operation are 49.

\*\*Based on 65 swims per year in shallower than 5ft and 25 swim per year for 5ft and deeper.

As can be seen the Aquatic Centre has the ability to accommodate more swim visits annually. Aquatic centres of similar age to the Strathmore Aquatic Centre experience a practical capacity of approximately 30%. Utilization in Strathmore is significantly higher compared to other communities.

Consider the following table. If the Strathmore Aquatic Centre expanded its operating hours to 100 hours per week and 52 weeks per year, its current visitation would represent 50% capacity. It would be able to accommodate an additional 69,652 swim visits annually.

Swims Visits Total (incl. public, lessons, rentals) 2023	Practical Capacity (Balanced)	Utilization Of Practical Capacity (for 2023 hours of operation)	Additional Swims That Could Be Accommodated
70,978	140,630	50%	69,652

It is important to note that the aquatic capacity considers the availability of swim visits equally throughout the hours of operation – there is no prime-time determination. The allocation and scheduling of use and staff are not reflected in this calculation either.

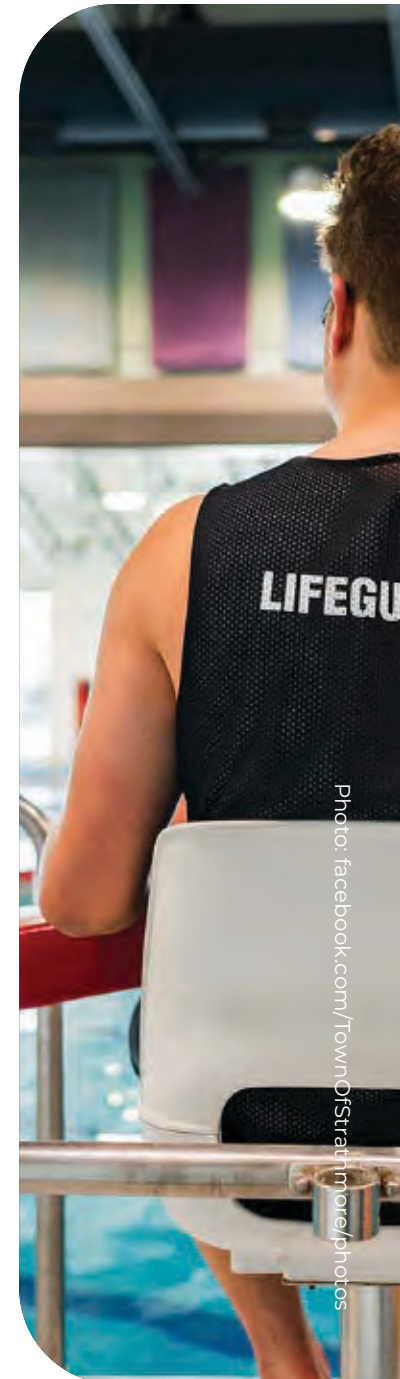


Photo: facebook.com/TownOfStrathmore/photos

## 4.2.2 Swim Visits by Type

As can be seen in the following charts, the Strathmore Aquatic Centre experienced a decrease in swim **visits** from 2018 to 2022. However, the 2023 figures have shown a “bounce back”. The decrease can be attributed to extended closures and staffing shortages that impacted operating hours in 2022 and 2023. However, swim visits look to be closing in on returning to pre-pandemic levels.



Aging infrastructure, extended annual closures, and unexpected shutdowns have impacted programming and operating hours. In 2022, the Strathmore Aquatic Centre was closed for two months due to mechanical issues with the pool’s heat exchanger, leading to a decline in swim attendance.

Lane Swim, Fitness, Public Swim, Kiddy Pool Only.	2018 (Master Plan)	2022	2023
Annual Swim <b>Visits</b>	31,080	25,353	33,710

When looking at programs in the Aquatic Centre, school lessons have returned to pre-pandemic levels and have increased 15% from 2022 to 2023. Group lessons also experienced a small increase in visits / participation

Swim Lesson Participants	2018 (Master Plan)	2022	2023
School Lessons	1,948	1,813	2,135
Group Lessons	1,739	1,201	1,359
Private Lessons	-	146	63
Speciality Courses	-	82	48
<b>Total</b>	<b>3,687</b>	<b>3,242</b>	<b>3,605</b>

To calculate the number of swim visits, the number of participants is multiplied by the number of swim lessons in each session registered.

### Determining Swim Visits from Number of Registered Participants (2023)

	2023 Participants	# swim lessons/participants	Swim visits
School Lessons	2,135	6	12,810
Group Lessons			
8 lesson set	1,116	8	8,928
5 lesson set	243	5	1,215
Private Lessons	63	1	63
Specialty Courses	48	1	48
<b>Total number of visits</b>			<b>23,064</b>



When examining rental usage tracked by **hours**, the Silver Sharks Swim Club has experienced a notable 13% increase in booking hours from 2022 to 2023 (a comparison to the 2018 or 2019 figures could not be completed as the data was collected differently). While Polominos Water Polo and school rentals have remained steady, there has been a decline in public rentals. This decrease may be linked to the extended closures mentioned earlier.

Aquatic Rentals	2022 Hours	2022 Swim Visits*	2023 Hours	2023 Swim Visits*
Silver Sharks	371	8,162	424	9,328
Polominos	57	513	52	468
Public Rentals	53.5	1,337.5	29	725
User Group Rentals	-	-	14.5	391.5
School Rental Hours	121.5	3,523.5	113.5	3,291.5
<b>Total</b>	<b>603</b>	<b>13,536</b>	<b>633</b>	<b>14,204</b>

\*Silver sharks 22 people per hour; Polominos 9 people per hour; public swim 25 people per hour; user group rentals 27 people per hour; school rental hours 29 people per hour.



Lifeguard shortages significantly affect the municipality's ability to offer family swim times, swim lessons and other programming. With high demand and low instructor availability, these challenges are being faced nationwide. According to the Alberta and Northwest Territories Lifesaving Society Annual Reports, participation in leadership courses increased by 26% from 2023 to 2024, indicating that initiatives to boost the number of lifeguards is making an impact and municipalities should feel optimistic that lifeguard levels are increasing.

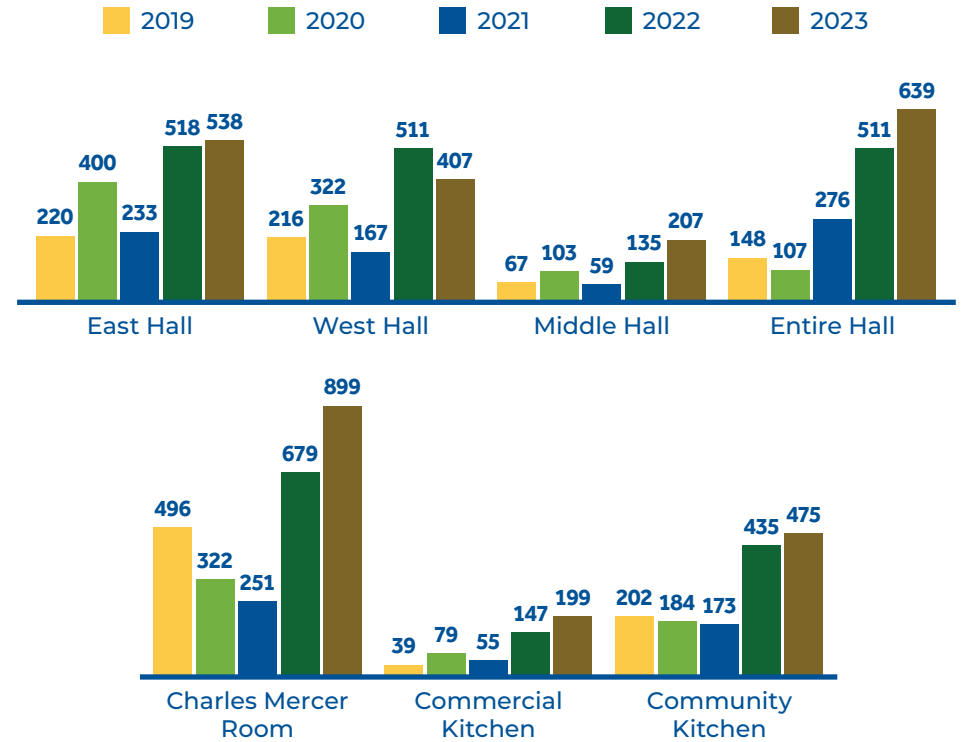


### 4.3 Civic Centre Utilization

The Strathmore Centennial Civic Centre is a versatile community centre that can host a wide variety of events and activities in its rooms and halls. Graph 4 shows that almost all spaces in the Civic Centre have experienced increased utilization compared to pre-pandemic levels. Notably, usage of the Charles Mercer Room rose by 32% from 2022 to 2023. With a total of 4,732 bookable hours for each hall space, the Civic Centre still has significant capacity for additional bookings. Capacity is calculated by multiplying the total number of bookable hours per day by the number of days the facility operates.

The School Division holds exclusive access to the common facilities in the Civic Centre, including the cafeteria and commercial kitchen, during school hours (8:30 a.m. to 4:30 p.m.).

**Graph 4. Civic Centre Utilization (by hours)**



<sup>4</sup>Capacity and hours available are determined by the Town of Strathmore's booking software PerfectMind.

## 4.4 Family Centre Utilization

The Family Centre is home to an NHL sized arena (Blue Arena) and Olympic sized arena (Gold Arena). This facility is the main destination in the Town for ice and winter sports including hockey, ringette, and figure skating. In the summer months the dry pads are used for sports such as lacrosse, and ball hockey. Prime time hours are described as the most desirable or busiest time to book a facility. The Town of Strathmore Prime Time hours are 4 p.m. – 11 p.m. on weekdays and 8 a.m. – 11 p.m. on weekends.

As can be seen in the following charts, there has been an increase in utilization for both arenas at the Family Centre, with the Blue Arena (NHL sized) seeing a 4% increase over the five-year period indicating the arenas at close to being at capacity during prime time hours. Additionally, the Gold Arena (Olympic size) also saw an increase in utilization (1%) over the five year period.

### Blue Arena

	2018 (from previous Master Plan)	2023
Prime Time Hours Utilized	1,783	1,947.75
% Utilized	93%	97%

### Gold Arena

	2018 (from previous Master Plan)	2023
Prime Time Hours Utilized	1,783	1,902.25
% Utilized	93%	94%

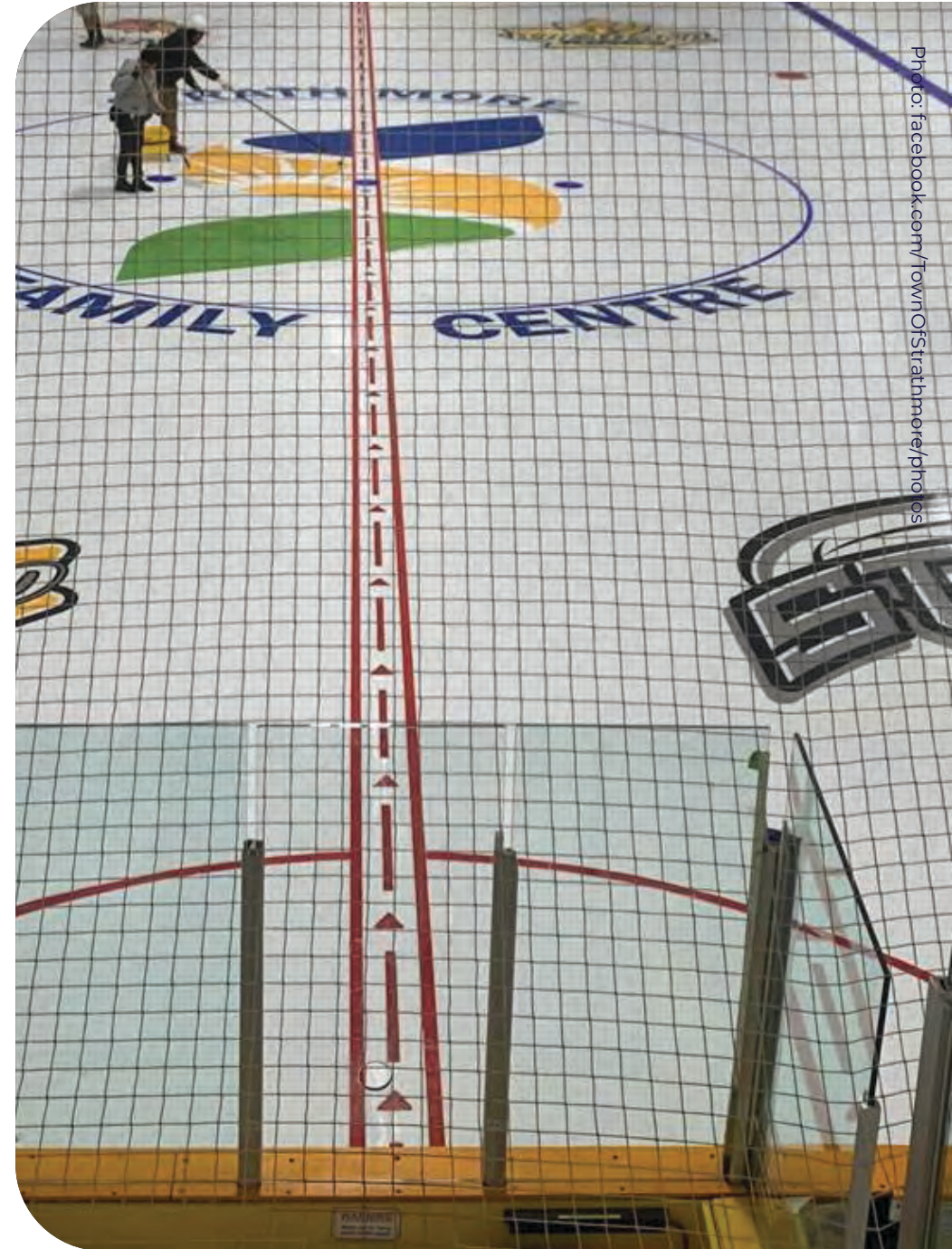


Photo: facebook.com/TownOfStrathmore/photos

## 4.5 Strathmore Motor Products Sports Centre Utilization

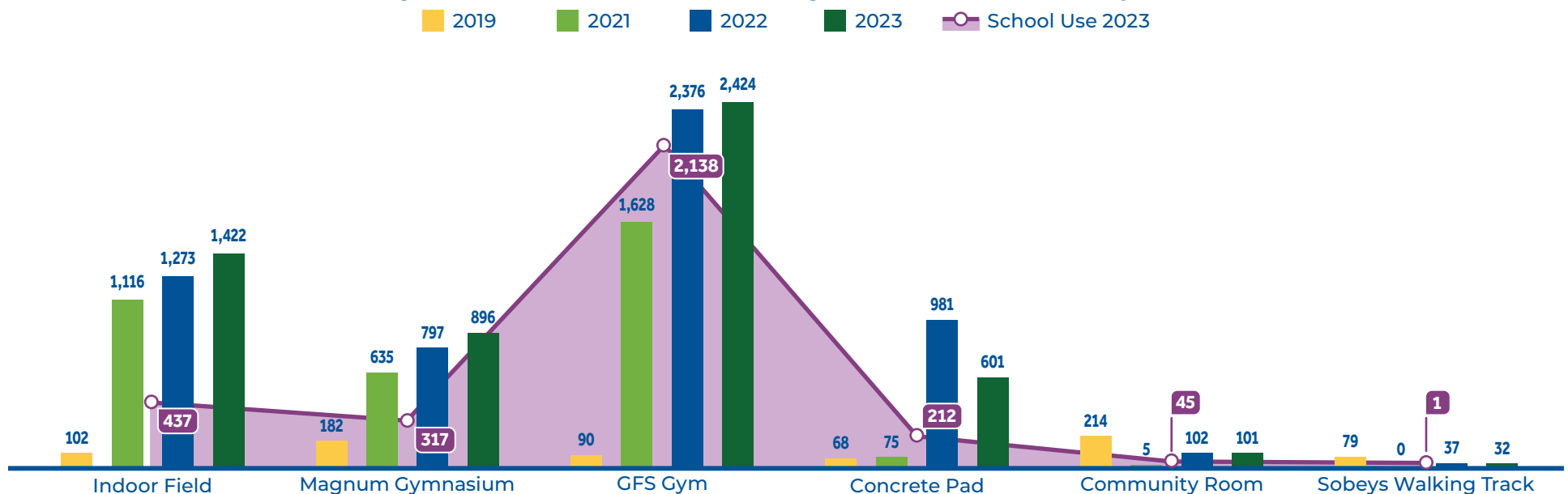
The Strathmore Motor Products Sports Centre (SMP) opened in 2019 through a partnership between the Town of Strathmore, County of Wheatland, and the Golden Hills School Division. Attached to the George Freeman School, the facility boasts a fieldhouse, two full size gymnasiums, multi-use concrete court surface, batting cage and a five-lane walking track. George Freeman School has **exclusive access to the school gym** area during school hours and is able to book community spaces such as the field house, two gymnasiums, and the concrete floor at no cost. These community spaces can be booked when the facilities are not already reserved by the community or a municipal partner, as per a Memorandum of Understanding between the Town and George Freeman School.

As illustrated in Graph 5, the GFS Gymnasium is the most utilized space in the Strathmore Motor Products Sports Centre, increasing 49% from 2021 to 2023, with schools accounting for 88% of its use in 2023. The Indoor Field has seen steady growth, increasing 27% over the same period, with schools contributing 31% of its total usage in 2023. The Magnum Gymnasium saw a 29% increase from 2021 to 2023.

In contrast, the Concrete Pad peaked in 2022 before declining 39% in 2023. The Community Room and Sobey's Walking Track experienced minimal use throughout this period. It is important to note that the utilization of the Community Room and Sobey's Walking Track refer to hourly bookings not any other use. The batting cage, located within the Strathmore Motor Products Sports Centre, has been relocated multiple times within the facility. As a result, there is limited data available on its usage.

With a total of 4,671 annual available booking hours for each amenity the Strathmore Motor Products Sports Centre has capacity <sup>5</sup>.

**Graph 5. Strathmore Motor Products Sports Centre Utilization (by hours)**



\*2020 figures are not presented due to the COVID-19 Pandemic

<sup>5</sup>Capacity and hours available are determined by the Town of Strathmore's booking software PerfectMind

# 5.0 RECREATION AND CULTURE PROGRAMS AND EVENTS



## Key Takeaways

- The Town offers drop-in times for residents to participate in aquatics activities, gymnasium activities and fitness classes.
- In addition to drop-in programs, the Town offers some registered programming for children, adults and seniors.
- There are an array of organizations in Strathmore providing recreation and culture programs and services to residents.

This section presents an overview of how recreation and culture services are delivered in Strathmore. These services are important and are valued by residents.

There are **two streams** of program delivery:

**Indirect:** Community organizations provide programs for the community such as minor sports. The Town of Strathmore may offer some type of support to these organizations.

**Direct:** The Town of Strathmore Community Services Department delivers recreation and culture programs for the community such as cardio and strength conditioning fitness classes or day camps.



## 5.1 Direct Programming by the Town

The Town of Strathmore directly delivers some programming and special events as presented in the following sections.

### 5.1.1 Motor Product Sports Centre Programs

Program	Program Options
Fitness Classes	Cardio and Strength Conditioning
Seniors Fitness Classes	Forever Active, Senior and Adult Flex and Flow, Seniorcise
Children's Programs	Mini Movers, Mini Sport Adventure, After School Stay, Summer Camp Programming and Play SMP Youth Night
Drop-In	Badminton, Basketball, Bocce Ball, Cornhole, Dodgeball, Floor Hockey, Indoor Track, Lacrosse, Nerf Wars, Open Gym, Open Turf, Pickleball, Rollerskating, Soccer, Spikeball, Stationary Bike, TRX and Volleyball

### 5.1.2 Family Centre Programs

Program	Program Options
Ice Activities / Programs	Public skating, adult shinny (18+), mini shinny (5-12), youth shinny (13-17), ringette shinny, public parent/tot/senior skates, ice bykes, puck and shoot (5-12), public home school skate.
Dry Pad Activities / Programs	Lacrosse, roller skating and annual youth ball hockey tournament.

### 5.1.3 Aquatic Programs

Program	Program Options
Swimming Lessons	Private swimming lessons, rookie patrol, Bronze Cross, Bronze Medallion, first aid and CPR-C, National Lifeguard, Parent and Tot, Preschool 1, Preschool 2, Preschool 3, Swimmer 1, Swimmer 2, Swimmer 3, Swimmer 4, Swimmer 5/6, Ranger Patrol, Star Patrol, Swim Instructor and Adult Lessons
Fitness Classes	Aqua size, and deep water aqua size
Drop-In Opportunities	Family swims, steam room, hot tub access, lane swim, public swim, aqua motion and toonie swim



Photo: facebook.com/TownOfStrathmore/photos

## 5.2 Indirect Programming

While the Town of Strathmore provides some recreation and culture programming to the community, the majority of opportunities are provided by organizations within the community. The following highlights these organizations and the recreation and cultural services, programs, and opportunities they provide.

### 5.2.1 Ice Sports

Ice Sports	Mission / Program Offerings
Strathmore Skate Club (SSC)	Provides learn to skate (Canskate) programming along with figure skating programs for youth.
Strathmore Minor Hockey	Provides recreational and competitive hockey for youth aged 5 to 18 years.
Power Elite Hockey	Power skating classes and programming for hockey platers.
Sam Miller Power Skating	Power skating classes and programming for hockey platers.
Strathmore Minor Ringette Association	Ringette for girls aged 9 to 18.
Strathmore Curling Club	Located beside the Strathmore Family Centre, the curling club hosts a variety of league for many ages as well as bonspiels throughout the season.
Wheatland Wranglers	Female hockey association providing girls hockey for those aged 6 to 15 years old.
Wheatland Kings	Junior B ice hockey team.

### 5.2.2 Field Sports

Field Sports	Mission / Program Offerings
Strathmore Community Football Association	Football programming for youth aged 10 to 13 years old.
Strathmore Lacrosse Club	Youth lacrosse programming for those aged 6 to 21.
Strathmore Minor Baseball Association	Competitive and recreational baseball and t-ball for those aged 4 – 21.
Strathmore Girls Fastpitch	Competitive and developmental softball for girls aged 19 years and under.
Strathmore Slo-Pitch	Adult Co-ed Slo-pitch league.
Strathmore Soccer Association	Competitive and recreational minor soccer for youth aged 5 to 18.

### 5.2.3 Gymnasium Sports

Gymnasium Sports	Mission / Program Offerings
Strathmore Badminton Club	Badminton club for all ages. The club plays out of a school gymnasium and hosts tournaments.
Strathmore Pickleball Club	Pickleball for those aged 12 and older.
Chaos Volleyball Club	Competitive club volleyball for those aged 14 to 17.
Strathmore Volleyball Club	Boys volleyball club for those aged 14 to 16.
Victory Martial Arts	Martial arts for all ages. MMA and jitsu programming also available.
Strathmore Archery Club	Outdoor archery classes for all ages.
ACKU All Canadian Karate Union	Traditional Shotokan karate training for all ages.
Strathmore Gymnastics Centre	Gymnastics programming for youth aged 18 months to adults.

### 5.2.4 Water Sports

Water Sports	Mission / Program Offerings
Strathmore Polominos Water Polo Club	Water polo programming for youth aged 7 to 17.
Strathmore Silver Sharks Club	Recreational and competitive swimming club for youth and adults.

### 5.2.5 Dance

Dance	Mission / Program Offerings
Up Lift Dance Company	Recreational and competitive dance training for all ages.
Dance for fun	Recreational dance classes for all ages.
Expressions Dance Gallery	Recreational and competitive dance training for all ages.

### 5.2.6 Fitness

Fitness	Mission / Program Offerings
Just Ryte Strength and Conditioning	Dryland hockey training.
Rebloom Community Health and Wellness	Multidisciplinary services that support and foster health in the community with a focus on mental, physical and spiritual health.
Redekopp Fitness	Personal training and nutrition services.

### 5.2.7 Agriculture

Agriculture	Mission / Program Offerings
4-H Crowfoot Multi Club	Youth leadership and skill development through agriculture projects.
Strathmore and District Agricultural Society (SAG's)	To encourage and improve agriculture through programs, services and facilities.

### 5.2.8 Arts

Arts	Mission / Program Offerings
Dixon Guitar Studio	Guitar lessons for all ages.
Shining Stars Music Together	Lessons such as singing/choir, musical theatre, guitar, piano, art, baby and toddler music, ballet and movement and drums for all ages.
The Vault Cultural Collective	A one stop shop for all things cultural, arts and community related in the Town. The vault hosts events and sells local art.
Arts on 817	Provides annual concert series in Strathmore.
Communities in Bloom	A non profit that focuses on floral displays, landscape, environmental action and more.
Strathmore Musical Arts Society	Aims to bring music events to the Town.
Strathmore Performing Arts Festival	An annual festival hosted in the Town that highlights performing arts.
Strathmore Theatre Players Guild	Committed to quality live theatre in Strathmore.
The Hope Bridges Society	Offers music and arts activities that encourage self expressions for those living with disabilities.
Youth Theatre Company Strathmore	A youth group dedicated to theatre for those in grade 3 to grade 12. Youth experience the entire production process.
Strathmore Farmers Market	Local market held in Kinsmen park from May to September.
Strathmore Warhammer	Promotes the game of Warhammer and provides a place to play the game.

## 5.2.9 Culture

Culture	Mission / Program Offerings
Strathmore Filipino Canadian Association	A local Filipino organization that organizes a basketball league. They also host cultural events.
Western District Historical Society	Local museum with artifacts that aims to preserve the past and future for all.

## 5.2.10 Other

Other Groups	Mission / Program Offerings
Strathmore Royal Canadian Air Cadets	Air cadets for youth aged 12 to 18 that want to learn about the Sea, Army and Air Activities of the Canadian Armed Forces.
Lions Club of Strathmore	Aims to raise money for community projects through auctions, car rallies, bingo, walk-a-thons and turkey shoots.
Royal Canadian Legion No.10	Serve veterans, to promote remembrance and to serve their local communities.
Strathmore Cubs	Outdoor learning for youth aged 8 to 14.
Strathmore Elks	Volunteer organization that serves and supports community initiatives.
Strathmore FCSS	Provides families and individuals with support and tools to live a healthy lifestyle.



Photo: facebook.com/TownOfStrathmore/photos

## 5.3 Events

There are many events that take place in Strathmore each year. These events are varied in terms of activities and size. While they do differ, they provide opportunities for area residents to come together. These events play important parts in developing community identity and cohesion, and provide social gathering opportunities. Depending on the event, they also serve as economic generators for the Town as well. The following table includes a range of events. It does not however reflect the complete inventory of events offered in Strathmore through the year. The intent of the table is to show a range of events that are offered and in which the Town has an important role / contribution.

Event	Town Role	Timing	About
<b>Strathmore Stampede</b>	Sponsor	August long weekend annually.	Rodeo competition that includes bareback riding, bull riding, barrel racing, saddle bronc, steer wrestling, tie down roping, team roping, novice competitions and breakaway roping.
<b>Strathmore Performing Arts Festival</b>	Sponsor	End of March into April Annually.	A non-competitive music festival that includes performances such as voice, musical theatre, choir, concert band, jazz band, percussion ensemble, classroom music, piano, and instrumental solos, duets and small ensembles.
<b>Canada Day</b>	Host	Annually on July 1	Community event with activities and performances for all ages with a firework show.
<b>Alberta Culture Days Events</b>	Host / Sponsor	Last week of September	Alberta Culture Days is an event(s) that fosters unity, appreciation and cross cultural celebration. A variety of activities are held annually at Kinsmen Park.
<b>Fishing Derby (Wheatland Conservation and Wildlife Association)</b>	Sponsor	Second last weekend in June.	Local opportunity to fish followed by a community BBQ.
<b>Bark in the Park (RE/MAX Landan Real Estate)</b>	Sponsor	Second last weekend in June	A community park event that is dog friendly.



Photo: facebook.com/TownOfStrathmore/photos

# 6.0 ENGAGEMENT

## What is your vision for recreation and culture in Strathmore?

The vision describes the ideal future. It helps paint a picture of what you would like recreation and culture to be like at some point in the future.

The vision describes the ideal future. It helps paint a picture of what you would like recreation and culture to be like at some point in the future.

 <b>Safe</b>	 <b>Available</b>	 <b>Multi-Generational</b>	 <b>Year Round</b>
 <b>Multi-Use</b>	 <b>Connected</b>	 <b>Affordable</b>	 <b>Healthy</b>
 <b>Community Focused</b>	 <b>Shared Places</b>	 <b>Gathering Places</b>	 <b>Natural Environments</b>

Use this space to share any other thoughts about your vision for recreation and culture in Strathmore



## Key Takeaways



### Household Survey

- Physical health and exercise and pleasure and entertainment are the main reasons respondents participate in recreation and culture opportunities.
- Home leisure activities such as games, reading and computer games and in outdoor physical activities such as walking, hiking or playing at the playground are the most popular activities.
- Paved trails and parks in Strathmore are the most heavily used facilities.
- Facility operation issues such as hours of operation of crowded facilities is a top barrier respondents are facing.
- There is general satisfaction with the availability of recreation and culture amenities and spaces.
- There is general satisfaction with the availability of events and programs.
- Over half believe there are not adequate facilities in the Town.
- Ice arena facilities, leisure swimming pools, nature trails, community gardens and paved pathways should be investment priorities for the Town.
- Lowering the cost and having a more convenient schedule are program improvements identified.
- Programming needs include:
  - Nature and outdoor programming for children and youth.
  - Fitness and wellness programs for young adults and older adults.
  - Programs that encourage socialization for seniors.
- Cost sharing and grant opportunities is a very important criteria the Town should consider when determining priorities.
- There is some support to increase taxes to ensure community recreation and culture needs are met.



### Group Survey

- Half of group respondents use facilities outside of the Town to deliver their programs.
- Reasons groups use facilities outside the Town include, lack of local ice availability, travelling for recreation and sports, insufficient facilities in town such as ball diamonds, football fields and pool times and facility access and costs.
- There is belief that there are not adequate recreation and culture facilities in the Town.
- Indoor multi sport field house type facilities, ice arena facilities, ball diamonds and artificial turf fields should be investment priorities for the Town.
- Generally there is support to increase user and rental fees to ensure needs are met and for improved spaces or services.
- Getting sufficient access to facilities and spaces and funding are challenges organizations are facing.



### Group Meetings

- There is demand for the development of new facilities in Strathmore such as additional arenas, multi-purpose facilities and outdoor amenities such as sport fields and pickleball courts.
- There is interest in groups partnering with the Town for the development of facilities.
- There is significant business support in the Town with supporting community organizations and events.
- Accessing facilities is a challenge for organizations.
- Organizations are forced to use facilities outside of Strathmore for their programming.
- The growing population is increasing the diversity and demand of recreation and culture opportunities.

Community engagement is a critical input in planning for the future of recreation and culture in Strathmore. This section describes the community engagement process and presents the findings from various tactics. The tactics employed include the following.:



## Community Forum

15 attendees



## Household Survey

358 responses



## Group Survey

26 responses



## Group Conversations

11 sessions with 32 organizations





## 6.1 Community Forum

A community forum was held on September 23rd from 5pm – 7pm at the Civic Centre in Strathmore. The intent of the community forum was to gather some top-of-mind thoughts from residents and to inform the community about the project. Panels were setup around the room with key project information and some interactive questions to get ideas about recreation and culture in Strathmore flowing. Refer to Appendix A to view the panels.

A synopsis of the responses is presented below.

### What are your favourite recreation and culture activities in Strathmore?

- When asked about favourite recreation activities, swimming, indoor walking, outdoor pickleball, performing arts and attending events and programs at the vault were mentioned.

### What advice do you have as the Town plans for the future of recreation and culture?

- Arts focused summer camps, programs that are not sport focused and dance programs and events were mentioned as programs needed in the community.

### What is your vision for recreation and culture in Strathmore?

- The vision for recreation and culture in Strathmore should include ideas and thoughts around year-round access and activities, affordability and being community focused

### BIG IDEAS!

- A performing arts theatre, indoor sport courts and a modern fieldhouse are BIG IDEAS attendees expressed.





## 6.2 Household Survey

A survey was fielded with households in the Strathmore area to gather perspectives on recreation and culture provision in the Town. The survey required respondents to answer questions considering the perspectives of all household members. The survey was fielded online (a hard copy version was available as well) and gathered responses from October 1 – October 31, 2024. Over that time, 358 responses were gathered.

A variety of tactics were utilized to promote the survey:

- Postcards mailed to each household (see Appendix B);
- Promotion on the Town's website;
- Promotion on the Town's Social Media; and
- Posters in community facilities.

The findings are presented in the order the questions were posed in the questionnaire. They reflect the proportion of respondents who answered the question as not all respondents answered each question. Due to rounding, some findings may not total 100%. The findings were also examined by some subsegments<sup>6</sup>. Where appropriate and sizeable differences exist, mention is made in the report. Refer to Appendix C for a copy of the questionnaire. Where applicable, findings from the survey fielded in the development of the 2019 Recreation and Culture Master Plan are presented alongside current survey findings.

<sup>6</sup>Subsegments include: those who live in the Town vs Wheatland County, Tenure in Strathmore (up to 5 years, 6 to 10 years, over 10 years) and Children in the household vs No children in the household.



Photo: facebook.com/TownOfStrathmore/photos

## 6.2.1 About You!

To begin the survey, respondents were asked a variety of questions about their household. The findings are presented in the accompanying chart.

Location of Residence	
Town of Strathmore	78%
Wheatland County	21%
Siksika Nation	0%
Wheatland County Division	
Division 1	18%
Division 2	24%
Division 3	8%
Division 4	22%
Division 5	18%
Division 6	7%
Division 7	3%
Tenure in Strathmore	
Less than 1 year	3%
1 - 5 years	17%
6 – 10 years	11%
More than 10 years	69%
Descriptors	
I or someone in my household identifies as Aboriginal, Indigenous, First Nations, Metis or Inuk (Inuit).	7%
I or someone in my household has a physical disability.	13%
I or someone in my household as moved to Canada in the last 2 years.	1%
None of the above.	76%
I prefer not to answer.	5%

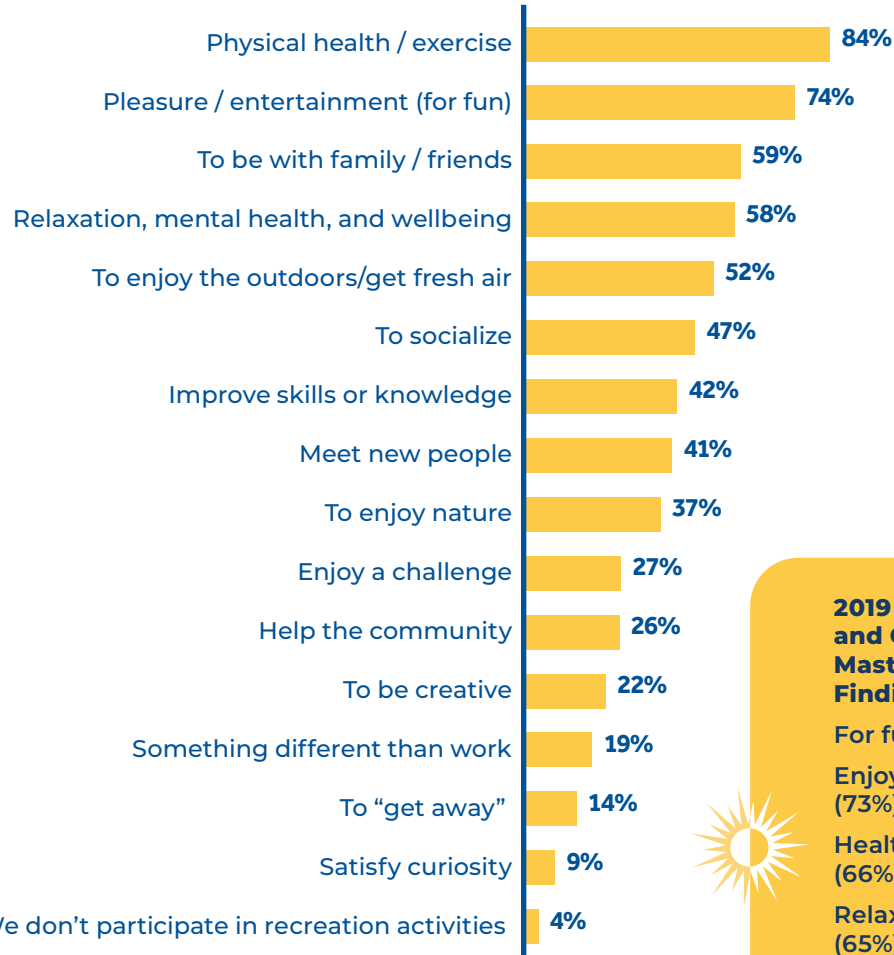
Age Proportions*	
0-4 years	6% (5%)
5-9 years	8% (7%)
10-14 years	11% (14%)
15-19 years	9% (14%)
20-29 years	8% (9%)
30-39 years	11% (13%)
40-49 years	18% (13%)
50-59 years	10% (12%)
60-69 years	10% (11%)
70-79 years	6% (12%)
80 years and older	3% (12%)

\*The figures in parentheses are the proportion of the population for Strathmore in the 2021 census.

## 6.2.2 Top of Mind Thoughts

Next, respondents were asked to identify the main reasons they participate in recreation and culture activities. More than three-quarters of respondents (84%) indicated they participate for physical health and exercise, while in lower proportions approximately three-quarters of respondents (74%) participate for pleasure and entertainment.

**Graph 6. Main Reasons to Participate**




**2019 Recreation and Culture Master Plan Findings**

- For fun (78%)
- Enjoy outdoors (73%)
- Health reasons (66%)
- Relax/relieve stress (65%)
- Family time (64%)
- Socializing (61%)



Photo: facebook.com/TownOfStrathmore/photos

### 6.2.3 Current Usage / Visitation

Regarding specific activities, over three-quarters of respondents (80%) indicated they participate in at home leisure activities such as games, reading and computer games. Three-quarters (75%) of respondents indicated they participate in outdoor physical activities such as walking, hiking or playing at the playground. In lower proportions approximately two-thirds (68%) indicated that they participate in social activities (getting together with friends and family) and attend special events (67%).

**Graph 7. Types of Activities Households Participate**

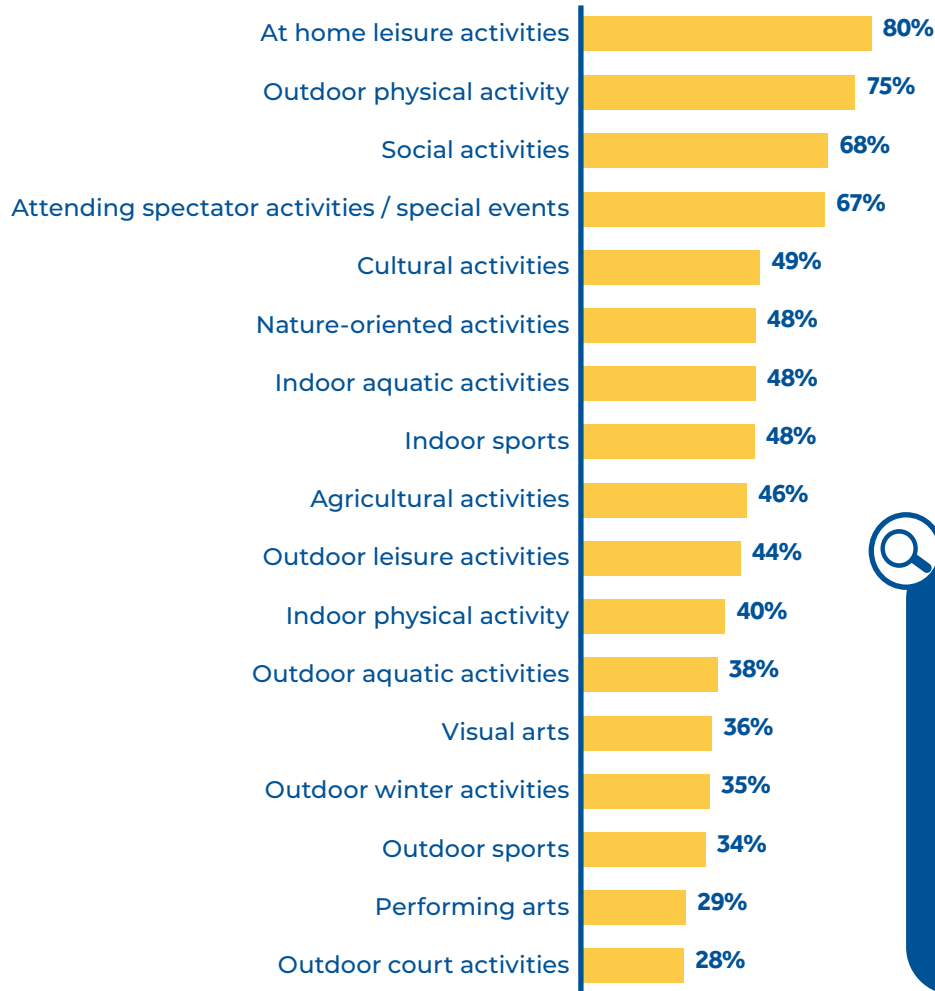


Photo: facebook.com/TownOfStratmore/photos

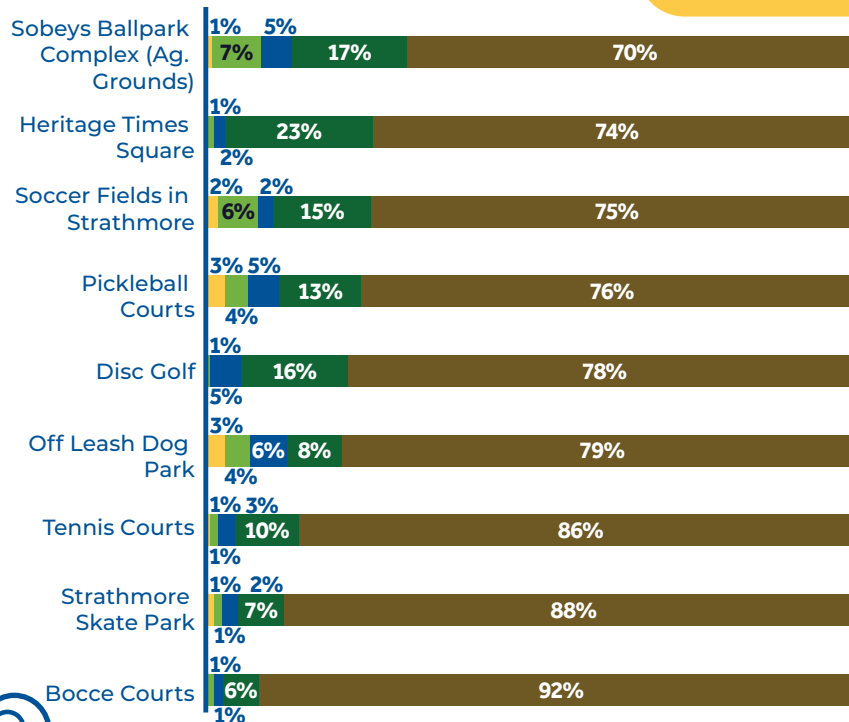
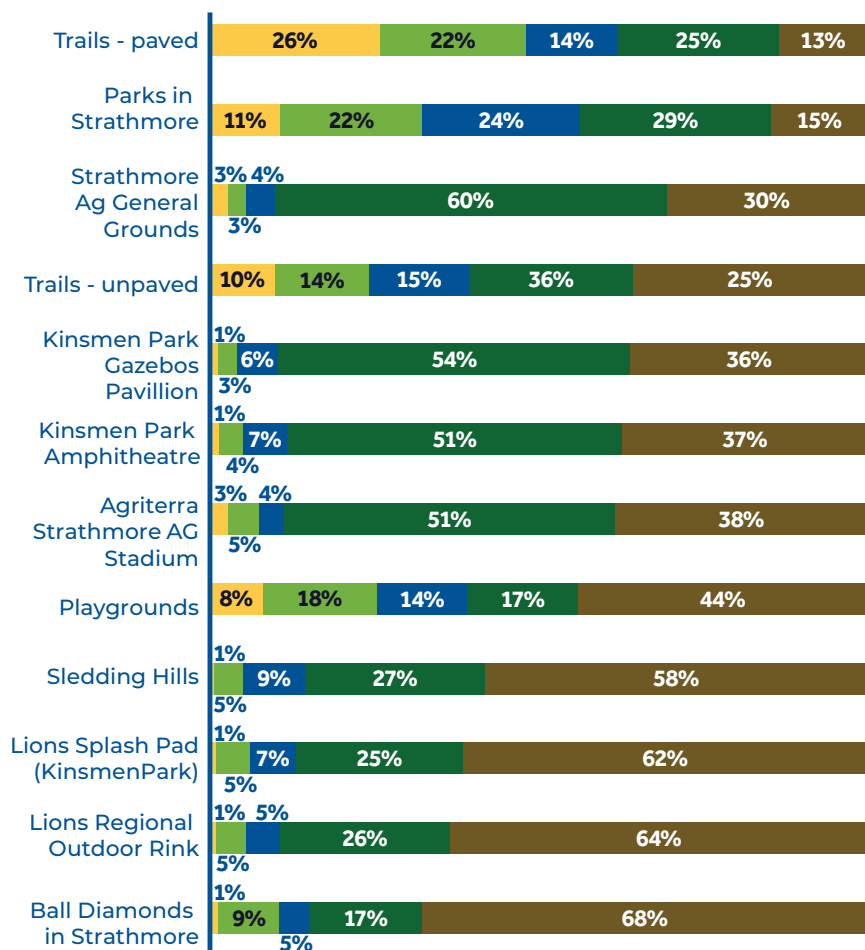


**Subsegment Analysis**

- Those who live in Wheatland County are more likely to say that they participate in agricultural activities (58%) than those who live in the Town (43%).
- Those who live in Wheatland County are more likely to say they participate in indoor sports such as basketball and hockey (61%) than those who live in the Town (44%).
- Households with children are more likely to say they participate in indoor sports (66%) than households without children (47%).

Next, respondents were presented with a list of outdoor facilities and amenities in Strathmore and were asked to indicate how frequently they visited each. As illustrated in Graph 8, paved trails and parks in Strathmore are the most used amenities in the Town – 87% have used them in the previous year. Of those that use paved trails in Strathmore approximately one-third (30%) do so on a daily basis Other outdoor facilities used by more than half of respondents include: parks (85%), Strathmore Ag Grounds (70%); trails-unpaved (64%); Kinsmen Park gazebos and pavilion (66%); Agriterra Strathmore Ag Stadium (62%); and playgrounds 56%.

**Graph 8. Frequency of Use Outdoor Facilities**



**2019 Recreation and Culture Master Plan Findings**

Used

- Community pathways and trails (89%)
- Kinsmen Park Amphitheatre (56%)
- Playgrounds (54%)

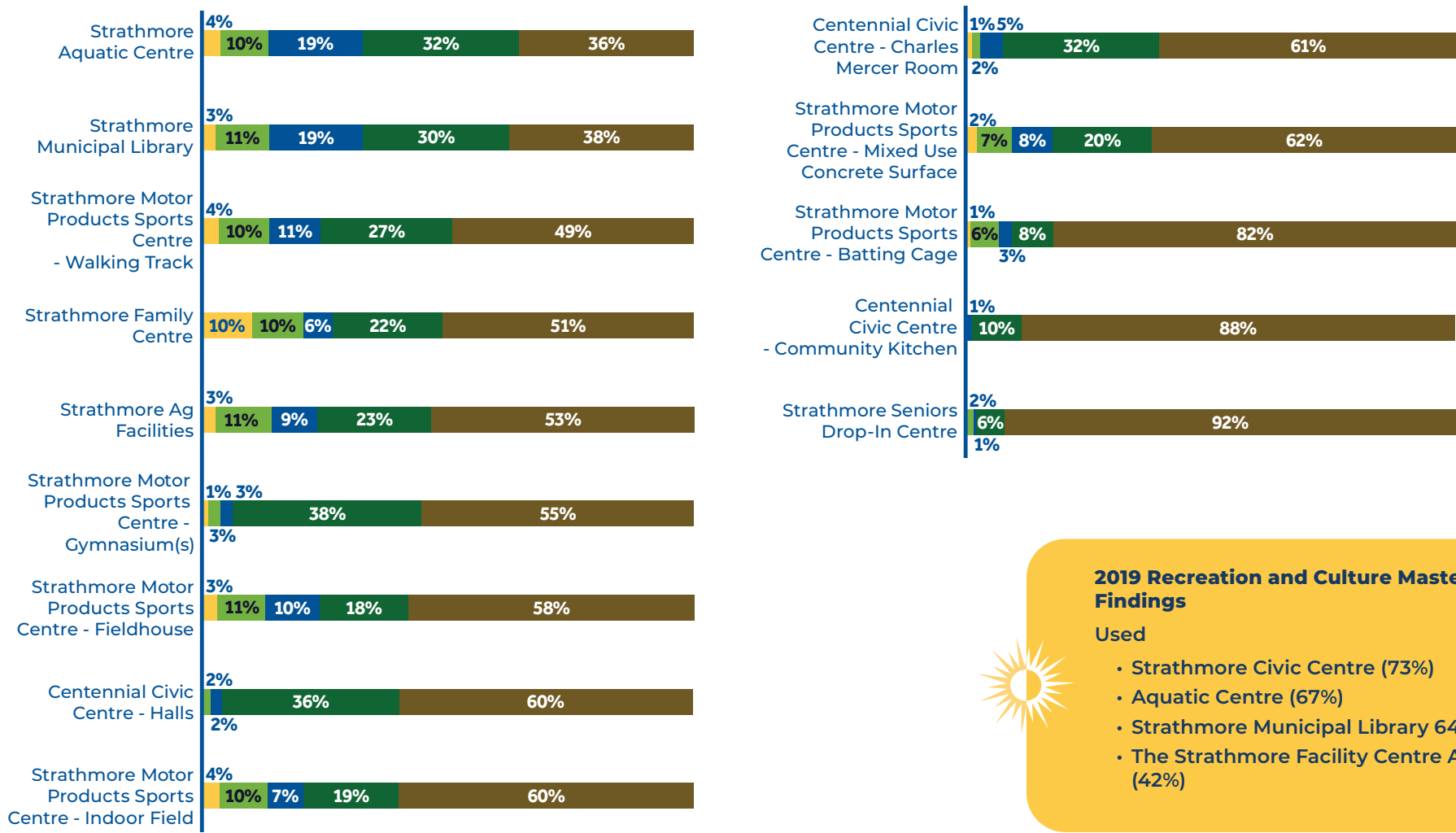
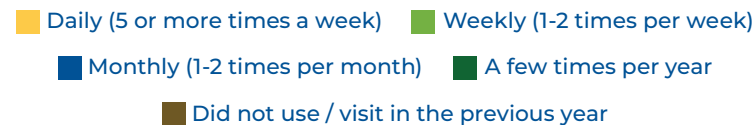


**Subsegment Analysis**

- Those who live in the Town are more likely to say they use paved trails on a daily basis (32%) than those who live in Wheatland County (3%).

Regarding indoor facilities, approximately two-thirds indicated they use the Strathmore Aquatic Centre (64%) and the Strathmore Municipal Library (62%). Of those that use the Aquatic Centre and the Library half (50%) do so a few times per year, while approximately one-third (30%) use these facilities on a monthly basis. Notably, over one-third use or visit the Ag Facilities (38%) and the Centennial Civic Centre Halls (36%) a few times per year.

**Graph 9. Frequency of Use Indoor Facilities**



**2019 Recreation and Culture Master Plan Findings**

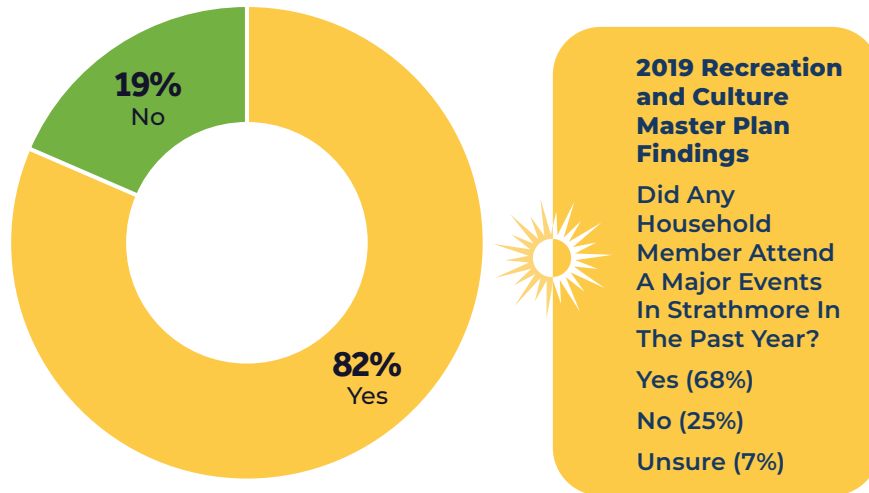
**Used**

- Strathmore Civic Centre (73%)
- Aquatic Centre (67%)
- Strathmore Municipal Library 64%
- The Strathmore Facility Centre Arena (42%)



Shifting to events, over three-quarters of respondents (82%) indicated they have attended a community event in the Town over the past year.

**Graph 10. Have You Attended Any Community Events in Strathmore in the Past Year?**



**2019 Recreation and Culture Master Plan Findings**

Did Any Household Member Attend A Major Events In Strathmore In The Past Year?

Yes (68%)  
 No (25%)  
 Unsure (7%)

Respondents who indicated they attend events in the Strathmore were asked to specify which ones. The most popular event indicated was the Strathmore Stampede, with 78% of respondents attending. Canada Day celebrations were attended by over half (59%) of respondents.

**Graph 11. Events Attended**

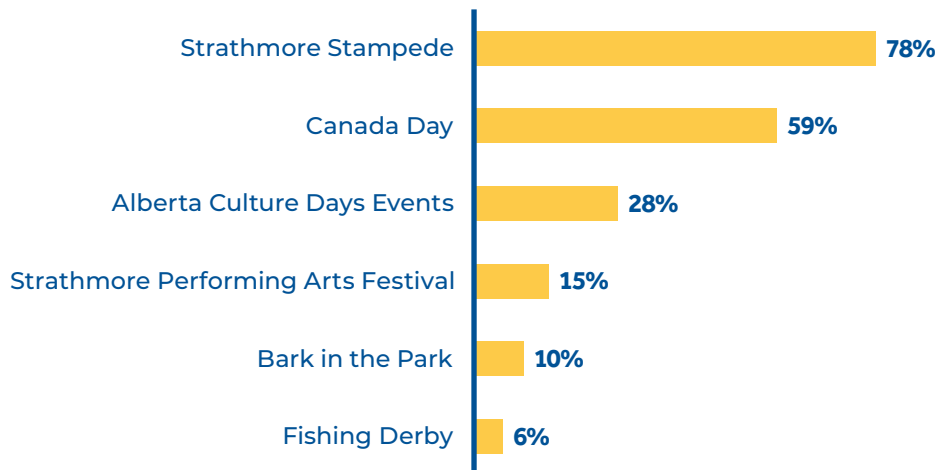
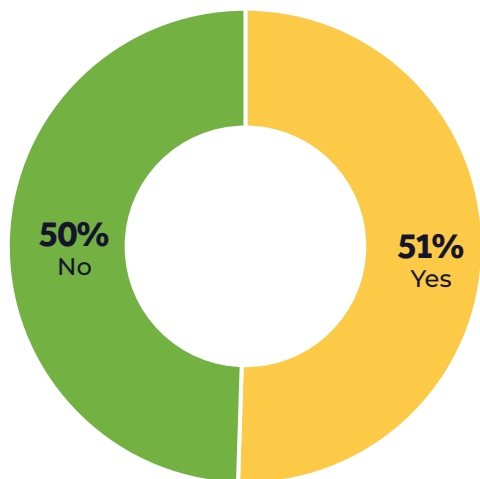


Photo: facebook.com/TownOfStrathmore/photos

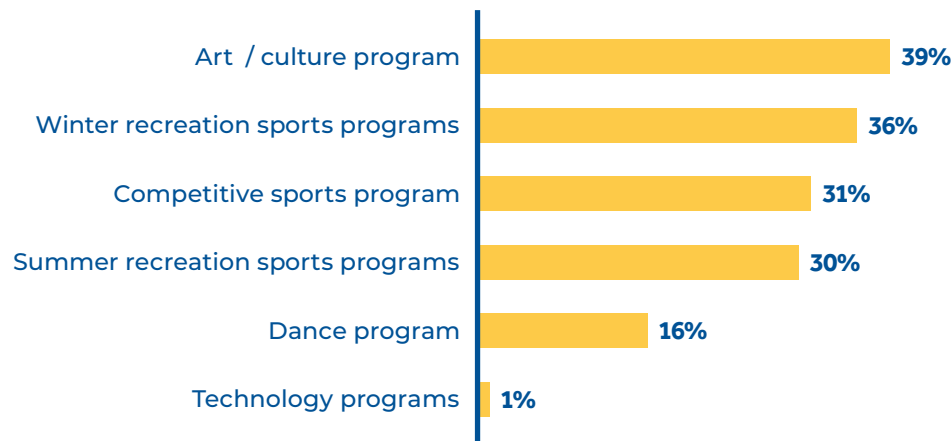
Next, respondents were asked if they have participated in a recreation or culture program in Strathmore over the last year. Approximately half (51%) indicated they have, while the same proportion indicated they have not (50%).

**Graph 12. Have You Participated in a Recreation or Culture Program in Strathmore Over the Last Year?**



Respondents who said they participated in a recreation or culture program over the past year were asked to indicate the type of program in which a household member participated. The most popular choices included art and culture programs (39%), winter recreation sports (36%), competitive sports programs (31%), and summer recreation programs (30%).

**Graph 13. Programs Participated in Over The Last Year**



**Subsegment Analysis**

- Those who have lived in Strathmore for over 10 years are more likely to say someone in their household participated in a competitive sports program (39%) than those who have lived in Strathmore for up to 5 years (13%) and between 6 to 10 years (12%).
- Those who have lived in Strathmore for up to 5 years are more likely to say that someone in their household participated in winter sports recreation such as leisure hockey (38%) than those who have lived in the Town for 6 to 10 years (18%).

## 6.2.4 Recreation and Culture Services Assessment

Respondents were next asked to identify barriers that prevent household members from participating in recreation and culture opportunities. As illustrated in the accompanying Graph 14, the top barriers households in Strathmore are facing include: facility operation issues<sup>7</sup> (35%), cost of programs (28%), personal and health issues (25%); and the timing does not work for their schedule (24%). Notably, approximately one-third (34%) indicated that nothing limits their households' ability to participate.

### 2019 Recreation and Culture Master Plan Findings

Busy (48%)

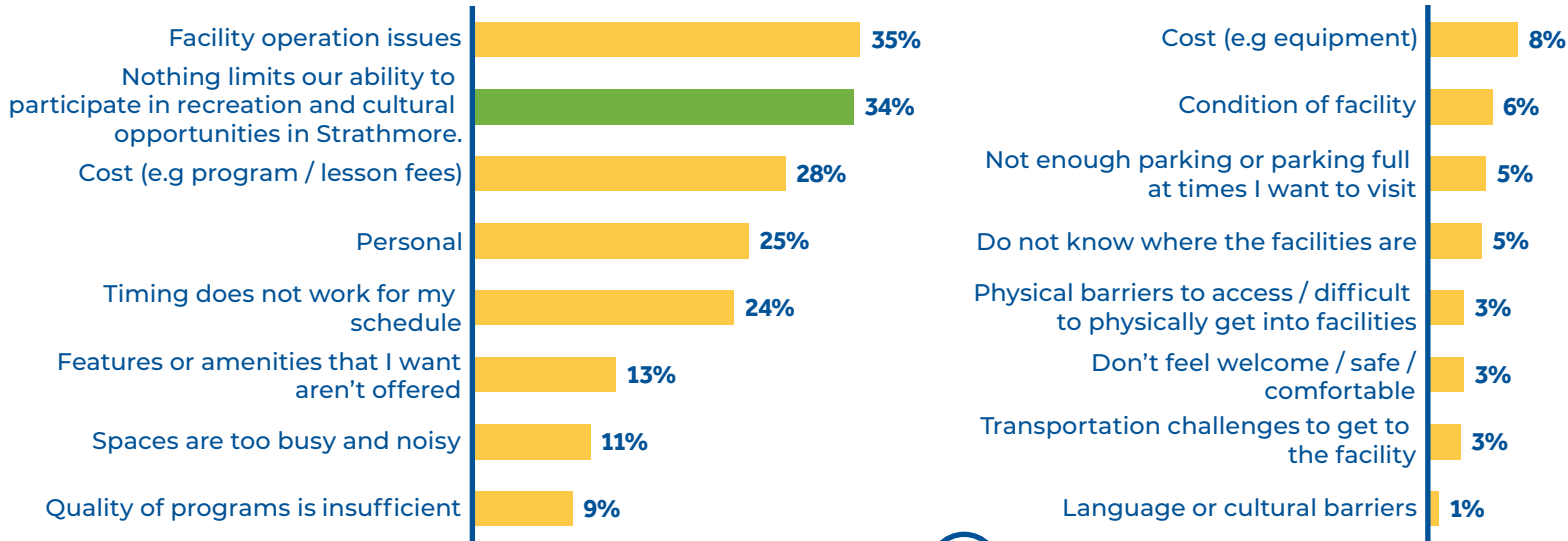
Unaware (35%)

Program timing (33%)

Cost/price (27%)

Interests and programs mismatch (26%)

Graph 14. Barriers to Participation



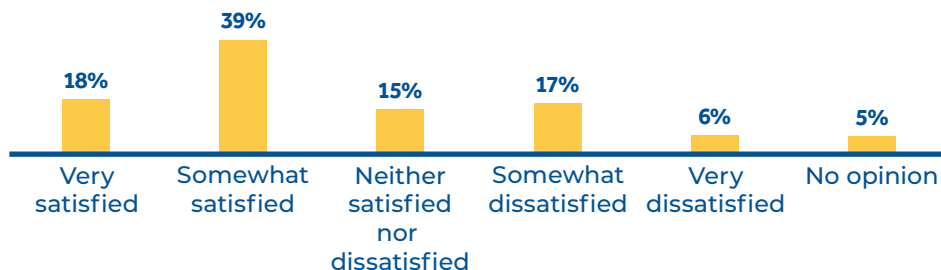
### Subsegment Analysis

- Those who live in the Town are more likely to say that cost to participate in a program or activity is a barrier they face (30%) than those who live in Wheatland County (19%).
- Those who live in Wheatland County are more likely to say that nothing limits their ability to participate in recreation and cultural activities (42%) than those who live in the Town (32%).
- Those who live in the Town are more likely to say that personal things like health issues and lack of knowledge on the activity is a barrier they face (28%) than those who live in the County (15%).

<sup>7</sup> Facility operation issues could include: hours of operation, the facility being crowded, activity and program schedules don't work, lack of rental time and programs aren't offered or are full)

Respondents were next asked to indicate their level of satisfaction with the **overall availability of recreation amenities and spaces** in Strathmore. Over half (57%) of respondents are satisfied (very satisfied and somewhat satisfied) with the availability of indoor facilities in the Town. In lower proportions, approximately one-quarter (23%) are dissatisfied.

**Graph 15. Satisfaction with the Overall Availability of Recreation Amenities and Spaces in Strathmore**



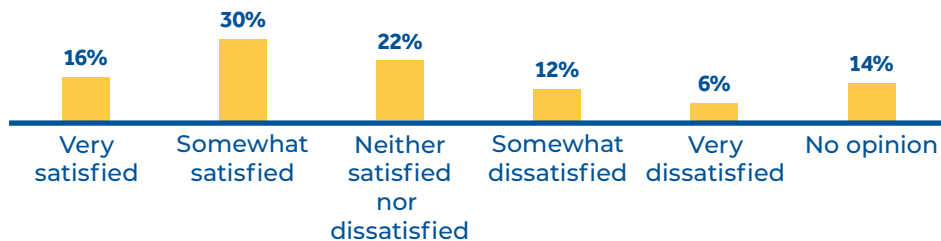
**2019 Recreation and Culture Master Plan Findings**

**Overall Satisfaction With Recreation Programs And Services In The Region**

- Very satisfied (21%)
- Somewhat satisfied (57%)
- Unsure (12%)
- Somewhat dissatisfied (9%)
- Very dissatisfied (2%)

In terms of satisfaction with the **availability of cultural amenities and spaces**, nearly half (46%) of respondents indicated they are satisfied (very or somewhat satisfied). Conversely, one-fifth (18%) expressed dissatisfaction (very or somewhat dissatisfied). Approximately one-quarter (22%) are neither satisfied nor dissatisfied.

**Graph 16. Satisfaction with the Overall Availability of Culture Amenities and Spaces in Strathmore**



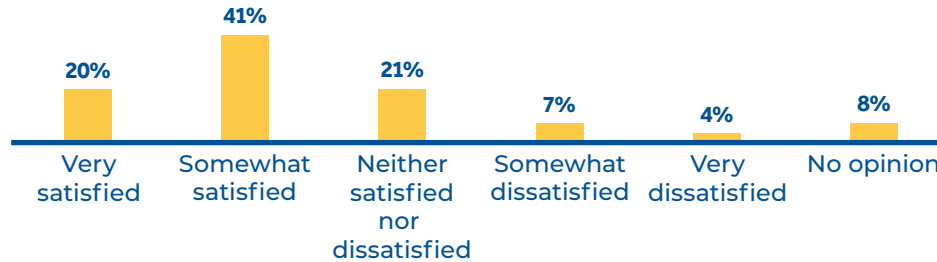
**2019 Recreation and Culture Master Plan Findings**

**Overall Satisfaction With Culture Programs And Services In The Region**

- Very satisfied (12%)
- Somewhat satisfied (43%)
- Unsure (34%)
- Somewhat dissatisfied (9%)
- Very dissatisfied (1%)

Approximately two-thirds indicated they are satisfied (very satisfied and somewhat satisfied) with the **availability of events in the Town**. Approximately one-tenth (11%) are dissatisfied. See Graph 17 below.

**Graph 17. Satisfaction with the Overall Availability of Events in Strathmore**



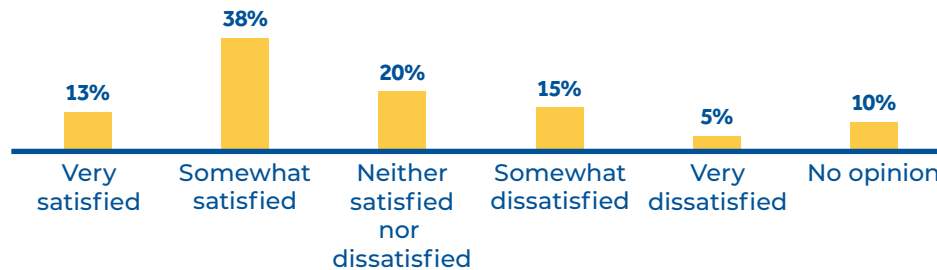
**2019 Recreation and Culture Master Plan Findings**

**Satisfaction with Events Attended**

- Very satisfied (53%)
- Somewhat satisfied (44%)
- Unsure (1%)
- Somewhat dissatisfied (2%)

Regarding satisfaction with **program availability**, around half (51%) of respondents indicated they are satisfied with the current availability. In contrast, approximately one-quarter (20%) expressed dissatisfaction (either somewhat or very dissatisfied) with the availability of programs in the Town.

**Graph 18. Satisfaction with the Overall Availability of Programming in Strathmore**



**2019 Recreation and Culture Master Plan Findings**

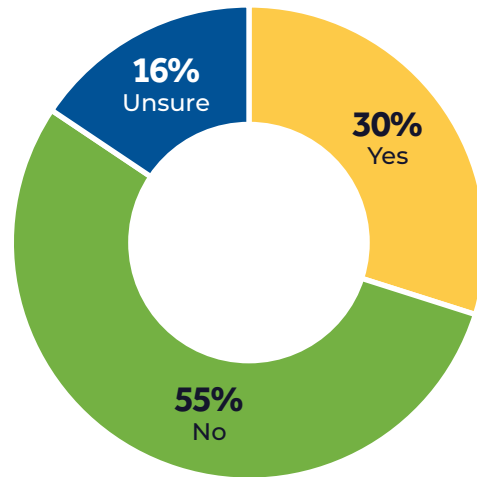
**Overall Satisfaction with Recreation and Culture Programs**

- Very satisfied (15%)
- Somewhat satisfied (54%)
- Unsure (16%)
- Somewhat dissatisfied (12%)
- Very dissatisfied (3%)

### 6.2.5 Future Priorities and Focus Areas

The next series of questions focused on facilities and amenities. When asked if recreation and culture facilities in Strathmore are adequate, approximately half of respondents (55%) said there are not sufficient facilities, while approximately one-third (30%) believe the existing facilities are adequate.

**Graph 19. Are there Adequate Recreation and Culture Facilities in Strathmore?**



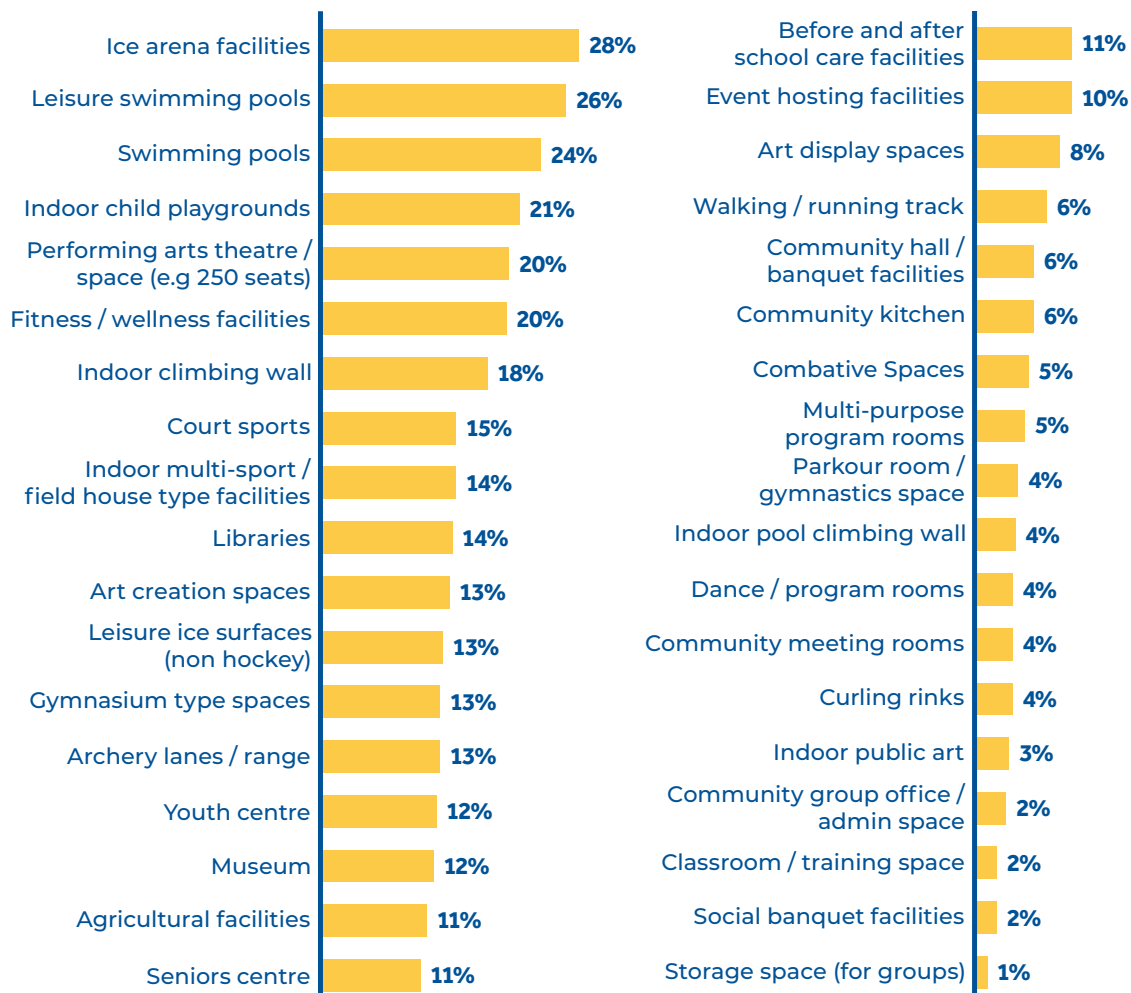
#### 2019 Recreation and Culture Master Plan Findings Overall Satisfaction with Recreation and Culture Programs

- Very satisfied (15%)
- Somewhat satisfied (54%)
- Unsure (16%)
- Somewhat dissatisfied (12%)
- Very dissatisfied (3%)



Respondents were then presented with a list of **indoor recreation facilities and amenities** and were asked to identify five that should be more readily available or enhanced. The top five facilities and amenities identified include: ice arena facilities (28%), leisure swimming pools (26%), swimming pools (24%), indoor child playgrounds (21%) and a performing arts theatre or space<sup>8</sup> (20%).

**Graph 20. Recreation and Culture Facilities for Investment Indoor**



**2019 Recreation and Culture Master Plan Findings**

**Priorities for Indoor Rec and Culture Facilities and Spaces**

- Ice arena sports facilities (35%)
- Performing arts theatre (27%)
- Climbing wall (27%)
- Child play space (24%)
- Fitness/wellness facilities (23%)
- Leisure swimming pool (22%)
- Show/event facilities (21%)
- Rifle/archery range (20%)
- Indoor courts/gymnasium (20%)



<sup>8</sup>Note: the Performing arts / theatre space included a descriptor of 250 seats. This figure is to provide some description to survey respondents to give a sense of scale and differentiate it from a small and a large theatre.





### Subsegment Analysis

- Those who live in Wheatland County are more likely to say that ice arenas should be a priority for investment (35%) than those that live in the Town.
- Those who live in the Town are more likely to say that court sport facilities should be a priority for investment (16%) than those who live in the County (8%).
- Those who live in the Town are more likely to say that a performing arts theatre should be a priority for investment (23%) than those who live in the County (11%).
- Households with children are more likely to say that ice arena facilities should be a priority for investment (39%) than households without children (26%).
- Those who have lived in Strathmore for 6 to 10 years are more likely to say that they fitness and wellness facilities should be a priority for investment (39%) than those who have lived in the Town for over 10 years (14%).
- Those who have lived in Strathmore for up to 5 years are more likely to say that indoor child playgrounds should be a priority for investment (34%) than those who have lived in Strathmore for 6 to 10 years (14%).

Additional indoor spaces mentioned include:

#### Sports and Recreation

- Lazy river
- Bowling alley
- A public fitness centre
- Multi-purpose with an array of amenities in one space.
- Bounce castles
- Indoor playgrounds that can accommodate toddlers to teens.
- Indoor shooting range
- Indoor tennis courts.

#### Arts and Culture Spaces

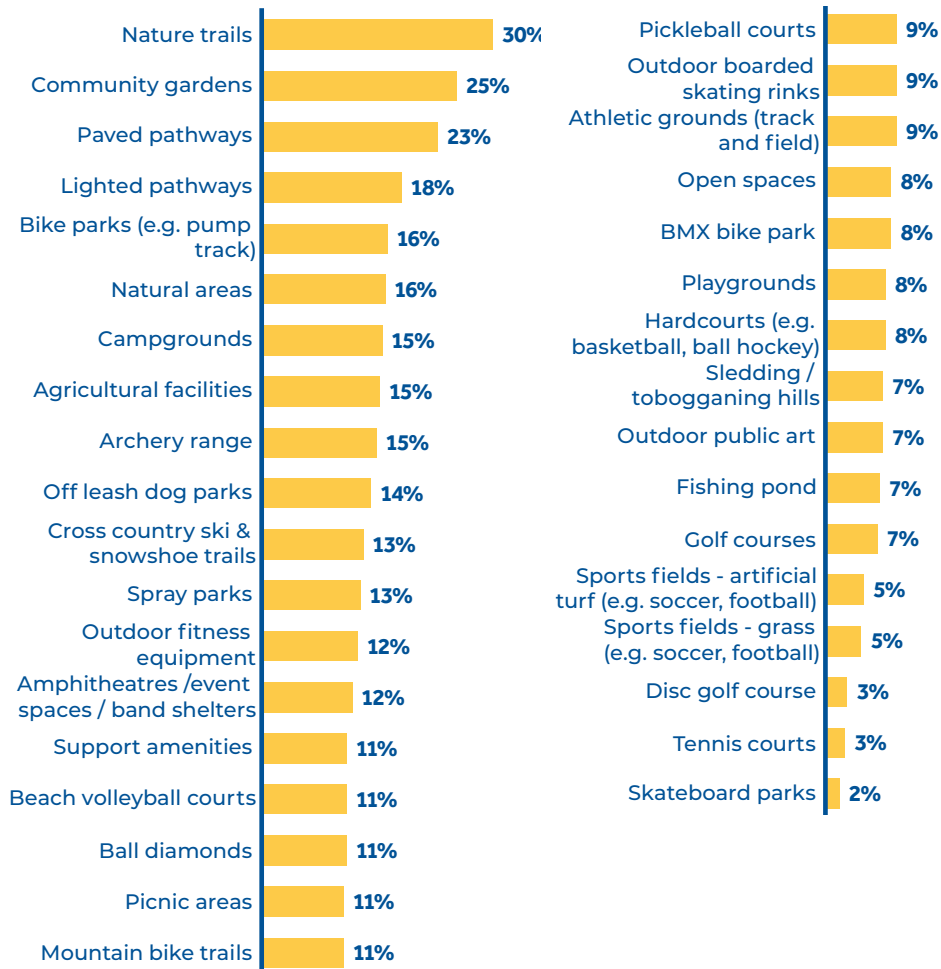
- Expansion of the library
- Banquet halls and multipurpose rooms were re-iterated.
- Art creation spaces and art galleries were also re-iterated.



Photo: facebook.com/TownOfStrathmore/photos

Regarding priorities for **outdoor recreation and cultural facilities**, respondents identified nature trails (30%), community gardens (25%), paved pathways (23%), lighted pathways (18%), and bike parks (16%) as key amenities and facilities that the Town should prioritize.

**Graph 21. Recreation and Culture Facilities for Investment Outdoor**



**2019 Recreation and Culture Master Plan Findings**

**Priorities for Outdoor Rec and Culture Facilities and Spaces**

- Natural areas (29%)
- Swimming pool (29%)
- Multi-use trails – non motorized (29%)
- Toboggan hills (28%)
- Support amenities (25%)

**Subsegment Analysis**

- Those who live in the Town are more likely to say that lighted pathways should be a priority for investment (21%) than those who live in the County (7%).
- Those who live in the Town are more likely to say that community gardens should be a priority for investment (28%) than those who live in the County (15%).
- Those who have lived in Strathmore for up to 5 years are more likely to say that archery ranges should be a priority for investment (29%) than households that have lived in the Town for up to 5 years (6%).

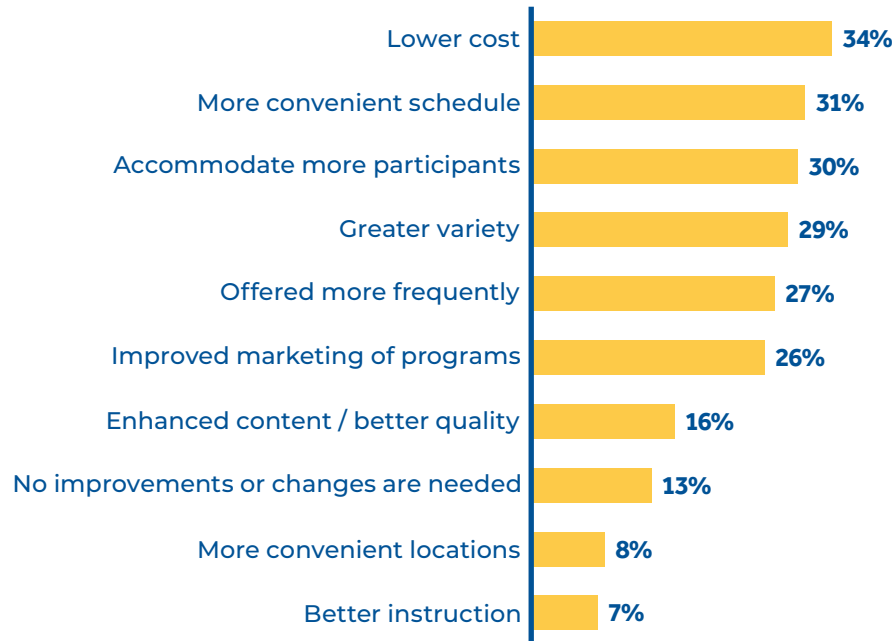
Additional outdoor spaces mentioned include:

- Natural lakes for paddleboarding and water sports.
- Outdoor skating trails.
- Outdoor wading pool.
- Rubber flooring playgrounds.
- Plant more trees in park spaces.
- Lights on trails.
- Additional benches.
- Additional picnic areas.
- Mini golf
- Dynamic disc golf courses.
- Public outdoor pianos

## 6.2.6 Programming

When asked about potential improvements to recreation and culture programs in Strathmore, approximately one-third of respondents indicated several areas for enhancement. These included reducing program costs (34%), offering more convenient scheduling (31%), increasing program capacity (30%) and having more variety (29%).

**Graph 22. Program Improvements**



### 2019 Recreation and Culture Master Plan Findings

Suggested Improvements to Programming

Greater variety (47%)

Improved marketing of programs (47%)

More convenient schedule (38%)

More affordable (35%)



### Subsegment Analysis

- Those who live in Wheatland County are more likely to say that programs need greater variety (40%) than those who live in the Town (26%).
- Those who have lived in Strathmore for 6 to 10 years are more likely to say that programs need improved marketing (42%) than those who have lived in Strathmore for up to 5 years (23%) and over 10 years (24%).

Respondents were asked to identify the types of programs that should be more available in Strathmore based on age groups. Refer to Graph 23 for additional findings.

- For Children and Youth: Nature and outdoor programming emerged as a top priority, with 41% of respondents highlighting its importance for children and 47% for youth.
- For Young Adults (19-39 years): Fitness and wellness programs (40%) and activities that foster social connection (42%) were noted as key program needs.
- For Adults (40-64 years): Fitness and wellness (49%), arts and culture (41%), and casual recreation opportunities (40%) were cited as priority areas.
- For Seniors (65 years and older): Programs that encourage socialization were seen as the highest priority, underscoring the value of community engagement for older adults.

**Graph 23. Programming Need by Age**

- Nature / outdoor education programming
- Environmental stewardship activities and programs
- Fitness and wellness programming (yoga, spin class)
- Casual recreation programming (“drop - in” and unstructured types of programs. Like: horticulture, basketball, pickleball)
- Arts / culture programming (pottery, beading, etc.)
- Organized sports teams, leagues, and clubs
- Programs for individuals facing social, physical, or cognitive barriers to participation
- Programs that encourage socialization

**2019 Recreation and Culture Master Plan Findings**

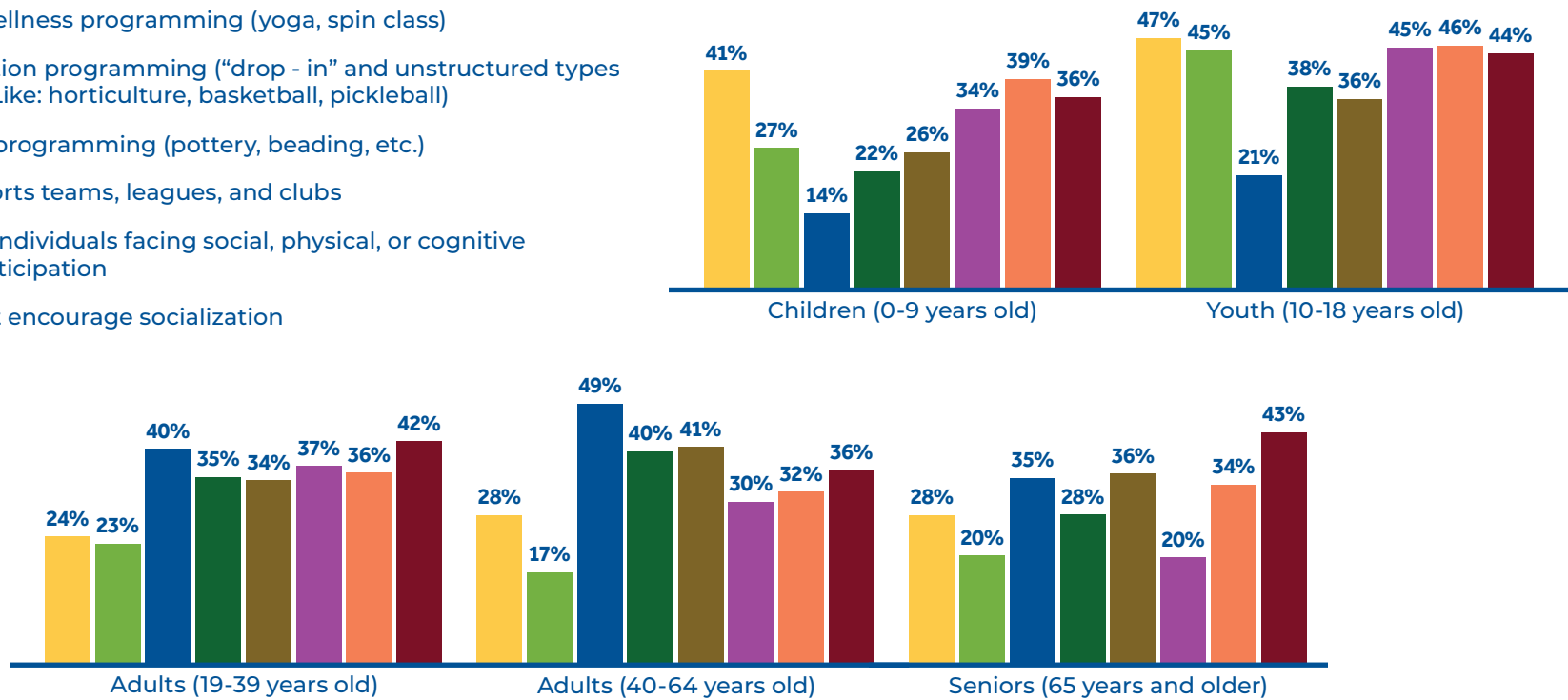
**Are Existing Programs Adequate for These Segments?**

**Adequate**

- Pre-school 3-6 yrs (48%)
- Seniors (46%)
- Family (42%)

**Inadequate**

- Tots 0-2 yrs (42%)
- Adults 18-64 yrs (30%)
- Seniors 65+ (29%)



When analyzed based on the demographics of the respondents the following findings were presented:

**Households with children aged 0-9 years** are more likely to say that nature and outdoor programming (47%), organized sports (44%), programs for individuals facing social, physical or cognitive barriers to participation (43%) and programs that encourage socialization should be programming considered.

**Households with youth aged 10 to 19 years** are more likely to say that nature and outdoor programming (58%), organized sports (56%), programs that encourage socialization (55%) and programs for individuals facing social, physical and cognitive barriers should be programming priorities.

**Households with adults aged 20 to 29 years** are more likely to say that programs that encourage socialization (45%) and fitness and wellness programming (40%) should be priorities.

**Households with adults aged 40 to 69 years** are more likely to say that casual recreation (33%), fitness and wellness (31%) and arts and culture (36%) programs should be priorities in the Town.

**Households with seniors over the age of 70 years** are more likely to say that programs that encourage socialization (27%) and arts and culture programs (26%) should be priorities for program enhancement.



Photo: facebook.com/TownOfStathamore/photos



Respondents were able to identify any additional programs needed in Strathmore:

### **Recreation and Sports**

- Additional ice-skating programs, hockey programs, swimming lessons are needed.
- Programs like pickleball, squash, basketball, and martial arts also need expanded availability.

### **Arts and Culture**

- There is a desire for more arts, music, drama, and dance classes, including theatre programs for children and youth.
- There is a desire for more opportunities for adults to engage in creative activities.
- There was a call for more frequent community arts events, concerts, and affordable cultural activities.
- Expanding library programming and support for creative arts, like figure drawing and traditional arts were also mentioned.
- Calls for indigenous cultural programming were mentioned.
- There was mention that the library should provide more programming such as creative arts classes and educational programs.

### **Senior Programming**

- There were calls for enhanced senior-focused programs, especially those that address social isolation, financial barriers, and evening accessibility.
- It was suggested that programs include technology training, health and wellness classes, fraud prevention, mobility exercises, and accessible cultural trips (e.g., museum visits).
- Cross-generational activities could also provide valuable interaction between seniors and younger generations.
- There were calls for low-cost or no-cost programming for those with financial constraints and disability-inclusive programs.

Respondents were then asked to share **events that are needed** in Strathmore. The responses are presented according to some themes.

### **Performing Arts and Entertainment**

- Theatre performances, plays, and fine arts events (dance, drama, etc.).
- Comedy shows, dinner events, and ticketed social activities.

### **Sports and Recreation**

- More softball, pickleball, roller hockey, and lacrosse tournaments.
- Expanded sports facilities to host larger sporting events.

### **Community Festivals and Gatherings**

- Town celebration days, block parties, and family events (e.g., Family Day).
- Seasonal festivals like Rib Fest, Medieval Fairs, and outdoor farm visits.
- Enhancing existing events like the Strathmore Stampede and Movie in the Park.
- Inclusive, age-diverse events in central locations like Kinsmen Park or Ag Grounds.

### **Youth and Teen Activities**

- Teen-specific events: youth dances, school nights, and teen social nights.

### **Cultural and Social Engagement**

- PRIDE events and more inclusive gatherings.
- Guest lectures, trade shows, and art programs with Town support.
- Economical transportation for seniors to cultural attractions in nearby cities.

### **Tourism and Economic Growth**

- Events that attract tourists year-round, like street markets and RIB Fest.
- Bigger events to showcase Strathmore's amenities, drawing regional visitors.

### **Better Communication and Advertising**

- Improved visibility for events via digital and print media to increase participation.



Photo: facebook.com/TownOfStrathmore/photos

## 6.2.7 Prioritization Criteria

When considering public investment in recreation amenities and facilities there are limited resources available. Because of this limitation, priorities must be determined. Respondents were provided with a list of factors that the Town could use to prioritize investment in recreation in Strathmore. For each factor they were asked to identify how important it should be when the Town sets infrastructure priorities. Approximately two-thirds indicated that cost savings through grants or partnerships (62%) is a very important criteria for the Town to consider when prioritizing investment. In similar but lower proportions the facility serving a number of community needs (56%) and community demand (54%) were also identified as very important criteria. Refer to Graph 24 for additional findings.



### 2019 Recreation and Culture Master Plan Findings

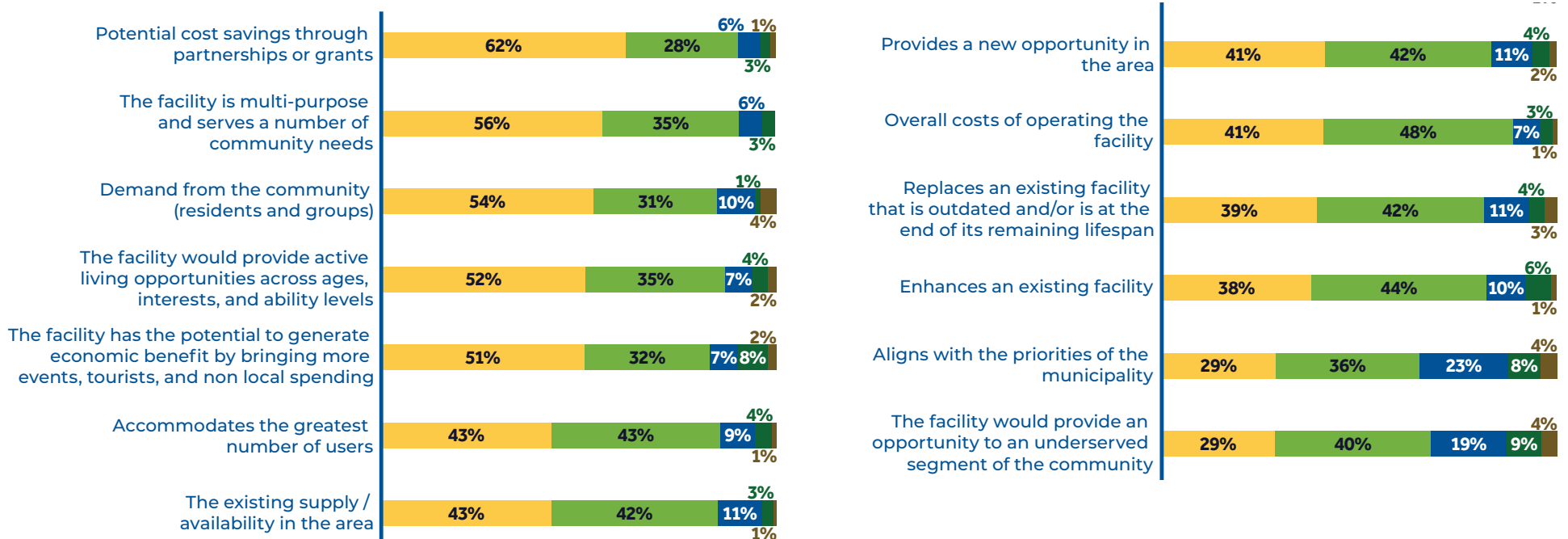
A New Or Enhanced Rec And Culture Amenity Should Be A Priority If...

Strongly Agree

- ...it is multi-purpose and meets many different needs (67%)
- ... it responds to demands/requests from the community (67%)

Graph 24. Prioritization Criteria

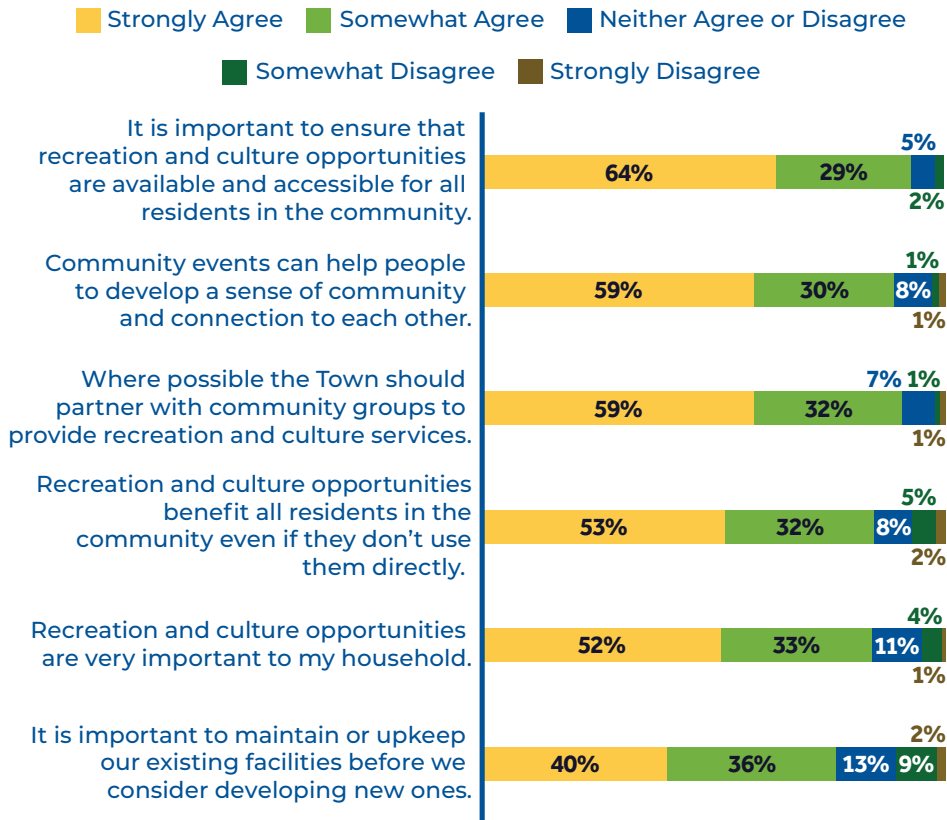
Very Important    Somewhat Important    Unsure  
Somewhat Unimportant    Very Unimportant



## 6.2.8 Values and Considerations

A series of statements regarding the provision of recreation and culture facilities and amenities in Strathmore were presented to respondents. For each statement they were asked to identify the extent to which they agree. Approximately two-thirds of respondents strongly agree that recreation and culture opportunities are available and accessible (64%). Notably at least 76% respondents agree with all statements presented.

**Graph 25. Values and Considerations**



### 2019 Recreation and Culture Master Plan Findings

#### Levels Of Agreement With Statements About Rec And Culture Services

##### Strongly Agree

- Rec and culture helps make our community and region better (77%)
- Rec and culture services contribute to the economy (69%)
- Community events help people develop a sense of community (69%).

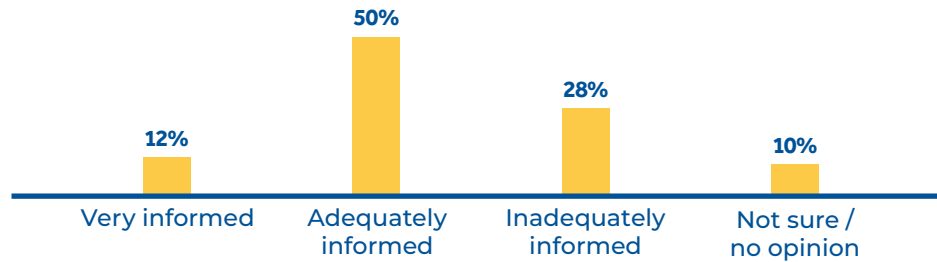


Photo: facebook.com/TownOfStrathmore/photos

## 6.2.9 Communications

When asked how informed they are about recreation in the Town, approximately two-thirds (62%) said they are very or adequately informed. A much lower proportion (28%) said they feel inadequately informed.

**Graph 26. How Informed Do You Feel About Recreation and Culture Services in Strathmore?**



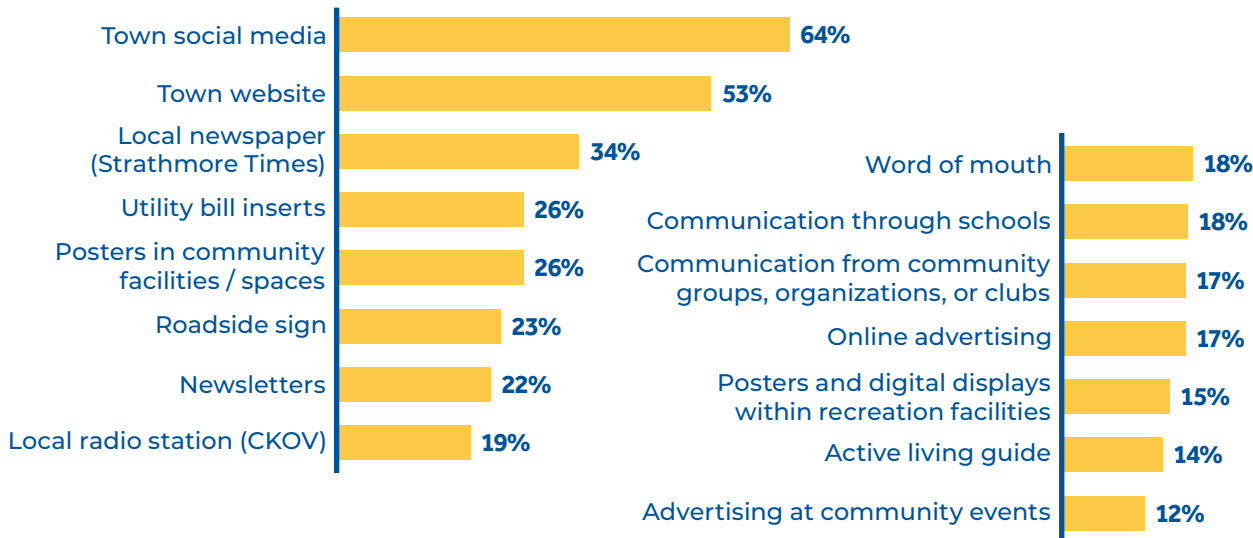
### 2019 Recreation and Culture Master Plan Findings

How Well Informed Do You Feel About Rec & Culture Opportunities In The Area?

- Very well informed (3%)
- Adequately informed (54%)
- Inadequately informed (38%)
- Unsure (5%)

In terms of communication channels, respondents were presented with a list asked to identify their top three preferences. As illustrated in Graph 27, approximately two-thirds (64%) prefer to learn about opportunities through the Town's social media. Respondents also prefer using the Town's website (53%) and the local newspaper (34%).

**Graph 27. Communication Preferences**



### 2019 Recreation and Culture Master Plan Findings

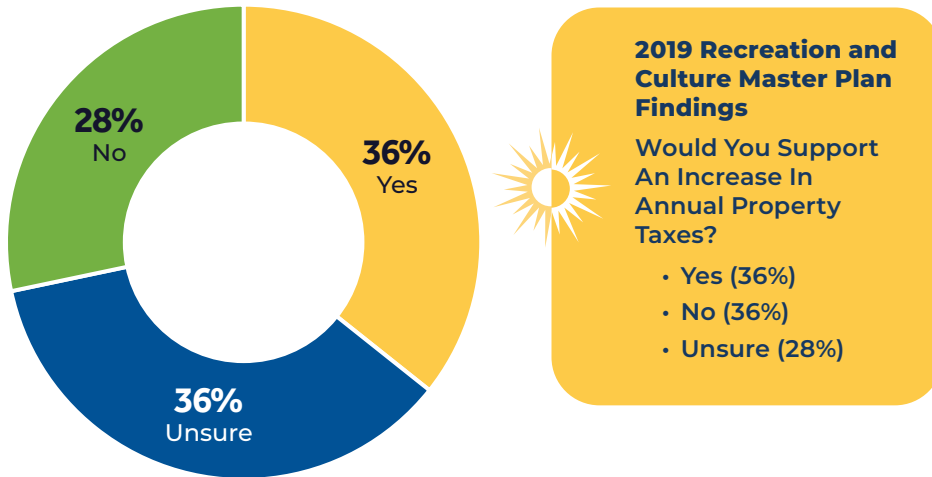
How would you prefer to learn about rec & culture services and opportunities in the area?

- Local newspaper (63%)
- Facebook (49%)
- Town website (37%)
- Active living guide -online (30%)

### 6.2.10 Willingness to Pay

The Town of Strathmore facilities are paid for by a combination of tax support and user fees. To ensure that the community need regarding recreation and culture facilities, amenities, and services in Strathmore are better met, respondents were asked if they would support an increase in property taxes. Over one-third (36%) indicated they would support an increase while approximately one-quarter (28%) would not support an increase. Approximately one-third (36%) were unsure.

**Graph 28. Support an Increase in Taxes to Ensure that Current Community Recreation and Culture Needs are Met**



Regarding user fees, over half (54%) of respondents indicated they would like to see user fees maintained while 22% indicated they would support an increase.

**Graph 29. User Fee Support**

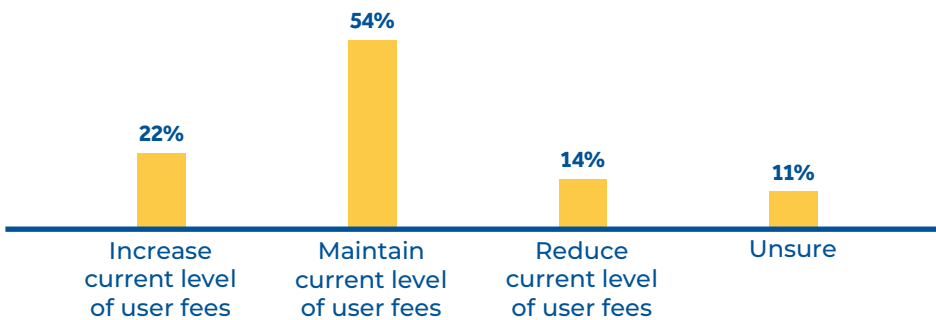


Photo: facebook.com/TownOfStrathmore/photos

## 6.2.11 Other Comments

Lastly, respondents were able to share any additional thoughts they have regarding the provision of recreation and culture in the Town. These comments are summarized according to theme.

### Recreation infrastructure needed in Strathmore

- Additional baseball diamonds and indoor ice surfaces (hockey, public skating).
- Town-operated gym with affordable access (e.g., community access card for low-income families).
- Outdoor water/swimming areas and shaded walking areas.
- Improved management and maintenance of current facilities (e.g., Strathmore Motor Products Centre lacks cardio/weight equipment).
- Facilities like squash courts, pickleball courts, and improved outdoor rinks.
- Accessible recreation options for those with disabilities (e.g., sledge hockey sleds, sensory-friendly events).
- Upgraded curling rink and additional arenas.
- Expanded and improved pathways.

### Arts and culture infrastructure needed in Strathmore

- A community performance theater (e.g., 250 seats) to host events.
- Establishment of a space showcasing Strathmore's history and culture (non-traditional museum concept).
- Enhanced support for libraries, including funding and programming space.
- Increased focus on arts-related spaces (e.g., dedicated arts hubs like The Vault Cultural Collective).
- Better utilization of existing spaces for cultural activities.
- Expansion of Kinsmen Park for cultural and recreational opportunities without overburdening the space.

### Recreation programming needed in Strathmore

- Increased opportunities for pickleball and sports leagues at the SMP Centre.
- Introduction of inclusive, drop-in recreational options (e.g., open pickleball or beginner-friendly leagues).
- More structured programs (e.g., kickboxing, outdoor fitness).
- Development of adult intramural sports leagues and fitness classes.
- Programs must be affordable and accessible, especially for kids and seniors.
- Improved scheduling and accessibility of swimming lessons (more classes, warmer water temperatures).

### Arts and culture programming needed in Strathmore

- Events to attract wider community participation (e.g., cultural celebrations, art showcases).
- Partnerships with local organizations to support programming costs.
- Accessible programs for diverse demographic groups (youth, seniors, families).
- More cultural programming with a focus on Strathmore's unique history and identity.
- Greater support for community-led arts initiatives through grants or resources.
- Library programming expansion (e.g., guest speakers, performances, and educational events).

### Other comments

- There are concerns that **user fees and taxes are high** and there are calls for user-pay models and better financial management.
- There is a need for **improved communication** about programming and events.
- **Partnering with local businesses** for funding should continue (e.g. Naming rights)



## 6.3 Group Survey

A survey was fielded with a variety of organizations in Strathmore. The organizations included recreation and culture groups who use indoor and outdoor facilities and amenities to deliver their programs and organizations who may use recreation and culture facilities, amenities and spaces.

An email introducing the project and inviting participation in the survey was sent to a representative from each organization. Attached to the email was a hard copy of the survey along with a hyperlink to an online version of the same survey. Each group was asked to provide one response. Refer to Appendix D for a copy of the group survey.

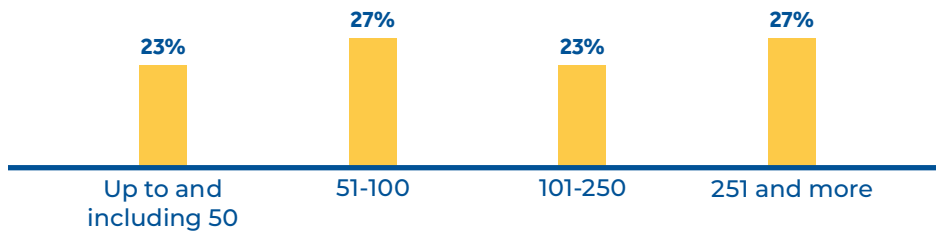
Reponses were gathered from 2024. In total 27 responses were gathered. These findings are not representative of all groups in Strathmore; however they do provide insight into the perspectives of the organizations responding. Refer to Appendix E for a list of groups who participated in the survey.

### 6.3.1 About Your Organization

The survey began by gathering information about the organizations. Survey respondents represent a variety of organizations and facility users including ice users, seniors groups, outdoor recreation organizations, arts and culture organizations and others who provide a diverse range of activities and opportunities in the Town.

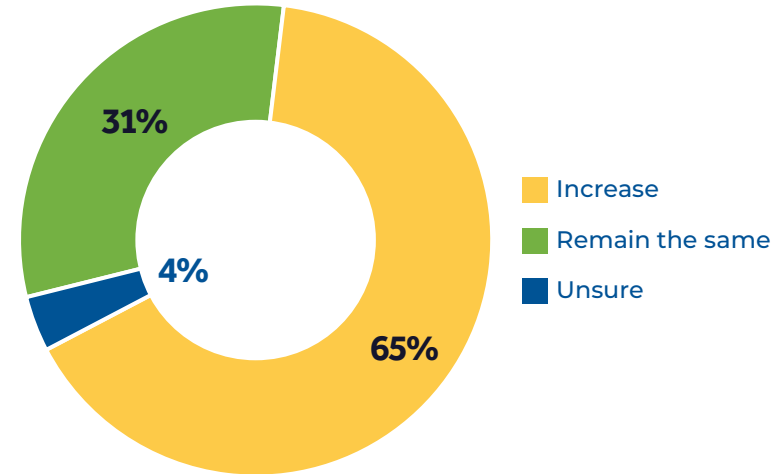
When asked about participation figures, respondents were asked to specify the number of participants or members in their organization. Approximately one-quarter of respondents (27%) indicated they have 251 or more participants, while an equal proportion (27%) indicated their organizations has between 51 and 100 participants.

**Graph 30. User Fee Support**



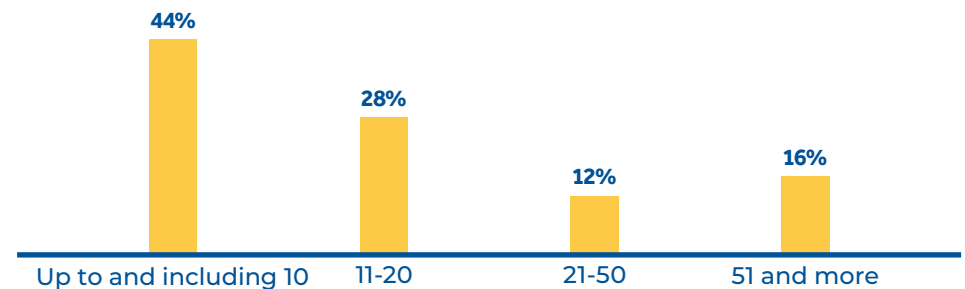
Respondents were then asked about the trend they are observing in participation levels. Two-thirds (65%) of respondents anticipate an increase in participation, while approximately one-third (31%) expect their participation levels to remain steady.

**Graph 31. User Fee Support**



Regarding volunteer support, approximately 44% of respondent groups reported having up to 10 volunteers assisting their organization. A smaller proportion (28%) indicated having between 11 and 20 volunteers.

**Graph 32. Volunteer Support**

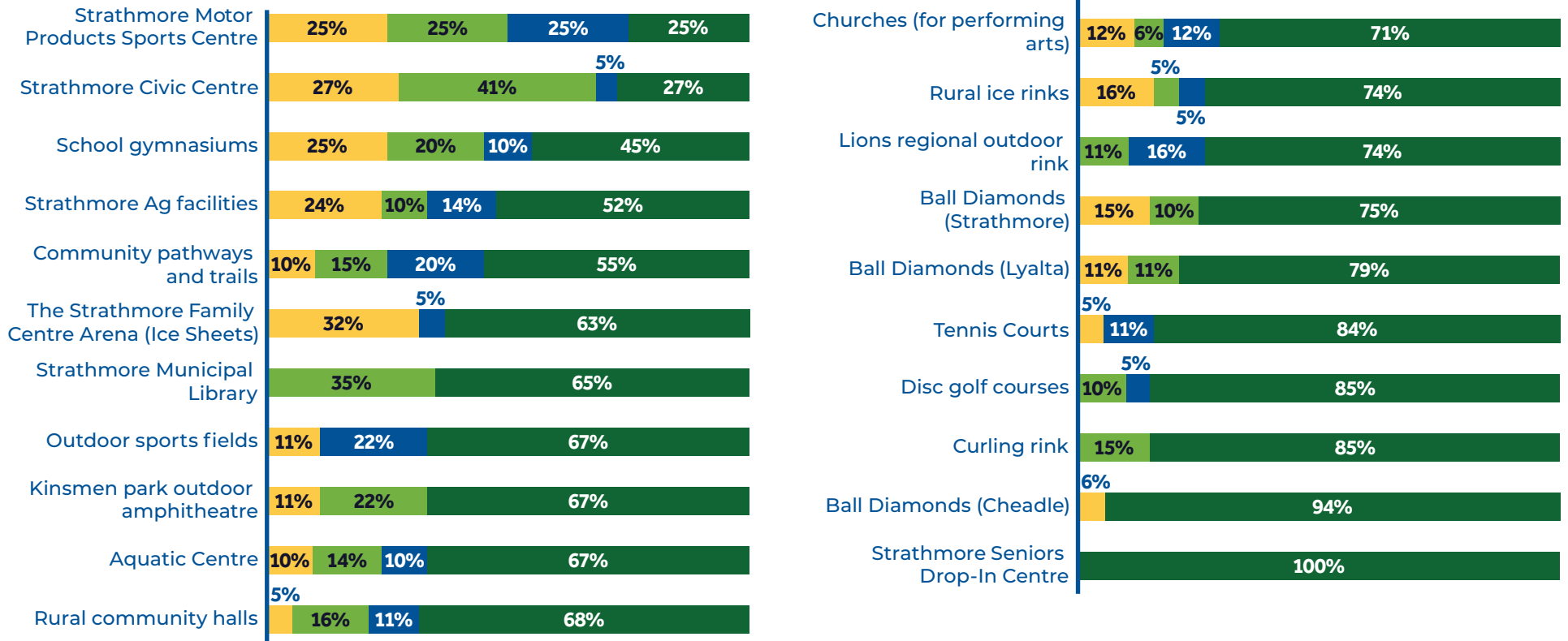


### 6.3.2 Current Facilities and Spaces

When asked about the most important facilities for their programming, respondents identified several key spaces in Strathmore. While the needs of groups varied, the top facilities included the Strathmore Family Centre Arenas (32%), the Strathmore Civic Centre (27%), the Strathmore Motor Products Sports Centre (25%), school gymnasiums (25%), and the Strathmore Ag Facilities (24%). The Strathmore Motor Products Sports Centre (75%) and the Strathmore Civic Centre (73%) are used by the greatest number of respondent groups.

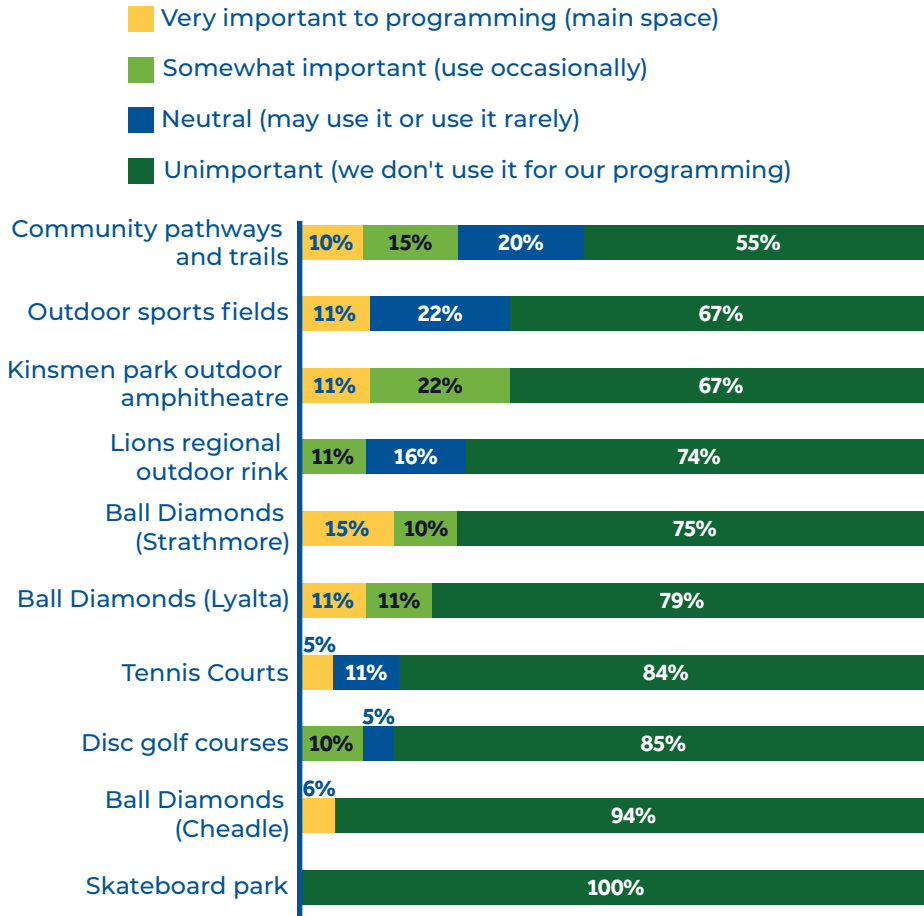
**Graph 33. Importance of Indoor Spaces to Programming**

- Very important to programming (main space)
- Somewhat important (use occasionally)
- Neutral (may use it or use it rarely)
- Unimportant (we don't use it for our programming)



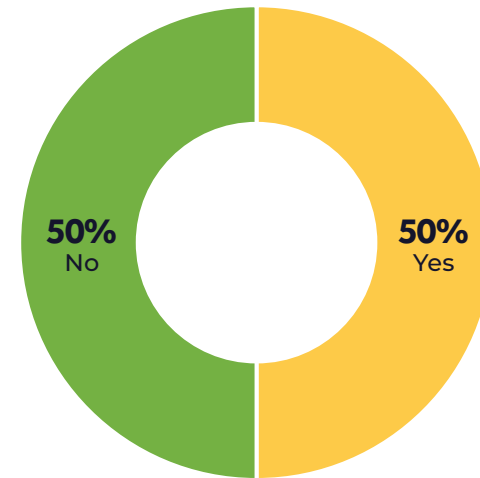
Regarding outdoor facilities, rural ice rinks (16%), ball diamonds in Strathmore (15%) and outdoor sport fields (11%) were identified as important for respective groups.

**Graph 34. Importance of Outdoor Spaces to Programming**



Respondents were then asked if their organization used recreation and culture facilities and spaces outside of Strathmore. Half (50%) of respondents indicated they do use facilities outside of the Town.

**Graph 35. Does Your Organization Use Recreation and Culture Facilities Outside of Strathmore?**



Those who said they use recreation and culture facilities outside of Strathmore were able to share why, the responses are presented according to some themes:

**Lack of Local Ice Availability:**

- There are challenges with limited ice time in Strathmore, leading teams to practice and play in neighboring communities such as Chestermere, Hussar, Gleichen, and Calgary.
- Keeping the arenas open through May to allow for local programs and potential revenue-generating tournaments would be beneficial.

**Travel for Recreation and Sports:**

- Many families and organizations are required to travel to surrounding towns and cities for various recreational activities, including bowling, swimming, football fields, and ice times.

**Insufficient Facilities for Sports and Recreation:**

- A lack of adequate facilities for certain sports was highlighted, such as insufficient ball diamonds, football fields, and pool time in Strathmore to meet training requirements for organizations.

**Facility Access and Costs:**

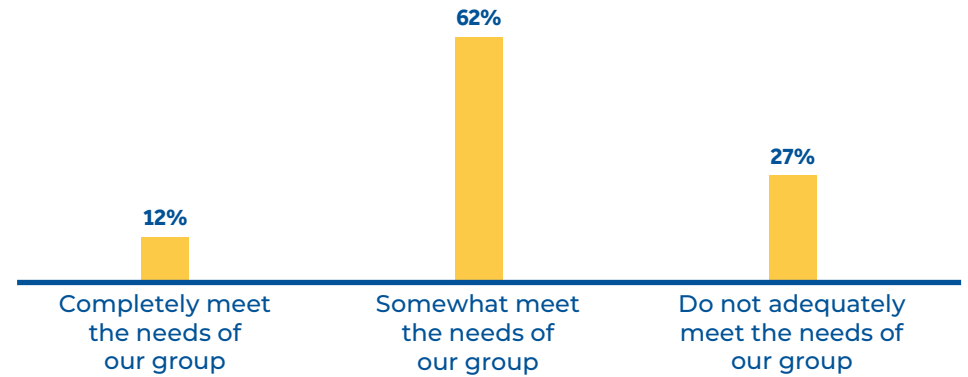
- Respondents noted the high costs and limited availability of local ice time and other recreational facilities in Strathmore, with a preference for more accessible and affordable options in nearby communities.

**Desire for Improved Local Amenities:**

- Respondents expressed a need for more local recreational infrastructure, including additional ice time, ball diamonds, and swimming facilities, to better support their sports and community activities.

When asked if the current recreation and culture facilities in Strathmore meet the needs of their organization, approximately two-thirds of respondents (62%) indicated that the facilities somewhat meet their needs. Meanwhile, about one-quarter (27%) of respondents felt that the facilities do not adequately meet their needs.

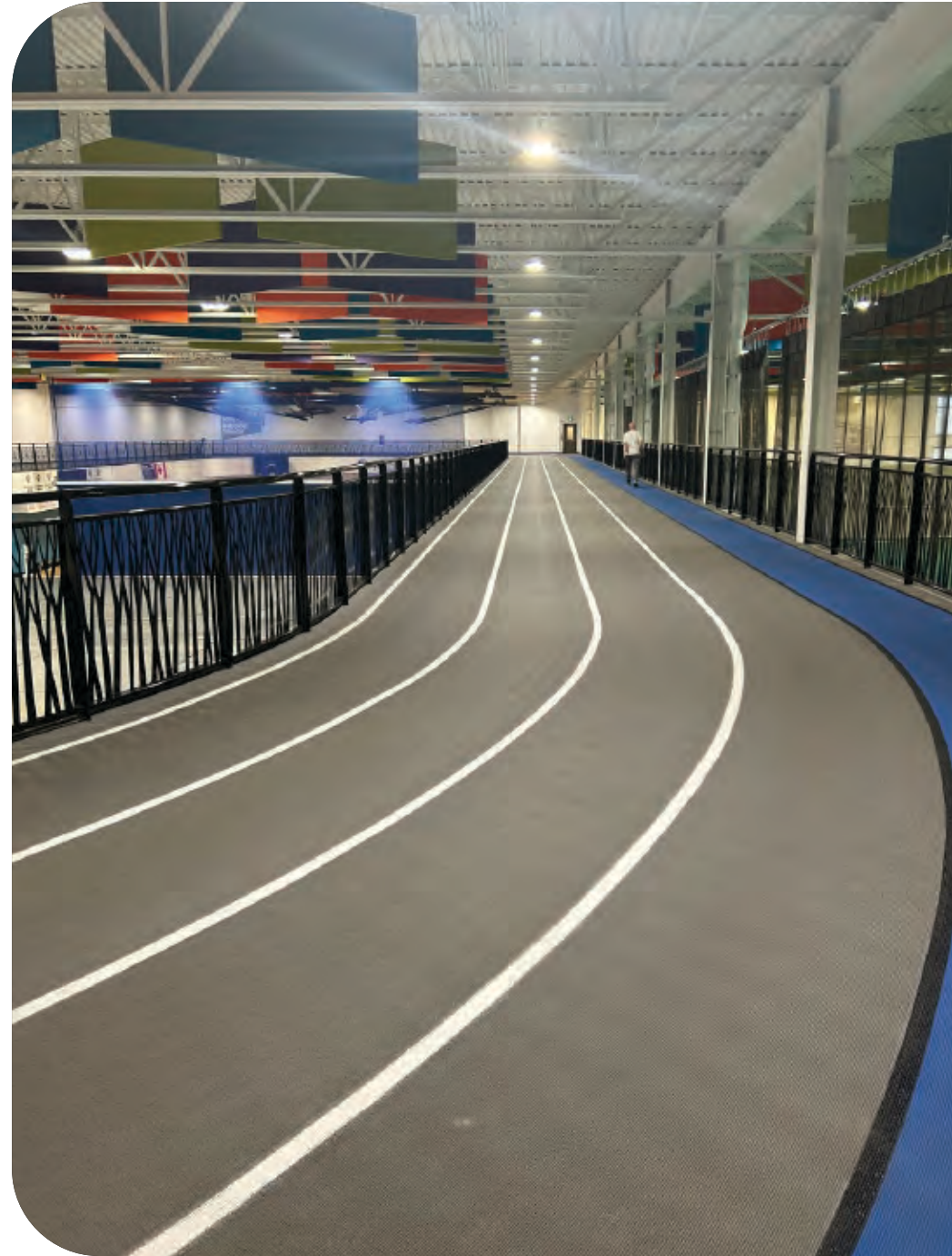
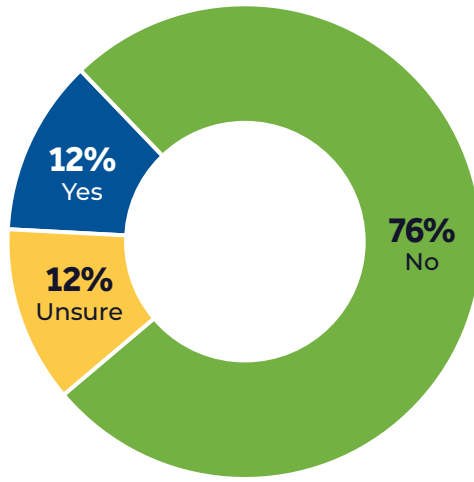
**Graph 36. To What Degree do the Current Recreation and Culture Facilities Meet the Needs of Your Organization?**



### 6.3.3 Future Priorities and Focus Areas

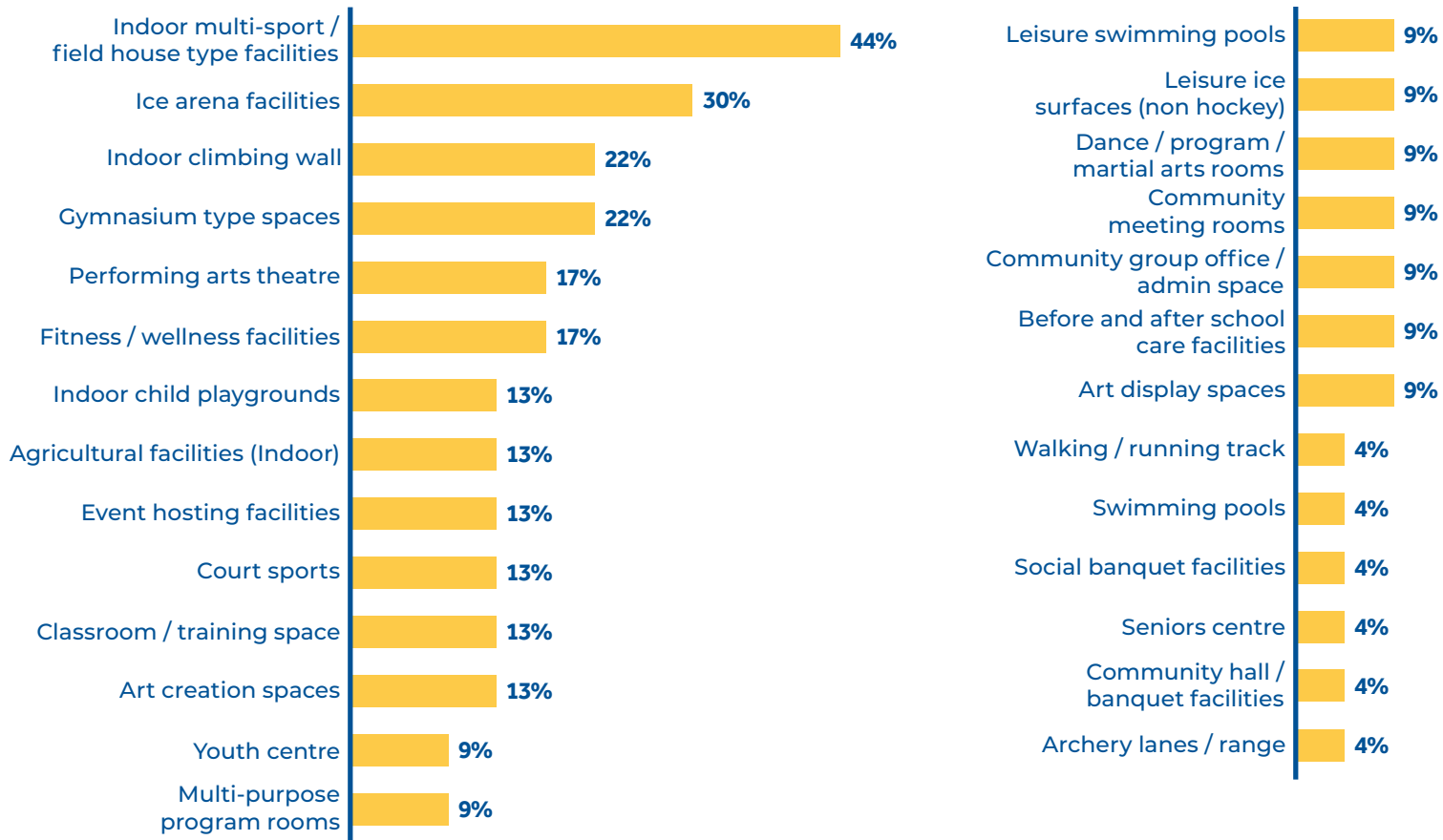
Turning to infrastructure priorities in Strathmore, about three-quarters (76%) of respondents indicated that the Town lacks adequate recreation and cultural facilities.

**Graph 37. Are There Adequate Recreation and Culture Facilities?**



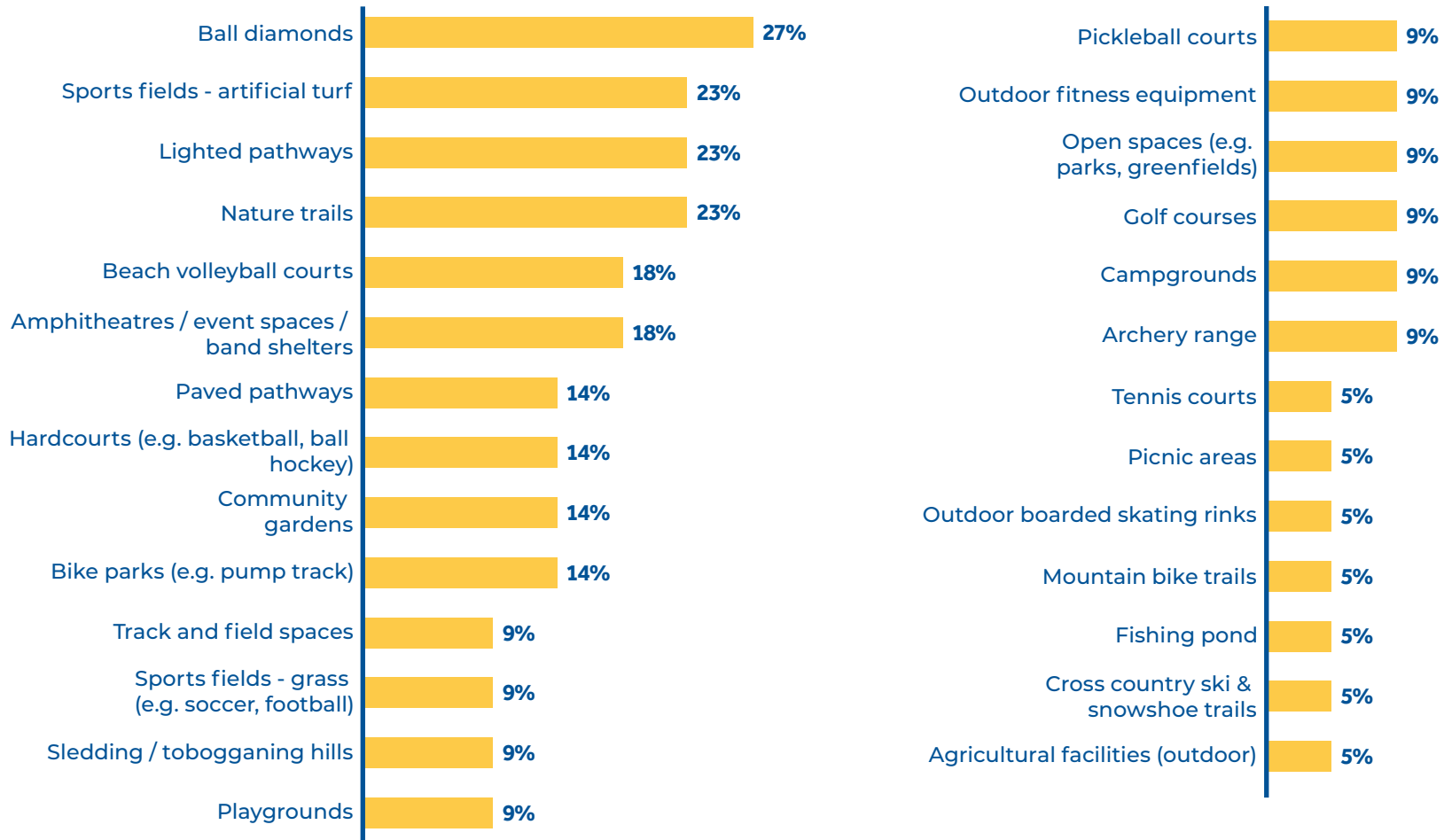
Considering indoor facilities and amenities for investment, indoor multi-sport and fieldhouse type facilities (44%), ice arena facilities (30%), indoor climbing wall (22%) and gymnasium type spaces (22%) were the top facilities and amenities identified.

**Graph 38. Indoor Recreation and Cultures Facilities for Investment**



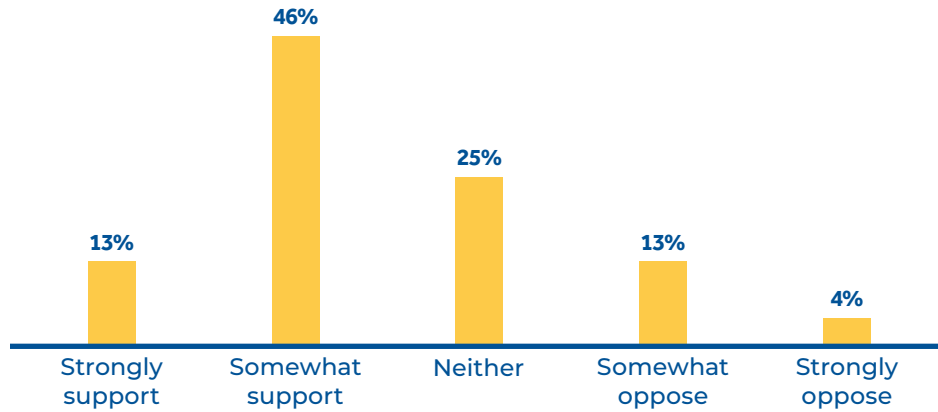
Outdoor facilities and amenities identified for investment include: ball diamonds (27%), artificial turf sport fields (23%), lighted pathways (23%), nature trails (23%) and beach volleyball courts (18%).

**Graph 39. Outdoor Facilities and Amenities for Investment**



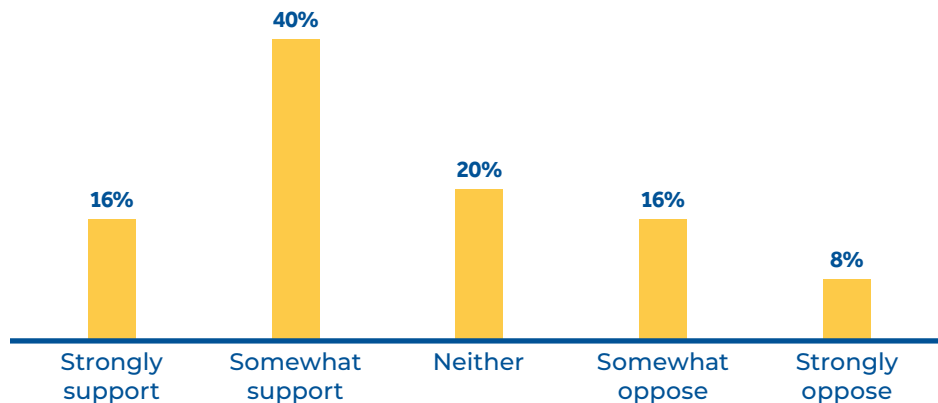
The Town of Strathmore funds its facilities through a mix of tax support and user fees. When asked if they would support an **increase in user and rental fees to better meet the community's recreation and cultural needs**, approximately two-thirds (59%) of respondent groups indicated they would support (either strongly or somewhat support) an increase.

**Graph 40. Support for Increased User Rental Fees to Ensure Community Needs for Recreation and Culture are Met**



When considering an increase in user fees specifically for **enhancing or improving facilities**, about half (56%) of respondents expressed support.

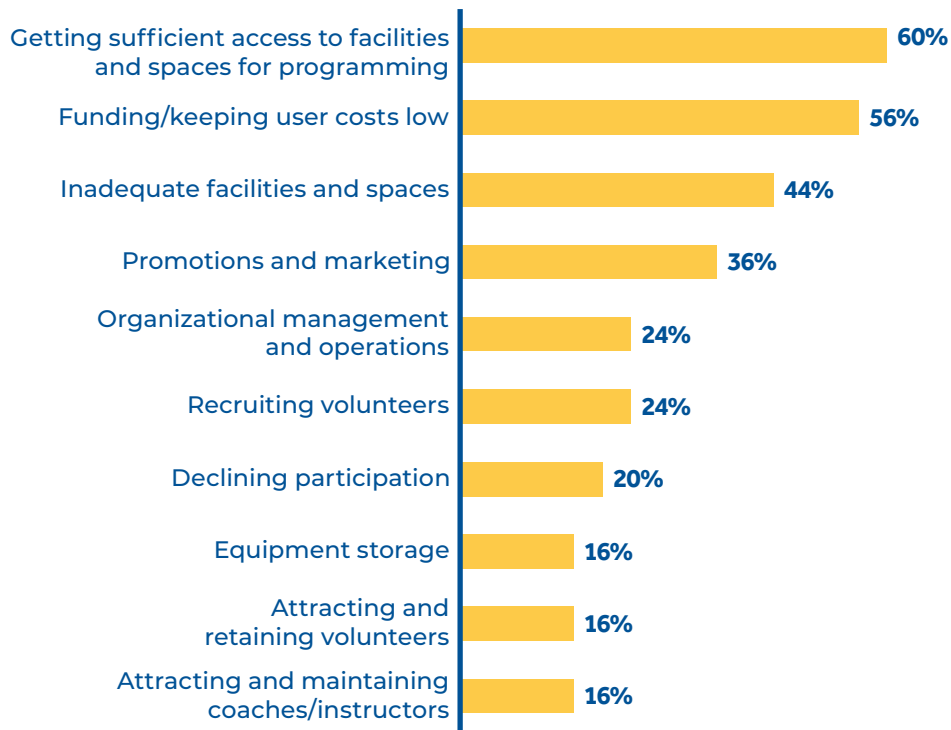
**Graph 41. Support for Increased User Rental Fees for Enhanced or Improved Spaces and or Services**



### 6.3.4 Challenges

Respondents were then asked to identify the main challenges their organizations face. As illustrated in Graph 42 below, challenges include securing sufficient access to facilities and spaces for programming (60%), obtaining funding and keeping user costs low (56%), and the spaces and facilities are inadequate (44%).

**Graph 42. Organization Challenges**



When asked how the Town could support organizations in addressing their challenges, about half of respondents indicated that developing new facilities (48%) or identifying grant funding and sponsorship opportunities (48%) would be beneficial. Additionally, promoting group activities (40%) was identified as another helpful measure, though by a slightly smaller proportion.

**Graph 43. Town Assistance to Support Groups in Addressing Challenges**



### 6.3.5 Other Comments

Respondents were able to share any additional comments they have regarding the provision of recreation and culture in Strathmore. The responses are presented according to some themes:

#### **Appreciation for Existing Partnerships and Facilities:**

- Group expressed pride in partnerships with the Town of Strathmore and existing facilities like the Strathmore Family Centre.
- Groups also highlighted gaps in resources and support.

#### **Need for Expanded Recreational Facilities:**

- There is a strong call for additional ice rinks, football fields with lighting, well-maintained ball diamonds, and a purpose-built performing arts theater.
- There was emphasis that the current facilities do not meet demand and limit local programming opportunities.

#### **Challenges with Facility Access and Scheduling:**

- Limited facility availability leads to late practice times and forces teams to travel to neighboring towns. This is especially challenging for youth and poses logistical and financial burdens. Extended arena operation (into May) and better scheduling flexibility was suggested.

#### **Support for Youth and Mental Health Initiatives:**

- The importance of investing in youth-oriented spaces and mental health services to prevent long-term social issues was emphasized. Events like mental health awareness sessions struggle due to a lack of local support, and there is a need for safe, accessible spaces for youth engagement.

#### **Request for Increased Municipal Support:**

- There is a call for the Town to enhance financial support, sponsorship assistance, promotional assistance and facility improvements for local organizations. Beyond the financial support itself, it was noted that the process of securing municipal funding can often be challenging and repetitive.

#### **Desire for Arts and Culture Infrastructure:**

- There were calls to reference the 2019 Recreation and Culture Master Plan that identified the need for a dedicated performing arts theater and arts spaces. Currently, arts groups rely on churches and other makeshift venues, which lack necessary facilities for performances and events.

#### **Alternative Programming Needs:**

- There were calls for accessible daytime programming (e.g., swim, skate), better scheduling platforms, and affordable facility rental options.
- Outdoor spaces like Kinsmen Park are well-used but could benefit from additional amenities.

#### **Enhanced Community Engagement and Awareness:**

- There were suggestions to reinstate events like REVS (Recreation, Education, Volunteer, Services) to showcase local programs

#### **Funding and Financial Barriers:**

- Cost-related challenges such as user fees, insurance for group rentals, and limited funding for equipment and program maintenance were noted.
- There were suggestions that the Town could facilitate affordable group insurance and reduce financial barriers for local organizations.



## 6.4 Community Group Meetings

A series of discussion sessions was facilitated with a diversity of organizations, each offering unique perspectives on the provision of recreation and culture facilities, amenities and services in the Strathmore area. Virtual meetings were held from late November into early December 2024, with 18 recreation and community organizations and 14 arts and cultural organizations participating. These organizations included minor sports groups, social services, service clubs, arts and culture organizations, and more. A complete list of participating organizations can be found in Appendix F.

### 6.4.1 Recreation, Education, Business and Service Club Meeting Synopsis

The discussions covered a broad spectrum of topics, but several key themes emerged across 7 sessions with 18 organizations. The themes provide a summary of the key insights shared during the meetings.

#### Facility Access

- Organizations in Strathmore are facing significant **challenges in accessing both indoor and outdoor facilities**. Limited availability of ice time has resulted in late scheduling, reduced participation, and an increased reliance on facilities in neighboring communities. In addition to the shortage of ice time, there is also concern over the insufficient number of sports fields in the town, forcing local organizations to seek venues elsewhere. The high rental costs of these external facilities add an additional financial burden on organizations and participant families, who must travel outside Strathmore to engage in activities.
- Many organizations emphasized the **need for new or upgraded facilities** to support growing participation and enhance the community's recreational offerings. For example, several groups proposed multi-purpose spaces, additional ice rinks, outdoor pickleball courts, and more sports fields. Overall, there is a strong demand for versatile, accessible facilities that can meet the needs of community groups.

#### Facility Accessibility

- There was mention that many existing **facilities are not fully accessible**, lacking key features such as ramps, automatic doors, and suitable flooring. Additionally, poor maintenance of some spaces raises safety concerns, which may discourage participation.

#### Collaboration and Support

- There is a strong **desire for better communication and collaboration** with the Town, particularly concerning funding and facility improvements. Organizations are seeking more proactive involvement from the municipality to support growth, such as addressing facility maintenance and development and improving accessibility issues. Additionally, there is a growing interest in partnering with the Town to develop new facilities or enhance existing ones in order to better meet the needs of the community.
- **Businesses in Strathmore play a vital role** in supporting community organizations through financial contributions and sponsorships. They provide essential funding for events, sports teams, and charity initiatives, helping to ensure these programs thrive. In addition to financial support, businesses often offer in-kind donations and encourage employee volunteerism, fostering a culture of giving back.

#### Community Growth

- Strathmore is experiencing **rapid growth** and demographic shifts, driven by increasing industrial development and a rising population. This has created a demand for more affordable housing and diverse recreational options. In planning new community developments, it's important to consider the evolving needs of various demographic groups, such as retirees, young professionals, and immigrant populations, to ensure that the community caters to everyone.

#### Planning for Future Developments

- There was mention that when developing new residential areas, it is important to **incorporate green spaces, recreational opportunities**, and a variety of housing options to support community growth. Additionally, development plans should prioritize community input and cultural inclusivity to ensure that new areas are designed with the well-being of all residents in mind.

### 6.4.2 Arts and Culture Meeting Synopsis

A series of online discussion sessions and follow-up consultations were held with arts and cultural organizations. While some of the issues that impact these organizations may be similar to those affecting recreation and sport groups in Strathmore, hosting the meetings and reporting on them separately helps ensure there is a better understanding of the perspectives of this segment of service provision. Key questions considered the current assessment of opportunities and services, gaps and needs and any other issues their organization may be facing. Those who were unable to attend the online sessions were given the opportunity to respond to the question by email. In total, 4 sessions were convened with 14 organizations representing the following areas:

- **Heritage:** Representatives from two organizations attended or responded to the follow-up questionnaire
- **Performing arts (dance):** Representatives from two organizations attended or responded to the follow-up questionnaire
- **Performing arts (music and theatre):** Representatives from six organizations attended or responded to the follow-up questionnaire
- **Visual arts:** Representatives from four organizations attended or responded to the follow-up questionnaire.



Photo: facebook.com/TownOfStrathmore/photos

The findings from the meetings are presented according to themes.

### Awareness Challenges

- According to many of those consulted, many Strathmore residents are **unaware of the existence of many of the arts and culture groups** in town. And some of the organizations consulted doubted that even the Town administration knew of their existence, or the positive role they play, given the lack of recognition for their programs and events on Town promotional platforms - or, in one case, misinformation given out about the organization on a Town platform. An inventory or cultural mapping exercise is probably overdue, so that Town Council and administration understands the scope of the arts and culture situation in the town.

### Staffing and Volunteer Challenges

- Virtually all Strathmore arts and cultural organizations (with exceptions that include, the Strathmore Public Library, the Strathmore Stampede and Legacy Farm) are **operated by solely by volunteers**. Strathmore has an aging volunteer base and burnout is becoming an issue for many. In some cases, it is becoming difficult to attract sufficient volunteers to properly organize and deliver large events or initiatives.

### Funding and Capacity Challenges

- Groups expressed the need for **support in building capacity**—specifically, help with navigating grant applications, identifying potential external funding sources, and pursuing private sector fundraising. A dedicated Town staff member focused on supporting the arts sector was highlighted as a potential solution to address these gaps

### Facility Challenges

- While facility challenges are common for many arts and cultural organizations, the **most commonly cited and most pressing facility need in Strathmore continues to be a performing arts theatre**, echoing the results of the 2019 Recreation and Culture Master Plan. The organizations requiring performing arts space typically operate out of churches that were never designed as theatrical venues, are less accessible, and are on the whole inadequate to a performing arts (note that this term covers a variety of organizational types, beyond just producers of theatrical productions) organization's needs. Moreover, churches only provide performance space; while that is inadequate, there is no space at all for prop storage, general storage, or other back-of-house needs. The one existing such venue in town, located at the local high school, is neither large enough nor available enough to serve the needs of the local performing arts community - particularly given the steady uptick in demand as noted above.
- Other groups consulted, particularly those for which facilities are less important for their programming, expressed fewer program-related needs, but **storage was often an issue**, as was accessible meeting space. Accessibility in general is an ongoing issue for most.
- Beyond the need for a performing arts theatre, in general the performing and visual arts organizations in the town operate from inadequate facilities. For some, **inadequate programming space** is a problem (there is no purpose-built art gallery space in town, for example); for others, the lack of back-of-house and support spaces (storage in particular, but meeting space as well) hampers their ability to operate. For still others, the recent rate increase for the Town-owned Civic Centre venue was cited as an issue, given that increases need to be passed along to users and therefore hampers the ability of these organizations to maintain the affordability of programs.
- For the future, many of those consulted from the performing and visual arts groups expressed a need for a purpose-built, fully accessible **municipal arts centre** that could house the groups under one roof and serve both front- and back-of-house needs.

# 7.0 TRENDS



Photo: facebook.com/TownOfStrahmoare/photos

## 7.1 Asset Management Planning

Asset management for recreation and culture facilities is essential for ensuring these facilities operate efficiently, remain in good condition and continue to provide high levels of service to the community. Effective asset management involves tracking, maintaining and upgrading assets in a strategic manner over their life cycle to optimize costs and extend longevity of the facilities.

The Canadian Infrastructure Report Card assess the state of public infrastructure across Canada. The following themes are presented in the report in relation to recreation infrastructure in Canada.

### Aging Infrastructure

- Recreation infrastructure in Canada is aging, with many facilities being past their expected lifespan. Aging facilities may face challenges such as inefficient cooling/heating, outdated accessibility standards and structural deterioration.

### Investment Needs

- The report card emphasizes the need for substantial investment into maintenance and upgrades of facilities.
- Municipalities are challenged with deferred maintenance which can lead to higher costs and reduced facility lifespans. Proactive planning and funding will help mitigate these challenges.

### Sustainable and Resilient Upgrades

- Retrofitting lighting, heating and cooling systems and improving water use efficiency or incorporating renewable energy sources are upgrades and things that can be integrated into new construction to be more sustainable.

### Strategic Asset Management

- Municipalities should adopt strong asset management practices such as regular inspections, maintaining assets and implementing preventative maintenance schedules to help with long term planning.

### Re-Investment

- The Canadian Infrastructure Report Card recommends that municipalities reinvest between 1.7% and 2.5% of a facility's capital value each year. The average is currently around 1.3%.



Photo: facebook.com/TownOfStrathmore/photos

## 7.2 Accessibility

To ensure that public spaces and facilities are accessible for all, communities are now developing and adopting holistic design guidelines. The City of Edmonton has created a design guide<sup>9</sup> that referenced during planning, design, and construction stages of infrastructure development. This Guide helps to clearly identify important accessibility features.

Accessibility is an ongoing concern for service providers within the sector. Ensuring accessibility in recreation and culture facilities is essential for promoting equity, enhancing health and well-being, fostering community connections, and comply with standards. It creates an inclusive environment where all individuals can enjoy the benefits of recreation, leading to healthier and more connected communities.

<sup>9</sup> <https://www.edmonton.ca/sites/default/files/public-files/documents/PDF/AFE-AccessDesignGuide.pdf>

## 7.3 Air Quality and Major Weather Events

Climate change is altering the way that people recreate outdoors. Increased temperatures mean people are more likely to recreate in the early or late hours of the day outside of peak temperature hours. Furthermore, air pollution due to wildfire smoke is increasingly inhibiting people's ability to safely recreate outdoors. Due to increasingly poor air quality, municipalities and sport organizations are having to restrict access to outdoor recreation spaces. Furthermore, more extreme weather means that people will seek out climate-controlled environments more often. This can result in increasing demand for indoor recreation facilities so that people can continue their outdoor activities indoors. This has implications for the design and capacity of indoor recreation facilities as they face pressure to accommodate a wider range of activities and sports.



Photo: facebook.com/TownOfStrathmore/photos

## 7.4 Increasing Demand for Spontaneous and Unstructured Recreation and Culture Activities

Demand for more unstructured and spontaneous forms of recreation is increasing. Unstructured recreation and culture activities like swimming, social and community gatherings, crafting and art, skateboarding, cultural and artistic expression experiences, biking, and drop-in gymnasium activities are becoming increasingly popular.

Furthermore, there is growing demand for more flexibility in timing and activity for recreational and cultural pursuits. More people are seeking individualized and informal pursuits that can be done alone or in small groups, at flexible times, often near or at home, and year-round. This trend does not eliminate the need for structured recreation and culture programs and opportunities but suggests that planning for spaces and places that support spontaneous and unstructured recreation and culture activities is as important as planning for more traditional structured pursuits.

## 7.5 Jumpstart State of Sport Report (2024)

The Jumpstart State of Sport report outlines youth sport preferences, barriers and trends youth are currently facing when participating or trying to participate in sports. Topline findings include:

- Playing with friends, having fun and exercising to stay healthy are the top three motivators for youth to participate in sports.
- Reasons why youth choose not to participate in sports include cost, lack of time and lack of confidence.
- The majority of youth participate in sports with a school team or local organization.
- 22% of youth walk to participate in sports.
- 23% of youth participate in sports less than before COVID-19.
- Soccer, swimming, basketball, biking and hockey were the top sports youth are participating in.



Photo: facebook.com/TownOfStrathmore/photos

## 7.6 Declining Participation of Women in Sport

The Rally Report 2022 – A Call for Better<sup>10</sup>, Safer Sport for Girls highlights the need for improved and safer sporting environments for girls across Canada. Produced by Canadian Women & Sport, the report emphasizes that despite the positive impact of sports on girls' physical and mental health, there remain significant barriers that limit their full participation.

- **Decline in Participation:** The report reveals that girls' participation in sports has been declining. By adolescence, 1 in 3 girls drops out of sports, with dropout rates increasing as girls enter high school.
- **Barriers to Participation:** Barriers include a lack of positive role models, inadequate support structures, safety concerns, and a lack of inclusive spaces. These issues are more pronounced for girls from marginalized communities, including those who identify as LGBTQ+, Indigenous, and those with disabilities.
- **Mental Health and Safety Concerns:** There is a strong call for safer sports environments due to mental health and safety issues, including harassment and discrimination, which discourage many girls from participating. The report highlights the need for inclusive, supportive, and respectful environments where girls feel safe and valued.
- **Recommendations for Improvement:** The Rally Report suggests initiatives to increase training for coaches and leaders, create policies for safe and inclusive environments, and offer programs that celebrate diverse role models in sports. It also encourages the promotion of sports that appeal to a broad range of girls' interests to foster lifelong participation.
- **Advocacy and Investment:** The report calls for greater investment in girls' sports programs and advocacy for policy changes to ensure a gender-equitable, safe, and supportive sports culture.

## 7.7 Alberta Recreation Survey

The 2022 Alberta Recreation Survey revealed several key insights into recreational trends and barriers Albertans face when accessing recreational activities. Walking and hiking were the top recreational choices, with the majority of Albertans favouring outdoor activities, especially in national and provincial parks. Camping and cultural events were also highly popular indicating there is a strong preference for experiences in nature and community settings.

The survey also identified that 30% of respondents adopted new hobbies following the pandemic.

### The activities and or hobbies include:

- Crafts
- Hiking
- Visiting Parks

### Barriers Albertans identified in the survey include:

- One-third of Albertans found recreational spaces fully accessible.
- Equipment costs



Photo: facebook.com/TownOfStrathmore/photos

<sup>10</sup>Canadian Women & Sport. The Rally Report (2022).

## 7.8 Allocation Policies

Allocation policies and practices help provide clarity on which types of uses should get priority access to facility space. Historically in Canada, these policies and practices have favoured 'tenured' groups that provide more traditional types of programs (e.g. hockey, baseball, soccer, etc.). While it is important to recognize the longstanding contributions of these groups and continue providing them with sufficient facility time, it is also important to ensure that new and emerging activities are provided with appropriate time to enable their success. In recent years, there has been an increasing focus on equity and inclusion considerations in facility allocations.

**Sport for Life (S4L)** has developed a series of best practices and recommended principles for the allocation of facility time to user groups.

- Allocation practices are based on “standards of play” principles in terms of the time and space required by each group.
- Allocation policies are transparent and reviewed with the groups. Allocation is not done by tradition, but rather on actual requirements of all groups, including the needs of emerging sports.
- Seasonal allocation meetings are held with common users' groups to review their requests and try to achieve consensus on sharing available spaces and times.
- As seasons progress, groups are encouraged to be flexible in the reallocation of spaces with other groups when no longer needed, either temporarily or for longer periods.
- User fees and subsidies need to reflect community taxpayer support, and the rationale should be shared with sport organizations.

## 7.9 Volunteer Fatigue

The nature of volunteerism is changing. The “modern volunteer” is more selective of the organizations they commit their time to, desires clarity on roles and tenure/term for their involvement, and often prefers shorter duration commitments (e.g. event focused volunteerism) over ongoing and indefinite volunteer positions. Younger volunteers are also often motivated by the opportunity to gain new skills, make connections, and align themselves with organizations that are working to address key societal issues. Changes in volunteerism are also impacting the service delivery of public sector recreation, sports and culture facilities and programming. Volunteer fatigue is becoming a serious issue for many organizations that are being increasingly challenged to fulfill important volunteer roles, often resulting in the need to pay individuals or alter program offerings.



Photo: facebook.com/TownOfStrathmore/photos

## 7.10 Mapping Municipal Cultural Resources

Mapping of cultural resources has long been a central underpinning of cultural planning. By mapping resources, municipalities can identify where there are deficits in their cultural ecology and, depending on the mapping, visually interpret the geographic areas of opportunity and connectivity.

While a spatial map may not be necessary, developing lists of the key categories of interest will reveal the rich depth of cultural resources in the community.

- **For Locals** – the maps and lists can guide and assist a variety of cultural workers in the community, from those who work in supporting tourism to artists. It is also an asset to those who love art and culture, to entrepreneurs who may be looking at startup ventures, and others.
- **For Tourists and Visitors** – having a robust central listing of all the cultural resources is an obvious benefit to those visiting the community, or those interested in investing in Lacombe.
- **For Town Planners** – Cultural maps can be a great asset for planners, policy developers, and decision-makers as it indicates ready-made lists of those primed for community engagement and where assets need to be considered.

Each community has a unique set of categories for organizing their cultural resources, but the following map includes the most commonly associated headings.



Some communities find it difficult to track creative cultural occupations or some others, and so find that they may not include these in their maps. A pitfall to the mapping is that it will represent a moment in time and can become dated. Dedicating resources to updating and maintaining either a spatial map or list can be challenging, and so some cities find that the data set provides context to the cultural plan over a short time period – and that mapping may be revisited upon a plan refresh.

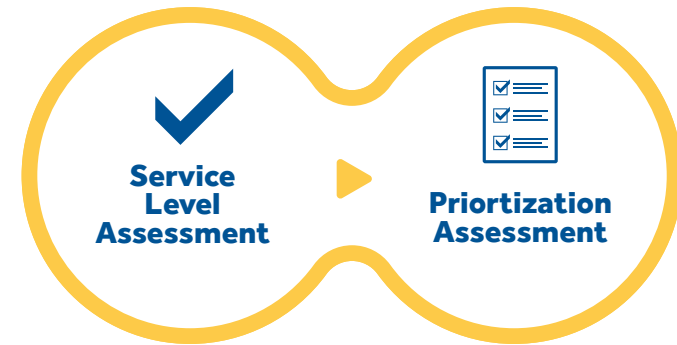
<sup>11</sup> <https://kingsculturalmap.wordpress.com/cultural-mapping-context/>

# 8.0 FACILITY AND AMENITY FRAMEWORK



The provision of recreation infrastructure is one of the costliest services a municipality will provide. These facilities and amenities provide spaces for community members to participate and for organized groups to deliver their programs. Not only is infrastructure costly but its lifespan means that the Town will be managing or supporting it for decades. The significance of this investment requires a deliberate and proactive approach to its development and management. The following framework helps to assess current services levels for recreation and culture amenities (activity spaces). It is important to note that as community needs evolve or new opportunities arise, the service level assessment should be revisited and re-scored to ensure it accurately reflects the current context.

The service level assessment evaluates whether the current quality and quantity of amenities meet the community's needs. By analyzing supply and demand across the Town, through the service level assessment it identifies whether amenity service levels should be enhanced, maintained, or reduced. Once these levels are established, a prioritization process ensures that efforts and resources are directed where they may be most needed.



### Definitions

**Facility:** Indoor and outdoor buildings that are provided for recreation, sport or cultural purpose. For example, the Motor Products Sports Centre.

**Amenity:** Program or activity space in a facility. For example, the fieldhouse at the Strathmore Motor Products Sports Centre.



## 8.1 Service Level Assessment

Specific criteria guide the evaluation of supply and demand levels, supported by a structured scoring process. Detailed criteria for both supply and demand are outlined in the accompanying tables.

Supply					
Rating	Amenity Condition	Relevance (programming)	Utilization	Access	Provision / Location
<b>5 (Highest)</b>	Exceeds applicable design standards; with no improvements or upgrades needed.	Includes modern / contemporary program areas and support spaces that <b>fully meets</b> user and expectations.	At visitation capacity with waiting lists.	Amenity is highly available and accessible for public use.	The current Town supply satisfies demand in the Town
<b>4</b>	Moderately meets applicable design standards; with minimal improvements or upgrades needed.	Includes modern / contemporary program areas and support spaces that <b>meets most</b> user expectations.	High rates of utilized throughout the year.	Amenity is available and accessible for public use.	The current Town supply mostly satisfies Town demand
<b>3</b>	Meets applicable design standards; with moderate improvements or upgrades needed.	Amenity is functional and meets basic user expectations.	Moderate rates of utilization throughout the year.	Amenity is mostly available and accessibly for public use.	The current Town supply somewhat satisfies Town demand
<b>2</b>	Does not meet relevant design standards; should be upgraded or replaced.	Amenity requires investment to be fully functional and meet modern user expectations.	Limited rates of utilization throughout the year, with some seasonal peaks.	Amenity availability and accessibly is limited for public use.	Supply is primarily regional
<b>1 (Lowest)</b>	The amenity needs complete replacement or does not currently exist.	Amenity does not, and cannot (even through investment), meet modern user expectations or does not exist.	Limited rates of utilization throughout the year or does not exist.	Amenity is not available or accessible for public use or does not exist.	There is no supply in the Town

Demand					
Rating	Community Composition	Public Support	Participation	Trends	Event Hosting
<b>5 (Highest)</b>	Highly responsive to current and future populations	High market demand	High indication of activity participation growth locally.	Highly aligned with trends	High opportunity to contribute / enhance all levels of event hosting capacity
<b>4</b>	Moderately serves current and future populations	Moderate market demand	Moderate indication of activity participation growth locally.	Mostly aligned with trends.	Moderate opportunity to contribute / enhance provincial and regional hosting capacity
<b>3</b>	Low service to current and future populations	Low market demand	Low indication of activity participation growth locally.	Moderately aligns with trends.	Low opportunity to contribute / enhance regional and local hosting capacity
<b>2</b>	Limited service to current and future populations	Limited market demand	Limited indication of activity participation growth locally.	Limited alignment with trends.	Limited opportunity to contribute / enhance local hosting capacity
<b>1 (Lowest)</b>	Does not serve current or future populations	No market demand	No indication of activity participation growth locally.	Does not align with any known trends.	Low opportunity to contribute / enhance local hosting capacity

After completing the assessment, facilities and amenities are categorized into three groups: **Enhance**, **Protect**, or **Limit/Innovate**.

- **Enhance:** Facilities or amenities with high demand and low supply are prioritized for investment and improvement.
- **Protect:** Those with high demand and high supply require efforts to maintain and safeguard existing infrastructure.
- **Limit/Innovate:** For facilities or amenities with low demand, strategies may include exploring innovative ways to boost demand or limit further investment.

Each amenity is scored on a scale of 0 to 5 based on supply and demand criteria. The average score or supply and demand determines the service level rating, which informs the prioritization process. Detailed scoring information is provided in Appendix F. Based on the analysis (scoring) of the various amenities, the Service Level Assessment delivered the following results.



**Enhance:** An amenity classified under the enhance category may require investment to improve its current quality or quantity, often necessitating further feasibility studies

Enhance	
Art creation space	
Agricultural facilities (indoor)	
Event hosting facilities	
Fitness / wellness facilities	
Ice arena facilities	
Indoor child playgrounds	
Indoor climbing wall	
Performing arts theatre / space (e.g 250 seats) <sup>12</sup>	
Ball diamonds	
Bike parks (e.g. pump track)	
BMX bike park	
Mountain bike trails	
Sports fields – artificial turf (e.g. soccer, football)	

**Protect:** Amenities classified under the protect category require ongoing maintenance and reinvestment to preserve their current service levels.

Protect	
Art display spaces	Agricultural facilities (outdoor)
Archery lanes / range	Amphitheatres / event spaces / band shelters

Protect	
Before and after school care facilities	Archery range
Classroom / training space	Athletic grounds (track and field)
Community group office / admin space	Beach volleyball courts
Community hall / banquet facilities	Campgrounds
Community kitchen	Community gardens
Community meeting rooms	Cross country ski & snowshoe trails
Combative Spaces (e.g. judo, karate)	Disc golf course
Court sports (e.g. racquetball, squash)	Off leash dog parks
Curling rinks	Golf courses
Dance / program rooms	Hardcourts (e.g. basketball, ball hockey)
Gymnasium type spaces	Nature trails
Indoor public art	Natural areas
Indoor multi-sport / field house type facilities	Open spaces (e.g. parks, greenfields)
Libraries	Outdoor boarded skating rinks
Leisure ice surfaces (non hockey)	Outdoor fitness equipment
Leisure swimming pools (e.g. for fun including water play features)	Outdoor public art

Protect	
Multi-purpose program rooms	Paved pathways
Museum	Lighted pathways
Parkour room / gymnastics space	Pickleball courts
Seniors centre	Picnic areas
Social banquet facilities	Playgrounds
Storage space (for groups)	Skateboard parks
Swimming pools (e.g. for lane swimming, lessons, aquafit)	Sports fields - grass (e.g. soccer, football)
Walking / running track	Spray parks
Youth centre	Tennis courts

**Limit:** Amenities in the limit/innovate category may not need to be provided in their current form moving forward. When significant investment is needed or when optimizing the use of existing resources, these amenities present opportunities for repurposing or adopting more innovative approaches to meet community needs.

Limit	
Indoor pool climbing wall	
Fishing pond	
Sledding / tobogganing hills	

<sup>12</sup> Note: the Performing arts / theatre space included a descriptor of 250 seats. This figure is to provide some description to survey respondents to give a sense of scale and differentiate from a small and a large theatre.

## 8.2 Prioritization

The service level assessment identified facilities and amenities that warrant enhancement, protection, or innovation/limitations. Given the Town of Strathmore's finite resources, it is essential to establish priorities to determine which projects should take precedence. While these decisions can be challenging, applying a structured framework helps guide the prioritization process.

To ensure objective prioritization of recreation investments, a decision-making framework has been developed. Using the criteria outlined in the accompanying chart, facilities and amenities are scored from 0-5, similar to the Service Level Assessment. Each criteria is also weighted (1, 2, or 3) based on its relevance to the Town's context, ensuring investments align with community needs and deliver maximum benefit. Refer to Appendix G for the detailed scoring.

Investment Prioritization Criteria	3 points	2 points	1 point	0 points	Weighting (1 - 5)
<b>What is the determined service level assessment of the amenity?</b>	Enhance	Protect		Innovate/Limit	5
<b>What level of public benefit will the amenity deliver?</b>	High public benefit (indirect benefits for all).	Moderate public benefit (indirect benefits for some).	Low public good (mostly direct benefits for potential users).	No public good (only providing direct benefits to potential users).	4
<b>What is the net financial impact (capital / operating) impacts of the amenity?</b>	Low overall financial impact.	Moderate overall financial impact.	High overall financial impact.	Not feasible due to cost.	4
<b>Does the amenity align with and support the achievement of broader municipal priorities?</b>	Amenity highly aligns and is supported by municipal policy and strategic direction in relation to other amenities (i.e. this amenity is more important than others to meeting goals).	Amenity aligns with municipal policy and / or strategic direction (i.e. this amenity is important).	Amenity has limited alignment with municipal policy and / or strategic direction (i.e. this amenity is of limited important).	Limited / no alignment with municipal policy and / or strategic direction.	3
<b>Does the amenity have the potential to be adaptable to future community and activity needs?</b>	High level of adaptability of amenity to meet unforeseen needs.	Moderate level of adaptability of amenity to meet unforeseen needs.	Limited adaptability of amenity to meet unforeseen needs.	No adaptability of amenity to meet unforeseen needs.	2
<b>Does the amenity enhance the recreation / arts and culture system?</b>	Adds new recreation opportunity.	Significantly improves existing recreation opportunities.	Moderately improves existing recreation opportunities.	Limited to no improvement to recreation opportunities.	1

The framework is designed to be adaptable to changes in the recreation community, sport community, shifts in demographics and the strategic goals of the community. By inputting reliable community data into the Framework, the Town can assess the best strategic direction of future investments in recreation facilities and amenities.



**High Priorities:** A high priority action could include conducting assessments on current facilities to ensure necessary investments are made to maintain them, to update user expectations and functionality and for new facilities to conduct a feasibility study which may include a facility program, financials, demand, site considerations, partnerships and funding opportunities.

1. Open spaces (e.g. parks, green fields)
2. Performing arts theatre / space (e.g 250 seats)<sup>13</sup>
3. Community gardens
4. Outdoor public art
5. Picnic areas
6. Event hosting facilities
7. Fitness / wellness facilities (e.g. exercise / weight room)
8. Indoor public art
9. Nature trails
10. Natural areas
11. Sports fields – artificial turf (e.g. soccer, football)
12. Art creation spaces (e.g. dedicated studios, maker spaces)
13. Multi-purpose program rooms
14. Ball diamonds
15. Paved pathways
16. Lighted pathways
17. Agricultural facilities (indoor)
18. Ice arena facilities (e.g. hockey, figure skating, ball hockey, lacrosse)
19. Indoor child playgrounds
20. Amphitheatres /event spaces / band shelters
21. Hardcourts (e.g. basketball, ball hockey)
22. Social banquet facilities
23. Art display spaces
24. Libraries
25. Agricultural facilities (outdoor)

<sup>13</sup> Note: the Performing arts / theatre space included a descriptor of 250 seats. This figure is to provide some description to survey respondents to give a sense of scale and differentiate from a small and a large theatre

**Medium Priorities:** A medium priority action could include conducting and reviewing facility assessments and investing in them to maintain the facility, potential upgrades to align with user expectations and functionality, to continue monitoring demand and to reassess the service level assessment if demand is reduced.

- Gymnasium type spaces (e.g. basketball, volleyball, badminton, pickleball)
- Indoor climbing wall
- Indoor multi-sport / field house type facilities (e.g. for activities like indoor soccer, ball hockey, roller derby, lacrosse, etc.)
- Museum
- Mountain bike trails
- Before and after school care facilities
- Classroom / training space
- Community hall / banquet facilities
- Community meeting rooms
- Leisure swimming pools (e.g. for fun including water play features)
- Dance / program rooms
- Youth centre
- Campgrounds
- Outdoor boarded skating rinks
- Outdoor fitness equipment
- Playgrounds
- Sports fields - grass (e.g. soccer, football)
- Tennis courts
- Community kitchen (e.g. a cooking space that is health authority approved that can be used for events, birthday parties etc.)
- Storage space (for groups)
- Bike parks (e.g. pump track)
- BMX bike park
- Disc golf course
- Skateboard parks



Photo: facebook.com/low-cost-recreation-photos

**Low Priorities:** A low priority action could include continuing to monitor demand and to reassess the service level assessment if a decrease or increase in demand is warranted.

- Community group office / admin space
- Court sports (e.g. racquetball, squash)
- Cross country ski & snowshoe trails
- Seniors centre
- Swimming pools (e.g. for lane swimming, lessons, aquafit)
- Walking / running track
- Pickleball courts
- Combative Spaces (e.g. judo, karate)
- Archery range
- Spray parks
- Parkour room / gymnastics space
- Beach volleyball courts
- Off leash dog parks
- Athletic grounds (track and field)
- Sledding / tobogganing hills
- Golf courses
- Archery lanes / range
- Curling rinks
- Leisure ice surfaces (non hockey)
- Indoor pool climbing wall
- Fishing pond



Photo: facebook.com/TownOfStrathmore/photos

# 9.0 CONCLUSIONS



In response to the research and engagement findings as well as the amenity service level needs assessment and prioritization results, the following conclusions have been determined. These conclusions will potentially lead to actions undertaken by the Town.

**1. The Town should consider investment in new recreation and cultural facilities and amenities to meet growing demand.**

- The Town has seen significant growth over the past 15 years (40%). However, the rapid expansion has outpaced the development of recreation and cultural facilities, leaving a gap in meeting community demand. As the population grows, so do the interests in recreation and cultural activities. Approximately 55% of survey respondents and 76% of group respondents indicated that the Town lacks adequate facilities and amenities, highlighting the need for investment in new or existing spaces. It is recommended that the Town utilizes the facility and amenity framework to identify key investment opportunities.
- The top 10 high priorities amenities are:
  1. Open spaces
  2. Performing arts theatre
  3. Community gardens
  4. Outdoor public art
  5. Picnic areas
  6. Event hosting facilities
  7. Fitness and wellness facilities
  8. Indoor public art
  9. Nature trails
  10. Natural areas

**2. Working with regional partners and communities has been critical to organizations and programming.**

- A lack of some recreation facilities within the community has created significant challenges for local organizations and residents. With limited spaces to host programs, events, and activities, many organizations are forced to seek facilities outside the town, resulting in increased costs, logistical difficulties, and reduced participation from community members. Reliance on external facilities not only diminishes the sense of local identity and engagement but also limits opportunities for residents to access convenient and inclusive recreational options. However, the availability of facilities outside the town has been crucial in filling gaps left by the lack of local recreation spaces, providing organizations and residents with essential facilities for programs and activities. These facilities play a vital role in supporting community programs and maintaining access to recreational opportunities despite local limitations. These regional facilities, and the use of them by Strathmore organizations, contributes to the sustainability of facilities in these regional communities which, in turn, is reciprocated by these communities vis-à-vis Strathmore services.

### 3. The Town should continue to address program gaps.

- While the Town makes efforts to address barriers to accessing recreation, with approximately one-third of residents (34%) reporting no limitations to their involvement in recreation or cultural activities, challenges remain. These barriers include issues like program schedules not aligning with residents' availability (35%) and the cost of programs (28%). To better support community participation, the Town should consider re-evaluating the programs offered, adjusting schedules to provide opportunities at various times, and exploring grants or fee assistance programs to help residents access these activities.
  - When asked about program improvements, cost and scheduling were the primary concerns identified, re-iterating the need for the Town to address these barriers.
- Programs identified as needed in the Town include:
  - **For Children and Youth (0-9 years):** nature and outdoor programming, organized sports, programs for individuals facing social, physical or cognitive barriers to participation and programs that encourage socialization.
  - **For Youth (10-19 years):** nature and outdoor programming, organized sports, programs that encourage socialization and programs for individuals facing social, physical and cognitive barriers should be programming priorities.
  - **For Adults (20 to 39 years):** programs that encourage socialization and fitness and wellness programming.
  - **For Adults (40-64 years):** casual recreation, fitness and wellness and arts and culture programming.
  - **For Seniors (70 years and older):** programs that encourage socialization and arts and culture programming.
- There is demand for arts and culture programming, including arts, music, and cultural events, for individuals aged 10 to 65 and beyond. Collaborating with local organizations already offering these programs will be essential to fostering continued growth in participation and expanding access to these opportunities.
  - The resident survey also highlighted several priorities, including hosting events that foster broader community participation, forming partnerships with local organizations to reduce costs, offering accessible programs for diverse demographics, and enhancing and expanding library services.

### 4. The Town should work to improve communications regarding recreation and culture opportunities.

- While many residents feel informed about recreation and cultural opportunities in Strathmore, approximately one-third (28%) feel they are not adequately informed. To address this, it is crucial to use a variety of communication channels to reach as many people as possible. Modern platforms like social media and websites can be particularly effective for engaging families and youth, but traditional methods such as newspapers, flyers, and posters are equally important. Additionally, advertising in locations where different generations gather can help ensure that those who may not frequent Town facilities are also informed.
- While The Vault, a collective of some 11 cultural groups, does provide a platform for groups to work together and promote one another, their impact is limited as volunteer organizations with limited funds. That being the case, there is support for the Town to have a larger role in assisting arts and culture organizations in promoting their activities and services.

## **5. Clarify culture's positive benefits through renewed vision and policy.**

- There is no vision for arts and culture at the Town level, in terms of what, strategically, arts and culture should bring to the Town or how it should be used to achieve or contribute to municipal strategic goals. It is not only the current benefits of existing arts and culture services that is misunderstood - it is also its future potential to build the arts and culture community.
- While it is true that arts and culture were not ignored in that 2020 Master Plan (for example, a performing arts venue ranked first on the list of needed new facilities), there is belief among some in the arts and culture community that municipal preferences tilt toward recreational facilities and services, and that many of the recommendations could apply to both recreation and culture equally and therefore were not focused on the arts and culture sector's specific needs.
- There is belief that the Town should not take a major role in arts and culture sector management, but it may be that some convening mechanism for arts and culture organizations and the Town of Strathmore be developed for mutual benefit - so that the Town is aware of the benefit that the cultural organizations bring, and that the organizations can work more closely with the Town in generating awareness and developing joint promotional strategies.

## **6. Provide additional Town staffing support.**

- While the arts organizations are grateful for whatever support they receive from the Town, there is belief that there are inadequate staff support, since one person is responsible for both recreation and culture and it is believed that the position's duties are beyond what one person can reasonably provide, and that the vast majority of available time must be spent on recreation which is a large sector in Strathmore.
- Given the growth in the arts and culture sector in recent years, it is believed that it is no longer possible to serve both sectors with a single position. Arts sector representatives encourage the Town to add a position dedicated to arts and culture to assist the volunteer-driven organizations to ensure that this growing sector's needs are being met and awareness raised.

## **7. Increase funding or fundraising support.**

- Funding is believed to be inadequate, particularly among performing and visual arts groups. But this is also linked to the above point about staff. Capacity building in terms of assisting with grant applications and understanding potential sources of external grant funding (as well as private sector fundraising) was cited as a potential role for a new Town staffer dedicated to the arts sector.
- Streamline the community group delegation process to reduce the time demands on volunteers. Having to re-apply each year and making presentations to Council to ask for funding, is believed to be redundant, time consuming and unfair, especially given the manpower challenges outlined previously.

## 9.1 Aquatic Centre Conclusions

The Aquatic Centre in the Town of Strathmore, originally built in 2002, underwent renovations in 2018 to enclose the slide area. The building's mechanical systems are generally in fair condition but require attention in specific areas. Plumbing and fire protection systems need regular maintenance, while HVAC and electrical systems will need replacements in the next few years. The building's exterior has mixed conditions, with some issues in the masonry, roofing, and potential leaks in the aluminum roof. Communication and security systems are functional but will require updates in the coming years.

### Comments from the Resident Survey regarding the Aquatic Centre, particularly its condition:

**“The pool is also always down, and the water temperature is far too cold for taking children, and as an adult I find it too cold to use.”**

**“We need more space on the pool deck if we want to host swim meets. We have not been able to host a swim meet because of the lack of space and limited lifeguards available.”**

**“More aquatic space with a lazy river, indoor playgrounds is needed.”**

**“I love the pool but would like to see more time for noon time swims.”**

Based on the examination of capacity, the Aquatic Centre has sufficient space for additional use. Factors that may impact additional use include hours of operation, staffing, and allocation procedures. An examination of these factors should be undertaken as efforts to increase utilization continue.



Photo: facebook.com/TownOfStrathmore/photos

## 9.2 Family Centre Conclusions

The building's mechanical systems are generally in fair condition, with plumbing requiring usual maintenance for the next five years and HVAC equipment needing replacement in 3-5 years. The building's exterior shows some damage to the cladding and roofing, requiring repairs and replacements, while regular maintenance and equipment identification are essential for continued system performance.

### Comments from the Resident Survey regarding the Family Centre:

**"We need additional ice surfaces for the family center and seating to attract a junior hockey team."**

**"There's a nice big screen TV in the Family Centre that is never on. This could not only advertise the dressing rooms, but could advertise programming. Each facility should have multiple screens advertising the Town!"**

**"Simple accommodations like having sledge hockey sled with balance pegs for public skating would allow many families with disabilities to participate in activities with family and friends."**

**"More hockey rinks are needed. It's not acceptable to be driving to Standard, Rockford , Hussar for practice ice times in a town the size of Strathmore it needs another twin arena and quickly."**

**"Let's utilize arena time in neighbouring rural communities fully before we build anything new."**

The prime time usage of the two arenas suggests that consideration is needed for additional ice in Strathmore. The use of arena space in regional communities helps manage demand for time in the Family Centre and this usage is important to these more rural communities and facilities. As consideration is given to expanding the inventory of ice in the region, collaboration with neighbouring municipalities is warranted.



## 9.3 The Strathmore Motor Products Sports Centre Conclusions

The Strathmore Motor Products Sports Centre (SMP) opened in 2019 and therefore no facility assessments have been completed to date.

**Comments from community engagement on the facility include the following:**

“Motor Products Sport Centre has great potential, but the way things were built it isn’t as effective as it could be. The turf can’t be used for indoor soccer or lacrosse like advertised. It hasn’t really brought any extra sport leagues or teams to town.”

“When building something spend the extra money and do it properly. SMP Center for example - excellent facility and was needed. But why, not when building, put in bleachers for spectators and have change rooms for teams to change if hosting a multiple team event.”

“We need indoor properly surfaced and maintained pickleball courts. Currently we are begging and borrowing elementary school gyms with taped lines to do this. SMP does not meet this requirement as they just throw some old nets on a taped area lined floor. It’s slippery, poorly crafted.”

Continue to monitor the community’s use of the Strathmore Motor Products Sports Centre. Work with the community and groups to maximize the use of this key community facility. Ensure that regular and ongoing assessments are completed and that all asset management practices are employed.



# APPENDICES



# Appendix A - Open House Panels



## RECREATION AND CULTURE, EH?

Help us Shape the Future of Recreation and Culture in Strathmore!

The Town of Strathmore is developing a Recreation and Culture Needs Assessment to ensure these services align with the current and future need of residents. The Needs Assessment will help strengthen existing facilities, amenities, recreation, arts, culture program offerings and guide the development of future facilities.

### Specifically, the Needs Assessment will:

- Examine the current provision of recreation and culture facilities and services.
- Provide insight into recreation and culture gaps in the community.
- Provide direction on potential future capital investment.

Recreation and culture services are valued and important municipal services. Quality recreation and culture opportunities make a healthier, happier and more connected community!

Today we want to learn from you about the current state of recreation and culture in the Town and ways the Town can optimize these services and facilities in the future.

### What is Recreation?

From "A Framework for Recreation in Canada: Pathways to Wellbeing"

Recreation is the experience that results from freely chosen participation in physical, social, intellectual, creative, and spiritual pursuits that enhance individual and community wellbeing.



### Recreation and Culture Needs Assessment

- 1 Strategy & Plan Review**  
What provincial, national and local plans exist that may impact the Town of Strathmore?
- 2 Population & Demographic Analysis**  
What is the demographic makeup of the Town?
- 3 Inventory & Analysis Facilities (Indoor/Outdoor)**  
What recreation spaces and programs are available in the Town and how well are these spaces utilized?
- 4 Trends & Leading Practices Review**  
What are the current trends in the provision of recreation and culture?
- 5 Community Discussion Sessions, Resident Survey and Community Group Survey**  
What are the opinions of residents and community organizations?

## We Want To Hear From You!

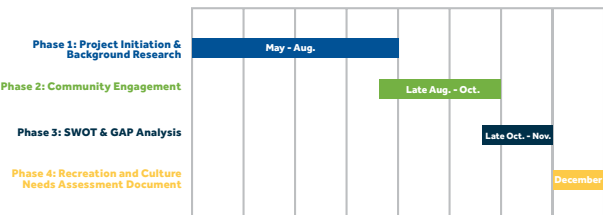
Gathering input from residents is critical to the development of the Needs Assessment as your thoughts and opinions are essential to this project and for setting future priorities for recreation and culture in your Town. Your feedback will help ensure that residents and organizations continue to benefit from the Town's investment in recreation and culture.

### How do I provide feedback?

- Share your thoughts today at the Community Forum!
- Online Household Survey Watch for a postcard in mailbox!

If you have any questions regarding the Recreation and Culture Needs Assessment or the engagement opportunities, including if you need assistance completing the survey or you'd prefer a hard copy of the survey, please email [rec@strathmore.ca](mailto:rec@strathmore.ca)

If you would like more information about the project visit [www.strathmore.ca](http://www.strathmore.ca)



Grab a post-it note and share your responses to the following questions.

**What are your favourite recreation and culture activities in Strathmore?**

POST YOUR ANSWER HERE












**What advice do you have as the Town plans for the future of recreation and culture?**

POST YOUR ANSWER HERE

## What is your vision for recreation and culture in Strathmore?

The vision describes the ideal future. It helps paint a picture of what you would like recreation and culture to be like at some point in the future.

Put a dot in the boxes to indicate those descriptors that are part of your vision.

 Safe	 Available	 Multi-Generational	 Year Round
 Multi-Use	 Connected	 Affordable	 Healthy
 Community Focused	 Shared Places	 Gathering Places	 Natural Environments

Use this space to share any other thoughts about your vision for recreation and culture in Strathmore

## SHARE YOUR BIG IDEA!

Have an idea about how we might improve recreation and culture services, increase participation in recreation and culture activities or bring a new activity to the Town? Share your ideas with us by placing a sticker on the community garden!

**Share your big idea on a flower, vegetable or fruit and place it directly on the community garden!**





# Let's talk about recreation and culture in Strathmore.

The Town of Strathmore is completing a Recreation and Culture Needs Assessment. The Needs Assessment will provide decision makers with an updated understanding of community needs related to the development, delivery, improvement of recreation and culture programs, services and facilities.

## We need YOUR input!

Your input is important to help us better understand the perspectives of the entire community. Please take a moment and share the opinions of your household. How are we doing? Do we need more or different recreation and culture services?

If you'd prefer to complete a paper copy of the survey or have questions about the Needs Assessment, please contact Marcie Mansbridge (Manager of Recreation and Culture) at [rec@strathmore.ca](mailto:rec@strathmore.ca).

Please visit  
[www.strathmore.ca](http://www.strathmore.ca)  
to access the survey  
OR  
scan the QR code



# Appendix C - Resident Survey

## STRATHMORE RECREATION AND CULTURE NEEDS ASSESSMENT



### Household Survey

The Town offers a range of recreation and culture facilities and services that are highly valued by residents. These spaces and services are key contributors to residents' quality of life and have been proven to strengthen community connections and pride, provide economic opportunities and have positive impacts on individual health and wellness.

To help ensure recreation and culture services align with the current and future need, the Town is developing a Recreation and Culture Needs Assessment.

*(A needs assessment was completed as part of the 2020 Master Plan process, however there is desire by the Town to update the information to ensure it better reflects the community and to assist with Town planning).*

To develop this Needs Assessment, it is important to hear from community members. Your input is integral to the development of the Needs Assessment and helps us better understand needs, trends and perspectives of recreation and culture in the Town. **Please answer the following questions considering the thoughts and needs of all members of your household.**

If you have any questions about this survey or the Needs Assessment or if you need assistance completing this questionnaire, please contact Marcie Mansbridge (Manager of Recreation and Culture) at [rec@strathmore.ca](mailto:rec@strathmore.ca).

Your participation in this survey is completely voluntary and you may choose not to participate or end your participation at any time. The information you provide through this questionnaire is collected under the authority of, and managed in accordance with, the Municipal Freedom of Information and Protection of Privacy Act, 1990 (MFIPPA) and all relevant Canadian data storage and management best practices. The information you provide will be used by RC Strategies to inform the development of the Town of Strathmore's Recreation and Culture Needs Assessment. Survey data will be securely digitally stored and deleted one year after the completion of the project.

**Please complete the survey by October 25, 2024. The survey will take you approximately 15 minutes to complete.**

1

## Section 1: About You!

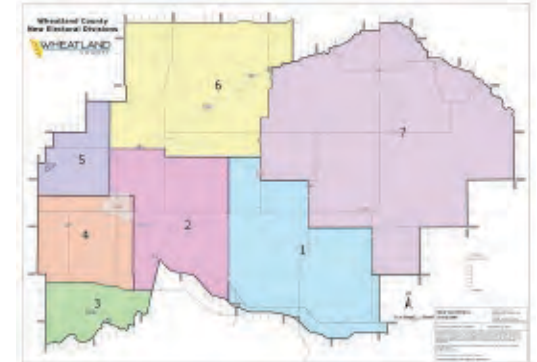
Please answer the following questions that describe your household. This information will help with the analysis of the survey findings. For example, we may learn that households with young children have different recreation priorities. The responses you provide will not be used to identify your individual household.

1. Where do you live?

- Town of Strathmore
- Wheatland County
- Siksika Nation
- Other (please specify: \_\_\_\_\_)

a. If Wheatland County, which electoral division?

- Division 1
- Division 2
- Division 3
- Division 4
- Division 5
- Division 6
- Division 7



2. How long have you lived in the Strathmore area?

- Less than 1 year
- 1 - 5 years
- 6 - 10 years
- More than 10 years

3. Please describe your household by identifying the number of members in each of the following age groups – including yourself!

- |                                   |   |
|-----------------------------------|---|
| <input type="text"/> 0-4 years    | <input type="text"/> 40-49 years        |
| <input type="text"/> 5-9 years    | <input type="text"/> 50-59 years        |
| <input type="text"/> 10-14 years  | <input type="text"/> 60-69 years        |
| <input type="text"/> 15-19 years  | <input type="text"/> 70-79 years        |
| <input type="text"/> 20 -29 years | <input type="text"/> 80 years and older |
| <input type="text"/> 30-39 years  |   |

2

4. Please check any of the following statements that applies to members of your household.
- I or someone in my household identifies as Aboriginal, Indigenous, First Nations, Metis or Inuk (Inuit).
  - I or someone in my household has a physical disability.
  - I or someone in my household as moved to Canada in the last 2 years.
  - None of the above.
  - I prefer not to answer.

## Section 2: Top of Mind Thoughts

5. What are the main reasons that members of your household participate in recreation and culture activities? (Select all that apply)
- Physical health / exercise
  - Enjoy a challenge
  - To be with family / friends
  - Meet new people
  - To be creative
  - Pleasure / entertainment (for fun)
  - Improve skills or knowledge
  - Help the community
  - Relaxation, mental health, and wellbeing
  - To enjoy nature
  - To socialize
  - To "get away"
  - To enjoy the outdoors / get fresh air
  - Satisfy curiosity
  - Something different than work
  - We don't participate in recreation activities
  - Other, please specify: \_\_\_\_\_

## Section 3: Current Usage / Visitation

6. What recreation activities do members of your household participate in? (Select all that apply)
- At home leisure activities (e.g., games, reading, computer games)
  - Attending spectator activities / special events (e.g., concerts, sports events, festivals)
  - Agricultural activities (e.g. equestrian, rodeo)
  - Cultural activities (e.g., celebrations, watching sporting events)
  - Indoor aquatic activities (e.g., lane swimming, recreational swimming)
  - Indoor physical activity (e.g., working out in a gym, yoga, indoor climbing)
  - Indoor sports (e.g., basketball, curling, hockey, squash)
  - Nature-oriented activities (e.g., fishing, nature appreciation, bird watching, walking tours)
  - Outdoor aquatic activities (e.g., swimming, canoeing / kayaking, paddleboarding, spray parks)
  - Outdoor court activities (e.g., tennis, basketball, pickleball)
  - Outdoor leisure activities (e.g., picnicking, reading in a park, casual bocce, playing at playground)
  - Outdoor physical activity (e.g., walking, hiking, cycling (road, mountain), gardening, skateboarding)
  - Outdoor sports (e.g., soccer, softball, disc golf, BMX biking)
  - Outdoor winter activities (e.g., cross-country skiing, snowshoeing, skating)
  - Performing arts (e.g., singing, dancing, drama)
  - Social activities (e.g., get together with friends / family)
  - Visual arts (e.g., painting, photography, pottery, crafts)
7. For each of the facilities and spaces listed, please indicate how frequently you or a member of your household would use / visit it in a typical year (during the season of play). (Note – if multiple household members used the facility at the same time, please count that as one use / visit.)

	Daily (5 or more times a week)	Weekly (1-2 times per week)	Weekly (1-2 times per week)	A few times per year	Did not use / visit in the previous year
<b>Outdoor Spaces and Facilities</b>					
Agriterra Strathmore AG Stadium	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ball Diamonds in Strathmore	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bocce Courts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disc Golf	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Times Square	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kinsmen Park Amphitheatre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Daily (5 or more times a week)	Weekly (1-2 times per week)	Weekly (1-2 times per week)	A few times per year	Did not use / visit in the previous year
Kinsmen Park Gazebos or Pavillion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lions Regional Outdoor Rink	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lions Splash Pad (Kinsmen Park)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Off Leash Dog Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks in Strathmore	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pickleball Courts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Playgrounds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sledding Hills	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sobeys Ballpark Complex (Ag. Grounds)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Soccer Fields in Strathmore	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strathmore Ag General Grounds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strathmore Skate Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tennis Courts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trails - paved	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trails - unpaved	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Indoor Facilities</b>					
Centennial Civic Centre – Charles Mercer Room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centennial Civic Centre – Community Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centennial Civic Centre - Halls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strathmore Ag Facilities (Indoor Amenities such as; Pavillion, Remuda, Link Building)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strathmore Aquatic Centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strathmore Family Centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strathmore Motor Products Sports Centre – Batting Cage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strathmore Motor Products Sports Centre – Fieldhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Daily (5 or more times a week)	Weekly (1-2 times per week)	Weekly (1-2 times per week)	A few times per year	Did not use / visit in the previous year
Strathmore Motor Products Sports Centre – Gymnasium(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strathmore Motor Products Sports Centre – Indoor Field	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strathmore Motor Products Sports Centre – Mixed Use Concrete Surface	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strathmore Motor Products Sports Centre – Walking Track	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strathmore Municipal Library	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strathmore Seniors Drop-In Centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Have you attended any community events in Strathmore in the past year?

Yes

No (go to Q9)

a. What events did you attend?

Strathmore Stampede

Strathmore Performing Arts Festival

Canada Day

Alberta Culture Days Events

Fishing Derby

Bark in the Park

Other: \_\_\_\_\_

9. Have you or a household member participated in a recreation or culture program in Strathmore over the last year? (A program is a regularly scheduled activity that participants sign up for or commit to for a period of time.)

Yes

No (go to Q10)

Unsure

a. Which of the following program types have you or a household member participated in over the last year? (This could be a minor sport program, arts class)

- Winter recreation sports programs (e.g. House league hockey)
- Summer recreation sports programs (e.g. House league soccer)
- Competitive sports program (e.g. A travel hockey team)
- Art / culture program (e.g. Art classes)
- Dance program
- Technology programs (e.g. computer classes)
- Other: \_\_\_\_\_

## Section 4: Recreation and Culture Services Assessment

10. What, if anything prevents you or someone in your household from participating in recreation and culture opportunities in Strathmore? (Select all that apply)

- Nothing limits our ability to participate in recreation and cultural opportunities in Strathmore.
- Personal (e.g. health / medical issues, lack of knowledge of activity, lack of time, lack of childcare)
- Language or cultural barriers
- Facility operation issues (e.g. hours of operation, facility is crowded, activity and program schedules don't work, lack of rental time, programs aren't offered or are full)
- Don't feel welcome / safe / comfortable
- Cost (e.g. program / lesson fees are high, admission fees are high)
- Cost (e.g. equipment)
- Physical barriers to access / difficult to physically get into facilities
- Features or amenities that I want aren't offered
- Condition of facility
- Do not know where the facilities are
- Transportation challenges to get to the facility
- Spaces are too busy and noisy
- Not enough parking or parking full at times I want to visit
- Timing does not work for my schedule
- Quality of programs is insufficient
- Other (please specify): \_\_\_\_\_

7

11. How satisfied are you with the overall **availability of recreation amenities and spaces** (indoor and outdoor) in Strathmore?

- Very satisfied
- Somewhat satisfied
- Neither satisfied nor dissatisfied
- Somewhat dissatisfied
- Very dissatisfied
- No opinion

12. How satisfied are you with the overall **availability of culture amenities and spaces** (indoor and outdoor) in Strathmore?

- Very satisfied
- Somewhat satisfied
- Neither satisfied nor dissatisfied
- Somewhat dissatisfied
- Very dissatisfied
- No opinion

13. How satisfied are you with the **overall availability of events** in Strathmore?

- Very satisfied
- Somewhat satisfied
- Neither satisfied nor dissatisfied
- Somewhat dissatisfied
- Very dissatisfied
- No opinion

14. How satisfied are you with the **overall availability of programming** in Strathmore?

- Very satisfied
- Somewhat satisfied
- Neither satisfied nor dissatisfied
- Somewhat dissatisfied
- Very dissatisfied
- No opinion

8

## Section 5: Future Priorities and Focus Areas

15. Answering on behalf of your entire household, do you think there are adequate recreation and culture facilities (indoor and outdoor) in Strathmore?

- Yes
- No
- Unsure

16. Please select **up to five (5) INDOOR** recreation and culture facilities that should be more readily available or enhanced in Strathmore. A couple of things to consider:

- There are costs to building and operating facilities and amenities (this may impact taxes and / or user fees).
- Your responses will be used to help determine facility priorities for planning purposes. They may not lead to changes in a facility or new facilities being built.

- |  |   |
|--|---|
| <input type="checkbox"/> Art creation spaces (e.g. dedicated studios, maker spaces)  | <input type="checkbox"/> Indoor child playgrounds   |
| <input type="checkbox"/> Art display spaces  | <input type="checkbox"/> Indoor climbing wall   |
| <input type="checkbox"/> Archery lanes / range   | <input type="checkbox"/> Indoor public art  |
| <input type="checkbox"/> Agricultural facilities (e.g. riding facilities)  | <input type="checkbox"/> Indoor pool climbing wall  |
| <input type="checkbox"/> Before and after school care facilities   | <input type="checkbox"/> Indoor multi-sport / field house type facilities (e.g. for activities like indoor soccer, ball hockey, roller derby, lacrosse, etc.) |
| <input type="checkbox"/> Classroom / training space  | <input type="checkbox"/> Libraries  |
| <input type="checkbox"/> Community group office / admin space  | <input type="checkbox"/> Leisure ice surfaces (non hockey)  |
| <input type="checkbox"/> Community hall / banquet facilities   | <input type="checkbox"/> Leisure swimming pools (e.g. for fun including water play features)  |
| <input type="checkbox"/> Community kitchen (e.g. a cooking space that is health authority approved that can be used for events, birthday parties etc.) | <input type="checkbox"/> Multi-purpose program rooms  |
| <input type="checkbox"/> Community meeting rooms   | <input type="checkbox"/> Museum   |
| <input type="checkbox"/> Combative Spaces (e.g. judo, karate)  | <input type="checkbox"/> Parkour room / gymnastics space  |
| <input type="checkbox"/> Court sports (e.g. racquetball, squash)   | <input type="checkbox"/> Performing arts theatre / space (e.g. 250 seats)   |
| <input type="checkbox"/> Curling rinks   | <input type="checkbox"/> Seniors centre   |
| <input type="checkbox"/> Dance / program rooms   | <input type="checkbox"/> Social banquet facilities  |
| <input type="checkbox"/> Event hosting facilities  | <input type="checkbox"/> Storage space (for groups)   |
| <input type="checkbox"/> Fitness / wellness facilities (e.g. exercise / weight room)   | <input type="checkbox"/> Swimming pools (e.g. for lane swimming, lessons, aquafit)  |
| <input type="checkbox"/> Gymnasium type spaces (e.g. basketball, volleyball, badminton, pickleball)  | <input type="checkbox"/> Walking / running track  |
| <input type="checkbox"/> Ice arena facilities (e.g. hockey, figure skating, ball hockey, lacrosse)   | <input type="checkbox"/> Youth centre   |

9

a. In addition to the **indoor spaces** identified above, are there any other types of **indoor spaces** that you think should be more readily available? If so, please note them here.

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17. Please select **up to five (5) OUTDOOR** recreation and culture facilities that should be more readily available or enhanced in Strathmore. A couple of things to consider:

- There are costs to building and operating facilities and amenities (this may impact taxes and / or user fees).
- Your responses will be used to help determine facility priorities for planning purposes. They may not lead to changes in a facility or new facilities being built.

- |  |  |
|--|--|
| <input type="checkbox"/> Agricultural facilities (e.g. rodeo grounds, riding arenas) | <input type="checkbox"/> Natural areas   |
| <input type="checkbox"/> Amphitheatres / event spaces / band shelters                | <input type="checkbox"/> Open spaces (e.g. parks, greenfields)                   |
| <input type="checkbox"/> Archery range   | <input type="checkbox"/> Outdoor boarded skating rinks                           |
| <input type="checkbox"/> Athletic grounds (track and field)                          | <input type="checkbox"/> Outdoor fitness equipment                               |
| <input type="checkbox"/> Ball diamonds   | <input type="checkbox"/> Outdoor public art                                      |
| <input type="checkbox"/> Beach volleyball courts                                     | <input type="checkbox"/> Paved pathways  |
| <input type="checkbox"/> Bike parks (e.g. pump track)                                | <input type="checkbox"/> Lighted pathways  |
| <input type="checkbox"/> BMX bike park   | <input type="checkbox"/> Pickleball courts                                       |
| <input type="checkbox"/> Campgrounds   | <input type="checkbox"/> Picnic areas  |
| <input type="checkbox"/> Community gardens   | <input type="checkbox"/> Playgrounds   |
| <input type="checkbox"/> Cross country ski & snowshoe trails                         | <input type="checkbox"/> Sledding / tobogganing hills                            |
| <input type="checkbox"/> Disc golf course  | <input type="checkbox"/> Skateboard parks  |
| <input type="checkbox"/> Off leash dog parks   | <input type="checkbox"/> Sports fields - grass (e.g. soccer, football)           |
| <input type="checkbox"/> Fishing pond  | <input type="checkbox"/> Sports fields - artificial turf (e.g. soccer, football) |
| <input type="checkbox"/> Golf courses  | <input type="checkbox"/> Spray parks   |
| <input type="checkbox"/> Hardcourts (e.g. basketball, ball hockey)                   | <input type="checkbox"/> Support amenities (e.g. lighting, parking, seating)     |
| <input type="checkbox"/> Mountain bike trails  | <input type="checkbox"/> Tennis courts   |
| <input type="checkbox"/> Nature trails   |  |

a. In addition to the **outdoor spaces** identified above, are there any other types of **outdoor spaces** that you think should be more readily available? If so, please note them here.

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## Section 6: Programming

18. What improvements or changes are needed regarding programming? (Select all that apply)

- No improvements or changes are needed
- Accommodate more participants
- Better instruction
- More convenient schedule
- Enhanced content / better quality
- Offered more frequently
- Lower cost
- Greater variety
- More convenient locations
- Improved marketing of programs
- Other (please specify): \_\_\_\_\_

19. The table lists different types of programming. Please identify any that you think should be enhanced or provided in Strathmore for each of the different age groups.

Program Type	Children (0-9 years)	Youth (10-18 years)	Adults (ages 19-39 years)	Adults (40-64 years)	Seniors (65 years and older)	Current programming is sufficient / Unsure
Nature / outdoor education programming	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmental stewardship activities and programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fitness and wellness programming (yoga, spin class)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Casual recreation programming ("drop-in" and unstructured types of programs. Like: horticulture, basketball, pickleball)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Arts / culture programming (pottery, beading, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Organized sports teams, leagues, and clubs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Programs for individuals facing social, physical, or cognitive barriers to participation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Programs that encourage socialization	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a. Please use the space provided to identify any specific **programs** that household members think are more needed in Strathmore.

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20. Please use the space provided to identify any **events** you think are needed in Strathmore.

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## Section 7: Prioritization Criteria

21. The Town has limited resources and must set priorities for major facility projects (renewals, expansions / enhancements and new builds) based on achieving the highest level of public benefit. From the list, please indicate how important each factor should be when the Town sets priorities.

	Very important	Somewhat important	Unsure	Somewhat unimportant	Very unimportant
Demand from the community (residents and groups)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Replaces an existing facility that is outdated and / or is at the end of its remaining lifespan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aligns with the priorities of the municipality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overall costs of operating the facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The existing supply / availability in the area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential cost savings through partnerships or grants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Very important	Somewhat important	Unsure	Somewhat unimportant	Very unimportant
Enhances an existing facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accommodates the greatest number of users	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Provides a new opportunity in the area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The facility is multi-purpose and serves a number of community needs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The facility has the potential to generate economic benefit by bringing more events, tourists, and non local spending	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The facility would provide an opportunity to an underserved segment of the community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The facility would provide active living opportunities across ages, interests, and ability levels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Section 8: Values and Considerations

22. Please indicate your level of agreement with the following statements.

	Strongly Agree	Somewhat Agree	Neither Agree or Disagree	Somewhat Disagree	Strongly Disagree
Recreation and culture opportunities are very important to my household.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreation and culture opportunities benefit all residents in the community even if they don't use them directly.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
It is important to ensure that recreation and culture opportunities are available and accessible for all residents in the community.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Where possible the Town should partner with community groups to provide recreation and culture services.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community events can help people to develop a sense of community and connection to each other.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
It is important to maintain or upkeep our existing facilities before we consider developing new ones.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Section 9: Communications

23. In general, how informed do you feel about recreation and culture services in Strathmore?

- Very informed
- Adequately informed
- Inadequately informed
- Not sure / no opinion



# Appendix D - Group Survey

## STRATHMORE RECREATION AND CULTURE NEEDS ASSESSMENT



### Group Survey

The Town of Strathmore is proud to provide a variety of recreation and culture opportunities. To ensure these opportunities and facilities are managed effectively, the Town is developing a Recreation and Culture Needs Assessment. The Needs Assessment will help council and administration make decisions and guide the development, delivery and improvement of recreation and culture in the Town for the next 10 years.

*(A needs assessment was completed as part of the 2020 Master Plan process, however there is desire by the Town to update the information to ensure it better reflects the community and to assist with Town planning).*

To develop this Needs Assessment, it is important to hear from organizations that use facilities and amenities in Strathmore to deliver their programs and host their activities. **Please take some time to answer the following questions on behalf of your organization** – it should take about 15 minutes to complete. Your organization should only provide a **single response. The survey closes November 8, 2024.**

If you have any questions about this survey or the Recreation and Culture Needs Assessment, or if you need assistance completing this questionnaire, please contact Marcie Mansbridge at [rec@strathmore.ca](mailto:rec@strathmore.ca).

Please complete the survey by November 8, 2024. The survey will take you approximately 15 minutes to complete.

1

STRATHMORE RECREATION AND CULTURE NEEDS ASSESSMENT

## Section 1: About Your Organization

1. What is the name of your organization? \_\_\_\_\_
2. Briefly explain the purpose of your organization (mission) and its main activities.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. How many participants / members typically belong to your organization?
  - Up to and including 50
  - 50-100
  - 101-250
  - 251 and more
4. What is your expectation for participant / member figures over the next few years?
  - Decrease
  - Remain the same
  - Increase
  - Unsure
5. How many volunteers regularly support your organization?
  - Up to and including 10
  - 11-20
  - 21-5
  - 51 and more

2

## Section 2: Current Facilities and Spaces

6. Strathmore provides a variety of spaces that are used to provide programs and events. We are interested in learning what spaces are the key one(s) your group uses in its programming. Review the list of the facilities and spaces and indicate for each its importance to your programming.

	Very important to programming (main space)	Somewhat important (use occasionally)	Neutral (may use it or use it rarely)	Unimportant (We don't use it for our programming)
Aquatic Centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ball Diamonds (Cheadle)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ball Diamonds (Lyalta)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ball Diamonds (Strathmore)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Churches (for performing arts)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community pathways and trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curling rink	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disc golf courses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kinsmen park outdoor amphitheatre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lions regional outdoor rink	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor sports fields	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rural community halls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rural ice rinks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
School gymnasiums	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Skateboard park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strathmore Civic Centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Strathmore Family Centre Arena (Ice Sheets)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strathmore Motor Products Sports Centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strathmore Municipal Library	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strathmore Seniors Drop-In Centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strathmore Ag facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tennis Courts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Does your organization use recreation and culture facilities and spaces outside of Strathmore?

- Yes
- No
- Unsure

a. Why does your organization use recreation and culture spaces outside of Strathmore?

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8. To what degree do the current recreation and culture facilities and spaces in Strathmore meet the needs of your organization?

- Completely meet the needs of our group
- Somewhat meet the needs of our group
- Do not adequately meet the needs of our group

## Section 3: Future Priorities and Focus Areas

Do you think there are adequate recreation and culture facilities in Strathmore?

- Yes
- No
- Unsure

9. Please select **up to five (5) INDOOR** recreation and culture facilities that should be more readily available or enhanced in Strathmore. A couple of things to consider:

- There are costs to building and operating facilities and amenities (this may impact taxes and / or user fees).
- Your responses will be used to help determine facility priorities for planning purposes. They may not lead to changes in a facility or new facilities being built.

- |  |   |
|--|---|
| <input type="checkbox"/> Art creation spaces (e.g. dedicated studios, maker spaces)  | <input type="checkbox"/> Indoor child playgrounds   |
| <input type="checkbox"/> Art display spaces  | <input type="checkbox"/> Indoor climbing wall   |
| <input type="checkbox"/> Archery lanes / range   | <input type="checkbox"/> Indoor pool climbing wall  |
| <input type="checkbox"/> Before and after school care facilities   | <input type="checkbox"/> Indoor multi-sport / field house type facilities (e.g. for activities like indoor soccer, ball hockey, roller derby, lacrosse, etc.) |
| <input type="checkbox"/> Classroom / training space  | <input type="checkbox"/> Libraries  |
| <input type="checkbox"/> Community group office / admin space  | <input type="checkbox"/> Leisure ice surfaces (non hockey)  |
| <input type="checkbox"/> Community hall / banquet facilities   | <input type="checkbox"/> Leisure swimming pools (e.g. for fun including water play features)  |
| <input type="checkbox"/> Community kitchen (e.g. a cooking space that is health authority approved that can be used for events, birthday parties etc.) | <input type="checkbox"/> Multi-purpose program rooms  |
| <input type="checkbox"/> Community meeting rooms   | <input type="checkbox"/> Parkour room / gymnastics space  |
| <input type="checkbox"/> Court sports (e.g. racquetball, squash)   | <input type="checkbox"/> Performing arts theatre  |
| <input type="checkbox"/> Curling rinks   | <input type="checkbox"/> Seniors centre   |
| <input type="checkbox"/> Dance / program rooms   | <input type="checkbox"/> Social banquet facilities  |
| <input type="checkbox"/> Event hosting facilities  | <input type="checkbox"/> Storage space (for groups)   |
| <input type="checkbox"/> Fitness / wellness facilities (e.g. exercise / weight room)   | <input type="checkbox"/> Swimming pools (e.g. for lane swimming, lessons, aquafit)  |
| <input type="checkbox"/> Gymnasium type spaces (e.g. basketball, volleyball, badminton, pickleball)  | <input type="checkbox"/> Walking / running track  |
| <input type="checkbox"/> Ice arena facilities (e.g. hockey, figure skating, ball hockey, lacrosse)   | <input type="checkbox"/> Youth centre   |
| <input type="checkbox"/> Indoor agricultural facilities (e.g. riding arena)  |   |

a. In addition to the **indoor spaces** identified above, are there any other types of **indoor spaces** that you think should be more readily available? If so, please note them here.

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10. Please select **up to five (5) OUTDOOR** recreation and culture facilities that should be more readily available or enhanced in Strathmore. A couple of things to consider:

- There are costs to building and operating facilities and amenities (this may impact taxes and / or user fees).
- Your responses will be used to help determine facility priorities for planning purposes. They may not lead to changes in a facility or new facilities being built.

- |  |  |
|--|--|
| <input type="checkbox"/> Agricultural facilities (e.g. rodeo grounds, riding arenas) | <input type="checkbox"/> Open spaces (e.g. parks, greenfields)                   |
| <input type="checkbox"/> Amphitheatres / event spaces / band shelters                | <input type="checkbox"/> Outdoor boarded skating rinks                           |
| <input type="checkbox"/> Archery range   | <input type="checkbox"/> Outdoor fitness equipment                               |
| <input type="checkbox"/> Ball diamonds   | <input type="checkbox"/> Paved pathways  |
| <input type="checkbox"/> Beach volleyball courts                                     | <input type="checkbox"/> Lighted pathways  |
| <input type="checkbox"/> Bike parks (e.g. pump track)                                | <input type="checkbox"/> Pickleball courts                                       |
| <input type="checkbox"/> Campgrounds   | <input type="checkbox"/> Picnic areas  |
| <input type="checkbox"/> Community gardens   | <input type="checkbox"/> Playgrounds   |
| <input type="checkbox"/> Cross country ski & snowshoe trails                         | <input type="checkbox"/> Sledding / tobogganing hills                            |
| <input type="checkbox"/> Disc golf course  | <input type="checkbox"/> Skateboard parks  |
| <input type="checkbox"/> Off leash dog parks   | <input type="checkbox"/> Sports fields - grass (e.g. soccer, football)           |
| <input type="checkbox"/> Fishing pond  | <input type="checkbox"/> Sports fields - artificial turf (e.g. soccer, football) |
| <input type="checkbox"/> Golf courses  | <input type="checkbox"/> Spray parks   |
| <input type="checkbox"/> Hardcourts (e.g. basketball, ball hockey)                   | <input type="checkbox"/> Tennis courts   |
| <input type="checkbox"/> Mountain bike trails  | <input type="checkbox"/> Track and field spaces                                  |
| <input type="checkbox"/> Nature trails   |  |

a. In addition to the **outdoor spaces** identified above, are there any other types of **outdoor spaces** that you think should be more readily available? If so, please note them here.

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11. To what extent would your group support an increase in user / rental fees to **ensure community needs for recreation and culture are met?**

- Strongly support
- Somewhat support
- Neither
- Somewhat oppose
- Strongly oppose

12. To what extent would your group support an increase in user / rental fees for **enhanced and or improved spaces and/or services?**

- Strongly support
- Somewhat support
- Neither
- Somewhat oppose
- Strongly oppose

## Section 4: Challenges

13. Of the following, what challenges, if any, is your organization facing? Check all that apply.

- Getting sufficient access to facilities and spaces for programming
- Inadequate facilities and spaces (e.g. amenity and support spaces are lacking or of poor quality)
- Recruiting volunteers
- Attracting and maintaining coaches/instructors
- Attracting and retaining volunteers
- Equipment storage
- Funding/keeping user costs low
- Organizational management and operations (e.g. board training, grant writing, accounting, etc.)
- Promotions and marketing
- Declining participation
- Other (please specify): \_\_\_\_\_

7

14. What assistance or support could the Town provide that would help your organization best address its challenges? Check your **top five (5)** types of support.

- Promoting the group and its activities
- Equipment / materials storage
- Office / meeting space
- Board / organizational development
- Volunteer recruitment / retention support
- Identifying grant funding or sponsorship opportunities
- Operating grant support
- Capital grant support
- Enhance existing facilities / amenities
- Develop additional facilities / amenities
- Improved access to facilities
- Other (please specify): \_\_\_\_\_

8



## Appendix E - Group & Stakeholder Participation

Organization	Survey Participants	Recreation and Community Meeting Participants	Cultural Meeting Participants
Wheatland Kings Jr.B Hockey Club	✓	✓	
Rebloom Community Health & Wellness	✓		
Wheatland AA Hockey	✓		
Strathmore Slo-Pitch	✓		
Strathmore Chaos Volleyball	✓		
Strathmore Community Football Association	✓	✓	
The Strathmore & Wheatland Christmas Hamper Society	✓		
Power Elite Hockey	✓		
Next Kids / Core Daycare	✓		
Holy Cross Collegiate	✓		
Wheatland Whirlers Square & Round Club	✓		
Connect Leisure Services	✓		
Strathmore Bisons	✓		
903 Air Cadets	✓		
Arts on 817	✓		✓
The Vault Cultural Collective	✓		✓
Strathmore High School	✓		
Strathmore Water Polo Club	✓		
Uplift Dance Ltd.	✓		✓
Strathmore Pickleball Club	✓	✓	
Strathmore and District Minor Baseball Association	✓	✓	
Strathmore & District Agricultural Society	✓	✓	
Strathmore Full Gospel Church	✓		
Badlands Search and Rescue Association	✓		
Strathmore Minor Hockey	✓	✓	

Organization	Survey Participants	Recreation and Community Meeting Participants	Cultural Meeting Participants
Strathmore Homeschool Group	✓		
Strathmore Silver Sharks Club	✓		
Magnum Cementing Services		✓	
Golden Hills School Division		✓	
Home Schooling		✓	
WestCreek Developments		✓	
Wheatland County		✓	
Village of Standard		✓	
Village of Rockyford		✓	
Standard Agricultural Society		✓	
Strathmore Skating Club		✓	
Strathmore Lacrosse Club		✓	
Hope Bridges Society		✓	✓
Lions Club of Strathmore		✓	
Strathmore Library			✓
Wheatland Society of Arts			✓
Youth Theatre Company			✓
Legacy Farm			✓
Wheatland Hospice			✓
Communities in Bloom			✓
Strathmore Theatre Players Guild			✓
Strathmore Stampede			✓
Strathmore Performing Arts Festival			✓
Western District Historical Society			✓

## Appendix F - Facility / Amenity Scoring

Amenity	Supply					Demand							
	Amenity Condition	Relevance	Utilization	Access	Provision/ Location	Community Composition	Public Support	Participation	Trends	Event Hosting	Supply Average	Demand Average	Service Level
Art creation space	4	2	3	3	4	4	4	4	5	1	3	4	Enhance
Art display spaces	4	2	3	3	4	4	3	4	5	5	4	4	Protect
Archery lanes / range	3	2	1	1	4	2	2	3	2	3	2	2	Protect
Agricultural facilities (indoor rooms)	3	3	3	2	4	4	3	4	3	5	3	4	Enhance
Before and after school care facilities	4	4	5	1	4	5	3	4	3	1	3	3	Protect
Classroom / training space	3	3	3	3	4	4	1	3	4	2	3	3	Protect
Community group office / admin space	3	3	2	1	4	4	1	3	3	2	3	3	Protect
Community hall / banquet facilities	4	3	3	4	4	4	3	3	4	4	4	4	Protect
Community kitchen	4	3	2	2	4	4	2	3	4	4	3	3	Protect
Community meeting rooms	4	3	3	3	4	4	1	3	4	4	3	3	Protect
Combative Spaces (e.g. judo, karate)	1	1	1	1	1	2	2	3	2	3	2	2	Protect
Court sports (e.g. racquetball, squash)	1	1	1	1	1	2	4	3	2	1	2	2	Protect
Curling rinks	3	3	3	3	4	3	1	3	2	4	3	3	Protect
Dance / program rooms	3	3	3	3	4	4	1	3	4	1	3	3	Protect
Event hosting facilities	1	1	1	1	1	4	3	4	4	5	3	4	Enhance
Fitness / wellness facilities	1	1	1	1	1	4	5	4	4	1	2	4	Enhance
Gymnasium type spaces	5	5	3	3	4	4	4	4	4	4	4	4	Protect
Ice arena facilities	3	3	5	2	2	4	5	5	4	5	4	5	Enhance
Indoor child playgrounds	1	1	1	1	1	4	5	4	4	1	2	4	Enhance
Indoor climbing wall	1	1	1	1	1	2	5	3	2	1	2	3	Enhance
Indoor public art	3	2	2	5	4	4	1	4	4	1	3	3	Protect
Indoor pool climbing wall	4	4	4	5	5	3	1	3	3	1	3	2	Innovate / limit

Amenity	Supply					Demand							
	Amenity Condition	Relevance	Utilization	Access	Provision/ Location	Community Composition	Public Support	Participation	Trends	Event Hosting	Supply Average	Demand Average	Service Level
Indoor multi-sport / field house type facilities (	3	2	3	2	3	4	4	5	5	4	4	4	Protect
Libraries	4	4	4	5	4	5	4	4	4	2	4	4	Protect
Leisure ice surfaces (non hockey)	1	1	1	1	1	2	4	3	2	1	2	2	Protect
Leisure swimming pools (e.g. for fun including water play features)	4	4	4	4	4	4	5	4	4	1	4	4	Protect
Multi-purpose program rooms	3	3	3	3	4	4	2	3	4	3	3	3	Protect
Museum	3	3	2	4	4	3	3	4	3	1	3	3	Protect
Parkour room / gymnastics space	3	3	3	1	1	3	1	3	3	4	3	3	Protect
Performing arts theatre / space (e.g 250 seats)	1	1	1	1	1	4	5	4	4	5	3	4	Enhance
Seniors centre	4	3	3	3	4	3	3	4	4	1	3	3	Protect
Social banquet facilities	3	3	3	4	4	4	1	4	4	5	4	4	Protect
Storage space (for groups)	3	3	3	1	3	3	1	2	3	1	2	2	Protect
Swimming pools (e.g. for lane swimming, lessons, aquafit)	4	3	4	4	4	4	5	3	4	4	4	4	Protect
Walking / running track	5	5	2	4	4	4	2	3	4	1	3	3	Protect
Youth centre	4	3	3	3	4	4	3	4	4	1	3	3	Protect
Agricultural facilities (e.g. rodeo grounds, riding arenas)	4	4	3	3	5	4	4	3	3	4	4	4	Protect
Amphitheatres /event spaces / band shelters	4	3	3	4	4	4	4	4	4	4	4	4	Protect
Archery range	3	3	3	2	4	2	4	3	2	2	3	3	Protect
Athletic grounds (track and field)	3	3	2	3	4	2	2	2	3	4	3	3	Protect
Ball diamonds	3	2	3	2	2	4	3	5	4	4	3	4	Enhance
Beach volleyball courts	1	1	1	1	1	3	3	2	2	2	2	2	Protect
Bike parks (e.g. pump track)	1	1	1	1	1	4	5	4	4	4	3	4	Enhance

Amenity	Supply					Demand							
	Amenity Condition	Relevance	Utilization	Access	Provision/ Location	Community Composition	Public Support	Participation	Trends	Event Hosting	Supply Average	Demand Average	Service Level
BMX bike park	1	1	1	1	1	4	2	3	4	4	2	3	Enhance
Campgrounds	3	3	3	5	4	4	4	3	4	3	4	4	Protect
Community gardens	4	4	3	5	5	4	5	4	4	1	4	4	Protect
Cross country ski & snowshoe trails	3	3	3	4	3	3	4	3	3	4	3	3	Protect
Disc golf course	4	4	3	4	4	4	1	3	3	3	3	3	Protect
Off leash dog parks	4	3	4	4	4	4	4	3	3	1	3	3	Protect
Fishing pond	4	3	3	4	5	3	1	3	2	1	3	2	innovate / limit
Golf courses	4	3	3	3	4	3	1	3	3	4	3	3	Protect
Hardcourts (e.g. basketball, ball hockey)	4	3	3	4	4	4	2	3	4	1	3	3	Protect
Mountain bike trails	1	1	1	1	1	3	3	3	3	3	2	3	Enhance
Nature trails	5	4	4	5	4	5	5	4	4	1	4	4	Protect
Natural areas	5	4	4	5	4	5	5	4	4	1	4	4	Protect
Open spaces (e.g. parks, greenfields)	4	3	3	5	4	5	2	4	3	1	3	3	Protect
Outdoor boarded skating rinks	4	3	3	4	4	4	2	3	3	1	3	3	Protect
Outdoor fitness equipment	1	1	1	1	1	4	4	1	2	1	2	2	Protect
Outdoor public art	2	3	2	5	4	4	1	4	4	1	3	3	Protect
Paved pathways	4	3	4	5	4	5	5	4	4	1	4	4	Protect
Lighted pathways	4	3	4	5	3	5	5	5	5	1	4	4	Protect
Pickleball courts	4	4	3	4	4	4	2	4	5	4	4	4	Protect
Picnic areas	4	3	3	5	4	5	3	3	3	1	3	3	Protect
Playgrounds	4	3	3	5	4	4	2	4	3	1	3	3	Protect
Sledding / tobogganing hills	4	3	3	5	4	4	1	3	3	1	3	2	Innovate / limit
Skateboard parks	4	3	3	5	4	4	1	3	4	3	3	3	Protect

Amenity	Supply					Demand					Supply Average	Demand Average	Service Level
	Amenity Condition	Relevance	Utilization	Access	Provision/ Location	Community Composition	Public Support	Participation	Trends	Event Hosting			
Sports fields - grass (e.g. soccer, football)	3	3	3	4	3	4	1	3	3	4	3	3	Protect
Sports fields – artificial turf (e.g. soccer, football)	1	1	1	1	1	3	1	3	4	4	2	3	Enhance
Spray parks	4	3	3	5	4	4	4	3	4	3	4	4	Protect
Tennis courts	4	4	3	4	3	3	1	3	3	4	3	3	Protect

## Appendix G - Prioritization

	Service Level Assessment	Level of Public Benefit	Financial Impact	Alignment with Municipal Priorities	Adaptability	Recreation or Culture Opportunities	Score	Priority Rank
<b>Weighting</b>	<b>5</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>		
<b>Amenity</b>								
Art creation spaces (e.g. dedicated studios, maker spaces)	3	2	2	2	2	2	43	12
Art display spaces	2	3	2	2	1	2	40	23
Archery lanes / range	2	1	1	1	1	3	26	66
Agricultural facilities (e.g. riding facilities)	3	2	1	3	2	2	42	17
Before and after school care facilities	2	2	2	2	2	2	38	31
Classroom / training space	2	2	2	2	2	2	38	31
Community group office / admin space	2	1	2	2	2	2	34	50
Community hall / banquet facilities	2	2	2	2	2	2	38	31
Community kitchen (e.g. a cooking space that is health authority approved that can be used for events, birthday parties etc.)	2	2	2	2	1	2	36	44
Community meeting rooms	2	2	2	2	2	2	38	31
Combative Spaces (e.g. judo, karate)	2	1	2	1	2	3	32	57
Court sports (e.g. racquetball, squash)	2	2	2	1	1	3	34	50
Curling rinks	2	1	1	2	1	0	26	66
Dance / program rooms	2	2	2	2	2	1	37	36
Event hosting facilities	3	3	1	2	2	3	44	6
Fitness / wellness facilities (e.g. exercise / weight room)	3	3	1	2	2	3	44	6
Gymnasium type spaces (e.g. basketball, volleyball, badminton, pickleball)	2	3	1	2	3	1	39	26
Ice arena facilities (e.g. hockey, figure skating, ball hockey, lacrosse)	3	2	1	3	2	2	42	17
Indoor child playgrounds	3	2	2	2	1	3	42	17
Indoor climbing wall	3	2	2	1	1	3	39	26
Indoor public art	2	3	3	2	1	2	44	6

<b>Weighting</b>	<b>5</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>Score</b>	<b>Priority Rank</b>
<b>Amenity</b>								
Indoor pool climbing wall	0	2	2	1	1	0	21	69
Indoor multi-sport / field house type facilities (e.g. for activities like indoor soccer, ball hockey, roller derby, lacrosse, etc.)	2	3	1	2	3	1	39	26
Libraries	2	3	1	3	2	1	40	23
Leisure ice surfaces (non hockey)	2	1	1	1	1	0	23	68
Leisure swimming pools (e.g. for fun including water play features)	2	3	1	3	1	1	38	31
Multi-purpose program rooms	2	2	3	2	3	1	43	12
Museum	2	2	2	3	2	0	39	26
Parkour room / gymnastics space	2	1	2	1	2	1	30	60
Performing arts theatre / space (e.g 250 seats)	3	3	1	3	2	3	47	2
Seniors centre	2	1	2	2	2	1	33	53
Social banquet facilities	2	3	2	2	2	1	41	22
Storage space (for groups)	2	1	3	2	1	1	35	45
Swimming pools (e.g. for lane swimming, lessons, aquafit)	2	2	1	3	1	0	33	53
Walking / running track	2	2	1	3	1	0	33	53
Youth centre	2	2	2	2	2	1	37	36
Agricultural facilities (e.g. rodeo grounds, riding arenas)	2	2	2	3	2	1	40	23
Amphitheatres /event spaces / band shelters	2	3	2	3	1	1	42	17
Archery range	2	1	3	1	1	1	32	57
Athletic grounds (track and field)	2	1	1	2	1	3	29	63
Ball diamonds	3	2	2	2	2	2	43	12
Beach volleyball courts	2	1	2	1	1	3	30	60
Bike parks (e.g. pump track)	3	2	1	1	1	3	35	45

<b>Weighting</b>	<b>5</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>Score</b>	<b>Priority Rank</b>
<b>Amenity</b>								
BMX bike park	3	2	1	1	1	3	35	45
Campgrounds	2	2	2	2	2	1	37	36
Community gardens	2	3	3	2	2	1	45	3
Cross country ski & snowshoe trails	2	1	3	1	2	1	34	50
Disc golf course	2	2	2	2	1	1	35	45
Off leash dog parks	2	1	2	1	2	1	30	60
Fishing pond	0	1	2	1	1	0	17	70
Golf courses	2	2	1	1	1	1	28	65
Hardcourts (e.g. basketball, ball hockey)	2	3	2	2	2	2	42	17
Mountain bike trails	3	2	2	1	1	3	39	26
Nature trails	2	3	2	3	2	1	44	6
Natural areas	2	3	2	3	2	1	44	6
Open spaces (e.g. parks, greenfields)	2	3	3	3	3	1	50	1
Outdoor boarded skating rinks	2	2	2	2	2	1	37	36
Outdoor fitness equipment	2	2	2	2	1	3	37	36
Outdoor public art	2	3	3	2	1	3	45	3
Paved pathways	2	3	1	3	3	2	43	12
Lighted pathways	2	3	1	3	3	2	43	12
Pickleball courts	2	2	1	2	2	1	33	53
Picnic areas	2	3	3	2	2	1	45	3
Playgrounds	2	2	2	2	2	1	37	36
Sledding / tobogganing hills	0	2	3	2	1	1	29	63
Skateboard parks	2	2	2	2	1	1	35	45

<b>Weighting</b>	<b>5</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>Score</b>	<b>Priority Rank</b>
<b>Amenity</b>								
Sports fields - grass (e.g. soccer, football)	2	2	2	2	2	1	37	36
Sports fields – artificial turf (e.g. soccer, football)	3	2	2	2	2	3	44	6
Spray parks	2	2	1	2	1	1	31	59
Tennis courts	2	2	2	2	2	1	37	36



**Strathmore**





# Request for Decision

**To:** Council

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

**Date Prepared:** February 6, 2025

**Meeting Date:** March 19, 2025

**SUBJECT:** 2022 - 2025 Strategic Plan and Municipal Legislation Review

**RECOMMENDATION:** THAT Council adopt the 2022-2025 Strategic Plan, as presented in Attachment I.

AND THAT Council rescind the Policies identified as dated, as presented in Attachment IV.

AND THAT Council rescind the outstanding 2020-2024 Resolutions, as presented in Attachment V.

AND THAT Council direct Administration to undertake the work discussed during a confidential closed session to explore and leverage ongoing connections with post-secondary institutions.

## STRATEGIC PRIORITIES:



Affordable Housing



Climate Resiliency



Community Development



Community Wellness



Economic Development



Financial Sustainability

## HOW THE STRATEGIC PRIORITIES ARE MET:

The Strategic Plan is produced at the start of each Council's term and reviewed on an annual basis. The six priorities are as follows:

1. **Affordable Living** - Strathmore is an affordable community for residents and businesses enabling access to housing, services and supports.
2. **Financial Sustainability** - Strathmore provides predictable and prudent tax rates that and user fees that reduce overall Town debt, build financial reserves, maintain existing assets, and plan for sustainable growth.

3. **Intentional Community Development** - Strathmore creates communities for its residents and with its neighbours (Siksika, Wheatland County) and institutional partners, which promote sustainable and intra-dependent family friendly spaces.
  4. **Climate Resiliency Including Environmental Stewardship** - Strathmore protects manages, and enhances its local environment while preparing for future challenges due to climate change.
  5. **Economic Development** - Strathmore is well-positioned to encourage commercial, and industrial economic development with a focus on sustainable growth.
  6. **Community Wellness** - Strathmore values Community Wellness focused on the maintenance, protection and improvement of services that support optimum lifestyles.
- 

## **SUSTAINABILITY**

### **ECONOMIC SUSTAINABILITY:**

N/A

### **SOCIAL SUSTAINABILITY:**

N/A

### **ENVIRONMENTAL SUSTAINABILITY:**

N/A

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## **IMPLICATIONS OF RECOMMENDATION:**

### **GENERAL:**

In order to support the implementation of Council's Strategic Plan, the approved 2025 Operating and Capital Budget, current resourcing and department work plans are developed to align with Council's strategic priorities.

### **ORGANIZATIONAL:**

The Town's resources have been arranged to support the implementation of Council's existing Strategic Plan.

### **OPERATIONAL:**

On February 5, 2025 Council met in-camera with the Town's Senior Leadership Team to undertake its annual review of the Strategic Plan and to discuss legislative items such as existing policies that are outdated and resolutions that may not be a priority in terms of leveraging resourcing at this time. This supports Council with ensuring that it is leveraging its finite resources in the best way to deliver upon its Strategic Plan.

Administration has incorporated Council's feedback into the attached.

### **FINANCIAL:**

The 2025 Budget was developed to align with Council's Strategic Plan.

### **POLICY:**

Council's Strategic Planning Policy indicates that the plan will be reviewed on an annual basis and that the Strategic Plan will be utilized by Administration to develop the Corporate Business Plan and associated operating and capital budgets.

### **IMPLEMENTATION:**

Council's Strategic Plan and related priorities will be implemented in the Town's Corporate Business Plan, which is attached for information.

### **BACKGROUND:**

#### 2022-2024

- Council met on March 19 & 20, 2022 for the initial start of the Strategic Plan sessions. Council's Strategic Plan establishes the priorities for Council's four-year term. Administration prepared the Corporate Business Plan to support the implementation of Council's 2022-2025 Strategic Plan.
- The initial 2022 - 2025 Strategic Plan was subsequently adopted by Council on May 18, 2022 - Resolution No. 161.05.22.
- April 19, 2023, Regular Council Meeting - Council adopted updates to the 2022-2025 Strategic Plan - Resolution No. 095.04.23
- March 20, 2024, Regular Council Meeting - Council adopted several additional revisions to the Strategic Plan - Resolution No. 063.03.24

#### 2025-Present

#### **2025 Bylaw and Policy Work Plan**

Administration met with Council in-camera during the January 15, 2025 Committee of the Whole, to review the Strategic Plan and seek feedback on any reprioritizing required related to the various outcomes culminating from the six strategic initiatives and to provide clear direction regarding the allocation of existing resources to meet those objectives.

To support with the Strategic Planning process, Administration returned to Council during an in-camera meeting on February 5, 2025 to discuss the following potential outcomes:

- There were no changes recommended for the existing 2022 - 2025 Strategic Plan.
- Bylaws and Policies that have been identified as priorities for 2025 are as follows:
  1. Cemetery Bylaw (revision)
  2. Policing Committee Bylaw (Completed)
  3. Water Bylaw
  4. Water Reservoir Borrowing Bylaw (In Progress)
  5. Council Procedure Bylaw - Workshop
  6. Debt Policy
  7. Land Acquisition & Disposition Policy
  8. Public Participation Policy – Policy No. 1107
- Policies were discussed and recommended to be rescinded as follows:
  1. Benefit Policy – Policy No. 1701
    - Has been replaced with an Administrative Directive.
  2. Council Representation on Committees – Policy No. 1101
    - The details in this policy are covered in Boards and Committees Bylaw No. 22-26, and subsequent amending bylaws.
  3. Decision Making Framework Policy – Policy No. 1105
    - This policy is redundant as much of the content is covered in the Town's Procedure Bylaw.
  4. Emergency Response Pursuit Policy – Policy No. 2602
    - Does not align to the Alberta Justice and Solicitor General regulations.
  5. Home Care Support Program Policy – Policy No. 5101
    - This program was discontinued in 2020 - Resolution No. 328.09.20
  6. Radio Systems Operations Policy – Policy No. 2401
    - No longer applicable since moving to the Alberta First Responders Radio Communications System (AFRRCS)
  7. Respect in the Workplace Policy – Policy No. 1301
    - The Town has a Respectful Workplace Administrative Directive. Furthermore, Council has previously rescinded the Employee Handbook Policy, as this is an administrative matter.
  8. Smoking in Municipal Buildings & Vehicles – Policy No. 5401

- No longer application with the introduction of the Tobacco, Smoking and Vaping Reduction Act.
9. Stormwater Management Policy – Policy No. 3701
- Policy 3701 is prior to any agreement with CSMI and therefore provides erroneous information to potential developers. Our engineering guidelines deal specifically to our major and minor systems and, where relevant, relate everything to either COC development guidelines or to our CSMI agreement. The Stormwater Master Study details all relevant information to assist developers design their development.
- Administration has since identified three (3) additional policies that are outdated in content:
    - [1203 - Photocopying Services Policy](#)
      - Fees and Charges should be charged in accordance with the Town Fees Bylaw.
    - [1204 - Gifts and Gratuities Policy](#)
      - Acceptance of gifts by Council is covered in Council's Code of Conduct. Acceptance by staff is covered in the employee handbook which was currently reviewed and is being finalized.
    - [1805 - Mastercard Policy](#)
      - This is outdated as the Town does not use Mastercards. Furthermore, management of credit cards is an administrative manner.

Administration is recommending that Council also rescind these policies at this time.

### **2020-2025 Resolution Review and Assessment**

Administration maintains a Resolution Action Log to track the status of all Council Resolutions.

During the February 5, 2025 Regular Council Meeting, this list was reviewed In-Camera by Council to determine priorities in alignment with Council's Strategic Plan. Administration highlighted the Resolutions that were ongoing. Council provided direction as to which Resolutions to keep open, and which were recommended to be rescinded. The updated list of Resolutions to be rescinded is included as Attachment V.

It is recommended that Resolution 137.04.22 be rescinded (as per Attachment V) but replaced with a new resolution so that work may continue but with new direction.

"THAT Council direct Administration to undertake the work discussed during a confidential closed session to explore and leverage ongoing connections with post-secondary institutions."

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**KEY ISSUE(S)/CONCEPT(S):**

For Council to review and discuss key priorities to be completed prior to the end of Council's current term.

**DESIRED OUTCOMES:**

For Council to confirm there are no changes, and to adopt the 2022-2025 Strategic Plan.  
For Council to rescind the proposed Policies and Resolutions as presented.

**COMMUNICATIONS:**

N/A

**ALTERNATIVE ACTIONS/MOTIONS:**

N/A

**ATTACHMENTS:**

[Attachment I: 2022-2025 Strategic Plan - Last Revised March 2024](#)

[Attachment II: 2025 Corporate Business Plan](#)

[Attachment III: Corporate Business Plan - 2021-2025 Completed Initiatives](#)

[Attachment IV: 2025 Policy Rescission List with updates](#)

[Attachment V: 2025 Resolution Rescission List](#)

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Johnathan Strathdee, Manager of Legislative Services

Approved  
- 13 Feb  
2025

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

Approved  
- 14 Mar  
2025

Kevin Scoble, Chief Administrative Officer

Approved  
- 14 Mar  
2025

TOWN OF STRATHMORE

# 2022 – 2025 Strategic Plan



Updated March 2024

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# Land Acknowledgement

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. Treaty 7 territory is a traditional meeting ground for many Indigenous Peoples, and in particular our neighbors, Siksika Nation.

WEASELCHILD CLAN TIPI,  
SIKSIKA NATION MEMBERS,  
BLACKFOOT CONFEDERACY





## Message from the Mayor

Strathmore has hundreds of kilometres of roads, pathways, and sidewalks. We offer thousands of acres of parks and neighbourhoods. Nearly 15,000 residents and hundreds of businesses call our community home. Even if you've lived here all your life, a map helps to get you to the right place.

This document is a roadmap for Strathmore for the next four years.

One of our most important roles is to develop a strategic plan. This involves Council working together to learn about the challenges and opportunities facing our community.

Strategic planning is an essential step for Strathmore to set priorities,

allocate limited resources, measure success, guide the work of staff, and communicate to residents.

The strategic plan provides direction from Council so that the organization can focus on the most important initiatives and manage its resources to their greatest potential.

This plan is also an invitation for you. Our residents are important partners, whether it's providing feedback, volunteering for committees, or getting involved in other roles.

I'm proud of the plan we have created. I'm confident this is a path to a sustainable and prosperous future.

**Pat Fule, Mayor**  
Town of Strathmore

## Message from the CAO

Following the 2021 local government elections, Strathmore's new Council and senior staff participated in a two-day strategic planning workshop to identify priorities for the 2021 – 2025 Council term.

This Strategic Plan does not detail the ongoing core work of the Town's Administration. Rather the Strategic Plan identifies those specific areas that Council identified as key areas of focus for their term of office and, at a strategic level, will guide the decision making and work of our team throughout the term.

In Administration's Business Plan you'll learn just how our team plans to operationalize Council's vision. Each action is measurable and moves us closer to achieving these priorities.

Our team already works to provide valuable services to the community. Beautiful green spaces, high-quality recreation facilities, life-saving emergency services, and caring programs for vulnerable members of our community are just a few of these initiatives.

This plan is ambitious, and the Town is ready to move forward. Each department has aligned its operations with this strategic vision. Progress is already underway on several of the targets. We look forward to providing regular updates to the community.

Our employees are proud to serve this community. We welcome feedback from the public and look forward to hearing from you.

**Kevin Scoble, CAO**  
Town of Strathmore



# 2021-2025 COUNCIL



**Mayor**  
Pat Fule



**Councillor**  
Melissa Langmaid



**Councillor**  
Debbie Mitzner



**Councillor**  
Jason Montgomery



**Councillor**  
Denise Peterson



**Councillor**  
Richard Wegener



**Councillor**  
Brent Wiley

# Our Approach to Strategic Planning

The hourglass is a visual representation of the connected, but distinct functions of Council and Administration: the “what” and the “how”.

The top of the hourglass is Council’s, reflecting its connection to the community and articulation of long-term outcomes. The bottom of the hourglass is the administration’s work to achieve Council’s outcomes by designing appropriate actions.



Strathmore’s Strategic Plan is a collaborative effort that is led by Strathmore Town Council’s vision and leadership, influenced by resident feedback, and reflective of administrative staff contributions.”

## Strategy

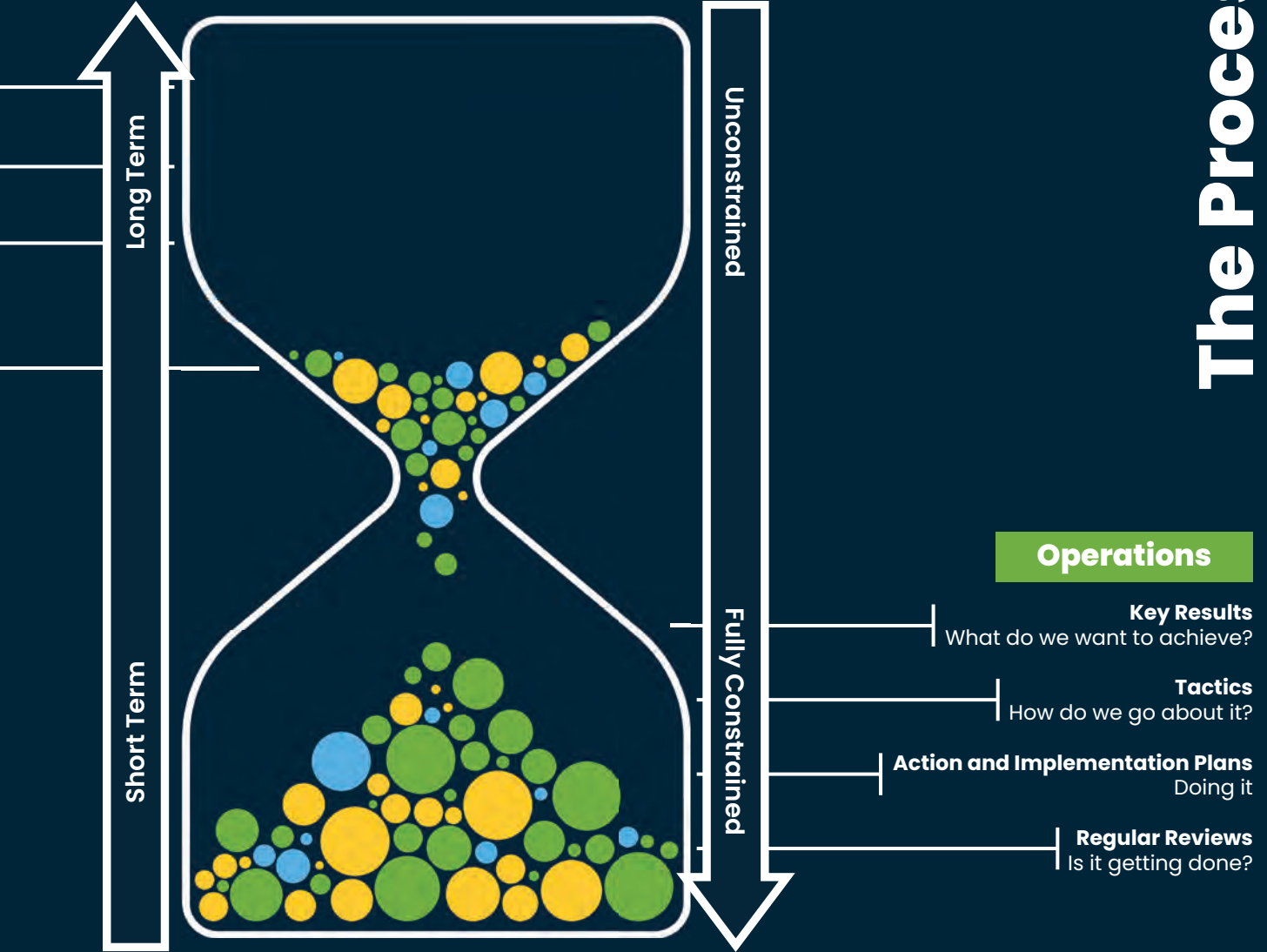
**Values/Principles/Vision** |  
What do we stand for?

**Mission Mandate** |  
Why do we exist?

**Operating Environment** |  
Internal and external strengths, Weaknesses, opportunities, threats

**Strategic Priorities** |  
What are the 4-6 areas that need attention?

# The Process



# Council's Priorities

The Town of Strathmore's Council has identified six areas which will receive focus during this Council's term. These priorities are not listed in any particular order of importance or priority; however, were selected based on community feedback provided to Council as well as current service opportunities and challenges from Administration.

For each Strategic Priority, Council outlined the outcome it desires to achieve in the next four years of its term.



## AFFORDABLE LIVING

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



## FINANCIAL SUSTAINABILITY

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



## INTENTIONAL COMMUNITY DEVELOPMENT

Strathmore creates communities for its residents and with its neighbours and institutional partners, which promotes sustainable and interdependent family friendly spaces.



## **CLIMATE RESILIENCY INCLUDING ENVIRONMENTAL STEWARDSHIP**

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



## **ECONOMIC DEVELOPMENT**

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



## **COMMUNITY WELLNESS**

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



## AFFORDABLE LIVING

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

**Key Activity 1.1:** Synergistic Housing Product and Business Growth/Sustainability Opportunities

**Key Activity 1.2:** Increased Availability of Attainable Housing

**Key Activity 1.3:** Community Wellbeing Investment

### MEASURING PROGRESS\*

- Housing starts
- Ratio of Strathmore's housing stock comparing owned to rental units
- Percentage of citizens reporting Strathmore is an affordable community

\*Town Council does not formally adopt performance measures. As part of ongoing evaluation, staff may revise measures as appropriate.



## FINANCIAL SUSTAINABILITY

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

### **Key Activity 2.1:** Predictable and Prudent Tax Increases

#### **MEASURING PROGRESS**

- Citizen perception regarding value from tax dollar
- Debt service to revenue
- Tax supported debt ratio
- Percentage of infrastructure replacement costs in reserves



## INTENTIONAL COMMUNITY DEVELOPMENT

Strathmore creates communities for its residents and with its neighbours and institutional partners, which promotes sustainable and interdependent family friendly spaces.

**Key Activity 3.1:** Connective Community

**Key Activity 3.2:** Synergistic Partnerships

**Key Activity 3.3:** Diversity, Equity, and Inclusivity

**Key Activity 3.4:** Municipal Development Plan

**Key Activity 3.5:** Neighbourhood Network

### MEASURING PROGRESS

- Citizens report increased community connectedness
- Percentage of major initiatives with partners on the project team
- Percentage of municipal investment leveraged through delivery partnerships
- Percentage of citizens who feel Strathmore is a safe town
- Number of new regional post-secondary opportunities



## CLIMATE RESILIENCY INCLUDING ENVIRONMENTAL STEWARDSHIP

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

**Key Activity 4.1:** Climate Adaptation Preparation and Water Conservation

**Key Activity 4.2:** Local Environment

### MEASURING PROGRESS

- Measure ecological footprint
- Percentage of residential waste diversion
- Declining water intensity (consumption of water per capita) while maintaining adequate water supply for growth
- Greenhouse gas emission intensity from Town operations
- Reduction in Town's energy consumption
- Percentage growth in green businesses



## Economic Development

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

**Key Activity 5.1:** Revitalized, Resilient, and Intentional Planned Growth Community

**Key Activity 5.2:** Best and Highest Use of Municipal Lands

**Key Activity 5.3:** Strengthening Economic Development Capacity

**Key Activity 5.4:** Enhancing the Communities Investment Readiness to Attract Investments

**Key Activity 5.5:** Strengthen and Diversify the Local Business Ecosystem

### MEASURING PROGRESS

- Active business licenses
- Construction values
- Permit applications
- Non-residential permits



## COMMUNITY WELLNESS

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

**Key Activity 6.1:** Volunteer Support

**Key Activity 6.2:** Efficient and Effective Intra- and Inter-Community Service Provision

**Key Activity 6.3:** Successful Advocacy Outcomes

**Key Activity 6.4:** Maintain and Increase Institutional and NGO Supports in the Community and Businesses

### MEASURING PROGRESS

- Citizens report increased health and wellness
- Per capita usage of civic amenities
- Percentage of citizens volunteering increases
- Percentage of residents who recommend Strathmore as a good place to live
- Percentage of citizens who feel that Strathmore has the appropriate emergency services in place
- Crime prevention/reduction statistics



**Strathmore**  
RURAL REIMAGINED

[Strathmore.ca](http://Strathmore.ca)



# Town of Strathmore 2025 Corporate Business Plan

<b>Strategic Priority #1: Affordable Living</b>		<b>Strathmore is an affordable community for residents and businesses enabling access to housing, services and supports.</b>	
<b>Synergistic Housing Product and Business Growth / Sustainability Opportunities</b>		<i>Start</i>	<i>End</i>
Establishing a target (60:40 tentative) residential to non-residential tax ratio in the MDP growth areas to strive for an overall 70:30 residential to non-residential tax ratio in the community resulting in organic business growth to provide more value to residential taxpayers without transferring tax burden to existing businesses.		Mar 2023	Ongoing
Increasing Housing Product Forms - LUB Amendments		Jun 2023	Ongoing
Ongoing internal review amendments to the MDP as required		Jan 2025	Ongoing
Annexation Submission		Jan 2024	Jun 2025
<b>Increased Availability of Attainable Housing</b>			
Identify attainable housing opportunities		Apr 2022	Ongoing
Identify candidate projects / sites / partners		Dec 2022	Ongoing
<b>Community Wellbeing Investment</b>			
Facilitate direct & indirect business / social profit opportunities		Mar 2022	Ongoing
<b>Strategic Priority #2: Financial Sustainability</b>		<b>Strathmore provides predictable and prudent tax rates and user fees that reduce overall Town debt, build financial reserves, maintain existing assets, and plan for sustainable growth.</b>	
<b>Predictable and prudent tax increases</b>		<i>Start</i>	<i>End</i>
Develop long term fiscal sustainability plan		Jan 2022	Ongoing
Development of a debt policy		Sept 2022	Jul 2025
Incorporate debt modelling into decision making		Apr 2024	Ongoing
Consider alternative offsite levy strategies		Jan 2023	Ongoing
Develop a categorized capital plan (RMR, growth, strategic)		Apr 2022	Oct 2025
Explore and inventory operational efficiencies opportunities (systems, technology, and synergies with local and regional partners)		Apr 2022	Ongoing
Develop a service and service levels inventory (80% - beta version)		Sept 2022	Apr 2025
Evaluate procurement policies in response to economic uncertainties		Feb 2025	Apr 2025



# Town of Strathmore 2025 Corporate Business Plan

<b>Strategic Priority #3: Intentional Community Development</b>	<b>Strathmore creates communities for its residents and with its neighbours and institutional partners, which promote sustainable and inter-dependent communities.</b>	
<b>Synergistic Partnerships</b>	<i>Start</i>	<i>End</i>
Models for innovative public-private partnerships and joint ventures for development	Sept 2022	Ongoing
Develop ICF with Villages	Feb 2025	Sept 2025
ECRWL – unplanned / unfunded capital project initiated by third party	Dec 2024	Nov 2025
ECRWL – conveyance agreement	Feb 2025	Dec 2025
Cemetery Bylaw amendment	Sept 2023	Jun 2025
Evaluate recreation amenity partnerships	Feb 2025	Sept 2025
New investment opportunities	Apr 2022	Ongoing
<b>Strategic Priority #4: Climate Resiliency Including Environmental Stewardship</b>	<b>Strathmore protects, manages, and enhances its local environment while preparing for future challenges due to climate change.</b>	
<b>Climate Adaptation Preparation</b>	<i>Start</i>	<i>End</i>
Hazard Reduction Burning Plan	April 2025	May 2025
<b>Local Environment</b>		
Update Water Bylaw	Sept 2024	May 2025
<b>Strategic Priority #5: Economic Development</b>	<b>Strathmore is well-positioned to encourage commercial, and industrial economic development with a focus on sustainable growth.</b>	
<b>Best and Highest Use of Municipal Lands</b>	<i>Start</i>	<i>End</i>
Facility Needs Assessment	Feb 2025	Jun 2025
<b>Strategic Priority #6: Community Wellness</b>	<b>Strathmore values Community Wellness focused on the maintenance, protection and improvement of services that support optimum lifestyles.</b>	
<b>Maintain and Increase Institutional and NGO Supports in the Community and Businesses</b>	<i>Start</i>	<i>End</i>
Medical Services and Professionals: Evaluate and recommend strategies for advocacy on policy and attraction/retention of medical professionals and services within the community	Apr 2022	Ongoing



<b>Strategic Priority #1:</b> <b>Affordable Living</b>	<b>Strathmore is an affordable community for residents and businesses enabling access to housing, services and supports.</b>
<b>Synergistic Housing Product and Business Growth / Sustainability Opportunities</b>	
<ul style="list-style-type: none"> <li>• Inventory of Town-owned properties for consideration as candidate properties</li> </ul>	
<ul style="list-style-type: none"> <li>• Support WHMB in developing advocacy strategy</li> </ul>	
<b>Strategic Priority #2:</b> <b>Financial Sustainability</b>	<b>Strathmore provides predictable and prudent tax rates and user fees that reduce overall Town debt, build financial reserves, maintain existing assets, and plan for sustainable growth.</b>
<b>Predictable and prudent tax increases</b>	
<ul style="list-style-type: none"> <li>• Develop budget best practice</li> </ul>	
<ul style="list-style-type: none"> <li>• Utilize business cases/ prioritization matrix</li> </ul>	
<ul style="list-style-type: none"> <li>• Develop a debt strategy</li> </ul>	
<ul style="list-style-type: none"> <li>• Update the Reserve Policy</li> </ul>	
<ul style="list-style-type: none"> <li>• Development of Debt Model</li> </ul>	
<b>Strategic Priority #3:</b> <b>Intentional Community Development</b>	<b>Strathmore creates communities for its residents and with its neighbours and institutional partners, which promote sustainable and inter-dependent communities.</b>
<b>Connective Community</b>	
<ul style="list-style-type: none"> <li>• Develop strategies, investigate partnerships and advocate for broadband in the community/technology</li> </ul>	
<b>Synergistic Partnerships</b>	
<ul style="list-style-type: none"> <li>• Lead by Example Powwow</li> </ul>	
<ul style="list-style-type: none"> <li>• Powwow funding</li> </ul>	
<ul style="list-style-type: none"> <li>• Development of IDP and ICF with Wheatland County</li> </ul>	
<b>Diversity, Equity and Inclusion</b>	
<ul style="list-style-type: none"> <li>• Continue to expand anti-racism initiatives launched in partnership with Siksika</li> </ul>	
<ul style="list-style-type: none"> <li>• Preparation of the DEI Declaration</li> </ul>	
<b>Neighbourhood Network</b>	
<ul style="list-style-type: none"> <li>• Provide recommendation for the expansion of block parties, community networking events (discussion with FCSS and incorporation with Community Wellness)</li> </ul>	



<b>Strategic Priority #4:</b> <b>Climate Resiliency</b> <b>Including Environmental</b> <b>Stewardship</b>	<b>Strathmore protects, manages, and enhances its local environment while preparing for future challenges due to climate change.</b>
<b>Climate Adaptation Preparation and Water Conservation</b>	
<ul style="list-style-type: none"> <li>• Applying sustainability lens to decision making. Incorporate Sustainability Platform into Council reporting and Operational and Capital Business Cases.</li> </ul>	
<ul style="list-style-type: none"> <li>• Partnership with WID on enhancing resident awareness and education</li> </ul>	
<ul style="list-style-type: none"> <li>• Applying sustainability lens to decision making (economic, social, environmental)</li> </ul>	
<ul style="list-style-type: none"> <li>• Develop drought management plan for inclusion in the Sustainability Plan</li> </ul>	
<ul style="list-style-type: none"> <li>• Cooperative Stormwater Management Initiative (CSMI) - updated share of costs</li> </ul>	
<b>Strategic Priority #5:</b> <b>Economic Development</b>	<b>Strathmore is well-positioned to encourage commercial, and industrial economic development with a focus on sustainable growth.</b>
<ul style="list-style-type: none"> <li>• Completion of the Business Needs Assessment and the Strathmore Economic Development Action Plan 2024-2026</li> </ul>	
<ul style="list-style-type: none"> <li>• Implementation of the Non-Residential Municipal Tax Incentive</li> </ul>	
<ul style="list-style-type: none"> <li>• Support for Phyto Organix’s AgrilInnovate submission</li> </ul>	
<ul style="list-style-type: none"> <li>• Launch of the GIS Public Web Map and the development of an Economic Development dashboard enhancing access to critical information for businesses.</li> </ul>	
<b>Strategic Priority #6:</b> <b>Community Wellness</b>	<b>Strathmore values Community Wellness focused on the maintenance, protection and improvement of services that support optimum lifestyles.</b>
<b>Volunteer Support</b>	
<ul style="list-style-type: none"> <li>• Engaging &amp; supporting all volunteers for a vibrant, connected community</li> </ul>	
<b>Efficient and Effective Intra-and Inter-Community Service Provision</b>	
<ul style="list-style-type: none"> <li>• Develop a strategic and prioritized advocacy plan supporting Council’s Strategic Plan</li> </ul>	
<b>Successful Advocacy Outcomes</b>	
<ul style="list-style-type: none"> <li>• Annual update to advocacy plans supporting Council Strategic Plan</li> </ul>	



# Town of Strathmore

## 2025 Policy Rescission List

### **POLICIES**

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- Benefit Policy – Policy No. 1701
- Council Representation on Committees – Policy No. 1101
- Decision Making Framework Policy – Policy No. 1105
- Emergency Response Pursuit Policy – Policy No. 2602
- Gifts and Gratuities Policy – Policy No. 1204
- Home Care Support Program Policy – Policy No. 5101
- Mastercard Policy – Policy No. 1805
- Photocopying Services – Policy No. 1203
- Radio Systems Operations Policy – Policy No. 2401
- Respect in the Workplace Policy – Policy No. 1301
- Smoking in Municipal Buildings & Vehicles – Policy No. 5401
- Stormwater Management Policy – Policy No. 3701



Date of Council Meeting	Resolution Number	Topic	Resolution
08-Jul-20	280.07.20	<b>Neighbourhood Naming</b>	THAT Council direct Administration to begin accepting applications for naming neighborhoods, parks, major trails, municipal facilities and roads to recognize and commemorate noteworthy persons, groups or societies associated with Strathmore or reflecting Strathmore's heritage; such naming could further include flora or fauna and the natural features of the community, and furthermore all such applications can be accepted by the municipal clerk and the CAO would bring forth all applications warranting consideration to Council for decision.
08-Jul-20	281.07.20	<b>Neighbourhood Naming</b>	THAT Council direct Administration to create an application for naming.
02-Sep-20	325.09.20	<b>Golden Hills School Division - Theatre</b>	THAT Council direct Administration to look into the possibility and approach Golden Hills School Division for a joint use agreement for the theatre.
21-Oct-20	396.10.20	<b>Survey/Polling Policy</b>	THAT Council direct Administration to prepare a policy which would govern the process used by Administration and Town Council when there is a determination made to conduct a public survey/poll.
01-Sep-21	304.09.21	<b>Proclamation Policy</b>	THAT Council direct Administration to create a Proclamation Policy and bring forward for discussion at a subsequent Committee of the Whole meeting.
15-Sep-21	334.09.21	<b>Anti- Racism / Discrimination Policy</b>	THAT Council direct Administration to develop an anti-racial discrimination/anti-racism policy that provides equitable and fair treatment to all community members who are accessing Town of Strathmore services or facilities.
19-Jan-22	012.01.22	<b>Code of Conduct Bylaw</b>	THAT Council direct Administration to update section 5.2 of the Council Code of Conduct Bylaw No. 19-08 and bring the Bylaw to a future Committee of the Whole Meeting for review.
20-Apr-22	137.04.22	<b>Post Secondary Attraction and Retention</b>	THAT Council direct Administration to investigate a partnership with Golden Hills School Division and Christ the Redeemer School Division to determine local demand for post-secondary education; AND THAT Council direct Administration to continue working with the Strathmore Municipal Library to promote the programs and services offered through the learning hub; AND THAT Council direct Administration to develop an advocacy plan for post-secondary, in alignment with the findings from the local demand research and report back to Council no later than October 5, 2022.
02-Nov-22	308.11.22	<b>Rural Renewal Stream</b>	"THAT Council authorize administration to complete the Community Designation Application for the Alberta Advantage Immigration Program, Rural Renewal Stream; AND THAT Council authorize administration to complete a joint application for a Community Designation with a regional partner should the opportunity present itself; AND THAT Council authorize the Mayor to sign a letter of support for the Rural Renewal Stream Community Designation Application. AND THAT Council authorize the Mayor to sign a letter of support for administration to complete a joint grant application for Stream 1 of the Alberta Settlement, Integration, and Language Project Grant in partnership with the Canadian Catholic Immigration Society. AND THAT Council authorize the Mayor to sign a letter of support for administration to complete a joint grant application for stream 2 of the Alberta Settlement, Integration, and Language Project Grant in partnership with Community Futures Wild Rose subject to Community Futures Wild Rose's commitment and rural renewal program intake timelines.
06-Sep-23	206.09.23	<b>Rural Renewal Stream</b>	THAT Council defer the discussion on the Rural Renewal Stream until after we have received the draft report from Community Futures Wild Rose.
04-Oct-23	237.10.23	<b>Private Sector Provision of e-Scooters and e-Bikes</b>	THAT Council direct staff to wait until such time as the Province of Alberta makes changes to the Alberta Traffic Safety Act before making amendments to the Town's Traffic Bylaw to regulate e-Scooters;  AND THAT Council accept the report as information.
18-Oct-23	254.10.23	<b>Amenity Opportunities – Advice from officials – FOIP S. 24(1)(b)(i)</b>	THAT Council direct Administration to explore amenity synergies with Golden Hills School Division; AND THAT \$10,000 be used from the Financial Stabilization Fund for evaluating opportunities.
06-Dec-23	335.12.23	<b>Regional Opportunities Working Group – Disclosure harmful to economic and other interests of a public body – FOIP S. 25(1)</b>	THAT the recommended first action in the confidential administrative report regarding Regional Opportunities Working Group be adopted;  AND THAT the details of the report and discussion remain confidential pursuant to Sections 23, 24 and 25 of the Freedom of Information and Protection of Privacy Act.



# Request for Decision

To: Council

**Staff Contact:** Riley Brolly, Manager of Financial Planning, Budgeting & Reporting

**Date Prepared:** March 4, 2024

**Meeting Date:** March 19, 2025

**SUBJECT:** 2024 Reserve Funding Transfers

**RECOMMENDATION:** THAT Council transfer \$2,919,749 of the 2024 surplus to the following Reserve accounts:

- Financial Stabilization Reserve - \$2,040,000
- Financial Stabilization Reserve (RCMP) - \$532,975
- Capital Reserve - Fire - \$96,774
- Water Reserve - \$250,000

AND THAT Council approve amendments to the 2025 Operating Budget for the following 2024 project carry-forwards from the Financial Stabilization Reserve:

- Economic Development Marketing Material and Industrial Lands Consulting - \$20,000
- Communications Community and Business Events and Promotions - \$100,000
- Building Maintenance Safety Program - \$100,000
- WHMB Construction Contribution - \$463,400
- WHMB Site Contamination Mitigation - \$100,000
- Medical Services Grant - \$90,000

AND THAT Council approve an amendment to Resolution 047.06.23 to fund the Water License purchase out of the Capital-Water Reserve in the amount of \$629,920.

**STRATEGIC PRIORITIES:**



Affordable



Climate



Community



Community



Economic



Financial

Housing      Resiliency      Development      Wellness      Development      Sustainability

## **HOW THE STRATEGIC PRIORITIES ARE MET:**

Financial reserves are being strengthened and enhanced through the transfer of funds from the 2024 surplus.

The annual surplus is generated through savings and additional incomes in Town operations over the past year. The surplus funds will be transferred to the Town's operating and capital reserves and these funds will be available for future use by Council to address the infrastructure, service, and program needs of the community that align with Council's strategic priorities and policies.

## **SUSTAINABILITY**

### **ECONOMIC SUSTAINABILITY:**

The transfer of surplus funds to the financial reserves, ensures that municipal funds are managed in a strategic and responsible manner for future use.

### **SOCIAL SUSTAINABILITY:**

Financial reserves ensure that the community has funding available to address the service requirements of the community.

### **ENVIRONMENTAL SUSTAINABILITY:**

Financial reserves are available to support environmental programs and projects of community.

## **IMPLICATIONS OF RECOMMENDATION:**

### **GENERAL:**

Ensuring that capital and operating reserves are adequately funded ensures that the Town can maintain existing infrastructure and, as directed by Council, potentially expand services going forward.

### **ORGANIZATIONAL:**

Transferring the annual surplus to capital and operating reserves will ensure that various departments within the organization will have funding required to undertake capital and operating projects and programs approved by Council.

**OPERATIONAL:**

There are no operational implications or challenges brought on by recommended action.

**FINANCIAL:**

Transferring the annual surplus to operating and capital reserves will segregate these funds for future use by Council. Having healthy reserve balances allows Council to undertake critical infrastructure projects and provide important programs and services to the community.

**POLICY:**

Administration completed a new Reserve Policy in 2023 that enhances and manages the Town's reserves funds in a more strategic and sustainable manner. This report aligns with policy.

**IMPLEMENTATION:**

If approved, the 2024 surplus will be transferred to various operating and capital reserves by administration.

**BACKGROUND:**

The Town of Strathmore is forecasted to have a 2024 year-end Operating Surplus of approximately \$2,393,232.

- \$ 719,683 - Year-End Surplus
- \$(2,565,037) - Transfers from Reserve - Capital
- \$(3,190,119) - Government Transfers - Capital
- \$ 6,660,830 - Amortization of Tangible Capital Assets
- \$ 4,900 - Accretion of Asset Retirement Obligation
- \$ 2,393,232 - Gross Operating Surplus, before Transfers to Reserve

At the June 7, 2023 Regular Council meeting, Council approved a capital spend to purchase the Town's Water License out of the Financial Stability Reserve (\$608,950 Budgeted, - Resolution 147.06.23). After review of the expenditure, Administration recommends the funding source instead be the Capital - Water Reserve, to better align with the purpose and intended usage of both Reserves. The total purchase price of the Water License was \$629,920, and the project is complete at December 31, 2024.

**KEY ISSUE(S)/CONCEPT(S):**

Best practice is to allocate annual surpluses to the financial reserve accounts. This practice provides for enhanced fiscal management of municipal funds and moves the funds into reserves accounts that Council can access for future use.

Administration understands that Council may want to discuss the potential use of some of those funds and, therefore, we would recommend that this is discussed at a future Committee of the Whole meeting (April 9th).

Administration recommends that \$2,336,774 of the current surplus be transferred to various operating and capital reserves for future use by Council. The remaining unallocated surplus will be released to Unrestricted surplus.

- Financial Stabilization Reserve - \$2,040,000
- Financial Stabilization Reserve (RCMP) - \$532,975
- Capital Reserve - Fire - \$96,774
- Water Reserve - \$250,000

The reserve transfers listed above will provide Council with the flexibility and discretion to use the reserve funds for infrastructure projects, programs and services.

The below projects/programs in 2024 were not completed, due to capacity limitations and, therefore, Administration is recommending that these are brought forward to the 2025 Operating Budget via a budget amendment motion from the Financial Stabilization Reserve:

- Economic Development Marketing Material and Industrial Lands Consulting - \$20,000
- Communications Community and Business Events and Promotions - \$100,000
- Building Maintenance Safety Program - \$100,000
- WHMB Construction Contribution - \$463,400
- WHMB Site Contamination Mitigation - \$100,000
- Medical Services Grant - \$90,000

This amendment will allow Administration to complete these previously budgeted and approved expenditures in 2025.

#### **DESIRED OUTCOMES:**

Moving surplus funds into financial reserves will ensure that future funding is available for critical infrastructure projects, programs, services and other strategic initiatives. The funding transfer will also help replenish critical reserve fund balances and move them closer to ideal levels.

#### **COMMUNICATIONS:**

The decision of Council will be reflected in the 2024 financial statements.

#### **ALTERNATIVE ACTIONS/MOTIONS:**

1) That Council direct Administration transfer the funds into other operating and capital reserves as directed by Council.

2) That Council direct Administration to refer this matter to a Committee of the Whole for further discussion around the allocation of the funds.

**ATTACHMENTS:**

[Attachment I: Proposed 2024 Surplus Transfers to Reserve](#)

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Riley Brolly, Manager of Financial Planning, Budgeting & Reporting	Approved - 06 Mar 2025
Leana Ashbacher, Senior Manager of Financial Services	Approved - 11 Mar 2025
Kara Rusk, Director of Strategic, Administrative, and Financial Services	Approved - 13 Mar 2025
Veronica Anderson, Legislative Services Officer	Approved - 13 Mar 2025
Johnathan Strathdee, Manager of Legislative Services	Approved - 13 Mar 2025
Kevin Scoble, Chief Administrative Officer	Approved - 14 Mar 2025

**Town of Strathmore**  
**Proposed 2024 Surplus Reserve Transfers**  
**March 19, 2025**

<b>Surplus</b>	1,630,257
<b>Previously transferred:</b>	
Annual Budgeted Financial Stabilization Contribution	100,000
Budgeted 2025 Election Contribution	10,000
Budgeted RCMP 90% Funding	100,000
RCMP Surplus	532,975
Economic Development Marketing Material and Industrial Lands Consulting	20,000
Total Already Transferred:	<u>762,975</u>
<b>Gross Surplus</b>	<b>2,393,232</b>

**Transfers to Reserves:**

<b><i>Still to transfer:</i></b>	<b>Reserve</b>
Wildfire Surplus	(96,774) Capital - Fire
Planning (Development Application Surplus)	(70,000) Development Application
Communications Community and Business Events and Promotions	(100,000) Financial Stabilization Reserve
Building Maintenance Safety	(100,000) Financial Stabilization Reserve
Water Surplus	(250,000) Water Capital Reserve
Balance	<u>(1,750,000) Financial Stabilization Reserve</u>
Unrestricted Surplus	<u><u>26,458</u></u>



# Request for Decision

To: Council

**Staff Contact:** Riley Brolly, Manager of Financial Planning, Budgeting & Reporting

**Date Prepared:** February 7, 2024

**Meeting Date:** March 19, 2025

**SUBJECT:** 2024 Capital and Operating Budget Carry Forwards and Closed Projects

**RECOMMENDATION:** THAT Council approve the carry forward of twenty-five (25) 2024 capital projects in the amount of \$2,922,200.

THAT Council approve the carry forward of six (6) operating projects in the amount of \$873,400.

## STRATEGIC PRIORITIES:



Affordable Housing



Climate Resiliency



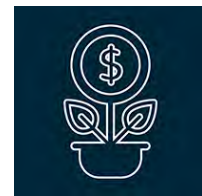
Community Development



Community Wellness



Economic Development



Financial Sustainability

## **HOW THE STRATEGIC PRIORITIES ARE MET:**

The carry forward of operating and capital projects ensures that projects are funded in a fiscally sustainable and responsible manner.

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## SUSTAINABILITY

### **ECONOMIC SUSTAINABILITY:**

N/A

### **SOCIAL SUSTAINABILITY:**

N/A

**ENVIRONMENTAL SUSTAINABILITY:**

N/A

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**IMPLICATIONS OF RECOMMENDATION:****GENERAL:**

Approval of the 2024 operating and capital projects to carry forward to 2025 will ensure that funding is adequately allocated for the completion of the municipal projects and that municipal tax and grant funding is not over committed.

**ORGANIZATIONAL:**

The attached capital and operating project reports ensures that municipal funding is in place to complete the capital and operating projects not completed at the end of 2024.

**OPERATIONAL:**

The tracking of carry forward projects ensures that projects that were not fully completed in their original budget year can be completed in the upcoming fiscal period.

**FINANCIAL:**

There are no financial implications to the Town since the funding for these operating and capital projects was already approved in the 2024 operating and capital budget. By carrying the projects and the project funding forward, the Town ensures that we are not impacting future tax or grant funding.

**POLICY:**

Capital and Operating Carry Forward and Closed Project Policy No. 1816 was passed on January 18, 2023 by Council to ensure the accurate tracking and reporting of capital and operating projects and to identify any funding that needs to be restricted for the completion of these projects in the next fiscal period. This report ensures that we are following our policy.

**IMPLEMENTATION:**

Tax and grant funding will be earmarked for the completion of capital and operating projects approved for carry forward to 2025. These funds will reside in an appropriate reserve fund or in a designated grant program.

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**BACKGROUND:**

Each year, Council approves an annual operating and capital budget that runs from January 1 to December 31. This timeframe is not always ideal for capital and operating projects that will

not be completed by the end of the fiscal year. Many projects span multiple years (i.e. construction projects) or are completed over the winter season (i.e. development plans or studies). Various delays (i.e. contractor availability, supplier delays, pricing) can also impact a project and carry it over to the next fiscal year.

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### **KEY ISSUE(S)/CONCEPT(S):**

To account for uncompleted operating and capital projects at year-end, Council passed the Capital and Operating Carry Forward and Closed Project Policy 1816 earlier in 2023. This policy ensures the Council reviews all capital projects approved and that budget funding designated for these projects is earmarked and restricted for their completion. Administration has prepared the attached summary of all current capital projects and has identified all projects that are completed and all the projects that are uncomplete and will need to be carried forward to 2025.

There were a total of 72 capital projects in the 2024 fiscal year for a budgeted value of \$8.95 million. Based on current spending estimates, only \$5.7 million of the original budget will be spent. This will provide a savings of \$340 thousand. These unspent dollars will be returned to their original funding source and will be available for future capital projects.

From the original listing of 72 capital projects, 25 projects valued at \$2.922 Million are not fully completed at the end of 2024 and are recommended for carry forward to 2025.

Administration has identified six operating projects/programs that were uncomplete at the end of the 2024 and will require \$873 thousand in funding carried forward to 2025 to complete them:

- Economic Development Marketing Material and Industrial Lands Consulting - \$20,000
- Communications Community and Business Events and Promotions - \$100,000
- Building Maintenance Safety Program - \$100,000
- WHMB Construction Contribution - \$463,400
- WHMB Site Contamination Mitigation - \$100,000
- Medical Services Grant - \$90,000

### **DESIRED OUTCOMES:**

The Capital and Operating Budget Carry Forward Report ensures that projects are being financially tracked from one year to the next and that previously approved tax and grant funding is restricted for completion of these project. This will ensure that project funding is being allocated sustainably and not over committed.

### **COMMUNICATIONS:**

Once Council has approved the capital and operating carry forward list, managers that are in charge of each project will be notified. Any funding that is restricted for the completion of projects will be reflected in the 2024 year-end financial statements.

**ALTERNATIVE ACTIONS/MOTIONS:**

Alternative actions would be:

- 1) Cancel any or all projects that are in progress or not yet started.
- 2) Adjust the funding allocations to complete the operating and capital projects.

**ATTACHMENTS:**

[Attachment I: Proposed 2024 Operating Project Carry Forwards to 2025](#)

[Attachment II: Proposed 2024 Capital Project Carry Forwards to 2025](#)

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Riley Brolly, Manager of Financial Planning, Budgeting & Reporting	Approved - 12 Mar 2025
Leana Ashbacher, Senior Manager of Financial Services	Approved - 12 Mar 2025
Kara Rusk, Director of Strategic, Administrative, and Financial Services	Approved - 13 Mar 2025
Veronica Anderson, Legislative Services Officer	Approved - 13 Mar 2025
Kevin Scoble, Chief Administrative Officer	Approved - 13 Mar 2025

**Town of Strathmore**

**Proposed 2024 Operating Project Carry Forwards to 2025:**

**March 19, 2025**

Economic Development Marketing Material and Industrial Lands Consulting	20,000
Communications Community and Business Events and Promotions	100,000
Building Maintenance Safety Program	100,000
WHMB Construction Contribution	463,400
WHMB Site Contamination Mitigation	100,000
Medical Services Grant	<u>90,000</u>
<b>TOTAL</b>	<b>873,400</b>

**Town of Strathmore**  
**Proposed 2024 Capital Project Carry Forwards to 2025:**  
**March 19, 2025**

Capital Project Name	Project Code	2024 Revised Budget	2024 Actual Spent	Budget Variance	Carry Forward Funding Requested
Wayfinding	COM_MA2401	75,000	-	(75,000)	30,000
Digital Highway Sign (Removal)	COM_MA2402	10,000	-	(10,000)	10,000
WHMB Site Contamination Mitigation	INF_LI2401	100,000	-	(100,000)	100,000
GP Upgrades	FNC_MA0002	30,000	23,433	(6,567)	6,500
Offsite Backups	INF_MA0001	13,700	5,764	(7,936)	7,900
Disaster Recovery - IT Infrastructure/Network	INF_MA0007	15,000	-	(15,000)	15,000
Evergreen client compute equipment	INF_MA0009	36,250	8,851	(27,399)	27,400
Cybersecurity Improvements, Risk Remediation, Network Security	INF_MA0010	8,000	-	(8,000)	8,000
IT Backup Systems Project	INF_MA0012	130,000	-	(130,000)	130,000
IT - Municipal Surveillance Assessment & Initial Cameras	INF_MA2301	15,000	4,806	(10,194)	10,100
Municipal Enforcement patrol vehicle	MUN_VE2401	60,000	41,107	(18,893)	18,000
Capital Building Improvements - Mechanic Shop	CSE_BU2401	250,000	230,885	(19,115)	19,100
LED upgrades	CSE_BU2402	121,000	105,208	(15,792)	15,700
Fleet - GPS units	CSE_MA2401	25,000	-	(25,000)	25,000
Wildflower Road	ROA_EN0015	75,000	8,855	(66,145)	66,100
Water Reservoir Upgrades	WAT_BU2401	2,265,000	227,813	(2,037,187)	2,037,100
Environmental Monitoring - Ag Society Grounds	WAT_EN2401	45,000	35,725	(9,275)	9,200
Lift Station Upgrades	SAN_EN2301	50,000	31,464	(18,536)	17,000
WWTP PLC/SCADA Upgrades (year 2 of 3)	SAN_MA2301	479,000	189,674	(289,326)	280,000
WWTP General Plant Upgrades	SAN_MA2303	85,000	77,133	(7,867)	7,800
Aquatic Center - Pool Pumps	REC_MA2403	28,000	8,800	(19,200)	19,100
Recreation Needs Assessment	REC_EN2401	60,000	41,252	(18,749)	8,600
Parks - Pathway Lifecycle Annual Program	PAR_LI2301	75,000	57,825	(17,175)	17,000
Parks - Site Furniture (Benches, picnic tables, garbage cans etc) Annual Plan	PAR_LI0006	25,000	7,308	(17,692)	17,600
Parks - Kinsmen Park Christmas Lights Annual Program	PAR_MA2301	20,000	-	(20,000)	20,000
<b>Total</b>		<b>4,095,950</b>	<b>1,105,904</b>	<b>(2,990,046)</b>	<b>2,922,200</b>

Note: only requested carry forward projects reflected above.  
Total 2024 Revised Capital Budget: \$8,947,650; Total 2024 Spend: \$5,686,656



**Marigold Library System**  
**Board of Management Meeting**  
**Saturday, November 23, 2024, 9:30 am – 12:30 pm**  
**TEAMS**

MARIGOLD BOARD TRUSTEES IN ATTENDANCE			MARIGOLD HQ STAFF IN ATTENDANCE	
ACADIA MD	Maxine Booker	1	Lynne Price	Laura Taylor
ACME	Daniel Leronowich	2	Kristine den Boon	Richard Kenig
AIRDRIE	Natasha Roberts	3	Kim Visser	Alida Pituka
BEISEKER	Sharon Mooney	4	Jessie Bach (recording)	
BIGHORN M.D. #8	Libby McMenamon	5		
CANMORE	Norah Bonsteel	6		
CARBON	Michelle Lomond	7		
COCHRANE	Chuck Love	8		
CONSORT	Michael Beier	9	<b>ABSENT TRUSTEES EXCUSED WITH MOTION</b>	
CROSSFIELD	Luke Brennan	10	IRRICANA	Teresa Cameron
DELIA	Melody Christofferson	11		
DIAMOND VALLEY	Ian Huffman	12		
DRUMHELLER	Margaret Nielsen	13		
EMPRESS	Kelly Burgess	14	<b>ABSENT TRUSTEES EXCUSED WITHOUT NOTICE</b>	
FOOTHILLS COUNTY	Eleanor Chinnick	15	BANFF	Manuela Olibera-Dorn
GHOST LAKE	Corinne Smith	16	MUNSON	Leslie Landon
HANNA	Sandra Murphy	17	I.D.9	Alexandra Parkinson
HIGH RIVER	Laurette LaPlante	18	WHEATLAND COUNTY	Donna Biggar
HUSSAR	Kristen Anderson	19		
KNEEHILL COUNTY	Faye McGhee	20		
LINDEN	Cynthia Klassen	21		
MORRIN	Alenda Gridley	22		
OKOTOKS	Nicole Kiefuik	23	<b>VACANCIES</b>	
OYEN	Ed Hogan	24	CHESTERMERE	KANANASKIS I.D.
ROCKYFORD	Tyler Henke	25	LONGVIEW	
ROCKY VIEW COUNTY	Laura Chitwood	26		
SPECIAL AREA# 2	Helen Veno	27		
SPECIAL AREA# 3	Elaine Michaels	28	<b>GUESTS</b>	
SPECIAL AREA# 4	Jodi Kurek	29	DIAMOND VALLEY	Ted Bain
STANDARD	John Getz	30	CHESTERMERE	Kavita Prasad
STARLAND COUNTY	Lil Morrison	31	FOOTHILLS COUNTY	Barb Castell (Alternate)
STRATHMORE	Melissa Langmaid	32		
THREE HILLS	Miriam Kirk	33		
TROCHU	Jenny Lyver	34		
WAIPAROUS	Janine Jevne	35		
YOUNGSTOWN	Renee Laughlin	36		

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# MINUTES

## 1. CALL TO ORDER

- J. Getz called the meeting to order at 9:30 am

### 1.1 Introduction of delegates, guests, and staff

- Delegates, guests and staff introduced themselves
- Kavita Prasad is attending as a guest for the City of Chestermere
- Ted Bain is attending as a guest for the Town of Diamond Valley

### 1.2 Recognition of new Board members

- Laura Chitwood is the new trustee representing Rocky View County
- Faye McGhee is the new trustee representing Kneehill County
- There are currently no assigned trustee appointments for the City of Chestermere, Kananaskis I.D., or the Village of Longview

### 1.3 Acknowledging regrets and excused absences

**MOTION:** M. Nielsen/L. Morrison

- That the Marigold Board excuses those absent Marigold Trustees named in the minutes who have provided regrets with notice of their absence before this meeting
- CARRIED

## 2. APPROVAL OF AGENDA

**MOTION:** E. Hogan/T. Henke

- To approve the agenda as presented
- CARRIED

## 3. MINUTES OF THE August 24, 2024 MEETING

**MOTION:** L. Brennan/M. Kirk

- To accept the minutes of the August 24, 2024, Board Meeting as presented
- CARRIED

## 4. CONSENT AGENDA

### 4.1 Transfer of agenda items from consent agenda

- There were no items moved from the consent agenda

### 4.2 Motion to accept remaining consent agenda items

**MOTION:** C. Love/M. Beier

- To approve consent agenda items 4.1 to 4.3
- CARRIED

## 5. DECISION

### 5.1 Financial

#### 5.1.1 Financial Statements to October 31, 2024 (Balance Sheet & Income Statement)

**MOTION:** C. Smith/N. Kiefuik

- That subject to audit, the Marigold Financial Statements to October 31, 2024 be accepted as presented
- CARRIED

#### 5.1.2 Draft Marigold Operating Budget 2025-2026

**MOTION:** N. Kiefuik/Sharon Mooney

- To Approve the Marigold Operating Budget for 2025-2026
- CARRIED

5.1.3 Draft Marigold Capital/Projects Budget 2025

**MOTION:** N. Kiefuik/K. Anderson

-To approve the Marigold Capital and Projects Budget for 2025

CARRIED

5.2 Policies/Plans

5.2.1 Finance Policy – Executive Committee

**MOTION:** N. Kiefuik

-To approve the Finance Policy

CARRIED

5.2.2 Contingency Plan for Finance – Executive Committee

**MOTION:** N. Kiefuik

-To approve the Contingency Plan for Finance

CARRIED

5.2.3 Provision of Services Policy – Standards & Services Committee

**MOTION:** M. Booker

-To approve the Provision of Services Policy

CARRIED

5.2.4 Collection Management Policy & Schedules – Standards & Services Committee

**MOTION:** M. Booker

-To approve the Collection Management Policy & Schedules

CARRIED

5.2.5 Transfer Payments Policy & Schedule – Standards & Services Committee

**MOTION:** M. Booker

-To approve the Transfer Payments Policy & Schedule

CARRIED

5.2.6 IT Capacity Fund Policy & Schedule – Standards & Services Committee

**MOTION:** M. Booker

-To approve the IT Capacity Fund Policy & Schedule

CARRIED

5.2.7 Information Technology (IT) Services Policy – Standards & Services Committee

**MOTION:** M. Booker

-To approve the Information (IT) Services Policy

CARRIED

5.2.8 TRAC Card Operational Bylaw – Standards & Services Committee

**MOTION:** M. Booker

-To approve the TRAC Card Operational Bylaw Policy

CARRIED

5.3 Marigold Board Committee Vacancies

5.3.1 Nominating Ad Hoc Committee

- J. Getz called for one volunteer for the Nominating Ad Hoc Committee

- Melody Christofferson volunteered to serve on the Ad Hoc Nominating Committee

**MOTION:** E. Michaels/Lil Morrison

-That Helen Veno and Melody Christofferson be appointed to the Ad Hoc Nominating Committee

CARRIED

#### 5.4 Freedom to Read Week Proclamation

- J. Getz declared February 23 to March 1, 2025, as Freedom to Read week
- Jessie Bach, Communications and Engagement Manager read the Freedom to Read Proclamation
- Jessie will share the Proclamation and her comments with Board members

### 6 ITEMS FROM THE CONSENT AGENDA

- There were no further items added to the Consent Agenda

### 7 Roundtable Discussion: Question on Agenda

How will your library celebrate Freedom to Week in 2025? What events or activities have worked well in your library in the past?

- John Getz - Standard Municipal Library posts a large copy of the proclamation. Historically challenged books are often put on display.
- Ian Huffman – Sheep River Library will make a display to highlight previously banned books, that are now part of standard reading, such as Catcher in the Rye.
- Chuck Love – Cochrane Public Library partnered with a local bookstore to share promotions. They host a “Silent Reading” program that brings people together to read and talk about the books they are reading. The program is promoted on Facebook and in partnership with the bookstore. Chuck also suggested dressing as your favourite banned author.
- Janine Jevne—The Centre for Free Expression’s Canadian Library Challenges Database is a great resource for students because it includes not only the books that were banned but also the libraries’ measured responses about how they infringe on others’ rights.
- Laura Taylor—Laura shared some of the ways that libraries have celebrated Freedom to Read Week in the past, including programs like “caught reading banned books,” mug shots that can be made into posters or bookmarks, and borrowing a banned book or donating money to get someone out of “jail.”
- Lynne Price – Marigold sends municipalities without library boards the Freedom to Read Week declaration and asks them to join us in celebrating this event.
- Libby McMenammon—At the Bighorn Library, they held a simple yet effective program in which they wrapped a book to obscure the covers and leave a hint as to its contents. The borrower unwrapped the banned book to reveal the title.

### 8 Information

#### 8.1 Information Technology Department Update

- R. Kenig, IT Manager, provided an update on the services and value the IT department delivers to member libraries

#### 8.2 Indigenous Services Update

- K. Visser, Library Services Consultant, provided an update on Indigenous Services

#### 8.3 COO Updates – L. Taylor

- Laura Taylor encouraged Board members to complete the annual Customer Satisfaction Survey which is currently underway.
- Laura represented Marigold at a provincial Public Library Network Operating Partners meeting in Edmonton, where she heard Minister McIver express his appreciation for library services provided to Albertans and his support for intellectual freedom.
- The background notes include a copy of a joint letter from Alberta’s library system directors to Minister McIver. The letter addresses funding challenges, concerns regarding intermunicipal library boards, and limitations on Supernet bandwidth at member libraries.
- Laura also represented Marigold at a Public Library Services Branch meeting to share ideas on improving the statistics in the provincial annual report. The changes made will be rolled

out in 2026. Work is also underway to update the Best Practices for Public Libraries in Alberta.

- At the request of member libraries, Marigold has developed a weeding plan to help libraries maintain relevant, attractive, and up-to-date collections. Marigold staff completed a collections project at Banff in mid-November and are scheduled to assist Bighorn Library at the end of the month. These projects are important because Marigold provides the insurance for the collections at member libraries.

#### 8.4 CEO Updates – L. Price

- The Alberta Library (TAL) has launched a new website that includes useful resources, including a municipal advocacy toolkit. Marigold is updating its own Board Resources webpage to include an advocacy toolkit.

- The Library Association of Alberta (LAA) is conducting an engagement project to guide its new strategic direction.

- Lynne explained that some municipalities might have been considering forming an intermunicipal library board, but there are questions surrounding the current funding structure. PLSB has indicated they will provide clarity on intermunicipal funding during the next grant distribution cycle.

- Lynne described challenges with Supernet bandwidth. Marigold currently pays for extra bandwidth for the Airdrie Public Library. Funding for Supernet bandwidth was initially allotted 5 years ago in collaboration with PLSB and the regional library systems.

- Marigold's large libraries also joined together and wrote a letter to Minister McIver, emphasizing the importance of strengthening library service through sustainable funding.

#### 8.5 Upcoming Board Meetings

- Saturday, January 25, 2025, 9:30 a.m. – Virtual

#### 8.6 Marigold Board Orientation

- Tuesday, February 25, 2025, 9:30 a.m. – Virtual

#### 8.7 Information Sharing - Roundtable

- John Getz – The Standard Municipal Library's annual ham and oyster supper, held at the end of October, was very successful, with a turnout of about 200 people.

- Melody Christofferson – The decision about whether Delia will remain a municipality or dissolve has been pushed back to early spring.

- Chuck Love – The Cochrane Public Library is recruiting a new library director.

-Tyler Henke—The Rockyford Municipal Library will hold its Christmas Commotion event on December 14. It will include a local market, sleigh rides, and other great activities.

-Ian Huffman—The Athabasca Library won a Minister's Award for its One Book, One Community program, which included book discussions, film screenings, a murder mystery night, an art show, and an author chat.

- Melissa Langmaid – The Strathmore Municipal Library's silent auction fundraiser is coming up on November 29 and 30. The auction includes items donated by local artists and businesses. Bids can be made online or in person.

-Luke Brennan—The Crossfield Municipal Library ran a youth program for teens called Adulthood 101, where they learned life skills like paying bills and getting a driver's license.

-Norah Bonsteel – The Canmore Public Library's Adopt-a-Magazine campaign raised over \$3,000 to fund magazine subscriptions.

## 9 BOOK DRAW

-The Book, "Life on Svalbard: Finding Home on a Remote Island Near the North Pole", by Cecilia Blomdahl, was won by Renee Laughlin, representing the Village of Youngstown.

10 **ADJOURNMENT** – The meeting adjourned at 11:51 AM

## Signed Copy on File

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Board Chair

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CEO

## **WADEMESA: Report to Council for January 2025**

January 28, 2025

CAO Report/Ryan Dahl

- Call Volume: 3002 calls effective December 31, 2024

This is a 21.56% decrease from 2023

- Dispatch Upgrades are completed. WADEMESA now has 2 fully functioning seats = 1FTE
- WADEMESA has signed a continuation renewal of the contract effective December 23/24 to December 31/26.
  - The only changes in the continuation of the contract is in language relevant to confidentiality as the COMMs system transitions to CONNECT CARE (from NetCare) and an addition stating that in the event WADEMESA is no longer operational AHS had ROFR on all assets of the organization. EMS is in Stage 5 of the rollout for CONNECT CARE.
- Strathmore Fire Chief David Sturgeon has communicated the SFD's wish to have a Fire Dispatch Agreement separate from that of the rest of the Fire Chiefs. Via motion, Acting CAO Dahl has been directed to contact all Fire Chiefs and identify specific needs, and then bring a report back to the Board for direction and decision.

AHS has committed to doing their own audit of WADEMESA. Specifically, they have asked for our GL (ledgers), list of investments and our audit reports going back several years. WADEMESA has these in order and ready to present. They have also made it clear that they want access to our auditors and that this time will be expensed to WADEMESA.

Via a motion to WADEMESA Administration, Gregory Harriman (our current auditor) will be available and WADEMESA has requested GH present a statement to AHS outlining WADEMESA's position.

WADEMESA Administration has become aware (through CAO Scoble) that SHAW has been paying the 911 \$\$ to Strathmore for several years. ToS representatives have been asked to bring this to the attention of our Administration.

Respectfully submitted by:

Cllrs. Wegener and Peterson

## WADEMESA February 18, 2025 Meeting

AGM conducted

CAO report

- 2024 minutes adopted
- Audited financials will be out in March
- 2024 call volumes are down 21% from 2023 (I didn't get the annual call number) This is primarily down from not being dispatched out of the area.
- Dispatch upgraded to AAFRACS system.

Regular Meeting

- Tom Jukes the Wheatland County Fire Advisor gave some background on the Fire Dispatch Service Agreement
  - They will start with general guiding principles for the agreements.
  - Meetings will be conducted with the departments to see what is required and how to meet the objectives
- Financials accepted as presented.
- CAO Report
  - Call volume down 2.7% from December 2024 of 267 to
  - January 2025 of 260
  - Union bargaining going well
  - Medic # 2 back in service after accident with deer.
  - New WADEMESA EMS strategic plan needed for accreditation as existing one has expired
- Talent Acquisition companies contacted to quote on CAO replacement.
- 2025 Fire Dispatch requisition to remain at existing rates for the upcoming time being and will review as municipalities prepare their 2026 budgets.

**WHEATLAND HOUSING MANAGEMENT BODY  
REGULAR MEETING  
January 16, 2025**

Minutes of the Regular Meeting of the Wheatland Housing Management Body, held at the Wheatland Lodge, 76 2<sup>nd</sup> Street, Strathmore, Alberta on Thursday, January 16, 2025, at 7:00pm.

**Board Members Present:**

Wheatland County	G. Koester ~ <i>Board Chair</i>
Hospice Society	K. Clayton
Strathmore Lions Club	L. Voermans
Town of Strathmore	D. Peterson
Town of Strathmore	R. Wegener
Village of Hussar	L. Schultz ~ <i>via Zoom</i>
Village of Rockyford	L. Smith ~ <i>via Zoom</i>
Village of Standard	M. Gauthier
Wheatland County	R. Laursen
Wheatland County	D. Wakelam

**Attendees Present:**

CAO	V. Cook
Finance & HR Coordinator	C. Hickey ~ <i>Recording Secretary</i>
Social Housing Manager	R. Beveridge
Maintenance Supervisor	P. Neufeld
Resident Manager	C. Shworak

**Absent:**

*Video recording started*

Board Chair, **KOESTER**, called the meeting to order at 6:53PM.

Koester read Mission Statement and Vision Statement

Agenda Additions

Add to Consent Agenda

- Finance Committee Minutes
- Personnel/HR Committee Minutes

F.2.e) – Richard Wegener – Partnership Ideas

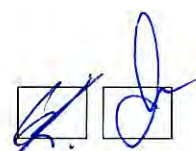
Closed session additions;

- FOIP: Section 25(1)b
- FOIP: Section 24(1)a

**RESOLUTION 45-01-01**  
Agenda

**VOERMANS MOVED** to approve the agenda; as amended.

- Carried Unanimously.



**WHEATLAND HOUSING MANAGEMENT BODY  
REGULAR MEETING  
January 16, 2025**

Consent Agenda

- Regular Board Meeting Minutes – November 21, 2024
- Organizational Meeting Minutes – November 21, 2024
- Special Meeting Minutes – December 19, 2024
- Board Resolution Action
- Financial Reports – Lodge & Social Housing – November 2024
- Maintenance Reports – Lodge & Social Housing – December 2024
- Social Housing Report
- Resident Manager Report
- CAO Report
- Committee Reports
  - Policy & Personnel Committee – December 13, 2024 Meeting Minutes
  - Building Committee – November 21, 2024 Meeting Minutes

WAKELAM requests to remove the following from the Consent Agenda;

- Regular Board Meeting Minutes – November 21, 2024
- Board Resolution Action
- CAO Report

**RESOLUTION 45-01-02**  
Consent Agenda

**WEGENER MOVED** to approve the Consent Agenda; as amended.

- Carried Unanimously.

Regular Board Meeting Minutes – November 21, 2024

- Wakelam has questions regarding Motion 44-11-03
  - Current Strategic Plan is in effect through 2025
  - To create a new Strategic Plan would be done with hired consultant
  - Would take a couple meetings with board members
- Wakelam has questions regarding Board Report
  - Hospice is currently not on title of land
  - Hospice is not currently included in the AHPP application
    - Letter of title transfer of land was sent with AHPP
  - Hospice is a part of WHMB board per Ministerial Order
    - Confirmed a letter was sent to Minister requesting this and approved by Minister
    - Can not be added without a letter/formal request to Minister
- Wakeland has questions regarding Motion 44-11-10
  - Not believed to be a FOIP issues stating Vickey Cooks name after CAO as it is public knowledge that Vickey Cook is CAO of WHMB and is also mentioned other motions and as and attendee at the Board Meetings as CAO
- *No corrections made to November 21, 2024, Regular Board Meeting Minutes as these were questions and discussion points and no motion for change was made*

**RESOLUTION 45-01-03**  
Regular Board Meeting  
Minutes

**LAURSEN MOVED** to approve November 21, 2024, Regular Board Meeting Minutes as presented.

- Carried Unanimously.



**WHEATLAND HOUSING MANAGEMENT BODY  
REGULAR MEETING  
January 16, 2025**

Board Resolution Action

- Wakelam has questions regarding Motion 44-05-07(sp)
  - “SP” at the end of the motion is due to it being for a Special Board Meeting
  - There is no name given to the committee in this motion as it is not an official Board Committee, rather a group of knowledgeable people to put together a Fact Sheet
  - Don’t believe having Joni McNeely a part of this a conflict as she is very knowledgeable in the Hospice and the Fact Sheet is for the proposed new Lodge/Hospice; in which she is heavily involved and knowledgeable in the Hospice
- *No corrections made to the Board Resolution Action as these were questions and discussion points and no motion for change was made*

**RESOLUTION 45-01-04  
Board Resolution Action**

**VOERMANS MOVED** to accept the Board Resolution Action as presented.

- Carried Unanimously.

CAO Report

- Waklem has question regarding WHMBs computer tech retiring
  - He was as an on call basis for 20+ years
  - Operational matter, not board matter
- Wakelam states that per CAOs report, the ASCHA “convention is a great way to engage with like minded members who have the best interest in promoting the health and wellness of seniors in Alberta,” , however the ASCHA convention is for seniors housing and not health and wellness as stated in Vickey’s CAO report
  - Discussions on
    - Believe changes are not needed to the report as it is an opinion of the CAO
- *No corrections made to the CAO Report as these were questions and discussion points and no motion for change was made*

**RESOLUTION 45-01-05  
CAO Report**

**WEGENER MOVED** to accept the CAO Report as presented.

- Carried Unanimously.

Denise Peterson wishes to note that she did not bring forth the minutes of the special meeting held on December 13, 2024 of the Policy and Personnel Committee.

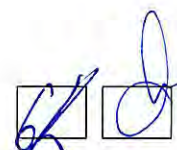
**RESOLUTION 45-01-06  
Missed Meeting Minutes**

**PETERSON MOVED** she will send the minutes of the December 13, 2024 meeting for the Personnel and HR Committee to the next Board Meeting for review.

- Carried Unanimously.

*Addition to Consent Agenda*

Finance Committee – January 15, 2025 Meeting Minutes



**WHEATLAND HOUSING MANAGEMENT BODY  
REGULAR MEETING  
January 16, 2025**

**RESOLUTION 45-01-07  
Finance Committee  
Meeting Minutes**

**CLAYTON MOVED** to accept the January 15, 2025, Finance Committee Meeting Minutes as presented.

- Carried Unanimously.

*Old Business*

**Social Housing**

**Lodge**

Request to rescind Motion 44-11-11

- CAO request as letter withdrawn

**RESOLUTION 45-01-08  
Rescind Motion**

**PETERSON MOVED** to rescind Motion 44-11-11.

- Carried Unanimously.

Member At Large

- Applicant deadline has been extended to February 3, 2025
- Have received one application to date
- Personnel Committee will do the interviews for Member At Large

**RESOLUTION 45-01-09  
Interviews**

**LAURSEN MOVED** that the Personnel & HR Committee will interview the applicants for Member At Large after the February 3, 2025, deadline.

- Carried Unanimously.

Withdraw of Motion 45-01-06

- Been noted that the minutes from the December 13, 2025, meeting mentioned in the motion, was in the Board Package under the Consent Agenda

**RESOLUTION 45-01-10  
Rescind Motion**

**PETERSON MOVED** to rescind Motion 45-01-06.

- Carried Unanimously.

**New Business**

**Social Housing**

Rent Review ~ presented by Social Housing Manager, Rita Beveridge

- Done annually and presented to the board
- For maximum rent charge only and based on market rents



**WHEATLAND HOUSING MANAGEMENT BODY  
REGULAR MEETING  
January 16, 2025**

- Can not increase rents as those are calculated on 30% of tenants incomes as set by Alberta government
- If a resident was to reach the maximum, they would have to be given notice to move as we have a waiting list ~ currently 54 people on that list
- Because we are low income, no one reaches the maximum rent

**RESOLUTION 45-01-11  
Social Housing Rent Review**

**PETERSON MOVED** to accept the Social Housing Rent Review and information.

- Carried Unanimously.

Budget Review ~ Social Housing 2025

- Moved to Closed Session per Finance Committee

**Lodge**

Rent Review ~ presented by Lodge Manager, Christi Shworak

- Each year we review current accommodation fees and Lodge maximum rents
  - Additional fees (*Non-Resident Services*) can include;
    - Cable
    - Car Parking
    - Scooter Parking/Elec.
    - Fridge Elec.
    - Air Conditioning Elec.
    - Pendant
- Rent portion is a percentage calculation on 33% of residents income
- Are required to leave a resident with \$365 in disposable income per month
  - So rent portion could be lower than 33%
- In 2024 WHMB increased accommodation fees and maximum monthly rents
- Currently have approximately 50 of 90 residents on the LAP grant; equal to \$20.50/day
- Aim to do accommodation fees increase every 2<sup>nd</sup> year
  - Example; instead of 1.5.% yearly, do 3% on the 2<sup>nd</sup> year
  - Residents get upset when fees are increased every year
- Can we go all-inclusive ~ have one payment all in same for all residents?
  - Not everyone uses the services so is hard to charge all 95 residents for unused services
    - Eg: not everyone has cars or scooters and parking is limited
  - These Non-Resident Services are required per government reporting to be itemized on the Income Statement and reported to the government at year end separately
    - WHMB also can not charge residents a fee higher than what we pay the service provider (eg: Cable)

**RESOLUTION 45-01-12  
Lodge Rent Review**

**PETERSON MOVED** to accept the Lodge Rent Review as information and to keep fees the same for 2025.

- Carried Unanimously.

Budget Review ~ Lodge 2025

- Moved to Closed Session per Finance Committee

**WHEATLAND HOUSING MANAGEMENT BODY  
REGULAR MEETING  
January 16, 2025**

Direct Payment Approval

- Requesting approval to pay any invoices we are able to through RBC Express and/or directly to vendor through their secured vendor sites, rather than cheque
- The Canada Post strike posed a lot of issues with paying invoices
- Is secure
- Currently have a few payments that are auto withdrawn from our accounts, but would like to keep those limited to have more control over payments; pay as needed/required
- Will still use cheques for all other payments
- Will attach proof of payments to invoices when Board Members with signing authority come to Lodge to sign cheques for review and signature

**RESOLUTION 45-01-13  
Direct Payments**

**SMITH MOVED** to move forward with Direct Payments as requested by WHMB CAO, Vickey Cook, and Finance & HR Coordinator, Chrystal Hickey.

- Carried Unanimously.

ASCHA Convention ~ March 31 – April 2, 2025

- In Edmonton
- Early Bird sign up deadline is February 21, 2025, for 5 people
  - Additional members are extra
  - Hotel rooms are extra
- Discussions on how many members to send
  - Vickey would like to send Rita, Chrystal and Christi from staff
  - Leah, Debbie and Glenn would like to go
    - Martin will go if Glenn can't make it

**RESOLUTION 45-01-14  
2025 ASCHA Convention**

**PETERSON MOVED** to increase the number of allowable attendees to the 2025 ASHCA Convention to 6 individuals.

- Carried Unanimously.

Building Plan Review

- Moved to Closed Session per Building Committee

*Agenda Addition*

Wegener brings for the discussion on potential future partnerships

- Would it be beneficial to have partnerships outside of our municipalities?
  - Would it be possible or even aloud to requisition or receive contributions from outside municipalities?
- We have a high housing need for our own area, not sure extending that area would be beneficial.
- Bring this idea forward when redoing the Strategic Plan

Voermans requests if upon Spring, WHMB could stake the footprint of the potential new building on the land



**WHEATLAND HOUSING MANAGEMENT BODY  
REGULAR MEETING  
January 16, 2025**

- Residents are unclear as to where this building could be and would show it is not taking up park space
- Would clear up those resident concerns

**RESOLUTION 45-01-15  
Wegener Report**

**WEGENER MOVED** to accept his report as information.

- Carried Unanimously.

**Chair Report – verbal**

- Came in and signed cheques twice in December
- Attended Policy and Personnel & HR Committee special meeting on December 13<sup>th</sup>
- Came in for special meeting, Resident Christmas Concert and Resident Christmas dinner on December 19<sup>th</sup>
  - Laursen adds that the meal at the Resident Christmas Dinner was very good and far superior to other similar meals had elsewhere over the holiday season.
  - Gauthier adds how great it is to see staff get along so well and how happy the residents and staff are
  - Great to see all the staff volunteers
  - The posts on Facebook are wonderful to see.
- Had a meeting with Wakelam on January 6<sup>th</sup> for about an hour to answer any questions she had
- Had a council meeting on January 14<sup>th</sup>
  - Attempted to correct some statements and hopefully there will be no further conflicts
  - Wakelam gave a nice concise report to council and was well done

**RESOLUTION 45-01-16  
Chair Report**

**KOESTER MOVED** to accept the Chair Report as information.

- Carried Unanimously.

**Action Plan**

**Governance Review – Incomplete Action Plan Update**

- Same 2 action items remain
- Will add to Strategic Plan
- Annual report will be done after the audit is completed

**RESOLUTION 45-01-17  
Action Plan**

**WAKELAM MOVED** to accept the Action Plan as information.

- Carried Unanimously.

*Video recording ended*

Smith declares she is alone during closed session

Les leaves meeting due to technical issues at 8:06pm



**WHEATLAND HOUSING MANAGEMENT BODY  
REGULAR MEETING  
January 16, 2025**

Closed Session ~ FOIP : Section 24-1 (a)

**RESOLUTION 45-01-18  
Enter Closed Session**

**KOESTER MOVED** to enter closed session at 8:06PM.

- Carried Unanimously.

Chrystal, Peter, Christi and Rita exit meeting at 8:34pm

**RESOLUTION 45-01-19  
Exit Closed Session**

**LAURSEN MOVED** to exit closed session at 9:27PM.

- Carried Unanimously.

**RESOLUTION 45-01-20  
Building Committee  
Informative Letter**

**GAUTHIER MOVED** that the Building Committee will prepare an informative update letter regarding the proposed new build and administration will distribute this letter to MLAs and partnering municipalities prior to the AHPP submission date of January 24, 2025.

- Carried Unanimously.

**RESOLUTION 45-01-21  
2025 Social Housing Budget**

**PETERSON MOVED** to accept the 2025 Social Housing Budget as presented.

- Carried Unanimously.

**RESOLUTION 45-01-22  
2025 Lodge Budget**

**WEGENER MOVED** to accept the 2025 Lodge Budget as presented.

- Carried Unanimously.

**RESOLUTION 45-01-23  
Organizational Chart**

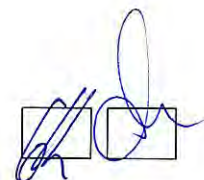
**GAUTHIER MOVED** to accept the new WHMB Organizational Chart as presented.

- Carried Unanimously.

**RESOLUTION 45-01-24  
CAO Transition Planning**

**CLAYTON MOVED** that the Personnel Committee bring a proposal to the March 2025 Board Meeting regarding the process of the CAO transition planning.

- Carried Unanimously.



**WHEATLAND HOUSING MANAGEMENT BODY  
REGULAR MEETING  
January 16, 2025**

*Important Dates*

*Next Meeting Date*

February 20, 2025

*Following Meeting Dates*

February 20, 2025

March 20, 2025

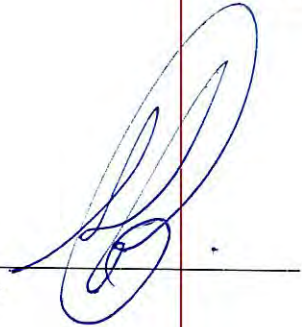
April 17, 2025

**RESOLUTION 45-01-25  
Adjournment**

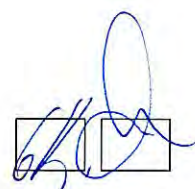
**GAUTHIER MOVED** the meeting adjourn at 9:30PM.

- Carried Unanimously.

Chair



Recording Secretary





**Date: February 21, 2025**

**Attention: All Municipal Partners**

I am writing to inform all municipalities that the annual audit for Wheatland Housing Management Body (WHMB) has been completed for the fiscal year 2024. After the auditor's report is presented to the WHMB Board of Directors and no later than 90 after the end of the fiscal year WHMB will forward the report to all municipalities that the management body requisitioned for that fiscal year. As well the report will be made public on WHMB's website. [www.wheatlandhousing.ca](http://www.wheatlandhousing.ca)

The audit report will be sent directly to each municipality in accordance with the Act, ensuring transparency and compliance with all relevant regulations.

If you have any questions or require further information, please do not hesitate to contact me at

Thank you for your continued support and cooperation.

Sincerely,



***Vickey Cook***

***CAO***

***Wheatland Housing Management Body***

***Ph# 934-3474 ext 229***

***Email [cao@whmb.ca](mailto:cao@whmb.ca)***

February 18, 2025

Mayor & Council  
Town of Strathmore  
1 Parklane Drive PO Box 2280  
Strathmore, AB T1P 1K2

Dear Mayor & Council,

I want to express my sincere gratitude for your donation to STARS. Thanks to the support of people like you, STARS was able to save my life.

When STARS came into my life, it was another beautiful day. My wife and I were supposed to meet our family at the campsite, but they got a flat tire. We went back to help, and as I was under the truck adjusting the spare, the jack slipped. Suddenly, I felt a tremendous weight—the truck was on top of me. Instantly, I knew I was in grave danger. Thankfully, STARS was on their way in minutes. I was relieved to know I was in the best possible hands.

Most people will never need STARS, but your support allows them to always be ready for the ones who do. People who are facing urgent, life-threatening situations, often in remote areas. Your \$10,000.00 donation provides essential assistance to you and your community whenever and wherever it's needed most. STARS gave me a second chance at life, and today I can continue making long-lasting memories with family and friends. STARS was there for me that day because of allies like you. Thank you!

Sincerely,

Sec. 17, FOIP

Scot Lykins  
STARS Very Important Patient



403-295-1811 | 1-855-516-4848



1441 Aviation Park NE, Box 570  
Calgary, AB T2E 8M7



donations@stars.ca | stars.ca



PLEASE CUT HERE



## Shock Trauma Air Rescue Service Foundation

1441 Aviation Park NE, Box 570  
Calgary, AB T2E 8M7  
stars.ca

Town of Strathmore  
1 Parklane Drive PO Box 2280  
Strathmore, AB T1P 1K2

Sec. 17, FOIP

Gift Amount: \$10,000.00  
Advantage Amount: \$0.00

Per:

Sec. 17, FOIP