

1. CALL TO ORDER

1.1. Traditional Land Acknowledgement for the First Meeting in March (Sa'aikisom)

2. CONFIRMATION OF AGENDA

3. CLOSED MEETING

3.1. Council CAO Dialogue – Advice from officials – ATIA S. 29(1)(b)(iii)

3.2. TWP 240 Project – Disclosure Harmful to Intergovernmental Relations – ATIA S. 26

4. PUBLIC HEARING

5. PUBLIC COMMENTS

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

6. DELEGATIONS

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

6.1. Delegation – Dennis Pfeifer
[Agenda Item - AIR-26-053 - Pdf](#)

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7. CONSENT AGENDA

- 8.1 Regular Council Meeting Minutes – February 18, 2026
- 8.2 Special Council Meeting Minutes – February 25, 2026
- 9.1 2025 Reserve Funding Transfers
- 9.2 2025 Capital and Operating Budget Carry Forwards and Closed Projects
- 9.3 Medical Services Update
- 11.2.1 WHMB Organizational Meeting Signed Minutes – November 20, 2025
- 11.2.2 WHMB Regular Meeting Signed Minutes – November 20, 2025
- 11.2.3 WHMB Special Meeting Signed Minutes – January 6, 2026
- 12.1 Wheatland Housing Management Body (WHMB) - Response to Council Request

8. CONFIRMATION OF MINUTES

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[Agenda Item - AIR-26-043 - Pdf](#)

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Report for Council

To: Council

Staff Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: February 23, 2026

Meeting Date: March 4, 2026

SUBJECT: Delegation - Dennis Pfeifer

RECOMMENDATION: Information for Council.

STRATEGIC PRIORITIES:



Affordable Living



Climate Resiliency



Community Development



Community Wellness



Economic Development



Financial Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

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. Those interested can fill out the Request to Speak at a Council Meeting form that can be located on the Town's website and submit it to: LSAdmin@strathmore.ca by noon, seven (7) days before a Regular Council Meeting.

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

N/A

SOCIAL SUSTAINABILITY:

N/A

ENVIRONMENTAL SUSTAINABILITY:

N/A

IMPLICATIONS OF RECOMMENDATION:

GENERAL:

Dennis Pfeifer has requested to speak to Council on the topic of negative impacts of idling vehicles in the Town.

ORGANIZATIONAL:

N/A

OPERATIONAL:

N/A

FINANCIAL:

Significant staff time will be required should Council wish to review and potentially amend [Traffic Control Bylaw No. 22-06](#). Should Council decide to amend bylaw, it will require significant staff time to review the bylaw, prepare a report on the potential impacts, and review best practices.

POLICY:

This item is not currently identified in the Town's Traffic Control Bylaw.

IMPLEMENTATION:

N/A

BACKGROUND:

Mr. Pfeifer has specific concerns on bylaw patrol vehicles left idling that he will share with Council.

KEY ISSUE(S)/CONCEPT(S):

N/A

DESIRED OUTCOMES:

N/A

COMMUNICATIONS:

N/A

ALTERNATIVE ACTIONS/MOTIONS:

N/A

ATTACHMENTS:

[Attachment I: Dennis Pfeifer - Request to Speak at a Council Meeting - Delegation Request Redacted](#)

[Attachment II: Dennis Pfeifer - Supporting Documents Redacted](#)

Kevin Scoble, Chief Administrative Officer

Approved
- 27 Feb
2026



Strathmore

Request to Speak at a Council Meeting

Delegation Request.

Residents are welcome to speak during the public comments or public hearing portion of Council meetings. In order to speak, please complete the information below. Confirmation of your request with access details for the meeting will be sent to the email address you provide.

Please note that if you are speaking on behalf of another person, the person will need to complete and submit an Authorization on Someone's Behalf Form.

Speaker's Information	
Name:	<i>Dennis Pfeifer</i>
Phone:	
Email:	
Address:	<i>ATIA Sec. 20(1)</i>
Speaking on Behalf of a Group? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Agenda Information	
Agenda Topic:	<i>ATIA Sec. 20(1)</i> <i>Negative effects of idling vehicles of patrol vehicles</i>
<input type="checkbox"/> Public Comments	<input type="checkbox"/> Public Hearing
Meeting Date:	

Public Hearing	
<input type="checkbox"/> In Support	<input type="checkbox"/> In Opposition

Additional Comments
Please provide a brief summary of the item that you wish to speak about. <i>Documentation for mayor and council members will be provided</i>

ATIA Sec. 20(1)

Applicant Signature

15/01/26

Date

FOIP Disclaimer: Personal information required within the Town of Strathmore application forms are collected under the authority of sections 33(a) and (c) of the *Freedom of Information and Protection of Privacy (FOIP) Act*. This personal information will be used to process your application(s). Should you have any questions related to the collection or disclosure of your personal information, please contact the Legislative Services division for the Town of Strathmore at 403.934.3133.

January 17,2026

Strathmore mayor and Council Members

Attached are documents from The Service Manager of Strathmore Ford, The lead of Strathmore Chrysler, and The Service Manager of Strathmore General Motors.

In the Attached documents.They stress the negative effects of prolonged idling of Peace officer patrol vehicles.

I'm in the process of setting up a meeting to discuss the findings of the Attached documents with Council.

Dennis Pfeifer

ATIA Sec. 20(1)



Long Idle Times

1 message

Thu, Dec 11, 2025 at 8:46 a.m.

To: [REDACTED] ATIA Sec. 20(1)

Hi,

Sorry for the delay on this email:
Here are the risk if you idle your vehicle for too long:

1. Fuel Doesn't Burn Efficiently → Carbon Buildup

At idle, combustion temperatures are lower. This leads to:

- Carbon buildup on **spark plugs**
- Carbon buildup in **intake valves** and **combustion chambers**
- Potential misfires over time
- Rough running and reduced fuel economy

2. Oil Circulation Is Reduced

The oil pump is turning slower at idle due to lower rpms, meaning:

- Oil pressure is lower
- Less lubrication reaches the upper engine components (cams, lifters, timing components)
- Engine wear increases over long periods of idling

3. Fuel Contamination in the Oil

Especially in cold weather:

The engine may not reach full operating temperature at idle which leads to:

- Unburned fuel can wash past the piston rings
- Oil changes may need to be done more frequently due fuel diluting the oil

4. Increased Wear on the Exhaust System

Long idle times allow moisture to:

- Carbon build inside the exhaust system due to long idle time
- May cause catalytic converter to become plugged up
- May lead to more condensation through the exhaust causing pre-mature rust

How Long Is "Too Long"?

- **3–30 minutes:** Normal, harmless

- **30+ minutes regularly:** Creates extra carbon buildup, leads to noticeable long-term wear on engine internals, and exhaust,
- **Hours of idling:** Dramatically increases engine hours → equivalent to adding thousands of km of wear without moving

Maintenance to be done if vehicle is idling for longer durations than recommended regularly:

- **Oil Changes** closer to the 5,000 kms mark instead of the recommended 8,000 kms
- **Injector/ Fuel System Services** Should be done close the 12,000-15.000 km range compared to the recommended 24,000kms
- **Ethanol Defender Fuel System Additive:** Should be added to your fuel tank every oil change to help prevent ethanol in the fuel causing pre-mature wear on your injectors and exhaust system. (Ethanol will cause more moisture in the exhaust and more build up in the catalytic converter)

ATIA Sec. 20(1)

Thank you,

ATIA Sec. 20(1)

Strathmore Ford

ATIA Sec. 20(1)

Subject: Technical Impact of Excessive Engine Idling on Ram Gasoline-Powered Trucks

To Whom It May Concern,

This letter is intended to outline the technical effects of excessive engine idling on Ram trucks equipped with gasoline engines.

Prolonged or excessive idling results in extended low-load engine operation, which prevents the engine from reaching optimal operating temperatures. Under these conditions, incomplete fuel combustion can occur, leading to increased carbon deposits on intake valves, piston rings, spark plugs, and combustion chambers. Fuel dilution of engine oil may also occur, reducing lubrication effectiveness and accelerating internal engine wear.

From an emissions standpoint, excessive idling adversely affects critical emissions control components. Catalytic converters may fail to reach or maintain proper light-off temperature, resulting in inefficient exhaust after-treatment and increased hydrocarbon and carbon monoxide emissions. Oxygen sensors can become contaminated due to soot and carbon accumulation, leading to inaccurate feedback to the engine control module. Additionally, prolonged idling increases stress on the evaporative emissions system and can contribute to premature deterioration of emissions-related components.

For these technical reasons, excessive engine idling is not recommended and may contribute to reduced engine efficiency, increased exhaust emissions, and shortened service life of major engine and emissions system components.

Sincerely,

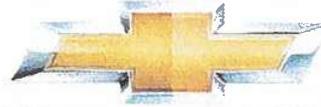
ATIA Sec. 20(1)

Strathmore Dodge

ATIA Sec. 20(1)



STRATHMORE MOTOR PRODUCTS



GMC

www.strathmoremotors.com

403.934.333
900 Westridge Road, Strathmo

Dennis Pfeifer

ATIA Sec. 20(1)

Dennis,

As discussed, please find attached some of the concerns and possible effects of excessive vehicle idling.

Fuel consumption is negatively impacted by excessive idling. A vehicle idling for an extended time can consume significant amounts of fuel, which results in higher costs to the driver as it relates directly to the price of fuel.

There is also a risk of premature engine wear when an engine idles excessively. Among the concerns that can be a consequence of idling is carbon buildup in the engines. This can decrease the life expectancy of things such as engine oil, spark plugs. Prolonged idling can also cause incomplete combustion, which can lead to carbon deposits on valves, pistons and other engine components.

There is also an argument that can be had about the negative impact on the environment. Idling will contribute to considerations such as air pollution, wherein unnecessary amounts of carbon dioxide, carbon monoxide and other exhaust components are released into the atmosphere. I believe it is easy to find any number of environmental studies that will be able to provide a detailed summary on the detrimental effect on air quality.

Please let me know if you have any further questions on the subject.

ATIA Sec. 20(1)

Strathmore Motor

ATIA Sec. 20(1)



Request for Decision

To: Council

Staff Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: February 18, 2026

Meeting Date: March 4, 2026

SUBJECT: Regular Council Meeting Minutes – February 18, 2026

RECOMMENDATION: THAT Council adopt the February 18, 2026 Regular Council Meeting Minutes as presented in Attachment I.

STRATEGIC PRIORITIES:



Affordable Living



Climate Resiliency



Community Development



Community Wellness



Economic Development



Financial Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

N/A

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

N/A

SOCIAL SUSTAINABILITY:

N/A

ENVIRONMENTAL SUSTAINABILITY:

N/A

IMPLICATIONS OF RECOMMENDATION:

GENERAL:

Pursuant to Section 208(1)(iii) of the *Municipal Government Act*, the minutes of the February 18, 2026 Regular Council Meeting are given to Council for adoption.

ORGANIZATIONAL:

N/A

OPERATIONAL:

N/A

FINANCIAL:

N/A

POLICY:

N/A

IMPLEMENTATION:

N/A

BACKGROUND:

N/A

KEY ISSUE(S)/CONCEPT(S):

N/A

DESIRED OUTCOMES:

N/A

COMMUNICATIONS:

Once signed, the February 18, 2026 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 - 18 Feb 2026 - Minutes](#)

Claudette Thorhaug, Legislative Services Officer

Approved
- 23 Feb
2026

Johnathan Strathdee, Manager of Legislative Services

Approved
- 26 Feb
2026



MINUTES

REGULAR COUNCIL MEETING

6:00 PM - Wednesday, February 18, 2026

Council Chambers, 1 Parklane Drive, Strathmore AB

COUNCIL PRESENT: Mayor Pat Fule, Councillor Claude Brown (virtual), Councillor Jim Chisholm, Councillor Matt Hyde, Councillor Melissa Langmaid, Councillor Richard Wegener (virtual), and Deputy Mayor Brent Wiley (virtual)

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 Claudette Thorhaug (Legislative Services Officer)

1. **CALL TO ORDER**

Mayor Fule called the February 18, 2026 Regular Council Meeting to order at 6:01 p.m.

2. **CONFIRMATION OF AGENDA**

Resolution No. 044.02.26

Moved by Councillor Langmaid

THAT Council adopt the February 18, 2026 Regular Council Meeting Agenda as amended:

MOVE:

3.2, *Water Licence Opportunity – Advice from officials – ATIA S. 29(1)(a)*, to come before 3.1, *Council CAO Dialogue – Advice from officials – ATIA S. 29(1)(b)(iii)*.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

3. **CLOSED MEETING**

Resolution No. 045.02.26

Moved by Councillor Hyde

THAT Council move In Camera to discuss items related to section 29(1)(a), 29(1)(b)(iii), 19(1), 26(1)(a)(ii), and 30(1)(c) of the *Access to Information Act* at 6:03 p.m.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

- 3.1. Water Licence Opportunity – Advice from officials – ATIA S. 29(1)(a)
- 3.2. Council CAO Dialogue – Advice from officials – ATIA S. 29(1)(b)(iii)
- 3.3. Land Administration Agreement – Advice from officials – ATIA S. 29(1)(a)
- 3.4. Annexation Update – Disclosure harmful to intergovernmental relations & Disclosure harmful to economic and other interests of a public body – ATIA S. 19(1), 26(1)(a)(ii), & 30(1)(c)
- 3.5. Medical Services – Advice from officials – ATIA S. 29(1)(a)

Resolution No. 046.02.26

Moved by Councillor Langmaid

THAT Council move out of Camera at 8:11 p.m.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, Council Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

Councillor Wiley left the meeting at 8:11 p.m.

Resolution No. 047.02.26

Moved by Councillor Langmaid

THAT Council take a five minute recess.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, and Council Wegener

AGAINST: None.

CARRIED

Mayor Fule reconvened the February 18, 2026 Regular Council Meeting at 8:20 p.m.

Resolution No. 048.02.26

Moved by Councillor Chisholm

THAT Council approve a budget amendment in the amount of \$15,000, funded from the Capital - Water Reserve, for Phase II of the current water license transfer.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, and Council Wegener

AGAINST: None.

CARRIED

Resolution No. 049.02.26

Moved by Councillor Langmaid

THAT Council rescind Resolution No. 195.09.24 which states:

“THAT COUNCIL defer further debate and discussion of Bylaw 24-12 to a future Regular Council Meeting;

AND THAT Council direct Administration to formally solicit interest from the Sacred Heart Parish in Strathmore regarding acquiring and operating the Catholic section of the Town of Strathmore Cemetery as permitted by the Cemeteries Act;

AND THAT Council direct Administration to include all relevant correspondence and meeting recordings to Council’s discussions of the proposed Cemetery Bylaw to the Sacred Heart Parish of Strathmore as a representative cross-section of the feedback received from local Catholic Church members regarding how they wish to grieve their loved ones;

AND THAT Council direct Administration to bring a report back to Council for further direction upon receiving a response from Sacred Heart Parish.”

AND THAT Council direct Administration to return to a future Committee of the Whole Meeting with the Cemetery Bylaw.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, and Council Wegener

AGAINST: None.

CARRIED

Resolution No. 050.02.26

Moved by Councillor Langmaid

THAT Council authorize the Mayor to sign the letter as presented in confidential administrative report 3.4, *Annexation Update – Disclosure harmful to intergovernmental relations & Disclosure harmful to economic and other interests of a public body – ATIA S. 19(1), 26(1)(a)(ii), & 30(1)(c).*

AND THAT the details of the letter remain confidential and protected, pursuant to ATIA Sections 26(1)(a)(ii) and 30(1)(c), as it is follow up to an In-camera agenda item *Advocacy Strategy – Disclosure harmful to intergovernmental relations – ATIA S. 26(1)(a)(ii)* as discussed at the February 11, 2026 Committee of the Whole Meeting.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, and Council Wegener

AGAINST: None.

CARRIED

4. PUBLIC HEARING

None.

5. PUBLIC COMMENTS

Harry Salm spoke on behalf of Christ the Redeemer regarding Sacred Heart Academy and Holy Cross Collegiate's Annual Education Results Report.

6. DELEGATIONS

None.

7. CONSENT AGENDA

Resolution No. 051.02.26

Moved by Councillor Hyde

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

8.1 Regular Council Meeting Minutes – February 4, 2026

9.1 2027-2029 Marigold Library System Agreement

9.2 Handi-Bus MOU Amendment

9.3 2026 FCSS Grant Funding Advisory Board – Application Summary

10.2.1 Marigold Library Board Updates – January 2026 and 2025 Service Highlights

11.1 Sacred Heart Academy and Holy Cross Collegiate – Annual Education Results Report

11.2 2026 Minister's Awards for Municipal and Public Library Excellence Program

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, and Council Wegener

AGAINST: None.

CARRIED

8. CONFIRMATION OF MINUTES

8.1. Regular Council Meeting Minutes – February 4, 2026

The following motion was adopted by the consent agenda:

THAT Council adopt the February 4, 2026 Regular Council Meeting Minutes as presented in Attachment I.

9. BUSINESS

9.1. 2027-2029 Marigold Library System Agreement

The following motion was adopted by the consent agenda:

THAT Council authorize the Chief Administrative Officer to sign both the *2027-2029 Marigold Library Agreement* and *Schedule C, being the 2027-2029 Requisition for Marigold Library System*, as presented in Attachment II.

9.2. Handi-Bus MOU Amendment

The following motion was adopted by the consent agenda:

THAT Council approve the Strathmore Handi-Bus Memorandum of Understanding First Amending Agreement as presented in Attachment I, and authorize the Mayor and CAO to execute the same.

9.3. 2026 FCSS Grant Funding Advisory Board – Application Summary

10. COUNCILLOR INFORMATION & INQUIRIES

10.1. QUESTIONS BETWEEN COUNCILLORS AND COUNCIL STATEMENTS

None.

10.2. BOARD AND COMMITTEE REPORTS

10.2.1. Marigold Library Board Updates – January 2026 and 2025 Service Highlights

10.3. QUESTION AND ANSWER PERIOD

None.

10.4. ADMINISTRATIVE INQUIRIES

10.4.1. Mayor Fule – Strathmore Motor Products Sports Centre – Sport Court Feasibility

In an effort to maximize the use of the Town’s facilities and generate more revenue I would like to request Administration explore potential improvements to the undeveloped cement area at the Strathmore Motor Products Sports Centre, specifically the feasibility of developing a proper court.

The current cement area does not meet the needs of residents. While it will be an investment, I have received external information that showed a potential increase in rentals for club volleyball and basketball at the Sports Centre, should we have three operating courts.

I would like to ask Administration to return to the April 15, 2026, Regular Council meeting with a cost estimate for a third sport court to be installed at the Strathmore Motor Products Sports Centre, with lines for badminton, basketball, volleyball and pickleball and have Administration provide economic and service benefits of these improvements.

Mayor Fule relinquished the chair to Councillor Langmaid at 8:30 p.m.

Resolution No. 052.02.26

Moved by Mayor Fule

THAT Council direct Administration to return to the April 15, 2026, Regular Council meeting with a cost estimate for a third sport court to be installed at the Strathmore Motor Products Sports Centre, with lines for badminton, basketball, volleyball and pickleball.

AND THAT Administration provide information on the economic and service benefits of these improvements.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, and Council Wegener

AGAINST: None.

CARRIED

Mayor Fule regained the chair at 8:35 p.m.

10.5. NOTICES OF MOTION

10.5.1. Notice of Motion – Councillor Langmaid – Fire Dispatch Services

WHEREAS Municipalities are responsible for developing and maintaining safe and viable communities, pursuant to the Municipal Government Act;

AND WHEREAS Council is responsible for reviewing service delivery models to ensure they meet operational needs and the needs of the community;

AND WHEREAS Council desires that fire dispatch services are delivered in a manner that is sustainable, cost effective, and aligned with the long-term strategic objectives of the municipality;

Notice is hereby given that the following motion will be brought forward for consideration at the Regular Council Meeting on March 4, 2026.

THAT Council direct Administration to review fire dispatch services and bring a report to Council for consideration, including alternative options and/or opportunities for fire dispatch services for the Town of Strathmore and other regional partners.

11. **CORRESPONDENCE**

11.1. **Sacred Heart Academy and Holy Cross Collegiate – Annual Education Results Report**

11.2. **2026 Minister's Awards for Municipal and Public Library Excellence Program**

12. **ADJOURNMENT**

Mayor Fule adjourned the February 18, 2026 Regular Council Meeting at 8:37 p.m.

Mayor

Director of Strategic, Administrative,
and Financial Services



Request for Decision

To: Council

Staff Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: February 24, 2026

Meeting Date: March 4, 2026

SUBJECT: Special Council Meeting Minutes – February 25, 2026

RECOMMENDATION: THAT Council adopt the February 25, 2026 Special Council Meeting Minutes as presented in Attachment I.

STRATEGIC PRIORITIES:



Affordable Living



Climate Resiliency



Community Development



Community Wellness



Economic Development



Financial Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

N/A

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

N/A

SOCIAL SUSTAINABILITY:

N/A

ENVIRONMENTAL SUSTAINABILITY:

N/A

IMPLICATIONS OF RECOMMENDATION:

GENERAL:

Pursuant to Section 208(1)(iii) of the *Municipal Government Act*, the minutes of the February 25, 2026 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

KEY ISSUE(S)/CONCEPT(S):

N/A

DESIRED OUTCOMES:

N/A

COMMUNICATIONS:

Once signed, the February 25, 2026 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 Special Council Meeting Minutes.

ATTACHMENTS:

[Attachment I: SPECIAL COUNCIL - 25 FEB 2026 - Meeting Minutes](#)

Veronica Anderson, Legislative Services Officer

Approved
- 26 Feb
2026

Johnathan Strathdee, Manager of Legislative Services

Approved
- 26 Feb
2026



MEETING MINUTES

SPECIAL COUNCIL MEETING

6:00 PM - Wednesday, February 25, 2026

Council Chambers, 1 Parklane Drive, Strathmore AB

COUNCIL PRESENT: Mayor Pat Fule (virtual), Councillor Claude Brown, Councillor Jim Chisholm, Councillor Matt Hyde, Councillor Melissa Langmaid, Councillor Richard Wegener, and Deputy Mayor Brent Wiley

COUNCIL ABSENT:

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, virtual), and Johnathan Strathdee (Manager, Legislative Services)

1. **CALL TO ORDER**

Deputy Mayor Wiley called the February 25, 2026 Special Council Meeting to order at 6:05 p.m.

2. **CONFIRMATION OF AGENDA**

Resolution No. 053.02.26

Moved by Councillor Brown

THAT Council adopt the February 25, 2026 Special Council Meeting agenda as amended:

ADDITION:

5.1 Council Dialogue – Advice from officials – ATIA S. 29 (1)(a)

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, Councillor Wegener, and Deputy Mayor Wiley

AGAINST: None

CARRIED

3. **PUBLIC COMMENTS**

None.

4. **BUSINESS**

None.

5. CLOSED MEETING

Resolution No. 054.02.26

Moved by Councillor Langmaid

THAT Council move In Camera to discuss items related to section 29(1)(a) of the *Access to Information Act* at 6:05 p.m.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, Councillor Wegener, and Deputy Mayor Wiley

AGAINST: None

CARRIED

5.1. Council Dialogue – Advice from officials – ATIA S. 29 (1)(a)

5.2. 2026-2030 Strategic Planning – Advice from officials – ATIA S. 29 (1)(a)

5.3. Annexation Agreement – Advice from officials – ATIA S. 29(1)(a)

Resolution No. 055.02.26

Moved by Councillor Langmaid

THAT Council move out of Camera at 8:56 p.m.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, Councillor Wegener, and Deputy Mayor Wiley

AGAINST: None.

CARRIED

Resolution No. 056.02.26

Moved by Mayor Fule

THAT Council direct the Mayor and Chief Administrative Officer to execute the annexation agreement with Wheatland County, subject to administrative changes at the discretion of the Chief Administrative Officer;

AND THAT the details of the discussion remain confidential pursuant to S. 28(1)(a) and 29(1)(a) of the *Access to Information Act*.

FOR: Mayor Fule, Councillor Brown, Councillor Chisholm, Councillor Hyde, Councillor Langmaid, Councillor Wegener, and Deputy Mayor Wiley

AGAINST: None

CARRIED

6. ADJOURNMENT

Deputy Mayor Wiley adjourned the February 25, 2026 Special Council Meeting at 9:03 p.m.

Mayor

Director of Strategic, Administrative,
and Financial Services



Request for Decision

To: Council

Staff Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: February 18, 2026

Meeting Date: March 4, 2026

SUBJECT: 2025 Reserve Funding Transfers

RECOMMENDATION: THAT Council transfer \$2,725,700 of the 2025 operating surplus to the following Reserve accounts:

- Financial Stabilization Reserve (RCMP Contract Surplus): \$440,000
- Capital Fire Reserve (Wildfire Surplus): \$370,000
- Development Application Reserve (Planning Surplus): \$415,000
- Capital - Water Reserve (Utility - Water Surplus): \$70,000
- Capital - Solid Waste Reserve (Utility - Solid Waste Surplus): \$180,000
- Snow Reserve (Snow Removal Surplus): \$160,700
- Non-Annual Recurring Expenditures (Election Surplus): \$107,000
- GP Cloud Migration (Financial Stabilization Reserve): \$43,000
- Financial Stabilization Reserve (Remaining Operating Surplus): \$983,000

STRATEGIC PRIORITIES:



Affordable Living



Climate Resiliency



Community Development



Community Wellness



Economic Development



Financial Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

Financial reserves are being strengthened and enhanced through the transfer of funds from the 2025 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:

N/A

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 2025 surplus will be transferred to various operating and capital reserves by Administration, and reflected in the 2025 Audited Financial Statements.

BACKGROUND:

The Town of Strathmore is forecasted to have a 2025 year-end Operating Surplus of approximately \$2,756,645.

Combined Surplus:	<u>3,067,471</u>
Remove Capital Items:	
Reserve Funding - Capital	(2,448,897)
Government Grants - Capital	(2,556,924)
Contributed Capital Assets	(2,046,767)
Loss on Disposal of Assets	75,718
Accretion - Asset Retirement Obligation	3,379
Amortization of Assets	<u>6,662,664</u>
Net Operating Surplus, before Transfers to Reserve:	2,756,645

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 recommends that \$2,725,700 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 (RCMP Contract Surplus): \$440,000
- Capital Fire Reserve (Wildfire Surplus): \$370,000
- Development Application Reserve (Planning Surplus): \$415,000
- Capital - Water Reserve (Utility - Water Surplus): \$70,000
- Capital - Solid Waste Reserve (Utility - Solid Waste Surplus): \$180,000

- Snow Reserve (Snow Removal Surplus): \$160,700
- Non-Annual Recurring Expenditures (Election Surplus): \$107,000
- GP Cloud Migration (Financial Stabilization Reserve): \$43,000
- Financial Stabilization Reserve (Remaining Operating Surplus): \$940,000

The reserve transfers listed above will provide Council with the flexibility and discretion to use the reserve funds for infrastructure projects, programs and services.

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 2025 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 Transfer to Reserves](#)

Riley Brolly, Manager of Financial Planning, Budgeting & Reporting	Approved - 23 Feb 2026
Leana Ashbacher, Senior Manager of Financial Services	Approved - 23 Feb 2026
Kara Rusk, Director of Strategic, Administrative, and Financial Services	Approved - 27 Feb 2026
Kevin Scoble, Chief Administrative Officer	Approved - 27 Feb 2026
Veronica Anderson, Legislative Services Officer	Approved

- 27 Feb
2026
Approved
- 27 Feb
2026

Johnathan Strathdee, Manager of Legislative Services

Town of Strathmore

2025 Operating Surplus and Proposed Transfer to Reserves

Note: As at 2026-02-19, Prior to Audited Financials

<u>Operating Surplus</u>	<u>2,756,645</u>
<u>Transfers to Reserve:</u>	
RCMP Surplus	(440,000)
Wildfire Surplus	(370,000)
Planning (Development Application Surplus)	(415,000)
Utility - Surplus Water	(70,000)
Utility - Surplus Solid Waste	(180,000)
Snow Removal Surplus	(160,700)
Election Surplus	(107,000)
GP Cloud Migration	(43,000)
Balance - Financial Stabilization Reserve	(940,000)
Total:	<u>(2,725,700)</u>
Net Unallocated Surplus:	<u>30,945</u>



Request for Decision

To: Council

Staff Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: February 18, 2026

Meeting Date: March 4, 2026

SUBJECT: 2025 Capital and Operating Budget Carry Forwards and Closed Projects

RECOMMENDATION: THAT Council approve the carry forward of the eleven operating projects in the amount of \$1,169,800, as presented in Attachment I.

THAT Council approve the carry forward of the seventeen 2025 capital projects in the amount of \$5,559,030, as presented in Attachment II.

STRATEGIC PRIORITIES:



Affordable Living



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.

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

N/A

SOCIAL SUSTAINABILITY:

N/A

ENVIRONMENTAL SUSTAINABILITY:

N/A

IMPLICATIONS OF RECOMMENDATION:

GENERAL:

Approval of the 2025 operating and capital projects to carry forward to 2026 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 2025.

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 2025 Operating and Capital Budgets. 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 2026. These funds will reside in an appropriate reserve funds or in a designated grant program.

As part of the 2026 Quarterly Reporting process, Administration will continue to provide updates on statuses, as well as Budgeted, Actual, and Forecasted Spend for 2026 Capital and Operating projects.

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.

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 2026.

There were a total of 50 capital projects in the 2025 fiscal year for a budgeted value of \$14.1 million. 33 projects were complete during the year, against a budget of \$2.1 million. Based on current spending estimates, only \$1.9 million of the original budget will be spent on complete projects. This will provide a savings of \$200 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 fifty capital projects, seventeen projects with combined budgets of at \$12.0 million are not fully completed at the end of 2025 (actual spend: \$6.4 million), of which \$5.6 million is recommended for carry-forward to the 2026 Capital Budget.

Administration has identified eleven operating projects/programs that were uncomplete at the end of the 2025 and will require \$1.14 million in funding carried forward to 2026 to complete them:

- Wildland Urban Interface Grant Unspent Funds \$105,500
 - Northern and Regional Economic Development Grant Unspent Grant Portion \$84,100
 - Northern and Regional Economic Development Grant Unspent Town Portion \$84,100
 - Communications Community and Business Events \$37,000
 - Physician Sponsorship \$120,000
 - WHMB Site Contamination Mitigation \$90,700
 - WHMB Design Drawings Contribution \$463,400
 - Building Maintenance Safety Program \$100,000
 - Shop Local Campaign \$6,900
 - Annexation Professional Fees \$29,400
 - Black and Green Bin replacements \$5,700
 - GP Cloud Migration \$43,000
-

KEY ISSUE(S)/CONCEPT(S):

The key issue is whether Council wishes to approve the carry forwards as recommended.

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 2025 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 Operating Carry-Forwards](#)

[Attachment II: Proposed Capital Carry-Forwards](#)

Riley Brolly, Manager of Financial Planning, Budgeting & Reporting	Approved - 23 Feb 2026
Leana Ashbacher, Senior Manager of Financial Services	Approved - 23 Feb 2026
Kara Rusk, Director of Strategic, Administrative, and Financial Services	Approved - 27 Feb 2026
Kevin Scoble, Chief Administrative Officer	Approved - 27 Feb 2026
Veronica Anderson, Legislative Services Officer	Approved

- 27 Feb
2026
Approved
- 27 Feb
2026

Johnathan Strathdee, Manager of Legislative Services

Town of Strathmore

Proposed 2025 Operating Project Carry-Forwards to 2026 Budget

Note: As at 2026-02-19, Prior to Audited Financials

Operating Project Carry-Forwards

	<u>Amount</u>	<u>Funding Source</u>	<u>Cost Centre</u>
WUI Grant - Unspent	105,500	1-840-00 Prov Grants - Operating	23-01 Fire
NRED Grant - Unspent Grant Portion	84,100	1-840-00 Prov Grants - Operating	61-52 Ec Dev
NRED Grant - Unspent Town Portion	84,100	1-920-00 Transfer from Res - Operating	61-52 Ec Dev
Comms - Community and Business Events	37,000	1-920-00 Transfer from Res - Operating	12-07 Comms
Physician Sponsorship	120,000	1-920-00 Transfer from Res - Operating	12-01 Exec
WHMB Site Contamination Mitigation	90,700	1-920-00 Transfer from Res - Operating	12-01 Exec
WHMB Design Drawings Contribution	463,400	1-920-00 Transfer from Res - Operating	12-01 Exec
Building Maintenance Safety Program	100,000	1-920-00 Transfer from Res - Operating	12-04 Building
Shop Local Campaign	6,900	1-920-00 Transfer from Res - Operating	61-52 Ec Dev
Annexation	29,400	1-920-00 Transfer from Res - Operating	61-02 Planning
Black and Green Bin replacements	5,700	1-920-00 Transfer from Res - Operating	43-01 Solid Waste
GP Cloud Migration	43,000	1-920-00 Transfer from Res - Operating	12-03 IT
Proposed Operating Carry-Forwards	1,169,800		

Town of Strathmore

2025 Proposed Capital Carry-Forwards to 2026 Budget

Note: As at 2026-02-19, Prior to Audited Financials

Project Name	Project Code	Requested Carry		Notes
		Forward to 2026	Funding Source	
Engine 2 Replacement Fire Truck	FIR_VE2501	8,880	LGFF/CCBF	
Aerial/Ladder Truck	FIR_AERIAL	45,720	Financial Stabilization Reserve	
Sidewalk Improvements	ROA_EN0011	157,770	LGFF/CCBF	
Splash Park Recirculation system	PAR_MA2501	300,000	LGFF/CCBF	
Kinsmen Tree Replacement Design	PAR_LI2501	50,000	Capital Reserve	
PW 22 Sterling 7500 Plow Truck Replacement- 2025	ROA_VE2502	280,020	LGFF/CCBF	
Water Reservoir Upgrades	WAT_BU2401	1,999,830	Debt	1)
Water Reservoir Upgrades	WAT_BU2401	1,023,000	Water Offsite Levies	1)
Water Reservoir Upgrades	WAT_BU2401	723,960	AMWWP Grant	1)
WWTP UV System	SAN_MA2501	75,000	Waste Water Reserve	
WWTP PLC/SCADA Upgrades	SAN_MA2301	56,260	CCBF Grant	2)
WWTP PLC/SCADA Upgrades	SAN_MA2301	25,740	AMWWP Grant	2)
Watermain Modifications	O_WATWP240	20,540	Water Reserve	
Water License	WAT_EN2301	347,500	Water Reserve	
ERP Replacement and Process Optimization	IT_MA2501	150,000	LGFF/CCBF	
Fire Department Internet Upgrade	IT_MA2502	11,060	Capital Reserve	
IT Server Upgrade	IT_MA2503	115,180	LGFF/CCBF	
Public Works Bulk Water Station Payment Terminal Replacement	IT_MA2504	41,500	Water Reserve	
IT Backup Systems Project	INF_MA0012	116,970	Financial Stabilization Reserve	
IT - Municipal Surveillance Assessment & Initial Cameras	INF_MA2301	10,100	Financial Stabilization Reserve	
		5,559,030		

Notes:

1) Total Water Reservoir: \$3,746,790

2) Total WWTP PLC/SCADA Upgrades: \$82,000



Request for Decision

To: Council

Staff Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: February 22, 2026

Meeting Date: March 4, 2026

SUBJECT: Medical Services Update

RECOMMENDATION: That Council direct Administration to bring Policy No. 1111 and Policy No. 1113 to the March 11, 2026 Committee of the Whole for Council consideration;

AND THAT Council direct Administration to bring a report on the potential of a medical services committee to the March 11, 2026 Committee of the Whole for Council consideration.

STRATEGIC PRIORITIES:



Affordable Living



Climate Resiliency



Community Development



Community Wellness



Economic Development



Financial Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

One of Council's 2021-2025 strategic priorities was *Community Wellness*, focusing on the maintenance, protection, and improvement of services that support optimum lifestyles.

As a part of this priority, Council has explored ways to attract medical services to the Town.

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

N/A

SOCIAL SUSTAINABILITY:

N/A

ENVIRONMENTAL SUSTAINABILITY:

N/A

IMPLICATIONS OF RECOMMENDATION:**FINANCIAL:**

In 2026, Council has \$90,000 in the budget plus the \$120,000 (includes \$90,000 that was approved for the 2025 award recipients under Policy No. 1113) in carryforwards for a total of \$210,000 (\$120,000 can be used for 2026). Please note, these number are dependent on Council approving of the operating budget carry forwards on March 4, 2025.

Included in the budget is \$30,000 that was awarded to the successful Physician Sponsorship Grant (Policy No. 1111) applicant.

Furthermore, Council has awarded two (2) grants valued at \$45,000 each for the establishment of two (2) new medical offices in town. To date, Administration has disbursed one (1) grant of \$45,000 and is finalizing the grant agreement with the second grant recipient.

POLICY:

The Town of Strathmore provides [incentives](#) for the recruitment of primary care physicians.

- *Physician Sponsorship Grant Policy No. 1111* (adopted May 15, 2024).
- *Physician Incentive Program Policy No. 1113* (adopted July 23, 2025).

IMPLEMENTATION:

Upon completion, approval, and signing of the Physician Sponsorship Grant Agreement and one (1) Physician Incentive Program Agreement, each party received a copy of the fully executed documents, and funds were issued to the physicians.

BACKGROUND:

Healthcare falls under provincial authority. Alberta's medical system is experiencing long wait times and a physician shortage and the Town of Strathmore has been impacted by this reality. To minimize the impact on residents, the Town has been very active in its effort to attract new medical services to the Town. This includes lobbying the province for increased medical services and supports, as well as establishing new programs to attract primary care physicians to the community. (A sample of the correspondence between the Town and Province is attached to this RFD).

The Physician Incentive Program and Physician Sponsorship Program have been successful in attracting five (5) new primary care physicians to the community. These were novel programs that were established with the understanding that the Town would need to revisit them and amend accordingly.

Recommended amendments:

Physician Sponsorship Grant Policy (adopted May 15, 2024).

Since the physician sponsorship grant was established, the Town has only awarded one grant. Administration is recommending changing the sponsorship grant total from 3 awards totaling \$90,000 to one (1) grants totaling \$30,000.

Physician Incentive Program Policy (adopted July 23, 2025)

Administration is recommending that the program be changed to offer further flexibility when disbursing grants, including the possibility of awarding more grants if the Town receives greater interest in the program going forward. The policy statement and purpose as been amended to read as follows: "The Town may award up to three (3) grants for a total awarded value of \$90,000 (e.g., 1 grant at \$90,000, 2 grants at \$45,000, or 3 grants at \$30,000). The grant(s) will be awarded to successful Applicants based on the costs incurred for the establishment of a primary medical care office and as determined by the Town's Chief Administrative Officer."

During the September 17, 2025 Regular Council Meeting Council made the following motion:

Resolution No. 260.09.25

THAT Council approve the awarding of two Physician Incentive Program grants as discussed during the closed meeting item Physician Incentive Program - Advice from officials - ATIA S. 29(1)(a) for up to \$45,000 each for reimbursable costs in establishing new primary care medical centres in Strathmore;

AND THAT the names of the grant recipients remain confidential until the primary care medical offices are announced publicly by the applicant;

AND THAT Council direct Administration to bring the Physician Incentive Program Policy No. 1113 and Physician Sponsorship Grant Policy No. 1111 to the March 4, 2026 Regular Council Meeting for discussion, including a discussion on how the Town can support the expansion or renovation of established primary care medical offices.

It is also recommended that Council have a broader conversation regarding the Town's role in medical going forward, especially given the significant investment by the province as confirmed in the 2026 budget.

KEY ISSUE(S)/CONCEPT(S):

The key issue before Council is whether it wishes to direct Administration to bring the physician incentive policies forward for greater deliberation at a future committee meeting or not.

Also, Council will consider whether it would like administration to bring the topic of a medical services committee to a future meeting for consideration.

DESIRED OUTCOMES:

For Council to provide direction on whether they would like to continue with the physician attraction programs.

COMMUNICATIONS:

Should Council wish to continue with Policy No. 1111 and Policy No. 1113, Administration will provide an update to local medical offices and update the Town's webpages accordingly.

ALTERNATIVE ACTIONS/MOTIONS:

1. THAT Council adopt Physician Incentive Program Policy No. 1113 as amended in Attachment II.
2. THAT Council adopt Physician Sponsorship Grant Policy No. 1111 as amended in Attachment IV.
3. THAT Council provide Administration with further direction.

ATTACHMENTS:

[Attachment I: Physician Incentive Program Policy No. 1113](#)

[Attachment II: Physician Incentive Program Policy No. 1113-Redlined \(1\)](#)

[Attachment III: Physician Sponsorship Grant Policy No. 1111](#)

[Attachment IV: Physician Sponsorship Grant Policy No. 1111-Redlined](#)

[Attachment V: Letter to Minister LaGrange - May 26, 2025](#)

[Attachment VI: Letter from Minister LaGrange - January 31, 2025](#)

[Attachment VII: Letter of Support for Frontier Diagnostics - November 20, 2024](#)

[Attachment VIII: Letter from the Minister of Health - Received October 31, 2023](#)

[Attachment IX: Letter to Mr. Kevin Scoble, Chief Administrative Officer, Town of Strathmore - December 19, 2022](#)

[Attachment X: Letter to Dr Aaron Low - November 24, 2022](#)

[Attachment XI: Letter to Minister Copping - Physician Shortage \(ID 65081\) - June 15, 2022](#)

Veronica Anderson, Legislative Services Officer

Approved
- 27 Feb
2026

Johnathan Strathdee, Manager of Legislative Services

Approved
- 27 Feb
2026

Kevin Scoble, Chief Administrative Officer

Approved
- 27 Feb
2026



TOWN POLICY

POLICY NUMBER: 1113

REFERENCE:

Resolution No. 244.07.25

ADOPTED BY:

Town Council

PREPARED BY: Strategic, Administrative & Financial Services

DATE: July 23, 2025

TITLE: Physician Incentive Program Policy No. 1113

Policy Statement & Purpose

While medical services are a Provincial responsibility, the Town has identified physician attraction as a community need. Since Strathmore needs physicians in the community, the Town will be offering a grant(s) to support the establishment of new primary medical care offices in the Town of Strathmore. The grant will be for up to \$90,000 and will be awarded to successful Applicants based on the costs incurred for the establishment of a primary medical care office and as determined by the Town's Chief Administrative Officer.

1.0 DEFINITIONS

- 1.1 **"Applicant"** means the professional corporation that has applied to receive the Physician Attraction Grant.
- 1.2 **"Grant"** means a grant of up to \$90,000 provided by the Town of Strathmore for the Physician Attraction Grant for the purpose of supporting Applicants establishing a new primary medical care office in the Town.
- 1.3 **"Program"** means the Physician Incentive Program Grant offered by the Town.
- 1.4 **"Town"** means the Town of Strathmore, a municipal corporation in the Province of Alberta, and where the context so requires, means the area of land within the corporate boundaries thereof.

2.0 RESPONSIBILITIES

- 2.1 Town Council shall:
 - a. Develop the terms of the Physician Incentive Program Grant.
 - b. Ensure that the Town's budget supports the implementation and continuation of the Grant.

- 2.2 The Chief Administrative Officer shall:
 - a. Ensure that the program is implemented and communicated to all relevant stakeholders.
 - b. Ensure that the program is discussed during the budget deliberation process and program updates are presented to Council.
 - c. The CAO will be responsible for approving applications for the Physician Incentive Grant.

3.0 PROGRAM

- 3.1. The Town will offer a grant for the establishment of a local primary medical care offices for practising physicians.
- 3.2. Grants will be disbursed on a first come first served basis. Applications can be received from January 1 – December 31 of each year, with only one grant being awarded per year.
- 3.3. If approved, the successful applicant may receive a grant of up to \$90,000. The value of the grant will be dependent on the costs incurred by the Applicant. The final grant amount awarded to the successful Applicant will be determined by the Town’s Chief Administrative Officer after a review of each application.
- 3.4. Successful applicants agree to pay the grant back to the Town, should the primary medical care office operate in the Town for less than 5 years.
- 3.5. Successful applicants should prioritize Strathmore residents when considering new patients. Applicants will agree to provide annual metrics on how many patients live in Strathmore.

4.0 REFERENCES

- 5.1. The Physician Incentive Program regulations are reflected in the grant agreements signed by the applicant and Town.

END OF POLICY

APPROVAL

Signed copy on file

Mayor

Signed copy on file

Director of Strategic, Administrative
and Financial Services



TOWN POLICY

POLICY NUMBER: 1113

REFERENCE:

Resolution No. 244.07.25

[Resolution No. TBD.03.26](#)

ADOPTED BY:

Town Council

PREPARED BY: Strategic, Administrative & Financial Services

DATE: July 23, 2025

[Revised: March 4, 2026](#)

TITLE: Physician Incentive Program Policy No. 1113

Policy Statement & Purpose

While medical services are a Provincial responsibility, the Town has identified physician attraction as a community need. Since Strathmore needs physicians in the community, the Town will be offering a grant(s) to support the establishment of new primary medical care offices in the Town of Strathmore. ~~The grant~~[The Town may award up to three \(3\) grants will be for up to for an a total awarded value of \\$90,000 \(e.g., 1 grant at \\$90,000, 2 grants at \\$45,000, or 3 grants at \\$30,000\).](#) The grant(s) will be awarded to successful Applicants based on the costs incurred for the establishment of a primary medical care office and as determined by the Town's Chief Administrative Officer.

1.0 DEFINITIONS

- 1.1 **"Applicant"** means the professional corporation that has applied to receive the Physician Attraction Grant.
- 1.2 **"Grant"** means a grant of up to \$90,000 provided by the Town of Strathmore for the Physician Attraction Grant for the purpose of supporting Applicants establishing a new primary medical care office in the Town.
- 1.3 **"Program"** means the Physician Incentive Program Grant offered by the Town.
- 1.4 **"Town"** means the Town of Strathmore, a municipal corporation in the Province of Alberta, and where the context so requires, means the area of land within the corporate boundaries thereof.

2.0 RESPONSIBILITIES

- 2.1 Town Council shall:
 - a. Develop the terms of the Physician Incentive Program Grant.
 - b. Ensure that the Town's budget supports the implementation and continuation of the Grant.
- 2.2 The Chief Administrative Officer shall:
 - a. Ensure that the program is implemented and communicated to all relevant stakeholders.
 - b. Ensure that the program is discussed during the budget deliberation process and program updates are presented to Council.
 - c. The CAO will be responsible for approving applications for the Physician Incentive Grant.

3.0 PROGRAM

- 3.1. The Town will offer a grant for the establishment of a local primary medical care offices for practicing physicians.
- 3.2. Grants will be disbursed on a first come first served basis. Applications can be received from January 1 – December 31 of each year, with only one grant being awarded per year.
- 3.3. If approved, the successful applicant may receive a grant of up to \$90,000. The value of the grant will be dependent on the costs incurred by the Applicant. The final grant amount awarded to the successful Applicant will be determined by the Town's Chief Administrative Officer after a review of each application.
- 3.4. Successful applicants agree to pay the grant back to the Town, should the primary medical care office operate in the Town for less than 5 years.
- 3.5. Successful applicants should prioritize Strathmore residents when considering new patients. Applicants will agree to provide annual metrics on how many patients live in Strathmore.

4.0 REFERENCES

- 5.1. The Physician Incentive Program regulations are reflected in the grant agreements signed by the applicant and Town.

END OF POLICY

APPROVAL

Mayor

Director of Strategic, Administrative
and Financial Services



TOWN POLICY

POLICY NUMBER: 1111

REFERENCE:

Resolution No. 114.05.24

ADOPTED BY:

Town Council

PREPARED BY: Strategic, Administrative & Financial Services

DATE: April 8, 2024

TITLE: Physician Sponsorship Grant

Policy Statement & Purpose

Sponsorships are a way to bring internationally trained physicians into Alberta. Since Strathmore is in need of physicians in the community, the Town will be offering a grant to local medical offices to support the medical offices in their sponsorship of internationally trained physicians through the College of Physicians & Surgeons of Alberta (CPSA) assessment process. The Town will offer a total of three (3) grants (up to \$30,000 each) to eligible applicants on a first come first served basis.

1.0 DEFINITIONS

- 1.1 **"Applicant"** means the for-profit corporation that has entered into a sponsorship contract with CPSA and is applying for the Physician Sponsorship Grant.
- 1.2 **"CPSA"** means the College of Physicians & Surgeons of Alberta. The CPSA oversee the sponsorship program and applicants must follow the CPSA's process in order to be eligible for the Town's grant.
- 1.3 **"Grant"** means the three (3) grants (totaling \$90,000) provided to the Town of Strathmore for the Physician Sponsorship Grant for the purpose of supporting Applicants who are sponsoring internationally trained physicians through the CPSA Assessment Process.
- 1.4 **"Program"** means the Physician Sponsorship Grant offered by the Town.
- 1.5 **"Town"** means the Town of Strathmore, a municipal corporation in the Province of Alberta, and where the context so requires, means the area of land within the corporate boundaries thereof.

2.0 RESPONSIBILITIES

- 2.1 Town Council shall:
 - a. Develop the terms of the Physician Sponsorship Grant.
 - b. Ensure that the Town's budget supports the implementation and continuation of the Grant.
 - c. Consider applicants for the Physician Sponsorship Grant. Applicants must be approved by a resolution of Council.
- 2.2 The Chief Administrative Officer shall:
 - a. Ensure that the program is implemented and communicated to all relevant stakeholders.
 - b. Ensure that the program is discussed during the budget deliberation process and the policy is reviewed prior to April 1, 2025.

3.0 PROGRAM

- 3.1. The Town will offer a total of three (3) grants to support local medical offices sponsorship of internationally trained physicians through the CPSA assessment process.
- 3.2. Grants will be disbursed on a first come first served basis. Applications will be accepted starting June 1, 2024.
- 3.3. If approved by a resolution of Council, successful applicants may receive a grant of up to \$30,000.
- 3.4. Successful applicants agree to pay the grant back to the Town, should the internationally trained doctor practice in the Town for less than 5 years.
- 3.5. Applicants agree to:
 - a. Be committed to sponsoring the international trained physician for up to six (6) years.
 - b. Ensure the sponsored physician completes the required orientation for international medical graduates.
 - c. Be committed to financially supporting the sponsored physician through the registration process, practice readiness assessment (PRA), and into independent practice.
 - i. This includes living expenses, transportation costs, and remuneration for PRA assessors and supervisors.
 - d. Offer sponsored physician independent legal counsel to review all sponsorship and employment contracts.
 - e. Recognize that CPSA's Standards of Practice and Code of Ethics & Professionalism supersede any arrangements made between the sponsored physician and the sponsor.
- 3.6. Applicants must have signed a sponsorship contract with CPSA prior to applying for the Town's Physician Sponsorship Grant.

4.0 PILOT PROGRAM REGULATIONS

- 4.1 The Physician Sponsorship Grant will be piloted for one year ending April 1, 2025.
- 4.2 Council will review the funding for the program during the Budget process and formally review this policy no later than April 1, 2025.

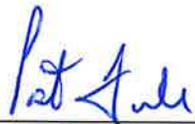
5.0 REFERENCES

- 5.1. The Physician Sponsorship Program regulations are consistent with the process set out for sponsorship by the CPSA.

Date Reviewed	Next Review Date	Revisions
May 15, 2024	April 1, 2025	

END OF POLICY

APPROVAL



Mayor



Director of Strategic, Administrative
and Financial Services



TOWN POLICY

POLICY NUMBER: 1111

REFERENCE:

Resolution No. 114.05.24

Resolution No. TBD.03.26

ADOPTED BY:

Town Council

PREPARED BY: Strategic, Administrative & Financial Services

DATE: April 8, 2024

Revised: March 4, 2026

TITLE: Physician Sponsorship Grant

Policy Statement & Purpose

Sponsorships are a way to bring internationally trained physicians into Alberta. Since Strathmore is in need of physicians in the community, the Town will be offering a grant to local medical offices to support the medical offices in their sponsorship of internationally trained physicians through the College of Physicians & Surgeons of Alberta (CPSA) assessment process. The Town will offer ~~a total of three-one~~ (13) grants (up to \$30,000-~~each~~) to an eligible applicants on a first come first served basis.

1.0 DEFINITIONS

- 1.1 **"Applicant"** means the for-profit corporation that has entered into a sponsorship contract with CPSA and is applying for the Physician Sponsorship Grant.
- 1.2 **"CPSA"** means the College of Physicians & Surgeons of Alberta. The CPSA oversee the sponsorship program and applicants must follow the CPSA's process in order to be eligible for the Town's grant.
- 1.3 **"Grant"** means the ~~three-one~~ (13) grants (~~up to totaling \$390,000~~) provided to the Town of Strathmore for the Physician Sponsorship Grant for the purpose of supporting Applicants who are sponsoring internationally trained physicians through the CPSA Assessment Process.
- 1.4 **"Program"** means the Physician Sponsorship Grant offered by the Town.
- 1.5 **"Town"** means the Town of Strathmore, a municipal corporation in the Province of

Alberta, and where the context so requires, means the area of land within the corporate boundaries thereof.

2.0 RESPONSIBILITIES

- 2.1 Town Council shall:
- a. Develop the terms of the Physician Sponsorship Grant.
 - b. Ensure that the Town's budget supports the implementation and continuation of the Grant.
 - c. Consider applicants for the Physician Sponsorship Grant. Applicants must be approved by a resolution of Council.
- 2.2 The Chief Administrative Officer shall:
- a. Ensure that the program is implemented and communicated to all relevant stakeholders.
 - b. Ensure that the program is discussed during the budget deliberation process and the policy is reviewed prior to April 1, 2025.

3.0 PROGRAM

- 3.1. The Town will offer ~~a total of three~~ one (1) grants to support local medical offices sponsorship of internationally trained physicians through the CPSA assessment process.
- 3.2. ~~Grants~~ The grant will be disbursed on a first come first served basis. Applications will be accepted starting June 1, 2024.
- 3.3. If approved by a resolution of Council, successful applicants may receive a grant of up to \$30,000.
- 3.4. Successful applicants agree to pay the grant back to the Town, should the internationally trained doctor practice in the Town for less than 5 years.
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 - a. Be committed to sponsoring the international trained physician for up to six (6) years.
 - b. Ensure the sponsored physician completes the required orientation for international medical graduates.
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 - i. This includes living expenses, transportation costs, and remuneration for PRA assessors and supervisors.
 - d. Offer sponsored physician independent legal counsel to review all sponsorship and employment contracts.
 - e. Recognize that CPSA's Standards of Practice and Code of Ethics & Professionalism supersede any arrangements made between the sponsored physician and the sponsor.

- 3.6. Applicants must have signed a sponsorship contract with CPSA prior to applying for the Town’s Physician Sponsorship Grant.

4.0 — PILOT PROGRAM REGULATIONS

- 4.1—The Physician Sponsorship Grant will be piloted for one year ending April 1, 2025.
- 4.2—Council will review the funding for the program during the Budget process and formally review this policy no later than April 1, 2025.

5.04.0 REFERENCES

- 5.1. The Physician Sponsorship Program regulations are consistent with the process set out for sponsorship by the CPSA.

Date Reviewed	Next Review Date	Revisions
May 15, 2024	April 1, 2025	
March 4, 2026	March 2028	

END OF POLICY

APPROVAL

Mayor

Director of Strategic, Administrative
and Financial Services

The Honourable Adriana LaGrange
Minister of Primary and Preventative Health Services

424 Legislature Building
10800 – 97 Avenue
Edmonton, AB T5K 2B6

Dear Minister LaGrange,

On behalf of the Town of Strathmore Council, congratulations on your appointment as Minister of Health responsible for Primary and Preventative Health Services.

Primary care access remains a pressing issue for many rural and mid-sized municipalities, including Strathmore. Your leadership in this role will be critical in ensuring Albertans have equitable access to family doctors, preventative care, and mental health supports.

We are encouraged by the province's commitment to reform and investment in this area and look forward to working with your office to address gaps in care and support healthier communities.

Sincerely,



Pat Fule
Mayor, Town of Strathmore

Strathmore.ca



1 Parklane Dr. (Box 2280)
Strathmore AB T1P 1K2



(403) 934-3133





ALBERTA
HEALTH

*Office of the Minister
MLA, Red Deer-North*

AR 227758

January 31, 2025

His Worship Pat Fule
Mayor
Town of Strathmore
Box 2280, 1 Parklane Drive
Strathmore AB T1P 1K2

Sent via email: pat.fule@strathmore.ca

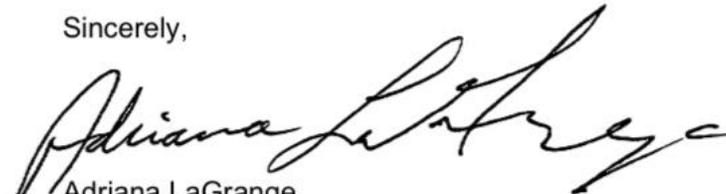
Dear Mayor Fule:

Thank you for your letter of support for the Frontier Diagnostics proposal to add CT scanning equipment at Strathmore Hospital. I appreciate your advocacy on behalf of the Town of Strathmore and welcome the opportunity to respond. I apologize for the delay in my reply.

Please know that Alberta's government shares your desire to improve access to health services and recognizes how important diagnostic imaging is to Alberta's health care system. As you may be aware, all diagnostic imaging in Alberta is managed by Alberta Health Services (AHS). If you would like to continue your support, I encourage you to direct Frontier Diagnostics to the [Doing Business with Alberta Health Services](#) website for more information about contracting, procurement, and supply management with AHS. The Contracting, Procurement and Supply Management department is the most appropriate team to consider this proposal.

Thank you again for taking the time to share your thoughts on this important matter. I appreciate your commitment to help improve health care services for Albertans.

Sincerely,



Adriana LaGrange
Minister of Health

cc: Chantelle de Jonge, Parliamentary Secretary for Affordability and Utilities, MLA,
Chestermere-Strathmore
Martin Long, Parliamentary Secretary for Rural Health

224 Legislature Building, 10800 - 97 Avenue NW, Edmonton, Alberta T5K 2B6 Canada Telephone
780-427-3665 #202, 5913 - 50 Avenue, Red Deer, Alberta T4N 4C4 Canada Telephone 403-342-2263

To:
Hon. Adriana LaGrange
Minister of Health
423 Legislature Building
10800 - 97 Avenue
Edmonton, AB T5K 2B6

Sent Via Email: health.minister@gov.ab.ca

Re: Partnership & Service Expansion Proposal Between Frontier Diagnostics and Strathmore Hospital

Dear Minister LaGrange,

The Town of Strathmore would like to express support of Frontier Diagnostics' proposal for partnership and service expansion in Strathmore. The proposal provides operational efficiency of Frontier Diagnostics and cost savings for the Government of Alberta; while ensuring the best possible care for residents of Strathmore.

Our Town's strategic plan has six priorities: affordable living, financial sustainability, intentional community development, climate resiliency and environmental stewardship, economic development, and community wellness. We see these as essential elements to creating a prosperous community. The addition of essential equipment that diagnoses strokes, fractures, urgent gastrointestinal abnormalities, cancers, cardiovascular disease and lung disease would be of immense benefit to residents who would no longer need to travel long distances to access this care.

Advanced imaging is a catalyst for creating a healthcare hub necessary for future population growth. The addition of CT scanning equipment to the Town brings health and economic benefits, including more family doctors, a more productive community, and increased employment.

As per the proposal, Frontier would invest capital required for startup costs, \$1,643,266. Frontier would cover operating costs of clinic, \$996,067 annually, which would include CT technologists, nurses, secretary, service costs and image viewer software. The request is for Alberta to provide Frontier Diagnostics with a contract for CT interpretation and operational fees. This will provide cost savings for government, with no start-up costs, and reduced costs of patient transfers to Calgary, with a reduction in medical complications.



Strathmore is thrilled to support ideas that help to achieve the goals of your government in health care delivery, to ensure our rural community has the health care supports needed by both a growing and aging population. Together we will build a more prosperous future for Alberta, the place we love and are privileged to call home.

If you have questions, or require additional information, please do not hesitate to contact our offices at 403-934-3133 or by email at lsadmin@strathmore.ca.

Sincerely,



Pat Fule
Mayor, Town of Strathmore

CC:

Nicole Williams
Chief of Staff to Minister LaGrange
Nicole.williams@gov.ab.ca

Andre Tremblay
Deputy Minister of Health
Andre.tremblay@gov.ab.ca

Darren Hedley
Associate Deputy Minister of Health
Darren.hedley@gov.ab.ca

Martin Long
Parliamentary Secretary for Rural Health
Martin.long@assembly.ab.ca

Chantelle de Jonge
Parliamentary Secretary for Affordability and Utilities and MLA for Chestermere-Strathmore
chantelle.dejonge@assembly.ab.ca





ALBERTA
HEALTH

*Office of the Minister
MLA, Red Deer - North*

OCT 31 2023

AR 214346

His Worship Pat Fule
Mayor
Town of Strathmore
1 Parklane Drive
PO Box 2280
Strathmore AB T1P 1K2
pat.fule@strathmore.ca

Dear Mayor Fule:

I am in receipt of your letter to the Honourable Danielle Smith, Premier of Alberta, regarding health care services in Strathmore. As Minister of Health, I welcome the opportunity to respond on behalf of the Government of Alberta. I regret the delay in responding.

I appreciate your commitment to advancing health care services for the residents of your community. As you may know, when I took the position of Minister of Health, I was given a [mandate letter](#) by Premier Smith to improve Alberta's health care system. This includes collaborating with municipalities to attract health care professionals to rural Alberta and focusing on the decentralization of health care decision-making and resources to local communities. My mandate also includes supporting primary care as the foundation of our health care system and improving emergency medical services' response times, surgical backlogs and emergency department wait times. These key system reforms will foster an environment within Alberta Health Services (AHS) and the entire health community that welcomes innovation and incentivizes the best patient care.

I can assure you that we are actively working to attract, train and retain health care professionals in areas of need. This includes devoting \$158 million in [Budget 2023](#) toward workforce planning, with an aim to strengthen programs to attract and retain physicians and support targeted recruitment of internationally educated nurses, especially in rural and remote areas.

Earlier this year, Alberta's government also released a [Health Workforce Strategy](#) to manage the challenges facing health care professionals in the province. The strategy identifies current actions and future initiatives, such as Rural Capacity Investment Funds, to attract and support Alberta's health care workers, including rural staff, through long-term planning, education and professional development.

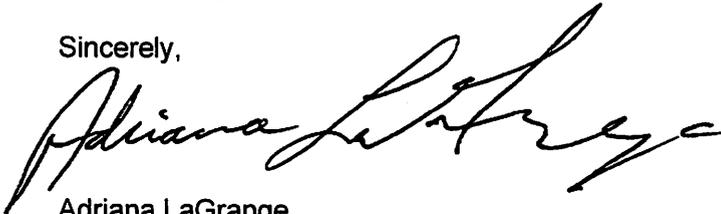
.../2

Further, I understand you are seeking a CT scanner and a full-time Indigenous liaison for Strathmore District Health Services. AHS has advised that, while this site currently provides general X-ray services, other diagnostic imaging scans will continue to be referred to Calgary, as this facility sits within Calgary Zone's catchment area. AHS has also advised that a full-time Indigenous Wellness Co-ordinator has been on staff with Strathmore District Health Services since February 2022, and a full-time Indigenous Hospital Liaison has also been in place since June 26, 2023. Both staff members provide a range of services, such as assisting with navigating the health care system, advocating for patients and families, and facilitating culturally safe practices and activities.

Under my oversight and guidance, AHS aligns the population's health needs with available resources to ensure our health system is sustainable now and into the future. As part of this planning process in rural communities, AHS works closely with community members, health care providers, First Nations, Métis communities and municipalities. With that in mind, I encourage you to connect with AHS directly to discuss further collaboration. You may wish to reach out to Val Austen-Wiebe, Senior Provincial Director, Indigenous Wellness Core, AHS, at Val.Austen-Wiebe@ahs.ca and Lori Anderson, Chief Zone Officer, AHS Calgary Zone, at Lori.Anderson@ahs.ca.

Thank you again for writing. I commend your enthusiasm and support for advancing health care services in southern Alberta and your willingness to contribute expertise and resources to achieve this goal.

Sincerely,



Adriana LaGrange
Minister of Health

cc: Val Austen-Wiebe, Senior Provincial Director, Indigenous Wellness Core, AHS
Lori Anderson, Chief Zone Officer, Calgary Zone, AHS

Mark Anselmo, M.D.
Calgary Zone Medical Director
Alberta Health Services

December 19, 2022

Mr. Kevin Scoble,
Chief Administrative Officer, Town of Strathmore

RE: Response to the Letter of Request for a CT Scanner at the Strathmore Hospital

Dear Mr. Scoble,

Thank you for your letter concerning the purchase of a CT Scanner at the Strathmore Hospital. The provision of accessible, high-quality patient care is what we strive for in the Calgary Zone, and we appreciate your request to explore this matter.

We undertook a review with our Diagnostic Imaging team and find that, at this time, the request does not meet the Diagnostic Imaging Access Guidelines that all newly proposed sites within the province are required to meet in order to qualify for a CT scanner. These guidelines have been developed to ensure that all new requests across the province are evaluated equitably and that decisions are based on available data. The available utilization data also do not demonstrate a pressing need for this resource at the Strathmore Hospital at present.

Current data shows the population of Strathmore is 14,810, growing 0.4% annually, with a distance of 44km to the nearest CT scanner (Peter Lougheed Hospital). The Diagnostic Imaging Guidelines for CT requests state that the catchment population must be greater than 20,000, with a distance of more than 100km to the nearest CT scanner. Over the past two fiscal years, our data shows that provincially, we have averaged 2300 CT patients per year with Strathmore area codes, with the majority taking place in Calgary and the remaining, taking place within other Zones. Using the averaged number and basing it on 248 working days per year would equate to 9 scans per day. The current expectation for a site like Strathmore would be to complete 9 scans within a 3-hour timeframe; establishing the request for a CT scanner in the Strathmore Hospital at this point in time would not be an efficient use of resources.

The Calgary Zone currently has capacity at all priority levels, with the present Calgary CT scan data represented in the table below:

<u>Priority Levels</u>	<u>90th Percentile Days</u>	<u>Expected Days</u>
P1	11	7
P2	36	30
P3	62	60

10301 Southport Lane SW
Calgary, AB T2W 1S7
Phone: 403-943-1879
mark.anselmo@ahs.ca

The Calgary Zone will continue to evaluate the need for Diagnostic Imaging resources throughout the zone and will advocate for any site or region that meets the necessary criteria to ensure that we provide the best support to our people and community. Again, thank you for your request and please let me know if you have any additional questions.

Thank you,



Mark Anselmo, M.D. FRCP
Calgary Zone Medical Director
Alberta Health Services

cc

Dr. Manish Joshi, MD, Department Head, Diagnostic Imaging
Mr. Peter Froese, Senior Operating Officer, Diagnostic Imaging
Mr. Craig Vines, Executive Director, Diagnostic Imaging
Ms. Lori Anderson, Chief Zone Officer, Calgary Zone

Dr. Aaron Low
South Zone Medical Director
Alberta Health Services

Via Email: Aaron.low@albertahealthservices.ca

Dear Dr. Low:

Devoted to the health and well-being of our community, the Town of Strathmore does its best to ensure high-quality health care for our residents. As a critical hub servicing our neighbours, we are also responsible for the health care needs of nearby rural municipalities. Without our facilities, those in need of medical treatment must travel to Calgary or Lethbridge, which in many cases can be hours away. The services we provide are vital in ensuring a high quality of life for those outside the major metropolitan centres.

Critical diagnostic tools are needed in Strathmore if we are to continue to maintain this kind of healthcare coverage for our Town and the communities around us. This includes a sizeable rural community, and an Indigenous one in nearby Siksika. Community wellness is a pillar of our strategic planning, and we work every day to ensure we can provide it to those communities we serve.

As the Town of Strathmore embarks on growing the medical services available in our community, so that we can continue to build a healthy and thriving community, our council has decided to explore the possibility of purchasing a CT Scanner. It would be housed at the Strathmore Hospital and run by AHS technicians. We are prepared to work towards funding the procurement of a scanner.

We understand that municipalities have purchased diagnostic tools in the past, and we would like to work with you to develop a plan and move forward on this issue. At your earliest convenience, I would like to meet with you to discuss a path forward, and how Strathmore can work with AHS on this issue.

Thank you for your time, and I look forward to hearing from you.

Sincerely,



Kevin Scoble
Chief Administrative Officer, Town of Strathmore

Strathmore.ca



1 Parklane Dr. (Box 2280)
Strathmore AB T1P 1K2



(403) 934-3133



Honourable Jason Copping
Minister of Health

Office of the Minister of Health
423 Legislature Building
10800 - 97 Avenue
Edmonton, AB
T5K 2B6

Dear Minister Jason Copping:

RE: Physician Shortage

On behalf of Strathmore Town Council, I am writing to you to bring awareness to the issue of a severe shortage of physicians in the Town of Strathmore. We have recently lost a critical number of doctors in our community and the situation in our Town is becoming dire as those who require a physician are unable to find one within a reasonable distance. This forces residents, many of whom do not have easy access to transportation, to travel an hour into Calgary to get medical care. As a result, many individuals may not get the care they need or will be forced to visit the emergency room to get medical care. In some cases, residents may not get the care they need until they are forced to into hospitals stays, adding additional patients to the already strained healthcare system.

As you know, the number of physicians practicing in rural Alberta dropped by 4% from 2019 to 2020 and the province is struggling with an imbalance between where physicians are practicing and where they are needed. The lack of practicing physicians in rural communities in a time where strong health care has become increasingly important, and the cost of transportation is exceedingly high is creating a dangerous public health situation for our residents.

We appreciate the many resources and programs that are funded by the provincial government to work through these problems. As we work to improve the situation surrounding physician shortages in the Town of Strathmore, we are **asking** for the help of Alberta Health Services and the Alberta Medical Association to work together **to incentivize Family Practice and long-term physician commitment**. Without these physicians, our residents and the residents of surrounding communities will not get the health care that they deserve, which is why it is imperative that we work together to solve this problem. Please do not hesitate to contact me if you have any questions.

Sincerely,



Pat Fule, Mayor

CC: Alberta Health Services
Alberta Medical Association

Strathmore.ca



1 Parklane Dr. (Box 2280)
Strathmore AB T1P 1K2



(403) 934-3133





Report for Council

To: Mayor & Council

Staff Contact: Kevin Scoble, Chief Administrative Officer

Date Prepared: February 22, 2026

Meeting Date: March 4, 2026

SUBJECT: Residential Recycling - Extended Producer Responsibility (EPR) Update

RECOMMENDATION: Information for Council.

STRATEGIC PRIORITIES:



Affordable Living



Climate Resiliency



Community Development



Community Wellness



Economic Development



Financial Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

Recycling is one of the key pillars of sustainable waste management and efforts to divert waste from landfills. The Town of Strathmore has participated in various forms of Recycling and, most recently, has participated in the provincial EPR program since April 1, 2025.

Recycling has various benefits, many of which have been debated, however the impact to the climate and community have long been seen as an improvement and generally supported by the local population.

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

The economics of recycling has many times been the reason for doubt around the effectiveness of various solutions. Extended Producer Responsibility (EPR) is intended to put the burden of cost on the producer of each product rather than the municipality or consumer.

SOCIAL SUSTAINABILITY:

N/A

ENVIRONMENTAL SUSTAINABILITY:

Waste diversion and limiting the disposal of products is the primary goal of recycling. The use of renewable products rather than non-renewable products supports a healthy environment.

IMPLICATIONS OF RECOMMENDATION:**GENERAL:**

The Town will continue to support recycling and remain a participant in the provincial EPR program until such time an alternative option can be considered.

ORGANIZATIONAL:

Staff time has progressively transitioned as the provincial program has started, a significant change in total hours has not occurred due to this.

OPERATIONAL:

Operational implications, particularly the user experience, will change significantly over the next 6-9 months. The Town is part of the first phase of transition for the EPR program which will see operations transfer from a depot service to a curbside service. This transition will occur as the program aims to have recycling services match those of other solid waste services (garbage and compost).

With this change, the Town will have to determine which appropriate depot services will remain, if any. The Household Hazardous Waste (HHW) program will continue as it currently is however maintaining the current depot for such a service may not be the most efficient. Additionally, some restrictions will remain once curbside recycling is implemented however this is not fully known, these restrictions may require the Town to explore alternative options or an increase in solid waste volumes may occur.

Due to this upcoming change the current depot is being operated with a balance of service and known changes. Recycling services and product disposal options are being provided however enhancements in the program are carefully considered on whether the investment is beneficial with the short timeline remaining at the facility. For example, the HHW program saw an asphalt pad provided as it provides a direct environmental containment benefit, and was partially grant funded, however paving the entire lot would be a significant investment that can potentially go unused in 12 months time.

FINANCIAL:

Utility rates, particularly solid waste charges, were decreased in 2026 due to the realized savings of the EPR program. Currently the Town receives a rebate, or return, for each Tonne of recycled material (rates vary based on materials). This rebate is not anticipated to continue once curbside collection is started however the cost of curbside collection is not the responsibility of the Town and therefore expenses will be reduced. The utility rate for 2027 will again be reviewed once the transition occurs and future expenses are known.

POLICY:

Policies are unlikely to be changed however Bylaws will be reviewed to ensure they are in compliance with and not contradictory to the EPR program.

IMPLEMENTATION:

Town Administration participates in monthly updates with Circular Materials (Provincial Producer Responsibility Organization) through their Municipal Working Group. It is anticipated that communications will increase significantly in the coming months, via Circular Materials, to educate residents on the transition, timing, acceptable materials, and who to contact. It is likely that the Town will see an influx of inquiries however significant resources and contacts have been provided by Circular Materials to forward these inquiries along.

The service provider at this time is not known. A Request For Proposal was issued by Circular Materials in late 2025 and negotiations are ongoing for service providers in all areas of the province. It is possible that the Town may see our current solid waste collector, BluPlanet, as the recycling collector and it may also be a variety of other similar companies in the region. This decision is one which is solely that of Circular Materials and the Town has no involvement.

BACKGROUND:

Council Resolution 304.11.23, November 15, 2023: "THAT Council direct Administration to continue to register for and partake in the Extended Producer Responsibility program."

Following this resolution the Town has been a full participant in the program and has been receiving rebates since April 1, 2025. This program has reduced costs for the Town by over \$200,000 (2025) and will continue to subsidize costs until the transition to curbside occurs.

KEY ISSUE(S)/CONCEPT(S):

An overview of what to be expected as of October 1, 2026 is as follows:

What is changing?

1. Unified Packaging and Paper Products (PPP) Material List
2. Single Stream Collection
3. Redesigned Post-Collection System

4. Municipal Contract Amendments/New Contracts

How will this benefit residents?

Residents will have the same PPP recycling standards at depot and curbside wherever they are in the province.

This will allow the EPR program to:

- Increase recovery of PPP materials
- Ensure products are recycled
- Logistical systems not restricted by municipal boundaries
- Achieve strong environmental outcomes

The revised materials list will be provided by Circular Materials closer to the roll out date, however residents can anticipate it to include nearly 100% of the recyclable packaging materials they use; such as plastics, papers, metals, and glass.

93% of the province currently uses a single-stream collection system (as opposed to the sorted materials currently experienced in Strathmore). This will transition to 100% upon full roll out. The Town has traditionally sorted materials to increase the value of the recycled materials however efficiency and centralized sorting allows the EPR program to use the single stream method with success.

DESIRED OUTCOMES:

As per Alberta regulation, there are certain product specific goals which must be achieved. For 2027 the goal is to recycle 80% of paper products, 50% of rigid plastic, 25% of flexible plastic, 75% of glass, and 67% of metal. These values increase over time as the program is improved.

COMMUNICATIONS:

Collections will occur primarily through Circular Materials however Town Administration will provide additional information at key dates to help with the transition.

It should be noted that this program is for single-family residential only, multi-family sites (such as apartments) can register under a separate program here:

<https://www.circularmaterials.ca/alberta-multi-family-dwelling-recycling/>

ALTERNATIVE ACTIONS/MOTIONS:

N/A

Ethan Wilson, Manager of Infrastructure

Approved
- 26 Feb
2026

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

Approved
- 26 Feb
2026

Kevin Scoble, Chief Administrative Officer

Approved
- 26 Feb
2026

Veronica Anderson, Legislative Services Officer

Approved
- 26 Feb
2026



Request for Decision

To: Council

Staff Contact: Chuck Procter, Manager of Development Services

Date Prepared: February 23, 2026

Meeting Date: March 4, 2026

SUBJECT: **Municipal Development Plan Amending Bylaw No. 25-25 (Amendment No. 2, 60-80 Wheatland Trail)**

RECOMMENDATION: THAT Council give First Reading to Bylaw No. 25-25, being a bylaw to amend the Town of Strathmore Municipal Development Plan;

AND THAT Council direct Town Administration to schedule a public hearing for Bylaw No. 25-25 on April 1, 2026, at 7:00 p.m. in Council Chambers.

STRATEGIC PRIORITIES:



Affordable Living



Climate Resiliency



Community Development



Community Wellness



Economic Development



Financial Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

The proposed, concurrent amendments to the Town's Municipal Development Plan (MDP) and Land Use Bylaw (LUB) contribute towards some of Strathmore's strategic priorities.

The applications propose residential and non-residential development in a central location in town, located at 60-80 Wheatland Trail, adjacent to Crystal Ridge and Hillview. The proposal includes a variety of housing options, including duplexes, townhomes, and apartments. A mixture of housing choices to cater to different lifestyles and incomes is critical for healthy communities. The applications also propose neighbourhood commercial development which contributes to diversifying the municipal tax base, expanding business and employment opportunities in Town, and offering services for residents. The C1 Neighbourhood Commercial District is a flexible land use district and can include uses such as childcare, health services,

restaurants, personal service stores, retail stores, convenience stores, professional offices, and more. There are also discretionary uses listed in the LUB.

The amendments would also contribute positively to the Economic Development strategic priority area by encouraging the promotion of non-residential and mixed use development that not only achieves a favorable tax assessment split, but also generates employment and investment opportunities in Strathmore.

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

Promoting growth within the Town's non-residential tax assessment base will provide for a more robust local economy that features a broader range of job opportunities for employment and investment in the local community. Non-residential tax assessment base growth also provides more value to residential taxpayers without transferring tax burden to existing businesses.

Promoting higher density residential development within the Town in a central location is a more efficient way of using municipal resources such as infrastructure, public amenities, and institutions.

SOCIAL SUSTAINABILITY:

The applications propose multiple housing forms and neighbourhood commercial businesses. A mix of housing forms contributes to a healthy community by offering housing for different lifestyles and incomes. Neighbourhood commercial expands business and employment opportunities in Town, broadens non-residential tax sources, and provides locations for businesses to offer services to residents.

IMPLICATIONS OF RECOMMENDATION:

GENERAL:

The proposed MDP and LUB amendments will allow administration to receive applications for subdivisions and development permits on the lands, which represent some of the next steps of development. Different types of housing and neighbourhood commercial development is proposed. There are many policies in Strathmore's MDP which supports the proposed applications. There are also many planning best practices which support the proposed applications and a detailed review is included below in the "Background" section of the report.

ORGANIZATIONAL:

Staff will invest the time necessary in preparing further reports, actively engaging with the public as appropriate, and ensuring the proper distribution of public notices in advance of the public hearing.

If the amendments are supported by Council, staff will be able to accept future applications for subdivisions, development permits, building permits, and more.

FINANCIAL:

Promoting growth within the Town's non-residential tax assessment base will contribute positively toward and act to support the financial sustainability of municipal operations, while at the same time resulting in a reduced reliance on the residential tax assessment base.

Promoting residential growth at higher densities within the Town is a more efficient way at providing municipal services to residents.

POLICY:

With respect to the [Municipal Government Act, R.S.A. 2000, Chapter M-26](#) (MGA), Section 632(3) requires municipalities to address future land use within an MDP.

With respect to Bylaw 25-25 that proposes to amend the Town's MDP, Section 692(1)(f) of the MGA requires that a public hearing be held prior to the second reading of any bylaw that would amend a statutory plan - in this case the Town's MDP. Section 692(6) further allows for a bylaw to amend a statutory plan without public notice or holding a public hearing only where the amendment corrects clerical, grammatical, technical, or typographical errors and the amendment does not materially affect the bylaw in principle or substance. The proposed amendment to the MDP does not meet or satisfy any of the exclusions afforded to a Council as it relates to a public hearing under Section 692(6) of the MGA.

IMPLEMENTATION:

Staff will advertise the public hearing in accordance with Section 606 of the MGA.

BACKGROUND:

Concurrent applications to amend Municipal Development Plan #14-03 (MDP) and Land Use Bylaw #14-11 (LUB) were received by the Development Services department in October 2025, with the applications later being deemed complete on November 4, 2025 after the applicant submitted additional required information and payment. The proposed applications propose a mix of residential and commercial land uses, including R3 High Density Residential District, R2X Medium Density Attached Housing District, and C1 Neighbourhood Commercial District.

The applications would allow for future subdivision and development permit applications to be accepted by administration for apartments, townhomes, duplexes, multi-unit, retail stores,

restaurants, professional services, health services, and more. The land is known as 40 and 60 Wheatland Trail, but has also been referred to as 60 and 80 Wheatland Trail. Municipal addressing will be modified accordingly through the development process. The legal addresses for the proposed applications are Block 2, Plan 9012129 for the parcel currently containing a residential home and Lot 1, Block 1, Plan 1910233 for the parcel adjacent to the golf course. Both properties are currently involved in a land sale.

The subject lands are near the communities of Hillview and Crystal Ridge and are adjacent to the Strathmore Golf Course. Currently both parcels of the subject lands are shown as "Open Space" in the Town's MDP. The applicant has submitted concurrent MDP and LUB amendment applications for Council's consideration. The MDP amendment proposes to label the lands as "Residential" and "Commercial" enabling a LUB amendment to come to Council for decision. The LUB amendment proposes a mixture of residential and commercial land uses, including R3, R2X, and C1.

Regarding the LUB, the lands are currently designated UR Urban Reserve (the southern parcel, Block 2, Plan 9012129) and P1 Public Service District (the northern parcel Lot 1, Block 1, Plan 1910233). The southern parcel has existed as a residential property and can be described as an acreage. The northern parcel was part of the golf course and was subdivided in 2019. Staff believe urban reserve, in this context, is an outdated municipal land use designation, which is similar to AG Agriculture General District land, land which is intended as a holding zone and which is intended to change in the future as the community develops. A municipal land use designation of urban reserve in Strathmore does not have any similarities or connections to the provincially designated municipal, environmental, or school reserves. FUD Future Urban Development is a more modern land use district used in communities instead of the outdated UR Urban Reserve district.

The applications to amend the MDP and the LUB were circulated in December 2025 to both internal departments and to external agencies and utilities. We have received comments from the circulation, although there are no comments that raise immediate concerns. Some utilities have requested more information from the developer if the project progresses, which, in our opinion, is a standard response. Discussions with Alberta Transportation and Economic Corridors (ATEC) regarding site access are on-going and there is discussion occurring between ATEC, the Town, and the developer. The developer has been in contact with the Government of Alberta to discuss the Water Act and other environmental and wildlife regulations. There was an open house for the proposed project on July 30, 2025 which was advertised in the newspaper. For the MDP and LUB to be amended, public hearings for each proposed amendment must be held. The *Municipal Government Act* requires an advertisement in the local newspaper for two consecutive weeks and for adjacent landowners to be mailed notice of a public hearing. In addition to the legislated requirements, notice will be put on our website and social media.

The Development Services department reviews applications and provides a professional planning recommendation to Council. The department reviews existing planning policy in

effect within the municipality. The department also considers modern planning practices and best planning practices when reviewing applications.

Development Services has been working to update the MDP. The applications are in line with the Planning department's recent updates which are under development, and will be brought before Council later in 2026. We anticipate future recommendations and updates to the MDP to be presented to Council by the planning department in the future and we do not see any conflicts in the applications being proposed today.

Strathmore's MDP is the highest-level planning document for the town. It is a guiding document which looks many years into the future. The following policies in the MDP #14-03 support the applications through the following policies:

2.1 Growth Management

- Policy 2.1.3. Applications shall ensure that an orderly progression and staging of land development occurs based on the availability of infrastructure and to ensure fiscal sustainability.
- Policy 2.1.6. The municipality shall seek to undertake reviews of potential redevelopment areas and intensification opportunities in established areas as opportunities and servicing allow.

2.2 Community and Neighbourhood Design

- Policy 2.2.8. Applications shall consider the integration of commercial uses within an Area Structure Plan to meet the needs of the neighbourhood residents. *(Note from the Planning Department: no Area Structure Plan is required for land parcels of this size, the parcels are smaller than the area described/required in our MDP.)*
- Policy 2.2.10. Each neighbourhood or community shall include a focal point where services may be available and socialization is encouraged. These services may include, but are not limited to, commercial areas, school site(s), community site(s), transit destinations or hubs, and parks or plazas or any combination of these noted uses.
- Policy 2.2.13. Mixed use developments shall be encouraged to serve the local needs of the community, generate vitality and encourage pedestrian movements.

2.3 Economic Development

- Policy 2.3.1. The Town of Strathmore shall work towards ensuring there is ample commercial and industrial developable land within the municipal boundary over the 30 year growth horizon.
- Policy 2.3.2. The Town shall encourage businesses that provide employment that would allow Strathmore residents to work and live in the Town without needing to commute.

3.2 Residential Development

- 3.2.1. The Town of Strathmore shall ensure that all new development shall provide a wide range of housing type to meet varying housing needs based on income and lifestyle.
- 3.2.5. The Town encourages multi-unit high density development to locate in proximity to shopping facilities, institutional uses, parks and open spaces and have good access to major roadways and future public transit service.

- 3.2.10. Mixed use developments with a residential and commercial component, that encourages a range of lifestyle and work options and promote pedestrian commuting, shall be promoted within the Downtown and Brentwood Business Park and in neighbourhood commercial districts.
- 3.2.13. The municipality shall consider the inclusion of non-residential uses such as local commercial services, religious institutions or public services that serve the needs of the community for integration into residential areas and ensure appropriate integration, buffering and linking.

3.4 Commercial Development

- 3.4.4. The Town shall seek to attract commercial developments to further substantiate Strathmore's place as a regional service center and provide employment and growth to the community.
- 3.4.5. The Town shall require developers of large residential communities to provide for a parcel for Neighbourhood Commercial use.

4.2. Underground Utilities and Solid Waste

- 4.2.2. Developers shall be solely responsible for the cost and installation of services to proposed development. Over sizing of infrastructure shall require cost recovery policies for future development.

In addition to existing planning policy, Development Services have reviewed and analyzed the applications based on modern planning best practices. The planning department views the application as a positive step for Strathmore and we have included the reasons why we support the applications below:

The applications promote many planning best practices (residential development).

There are a mixture of housing forms proposed in the development, including duplexes, townhomes, and apartments. Modern planning best practices are clear; a mixture of housing choices to cater to different lifestyles and incomes is critical for healthy communities. Access to housing is one of the defining qualities used when indexing communities regarding quality of life.

Strathmore is made up of predominately low density, single detached residential homes and the planning department has been encouraging and recommending different types of housing where appropriate within the community. The provision of a wider range of housing options for people including families with lower income, students, seniors, and individuals with disabilities is a key issue for many municipalities in Alberta and for communities across Canada.

Referring to a planning report from February 4, 2025, the vacancy rate in Strathmore for primary rental market dwelling units is currently low at 1.8% according to the Canada Mortgage and Housing Corporation (CMHC) [CMHC's Housing Market Information Portal](#) as of October 2025. For reference purposes, healthy vacancy rates trend to be between 3-5% depending on the source. Land ownership type (i.e. the choice of an owner to rent a property or not) is not up to the Town of Strathmore, the planning department anticipates some properties will be owned and some will be rented within the site, but certainty is unknown. Also, it is not known if future

multiunit development will be partnering with the CHMC to provide affordable housing, as defined by the CMHC.

Supporting and encouraging multiunit development, including townhomes and apartments, is a more efficient way of using land. Strathmore is located within the boundaries of the [South Saskatchewan Regional Plan](#), and the plan encourages promoting higher densities than current practice. Higher density development is a more efficient way of delivering municipal services such as water and wastewater. The proposed development is adjacent to existing services and infrastructure. New infrastructure will not need to be built and encouraging multiunit development is a more efficient way of using municipal taxes and resources. The Infrastructure Department has commented, these parcels can be serviced without the need of significant investment from the Town and fit within current master servicing studies.

In Development Service's opinion, the land uses which are proposed adjacent to existing communities represent appropriate transitions and appropriate adjacent development. We also believe the land use for the site is organized in a way which modern planning practices would support, with higher densities (apartments) and commercial being central within the development and lower densities (townhomes, duplexes) being adjacent to existing communities and surrounding the development. The use and density of land is appropriate in our opinion, and the applications are in line with the planning departments goals, policies, and plans.

The applications promote many planning best practices (mixed use, commercial development). There is a mixture of residential and commercial development proposed in the applications. Residential development is discussed above, and the commercial components of the site are proposed as being C1 Neighbourhood Commercial. C1 is a flexible land use district and can include development such as childcare, health services, restaurants, personal service stores, retail stores, convenience stores, professional offices and more. Some of the discretionary uses include indoor recreational facilities, liquor stores, pet care, and veterinary services. A full list of permitted and discretionary uses and each of the definitions can be found in [Strathmore's Land Use Bylaw 14-11](#).

Encouraging neighbourhood commercial uses near residential areas where appropriate can create great communities. Being able to access commercial services and businesses close to where you live is a convenience many people are looking for. Being able to walk, ride a bicycle, or drive a short distance to access services can improve quality of life in a community. Also very important are commercial nodes located within or near residential neighbourhoods.

Encouraging a mix of commercial and residential development helps diversify the tax base. The mixture and incorporation of new commercial development helps the community be a place to work and live in and it distributes the municipal tax requirement among different sectors. A diversified tax base is important for the health and financial stability of the community and is one of the planning department's strategic goals. Strathmore's MDP includes a municipal-wide tax revenue ratio target of 70% residential sources and 30% non-residential sources. The applications submitted include both residential and commercial components and will help contribute to the goal. Without a strong commercial and industrial

sector, Strathmore would be a very different community. Some of our newer communities have no new commercial or industrial components proposed and it's important to continuously monitor Strathmore's municipal tax fabric and have informed and targeted economic development occur.

The lands are centrally located and are near existing amenities and community services and buildings.

The application proposes development adjacent to Brent Boulevard which includes existing amenities such as schools, rinks, the civic center, the hospital, and more. The development encourages use of these existing amenities and it will help the Town with strategic and efficient community service delivery.

Land is included for municipal reserve, and the lands are proposed to have connections to Brent Boulevard and Highway #817 (Wheatland Trail).

The subdivision design is not yet final and no decisions have been made, but the applications appear to support multiple modes of transportation, including driving, biking, and walking. Pathways and other connections are typically explored and reviewed during administration's review of future subdivision and development permit applications. During the subdivision stage, the Town is entitled, through the *Municipal Government Act*, to acquire 10% of all developable land for public use, such as pathways and open space. There is a deferred reserve caveat on the certificate of title, and the Town will inherit these municipal reserve lands at the subdivision stage, if the MDP and LUB amendments are supported.

Development is occurring on lands located somewhat northerly-centrally in Strathmore and which are currently under-utilized.

Efficient land use is described above. No new infrastructure is needed and land is not located on the outskirts of the community, nor in a location where services and infrastructure would need to be dramatically extended. Adjacent development exists and is comprised of residential, institutional, and commercial uses. The applications and all studies and information received by administration to date indicate the lands are appropriate for development. The developer will need to meet all regulations and requirements from all levels of government in Canada. Some of the regulations and requirements are not under Strathmore's jurisdiction, including access to a highway. Wildlife and Water Act approval will be required from the Government of Alberta.

The proposed development is modern and will provide modern housing and room for commercial space.

The planning department has not received an application for a potential mixed-use community node like this in some time. We believe the applications to represent a positive step for Strathmore and for any future residents who chose to live in the new community, if supported.

The proposed development may result in new residents and new businesses coming to town, it represents significant investment.

The Town is growing and planning staff believe Strathmore to be a welcoming community which is economically viable.

The development services department will collect all fees, levies, and other charges in the fees bylaw throughout the process.

KEY ISSUE(S)/CONCEPT(S):

The developer has submitted concurrent applications to amend the MDP and the LUB in Strathmore. Bylaw 25-25 proposes to amend the MDP, while Bylaw 25-26 proposes to amend the LUB.

- The MDP amendment proposes to change the MDP's Land Use Concept Figure (Figure 2) to label the lands as "residential" and "commercial". Currently, the lands are shown as "open space". The [existing MDP can be found here on the Town's website](#).
- The LUB amendment proposed to change the LUB's Land Use Map (Schedule A) to designate the lands R2X, R3, and C1. Currently, the lands are designated P1 (north parcel) and UR (south parcel). The [existing LUB can be found here on the Town's website](#).

If supported, administration would be able to accept applications for subdivisions and development permits, which represent some of the next steps of development. The proposed residential development for the land includes duplexes, townhomes, and apartments. C1 is a flexible neighbourhood commercial land use district and can include childcare, health services, restaurants, personal service stores, retail stores, convenience stores, professional offices and more. Some of the discretionary uses include indoor recreational facilities, liquor stores, pet care, and veterinary services. A full list of permitted and discretionary uses and each of the definitions can be found in Strathmore LUB, linked above.

DESIRED OUTCOMES:

That Council give First Reading to Bylaw No. 25-25 and provide Town Administration with direction to schedule a public hearing for Bylaw No. 25-25.

COMMUNICATIONS:

Staff will advertise the public hearing by including written notices in the Strathmore Times and on the Town's social media pages. Adjacent landowners will be mailed notice of the public hearing. Staff will be available to provide information about the public hearing process.

ALTERNATIVE ACTIONS/MOTIONS:

ATTACHMENTS:

[Attachment I: 60-80 Wheatland Trail - Key Plan 1](#)

[Attachment II: 60-80 Wheatland Trail - Key Plan 2](#)

[Attachment III: MDPA Bylaw No. 25-25 \(60-80 Wheatland Trail Green Maple Enterprise Inc\)](#)

Chuck Procter, Manager of Development Services

Approved
- 27 Feb
2026

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

Approved
- 27 Feb
2026

Kevin Scoble, Chief Administrative Officer

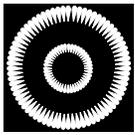
Approved
- 27 Feb
2026

Veronica Anderson, Legislative Services Officer

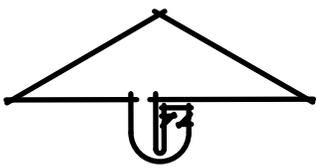
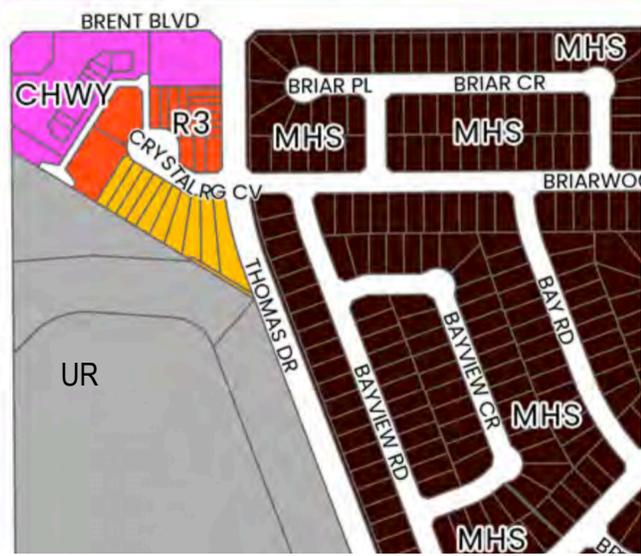
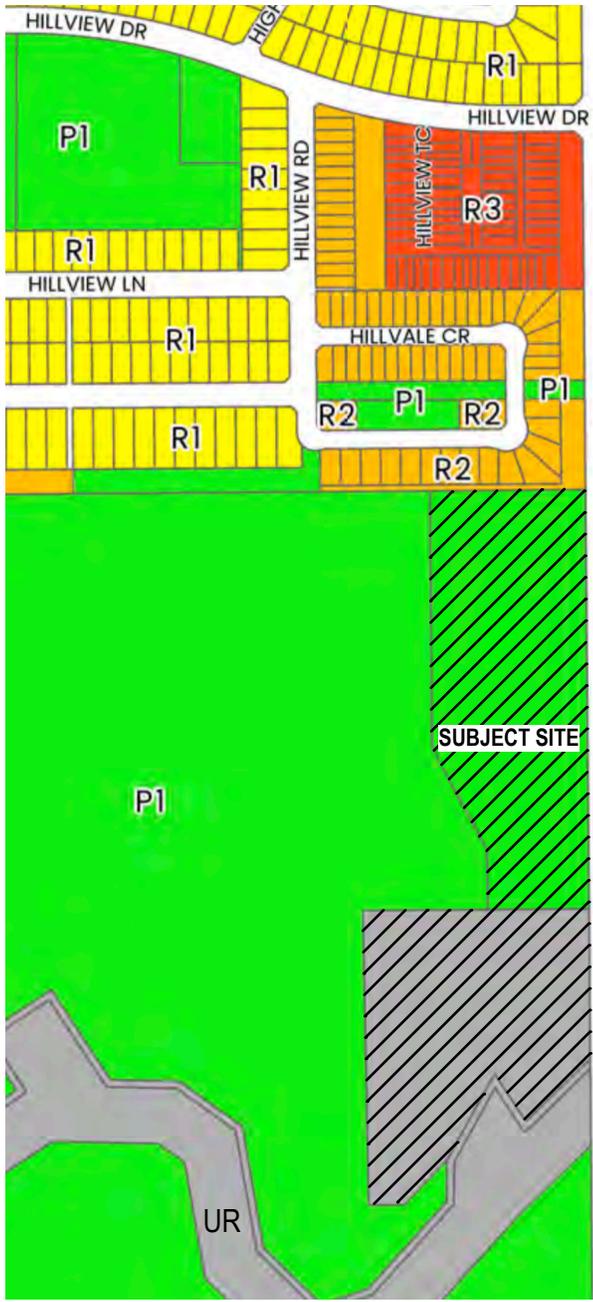
Approved
- 27 Feb
2026

Municipal Map with Proposed Site





Rick Balbi Architect Ltd.
 5917 1st A Street SW
 Calgary, Alberta, T2H 0G4
 403 253 2853, 403 253 3078 Fax



KEY PLAN
 NO SCALE

GREEN MAPLE ESTATES

STRATHMORE, AB

**BYLAW NO. 25-25
TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA****BEING A BYLAW OF THE TOWN OF STRATHMORE FOR THE PURPOSE OF AMENDING THE
TOWN'S MUNICIPAL DEVELOPMENT PLAN.**

WHEREAS it is desirable to amend Bylaw No. 14-03, as amended, being the Town of Strathmore Municipal Development Plan;

AND WHEREAS pursuant to Section 632(3) of the *Municipal Government Act*, R.S.A. 2000, c. M-26 and amendments thereto, a Municipal Development Plan must address the future land use within the municipality.

AND WHEREAS Council has held a public hearing prior to second reading of this bylaw pursuant to Section 692(1) of the *Municipal Government Act*, R.S.A. 2000, c. M-26 and amendments thereto;

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 "Municipal Development Plan Amendment No. 2".;

2. AMENDMENT

2.1 THAT the Town of Strathmore Municipal Development Plan attached and forming part of Bylaw No. 14-03, is hereby amended as follows:

a) By deleting Figure 2 Land Use Concept and adding Figure 2 Land Use Concept as shown below in Schedule "A" to this Bylaw.;

3. EFFECTIVE DATE

3.1 This Bylaw shall come into force and effect upon receiving third and final reading and having been signed accordingly.

READ A FIRST TIME this ____ day of _____, 2026

PUBLIC HEARING HELD this ____ day of _____, 2026

READ A SECOND TIME this ____ day of _____, 2026

READ A THIRD AND FINAL TIME this ____ day of _____, 2026

MAYOR



Request for Decision

To: Council

Staff Contact: Chuck Procter, Manager of Development Services

Date Prepared: February 23, 2026

Meeting Date: March 4, 2026

SUBJECT: Land Use Bylaw Amending Bylaw No. 25-26 (60-80 Wheatland Trail)

RECOMMENDATION: THAT Council give First Reading to Bylaw No. 25-26, being a bylaw to amend the Town of Strathmore Land Use Bylaw No. 14-11;

AND THAT Council direct Town Administration to schedule a public hearing for Bylaw No. 25-26 on April 1, 2026, at 7:05 p.m. in Council Chambers.

STRATEGIC PRIORITIES:



Affordable Living



Climate Resiliency



Community Development



Community Wellness



Economic Development



Financial Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

The proposed, concurrent amendments to the Town's Municipal Development Plan (MDP) and Land Use Bylaw (LUB) contribute towards some of Strathmore's strategic priorities.

The applications propose residential and non-residential development in a central location in town, located at 60-80 Wheatland Trail, which is adjacent to Crystal Ridge and Hillview. The proposal includes a variety of housing options, including duplexes, townhomes, and apartments. A mixture of housing choices to cater to different lifestyles and incomes is critical for healthy communities. The applications also propose neighbourhood commercial development which contributes to diversifying the municipal tax base, expanding business and employment opportunities in Town, and offering services for residents. The C1 Neighbourhood Commercial District is a flexible land use district and can include uses such as childcare,

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The amendments would also contribute positively to the Economic Development strategic priority area by encouraging the promotion of non-residential and mixed use development that not only achieves a favorable tax assessment split, but also generates employment and investment opportunities in Strathmore.

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

Promoting growth within the Town's non-residential tax assessment base will provide for a more robust local economy that features a broader range of job opportunities for employment and investment in the local community. Non-residential tax assessment base growth also provides more value to residential taxpayers without transferring tax burden to existing businesses.

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IMPLICATIONS OF RECOMMENDATION:

GENERAL:

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Promoting growth within the Town's non-residential tax assessment base will contribute positively toward and act to support the financial sustainability of municipal operations, while at the same time resulting in a reduced reliance on the residential tax assessment base.

Promoting residential growth at higher densities within the Town is a more efficient way at providing municipal services to residents.

POLICY:

With respect to the [Municipal Government Act, R.S.A. 2000, Chapter M-26](#) (MGA), Section 640(1) requires municipalities to pass a land use bylaw, which must divide the municipality into districts of the number and area the council considers appropriate.

With respect to Bylaw 25-26 that proposes to amend the Town's LUB, Section 692(1)(f) of the MGA requires that a public hearing be held prior to the second reading of any bylaw that would amend a statutory plan - in this case the Town's LUB. Section 692(6) further allows for a bylaw to amend a statutory plan without public notice or holding a public hearing only where the amendment corrects clerical, grammatical, technical, or typographical errors and the amendment does not materially affect the bylaw in principle or substance. The proposed amendment to the LUB does not meet or satisfy any of the exclusions afforded to a Council as it relates to a public hearing under Section 692(6) of the MGA.

IMPLEMENTATION:

Staff will advertise the public hearing in accordance with Section 606 of the MGA.

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The Development Services department reviews applications and provides a professional planning recommendation to Council. The department reviews existing planning policy in

effect within the municipality. The department also considers modern planning practices and best planning practices when reviewing applications.

Development Services has been working to update the MDP. The applications are in line with the Planning department's recent updates which are under development, and will be brought before Council later in 2026. We anticipate future recommendations and updates to the MDP to be presented to Council by the planning department in the future and we do not see any conflicts in the applications being proposed today.

Strathmore's MDP is the highest-level planning document for the town. It is a guiding document which looks many years into the future. The following policies in the MDP #14-03 support the applications through the following policies:

2.1 Growth Management

- Policy 2.1.3. Applications shall ensure that an orderly progression and staging of land development occurs based on the availability of infrastructure and to ensure fiscal sustainability.
- Policy 2.1.6. The municipality shall seek to undertake reviews of potential redevelopment areas and intensification opportunities in established areas as opportunities and servicing allow.

2.2 Community and Neighbourhood Design

- Policy 2.2.8. Applications shall consider the integration of commercial uses within an Area Structure Plan to meet the needs of the neighbourhood residents. *(Note from the Planning Department: no Area Structure Plan is required for land parcels of this size, the parcels are smaller than the area described/required in our MDP.)*
- Policy 2.2.10. Each neighbourhood or community shall include a focal point where services may be available and socialization is encouraged. These services may include, but are not limited to, commercial areas, school site(s), community site(s), transit destinations or hubs, and parks or plazas or any combination of these noted uses.
- Policy 2.2.13. Mixed use developments shall be encouraged to serve the local needs of the community, generate vitality and encourage pedestrian movements.

2.3 Economic Development

- Policy 2.3.1. The Town of Strathmore shall work towards ensuring there is ample commercial and industrial developable land within the municipal boundary over the 30 year growth horizon.
- Policy 2.3.2. The Town shall encourage businesses that provide employment that would allow Strathmore residents to work and live in the Town without needing to commute.

3.2 Residential Development

- 3.2.1. The Town of Strathmore shall ensure that all new development shall provide a wide range of housing type to meet varying housing needs based on income and lifestyle.
- 3.2.5. The Town encourages multi-unit high density development to locate in proximity to shopping facilities, institutional uses, parks and open spaces and have good access to major roadways and future public transit service.
- 3.2.10. Mixed use developments with a residential and commercial component, that encourages a range of lifestyle and work options and promote pedestrian commuting,

shall be promoted within the Downtown and Brentwood Business Park and in neighbourhood commercial districts.

- 3.2.13. The municipality shall consider the inclusion of non-residential uses such as local commercial services, religious institutions or public services that serve the needs of the community for integration into residential areas and ensure appropriate integration, buffering and linking.

3.4 Commercial Development

- 3.4.4. The Town shall seek to attract commercial developments to further substantiate Strathmore's place as a regional service center and provide employment and growth to the community.
- 3.4.5. The Town shall require developers of large residential communities to provide for a parcel for Neighbourhood Commercial use.

4.2. Underground Utilities and Solid Waste

- 4.2.2. Developers shall be solely responsible for the cost and installation of services to proposed development. Over sizing of infrastructure shall require cost recovery policies for future development.

In addition to existing planning policy, Development Services have reviewed and analyzed the applications based on modern planning best practices. The planning department views the application as a positive step for Strathmore and we have included the reasons why we support the applications below:

The applications promote many planning best practices (residential development).

There are a mixture of housing forms proposed in the development, including duplexes, townhomes, and apartments. Modern planning best practices are clear; a mixture of housing choices to cater to different lifestyles and incomes is critical for healthy communities. Access to housing is one of the defining qualities used when indexing communities regarding quality of life.

Strathmore is made up of predominately low density, single detached residential homes and the planning department has been encouraging and recommending different types of housing where appropriate within the community. The provision of a wider range of housing options for people including families with lower income, students, seniors, and individuals with disabilities is a key issue for many municipalities in Alberta and for communities across Canada.

Referring to a planning report from February 4, 2025, the vacancy rate in Strathmore for primary rental market dwelling units is currently low at 1.8% according to the Canada Mortgage and Housing Corporation (CMHC) [CMHC's Housing Market Information Portal](#) as of October 2025. For reference purposes, healthy vacancy rates trend to be between 3-5% depending on the source. Land ownership type (i.e. the choice of an owner to rent a property or not) is not up to the Town of Strathmore, the planning department anticipates some properties will be owned and some will be rented within the site, but certainty is unknown. Also, it is not known if future multiunit development will be partnering with the CHMC to provide affordable housing, as defined by the CMHC.

Supporting and encouraging multiunit development, including townhomes and apartments, is a more efficient way of using land. Strathmore is located within the boundaries of the [South Saskatchewan Regional Plan](#), and the plan encourages promoting higher densities than current practice. Higher density development is a more efficient way of delivering municipal services such as water and wastewater. The proposed development is adjacent to existing services and infrastructure. New infrastructure will not need to be built and encouraging multiunit development is a more efficient way of using municipal taxes and resources. The Infrastructure Department has commented, these parcels can be serviced without the need of significant investment from the Town and fit within current master servicing studies.

In Development Service's opinion, the land uses which are proposed adjacent to existing communities represent appropriate transitions and appropriate adjacent development. We also believe the land use for the site is organized in a way which modern planning practices would support, with higher densities (apartments) and commercial being central within the development and lower densities (townhomes, duplexes) being adjacent to existing communities and surrounding the development. The use and density of land is appropriate in our opinion, and the applications are in line with the planning departments goals, policies, and plans.

The applications promote many planning best practices (mixed use, commercial development). There is a mixture of residential and commercial development proposed in the applications. Residential development is discussed above, and the commercial components of the site are proposed as being C1 Neighbourhood Commercial. C1 is a flexible land use district and can include development such as childcare, health services, restaurants, personal service stores, retail stores, convenience stores, professional offices and more. Some of the discretionary uses include indoor recreational facilities, liquor stores, pet care, and veterinary services. A full list of permitted and discretionary uses and each of the definitions can be found in [Strathmore's Land Use Bylaw 14-11](#).

Encouraging neighbourhood commercial uses near residential areas where appropriate can create great communities. Being able to access commercial services and businesses close to where you live is a convenience many people are looking for. Being able to walk, ride a bicycle, or drive a short distance to access services can improve quality of life in a community. Also very important are commercial nodes located within or near residential neighbourhoods.

Encouraging a mix of commercial and residential development helps diversify the tax base. The mixture and incorporation of new commercial development helps the community be a place to work and live in and it distributes the municipal tax requirement among different sectors. A diversified tax base is important for the health and financial stability of the community and is one of the planning department's strategic goals. Strathmore's MDP includes a municipal-wide tax revenue ratio target of 70% residential sources and 30% non-residential sources. The applications submitted include both residential and commercial components and will help contribute to the goal. Without a strong commercial and industrial sector, Strathmore would be a very different community. Some of our newer communities have no new commercial or industrial components proposed and it's important to continuously

monitor Strathmore's municipal tax fabric and have informed and targeted economic development occur.

The lands are centrally located and are near existing amenities and community services and buildings.

The application proposes development adjacent to Brent Boulevard which includes existing amenities such as schools, rinks, the civic center, the hospital, and more. The development encourages use of these existing amenities and it will help the Town with strategic and efficient community service delivery.

Land is included for municipal reserve, and the lands are proposed to have connections to Brent Boulevard and Highway #817 (Wheatland Trail).

The subdivision design is not yet final and no decisions have been made, but the applications appear to support multiple modes of transportation, including driving, biking, and walking. Pathways and other connections are typically explored and reviewed during administration's review of future subdivision and development permit applications. During the subdivision stage, the Town is entitled, through the *Municipal Government Act*, to acquire 10% of all developable land for public use, such as pathways and open space. There is a deferred reserve caveat on the certificate of title, and the Town will inherit these municipal reserve lands at the subdivision stage, if the MDP and LUB amendments are supported.

Development is occurring on lands located somewhat northerly-centrally in Strathmore and which are currently under-utilized.

Efficient land use is described above. No new infrastructure is needed and land is not located on the outskirts of the community, nor in a location where services and infrastructure would need to be dramatically extended. Adjacent development exists and is comprised of residential, institutional, and commercial uses. The applications and all studies and information received by administration to date indicate the lands are appropriate for development. The developer will need to meet all regulations and requirements from all levels of government in Canada. Some of the regulations and requirements are not under Strathmore's jurisdiction, including access to a highway. Wildlife and Water Act approval will be required from the Government of Alberta.

The proposed development is modern and will provide modern housing and room for commercial space.

The planning department has not received an application for a potential mixed-use community node like this in some time. We believe the applications to represent a positive step for Strathmore and for any future residents who chose to live in the new community, if supported.

The proposed development may result in new residents and new businesses coming to town, it represents significant investment.

The Town is growing and planning staff believe Strathmore to be a welcoming community which is economically viable.

The development services department will collect all fees, levies, and other charges in the fees bylaw throughout the process.

KEY ISSUE(S)/CONCEPT(S):

The developer has submitted concurrent applications to amend the MDP and the LUB in Strathmore. Bylaw 25-25 proposes to amend the MDP, while Bylaw 25-26 proposes to amend the LUB.

- The MDP amendment proposes to change the MDP's Land Use Concept Figure (Figure 2) to label the lands as "residential" and "commercial". Currently, the lands are shown as "open space". The [existing MDP can be found here on the Town's website](#).
- The LUB amendment proposed to change the LUB's Land Use Map (Schedule A) to designate the lands R2X, R3, and C1. Currently, the lands are designated P1 (north parcel) and UR (south parcel). The [existing LUB can be found here on the Town's website](#).

If supported, administration would be able to accept applications for subdivisions and development permits, which represent some of the next steps of development. The proposed residential development for the land includes duplexes, townhomes, and apartments. C1 is a flexible neighbourhood commercial land use district and can include childcare, health services, restaurants, personal service stores, retail stores, convenience stores, professional offices and more. Some of the discretionary uses include indoor recreational facilities, liquor stores, pet care, and veterinary services. A full list of permitted and discretionary uses and each of the definitions can be found in Strathmore LUB, linked above.

DESIRED OUTCOMES:

That Council give First Reading to Bylaw No. 25-26 and provide Town Administration with direction to schedule a public hearing for Bylaw No. 25-26.

COMMUNICATIONS:

Staff will advertise the public hearing by including written notices in the Strathmore Times and on the Town's social media pages. Adjacent landowners will be mailed notice of the public hearing. Staff will be available to provide information about the public hearing process.

ALTERNATIVE ACTIONS/MOTIONS:

ATTACHMENTS:

[Attachment I: LUBA Bylaw No. 25-26 \(60-80 Wheatland Trail Green Maple Enterprise Inc\)](#)

Chuck Procter, Manager of Development Services

Approved

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

- 27 Feb
2026

Approved

- 27 Feb
2026

Kevin Scoble, Chief Administrative Officer

Approved

- 27 Feb
2026

Veronica Anderson, Legislative Services Officer

Approved

- 27 Feb
2026

**BYLAW NO. 25-26
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. 25-26"

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 2, Plan 9012129 and Lot 1, Block 1, Plan 1910233, from "UR" Urban Reserve and "P1" Public Service District to "R2X" Medium Density Attached Housing District, "C1" Neighbourhood Commercial District, "P1" Public Service District, and "R3" High Density Residential District as shown below in Schedule "A" to this Bylaw.

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 2026

PUBLIC HEARING HELD this _____ day of _____, 2026

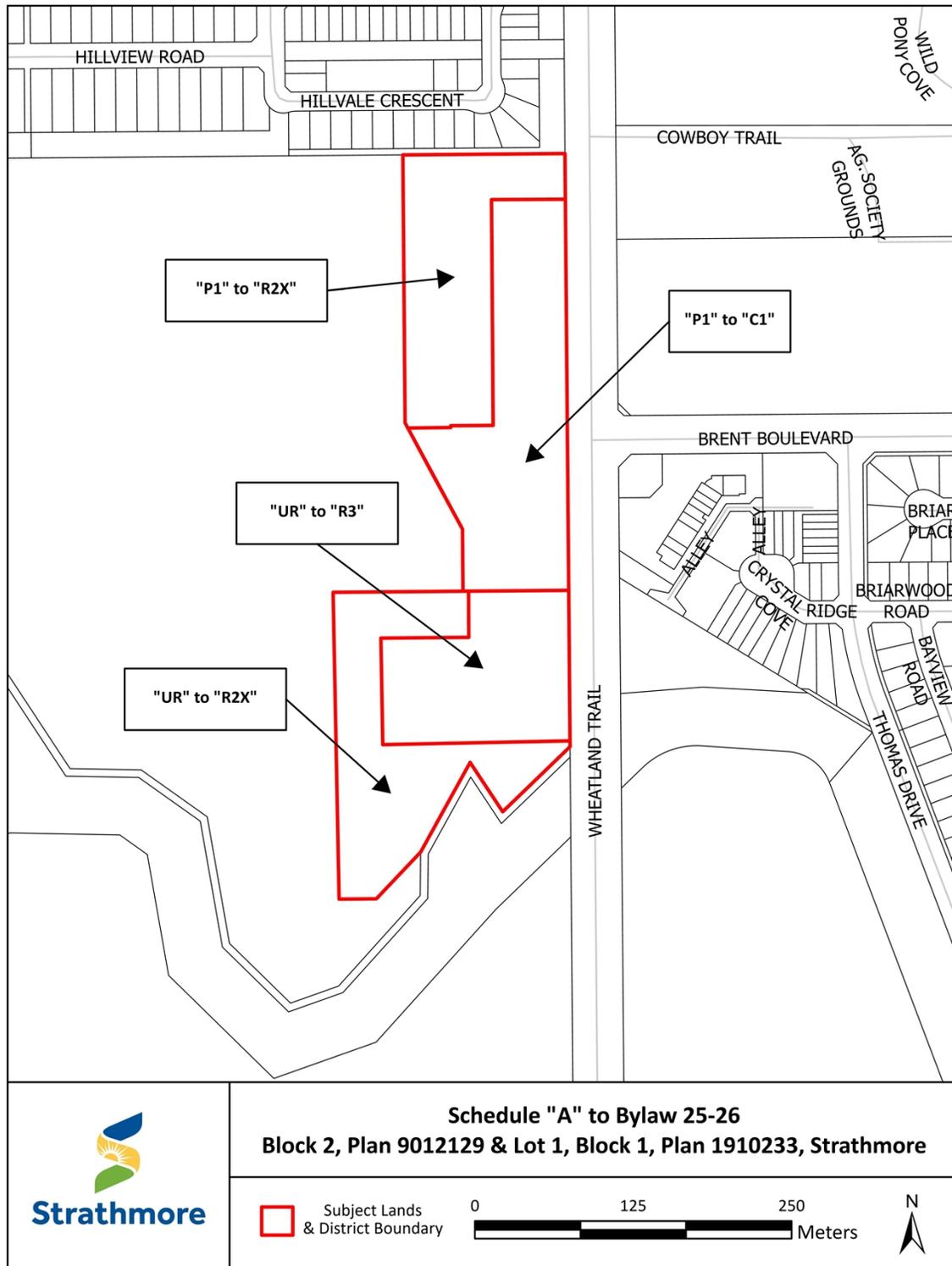
READ A SECOND TIME this _____ day of _____, 2026

READ A THIRD AND FINAL TIME this ____ day of _____, 2026

MAYOR

CHIEF ADMINISTRATIVE OFFICER

Schedule "A"



Spatial Reference: PCS NAD 1983 3TM 114

**WHEATLAND HOUSING MANAGEMENT BODY
ORGANIZATIONAL MEETING
NOVEMBER 20, 2025**

Minutes of the Organizational Meeting of the Wheatland Housing Management Body, held at the Wheatland Lodge, 76 2nd Street, Strathmore, Alberta on Thursday, November 20, 2025.

Board Members Present:

Wheatland County	G. Koester ~ <i>Board Chair</i>
Hospice Society	D. Dunlop
Strathmore Lions Club	D. Geiger
Village of Rockyford	L. Smith
Village of Standard	M. Gauthier ~ <i>Zoom</i>
Wheatland County	R. Laursen
Member at Large	J. Aschenbrenner

Attendees Present:

CAO	V. Cook
Deputy CAO	C. Hickey
Maintenance Supervisor	P. Neufeld
Site Manager	C. Shworak
Social Housing Manager	R. Beveridge
Administrative Assistant	T. Duxbury ~ <i>Recording Secretary</i>

Absent:

Town of Strathmore	R. Wegener
Town of Strathmore	J. Chisholm
Village of Hussar	L. Schultz
Wheatland County	K. Clayton

Call to Order

The Chief Administrative Officer (CAO), Vickey Cook, called the 2025 Organizational Meeting to order at 6:36 PM.

**Nominations
For Chair**

The CAO called for nominations for the position of Chair for the ensuing term.

SMITH nominated KOESTER for position of Chair.

- KOESTER accepts nomination.

**RESOLUTION 45 ORG 01
Nominations Cease**

COOK MOVED that nominations cease.

- Carried Unanimously.

KOESTER assumed the role of Chair.

**RESOLUTION 45 ORG 02
Adoption of
Organizational Agenda**

ASCHENBRENNER MOVED to adopt the 2025 Organizational Meeting Agenda as presented.

- Carried Unanimously.

GEIGER entered meeting at 6:38 PM

**WHEATLAND HOUSING MANAGEMENT BODY
ORGANIZATIONAL MEETING
NOVEMBER 20, 2025**

Organizational Signed Meeting Minutes from November 21, 2024

RESOLUTION 45 ORG 03
Organizational Signed
Meeting Minutes

SMITH MOVED to accept the Organizational Signed Meeting Minutes from November 21, 2024 as information.

- Carried Unanimously.

The Board Member Contact List will be updated to reflect all newly appointed Board Members and Committee assignments.

RESOLUTION 45 ORG 04
Board Member
Contact List

SMITH MOVED to accept the Board Member Contact List as information.

- Carried Unanimously.

Nominations
For Vice Chair

The Chair called for nominations for the position of Vice Chair for the ensuing term.

GAUTHIER nominated SMITH for position of Vice Chair.

- SMITH accepts nomination.

RESOLUTION 45 ORG 05
Nominations Cease

KOESTER MOVED that nominations cease.

- Carried Unanimously.

SMITH assumed the role of Vice Chair.

KOESTER declared SMITH Vice Chair.

Board Committee Policy Descriptions

- Review B-4 to B-12.

RESOLUTION 45 ORG 06
Board Committee
Policy Descriptions

LAURSEN MOVED to accept the board committee policy descriptions as presented.

- Carried Unanimously.

The Board Buddy Program pairs new board members with experienced members who help answer questions, explain procedures, and provide support as they settle into their role.

RESOLUTION 45 ORG 07
Board Buddy Program
Overview and
Guidelines

SMITH MOVED LAURSEN, KOESTER and CLAYTON for the Board Buddy Program.

- Carried Unanimously

**WHEATLAND HOUSING MANAGEMENT BODY
ORGANIZATIONAL MEETING
NOVEMBER 20, 2025**

Board of Directors Policies, B-14. Board Member Declaration

- Please sign and return to CAO.

Committee Nominations

Nominations For
Finance Committee

The Chair called for nominations for the position of Finance Committee for the ensuing term.

SMITH nominated ASCHENBRENNER for Finance Committee.

- ASCHENBRENNER accepts nomination.

As Per COOK, CHISHOLM volunteered for Finance Committee.

RESOLUTION 45 ORG 08
Finance Committee

KOESTER MOVED that nominations cease.

- Carried Unanimously.

KOESTER declared ASCHENBRENNER and CHISHOLM, as members of the Finance Committee.

Nominations For
Personnel /Human
Resources
Committee

The Chair called for nominations for the position of Personnel / Human Resources Committee for the ensuing term.

LAURSEN nominated SCHULTZ for Personnel / Human Resources Committee.

As Per COOK, SCHULTZ volunteered for the Personnel / Human Resources Committee.

SMITH volunteered for Personnel / Human Resources Committee.

RESOLUTION 45 ORG 09
Personnel/Human
Resources Committee

KOESTER MOVED that nominations cease.

- Carried Unanimously.

KOESTER declared SMITH and SCHULTZ as a member of Personnel/Human Resources Committee.

Nominations For
Policy Review
Committee

The Chair called for nominations for the position of Policy Review Committee for the ensuing term.

SMITH nominated WEGENER for Policy Review Committee.

LAURSEN volunteered for Policy Review Committee.

**WHEATLAND HOUSING MANAGEMENT BODY
ORGANIZATIONAL MEETING
NOVEMBER 20, 2025**

**RESOLUTION 45 ORG 10
Policy Review Committee
Appointment**

KOESTER MOVED that nominations cease.

- Carried Unanimously.

KOESTER declared LAURSEN as a member of Policy Review Committee, working directly with CAO.

WEGENER will serve on the Policy Review Committee pending confirmation.

**Nominations For
Maintenance
Committee**

The Chair called for nominations for the position of Maintenance Committee for the ensuing term.

SMITH nominated GAUTHIER and CLAYTON for Maintenance Committee.

- GAUTHIER accepts nomination.
- CLAYTON accepts nomination.

**RESOLUTION 45 ORG 11
Maintenance Committee**

KOESTER MOVED that nominations cease.

- Carried Unanimously.

KOESTER declared GAUTHIER and CLAYTON, as members of Maintenance Committee.

**Nominations For
Spokesperson**

The Chair called for nominations for the position of Spokesperson for the ensuing term.

SMITH nominated KOESTER for Spokesperson.

- KOESTER accepts nomination.

**RESOLUTION 45 ORG 12
Spokesperson**

SMITH MOVED that nominations cease.

- Carried Unanimously.

SMITH declared KOESTER as Spokesperson.

**Nominations For
Building Committee**

The Chair called for nominations for the position of Building Committee for the ensuing term.

KOESTER nominated GEIGER, CLAYTON, LAURSEN and DUNLOP for Building Committee.

- GEIGER accepts nomination.
- CLAYTON accepts nomination.
- LAURSEN accepts nomination.
- DUNLOP accepts nomination.

**WHEATLAND HOUSING MANAGEMENT BODY
ORGANIZATIONAL MEETING
NOVEMBER 20, 2025**

KOESTER declares GEIGER, CLAYTON, LAURSEN and DUNLOP as Building Committee.

Member At Large

Member at Large ~ Reappointment
Jill Aschenbrenner, WHMBs Member at Large, has only been on the Board for half the year. Request is for Jill to continue as Member at Large for another term

- ASCHENBRENNER accepted term.

Auditor

Confirmation of Gregory, Harriman & Associates as auditor
The agreement is in its final year (2025), with the option to extend for a further two years.

RESOLUTION 45 ORG 13
Auditor

LAURSEN MOVED to extend Gregory Harriman and Associates as auditor for 2 years as auditor.

- Carried Unanimously.

Signing Authorities

Discussions on signing authority

- Glenn Koester
- Leah Smith
- Staff Members ~ Vickey Cook & Christi Shworak

RESOLUTION 45 ORG 14
Nominations for Lodge &
Social Housing Signing
Authority

LAURSEN MOVED that signing authority for all Lodge and Social Housing bank accounts be updated to reflect that KOESTER and SMITH are the Board Members with signing authority and Cook (CAO) and Shworak (Site Manager) remain as staff members with signing authority.

- Carried Unanimously.

RESOLUTION 45 ORG 15
Adjournment

KOESTER MOVED the meeting adjourn at 6:58 PM.

- Carried Unanimously.

ATIA Sec. 20(1)

Chair

ATIA Sec. 20(1)

Recording Secretary

ATIA Sec. 20(1)

**WHEATLAND HOUSING MANAGEMENT BODY
REGULAR MEETING
November 20, 2025**

Minutes of the Regular Meeting of the Wheatland Housing Management Body, held at the Wheatland Lodge, 76 - 2nd Street, Strathmore, Alberta on Thursday, November 20, 2025, at 7:00pm.

Board Members Present:

Wheatland County	G. Koester ~ <i>Board Chair</i>
Hospice Society	D. Dunlop
Strathmore Lions Club	D. Geiger
Village of Rockyford	L. Smith
Village of Standard	M. Gauthier ~ <i>Zoom</i>
Wheatland County	R. Laursen
Wheatland County	K. Clayton
Member At Large	J. Aschenbrenner

Attendees Present:

Chief Administrative Officer	V. Cook
Financial Services/Payroll Manager & Deputy CAO	C. Hickey
Maintenance Supervisor	P. Neufeld
Site Manager	C. Shworak
Social Housing Manager	R. Beveridge
Recording Secretary	T. Duxbury ~ <i>Recording Secretary</i>

Absent:

Town of Strathmore	R. Wegener
Town of Strathmore	J. Chisholm
Village of Hussar	L. Schultz

Board Chair, **KOESTER**, called the meeting to order at **6:59 PM**.

Read Mission Statement & Vision Statement

Guest – Austin Poffenroth ~ Westview Consulting Ltd.

- Overview of Westview Consulting and the services they provide (reserve fund studies, capital planning, and building system assessments).
- Explanation of the importance of accurate long-term capital planning for housing facilities.
- Review of how reserve fund studies are conducted, including site inspections and financial forecasting.
- Discussion on identifying and prioritizing major building repairs and replacements.
- Overview of reporting requirements and how their assessments support board decision-making.
- Opportunity for board members to ask questions regarding timelines, costs, and recommended planning practices.

RESOLUTION 45-10-01
Westview Consulting
Presentation

SMITH MOVED to accept the Westview Consulting Ltd. presentation by Austin Poffenroth as information and to defer to the next meeting upon review of the report.

- Carried Unanimously.

**WHEATLAND HOUSING MANAGEMENT BODY
REGULAR MEETING
November 20, 2025**

KOESTER requested an addition to the agenda
G. New Business – 2 Lodge – d) M-3 Meeting Letter (*see Chair report*)

RESOLUTION 45-10-02
Agenda

GEIGER MOVED to accept the agenda as amended.
• Carried Unanimously.

Consent Agenda:

- Regular Meeting Minutes – October 16, 2025
- Board Resolution Action
- Financial Reports – Lodge and Social Housing – September 2025
- Maintenance Reports - Lodge and Social Housing – October 2025
- Social Housing Manager Report - Rita Beveridge
- Site Manager Report - Christi Shworak
- Chief Administrative Officer Report
- Committee Reports N/A

KOESTER requested an addition to the agenda
G. New Business – 2 Lodge – d) M-3 Meeting Letter (*see Chair report*)

COOK requested to remove Board Resolution Action from the consent agenda.
E.2 Board Resolution Action, Attach 3 - Page 8

- 45-09-15 Response to Wheatland County
 - Completed July 10, 2025
- 45-06-11 Response Letter
 - Board rescind the response letter to Wheatland County resolution 45-06-11 and 45-09-15.

RESOLUTION 45-10-03
Board Resolution Action
Update

SMITH MOVED to rescind response letter to Wheatland County.
• Carried Unanimously

RESOLUTION 45-10-04
Consent Agenda

CLAYTON MOVED to approve the Consent Agenda as amended.
• Carried Unanimously

Old Business

Social Housing - N/A

Lodge

Reserve Fund – Getz Collins and Associates
• Discussion to table until January 2026.

RESOLUTION 45-10-05
Reserve Fund
Getz Collins and
Associates

SMITH MOVED to table until January 2026.
• Carried Unanimously

**WHEATLAND HOUSING MANAGEMENT BODY
REGULAR MEETING
November 20, 2025**

New Business

*Social Housing - N/A
Lodge*

Removal of the CUPE Letter of Understanding regarding the Employee Personal Day as of January 1, 2026.

- COOK noted that this change will be offset by a 1% increase to the pension plan.
- Notice has been provided to CUPE President.

RESOLUTION 45-10-06
Removal of CUPE
Personal Day

GAUTHIER MOVED to approve the removal of the CUPE Letter of Understanding regarding the Employee Personal Day effective January 1, 2026.

- Carried Unanimously

New Policy Approval I-33 Medical Assistance in Dying Discussion.

- COOK explained a Medical Assistance in Dying (MAID) policy is required to ensure the lodge complies with Alberta legislation and federal MAID requirements. It provides clear guidelines for staff, protects resident rights, and outlines proper procedures to support safe, respectful, and legally compliant practices within the facility.

RESOLUTION 45-10-07
Medical Assistance in
Dying Policy approval

SMITH MOVED to approve policy I-33 Medical Assistance in Dying as presented.

- 7 in favour
- 1 opposed
- Carried

New Policy Approval I-34 Family and Visitor Agreement: Palliative Care Resident

- COOK provided an overview of the Family and Visitor Agreement for Palliative Care Residents, explaining its purpose in supporting a respectful, safe, and comforting environment for residents and guiding visitors during end-of-life care.

RESOLUTION 45-10-08
Palliative Care Policy

SMITH MOVED to approve the I-34 Palliative Care Policy as presented.

- Carried Unanimously

Chair Report ~ Glenn Koester

- Email from Daniel Corneau, Property Manager representing Blue Rock Investments, was presented for board discussion.

RESOLUTION 45-10-09
Letter from
Daniel Corneau
Blue Rock Investments

CLAYTON MOVED to accept email from Daniel Corneau as information.

- Carried Unanimously

**WHEATLAND HOUSING MANAGEMENT BODY
REGULAR MEETING
November 20, 2025**

Administration was directed to send a letter to the Wheatland Hospice Society requesting financial support for the update of the AHPP application.

RESOLUTION 45-10-10
Letter to Wheatland Hospice

SMITH MOVED for administration to send a letter to the Hospice Society regarding financial support for the AHPP application.

- Carried Unanimously

Administration was directed to send a letter to all municipalities requesting a partnership meeting and a letter of support for the WHMB/Hospice AHPP Application update project.

RESOLUTION 45-10-11
Letter to all Municipalities
Letter of Support

SMITH MOVED that Administration send letters to all municipalities requesting a partnership meeting and a letter of support for the WHMB/Hospice AHPP Application update.

- Carried Unanimously

A municipality meeting will be called for January 2026 with all municipalities for an information session at the Wheatland Lodge, and Derek Weiss from M-3 Developments will be presenting.

RESOLUTION 45-10-12
Municipalities Meeting
January 2026

LAURSEN MOVED that a meeting be called for January 2026 with all municipalities for an information session at the Wheatland Lodge regarding the update of the new WHMB/Hospice build.

- Carried Unanimously

Important Dates

Resident Christmas Party – December 18, 2025

Next Meeting Date

December 18, 2025 ~ *at the call of the Chair*

Following Meeting Dates

January 15, 2026

February 19, 2026

RESOLUTION 45-10-13
Adjournment

GAUTHIER MOVED the meeting adjourn at 8:58 PM.

- Carried Unanimously.


[Redacted Signature]

Chair

[Redacted Signature]

Recording Secretary

**WHEATLAND HOUSING MANAGEMENT BODY
SPECIAL MEETING
January 6, 2026**

Minutes of the Special Meeting of the Wheatland Housing Management Body, held at the Town of Strathmore Office, 1 Parkland Drive, Strathmore, Alberta on Tuesday, January 6, 2026, at 7:00pm.

Board Members Present:

Wheatland County	G. Koester ~ <i>Board Chair</i>
Hospice Society	D. Dunlop
Strathmore Lions Club	D. Geiger
Town of Strathmore	J. Chisholm
Town of Strathmore	R. Wegener
Village of Hussar	L. Schultz
Village of Rockyford	L. Smith
Village of Standard	M. Gauthier
Wheatland County	R. Laursen
Wheatland County	K. Clayton
Member At Large	J. Aschenbrenner

Attendees Present:

Chief Administrative Officer	V. Cook
Financial Services/Payroll Manager & Deputy CAO	C. Hickey ~ <i>Recording Secretary</i>
Site Manager	C. Shworak

Absent:

Board Chair, **KOESTER**, called the meeting to order at **7:04 PM**.

Meeting is being recorded

Thank you to the Town of Strathmore for allowing WHMB to use the council chamber for the meeting and recording on behalf of WHMB

Agenda Additions

- Koester requests under #4 to add “Board Questions” first; prior to “Municipal perspectives and feedback”

RESOLUTION 46-01-01(sp)
Agenda

LAURSEN MOVED to accept the Agenda; as amended.

- Carried Unanimously.

Koester reads “Project Summary” from Agenda

- Wheatland Housing Management Body (WHMB) is advancing a housing initiative focused on strengthening long-term, sustainable housing options within the region. The project responds to continued housing demand, aligns with municipal and provincial priorities, and supports responsible community growth. This meeting provides an opportunity for to share project details, receive municipal feedback, and discuss collaboration, including letters of support.

**WHEATLAND HOUSING MANAGEMENT BODY
SPECIAL MEETING
January 6, 2026**

Introductions

- Board Members
- Derek Weiss ~ consultant
- M3 Development Management
- WHMB Staff Members
- Municipal Council Members and Representatives
- Hospice Society

Presentation by Derek Weiss & M3 Development Management

Questions & Discussions

Letters of Support

- New Letters of Support from all Municipalities requested to provide with AHPP Application
- It is very important to show support from all Municipalities
- Derek Weiss has created a template that municipalities may use or get guidance from
 - Vickey will send a copy to all CAOs of the municipalities
- Requested to have ASAP; prior to AHPP deadline of end of January

RESOLUTION 46-01-02(sp)
Adjournment

KOESTER MOVED to adjourn the meeting 9:10 PM.

- Carried Unanimously.

ATIA Sec. 20(1)

Chair

ATIA Sec. 20(1)

Recording Secretary



NOTICE OF MOTION

Submitted: February 12, 2026
Date Notice Given: February 18, 2026
Meeting Date: March 4, 2026

SUBMITTED BY: Councillor Langmaid

SUBJECT: Fire Dispatch Services

WHEREAS Municipalities are responsible for developing and maintaining safe and viable communities, pursuant to the Municipal Government Act;

AND WHEREAS Council is responsible for reviewing service delivery models to ensure they meet operational needs and the needs of the community;

AND WHEREAS Council desires that fire dispatch services are delivered in a manner that is sustainable, cost effective, and aligned with the long-term strategic objectives of the municipality;

Notice is hereby given that the following motion will be brought forward for consideration at the Regular Council Meeting on March 4, 2026.

THAT Council direct Administration to review fire dispatch services and bring a report to Council for consideration, including alternative options and/or opportunities for fire dispatch services for the Town of Strathmore and other regional partners.



February 23, 2026

Re: Invitation to Present to Council

Attn: Strathmore Town Council

On behalf of Wheatland Housing Management Body Board of Directors thank you for your letter inviting representatives from WHMB to attend your Council meeting to report on the current status of the proposed new build project and present an update, including details of the financial contribution to Council.

The Board appreciates Council's continued interest in the project and its ongoing engagement. We are committed to maintaining open communication and ensuring that Council is provided with clear, accurate, and comprehensive information.

Since the January 6, 2026, presentation to councils, all aspects of the project are still under development. The Board believes it would be more constructive for WHMB to hold another information session for all municipal councils to attend once sufficient updated information is available.

In the interest of transparency, WHMBs audited operating financial statements will be finalized and available in April. Please expect to see those audited financial statements included with our Annual Report at that time, which will provide a clear and comprehensive overview of the current Lodge's financial performance.

In the meantime, should you have any additional questions regarding the overview of the current Lodge, we encourage you to direct them to your Lodge Board representatives, who would be pleased to assist you.

Respectfully,

Chrystal Hickey

Deputy Chief Administrative Officer

On Behalf of the WHMB Board of Directors

Wheatland Housing Management Body

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