

# WELCOME

**Thank you for attending the Intermunicipal Development Plan Information Session!**

Our goal is to create an Intermunicipal Development Plan (IDP) that reflects the changing needs of our communities and provides a framework that guides future growth and development.

## PROJECT PROCESS

**WE ARE HERE**



### Phases 1 and 2 have seen:

- Public notification
- Information gathering
- Conducted technical studies to determine opportunities and constraints within the Plan Area

### In Phases 3:

- Public awareness and feedback
- Introduce the technical studies
- Determine vision and goals
- Provide direction for drafting of the IDP policies

### Town Contact:

**Vicki Dodge, Project Manager**  
vicki.dodge@strathmore.ca  
403.814.0702  
<https://strathmore.ca/IDP-ICF>

### County Contact:

**Stefan Kunz, Project Manager**  
stefan.kunz@wheatlandcounty.ca  
403.361.2162  
<https://wheatlandcounty.ca/strathmorewheatland-icf-idp/>

# WHAT IS AN IDP?

An Intermunicipal Development Plan (IDP) is a long-term strategic growth plan between two or more municipalities. Municipalities who share a common boundary are required to have an IDP in accordance with the Municipal Government Act (MGA).

**The purpose of an IDP is to provide a coordinated and collaborative land use, servicing and transportation framework for areas where the municipalities share a joint interest. An IDP maintains the characteristics, vision, and goals unique to each community, while coordinating future growth development patterns.**

An IDP is not: appropriation, annexation or a plan for imminent development, nor does it change the use of your land.

## What does it include?

**Under the MGA, an IDP must address:**

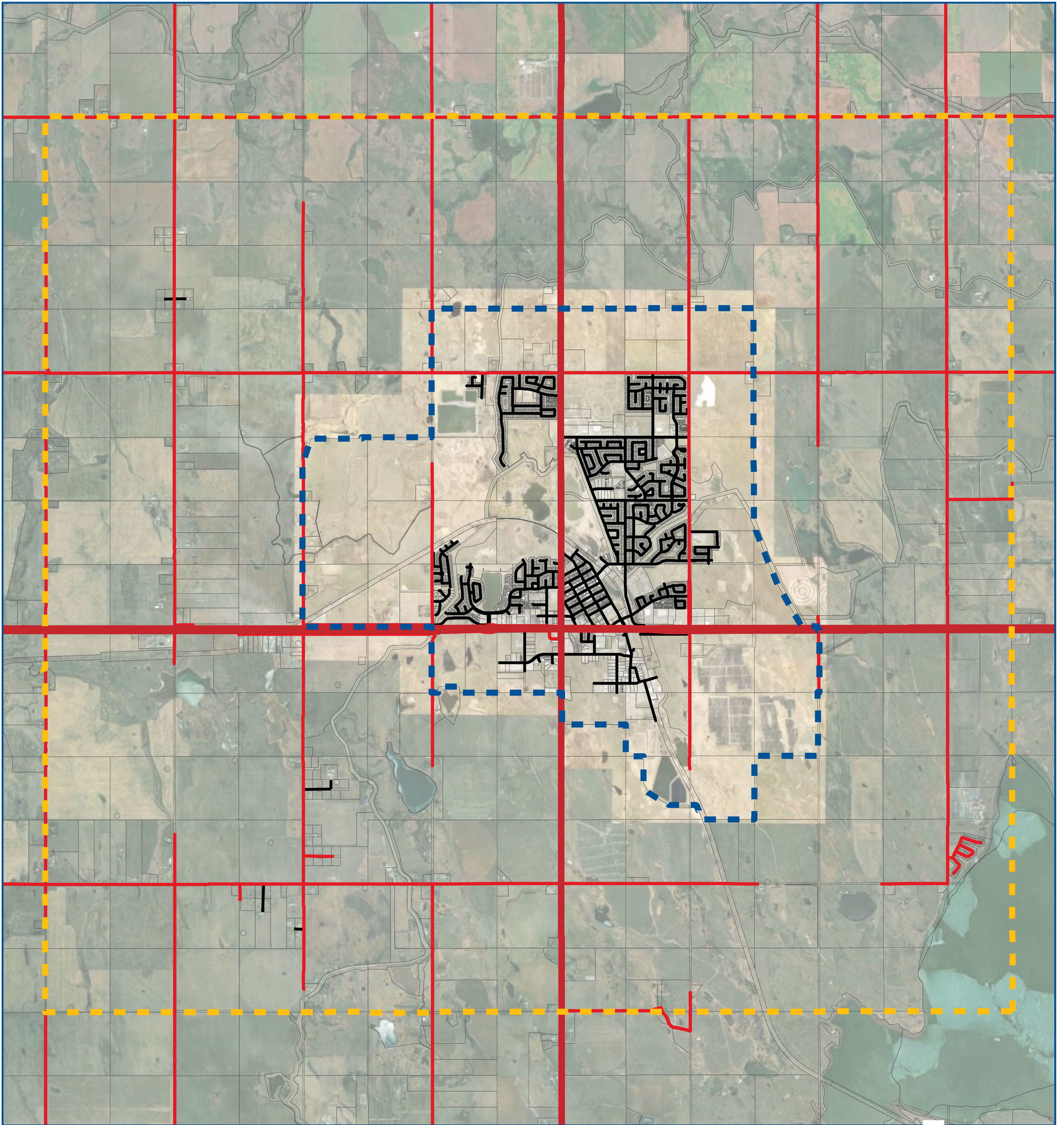
- future land uses,
- future development proposals,
- provision of transportation systems,
- environmental matters,
- coordination of intermunicipal physical, social, and economic programs,
- other matters related to physical, social or economic development,
- conflict resolution procedures,
- plan amendment procedures, and
- overall plan administration.

## Why now?







- With approval from the Minister of Municipal Affairs, the Town and County jointly decided to leave the Calgary Metropolitan Region Board (CMRB).
- As a result, the Town and County are now required to prepare an IDP in alignment with the MGA.
- Alongside the IDP, an Intermunicipal Collaboration Framework (ICF) is being collaboratively developed by the municipalities.
- The IDP will eventually become an appendix of the ICF.

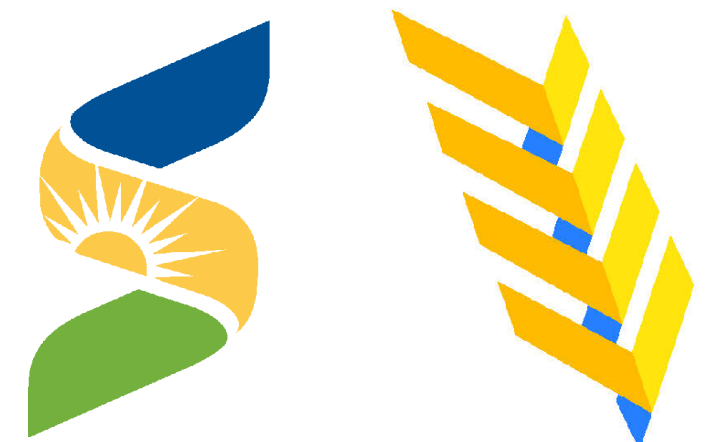


# IPD STUDY AREA



CANA83-3TM114

-  Study Area Boundary
-  Municipal Boundary
-  Parcel
-  Highway
-  Collector Roadway
-  Local Roadway



TOWN OF STRATHMORE  
& WHEATLAND COUNTY  
INTERMUNICIPAL  
DEVELOPMENT PLAN

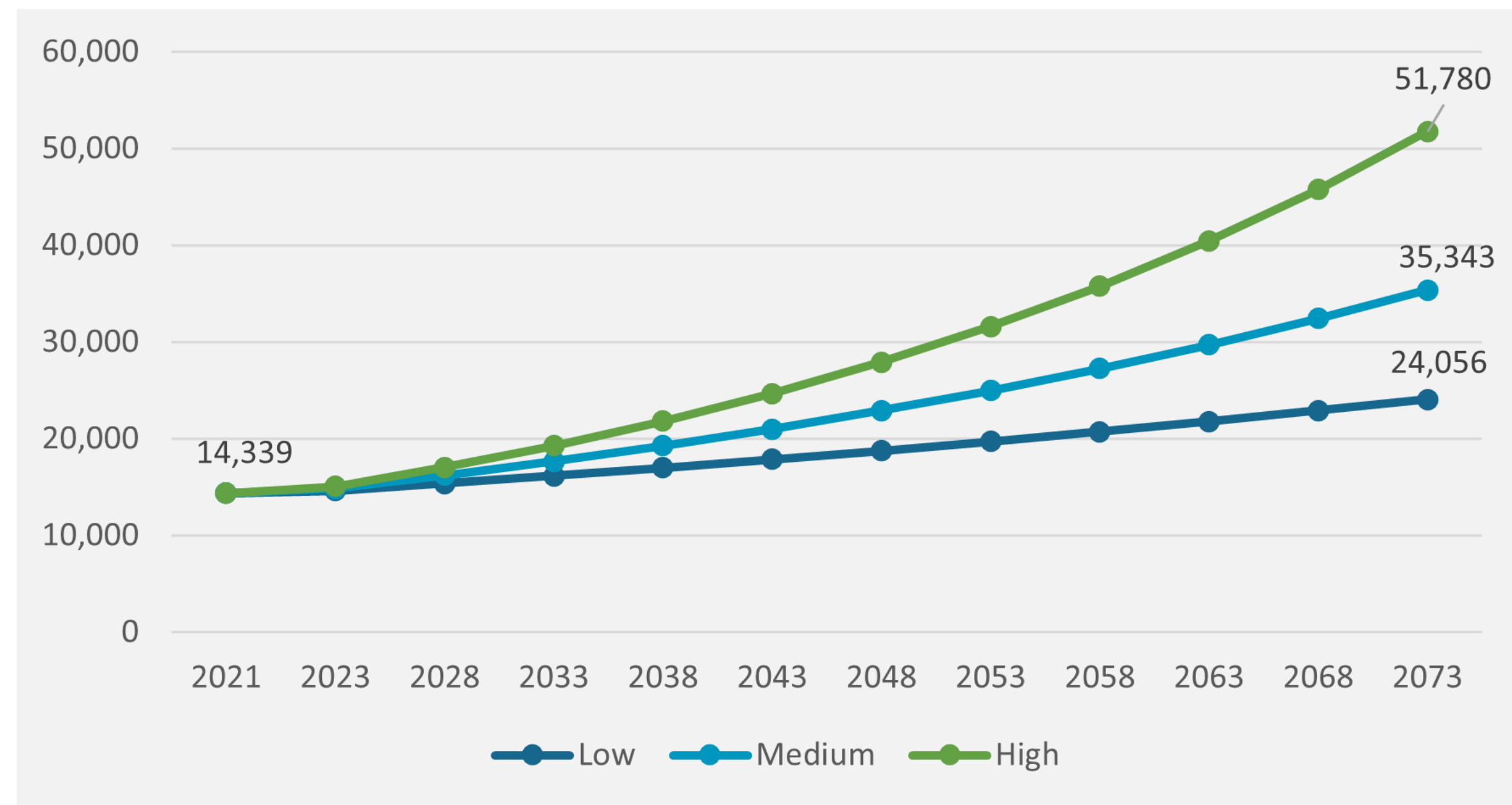
IDP Study Area





# POPULATION PROJECTIONS

## Town of Strathmore



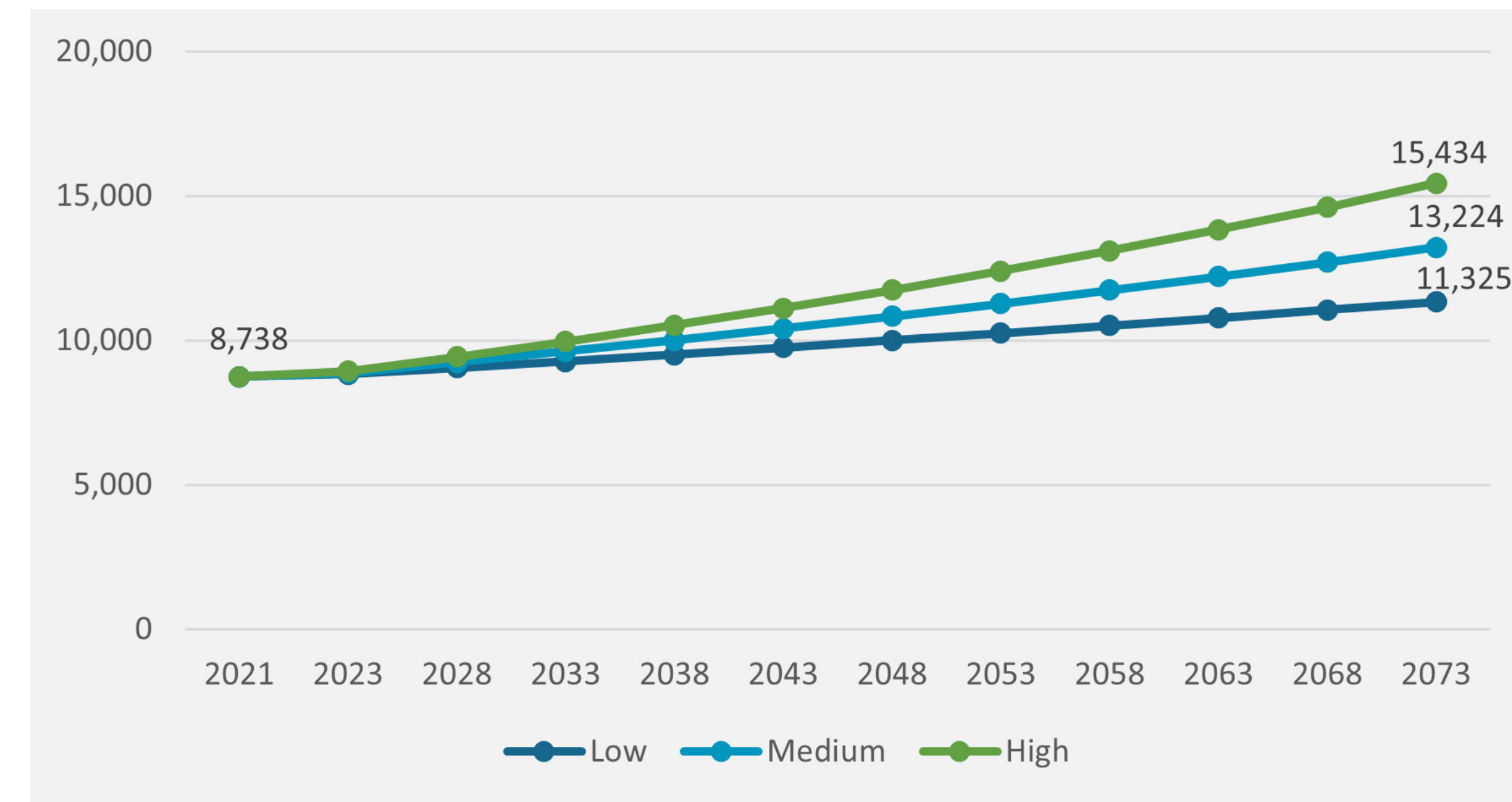
### Town of Strathmore Population Projections per Growth Scenario in 5-year intervals (2021-2073)

Assuming a **high growth** scenario of 2.5% growth per year, the Town will have a population of approximately 51,780 by 2073.

Assuming a **medium growth** scenario of 1.8% growth per year, the Town will have a population of approximately 35,343 by 2073.

Assuming a **low growth** scenario of 0.9% growth per year, the Town will have a population of approximately 24,056 by 2073.

## Wheatland County



### Wheatland County Population Projections per Growth Scenario in 5-year intervals (2021-2073)

Assuming a **high growth** scenario of 1.1% growth per year, the County will have a population of approximately 15,434 by 2073.

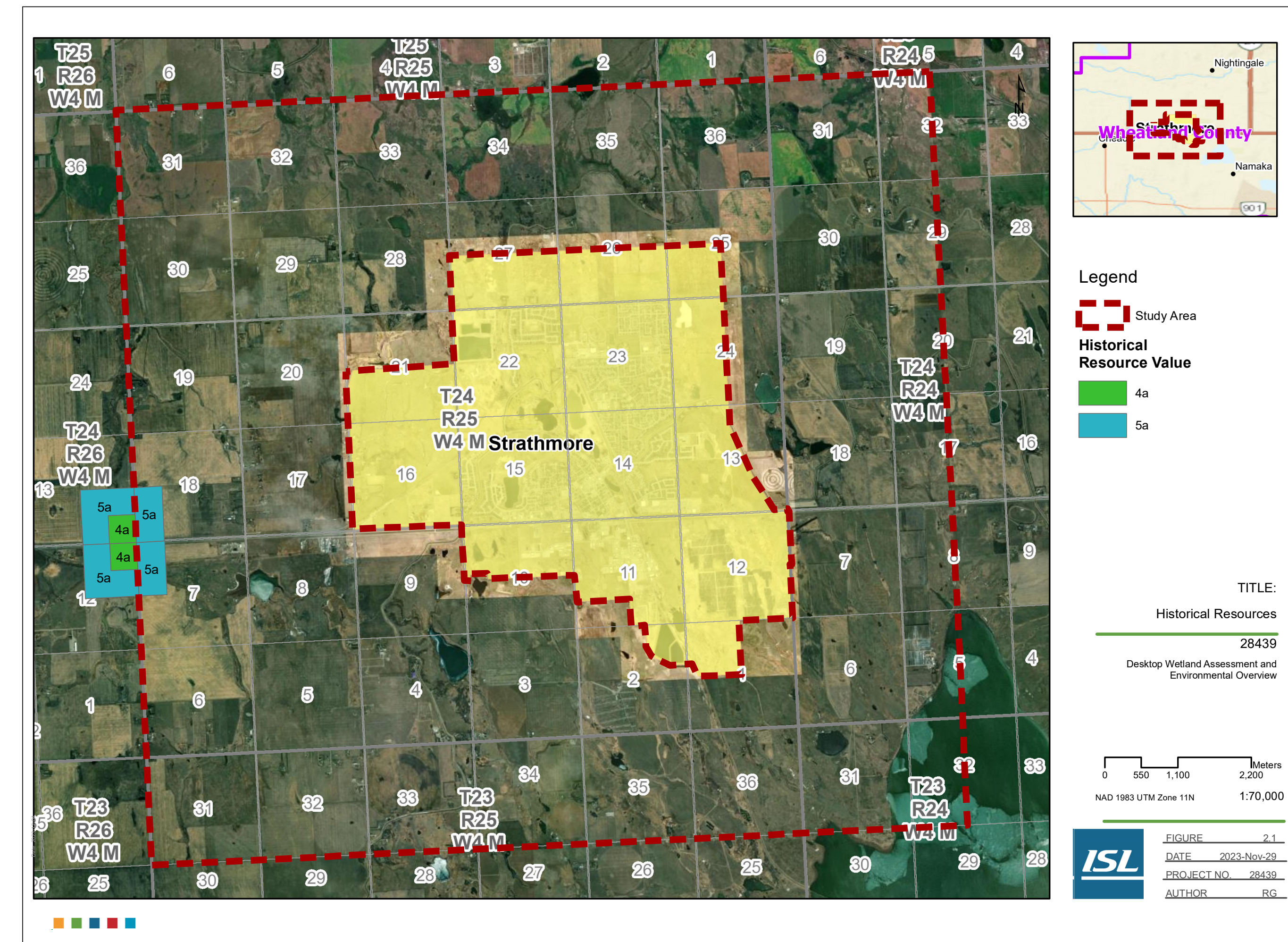
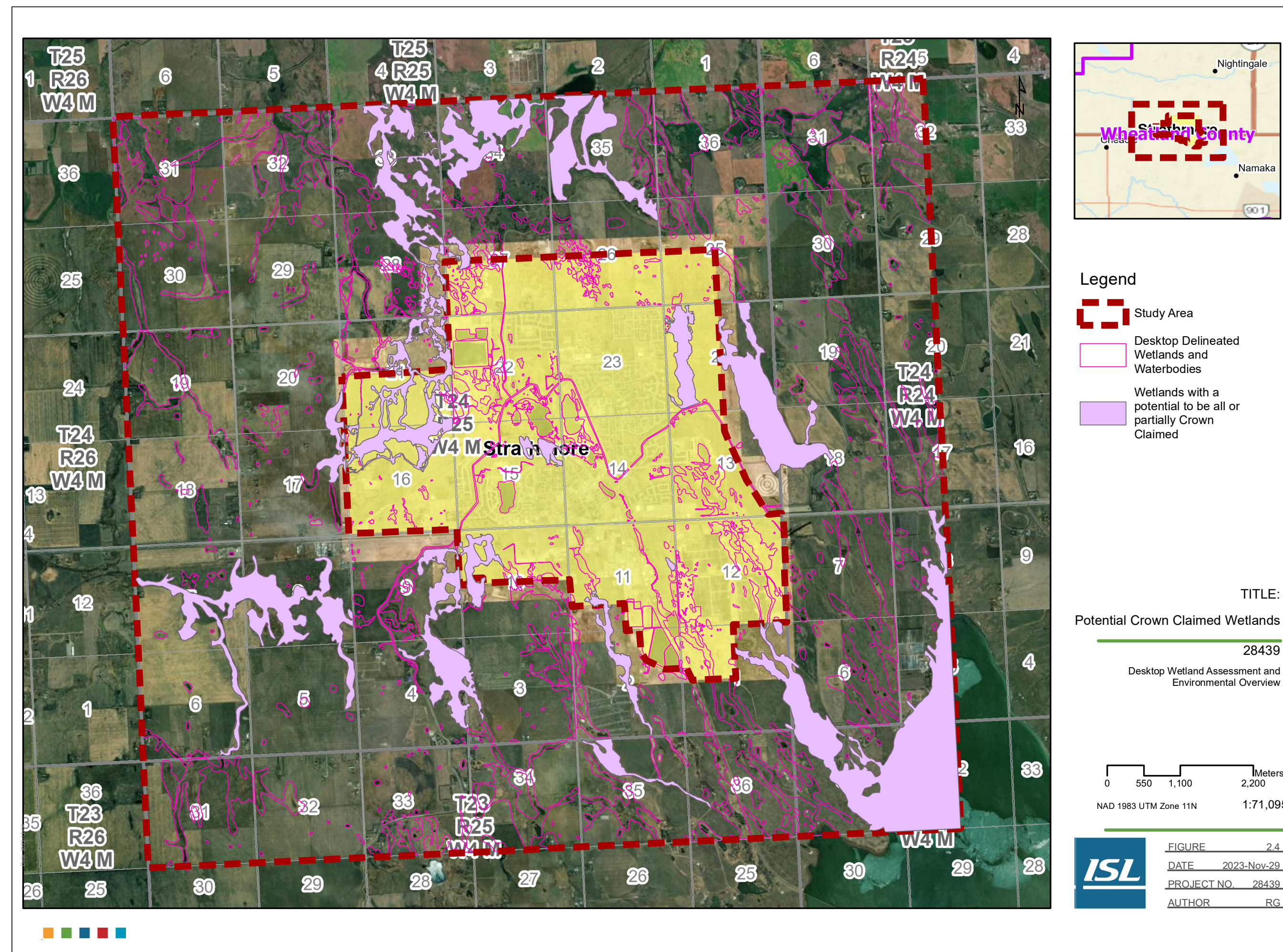
Assuming a **medium growth** scenario of 0.8% growth per year, the County will have a population of approximately 13,224 by 2073.

Assuming a **low growth** scenario of 0.5% growth per year, the County will have a population of approximately 11,325 by 2073.

**There are approximately 569 residents in the County's portion of the IDP study area (2021 Census)**



# ENVIRONMENTAL STUDY



## Waterbodies and Wetlands

There are numerous wetlands in the Study Area, including some that have potential to be Crown claimed. Additionally, there are numerous un-named watercourses throughout the Study Area.

## Fish and Fish Habitat

Fish have been previously recorded in Eagle Lake and an irrigation canal (Unnamed WBID 66173). Waterbodies that connect without a barrier to known fish habitat, have potential to contain fish.

## Historical Resources

Two locations are designated as Historical Resource Value 5a, which denotes an area that has high potential to contain a historic archaeological resource.



# ENVIRONMENTAL STUDY

## Vertebrate Species with Recorded Occurrence within the Study Area

Common Name	Scientific Name	Status	
		AEPA <sup>1</sup>	SARA Schedule <sup>2</sup>
American Kestrel	<i>Falco sparverius</i>	Sensitive	Not listed
American White Pelican	<i>Pelecanus erythrorhynchos</i>	Sensitive	Not at Risk
Baird's Sparrow	<i>Centronyx bairdii</i>	Sensitive	Special Concern
Bank swallow	<i>Riparia riparia</i>	Sensitive	Threatened (Schedule 1)
Black tern	<i>Chlidonias niger</i>	Sensitive	Not at Risk
Black-crowned night-heron	<i>Nycticorax nycticorax</i>	Sensitive	Not listed
Black-necked stilt	<i>Himantopus mexicanus</i>	Sensitive	Not listed
Bald Eagle	<i>Haliaeetus leucocephalus</i>	Sensitive	Not listed
Canadian toad	<i>Anaxyrus hemiophrys</i>	Sensitive	Not at Risk
Chestnut-collared Longspur	<i>Calcarius ornatus</i>	May Be at Risk	Endangered
Common Yellowthroat	<i>Geothlypis trichas</i>	Sensitive	Not listed
Eastern Kingbird	<i>Tyrannus tyrannus</i>	Sensitive	Not listed
Ferruginous Hawk	<i>Buteo regalis</i>	At Risk	Special Concern
Grasshopper sparrow	<i>Ammodramus savaannarum</i>	Sensitive	Special Concern
Great Blue Heron	<i>Ardea herodias</i>	Sensitive	Not listed
Least Flycatcher	<i>Empidonax minimus</i>	Secure	Not listed
loggerhead shrike	<i>Lanius ludovicianus</i>	Sensitive	Non-active, not on Schedule 1
northern leopard frog	<i>Lithobates pipiens</i>	At Risk	Special concern
rusty blackbird	<i>Euphagus carolinus</i>	Sensitive	Special concern
sharp-tailed grouse	<i>Tympanuchus phasianellus</i>	Sensitive	Not listed
Short-Eared Owl	<i>Asio flammeus</i>	May Be at Risk	Threatened
Sora	<i>Porzana Carolina</i>	Sensitive	Not listed
Sprague's pipit	<i>Anthus spragueii</i>	Sensitive	Threatened
Trumpeter swan	<i>Cygnus buccinator</i>	Sensitive	Not at Risk

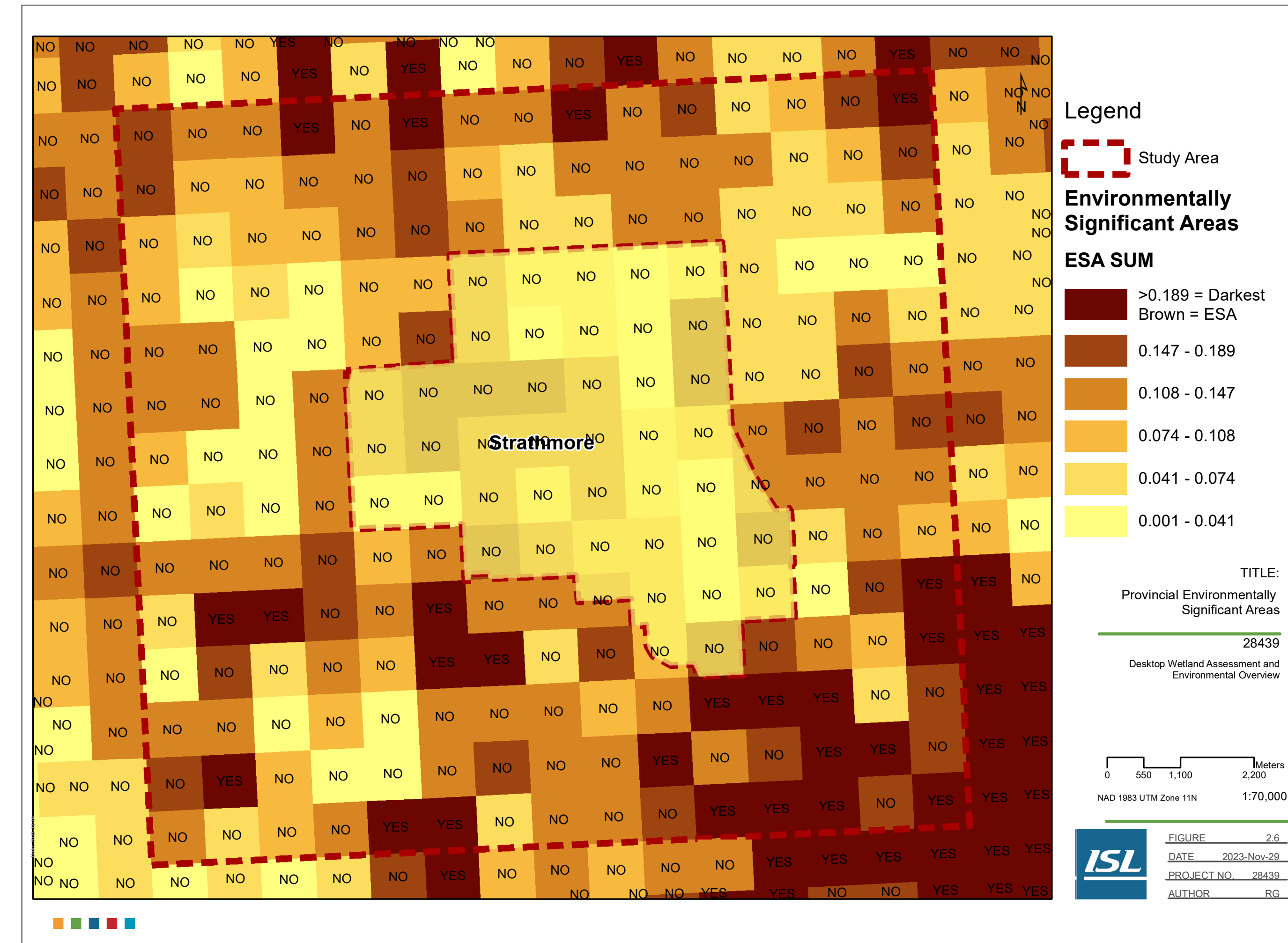
Source: FWMIT (AEPA 2022)  
 1. Listing on Alberta General Status (GOA 2020).  
 2. SARA Species Status Search (Government of Canada 2020)  
 3. Grey highlight denotes species at risk (Federal)

## Wildlife

There are historical records of several at risk species in the Study Area, including Species At Risk.

## ACIMS Rare Species Occurrences

There are no rare Alberta Conservation Information Management System (ACIMS) species with historic occurrences in the Study Area, however this can reflect lack of surveys rather than lack of presence of rare species.



## Environmentally Significant Areas

Twenty-four (24) quarter sections within the Study Area are classified by the province as Environmentally Significant Areas, meaning they contain a mix of four criteria that are deemed significant (Areas that contain focal species, species groups, or their habitats; areas that contain rare, unique, or focal habitat; areas with ecological integrity; and areas that contribute to water quality and quantity).



# TRANSPORTATION STUDY

## Town of Strathmore Bypass

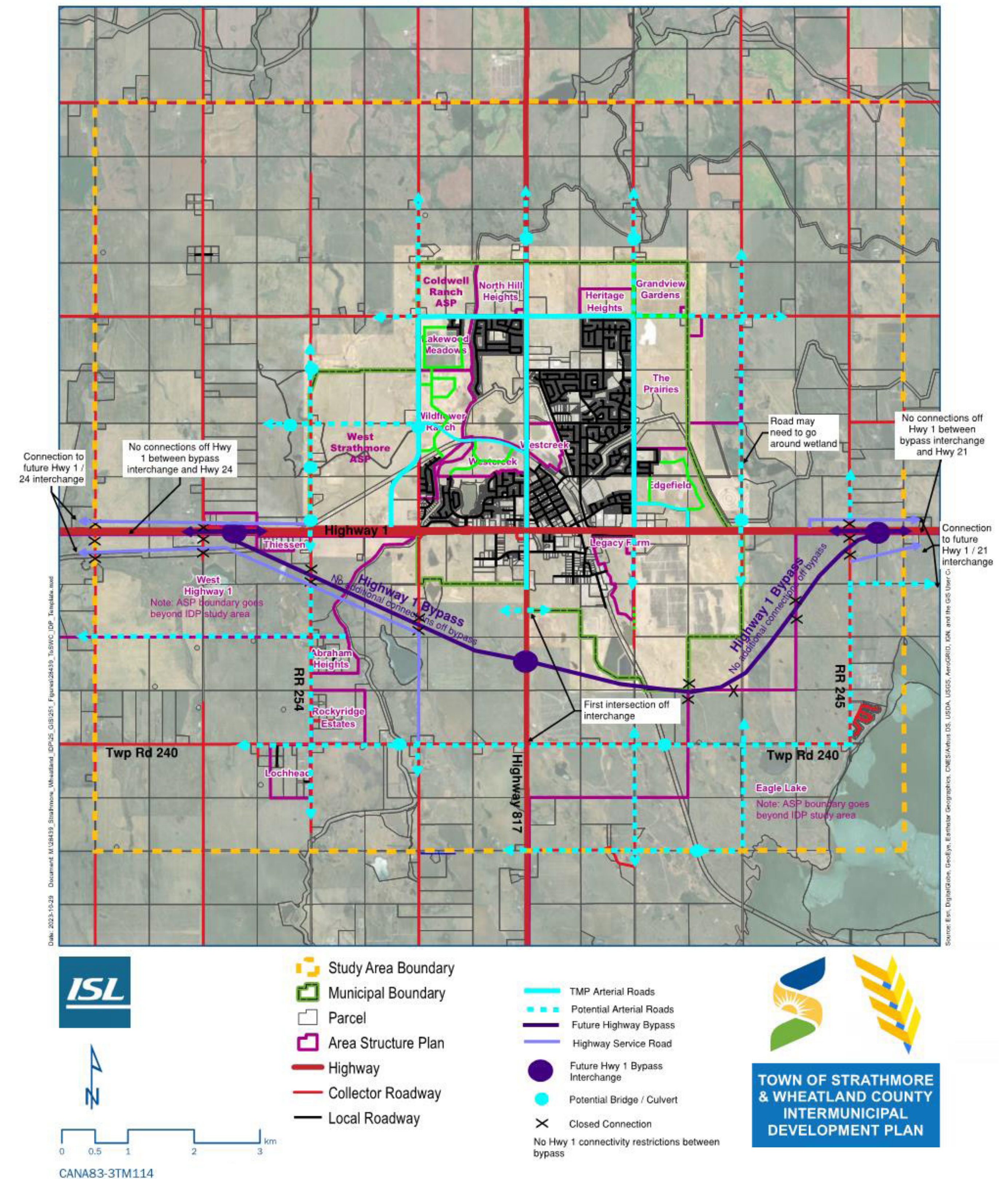
- Alberta Transportation and Economic Corridors (ATEC) has ~~finalized~~ <sup>functional</sup> plans for a Bypass of the Town of Strathmore (**shown in dark purple**).
- With the proposed highway and interchange network, many existing at-grade Highway 1 intersections will be closed.
- Access to these roads will be from one of the planned interchanges via a service road network.
- The timing of the bypass is unknown; however, as outlined in the Town's TMP, its construction is not required in the 2049 network horizon.

## Town of Strathmore TMP & ASPs

- The Town's 2020 Transportation Master Plan (TMP) outlines a network to 2049 (**shown in bright blue**) where the Town is anticipated to reach a population of 28,000 and the following ASPs are assumed to be fully developed; Westcreek, Wildflower Ranch, Lakewood Meadows, Coldwell Ranch and Edgefield.

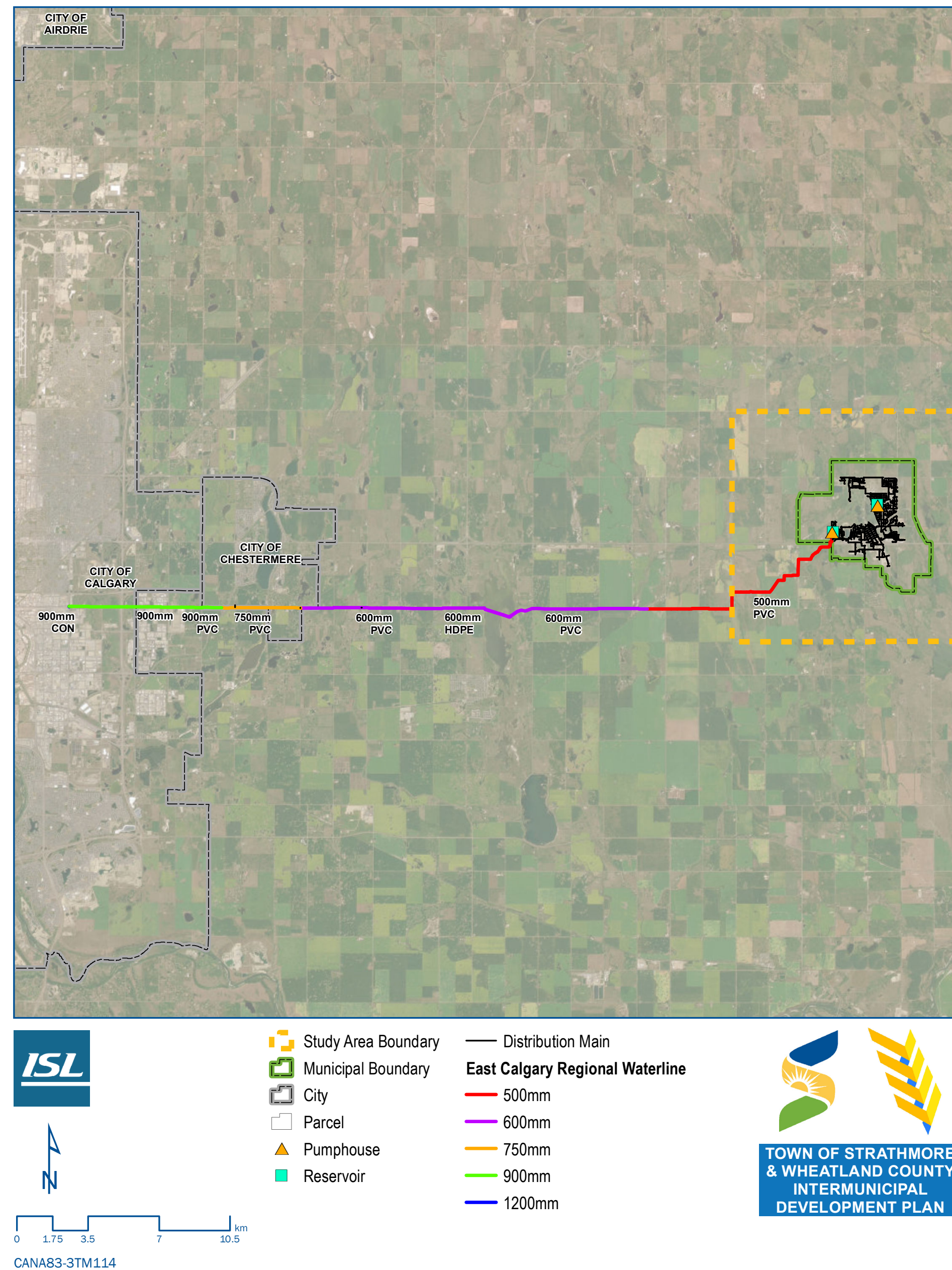
## Wheatland County ASPs

- Potential arterial roads were identified, at one-mile (1.6 km) intervals, that extend the TMP network out from the Town in order to connect with the County's ASPs (**shown in bright blue dashed lines**), this exercise helps us understand connectivity and future development integration in the Study Area.





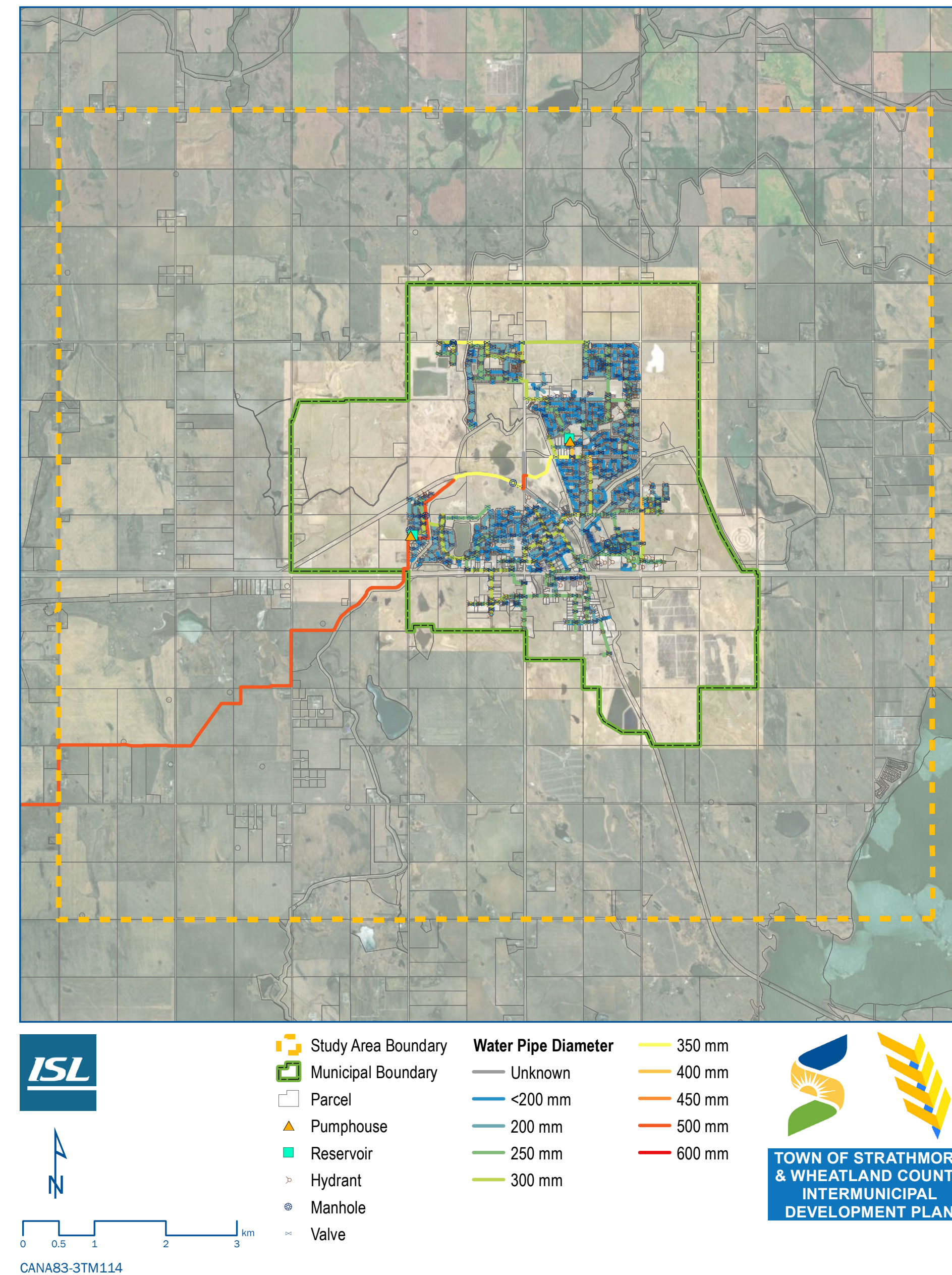
# SERVICING STUDY



## Regional Water Line

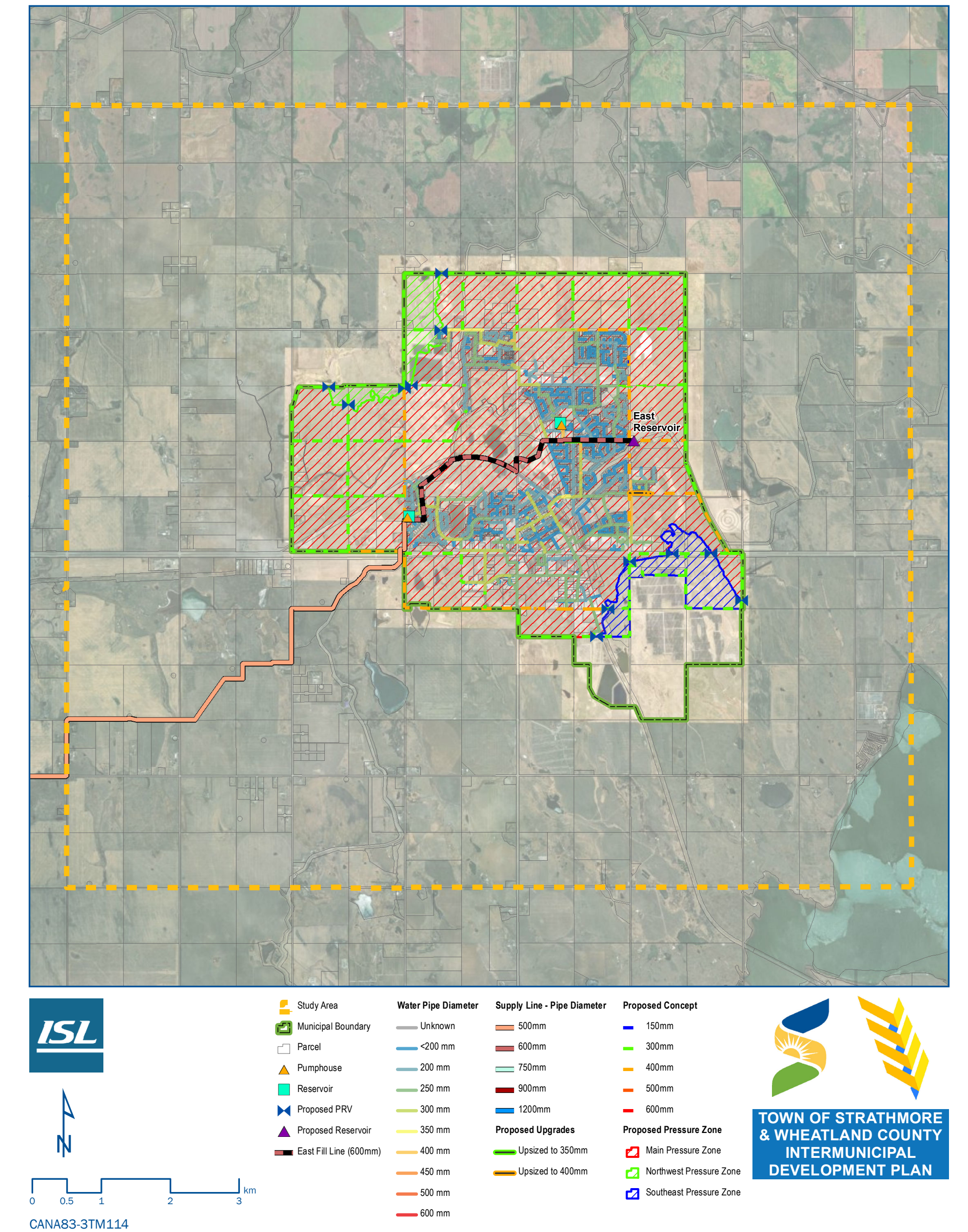
Water is supplied to the Town by The City of Calgary through the East Calgary Regional Water Line (ECRWL). The current allocation to the Town is 201 L/s.

The County has 85 L/s of allocated potable water supply from the ECRWL that is currently not in use. **however, access may be negotiated in the future.**



## Existing Water System

The Town's water system consists of seven distribution pumps (4 at the Wildflower Reservoir and 3 at the Brentwood Reservoir), one fire pump at the Brentwood Reservoir, and a distribution main network that is approximately 64.5 km in length.

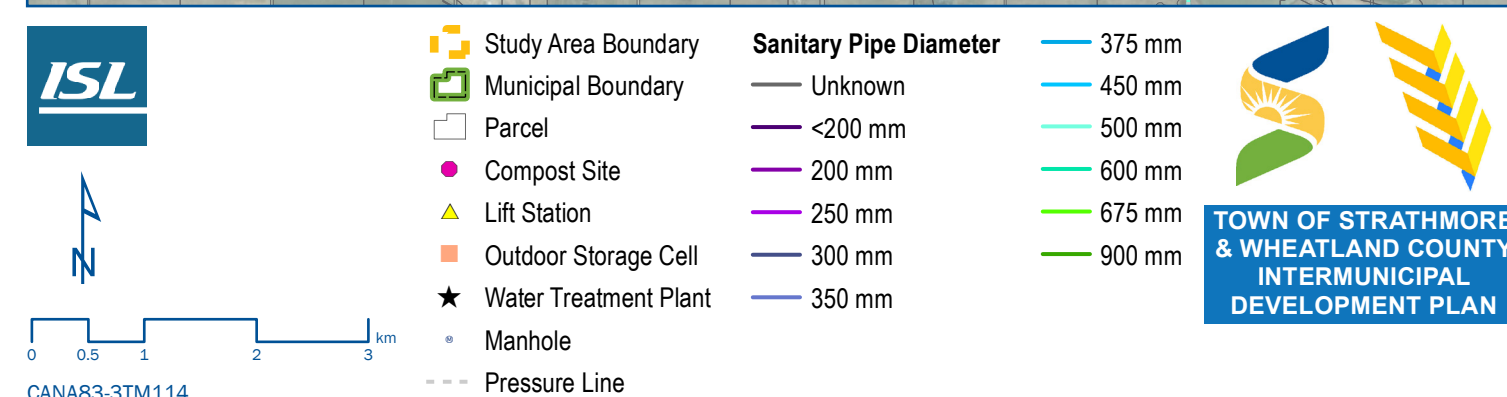
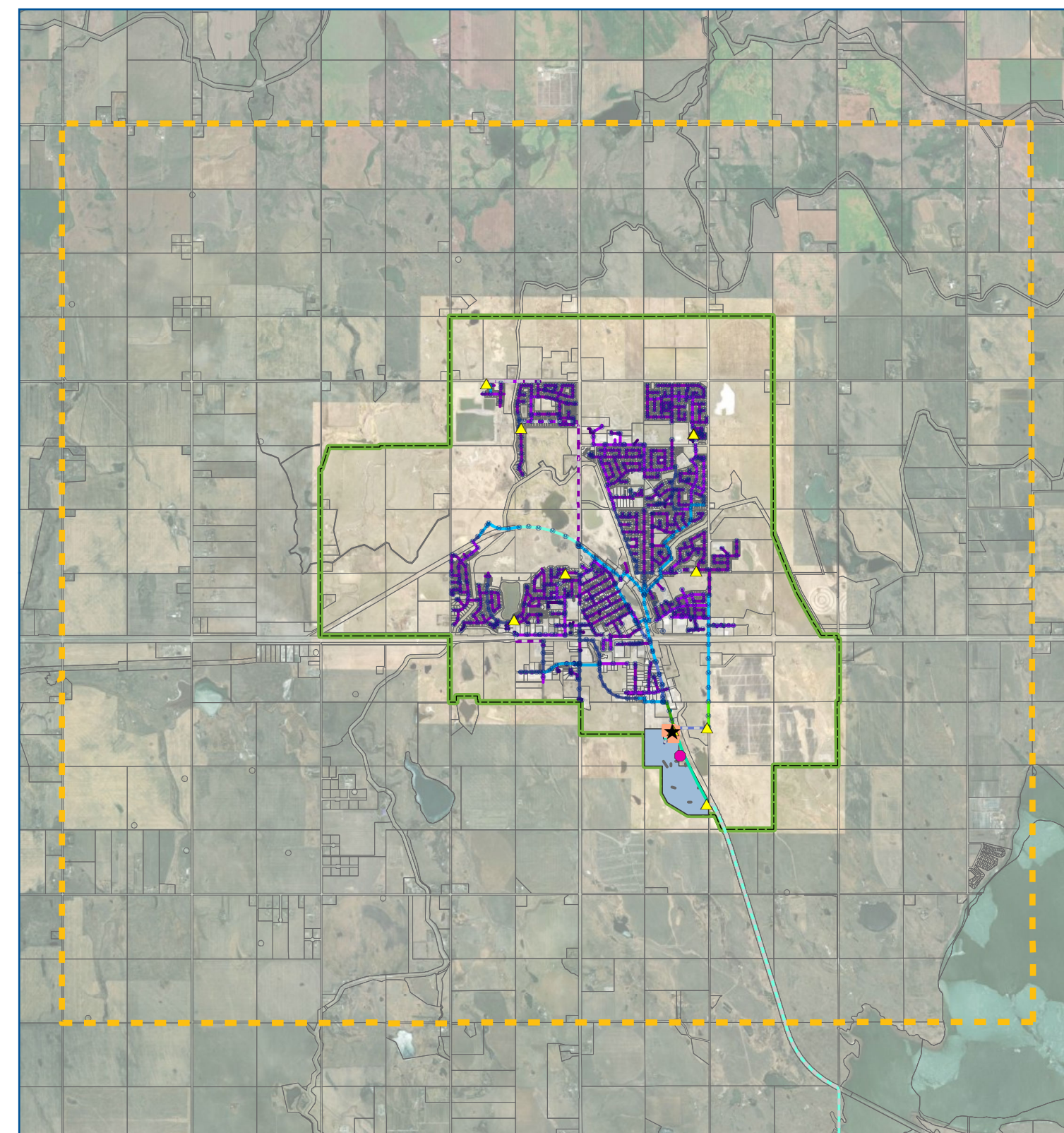


## Water Buildout Concept

The figure above shows the proposed water servicing strategy for the Town's ultimate buildout scenario, which includes a new reservoir to replace the Brentwood one and installing two additional pressure zones to the water system.

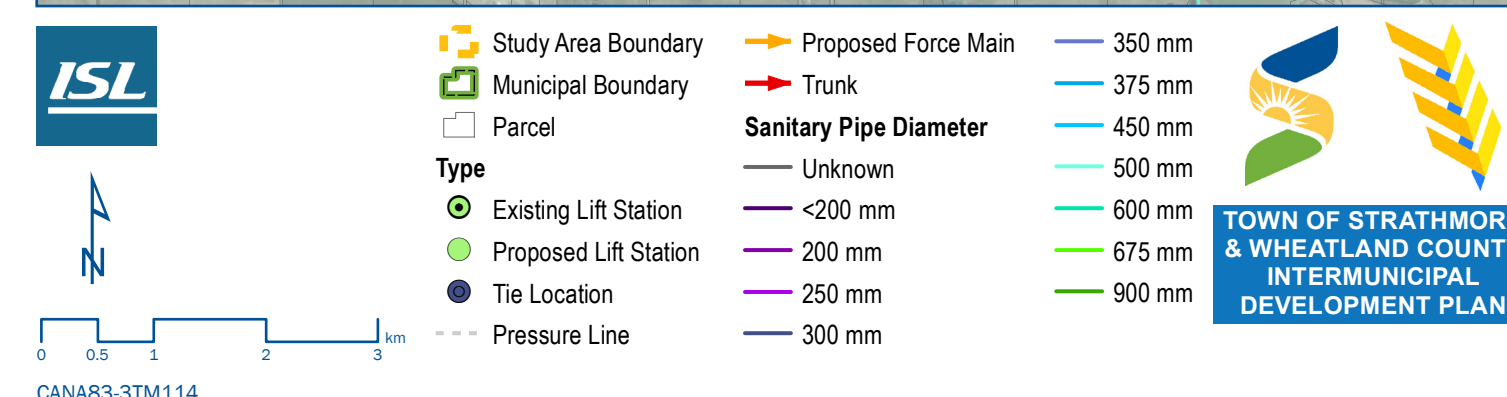
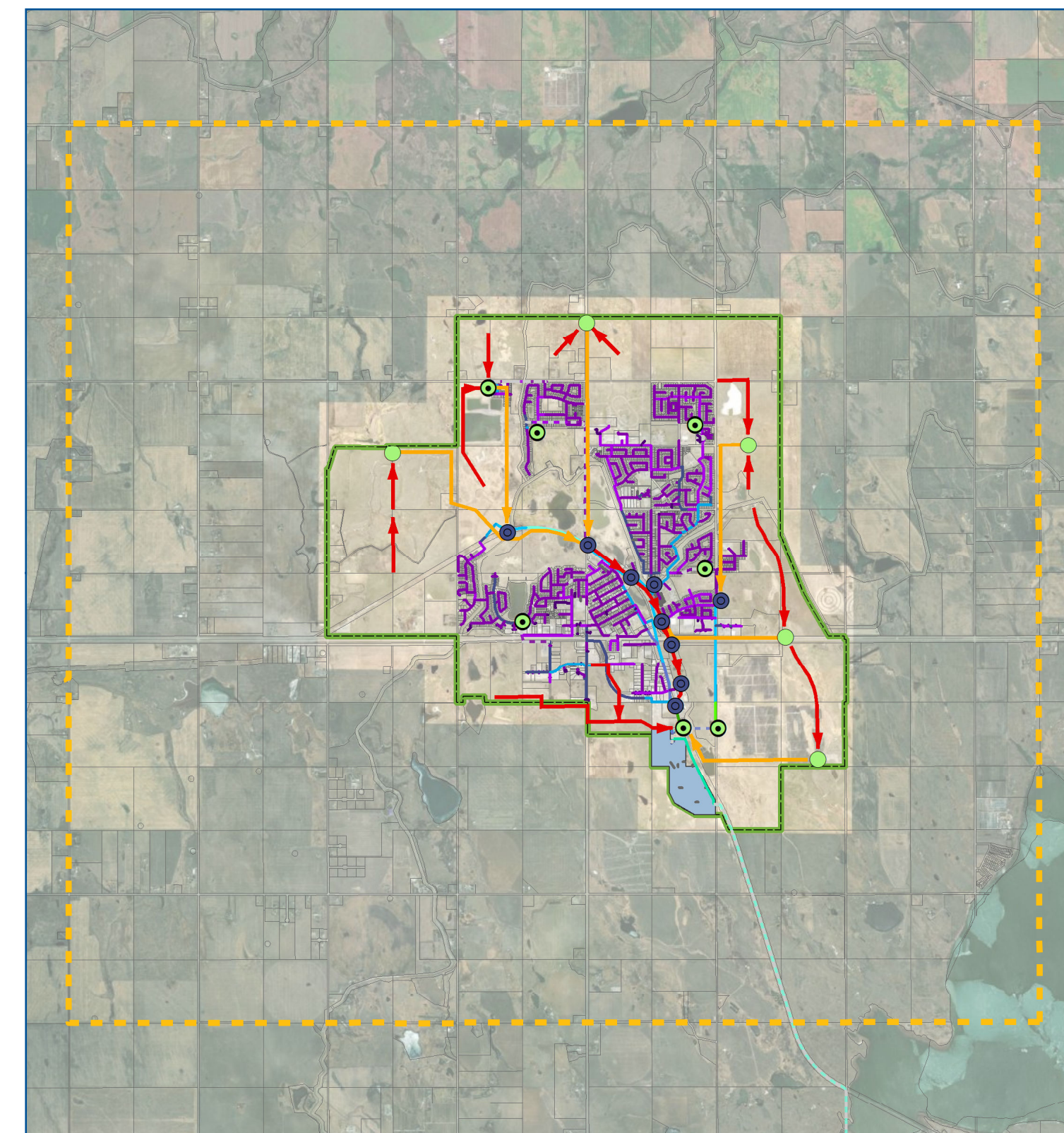


# SERVICING STUDY



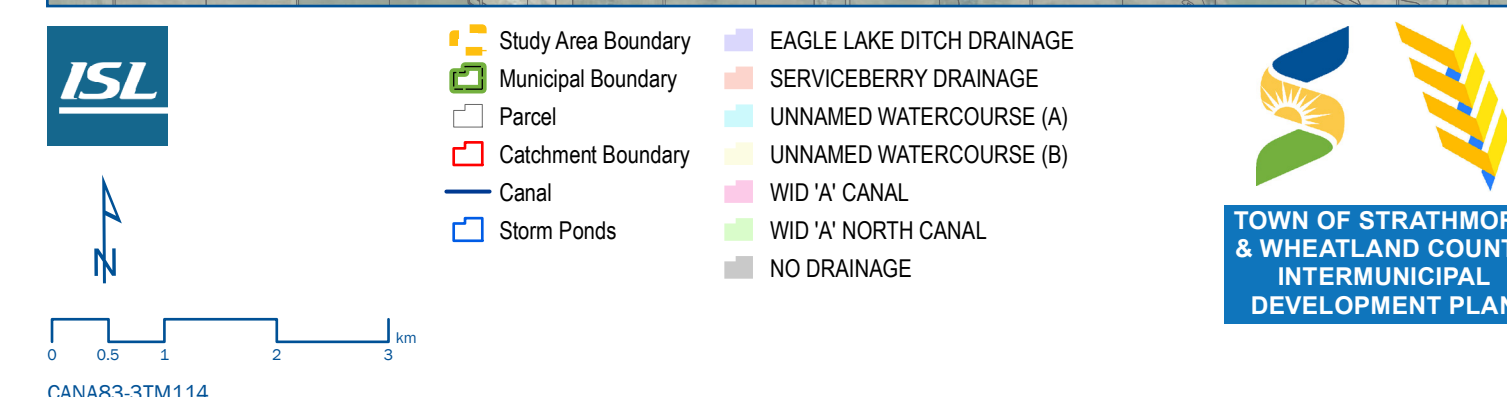
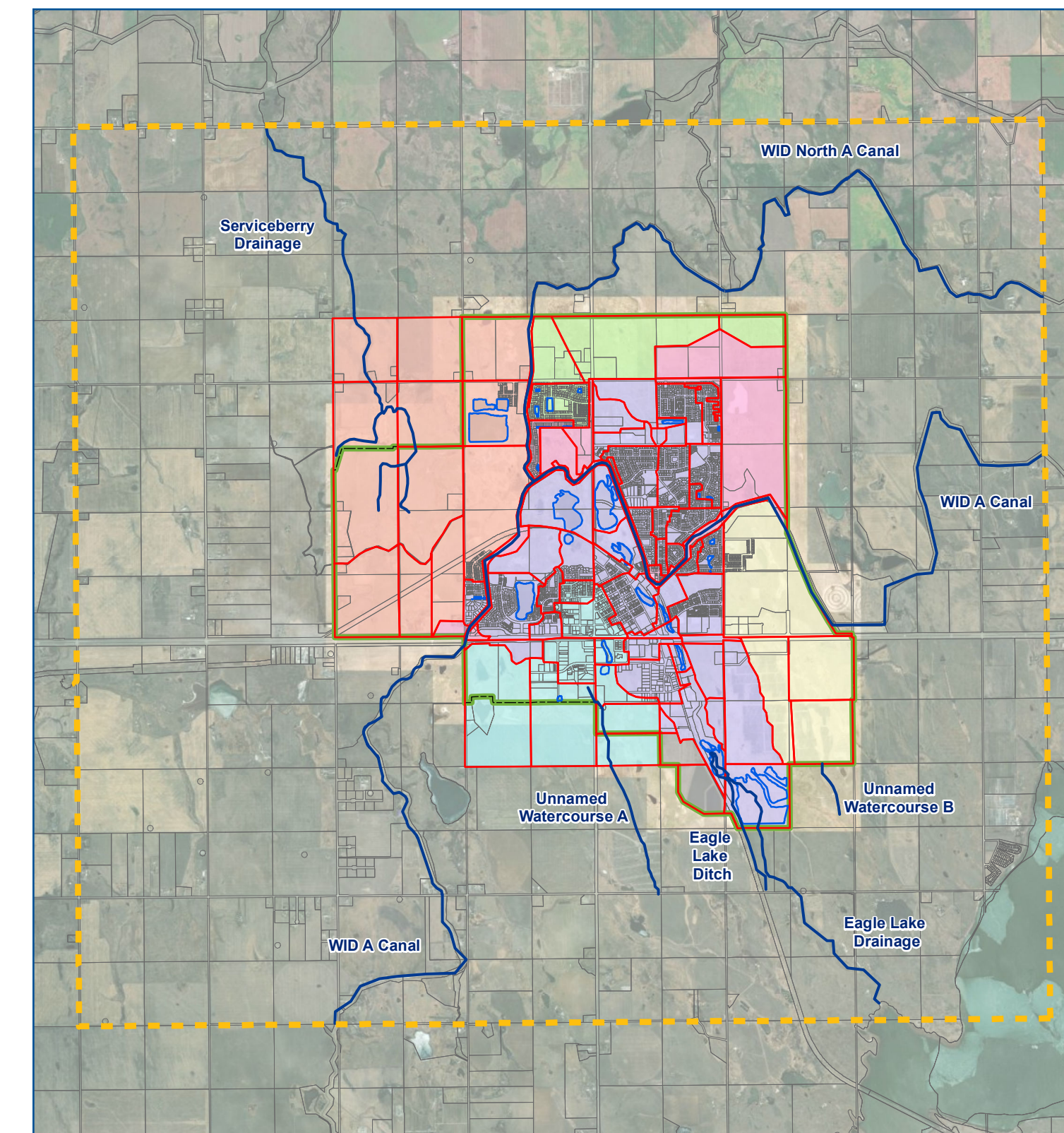
## Existing Sanitary System

The Town's existing system consists of a main Central Trunk System, which ties into the headworks of the wastewater treatment plant (WWTP) via a 900 mm diameter gravity sewer trunk, and an Eastern Trunk System, which flows into The Ranch Lift Station and ties into the WWTP headworks via a 350 mm diameter force main. The wastewater treatment plant has the capacity to service a population of 30,000 people.



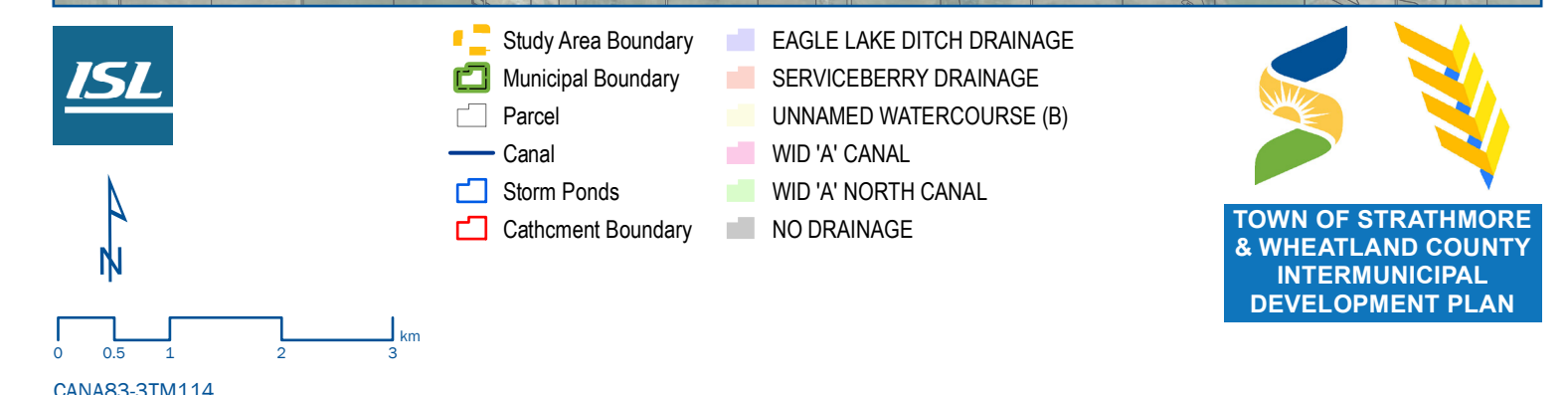
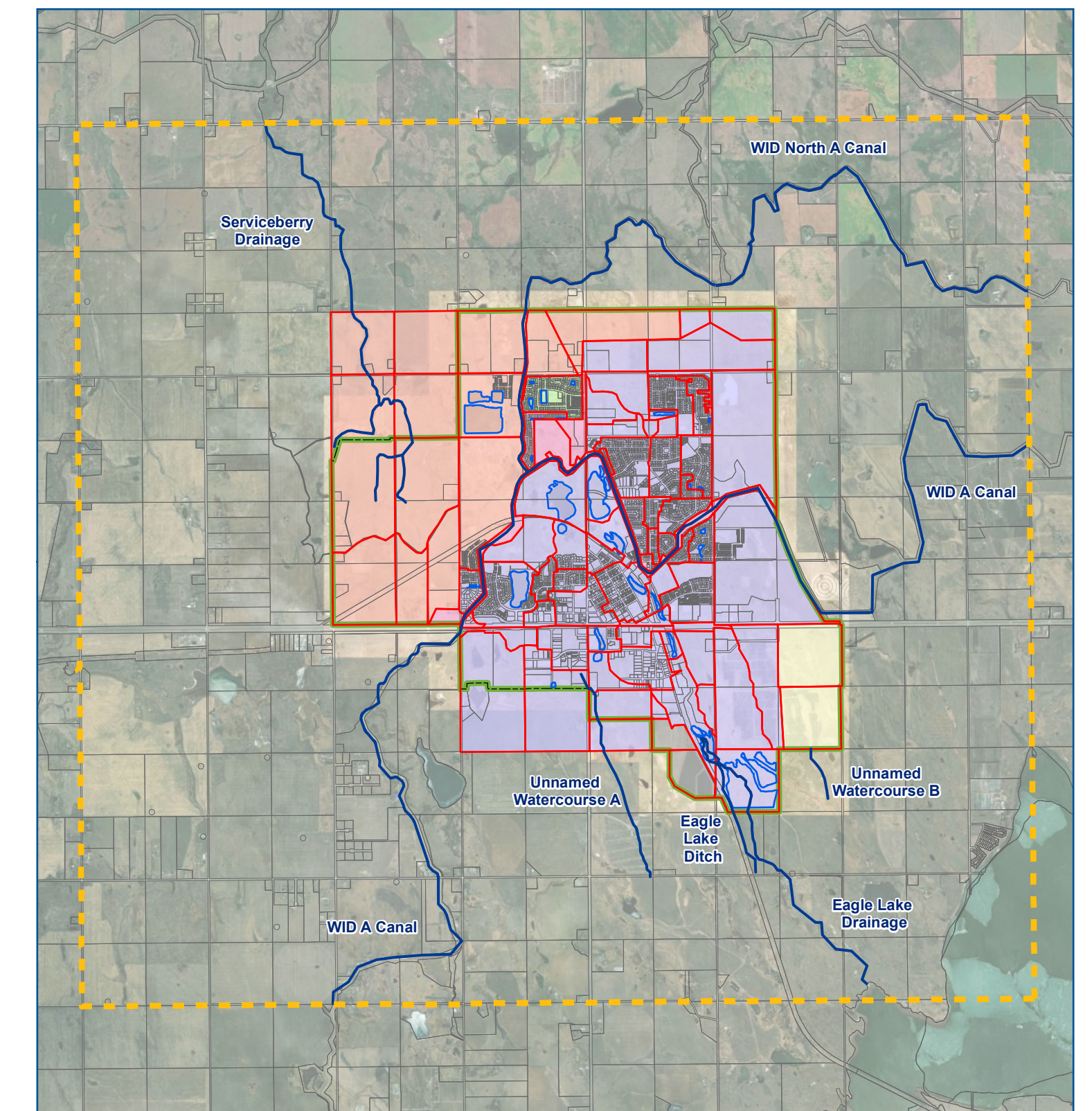
## Sanitary Built Out Concept

The Master Servicing Study (2017) assessed the Town's existing sanitary system. The study provided a servicing strategy for the Town's full buildout scenario, which involves upgrading the existing infrastructure within the Central Trunk System and building out the Eastern Trunk System.



## Stormwater Catchments and Drainage

Most of the overland drainage is conveyed through a series of ponds within the Town that ultimately discharges into Eagle Lake, located 5 km southeast of Town. There are 7 main catchment areas that discharge into Serviceberry Drainage, the Western Irrigation District (WID) 'A' North Canal, the WID 'A' Canal, Unnamed Watercourse A, Unnamed Watercourse B, Eagle Lake Ditch Drainage, and one catchment that has zero discharge.



## Stormwater Buildout Concept

The ultimate stormwater management strategy for the Town involves diverting flows away from the WID canals and implementing stormwater facilities to reduce the release rates into the WID canals and the Eagle Lake catchment to meet regulatory requirements for existing conditions as well as the Town's future buildout scenario.