

EAST CORRIDOR

INSIDER

PEOPLE.

PLACES.

PROJECTS.

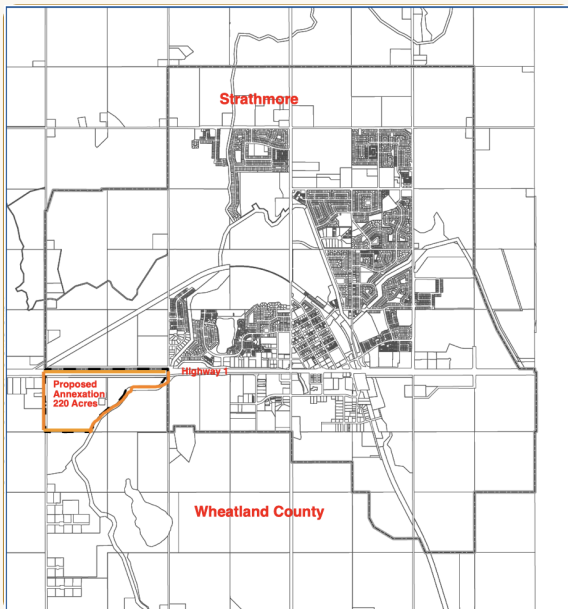
INVESTMENTS.

*Understanding the people, places, projects and investments
shaping Calgary's East Corridor.*

GROWTH WATCH

EAST OF THE GATEWAY

Strathmore is preparing 220 acres for the next phase of non-residential growth.



THE ANNEXATION AT A GLANCE

220 ACRES

88.9 hectares

MARCH 30

Application submitted

30 YEARS

Financial review period

Strathmore has applied to annex 88.9 hectares - approximately 220 acres - from Wheatland County on its southwest edge. The land is intended primarily for future commercial and industrial development, not another residential expansion. The application was submitted to the Land and Property Rights Tribunal on March 30, 2026; the provincial decision remains pending.

The distinction matters. Strathmore already has decades of residential land supply. What it lacks is the same depth of serviced, strategically located non-residential land needed to capture investment moving east along Highway 1.

Sources: Town of Strathmore 2026 Annexation Application Report and Proposed Annexation project page.

CORRIDOR INTELLIGENCE

LAND FIRST. GROWTH SECOND.

The annexation is not a development approval. It is a boundary decision that creates room for future urban planning, servicing and investment.

Strathmore's growth study began with a larger potential annexation area. The northwest lands - better suited to residential growth - were excluded because the Town already has a long-term residential supply within its existing boundary. The southwest lands remained because they address a different constraint: commercial and industrial capacity.

The proposed lands sit south of Highway 1 and extend the Town's developing non-residential area westward. Preliminary assumptions place highway commercial uses near the corridor and industrial uses farther south. Any development would still require planning approvals, infrastructure design, financing and market demand.

40-48 YEARS

RESIDENTIAL LAND SUPPLY

within the current boundary

33 TO 42 YEARS

COMMERCIAL LAND SUPPLY

with the proposed annexation

19 TO 25 YEARS

INDUSTRIAL LAND SUPPLY

with the proposed annexation

WHAT CHANGES - AND WHAT DOES NOT

THE BOUNDARY CHANGES.
If approved, municipal jurisdiction transfers from Wheatland County to the Town of Strathmore.

THE LAND DOES NOT BECOME SHOVEL-READY.
Detailed planning, redesignation, subdivision, servicing and development approvals still follow.

THE STRATEGIC OPTION EXPANDS.
Strathmore gains a larger platform to compete for highway commercial, industrial and supplier investment.

THE ECI TAKE

Annexation does not create growth. It creates the jurisdictional and land-use conditions that allow a municipality to plan for it. The real signal will be what Strathmore can approve, service and attract after the boundary moves.

Sources: Town of Strathmore 2026 Annexation Application Report; Growth Study; Wheatland County project review.

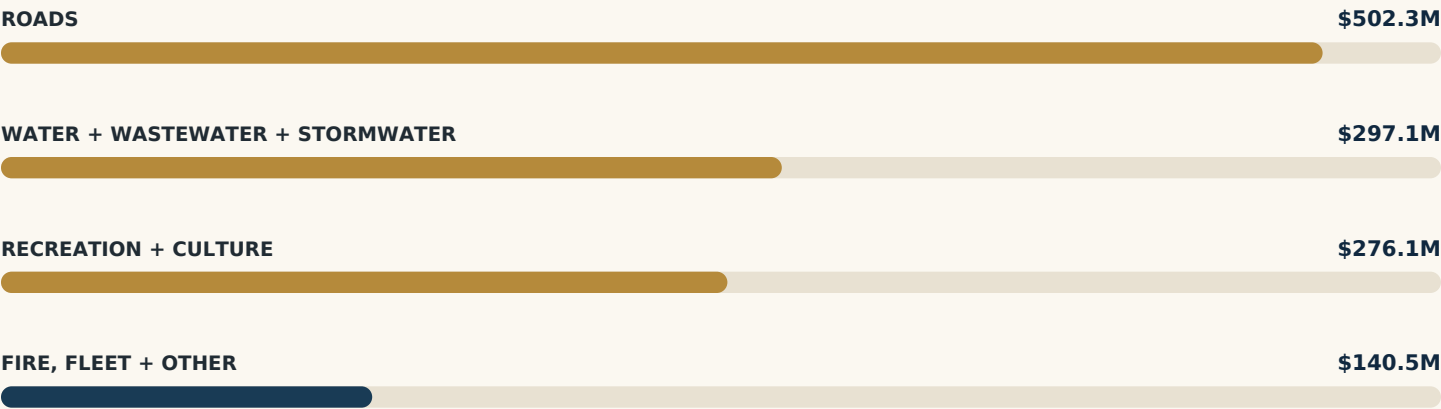
INVESTMENT WATCH

THE BILLION-DOLLAR READINESS TEST

The annexation financial assessment asks a much larger question than what it costs to service 220 acres: what infrastructure will the entire expanded urban community require over the next 30 years?



WHERE THE CAPITAL PLAN GOES



A STRESS TEST, NOT A SPENDING COMMITMENT

The \$1.22-billion figure is a long-range model for growth across the current Town and annexation lands. It is not a single approved construction program and it is not attributable to the annexation area alone.

The assessment assumes inflation of 2.3% annually, includes a \$45-million contingency and models funding through a mix of tax-supported capital, debt, reserves, off-site levies, third-party contributions and grants. Future councils must still review budgets, timing and policy.

THE READINESS TEST IS DELIVERY: SEQUENCE INFRASTRUCTURE WITH ACTUAL GROWTH.

Source: Town of Strathmore Annexation Financial Impact Assessment, March 17, 2026.

CORRIDOR INTELLIGENCE

WHAT TO WATCH AFTER THE LINE MOVES

The annexation decision is important. The milestones that follow will determine whether it becomes an economic-development platform or simply additional land inside a municipal boundary.

1. PROVINCIAL DECISION

An Order in Council is the legal trigger. Until then, the lands remain in Wheatland County.

2. PLANNING FRAMEWORK

Watch for boundary-plan amendments, land-use redesignation and a more detailed commercial-industrial concept.

3. SERVICING SEQUENCE

Road, water, wastewater and stormwater decisions will reveal when development can realistically proceed.

4. LANDOWNER ACTION

Applications, partnerships or marketing activity will show whether private investment is moving with the municipal plan.

5. FIRST TENANTS

The strongest proof will be named employers, highway-commercial users or suppliers choosing the site.

6. REGIONAL SPILLOVER

Watch whether related investment spreads into Wheatland County, De Havilland's supply chain and the wider Highway 1 corridor.

FROM THE PUBLISHER

Major projects attract attention. Land, infrastructure and municipal readiness determine whether a community can capture their value. Strathmore's proposed annexation is modest on the map, but strategic in purpose: it prepares a non-residential growth edge where Highway 1 investment can land.

Lori Olijnyk | Publisher, East Corridor Insider

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COMING NEXT WEEK

THE NEXT EASTWARD SIGNAL

Which approvals and projects show growth moving beyond Strathmore?