STRATHCONA COUNTY

COUNCIL MEETING
REVISED AGENDA

Date: **July 19, 2016**
Call to Order: 9:00 a.m.
Open Session: **2:00 p.m.**
Location: **Council Chambers**

Pages

1. CALL TO ORDER

2. ADDITIONS / DELETIONS / CHANGES TO AGENDA

3. ADOPT AGENDA (Motion)

4. [9:05 a.m.] IN CAMERA SESSION (Motion)

4.1 Chief Commissioner - Introduction of Topics

4.2 Organizational Success Discussions

FOIP Section 21, harmful to intergovernmental relations
FOIP Section 23, local public body confidences
FOIP Section 24, advice from officials

Reason for Addendum - Addition to the Agenda

4.3 2016 Capital Budget Amendment Discussion

FOIP Section 24, advice from officials
FOIP Section 25, economic interests of the municipality
FOIP Section 27, legal privilege

4.4 REVERT TO OPEN SESSION (Motion)

5. MOTIONS ARISING OUT OF IN CAMERA SESSION

Reason for Addendum - addition of enclosure

5.1 Centralized Industrial Property Assessment *7 - 11*

6. CONSENT AGENDA (Motion)

7. CONFIRMATION OF MINUTES

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7.1 July 5, 2016 Council Meeting Minutes 12 - 18

8. PROCLAMATIONS

9. COUNCIL PRIORITIES

9.1 Highway 16:20 Functional Planning Study Update 19 - 21

To provide an update to Council on the Highway 16:20 Functional Planning Study.

9.2 Metro Mayors' Alliance Continued Participation 22 - 139

To provide Council with an opportunity to consider continued participation in the Metro Mayors' Alliance in accordance with the report of the Advisory Panel on Metro Edmonton's Future, "Be Ready, or Be Left Behind" (the "Report").

10. TIME SPECIFIC AGENDA ITEMS

Reason for Addendum - Addition of enclosures

10.1 [3:00 p.m.] Urban Agriculture Strategy Development *140 - 342*

To provide Council with an update on the progress of the Urban Agriculture Strategy.

External Presenter:
John Lewis, President, Intelligent Futures

10.2 [5:00 p.m.] PUBLIC HEARINGS

10.2.1 Bylaw 32-2016 Amendment to Land Use Bylaw 6-2015 (Wards 1, 2 and 3) 343 - 362

To give first and second reading to a bylaw that proposes to establish a Mature Neighborhood Overlay.

11. UTILITIES

11.1 Regal Way Storm System Remediation Project 363

To conduct the Regal Way Storm System Remediation project.

12. TRANSIT

12.1 Federal Public Transit Infrastructure Fund Project List 364 - 372

To seek Council's approval of the project list for the Federal Public Transit Infrastructure Fund (PTIF).

13. TRANSPORTATION AND AGRICULTURE SERVICES

13.1 Centre in the Park – Public Art Sculpture (Volunteer Plaza) 373 - 400

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To provide Council with an update on the Public Art Program for Centre in the Park, and to seek Council's support to proceed with commissioning the art sculpture for the Volunteer Plaza area.

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14. LEGISLATIVE AND LEGAL SERVICES

14.1 Bylaw 28-2016 – Amendment to Bylaw 46-2015 to amend the Terms of Reference for the Agricultural Service Board — 401 - 412

To give three readings to Bylaw 28-2016, thereby amending the Terms of Reference for the Agricultural Service Board contained in Bylaw 46-2015, being the Strathcona County Boards and Committees Bylaw.

14.2 Bylaw 29-2016 – Amendment to Bylaw 46-2015 to amend the Terms of Reference for the Energy Exploration Advisory Committee — 413 - 416

To give three readings to Bylaw 29-2016, thereby amending the Terms of Reference for the Energy Exploration Advisory Committee contained in Bylaw 46-2015, being the Strathcona County Boards and Committees Bylaw.

14.3 Taxi Cab Safety BylawUpdate — 417 - 423

To communicate the need for a review of Bylaw 20-2013, the Taxi Cab Safety Bylaw, including obtaining input from stakeholders.

15. PLANNING AND DEVELOPMENT SERVICES

15.1 Bylaw 4-2016 Amendment to Land Use Bylaw 6-2015 – Ward 5 — 424 - 439

To give third reading to a bylaw that proposes to rezone approximately 106.8 hectares (263.9 acres) of land in Pt. SW and NW 26-55-21-W4 and Pt. SE 27-55-21-W4 as amended, from AG - Agriculture: General District to IHH – Heavy Industrial (Heartland) District to allow for consideration of future industrial development.

15.2 Development Agreement – Sherwood Golf and Country Club Estates Stage 2 — 440 - 449

To authorize the execution of the Development Agreement negotiated between County Administration and 1057494 Alberta Ltd. for the development of approximately 17.59 hectares (43.46 acres) of land within the Sherwood Golf and Country Club Estates Area Structure Plan, subject to third reading of Bylaw 13-2015.

15.3 Bylaw 13-2015 Amendment to Land Use Bylaw 6-2015 – Ward 6 — 450 - 466

To give third reading to a bylaw that proposes to rezone approximately 17.59 hectares (43.46 acres) of land from PG Golf Course District to RE Estate Residential District, PR Recreation District and PU Public Utilities District within the Sherwood Golf and Country Club Estates ASP, as amended.

15.4 Bylaw 18-2016 2016 Offsite Development Levies (Repeals Bylaw 28-2015) — 467 - 525

To give second and third readings to a bylaw to impose new offsite development levies used to collect developer contributions for water, sewer, stormwater, and roadway improvements.

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15.5 Road Naming Ardrossan Heights 526 - 538

To approve the proposed road names within Ardrossan Heights Stage 3A.

15.6 Development Area Naming – Rocky Knoll Estates (Ward 5) 539 - 550

To approve the naming of a Development Area within NW 19-53-21-W4.

15.7 Notice of Intent to Designate – Miller Residence – Ward 5 551 - 562

To request that Council issue the 60-day Notice of Intention to Designate a Municipal Historic Resource in relation to the proposed designation of the Miller Residence.

15.8 Notice of Intent to Designate – Prochnau Homestead – Ward 5 563 - 575

To request that Council issue the 60-day Notice of Intention to Designate a Municipal Historic Resource in relation to the proposed designation of the Prochnau Homestead.

15.9 Bylaw 31-2016 Electric Distribution System Franchise Agreement 576 - 616

To give first and second reading to a bylaw that proposes to enter into an agreement granting Fortis Alberta Inc. the right to provide distribution access services within Strathcona County.

16. COUNCILLOR REQUESTS (INFORMATION REQUEST) AND NOTICES OF MOTION

16.1 Councillor Request Report 617

To add or remove items from the Councillor Request Report; and to serve Notices of Motion that will be brought forward for debate at a future Council meeting.

16.2 Expenditure of Council Priority Funds 618 - 624

Clover Bar Pioneer Court

16.3 Expenditure of Council Priority Funds 625 - 629

Strathcona 4-H Rein Riders

16.4 Expenditure of Council Priority Funds 630 - 634

District 99 Toastmasters

Reason for Addendum - Late Report

16.5 Expenditure of Council Priority Funds Report *635 - 638*

ZOE's Animal Rescue Society

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17. FACILITY SERVICES

Reason for Addendum - Addition to the Agenda

17.1 *2016 Capital Budget Amendment – Strathcona Public Services Yard Facility Master Plan–Design and Transit Bus Barn–Functional Program Development* *639*

To request an amendment to the 2016 Capital Budget to decrease the allocation for Transit Bus Barn – Functional Program Development project in the amount of $20,000 to fund a corresponding increase in the allocation for the Strathcona Public Services Yard Facility Master Plan – Design Project.

18. ADJOURNMENT (Motion)

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STRATHCONA COUNTY

July 19, 2016

Honourable Danielle Larivee
Minister of Municipal Affairs
204 Legislature Building
10800-97 Avenue
Edmonton, AB, T5K 2B6

Dear Minister Larivee:

RE: Centralized Industrial Property Assessment

Thank you for your response (May 25, 2016 enclosed) to our letter (May 4, 2016 enclosed), as well as an opportunity for further input from municipal stakeholders to the proposals in Bill 21 (Modernized Municipal Government Act).

Since we wrote, draft Bill 21 was given first reading on May 31, 2016. Strathcona County will, in the very near future, be submitting our comments on the broader recommendations of the Modernized Municipal Government Act. The focus of this letter pertains specifically to the proposed 'Centralization of Industrial Property Assessment', which could have significant implications for our municipality and our citizens.

I have appreciated the opportunities to discuss informally our position with you. I have also met with our MLA, Estefania Cortes-Vargas, to outline the challenges we see. As you are aware, while we understand there are challenges elsewhere in the province with regard to the assessment of industrial properties, Strathcona County does not support the current proposal as a means to address centralized industrial property assessment.

Based upon our municipality's substantial experience with major industrial assessment, we believe there are alternative approaches to effectively improve the current industrial property assessment system and achieve your government's goal of greater consistency for this type of assessment across the province. These approaches will also respect municipal autonomy and maintain local involvement.

On behalf of Strathcona County, I am providing our viewpoints, our alternative options and a few additional questions in relation to the proposed changes to industrial property assessment in Alberta.

OFFICE OF THE MAYOR
2001 Sherwood Drive
Sherwood Park, Alberta, T8A 3W7
780-464-8000
www.strathcona.ca

The new MGA is premised on municipal autonomy and ***'empowering local governments'***

Viewpoint 1:
The current proposed changes are not seen as empowering our municipality. There will be a significant loss of local accountability over the assessment of nearly half our municipal tax base. This would erode municipal autonomy and pose a significant financial risk for Strathcona County. We believe there are better solutions to fix the stated inconsistencies in the current system, rather than the province taking over all responsibility for Designated Industrial Property (DIP) assessment.

Strathcona County has been preparing major industrial assessments for more than 40 years and has undisputed knowledge and expertise in this area. As well, we have worked successfully to build collaborative relationships with the heavy industrial sector within our borders. With the proposed change to centralized industrial property assessment, we believe our relationships and resources are put at risk.

Alternative:
We offer another option to the proposed centralization. To achieve the objective of greater consistency of industrial assessment among municipalities, and diminish any unnecessary and complicated "overhaul" of the existing system, we suggest the current assessment regime could be improved if the province were to:

- Deliver on its current mandate of audit/oversight as per other assessments
- Adopt a standardized well site model
- Establish an arms-length Assessment Commissioner to direct and guide municipalities
- Improve training and advisory functions
  - Given the strength of Strathcona County's municipal assessment expertise, we would be open to explore with the province some type of training mentorship or co-op to support this effort
- Allow municipalities, based on meeting a predetermined standard of performance, to opt out of the DIP centralized assessment model related to 'major plants' depending upon the municipality's circumstances and capability to comply with the legislated rules and regulations and audits

The new MGA is based *on* ***'transparency and accountability'***

Viewpoint 2:
The nature and variables of industrial assessment, such as for a major plant, are specialized and complex. Industrial assessment accuracy and accountability are critical to avoid significant financial risk to both our community and industry. Any loss of predictability and stability in our assessment base presents challenges for fiscal budgeting and planning purposes for all involved.

As we are held accountable by all taxpayers in Strathcona County, any DIP assessments prepared incorrectly by the provincial assessor will put the County at significant financial risk, and could force an unnecessary additional tax burden on other taxpayers in our municipality.

If implemented, without our municipality's involvement or control in the assessment, the annual appeal mechanism, based on full disclosure by the provincial assessor, will be the only recourse to rectify these assessments. As a result, full disclosure and appeal is a necessary cornerstone.

Alternative:
Notwithstanding our previous comments, should centralized assessment proceed, it is critical that Section 293 be amended to grant the municipal assessor access to all information related to DIP specific to those defined as 'major plants'. This will enable the municipal assessor to determine whether an appeal to the Municipal Government Board (MGB) is warranted, on a case-by-case basis.

The new MGA is premised on **'enabling efficient and effective assessment processes'**

Viewpoint 3:
A new municipal information request/audit/appeal process on DIP assessments, combined with a provincial cost-recovery fee to those same property owners, is neither effective nor efficient. This approach creates considerable duplication at the expense of all taxpayers, and means a new assessment fee charged to industry.

Alternative:
Again, we advocate for the alternative solutions listed under Viewpoint 1, rather than the proposed change to centralized assessment.

Our questions

Transparent review with all stakeholders

The relationship with our industrial customers and their importance to our community is paramount. In discussions with our local industry, there is indication that DIP owners may not have been fully informed of the proposed changes and, accordingly, some have expressed equal concern. To support transparent review and implementation, we ask:

- When will the province advise DIP owners and stakeholders directly of the proposed policy change, including the additional requisition costs, to be borne by the DIP property owners, for the creation of the new provincial layer?

Intent of Section 370

Section 370 (b.1) allows the Minister to make regulations 'respecting the setting of tax rates' for Machinery & Equipment and non-residential sub-classes of property.

- Is this delegated power intended to be exercised strictly to ensure that the 5:1 maximum tax rate ratio (Section 358.1) is properly implemented?

Or

- Is it intended to enable the Minister to set municipal tax rates on DIP assessments?

Intent of Section 594

Section 594 allows the Minister to impose an additional tax on DIP assessments in an 'industrial improvement area'.

- Is this strictly for an improvement district, as defined under Part 15 of the MGA?

Or

- Could the Minister impose additional property taxes on industrial areas within Strathcona County (i.e., Alberta's Industrial Heartland)?

Adequate timelines

Given the complex nature of what would be involved to implement a change to provincially centralized assessment, the County is concerned about the timelines associated with the new proposed legislation.

- From the current consultation, when will the province advise municipalities and other stakeholders on policy decisions regarding the proposed Centralization of Industrial Assessment regime, in terms of whether it will be rejected, adopted as proposed, or re-presented for review in a revised form?

Development of new regulations

To date, Strathcona County has representation on the development of an updated Construction Cost Reporting Guide (CCRG), and some involvement in the Matters Relating to Assessment and Taxation Regulation (MRAT). We ask, given our experience, that the County also have representation on the following regulation (and related Minister's guidelines) reviews contemplated in Bill 21:

- Definition of non-residential sub-classes
- Definition of 'major property' and 'other property' list, as it pertains to Designated Industrial Property
- Definition of 'operational' date, as it pertains to establishing new property assessments for either Designated Industrial Property or Machinery & Equipment

In closing, I would like to reiterate that Strathcona County has over 40 years of experience in professionally applying the provincial assessment regulations. As such, we are prepared to offer our assistance and expertise in addressing this important provincial matter.

We appreciate the opportunity to provide our input. On behalf of Strathcona County, I would be pleased to discuss this further before the end of the consultation period.

Best regards,

Roxanne Carr, **MAYOR**
STRATHCONA COUNTY

cc: Honourable Deron Bilous, Minister of Economic Development and Trade
Estefania Cortes-Vargas, MLA, Strathcona-Sherwood Park
Jessica Littlewood, MLA, Fort Saskatchewan-Vegreville
Annie McKitrick, MLA, Sherwood Park
Strathcona County Council
Brad Pickering, Deputy Minister
Meryl Whittaker, Assistant Deputy Minister
Al Kemmere, President, AAMDC
Lisa Holmes, President, AUMA
Rob Coon, Chief Commissioner, Strathcona County

COUNCIL MEETING MINUTES

July 5, 2016
9:00 a.m. Call to Order
9:05 a.m. In Camera Session
2:00 p.m. Open Session
Council Chambers

Members Present:	Roxanne Carr, Mayor Vic Bidzinski, Councillor Ward 1 Dave Anderson, Councillor Ward 2 Brian Botterill, Councillor Ward 3 Carla Howatt, Councillor Ward 4 Paul Smith, Councillor Ward 5 Linton Delainey, Councillor Ward 6 Bonnie Riddell, Councillor Ward 7 Fiona Beland-Quest, Councillor Ward 8
Administration Present:	Rob Coon, Chief Commissioner Grant Heer, Acting Assoc. Commissioner, Corporate Services Kevin Glebe, Assoc. Commissioner, Infrastructure and Planning Services Gord Johnston, Assoc. Commissioner, Community Services Greg Yeomans, Chief Financial Officer Mavis Nathoo, Director, Legislative and Legal Services Jeremy Tremblett, Legislative Officer Lana Dyrland, Legislative Officer

1. CALL TO ORDER

Mayor Carr called the meeting to order at 9:00 a.m.

2. ADDITIONS/ DELETIONS/ CHANGES TO AGENDA &
3. ADOPTION OF AGENDA

The Chair called for additions/deletions/changes to the agenda.

2016/ 224
Moved by: B. Riddell

THAT the agenda be adopted with the following additions:

- Item 4.5 Economic Development
  FOIP Section 16, business interests of a third party
  FOIP Section 25, economic interests of the municipality
- Item 9.2 South Cooking Lake Rescue

In Favor (9): R. Carr, V. Bidzinski, D. Anderson, B. Botterill, C. Howatt, P. Smith, L. Delainey, B. Riddell, and F. Beland-Quest

Carried

4. IN CAMERA SESSION

2016/ 225
Moved by: F. Beland-Quest

THAT Council meet in private to discuss matters protected from disclosure under the Freedom of Information and Protection of Privacy (FOIP) Act at 9:05 a.m.

In Favor (9): R. Carr, V. Bidzinski, D. Anderson, B. Botterill, C. Howatt, P. Smith, L. Delainey, B. Riddell, and F. Beland-Quest

Carried

4.1 Chief Commissioner - Introduction of Topics

4.2 Metro Mayor's Alliance Advisory Panel Report
FOIP Section 21, harmful to intergovernmental relations
FOIP Section 24, advice from officials

4.3 2016 Q2 Strathcona Community Investment Program (SCIP) Fund Application Review
FOIP Section 24, advice from officials

4.4 Organizational Success Discussions
FOIP Section 21, Harmful to intergovernmental relations
FOIP Section 23, Local public body confidences
FOIP Section 24, Advice from officials

4.5 Economic Development
FOIP Section 16, business interests of a third party
FOIP Section 25, economic interests of the municipality

2016/ 226
Moved by: D. Anderson

THAT Council revert to the regular session at 11:45 a.m. and recess until 2:00 p.m.

In Favor (9): R. Carr, V. Bidzinski, D. Anderson, B. Botterill, C. Howatt, P. Smith, L. Delainey, B. Riddell, and F. Beland-Quest

Carried

5. MOTIONS ARISING OUT OF IN CAMERA SESSION

There were no motions raised from the In Camera session.

6. CONSENT AGENDA

2016/ 227
Moved by: D. Anderson

THAT Council consent to approve agenda items without debate which motions read as follows:

7.1
June 21, 2016 Council Meeting Minutes
THAT the minutes from the June 21, 2016 Council Meeting be approved.

9.1

Status Report - Municipal Investment on Potential School Sites

THAT the following motion passed by Council on April 26, 2016:

> THAT Administration prepare for Council's consideration, a policy that will establish criteria for any municipal investment, including recreation facilities, on potential school sites by the end of Q2 2016.

be amended by replacing "Q2" with "Q3" so that the revised motion reads:

THAT Administration prepare for Council's consideration, a policy that will establish criteria for any municipal investment, including recreation facilities, on potential school sites by the end of Q3 2016

13.1

Bylaw 24-2016 – a bylaw to amend various borrowing bylaws to allow for greater flexibility in borrowing

THAT Bylaw 24-2016, a bylaw to amend various borrowing bylaws to allow for greater flexibility in borrowing, including fixed principal payments, be given second reading.

THAT Bylaw 24-2016, a bylaw to amend various borrowing bylaws to allow for greater flexibility in borrowing, including fixed principal payments, be given third reading.

13.2

Appointment of the Auditor

THAT the appointment of KPMG LLP as the external auditor for Strathcona County for the year ending December 31, 2016, be approved.

In Favor (9): R. Carr, V. Bidzinski, D. Anderson, B. Botterill, C. Howatt, P. Smith, L. Delainey, B. Riddell, and F. Beland-Quest

Carried

8. PROCLAMATIONS

There were no proclamations presented at the meeting.

9. COUNCIL PRIORITIES

9.2 South Cooking Lake Rescue

Council was provided with an update on the South Cooking Lake rescue that took place June 28, 2016.

11. TRANSPORTATION AND AGRICULTURE SERVICES

11.1 2018 Provincial Agricultural Service Board Summer Tour Request

2016/ 228

Moved by: B. Riddell

THAT hosting of the 2018 Provincial Agricultural Service Board Tour at an estimated cost of up to $300,000, to be funded from revenues generated, with any amount remaining to be funded from Municipal Projects Reserve (1.3773), be approved.

In Favor (9): R. Carr, V. Bidzinski, D. Anderson, B. Botterill, C. Howatt, P. Smith, L. Delainey, B. Riddell, and F. Beland-Quest

Carried

12. CHIEF COMMISSIONER'S OFFICE

12.1 2016 Q2 Strathcona Community Investment Program (SCIP) Fund Allocations

2016/ 229
Moved by: P. Smith

THAT Enclosure 1 to the July 5, 2016 Chief Commissioners Office report remain private pursuant to sections 17 and 24 of the Freedom of Information and Protection of Privacy Act; and

THAT Enclosure 2 to the July 5, 2016 Chief Commissioners Office report remain private, pursuant to sections 24 and 29 of the Freedom of Information and Protection of Privacy Act, until approved by Council; and

THAT, in accordance with the Strathcona Community Investment Program, the allocation of grants, as set out in Enclosure 2 to the July 5, 2016 Chief Commissioners Office report, be approved.

In Favor (8): R. Carr, V. Bidzinski, D. Anderson, B. Botterill, C. Howatt, P. Smith, L. Delainey, and F. Beland-Quest
Opposed (1): B. Riddell

Carried

14. LEGISLATIVE AND LEGAL SERVICES

14.1 Distribution of Councillor Reports

2016/ 230
Moved by: C. Howatt

THAT Councillor Ward Reports continue to be published as part of the Priorities Committee Agenda Package, as set out in Option 1 of the June 14, 2016, Legislative and Legal Services Report.

2016/ 231
Moved by: B. Botterill
Councillor Botterill put forward a Motion to CALL THE QUESTION.

In favour:(9): R. Carr, V. Bidzinski, D. Anderson, B. Botterill, C. Howatt, P. Smith, L. Delainey, B. Riddell, and F. Beland-Quest

Carried

2016/ 230
Moved by: C. Howatt

THAT Councillor Ward Reports continue to be published as part of the Priorities Committee Agenda Package, as set out in Option 1 of the June 14, 2016, Legislative and Legal Services Report.

Opposed (9): R. Carr, V. Bidzinski, D. Anderson, B. Botterill, C. Howatt, P. Smith, L. Delainey, B. Riddell, and F. Beland-Quest

Defeated

2016/ 232
Moved by: B. Riddell

THAT Administration work with the Governance Advisory Committee to prepare, by the end of Q1 2017, a draft policy for Council's consideration that would deal with Council transparency and accountability, including disclosure requirements.

In Favor (9): R. Carr, V. Bidzinski, D. Anderson, B. Botterill, C. Howatt, P. Smith, L. Delainey, B. Riddell, and F. Beland-Quest

Carried
ACTION: Legislative & Legal Services
DUE: March 31, 2017

2016/ 233
Moved by: R. Carr

THAT in the interim, while the Governance Advisory Committee works with Administration on the development of a new policy on Accountability and Transparency for Council's consideration, Administration publish the Mayor's and Councillors' Ward Reports on the website in accordance with Option 2 of the June 14, 2016, Legislative and Legal Services report.

In Favor (4): R. Carr, P. Smith, L. Delainey, and F. Beland-Quest
Opposed (5): V. Bidzinski, D. Anderson, B. Botterill, C. Howatt, and B. Riddell

Defeated

15. PLANNING AND DEVELOPMENT SERVICES

15.1 Development Agreement for Ardrossan Heights Stage 2 (Ward 5)

2016/ 233
Moved by: P. Smith

THAT a Development Agreement between Strathcona County and Ardrossan Land Corporation on the terms and conditions in the County's standard form Development Agreement with the additional provisions set out in Enclosure 2 to the July 5, 2016, Planning and Development Services report, be approved, subject to third reading of Bylaw 9-2016.

In Favor (9): R. Carr, V. Bidzinski, D. Anderson, B. Botterill, C. Howatt, P. Smith, L. Delainey, B. Riddell, and F. Beland-Quest

Carried

15.2 Bylaw 9-2016 Map Amendment to Land Use Bylaw 6-2015 (Ward 5)

ABSTENTION:
Pursuant to s. 184(a) of the Municipal Government Act, and the Meeting Procedures Bylaw, Mayor Carr abstained from the discussion and vote on Bylaw 9-2016 because she was absent from the Public Hearing on the Bylaw. Mayor Carr left the meeting after making the declaration at 3:37 p.m.

2016/ 234
Moved by: V. Bidzinski

THAT Bylaw 9-2016, a bylaw that proposes to rezone approximately 0.75 hectares (1.86 acres) of land in Pt. NW 02-53-22-W4 from AD Agriculture: Future Development District to R2A Semi Detached Residential District within the Ardrossan Area Structure Plan area, be given third reading.

In Favor (8): V. Bidzinski, D. Anderson, B. Botterill, C. Howatt, P. Smith, L. Delainey, B. Riddell, and F. Beland-Quest
Abstain (1): R. Carr

Carried

16. COUNCILLOR REQUESTS (INFORMATION AND NOTICES OF MOTION)

16.1 Councillor Request Report
There were no new information requests or notices of motion presented at the meeting.

16.2 Councillor Funding Request – Fiscal Services
2017 Economic Developers Alberta Conference

2016/ 235
Moved by: B. Riddell

THAT Council authorize Councillor Bonnie Riddell to attend the 2017 Economic Developers Alberta Conference and confirm that, subject to Policy GOV-001-026: Council Business Expense Policy, all allowable business expenses associated with attendance at the above event will be covered by Fiscal Services (1801.7420).

In Favor (7): R. Carr, V. Bidzinski, D. Anderson, B. Botterill, L. Delainey, B. Riddell, and F. Beland-Quest
Opposed (2): C. Howatt, and P. Smith

Carried

16.3 Councillor Funding Request – Fiscal Services
Canadian Urban Transit Association Fall Conference

2016/ 236
Moved by: D. Anderson

THAT Council authorize Councillor Dave Anderson to attend the Canadian Urban Transit Association Fall Conference and confirm that, subject to Policy GOV-001-026: Council Business Expense Policy, all allowable business expenses associated with attendance at the above event will be covered by Fiscal Services (1801.7420).

In Favor (8): R. Carr, V. Bidzinski, D. Anderson, B. Botterill, P. Smith, L. Delainey, B. Riddell, and F. Beland-Quest
Opposed (1): C. Howatt

Carried

10. TIME SPECIFIC AGENDA ITEMS

10.1 Metro Mayors Alliance

Council was provided with an overview on the Final Report of the Metro Mayors Alliance Advisory Panel and an update on potential next steps in the process.

External Presenters:
Don Lowry, Chair, Metro Mayors Alliance Advisory Panel
Paul Whittaker, Member, Metro Mayors Alliance Advisory Panel

17. ADJOURNMENT

2016/ 237
Moved by: D. Anderson

THAT the Council meeting adjourn at 5:48 p.m.

_____

Mayor

_____

Director, Legislative & Legal Services

Highway 16:20 Functional Planning Study Update

Report Purpose
To provide an update to Council on the Highway 16:20 Functional Planning Study.

Council History
June 21, 2016 – Council approved a motion that referred item 9.1, Letter in Support of Highway 16 Improvements, be referred to Administration to prepare a presentation on the implications of requesting that Alberta Transportation undertake improvements as recommended within the Highway 16:20 Function Planning Study.

June 21, 2016 – Councillor Smith moved the following:
That the Mayor, on behalf of Council, write to the Minister of Transportation requesting Alberta Transportation to make geometric improvements on Highway 16 at the intersection of Highway 830 per the Stage 1 recommendations within the Highway 16:20 Functional Planning Study to improve intersection turning movements, highway operational conditions, and public safety. (motion withdrawn by consent)

Strategic Plan Priority Areas
Economy: Future upgrades will contribute to effective and efficient infrastructure to meet the needs of our growing community.
Governance: Highway 16 is maintained and operated under the jurisdiction of the Alberta government through Alberta Transportation.
Social: The future roadway upgrades support safe roads for Strathcona residents.
Culture: N/A
Environment: N/A

Other Impacts
Policy: N/A
Legislative/Legal: N/A
Interdepartmental: Planning & Development Services; Transportation & Agriculture Services.

Summary
Alberta Transportation (AT) has proactively undertaken the Highway 16:20 Functional Planning Study comprising the area from east of Highway 824 (Range Road 222) to Range Road 210 (Elk Island National Park). This study was undertaken with participation from Capital Planning & Construction's (CPC), Transportation Planning branch.

Finalized on December 21, 2015, the report provides a framework for AT to plan and implement future improvements along this corridor, the first of which will be Stage 1 at-grade improvements at the Highway 830 intersection.

Highway 16 Stage 1 improvements will see the realignment of the westbound lanes of Highway 16 to south of the Fairmount Cemetery at Range Road 220, the re-profiling of the hill between Range Road 220 and Highway 830, lengthening the eastbound deceleration lane for left-turning traffic proceeding north on Highway 830 and lengthening westbound acceleration lane for right-turning southbound traffic from Highway 830 merging onto Highway 16. Both Capital Planning & Construction and Transportation & Agriculture Services (TAS) support these improvements.

Author: Richard Dekker, Capital Planning & Construction
Director: Dan Schilbe, Capital Planning & Construction
Associate Commissioner: Kevin Glebe, Infrastructure & Planning Services
Lead Department: Capital Planning and Construction

Stage 1 is not currently in AT's 3-year capital plan, however, CPC continues to raise awareness and press for this project at quarterly meetings with AT.

Stage 1 improvements would lead to improved standards and safety features to accommodate on-going increases of truck traffic utilizing the intersection.

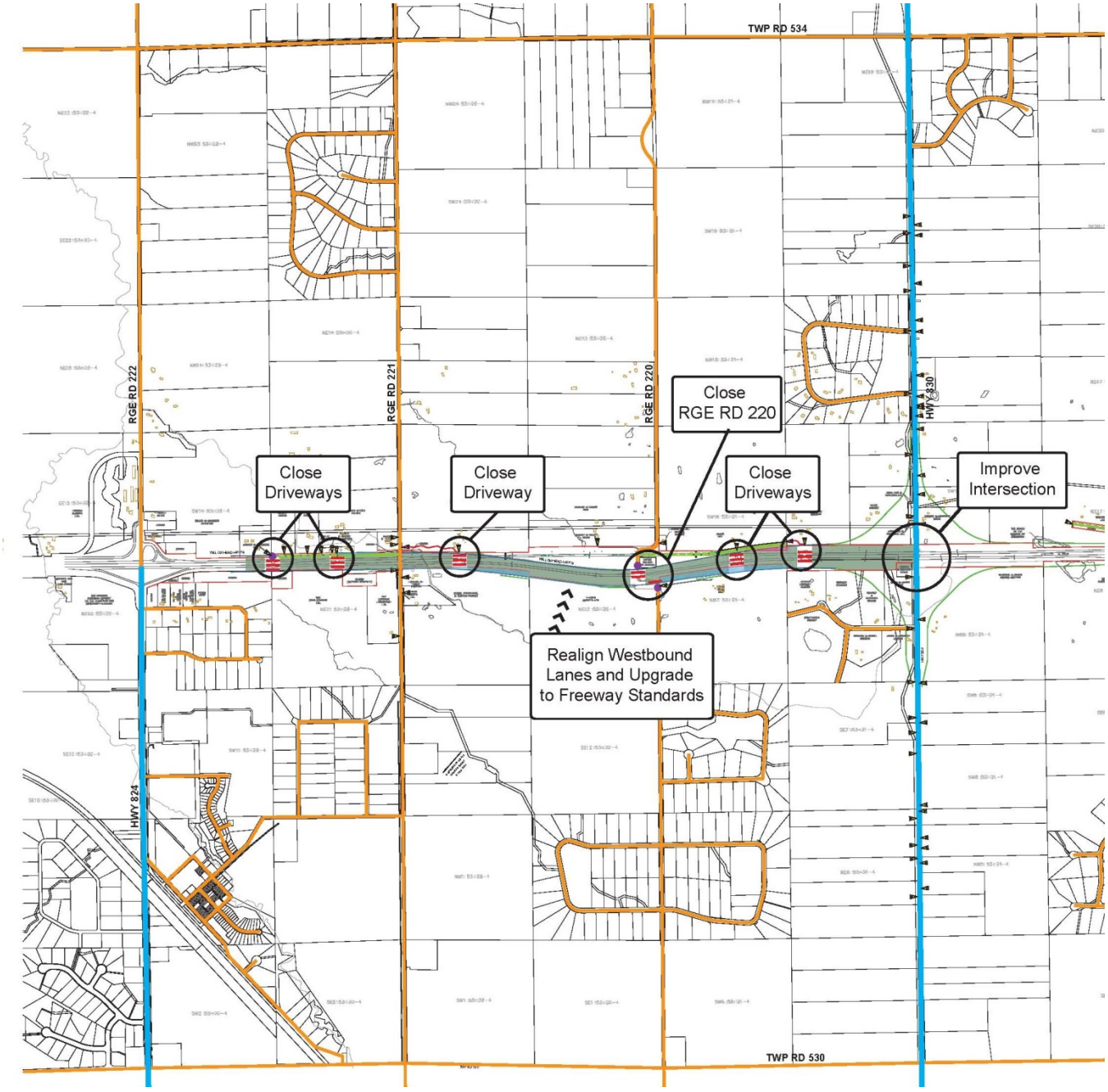
Stage 1 improvements would initiate both the closure and relocation of five private accesses encompassing nine properties in addition to closure of both the northbound and southbound Range Road 220 intersections.

Public engagement for planning purposes only was undertaken by AT staff and their consultants on September 22, 2011 and November 4, 2013.

Enclosure

1 Map – Highway 16:20 Stage 1 improvements

Map – Highway 16:20 Stage 1 improvements



BE READY, OR BE LEFT BEHIND

Report of the Advisory Panel on Metro Edmonton's Future

May 31, 2016

METRO MAYORS ALLIANCE

The City of Edmonton – Mayor Don Iveson

The City of Fort Saskatchewan – Mayor Gale Katchur

The City of Leduc - Mayor Greg Krischke

Leduc County - Mayor John Whaley

Parkland County - Mayor Rodney Shaigec

The City of Spruce Grove - Mayor Stuart Houston

The City of St. Albert - Mayor Nolan Crouse

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OUR MESSAGE TO THE MAYORS

The Advisory Panel on Metro Edmonton's Future is pleased to provide its report and recommendations to the Metro Mayors Alliance.

As you will read, we believe that a globally competitive Edmonton Metro Region can be achieved, but only if municipalities act together to build the regional systems that are needed to leverage our strengths.

In coming together as an Alliance and establishing our Panel, you distinguished yourselves as nine leaders who recognize the need to secure the Metro Region's competitiveness – and recognize the risks the region faces if we don't. Your municipalities represent 95 percent of the region's population (a population forecast to be up to 2.2 million by 2044), 96 percent of its assessment base and about 80 percent of its land base.

Having done much homework on this subject, we understand why you set out our task. The Metro Region's critical mass of human, physical and natural assets has the potential to deliver decades of prosperity with a high quality of life – if we get it right.

Getting it wrong – failing to compete – could jeopardize our social, economic and environmental sustainability and may lead to ongoing contentious annexations or forced amalgamations in the future.

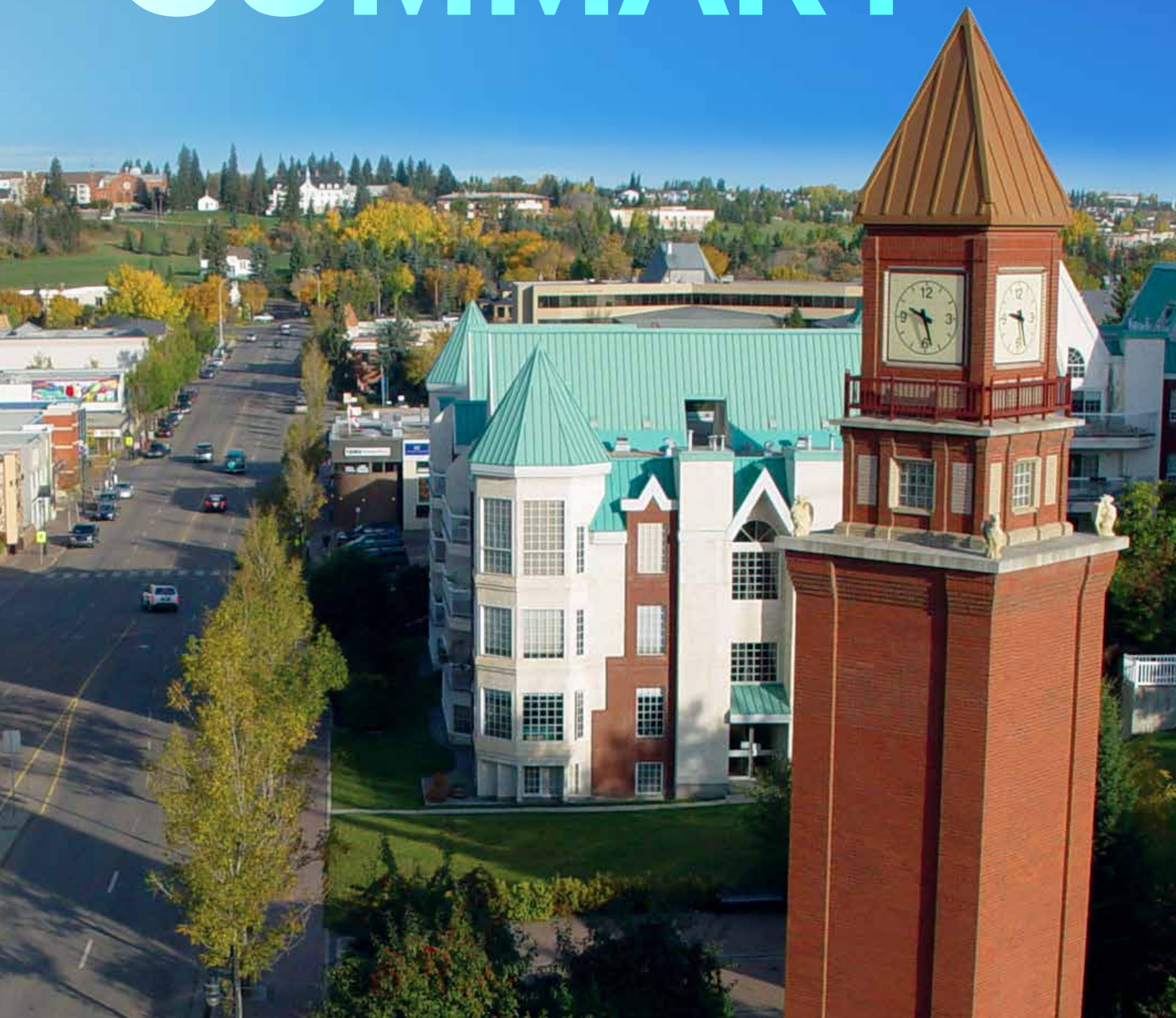
Against this backdrop, greater regional collaboration isn't an option. It's an imperative.

Our Panel sees the opportunities, just as you do. And though it will require everyone to think about things differently, we believe the solutions we present are practical and achievable. Acting together on the core drivers of regional competitiveness can be done in ways that preserve local diversity and identities, respect accountability to voters and keep the lion's share of municipal services squarely under the control of local governments.

We have crafted this report with awareness of the changes that are taking place around us, including recent actions by the Capital Region Board and the introduction of amendments to the *Municipal Government Act*. These changes are timely, and they make our recommendations all the more relevant and important.

Our Panel envisions the Edmonton Metro Region taking its rightful place as the strong and confident heart of a more resilient and competitive Alberta. With this report, we call on municipalities in the Metro Region to take action.

EXECUTIVE SUMMARY



The Metro Mayors Alliance asked our Panel to consider whether a globally competitive Edmonton region is achievable and, if so, to provide advice about how to make it happen.

Over the course of several months we talked to experts, reviewed literature and listened to those with experience in municipal governance. We spoke with a wide cross-section of people in the private, public and non-profit sectors of our Metro Region communities. All of their views informed our analysis.

Our advice to the Mayors is this: a globally competitive Edmonton Metro Region is achievable, but it will require municipalities **planning, delivering and acting as one Metro Region in certain key areas.** Our emphasis on those words is deliberate.

Municipalities have become skilled at discussing issues and undertaking planning as a region. These have been the productive fruits of their participation in the Capital Region Board (CRB). But it has been challenging to translate those discussions and plans into collaborative actions with on-the-ground results.

Despite years of interaction around the CRB table, municipalities still deliver services and infrastructure individually and compete with each other for land, resources and investment. When making choices, the costs and benefits to their individual municipality take precedence over the benefits to the overall region.

Provincial policies and legislation have played a significant role in cultivating current practices. Municipalities are playing within the confines of a system that has evolved over decades – a system that drives competition among municipalities and doesn't provide adequate mechanisms for their collaboration.

This is understandable, but it's not sustainable.

Modelling commissioned by our Panel indicates that if municipalities continue to develop the Metro Region under a "business as usual" approach our region won't just fail to be globally competitive, it will fall backwards, with serious implications for taxpayers and for the quality of life we all take for granted.[1]

If municipalities don't change their current trajectory, the model shows as much as 87,700 additional hectares of agricultural land and 50,200 hectares of natural areas could be lost to uncoordinated development over the next 50 years. What's more, the settlement footprint across the region could double in size from 135,900 hectares to as much as 273,900 hectares. Taxpayers could be on the hook for an additional $8.2 billion to service that larger footprint with roads and other public infrastructure.

The good news is that there is a far better way forward – without amalgamation or the creation of a new layer of government.

The modelling commissioned by our Panel indicates that if municipalities plan, decide and act as one Metro Region through an integrated approach, the expansion of the overall settlement footprint could be cut by approximately half. This would save precious agricultural land and natural areas. Municipal servicing costs would be cut in half, reducing upward pressure on municipal tax rates and saving money for taxpayers. All of this would help make the Metro Region globally competitive and improve its quality of life.

[1] ALCES. (2016). Greater Capital Region Scenario Analysis. A copy of the modelling results is contained in Appendix 2.

So how should things change?

From a functional standpoint, there are many options for municipal collaboration. One of the most promising ways is for municipalities to take a regional systems approach.

A regional systems approach doesn't mean delivering all aspects of a municipal service through a regional body. It means strategically bringing together elements of services that are regionally significant to create highly functioning systems across the region. Any aspect of a service that isn't regionally significant would continue to be locally planned and locally delivered by each municipality.

What are those regionally significant services that are important to our competitiveness?

Our Panel identified many recognized drivers of competitiveness in city-regions, but three stood out as "cornerstones" for the Edmonton Metro Region:

1. Economic development
2. Public transit
3. Land use and infrastructure development.

These three cornerstones are the primary factors considered by investors when deciding where to locate new industries and major facilities. Therefore, they are the areas of highest priority and greatest risk for the Metro Region. As inter-related areas, they should "snap together" to build a strong backbone that will enable the Metro Region to achieve its social, economic and environmental goals. And all three are areas where action is achievable, essential and urgent.

CHANGE TO COMPETE

A globally competitive Edmonton Metro Region can be achieved, but only if municipalities work together on regional issues that are crucial for building our competitiveness.

By looking beyond their respective municipal boundaries to the larger Metro Region, the Metro Mayors who established our Panel have already demonstrated their ability to do this. The nine municipalities they represent account for 95 percent of the region's population, 96 percent of its assessment base and about 80 percent of its land base, so they understand better than anyone what is at stake. They are already grappling with the challenges that have arisen from decades of inter-municipal competition. Those challenges are mounting and municipalities in the Metro Region today are coping, rather than competing.

There is a pressing need for municipalities to change direction. If they don't, the quality of life we currently enjoy in this region will steadily erode. We will continue to miss out on investments, jobs and opportunities that pass our region over in favour of others that are more competitive. And taxpayers will pay a lot more for a lot less.

Municipalities in the Metro Region are therefore faced with a choice: change how you work together and be ready for the future, or be left behind.

This change is possible, and it can be done without amalgamation or a new layer of government.

By acting as one Metro Region in regionally significant areas, municipalities can maintain their local identities while at the same time working to optimize the opportunities to build a globally competitive Metro Region. They share regional wins by working together.

In the following pages, we explain why and how this should be done.

Elements Of A Globally Competitive Metro Region

- Mechanisms that enable effective, efficient decision making
- Known in key markets as a premier location to work, learn, invest and live
- Home to a range of resilient economic clusters that support good-paying jobs
- Fiscally sound and sustainable
- Integrated transportation and public transit networks that enable efficient movement of people and goods
- Infrastructure to keep pace with the demands of the next 30 to 50 years
- Naturally healthy, with clean air, clean water, well-managed landscapes and healthy biodiversity
- Post-secondary institutions generating skilled graduates, research and innovation
- Safe communities with vibrant arts and culture
- Health, education, housing, recreation and other services that residents need and want

MOVE FORWARD FASTER

Many of the ingredients needed to build a resilient, globally competitive Metro Region are already present or obtainable, but they need to be assembled and leveraged more effectively. And this needs to happen with a greater sense of urgency.

City-regions are taking on greater significance in developed economies today. Experience is demonstrating that cities and regions have mutually beneficial relationships that can make them more competitive.

Regions are strengthened by the concentrations of people, businesses and services that their municipalities offer. For instance, a city is often where one finds a wide range of private and non-profit business and services, specialized health professionals, post-secondary institutions and cultural opportunities. A city typically has good connectivity, with built-out transit and transportation networks. People and businesses in a region need their city to be strong and vibrant for two critical reasons: to provide thrust for the overall region's economy and to offer greater amenities.

At the same time, cities are strengthened by the assets that are uniquely offered throughout their regions. Regions feature different landscapes and distinct communities, offering outdoor spaces for rural living and leisure. They also host diverse business and industrial sites, offer a wider workforce that can be drawn upon by economic clusters across the region and are responsible for a disproportionate share of the infrastructure that supports the larger economy. The city depends upon the diversity of the region.

Successful city-regions capitalize on these mutually beneficial relationships, leveraging their diverse assets by collaborating in strategic ways.

In the Edmonton Metro Region, the municipalities respect each other's economic and cultural diversity and recognize how each contributes to the overall potential of the region. However, they haven't always collaborated to leverage their key regional assets most efficiently and effectively. If they do so, they can build a Metro Region that is stronger and more competitive than the sum of its parts. If not, the full benefits of the Metro Region's potential will be lost to all.

We Need to Act Regionally

Defined by its demographics, diversity, natural resources and geographic location, our region is unique. There is no readily available "cookie cutter" model for regionalism that can be applied here. If it was easy, it would have been done by now, particularly considering how many times this issue has been studied and debated over the years.

On the positive side, municipalities in the Edmonton Metro Region have become skilled at planning together at a high level. Much of that has happened through the Capital Region Board (CRB).

Since 2008, the CRB has facilitated many conversations about regional cooperation and planning. But those conversations need to be translated into integrated decisions and action at a Metro Region level.

Provincially mandated structures haven't encouraged collaborative action to deliver services and infrastructure. In fact, some would argue that provincial structures have encouraged competition amongst municipalities as an operational philosophy.

That philosophy is increasingly problematic for the Metro Region. The world is more competitive than it has ever been. Jurisdictions are feverishly competing for investment and talent, and the Edmonton Metro Region isn't built to compete. Individual metro municipalities are doing a good job of managing their local services, but the overall Metro Region lacks the cohesive regional systems it needs to successfully attract jobs and investment now and in the future. For the Metro Region to be globally competitive, its municipalities need to act together to build regional systems in the areas that matter most.

At the same time, the provincial government has signalled a clear shift in direction in its recently introduced *Modernized Municipal Government Act.* This amending legislation places a clear emphasis on municipal collaboration as a path to better results. It makes sense for municipalities in the Metro Region to make a similar shift and realign themselves for greater collaboration. Doing so not only supports the new provincial direction, it helps build a more resilient and more competitive Alberta.

Build Regional Systems in Areas That Matter Most

Our Panel considered several options for how municipalities could collaborate to make the Metro Region globally competitive.

From a functional standpoint, options for working together exist on a spectrum. They range from purely voluntary cooperation at one end to formal amalgamation on the other. Neither end of the spectrum is ideal.

Voluntary cooperation between municipalities can effectively provide some discrete services, but it lacks the necessary rigour to be a foundation for building a great metropolitan area. Amalgamation can provide a metro-wide foundation, but it can create just as many challenges as it seeks to solve. It can weaken the link between elected representatives and their constituents, undermine regional diversity and often increases costs, further burdening taxpayers.

Evidence suggests that success can be found somewhere between these two ends of the spectrum using a regional systems approach. This widely accepted urban planning approach recognizes that developed areas and their surrounding environments are an interacting "system" that reacts dynamically to urban growth.

To be clear, a regional systems approach doesn't mean delivering all aspects of a municipal service through a regional body. It means strategically bringing together elements of services that are regionally significant so that crucial drivers of competitiveness are operating as highly functioning systems. Any aspect of a service that isn't regionally significant continues to be locally planned and locally delivered by each municipality.

Our Panel believes a regional systems approach offers the most promising direction. It would enable metro municipalities to maintain their local identities while they work together strategically in the areas that matter most for competitiveness.

What are the areas that matter most? There are a number of recognized drivers of competitiveness for city-regions. Of these, three in particular stand out as "cornerstones" for building a globally competitive Edmonton Metro Region:

1. **Economic development.** This has obvious linkages to a region's ability to attract jobs and opportunities. When done effectively, it draws new businesses and builds industrial clusters that contribute to a region's economic diversity and resilience. It also helps develop human capital, attracting and retaining the skilled talent needed to support a wide array of industries and, in turn, enhancing the region's high quality of life. Other jurisdictions have pursued regional collaboration on economic development to build their labour markets, expand their markets for goods and services and improve the exchange of knowledge and ideas in their economies. Experts have said that a collaborative, growth-oriented commercial environment is a primary enabler for a region's economic and social development. Regions have more to offer and are therefore more attractive than individual municipalities.
2. **Public transit.** Efficient inter-regional mass transit supports many social, economic and environmental goals. It enables people to move easily throughout a region – be it for work, school, leisure, medical appointments or other day-to-day needs. For those who are economically disadvantaged or have reduced mobility, transit can mean the difference between social engagement and social isolation. Well-planned inter-municipal transit helps to mitigate traffic congestion, lower greenhouse gas emissions and improve air quality. Regional collaboration on public transit helps improve connectivity between municipalities, expand transit ridership and realize economies of scale.

Key Drivers of Regional Competitiveness

- **Mobility** – The ability to efficiently move people and goods around a region.
- **Land use planning** – Growth-oriented planning that balances social, economic and environmental objectives.
- **Regional infrastructure** – Including roadways, bridges, pipelines and utility infrastructure that supports future growth and transportation connectivity.
- **Economic development** – The attraction of industries and opportunities that provide jobs and generate taxes, supported by a strong regional brand.
- **Human capital** – Skilled talent in a range of fields, including entrepreneurs, researchers and tradespeople.
- **Environment** – Clean air, water, land and other natural assets that support healthy ecosystems.
- **Social infrastructure** – Including assets that support the education, health and well-being of citizens and add to the region's cultural and recreational vibrancy.
- **Effective governance** – Sound governance structures that enable the region to plan, decide and act at a regional level.

3. **Land use planning and infrastructure development.** Effective land use planning supports competitiveness by providing clarity and certainty to residents, businesses and investors. It makes trade-offs to balance a region's social, economic and environmental goals, identifying what lands will be conserved, where people will live and where industrial clusters will be located. It also serves as a guide for the development of a region's major infrastructure, which is a crucial factor in attracting people and investment.

We identified these three cornerstones for a number of reasons:

- They are recognized as the most critical drivers in building globally competitive city-regions.
- They are the primary factors considered by investors when deciding where to locate new industries and major facilities.
- They can generate region-wide benefits in terms of service improvements, value, efficiency or cost-effectiveness which can and should be measured
- There has already been some regional progress in each of these areas, allowing for early action that will help create regional cohesion more quickly.
- They are areas in which action is practical, achievable and essential – and in which inaction will lead to the region falling behind.

The three cornerstones are highly inter-related. They "snap together" to build a strong foundation that will enable the Metro Region to achieve many other things, including social and environmental goals. Conversely, without these three, many goals will simply be out of reach, and the Metro Region will stagnate or even slide backward.

Examples of Regionally Significant Projects

- **Alberta's Industrial Heartland**
- **Aerotropolis**

Acting on Regionally Significant Matter

Taking a regional systems approach means acting as one Metro Region on **regionally significant** aspects of these three cornerstones.

What is regionally significant? Ultimately that question will be up to Metro Region municipalities, but these are some characteristics that can provide guidance. A project is regionally significant if:

- It's a project integral to the region's economic strategy
- It benefits the broader region in measurable ways
- Land use issues cross boundaries
- Supporting infrastructure needs to be aligned

In terms of the three cornerstones, examples of regional significance include:

- **Economic development.**
  - Integrated strategies and activities to attract investment to the region.
  - Development of strategies for the identification, creation and expansion of industrial clusters throughout a region.
  - Agreement on the identity or brand being used to market the entire economic region.
- **Public transit.**
  - Park-and-ride lots and transit centers that support the inter-municipal flow of passengers by inter-municipal buses, car pools or van pools.
  - Priority transit corridors that facilitate inter-modal transportation and transit across the Metro Region.
  - Regional initiatives that facilitate regional transit, such as information services, smart buses, smartcards or a regional control center.

- **Land use planning and infrastructure.**
    - Land uses that identify and deliver on the highest and best use of land as a precious regional resource.
    - Arteries that serve to carry relatively high numbers of people, goods and utilities from one municipality to another within a region, including utility corridors, expressways and freeways.
    - Projects that have the potential to attract investment and jobs to the region or mitigate the loss of investment and jobs from the region. For example, the development of airport lands or of major industrial or research parks.

The World Won't Wait for Us

There is an urgency to this work. Globalization has accelerated and economies today tend to respond rapidly. Jurisdictions everywhere are trying to identify their niches and capitalize on their unique competitive positions, while working aggressively to undermine competitors.

We have a limited window to get in the game and fashion an Edmonton Metro Region that is recognized as a globally competitive place to live, work, play, invest and do business. Unless action is taken soon, our region risks being relegated to the class of "flyovers" and "other places" that aren't notable or sought after, even though we have a wealth of assets, people and potential.

THE COST OF INACTION

From Coping to Competing

When one considers how the Metro Region is growing and evolving, one sees how crucial it is for municipalities to plan, decide and act together to build regional systems that support competitiveness.

The CRB forecasts that there will be up to 2.2 million people living in this region by 2044. If current patterns continue, more than 80 percent of population growth is expected to occur outside the established neighbourhoods in the City of Edmonton's core.[2]

This will exacerbate a trend that already exists. Only one in ten jobs in the Edmonton Metro Region is located in the downtown core. So, unlike other city-regions, we don't have vast numbers of people commuting from outlying areas into a single downtown. Instead they live, work and play all over the region. This makes our land use planning and transportation infrastructure more complicated, making alignment and integration all the more important.

Systems that are vital for growth – such as transportation connectivity, infrastructure and land use policies – also cross municipal boundaries. For the Metro Region to be globally competitive these systems need to be well-planned, integrated and efficient. In one survey, 82 percent of business executives in the region pointed to these as key factors in their business' ability to be successful.[3]

Land use planning has particular importance when it comes to supporting the Metro Region's future economy. Unsustainable development costs all governments, taxpayers and the environment.

Worldwide trends suggest a substantial economic opportunity for the Metro Region is in the agri-food industry. The estimated value of agriculture and food in the region is currently $4 billion. There is a potential to generate more value because the Metro Region is gifted with some of the best agricultural land in the world. However, due to the absence of a regional approach, these lands are being lost at a rapid rate.

The ability to attract and retain a skilled workforce is also key to global competitiveness. In an era when labour is mobile and jurisdictions furiously compete for talent, individuals have greater flexibility to choose where they live. People are increasingly drawn to places that offer appealing environments, including access to public transit, recreation and good infrastructure. Providing this kind of environment across the Metro Region will require municipalities to work in more collaborative and integrated ways.

With respect to the environment, the Metro Region has many natural assets but it's been experiencing ecosystem losses over time. Natural areas outside the river valley and ravines are at the highest risk. Between 2000 and 2007, almost a third of the City of Edmonton's Priority Natural Areas on lands above the river valley and ravine system were permanently lost to development.[4] Minimizing landscape disturbances from infrastructure and increasing densities can help mitigate ecosystem losses in the Metro Region. This requires careful and strategic planning of land uses and better coordination of infrastructure development.

All of the above suggests the Metro Region is currently coping, rather than competing. This might be "good enough" for some people, but it's not a recipe for long-term stability.

[2] City of Edmonton. (2009). *The Way We Move: Transportation Master Plan.*

[3] Sift Every Thing. (2014). *Choose to Lead: Building on the Competitive Advantages of the Capital Region.*

[4] City of Edmonton. (2011). *The Way We Green: The City of Edmonton's Environmental Strategic Plan.*

Coping may have been acceptable when the region's economy was flush from oil prices in the range of $80-$100 per barrel, and we had an ample flow of investment. It becomes much harder to attract new investment to the region at prices of $20-$40 per barrel.

A truly globally competitive Metro Region is one that is resilient. It's one where citizens have jobs and opportunities and benefit from efficient and reliable services despite upturns and downturns in the economy.

If municipalities work together to build regional systems in the three cornerstones – if they move from coping to competing – they can build this kind of Metro Region.

If they don't, there will be a price to pay. Our region's growth won't just stall; it will start declining, with serious implications for taxpayers and our quality of life.

The Models and Numbers Are Compelling

To explore, understand and quantify how taking a regional systems approach could enhance the Metro Region's competitiveness, our Panel commissioned modelling by land use consultants[5]. A copy of the modelling results is provided in Appendix 2.

Using data from the *Consolidated CRB-Accepted Population and Employment Projections, 2014-2044,* models were run of the Capital Region's development over the next 50 years using two scenarios. One scenario was a "business as usual" case wherein growth is accommodated through development densities that follow existing patterns. The other scenario was of "integrated growth" wherein municipalities take a regional systems approach on the three cornerstones, including regional planning of land use and collaborative action on regionally significant infrastructure.[6]

HOW SHOULD THE REGION GROW?

50 Year Comparison	Low Density (Business as Usual Approach)	Increased Density (Integrated Approach)
High Growth Scenario		
Agricultural lands lost	87,700 hectares	41,300 hectares
Natural areas lost	50,200 hectares	20,000 hectares
Settlement footprint growth	138,000 hectares	62,900 hectares
Total settlement footprint	273,900 hectares	198,800 hectares
Gross urban greenfield cost	$54.0 billion	$25.1 billion
Net urban greenfield cost	$15.3 billion	$7.1 billion
Low Growth Scenario		
Agricultural lands lost	58,400 hectares	29,800 hectares
Natural areas lost	33,200 hectares	14,200 hectares
Settlement footprint growth	91,700 hectares	44,800 hectares
Total settlement footprint	227,700 hectares	180,800 hectares
Gross urban greenfield cost	$37.3 billion	$18.0 billion
Net urban greenfield cost	$10.6 billion	$5.1 billion

100 ha = 1 km²

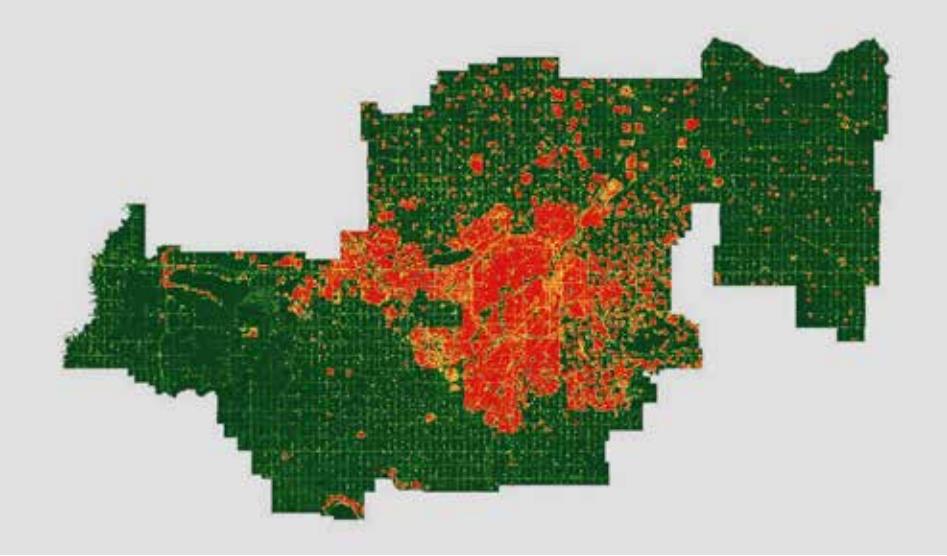
[5] The modelling was conducted by Alces, a recognized leader, both nationally and internationally, in the delivery of land use modelling tools.

[6] The intensification and greenfield density targets in the proposed CRB's *Growth Plan 2.0* were used as the basis.

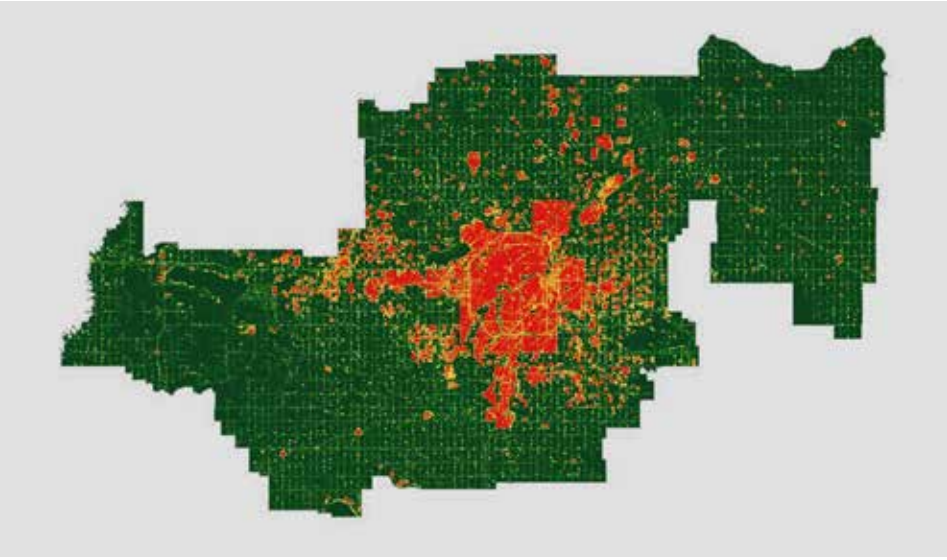
These two scenarios were modelled using projections for high growth and for low growth, yielding four sets of results.

While they are only estimates from modelling, the results are striking.

In a future with high growth, the region's development under a "business as usual" approach could result in the overall settlement footprint doubling in size from what it is today. Thousands of hectares of agricultural lands and natural areas could be lost as a result of



Low Density - High Growth



Increased Density - High Growth

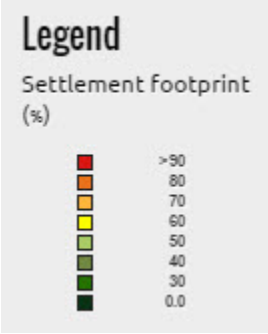
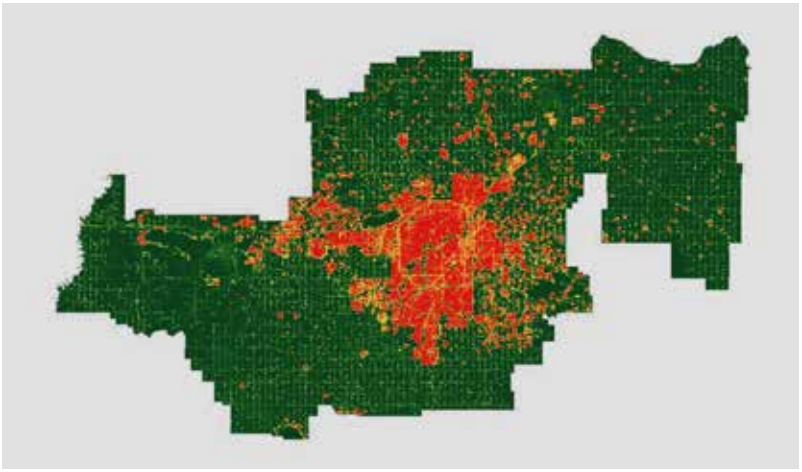
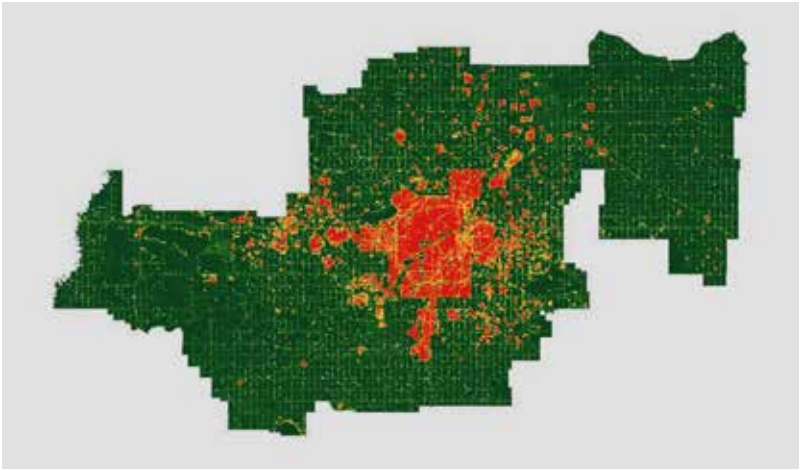


Figure 1.
Total settlement footprint in year 2064 under simulated Low Density (top) and Increased Density (bottom) scenarios with high growth. The difference in size is 75,100 hectares.



Low Density - Low Growth



Increased Density - Low Growth

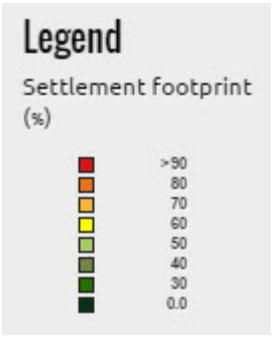


Figure 2.
Total settlement footprint in year 2064 under simulated Low Density (top) and Increased Density (bottom) scenarios with low growth. The difference in size is 46,900 hectares.

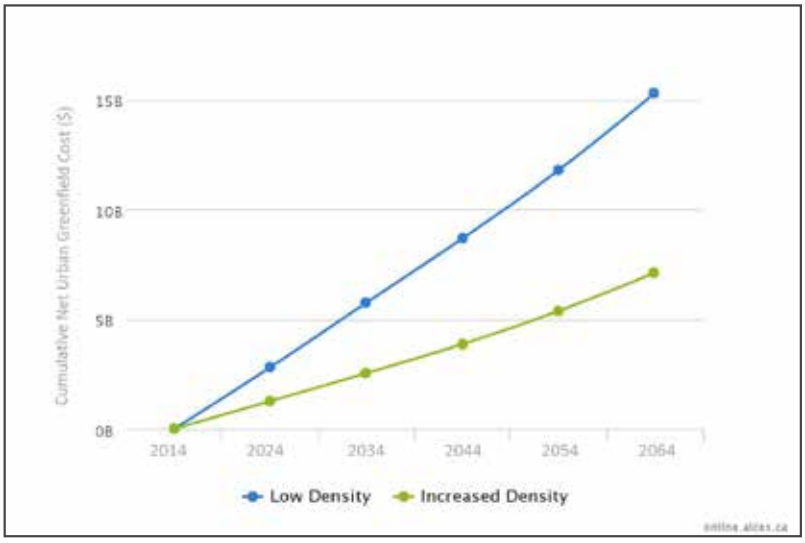


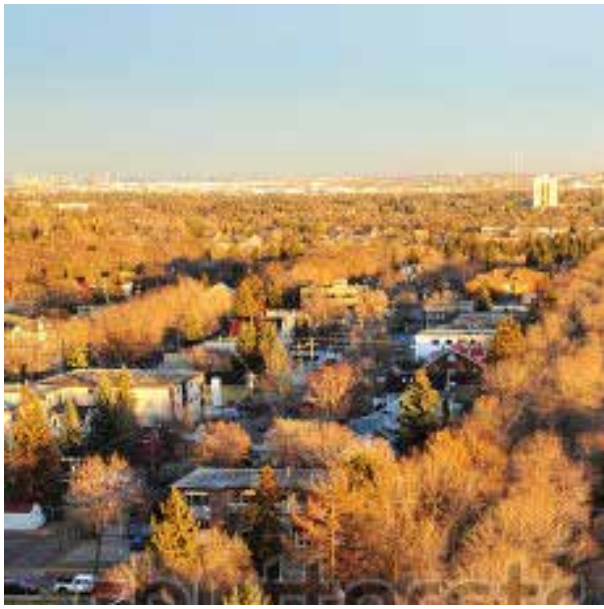
Figure 2a. Simulated cumulative net urban greenfield costs during Low Density and Increased Density scenarios with high population growth.

poorly coordinated expansion. More sprawl would mean longer commute times, more traffic on roads and higher emissions of greenhouse gases and air pollutants. Municipalities would face substantial costs to service the larger footprint (e.g. roads, infrastructure etc.), which could translate into notably higher taxes for Metro Region citizens and businesses. The overall picture isn't one of competitiveness, but of a reduced quality of life.

By comparison, the region's development under an "integrated growth" approach generates dramatically better results. In acting collaboratively on land use and development, municipalities save land and money. Expansion of the region's overall settlement footprint could be reduced by approximately half, as could losses of agricultural lands and natural areas. Such savings would preserve more farmland to support the region's agri-food industry and more natural lands to support the region's ecosystems. A smaller settlement area means municipalities could spend approximately half as much money on servicing costs, reducing pressure on municipal taxes for Metro Region citizens and businesses. The overall result is a region that is better positioned for global competiveness, and has the capacity to better assure a good quality of life.

In a future with low growth, the magnitudes of the numbers are smaller but the overall pattern remains the same. Under an "integrated growth" approach the expansion of the settlement footprint, the loss of agricultural lands and natural areas and the associated costs to taxpayers could all be cut in half when compared to the "business as usual" approach.

Ultimately, the numbers generated by the modelling aren't important so much as the story they tell. By planning, deciding and acting as one Metro Region in areas where it counts the most, municipalities could build a more efficiently functioning region that better conserves land, provides better value for taxpayers and is better positioned to compete for investment, talent and jobs.



A METRO REGION MINDSET

As we noted earlier, many policies around municipal governance and funding have fostered competitive and territorial thinking amongst municipalities. Municipalities often must make choices through the narrow lens of their assessment base (i.e. how much in taxes they will raise from citizens and businesses). In order to fund services and infrastructure, each municipality seeks to expand its local assessment. This leads to municipalities competing with each other for resources, investment and especially land.

This inter-municipal competition is understandable, but it's not sustainable. In order to act differently, municipalities must start thinking differently.

The Government of Alberta has introduced amendments to the *Municipal Government Act* that emphasize a shift from inter-municipal competition to greater collaboration. Metro municipalities can make this shift by changing the architecture of their relationships in the three cornerstones of competitiveness we have identified.

Changing the architecture will help drive a new mindset, and in turn, lead to choices that help build the regional systems the Metro Region needs to be globally competitive.

So what kind of new mindset is needed?
One that embraces three central concepts.

The first is taking a regional systems approach on regional issues.

When it comes to the three cornerstones, municipalities need to shift from asking what's best for their individual budgets to what's best for the Metro Region as a whole. This means recognizing that building a globally competitive Metro Region benefits everyone because it attracts investments that would otherwise not come here. And it means being willing to give up some singular direct control so that the entire Metro Region can gain a lot.

Taking a regional systems approach also requires municipalities to understand how local choices and decisions can affect regional success. As discussed earlier, there are certain aspects of the three cornerstones that are crucial to building regional systems in order to drive competitiveness. Ideally, municipalities will manage local matters in ways that support and complement these regional systems while responding to their local needs and priorities.

The second concept is regional leadership.

Achieving a globally competitive Metro Region will take bold and determined actions. It will require doing what's right, even in the face of opposition or apathy. By regional leadership we don't mean a regional government or amalgamation. Rather, we mean leaders who recognize they have responsibilities to the broader Metro Region because the region's success affects the success of their municipality.

Mayors in the Metro Region have already demonstrated regional leadership by initiating the work of this Panel. Going forward, that same spirit of regional leadership needs to infuse and drive municipal decisions and actions.

The third concept that needs to be part of the new regional mindset is the philosophy of "shared investment, shared benefit." While this may be the most difficult shift in thinking, it may also prove the most critical.

Given the intricate ties that bind city-regions together, municipalities can't truly succeed when their neighbours are struggling. The critical infrastructure that underlies our regional economy doesn't reside within a single municipality. A manufacturer in Edmonton, for instance, relies on the infrastructure in the surrounding municipalities at least twice: first to receive the materials it requires, and then once again to get the finished product to market. Likewise, many of the services funded and delivered by the City of Edmonton (e.g. transit, an integrated road system etc.) support economic growth beyond the city's boundaries.

No municipality can attribute its success solely to its own actions, and as a result, it should share a portion of the benefits it enjoys with the greater region that made it possible. On the other side of the ledger, municipalities need to invest jointly to foster the conditions that make success possible.

Enid Slack, one of Canada's foremost experts in municipal finance, has identified four basic principles that need to underlie any successful "shared investment, shared benefit" arrangement:

- **Equity:** Costs and benefits should be shared fairly across the community taking into account the ability to pay and the benefits received.
- **Efficiency:** Resources should be optimized to ensure maximum value in services.
- **Cost-Effectiveness:** A service should be provided at the least cost.
- **Accountability:** Consumers and taxpayers should know who can be held accountable for service provision and the taxes they pay for these services.

The idea of sharing investment or costs with other municipalities in order to realize greater shared benefits or revenues in your own community may seem counterintuitive. However, evidence suggests that models that encourage greater inter-municipal cooperation decrease the potential for outmigration (i.e. when high taxes in one municipality drive people to neighbouring municipalities with lower taxes), and reduce the need to annex land simply for the sake of increasing revenue.

In terms of expenditures, there are three reasons that inter-municipal cooperation makes sense. First, municipal boundaries don't always coincide with boundaries that achieve efficient service delivery and effective infrastructure. Second, economies of scale can be realized by acting inter-municipally. Third, it helps get the job done by bringing together the necessary resources (e.g. financial, institutional, intellectual etc.) to address challenges that are regional in nature.

Investing together to benefit together isn't just a theoretical concept; it has been functionally employed in a number of jurisdictions. Often cited is the example of Minneapolis-St. Paul, where each municipality contributes 40 percent of its annual growth in commercial-industrial tax revenues to a pool of investment dollars that is distributed to participating municipalities based on local capacity.

Other places use different approaches that make sense for their local circumstances and needs. No single model can or should be "copied and pasted" for our Metro Region. However, given the evidence, our Panel strongly believes that municipalities in the Metro Region should adopt its own "shared investment, shared benefit" model, one that reflects the particular circumstances and interdependence of this region.

MAKING IT HAPPEN

Recommendation 1: Affirm the Metro Mayors Alliance by developing and signing a Memorandum of Understanding that spells out a commitment to plan, decide and act as one Edmonton Metro Region.

As a first step, municipalities should publicly affirm their Alliance as an Edmonton Metro Region by committing to a shared vision and principles embodied in a Memorandum of Understanding (MOU).

Our Panel has worked with legal advisors to develop a draft non-binding MOU for the Mayors to consider and present to their respective Councils. The MOU declares the municipalities' intent to plan, decide and act as a Metro Region on regionally significant issues in each of the three cornerstones of competitiveness. Under the MOU, municipalities commit to fulfill this intent. A copy of the MOU is provided in Appendix 1.

Committing to the MOU will demonstrate leadership from the Mayors and their Councils, and signal how they intend to lead as a Metro Region for the overall benefit of the region and its taxpayers. It will send a clear signal to other levels of government about how they intend to lead as a Metro Region that represents 95 percent of the population and 96 percent of the assessment base.

Recommendation 2: Formalize the commitment to plan, decide and act as an Edmonton Metro Region through a legally binding Master Agreement.

In order to successfully deliver and act as one Metro Region to build regional systems, municipalities will require a formal inter-municipal agreement. They will need to move forward in a way that is meaningful, rigorous and ensures a long-term commitment on the part of all Alliance members. This Master Agreement would set the stage for delivering and acting as one Metro Region.

The Master Agreement would:

- Formalize the recognition of the Edmonton Metro Region
- Reaffirm the commitment of municipalities to deliver and act as one Metro Region in the three cornerstone areas – economic development, public transit and land use and infrastructure – on regionally significant issues
- Identify the outcomes that are expected to be achieved
- Outline details about the organizational structures that will be established and used by municipalities to deliver and act as one Metro Region
- Outline the entitlements that municipalities each have in delivering and acting as one Metro Region (e.g. financial benefits, participant rights, decision-making rights etc.)
- Outline the obligations that municipalities each have in delivering and acting as one Metro Region (e.g. honouring regional decisions, financial obligations, shareholder obligations etc.)
- Specify decision-making and dispute resolution processes

- State the parties' agreement to share investments/expenditures and benefits/revenues across the Metro Region equitably, and identify the principles that will inform and underscore the development of mechanisms to do this
- Set criteria and provide for the admission of additional municipalities to the Master Agreement (and hence, to the Metro Region)
- Provide for the expansion by participating municipalities into other key drivers of competitiveness in the future, if agreed to by signatories of the agreement
- Set conditions and provide for the exit of a municipality from the Master Agreement (and hence, from the Metro Region) and outline the consequences of exiting
- Set timelines for results

Importantly, the Master Agreement needs to reflect the inherent rights and obligations of municipal Councils under the current *Municipal Government Act*. It must also reflect the need for accountability to voters through municipal Councils.

Recommendation 3: Consistent with the signed Master Agreement, establish the structures needed to create the three key cornerstones of a globally competitive Edmonton Metro Region.

ECONOMIC DEVELOPMENT

Current State

In the course of our work, our Panel learned that the Metro Region has considerable catch-up work to do when it comes to economic development. Municipalities are each undertaking their own competing economic development activities. Each one markets its own brand. Municipalities are effectively bumping into each other in their efforts to bring business and industry to the same region. Prospective investors face a labyrinth of processes and players. Not only is this confusing, it's counter-productive.

There has been good progress on integrating regional tourism opportunities, however, the lack of regional collaboration on economic development has caused the Metro Region to miss out on investments and opportunities. We have been "passed over" on multiple occasions in favour of other places that have strong regional brands and have integrated their efforts to "hunt as a pack."

Our Panel notes that the CRB has done work to improve cooperation in economic development, particularly in planning and research. The CRB has developed and approved an *Edmonton Metropolitan Region Economic Development Framework* and an *Edmonton Metropolitan Region Economic Development Strategy 2015-2018*.

On March 10, 2016, the CRB passed a motion "That the Capital Region Board incubate a formal regional economic development model, which would be independent of the CRB, for further development and that administration seek Provincial support for the next steps, and administration to report on progress in June."

Our Panel finds the spirit of cooperation encouraging, but we believe work on this cornerstone of competitiveness should move forward faster.

Recommendation 3a: Establish and mandate a new entity responsible for regional economic development in the Edmonton Metro Region.

In today's hyper-competitive world of investment attraction, time means cost – and both time and cost matter to businesses. Our Metro Region needs to take action on this front by creating a single entity that would develop and execute a Metro Region economic development strategy. The content of that strategy should reflect and leverage the inherent strengths and assets of the Metro Region.

Our Panel has considered the various options that exist for structuring regional organizations (e.g. regional services commission, non-profit corporation etc.) and Appendix 5 contains a comparison of these options and their characteristics. In establishing the regional economic development entity (and other regional entities that our Panel recommends later in this report), municipalities will undoubtedly wish to use the structural option they think will be most appropriate. However, in the spirit of contributing advice based on what we have learned, we have suggested structural options for each of our recommendations.

In this case, we believe the regional economic development entity might best take the form of a non-profit (i.e. "Part 9") corporation. This would give it status as a separate legal entity that has a range of authorities (e.g. such as borrowing, owning property etc.).

To establish the entity, each municipality should put forward its most readily available regional economic development assets. This includes tangibles such as research, strategies and other information. Each municipality should also contribute financial resources and skilled talent to the entity. This will enable it to hit the ground running and achieve results quickly.

Suggested Hallmarks of a Metro Region Economic Development Strategy

- Building on the strength of our Industrial Heartland to attract value-added energy- and petrochemical-related industrial projects
- Looking at the health sector as a growth industry, building on successes in health innovation and existing assets in nanotechnology
- Positioning ourselves as a global producer of agriculture and food, as we are among a small handful of jurisdictions that has the land base and high-quality soil capable of fulfilling this role
- Making use of our "hub" position and sweet spot in supply chains to expand our transportation and logistics industry
- Pursuing environmental technologies in oil and gas that support a transition to a lower-carbon economy
- Leveraging our post-secondary institutions to reinforce and build our position as a centre of young, skilled entrepreneurs and of new ideas and discoveries
- Capitalizing on our existing, strong manufacturing industry to produce technological innovations

Desired Outcomes

- **A regional economic development strategy maximizes the Metro Region's assets and advantages and sustains its high quality of life**. The good work that has been done by municipalities and the CRB is used as a basis for the regional strategy. Key economic opportunities are identified across the region and collaborative strategies are developed to achieve them.
- **Significant investment and jobs are attracted to the Metro Region in the decades ahead.** This includes the identification, development and expansion of a range of economic clusters, including manufacturing, value-added oil and gas, agri-foods and knowledge-based industries.
- **A strong, overarching regional image and brand make the Metro Region competitive in key markets and support our economic goals.** The region competes and succeeds in key markets through its integrated marketing approach. Individual municipalities respect and support the regional brand and marketing strategy.
- **Metro municipalities support the role, responsibilities and activities of the regional economic development entity.** Metro municipalities participate in the development of a regional economic strategy and support the entity that delivers the regional brand and marketing. Municipalities continue to address their own local development initiatives, without competing with regional priorities.

PUBLIC TRANSIT

Current State

Public transit is a crucial cornerstone for developing a globally competitive region. However, citizens in the Metro Region currently experience a patchwork of multiple public transit networks operated by each municipality. This results in regional inefficiencies and higher costs as the region develops. It also inhibits those citizens who would choose public transit, thereby failing to maximize the environmental and other benefits that inter-municipal transit can realize. Between 2010 and 2014, the number of vehicles in the City of Edmonton alone increased by over 14 percent.

The lack of a regionally planned transit system also has costs to the overall economy, notably through traffic congestion. According to the Organization for Economic Cooperation and Development, developed countries lose three percent of their GDP each year due to traffic congestion. In Alberta, this translates to an estimated $7 billion of economic activity lost each year.[7]

The City of Edmonton and the City of St. Albert have taken some important early steps to cooperate on public transit. A vision published jointly by Edmonton Transit System and St. Albert Transit, *Moving Integrated Transit Forward*, notes that:

- Population growth in the Metro Region is dramatic, and the window of opportunity to proactively put in place an integrated regional transit system is closing. The region risks being put in a position of constantly reacting to transit demands on a fractured basis, rather than effectively leveraging transit to encourage growth.
- People in the Metro Region are living farther away from where they work, and an effective transit "backbone" at the regional level is needed.
- Since its founding in 2008, the CRB has commissioned seven studies regarding improved regional transit. The CRB's Inter-Municipal Transit Governance Study Report indicates there is a business case for regional transit.

To this end, Edmonton Transit and St. Albert Transit have sought agreement from their Councils to explore ways to integrate their transit operations in order to better serve citizens. In March 2016, St. Albert City Council and the City of Edmonton's Transportation Committee agreed to move forward on developing a separate regional commuter bus service. This is encouraging, but our Panel believes that efforts should be made across the most populous areas of Metro Region.

Recommendation 3b: Establish and mandate an entity responsible for planning, decision-making and delivering core public transit across the Edmonton Metro Region.

Importantly, the feasibility of a Metro Region transit system depends on the participation of the metro municipalities with the three highest populations: Edmonton, St. Albert and Strathcona County, which together provide more than 95 percent of the transit service within the region. Other municipalities could participate later, but a regional transit system is only possible when these three municipalities commit to moving forward together.

28 [7] Alberta Economic Development Authority, Transportation Committee. (2013). *Congestion Management: Vital Component of Today's Infrastructure Planning.*

The regional transit entity's focus should be on commuter corridors that enable the smooth flow of people between municipalities and enhance mobility throughout the Metro Region. Local bus routes should be left to individual municipalities.

In this case, the regional transit entity might best take the form of a regional services commission. That structure has been used in the past for inter-municipal activities such as water treatment. A regional services commission is a separate legal entity and has the authority to borrow and own land. Its directors are appointed by its member municipalities to ensure that the commission's work is informed by municipalities' views and priorities. It also works only for the benefit of member municipalities, as its service area is limited to the geographic boundaries of its members.

Desired Outcomes

- **Citizens and businesses in the Metro Region have better regional transit service.** Regional transit is delivered efficiently and seamlessly, enabling people to move around the region quickly and easily. People can move between municipalities without encountering unnecessary barriers such as misaligned routes. The time required to traverse the region by transit is markedly reduced.
- **The regional transit network leverages social and environmental benefits, as well as economic expansion.** The strategic development of a transit network can help enhance a region's overall air-road-rail connectivity which is sought after by many industries. Rail links between airports and downtown cores, for example, help make a region attractive to skilled talent and business investors.
- **Taxpayers realize significant procurement savings through an inter-municipal transit system.** By leveraging their collective purchasing power through a single entity, the participating municipalities are able to save money on vehicle purchases, service, repairs and administrative costs.

LAND USE AND INFRASTRUCTURE

Current State

Land is a scarce and valuable regional resource, and effective mechanisms to make decisions on the best uses for land are vital for the Metro Region's resilience and long-term competitiveness.

Aligning linear infrastructure such as major roads, interchanges and bridges with future land uses is a key driver of regional competiveness. As such, decisions and actions concerning regional land use and infrastructure should be made at a regional systems level.

Over the years, the CRB has done substantial work in both land use and infrastructure, crafting a number of broad regional plans outlining where and how development should take place, including what lands should be set aside for certain purposes, and how the road and transit networks should evolve to support those purposes. However, our Panel was told consistently that:

- Further sprawl continues to be accommodated, putting all municipalities on track for increased servicing and infrastructure costs, and all taxpayers on track for much higher property taxes in the future.
- Prime agricultural lands remain at risk of conversion into residential, commercial or industrial developments, undermining the long-term prospects of the Metro Region's food and agriculture industry This land use challenge is both complex and sensitive. It encompasses issues of densification, recognition of the rights of property owners and the implications for rural municipalities of preserving these lands.
- Annexation is the primary tool available to and used by Metro Region municipalities to expand their assessment base and control land uses. These competitive annexation processes are expensive, create regional antagonism and leave important regional land use issues either unresolved or exacerbated.
- There is currently no regional body that can effectively negotiate the necessary trade-offs among Metro Region municipalities or resolve regional land use conflicts and compliance issues. The need for such a mechanism in the Edmonton Metro Region is significant, given its growing population, its concentration of development and the diverse demands for regional land now and in the future. An entity with the capacity to affect and negotiate land uses at the Metro Region level is key to avoiding future contentious annexations.
- The Municipal Development Plans (MDPs) and other statutory plans of the Metro Region municipalities align with the current CRB *Growth Plan*, but compliance within those statutory plans is inconsistent across the region.
- Municipalities compete with each other for infrastructure funding from the provincial and federal governments. They do not take a consistent and deliberative approach to identifying those regional projects that would most benefit the region as a whole.

Recommendation 3c: Establish a structure with the capacity and authority to facilitate and act upon regional land use planning and regional infrastructure development in the Edmonton Metro Region.

Municipalities have already demonstrated an ability to work together on land use planning. They must now build on this, and consistently act on those plans as one Metro Region, including the development of major regional infrastructure.

Our Panel has identified two options for making this happen. One is the use of an Inter-Municipal Development Plan (IDP), which is a tool available under the *Municipal Government Act*. The other option is for municipalities to serve as a provincial Growth Management Board for the Edmonton Metro Region.

In operational terms, the differences between an IDP and a Growth Management Board are not significant. Both provide the means for driving alignment on regionally significant land uses and infrastructure.

The key difference is in how the two options can come about. The Growth Management Board approach would require action by the provincial government, since it has the necessary authority to establish such a board The IDP approach could be pursued by metro municipalities on their own.

Each option is described in more detail below.

Option #1:

In order to plan, decide and act as one on regionally significant land use and aligned infrastructure, our Panel recommends an Edmonton Metro Region Inter-Municipal Development Plan be entered into by Edmonton Metro Region municipalities. This IDP would:

- **Include all of the land in the Edmonton Metro Region municipalities**
- **Direct cooperation on land use through procedures as allowed in the *Municipal Government Act***
- **Create and delegate powers to an Edmonton Metro Region Joint Committee on Infrastructure**
- **Establish an Edmonton Metro Region Infrastructure Development Fund managed by the Joint Committee on Infrastructure**

Inter-Municipal Development Plans are used by neighbouring municipalities to coordinate their land use planning in fringe areas where their municipal boundaries meet. Unlike traditional IDPs, the Edmonton Metro Region IDP could encompass the entire Metro Region and would accommodate the specific actions and purposes outlined in the recommendation above. This innovative use of the IDP process would require approval by each participating municipality in a bylaw.

The Edmonton Metro Region IDP would enable an effective regional system for land use and infrastructure planning. It would be a product of collaboration not a provincially mandated structure and it could:

- Establish policies for cooperation on land uses such as regionally significant residential, industrial, commercial and agricultural uses. Given the time, investment and expertise that have gone into the *Capital Region Growth Plan* and other CRB-led plans, the CRB's land use planning work should serve as the basis for the Metro Region IDP. This approach would avoid duplication and build further on the good work and collaboration across the Capital Region to date.
- Drive alignment on regionally significant land uses through Municipal Development Plans and Area Structure Plans as provided for under the *Municipal Government Act*.
- Provide the means to plan, decide and act on land use and infrastructure matters of significance to the entire Metro Region (e.g. support to economic clusters, new residential areas of regional significance, major industrial developments, aligning development with major infrastructure projects).
- Enable Metro Region municipalities to continue to manage their own municipal planning matters such as local roads, zonings and permitting.
- Create a platform that doesn't currently exist to negotiate the necessary trade-offs for shared regional benefit on land use decisions. The IDP would contain procedures and mechanisms by which the participating municipalities would facilitate collaborative investment/benefit sharing. These mechanisms would look at both the costs to municipalities (direct and indirect) of land use decisions and the regional benefits (revenues and other benefits), as well as how they would be shared.
- Allow the Metro Region municipalities to leverage their combined weight to achieve regional infrastructure goals through a highly integrated mechanism. This collaboration would enable the metro municipalities to more effectively advocate for provincial and federal funds at a time when government are embarking on significant multi-year initiatives to invest in infrastructure.
- Provide for the creation of a Joint Committee on Infrastructure to identify and support regionally significant infrastructure projects. Participating municipalities would need to either pass an enabling bylaw to authorize the Joint Committee's establishment and delegate powers to that Joint Committee, or include those provisions in the bylaw approving the IDP. This committee would determine which priorities are of regional significance and support regional goals across the "triple bottom line." Additionally, it would seek funding from the provincial and federal governments, other public authorities and the private sector. It could also undertake contracting and risk management for metro regional infrastructure developments.

- Enable investments in projects of regional significance by creating an Edmonton Metro Region Development Fund, a shared pool of capital investment dollars from which regional infrastructure development priorities would be financed. This Fund would include grants and investment dollars from other orders of government and partners. Municipalities would each maintain their current capital programs for local infrastructure projects that fall outside the criteria for regional scope.

Option #2:

Work with the Government of Alberta to obtain provincial recognition and authority to serve as the Metro Region's Growth Management Board.

Given the pressing need for regional action in the Edmonton Metro Region, an alternative to the IDP that could be created quickly through provincial regulation is a Growth Management Board. Under the current *Municipal Government Act*, a Growth Management Board is responsible for integrated and strategic land use and infrastructure planning within a defined area.

The recently tabled *Modernized Municipal Government Act* proposes expanding the scope of Growth Management Boards to include specifying regional services and funding of those services. If passed into law, these changes would enable Growth Management Boards to be more effective in promoting integrated land use and infrastructure planning.

A Growth Management Board would provide an effective forum to negotiate the necessary trade-offs for shared regional benefit on land use decisions, as well as mechanisms to facilitate collaborative investment/benefit sharing. The Joint Committee on Infrastructure and the Edmonton Metro Region Infrastructure Development Fund could also be responsibilities of an Edmonton Metro Region Growth Management Board.

Desired Outcomes

- The Edmonton Metro Region facilitates growth and regional competitiveness collaboratively. A platform is in place to find the compromises and to negotiate the necessary trade-offs needed to ensure collaborative approaches to land use planning and aligned infrastructure development.
- The economic development goals of the Metro Region are supported by regional land use and infrastructure planning. The Metro Region has the capacity to implement decisions with a focus on economic resilience and affordability for taxpayers. The municipalities of the Edmonton Metro Region plan, act and advocate together to "win" as one rather than compete individually.
- The Metro Region is better served with a collaborative voice on significant regional infrastructure priorities. A strong, collaborative voice representing over one million people presents a united case to other orders of government on the infrastructure funding priorities for the Edmonton Metro Region.
- Investment dollars for regional infrastructure are pooled and leveraged for optimal regional benefit. Municipalities act with a "shared investment, shared benefit" philosophy to make capital investments in regionally significant infrastructure that supports the Metro Region becoming globally competitive. The pooling of investment dollars enables greater "bang for the buck," providing benefits to Metro Region taxpayers.

ALIGNING WITH OTHER GOVERNMENTS

The Edmonton Metro Region has special significance in Alberta. It's a major economic and creative hub for the province. It's Alberta's capital city and a prime connector to and from Canada's north. As a globally competitive region it can play a strong role in helping advance a more resilient, more diverse and more competitive Alberta. Enhancing municipal-provincial alignment will enable the Metro Region to fully assume this role with confidence, generating substantial benefits for Metro Region residents and for all Albertans.

Building a globally competitive Metro Region will require provincial cooperation and support. It will involve municipalities and the province thinking and acting in parallel on economic, social and environmental policies. For example, while it should be firmly rooted in the needs and priorities of the Metro Region, the development of a inter-municipal public transit system should have a line of sight to broader provincial directions on urban transportation, mobility and intermodal policies. The Metro Region's economic strategy should also align with the provincial government's economic diversification and value added strategies.

The Government of Alberta has set new directions to modernize the Municipal Government Act that it would enable greater municipal collaboration in areas that will drive efficiencies, effectiveness and economic competitiveness. This makes especially good sense in an era of limited public resources.

The path our Panel recommends is consistent with this philosophy. We believe there is an opportunity for the Metro Region to be a model of successful inter-municipal collaboration in the province. To that end, we believe the province should develop flexible funding models that incent regional collaboration – and disincent inter-municipal competition where it leads to higher costs or inefficiencies.

We also believe the Metro Region municipalities should move quickly to work with the Government of Alberta to ensure maximum alignment to create new regional systems.

In some cases, this will mean the Metro Region obtaining approval from the provincial government to establish certain mechanisms. For example, the regional transit entity would need provincial approval to be established as a regional services commission. Provincial approvals or decisions might also be necessary in the establishment of an appropriate mechanism for inter-municipal sharing of investments and benefits.

It will also be valuable to ensure municipal-federal alignment, particularly as it concerns capital investment. The federal government has signalled an intent to invest heavily in municipal infrastructure. This creates opportunities for the Metro Region to build the regionally significant projects needed to lift up the whole region and help make it globally competitive.

KEEP THE
COURAGE
AND KEEP
GOING

The capacity for leadership, commitment and action are foundational elements of a resilient, globally competitive Metro Region. By signalling their willingness to think beyond their municipal boundaries and consider Metro Region issues and opportunities, the Mayors have demonstrated far-sighted leadership.

So what are the next steps?

1. **Accept the Panel's Report and Commit to a Shared Vision and Principles.** The first step would be for the Mayors to accept this report and commit to seek approval from their respective Councils of the shared vision and principles contained in this report. Since nothing else can happen until those who desire change commit to it, this needs to happen right away.
2. **Present the Panel Report and the Draft MOU to Councils.** The Mayors should present the Panel's report and proposed MOU to their respective Councils, a copy of which is included in Appendix 1.
3. **Engage with the Provincial Government.** The municipalities need to initiate a two-track engagement process with the Government of Alberta both with key Ministers and at administrative levels. Specific areas of focus would be establishing the transit entity as a regional services commission and establishing the Metro Region Alliance as a Growth Management Board (provided that option were chosen and agreed to by the province).
4. **Finalize and Sign the MOU.** While acknowledging the need for review, discussion and debate of the MOU by municipalities and their Councils, we believe the non-binding MOU could be signed by the fall of 2016.
5. **Initiate a Two-Stream Process to develop the Master Agreement.** The Mayors would need to move on two fronts simultaneously:

- **A Master Agreement Steering Committee.** Given the critical and complicated nature of the process, the Mayors and their Councils should establish a Steering Committee to negotiate terms of the Master Agreement and identify a leader for this initiative who has the skill set to negotiate among the various interests and issues and is given the responsibility and mandate to do so.
- **Focused Task Forces.** To aid and accelerate its work, the Steering Committee should create a set of task forces. The membership would include Chief Administrative Officers (CAOs), who have the ability to drive change, and experts, who have the knowledge and experience to inform the process. These task forces would tackle the key issues that will shape the Master Agreement including:
    - determining the principles that would inform the IDP, if the municipalities opt for that approach to land use and infrastructure
    - developing governance and operating models for regional economic development, the regional transit entity and either the IDP or the Growth Management Board
    - devising a Metro Region shared investment/ shared benefit model
    - negotiating with the Province on elements that require legislative or other support
    - devising stakeholder engagement and communications plans

6. **Negotiate and Sign the Master Agreement.** Once negotiations are complete, municipalities should endorse and sign the Master Agreement. Our Panel recommends a target date for completion of the Master Agreement by the end of March 2017.
7. **Metro Region Action on Economic Development and Public Transit.** When the Master Agreement is signed, municipalities should act quickly to establish the regional economic development agency. Working with the provincial government, the municipalities can similarly move forward to create a public transit entity.
8. **Integrate Land Use and Infrastructure at the Metro Region Level.** Our Panel's recommendations provide two options for integrating regionally significant land use and infrastructure throughout the Edmonton Metro Region. In operational terms, the differences between an IDP and a Growth Management Board are not significant. The key difference is in how the two options can come about. The Growth Management Board approach would require action by the provincial government, while the municipalities could pursue the IDP approach on their own.
    - **Option #1: The Edmonton Metro Region Inter-Municipal Development Plan** Although the principles contained in the Master Agreement would broadly shape a Metro Region IDP, its key elements would be statutorily dependent on public input. Appreciating that public consultations require time, our Panel believes the process should begin as soon as practical after the Master Agreement is signed. Once consultations are complete, the Councils, as required under the *Municipal Government Act*, would need to pass bylaws to adopt the new plan.

OR

    - **Option #2: The Edmonton Metro Region Growth Board** The Edmonton Metro Region Growth Board would need to be created by provincial regulation once the new *Municipal Government Act* legislative changes are passed.
9. **Create the Joint Committee on Infrastructure and the Edmonton Metro Region Infrastructure Development Fund.** The Joint Committee on Infrastructure would be created by each municipality by passing an enabling bylaw. The committee would be responsible for the newly created Edmonton Metro Region Infrastructure Development Fund.
10. **Identify Edmonton Metro Region Infrastructure Priorities.** The Metro Mayors Alliance should develop and secure Council agreement on a "short list" of the three to five most pressing projects of regional significance. Ideally, this should be ready to inform the 2017-2018 provincial and federal budget cycles. This list would eventually become the responsibility of the Joint Committee on Infrastructure.

Many will ask whether the targeted timelines outlined here are realistic. Our Panel would say they are clearly ambitious.

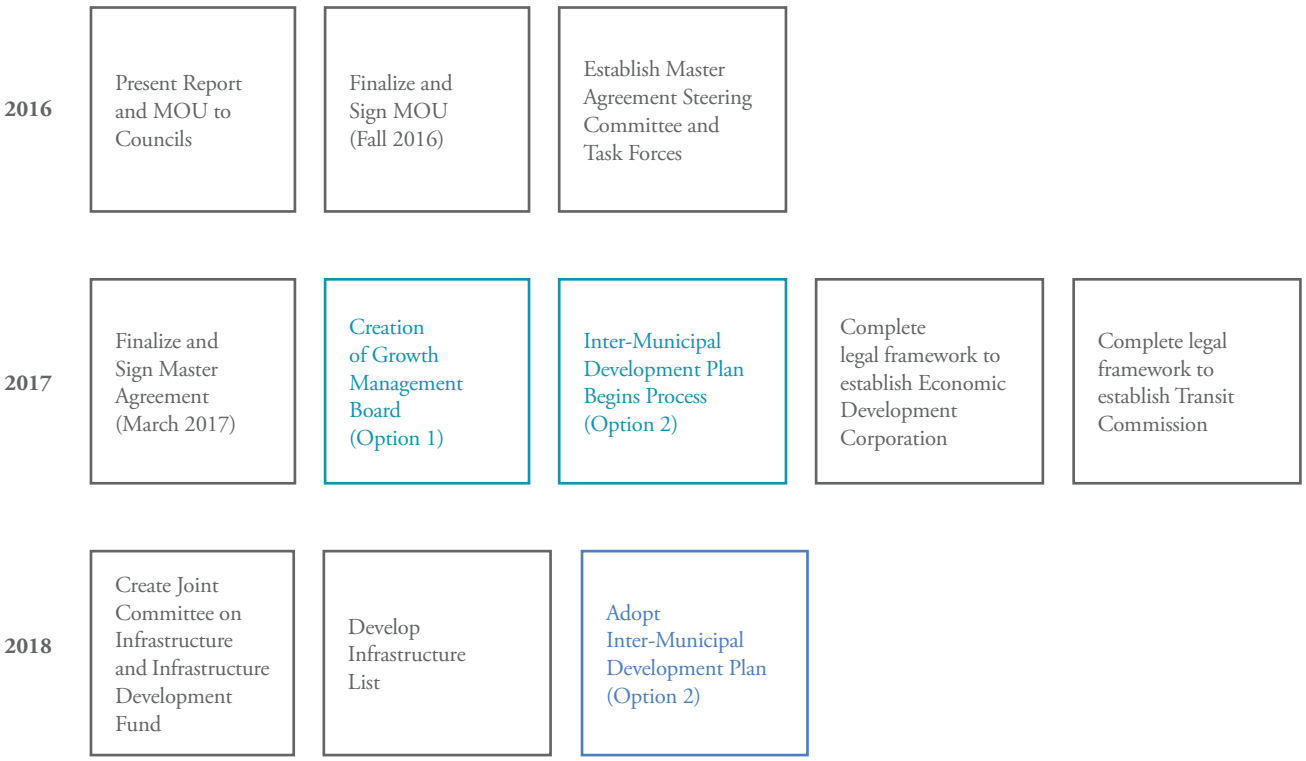
Our Panel's recommendations focus on organizational models that have been successfully executed elsewhere and which don't require significant new legislative or regulatory frameworks. However, they will require rigorous implementation planning, and the scope of that work shouldn't be underestimated or unappreciated.

Our Panel recognizes that the support of municipal Councils in the Metro Region is required in order to proceed with some or all of our recommendations. This process will ensure a healthy and necessary democratic debate on building a competitive Edmonton Metro Region. After the review by Councils, control over how the process moves forward, and at what pace, would rest with the Metro Mayors Alliance.

We believe there is a clear imperative to remain resolutely ambitious on timelines in order to achieve change and results over the next two years.

Too often in our region's history we have taken the easy route – the status quo. As our report has frankly stated, the world isn't waiting on us. Instead, it's becoming more and more competitive at an increasingly rapid rate. If we don't act quickly to meet the competition, we risk wasting our region's tremendous potential.

Timeline Proposed By Panel



ADAPTABLE
FOR THE
FUTURE

By acting on our recommendations, municipalities can build a globally competitive, economically resilient Metro Region that is adaptable for the future.

- The Metro Region can compete globally. A refrain we consistently heard was that the Metro Region can be much more than the sum of its parts. We agree. Our recommended approach gives municipalities the ability to build a globally competitive, future-ready and economically resilient Metro Region.
- The Metro Region Alliance can evolve. Our Panel was established by nine Mayors who recognized the need for municipalities to think, plan and act differently in the future. We would hope and expect that these nine municipalities are founders of the Edmonton Metro Region. However, the approach we advocate can accommodate additional municipalities now and in the future. There may be certain municipalities whose participation makes immediate sense; for others, the value proposition may evolve over time. As we said earlier, there is great power in coming together in this deliberate and willing way.
- The Metro Region can be adaptive. Our Panel has emphasized the need for municipalities to deliver and act as one Metro Region on the three cornerstones of competitiveness. Once that is done, municipalities can and should feel free to deliver and act as a single Metro Region in other areas. Literature suggests it makes good sense for a "metro tier" to deliver services that have regional benefits. Our view is that municipalities should deliver and act as a Metro Region in areas where doing so will lead to better functioning systems, greater efficiencies and advantages for taxpayers. There will be many areas where the necessary economies of scale will simply not be present, and municipalities should handle these areas locally.
- The Metro Region can maintain its diversity. One advantage of our recommended approach is that municipalities can retain their unique identities while delivering and acting as one Metro Region. Literature indicates that diversity is a strength of competitive and successful city-regions. If our recommended approach is implemented well, the days of antagonistic annexations or amalgamation can be a thing of the past.

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Appendix 1
Proposed Memorandum of Understanding

This Memorandum of Understanding is made effective this ___ day of _____, 2016.

Between:

The City of Edmonton

And

Strathcona County

And

The City of Leduc

And

Leduc County

And

The City of Fort Saskatchewan

And

The City of St. Albert

And

The City of Spruce Grove

And

Parkland County

And

Sturgeon County

(collectively the "Municipalities")

PREAMBLE

The Municipalities wish to realize a globally competitive, future-ready Edmonton Metro Region that attracts people from across the country and around the world to live, work, invest and raise a family.

The Municipalities realize that such a region, one that is more resilient to up-turns and downturns in the economy and capable of welcoming one million new residents by 2044, is not possible if they continue working independently of one another on issues of regional significance.

The Municipalities agree that they must plan, decide and deliver key regional-level systems that enable the future competitiveness of the Edmonton Metro Region.

For these reasons, the Municipalities through their respective Mayors established the Advisory Panel on Metro Edmonton's Future ("the Advisory Panel") to provide advice and to recommend options on how best to leverage the combined assets and attributes of the region.

The Advisory Panel's report identifies the following competitive cornerstones to building a globally competitive Edmonton Metro Region:

(a) economic development

(b) public transit

(c) land use and infrastructure

(hereinafter referred to as "Cornerstones of Competitiveness" or "cornerstones:).

Because the Municipalities' ability to cooperate on these cornerstones will determine the Edmonton Metro Region's future competitive capacity and success, the Advisory Panel recommended that action be taken so the Municipalities can plan, decide and act in aligned and integrated ways on the Cornerstones of Competitiveness.

The Advisory Panel also recommended that Municipalities enter into clear agreements providing for a "shared investment/shared benefit" model related to regional economic development and land use and infrastructure development.

The Municipalities wish to explore ways they can establish, align and integrate these Cornerstones of Competitiveness, including a means for sharing investments and benefits, and therefore wish to facilitate further discussions in regard to these matters.

THEREFORE the Municipalities record their mutual understanding and intent, as follows:

UNDERSTANDINGS

1.0 Definitions

1.1 In this Memorandum of Understanding, the following words and terms will have the following meanings:

a. "Advisory Panel" has the meaning given that term in the preamble hereto.

b. "Council" means the respective Municipal Council of each of the Municipalities.

c. "Edmonton Metro Region" means the region comprising the Municipalities, collectively.

d. "Memorandum of Understanding" or "MOU" will mean this Memorandum of Understanding.

e. "Municipalities" means the City of Edmonton, Strathcona County, the City of Leduc, Leduc County, the City of Fort Saskatchewan, the City of St. Albert, the City of Spruce Grove, Parkland County, and Sturgeon County, collectively and a "Municipality" means any of them.

2.0 Purpose and Intent of MOU

2.1 This MOU provides the framework to negotiate and develop the tools to implement the cooperation, coordination and potential combination of the Cornerstones of Competitiveness, and the shared investment/shared benefit approach for regionally significant economic development and land use and infrastructure within the Edmonton Metro Region.

2.2 This is not a legally binding agreement, and does not create binding obligations upon or between the Municipalities. It does, however, reflect the shared intention of the Municipalities who commit to work to achieve the outcomes included herein as a start to better overall cooperation, coordination and potential collaborative delivery models across areas necessary to improve regional competitiveness. This MOU is therefore intended to guide participating Municipalities, their Councils, their management and their staff in addressing issues that impact regional competitiveness in these areas.

2.3 Any Municipality may withdraw from this MOU, or any process contemplated within it, at any time, on appropriate and reasonable notice to the other Municipalities.

3.0 Actions Related to the Cornerstones of Competitiveness

3.1 The Municipalities will establish a steering committee to discuss and negotiate the terms of cooperation, coordination and potential collaborative models for the Cornerstones of Competitiveness and the shared investment/ shared benefit approach. The Municipalities will determine the committee type, its membership and the number of members.

3.2 To aid and accelerate the work of the steering committee, the Municipalities will establish a set of task forces. Led by the committee, these task forces will study and advise on issues related to the Cornerstones of Competitiveness and the shared investment/shared benefit approach. The Municipalities will determine the number of task forces and their respective mandates as well as their membership.

3.3 The Municipalities will continue to meet in this context until they make their final recommendations to their Councils, adopt a different governance structure, or for so long as the Municipalities find it useful to continue meeting.

3.4 To ensure adaptability to the circumstances in each municipality, the Municipalities may:

a. Proceed with Cornerstones of Competitiveness with the participation of less than all of the Municipalities, or with the inclusion of municipalities not currently included in the Edmonton Metro Region;

b. Proceed with the process with respect to an amended list of Cornerstones of Competitiveness which may expand upon, limit or otherwise alter the list of Cornerstones of Competitiveness.

However to the extent it is not inconsistent with its other obligations, each Party shall endeavour to keep the others informed of such determinations.

3.5 There is urgency to this work, and the Municipalities will work towards a deadline of **XXXX, 2016,** to put into action appropriate structures and processes for the Cornerstones of Competitiveness, and the investments/benefits structures required to sustain them.

4.0 Future Amendments or Agreements

4.1 The discussions contemplated in this MOU are intended to lead to formal agreements between the Municipalities, including appropriate investments/benefits agreements, public transit agreements, economic development agreements or land use and infrastructure commitments.

4.2 The Municipalities may also mutually agree to amend this MOU, in writing, at any time.

EXECUTED on behalf of each Municipality by its duly authorized representative.

The City of Edmonton

Per:_____

Strathcona County

Per:_____

The City of Leduc

Per:_____

Leduc County

Per:_____

The City of Fort Saskatchewan

Per:_____

The City of St. Albert

Per:_____

The City of Spruce Grove

Per:_____

Parkland County

Per_____

Sturgeon County

Per:_____

Appendix 2
Greater Capital Region Scenario Analysis

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Introduction

This report provides a summary of settlement land-use scenarios that have been simulated for the Edmonton Metro Region in order to identify a range of potential impacts on landscape composition and greenfield costs at various growth and density patterns.

This simulation technology used data available in the Capital Region Board's (CRB) recently updated Growth Plan and other available sources as noted. The results illustrate a "scale of magnitude" of the impact of various growth patterns.

In order to achieve a more accurate and detailed result, future analyses should use actual data sets available from municipalities and/or the CRB and apply them in these same models.

The Alces models used in this report have been peer reviewed and used for planning purposes across Alberta, Canada and internationally.

CONTEXT

This report recognizes that residential complexes (cities, towns, acreages, farm houses) and their embedded and surrounding watersheds (ecosystems) are an interacting "system" that respond dynamically to urban growth patterns. These responses are numerous and diverse and include such dynamics as transportation metrics, storm water movement, water quality, infrastructure costs, food security, and a broad suite of social performance metrics.

Data tells us that the constituent municipalities of the greater capital region and the Edmonton Metro Region interact within a dynamically shifting bio-physical-anthropogenic system. As such, it is critical for the Edmonton Metro municipalities to carefully consider the consequences of urban form in a "systems" context.

KEY FINDINGS

Planning objectives of Edmonton Metro Region municipalities recognize the importance of natural capital to the long-term prosperity of the greater Metro Region.

Urban densification strategies generate a broad and significant suite of socio-economic and fiscal benefits to both current and future generations.

The analyses presented here compare population densification patterns in two different scenarios:

- A **Low Density** scenario in which regional land use and infrastructure occurs without a regionally integrated approach to planning and development, resulting in low-density development that characterizes what has occurred in past decades.
- An **Increased Density** scenario in which there is a mechanism to apply an integrated approach to growth that implements intensification and minimum density standards to reduce the footprint that is required to accommodate future population growth.

The outcomes of the simulations point to clear benefits of an integrated approach including conservation of natural land and farmland and reduced development costs.

HOW SHOULD THE REGION GROW?		
50 Year Comparison	Low Density (Business as Usual Approach)	Increased Density (Integrated Approach)
High Growth Scenario		
Agricultural lands lost	87,700 hectares	41,300 hectares
Natural areas lost	50,200 hectares	20,000 hectares
Settlement footprint growth	138,000 hectares	62,900 hectares
Total settlement footprint	273,900 hectares	198,800 hectares
Gross urban greenfield cost	$54.0 billion	$25.1 billion
Net urban greenfield cost	$15.3 billion	$7.1 billion
Low Growth Scenario		
Agricultural lands lost	58,400 hectares	29,800 hectares
Natural areas lost	33,200 hectares	14,200 hectares
Settlement footprint growth	91,700 hectares	44,800 hectares
Total settlement footprint	227,700 hectares	180,800 hectares
Gross urban greenfield cost	$37.3 billion	$18.0 billion
Net urban greenfield cost	$10.6 billion	$5.1 billion

100 ha = 1 km²

LOW DENSITY SCENARIO

In a future with high growth, the region's development under a "low density" approach could result in:

- The overall settlement footprint doubling in area from what it is today. Expansion of low-density sprawl would likely mean longer commute times, more traffic, and increased emissions.
- Thousands of hectares of agricultural lands and natural areas could be lost as a result of poorly coordinated expansion.
- Municipalities would face substantial costs to service the larger footprint (e.g. roads, infrastructure etc.), which could translate into notably higher taxes for Metro Region citizens and businesses.

INCREASED DENSITY SCENARIO

By comparison, the region's development under an integrated approach to achieve increased density generates dramatically better results:

- In acting collaboratively on land use and development, municipalities save substantial land and money.
- Expansion of the region's overall settlement footprint would be reduced by approximately half, as could losses of agricultural lands and natural areas.
- Such savings would preserve more farmland to support the region's agri-food industry and more natural lands to support the region's ecosystems.
- A smaller settlement area means municipalities could spend approximately half as much money on creating new residential areas, reducing pressure on municipal taxes for Metro Region citizens and businesses.

Methods

CURRENT LANDSCAPE COMPOSITION

A spatial data layer describing the area and location of anthropogenic footprint, natural land, and farmland was derived from the City of Edmonton Landuse Map and numerous additional inventories provided by organizations such as AltaLIS, Open Street Map, Agriculture and Agri-food Canada Landcover, the Alberta Biodiversity Monitoring Institute, CanVec, and ESRI.

SCENARIOS

Four scenarios were simulated

1. Low Density development with high population growth –Implements the Capital Region Board high population growth trajectory, and accommodates the growing population using low density development that follows existing patterns.
2. Increased Density with high population growth –Implements the Capital Region Board high population growth trajectory, and accommodates the growing population using intensification and minimum greenfield density targets identified in the Growth Plan 2.0[1].
3. Low Density development with low population growth –Implements the Capital Region Board low population growth trajectory, and accommodates the growing population using low density development that follows existing patterns.
4. Increased Density with low population growth –Implements the Capital Region Board low population growth trajectory, and accommodates the growing population using intensification and minimum greenfield density targets identified in the Growth Plan 2.0.

POPULATION GROWTH

Low and high population growth trajectories by municipality over the next 50 years were as per the Consolidated CRB-Accepted Population and Employment Projections, 2014-2044 downloaded from the Capital Region Board website. Populations for member municipalities were available for years 2014 and 2044 under low and high growth. Population growth between 2014 and 2044 was assumed linear, based on the linear shape of population projections presented in the December 2009 Capital Region Growth Plan Addendum. The final 20 years of the 50 year population growth trajectories were based on a linear extrapolation of the 2014-2044 projection. i.e., population growth from 2045-2064 was assumed to be 2/3 of that projected for 2014-2044. Based on these assumptions, population grew from 1.25 million in 2014 to 2.89 million in 2064 under the high growth scenario, and to 2.42 million in 2064 under the low growth scenario. Population projections by member municipality are provided in the appendix.

Within the City of Edmonton, population growth was distributed at a finer spatial scale based on the recent distribution of new dwellings across wards, and the development status of neighbourhoods within each ward. The recent distribution of new dwellings across wards was calculated as the change in the number dwelling units for each ward between the 2012 and 2014 Edmonton censuses. Wards 6, 7, 8, 10, and 11 were excluded from the calculation because they are built out (i.e., no developing or planned neighbourhoods). The assumption that net new structures is a surrogate for new dwellings was tested through comparison with the spatial distribution of residential low density lot registrations (City of Edmonton 2014). Residential low density lot registrations were available by city subsector (North, Northeast, Northwest, West, Southeast, and Southwest). When wards and subsectors were organized into common spatial units, agreement between the distribution of net new structures and low density lot registrations was high[2].

[1] Growth Plan 2.0 refers to the growth plan described in Draft #1 of the Edmonton Metropolitan Region Growth Plan: Toward a Complete Region.

[2] The southeast subsector aligns with ward 9 and accounts for 24% of net new structures and 27% of lot registrations. The southwest subsector aligns with ward 9 and accounts for 31% of net new structures and 30% of lot registrations. The north, northwest, and west subsectors align with wards 1, 2, and 5 and account for 32% of net new structures and 34% of lot registrations. The northeast subsector aligns with ward 4 and accounts for 14% of net new structures and 10% of lot registrations.

Within each ward, development was sequenced across neighbourhoods based on their development status (City of Edmonton 2014). Developing neighbourhoods were developed first, and were sequenced based on the proportion of low density residential lots that have been registered. Planned neighbourhoods were developed after developing neighbourhoods were built out. Planned neighbourhoods were sequenced according to their planning status; neighbourhoods with a Neighbourhood Area Structure Plan (NASP) were developed prior to those with an Area Structure Plan (ASP). Mature, established, institutional, recreational, industrial, and transportation (e.g., Anthony Henday) neighbourhoods were not available for greenfield residential development.

As per the pattern anticipated by the City of Edmonton Growth Study, the city was simulated to expand into the proposed annexation areas south of Edmonton's municipal boundary upon exhaustion of residential land supply in wards south of the North Saskatchewan River. Development of the annexation areas proceeded outwards from the municipal boundary to the south. For the Low Density development with high population growth scenario, greenfield development exceeded the availability of land within the annexation areas towards the end of the simulation; greenfield demand was met by developing within 1 km of the municipal boundary.

Within other cities and towns, population growth occurred within municipal boundaries until available land was exhausted, at which time it expanded outwards from the municipal boundary. Within rural municipalities, population growth occurred within zoned country residential areas[3]. If zoned country residential areas were not available, country residential occurred elsewhere.

SETTLEMENT ASSUMPTIONS

The simulations tracked three types of footprint associated with human settlement: urban residential, country residential, and industrial. Urban residential footprint was simulated as gross footprint, such that it accounts for other urban land uses such as commercial and institutional.

Urban and country residential

Each municipality's development footprint was simulated to expand in accordance with its population projection. Scenarios explored the implications of two forms of development with differing relationships between population growth and development footprint.

In the Low Density scenario, settlement expansion favoured low density and dispersed development as has occurred in recent decades. All population growth in the Low Density scenario was accommodated by greenfield development with the exception of City of Edmonton for which intensification was simulated at the current level of infill (14% [5]). The dwelling unit densities of new developments in the Low Density scenario followed existing patterns as per "Existing PGA Residential Density" identified in table 2 of Appendix B of the October Addendum to the 2009 Growth Plan. These densities were 17.5 dwelling units per net residential hectare (du/nrha) for communities within PGA's Ce (Beaumont) and A (Spruce Grove and Stony Plain), 22.3 du/nrha for communities within PGA E (Leduc), and 25.6 du/nrha for communities within PGA's B (Edmonton and St. Albert) and G (Fort Saskatchewan). Those municipalities occurring outside of PGA's had dwelling unit density was set at 21.7 du/nrha which is the average existing net residential density of PGAs excluding downtown Edmonton according to the October Addendum to the 2009 Growth Plan. Dwelling units per net residential hectare (du/nrha) were multiplied by 0.544

[3] Spatial polygons identifying the location of annexation areas were digitized from a map download from the City of Edmonton's website: http://www.edmonton.ca/city_government/documents/City_of_Edmonton_Annexation_Area_April_15_2015.pdf

[4] Zoned country residential areas were digitized at the resolution of quarter sections from Draft Schedule 1: Edmonton Metropolitan Regional Structure to 2044 as presented in Draft #1 of the Edmonton Metropolitan Region Growth Plan: Toward a Complete Region.

[5] Nichols Applied Management. 2014. City of Edmonton Growth Study.

to convert to dwelling units per gross residential hectare (du/grha) based on the City of Edmonton Growth Study which reports that 43% of gross area is net residential and that 79% of gross area is developable, implying that net residential accounts for 54.4% of gross developable area. Dwelling units per gross residential hectare (du/grha) was then converted to population density (people per gross residential ha) by assuming 2.5 people per household, which is the average number of people per household in the Edmonton Census Metropolitan Area according to the 2011 Statistics Canada Census [6]. Existing dwelling unit density for rural municipalities followed the pattern of existing traditional country residential subdivisions (35 lots per quarter section as stated in the October Addendum to the 2009 Growth Plan [7]). An exception was Sherwood Park, whose dwelling unit density was simulated at the average existing net residential density of urban areas outside of downtown Edmonton (21.7 du/nrha).

In the Increased Density scenario, dwelling unit density was increased through intensification of existing neighbourhoods and implementation of minimum density targets for greenfield developments, as proposed in Growth Plan 2.0 [8]. Intensification within existing urban footprint accommodated 25% of population growth within Edmonton; 17.5% of population growth within St. Albert and Sherwood Park; 15% within Fort Saskatchewan, Leduc and Stony Plain; 10% within Beaumont and Spruce Grove; 7.5% within Calmar, Devon, Lamont and Morinville; and 5% within other towns, villages, and hamlets. Dwelling unit densities for urban municipalities were 50 du/nrha for cities and towns within the metropolitan area[9] , 25 du/nrha for towns outside of the metropolitan area, and 20 ud/nrha for villages. In rural municipalities, 50% of population growth was accommodated by urban residential development located at existing villages and hamlets as per Growth Plan 2.0, at a density of 20 du/nrha. The remaining residential development rural municipalities occurred as traditional country residential at a density of 0.8 du/grha[10]. In both urban and rural municipalities, sensitive environmental areas (municipal and provincial)[11] were protected from development in the Increase Density scenario as per Growth Plan 2.0.

Industrial

Industrial areas[12] in the City of Edmonton and the surrounding area expanded at 1372 net ha/decade based on the area of land absorption in industrial areas over the past decade (City of Edmonton 2015). Continued expansion at 1372 net ha/decade throughout the 50-year simulation was judged appropriate given the assumed linear population growth pattern. Net industrial area was converted to gross industrial area by assuming that net industrial footprint accounts for 61% of gross industrial footprint; the remaining 39% is assumed to be non-developable land and non-industrial developable such as parks, stormwater management facilities and roads (Nichols Applied Management 2014). Expansion of industrial areas in Edmonton was distributed based on the following pattern of expansion occurring over the past 10 years: 66% in the north, and 34% in the south. In

[6] http://www.statcan.gc.ca/tables-tableaux/sum-som/l01/cst01/famil122f-eng.htm

[7] 35 lots per quarter section was implemented as 0.54 du/grha based on 129 lots per quarter section being equivalent to 2 du/grha.

[8] Intensification targets and minimum greenfield densities were as per table 2 in the briefing note "Growth Plan2.0: Growth Management Scenarios" which was part of the agenda package for the April 13 2016 Growth Plan Update Task Force meeting.

[9] Municipalities located within the metropolitan area, as defined by the Growth Plan 2.0, are Beaumont, Edmonton, Fort Saskatchewan, Leduc, Spruce Grove, St. Albert, Stony Plain, and Sherwood Park.

[10] A density of 0.8 du/grha is identified as the target for country residential areas in the briefing note "Growth Plan2.0: Growth Management Scenarios" which was part of the agenda package for the April 13 2016 Growth Plan Update Task Force meeting.

[11] Sensitive environmental areas were digitized at the resolution of quarter sections from Draft Schedule 6: Natural Living Systems to 2044 as presented in Draft #1 of the Edmonton Metropolitan Region Growth Plan: Toward a Complete Region.

[12] The location of industrial areas were digitized from Draft Schedule 3: Major Employment Areas as presented in Draft #1 of the Edmonton Metropolitan Region Growth Plan: Toward a Complete Region.

the north, the Northeast and Northwest industrial areas were first developed, followed by the planned Edmonton Energy and Technology Park as well as continued development in the Acheson Industrial Area immediately to the west of Edmonton's municipal boundary. In the south, the South and Southeast industrial areas were first developed; thereafter, industrial development was assumed to occur within industrial areas to the south of Edmonton including Nisku, Sherwood Park, Leduc, and the proposed Aerotropolis.

In addition to the City of Edmonton, three other areas were simulated to receive continue expansion in industrial development. The Alberta Industrial Heartland, Sturgeon Industrial Park, and Tri-Muni Industrial areas expanded in proportion to simulated employment growth in Fort Saskatchewan, Sturgeon County, and Spruce Grove/Stony Plain, respectively [13]. Under the low growth scenario, this implied that industrial area expansion relative to today was 6.8%/decade (497 ha/decade) in Alberta Industrial Heartland, 6.8%/decade (47 ha/decade) in Sturgeon Industrial Park, and 15%/decade (82 ha/decade) in Tri-Muni Industrial Area. Under the high growth scenario, industrial area expansion relative to today was 21.4%/decade (691 ha/decade) in Alberta Industrial Heartland, 20.2%/decade (66 ha/decade) in Sturgeon Industrial Park, and 19.2%/decade (115 ha/decade) in Tri-Muni Industrial Area.

INDICATORS

Landscape Composition

Three variables related to landscape composition were tracked. Settlement footprint was calculated as the sum of urban, rural, and industrial settlement footprint and roads. Farmland area included all cropland and pasture. Natural land included forest, wetland, and other natural cover types (e.g., grassland, shrubland) but excluded water.

Urban Greenfield Cost

The cost of creating new urban residential areas was calculated based on the average cost per gross developable area (GDA) of new neighbourhoods assessed by the City of Edmonton [14]. Costs included capital, operation and maintenance/service delivery, and renewal expenditures during the first 30 years of a neighbourhood. In addition to gross cost, net cost was calculated as the difference between expenditures and expected revenues from municipal tax, commercial tax, and user fees. The average expenditure across 15 neighbourhoods[15] was $1.26 million per gross developable ha. The average net expenditure was $0.36 million per gross developable ha. There was not a strong relationship between city expenditures and population density for the 15 neighbourhoods. As a result, the same city expenditure coefficient was assumed for all greenfield urban areas, regardless of density [16].

[13] Employment projections were as per Consolidated CRB-Accepted Population and Employment Projections, 2014-2044 downloaded from the Capital Region Board website

[14] Costs and Revenues for New Areas. Report provided by the City of Edmonton.

[15] The City of Edmonton reports costs and revenues for 17 neighbourhoods. Two neighbourhoods were excluded: neighbourhood B because it is atypical in that it is predominantly (i.e., >50%) commercial; and neighbourhood C because it's population density is higher than what will be assumed for greenfield developments in the simulations.

[16] Across the 15 neighbourhoods, population density ranges from 30 to 66 people/GDA ha with an overall average of 51 people/GDA ha. In comparison, the population density for greenfield urban residential areas simulated in the low density scenario ranges from 24 to 35 people/GDA ha across all urban areas in the greater capital region, with an area weighted average of 32 people per GDA ha. In the higher density scenario, population density of simulated greenfield urban residential areas ranges from 27 to 68 people per GDA ha with an overall average of 63 people per GDA ha.

Results

High Growth Scenarios

During the 50-year high population growth simulation, total settlement footprint doubled from 1359 km2 to 2739 km2 when Low Density development was applied. Rural residential footprint accounted for the largest portion of the settlement footprint growth (795 km2), followed by urban residential (428 km2) and industrial (156 km2). Settlement footprint growth was reduced by over 50% in the Increased Density scenario, reaching a total extent of 1988 km2 as compared to 2739 km2 during the Low Density scenario.

Reduced settlement footprint expansion during the Increased Density scenario resulted in the conservation of farmland and natural land. Whereas the Low Density scenario resulted in the loss of 502 km2 of natural land cover and 877 km2 of farmland under high population growth, these losses were reduced to 200 km2 of natural land cover and 413 km2 of farmland during the Increased Density scenario. This represents conservation of 302 km2 of natural land cover and 464 km2 of farmland relative to the Low Density scenario.

The lower settlement footprint expansion during the Increased Density scenario also resulted in lower urban greenfield costs relative to the Low Density scenario. Under high population growth, the cumulative gross urban greenfield cost during the Increased Density scenario was $25 billion compared to $54 billion during the Low Density scenario, for a savings of $29 billion. Cumulative net urban greenfield cost during the Increased Density scenario was $7 billion compared to $15 billion during the Low Density scenario, for a savings of $8 billion.

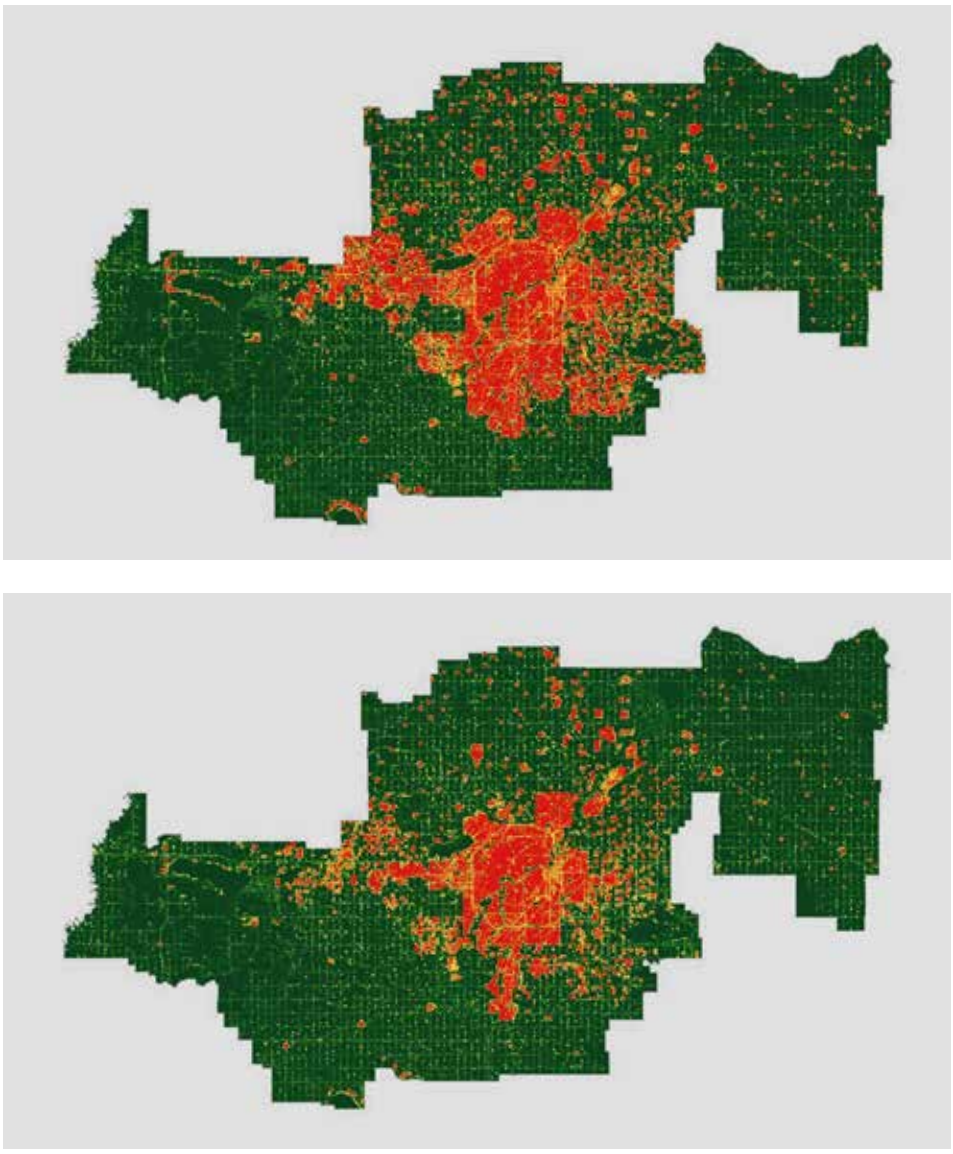

Figure 1. Total settlement footprint in year 2064 under simulated Low Density (top) and Increased Density (bottom) scenarios with high population growth.

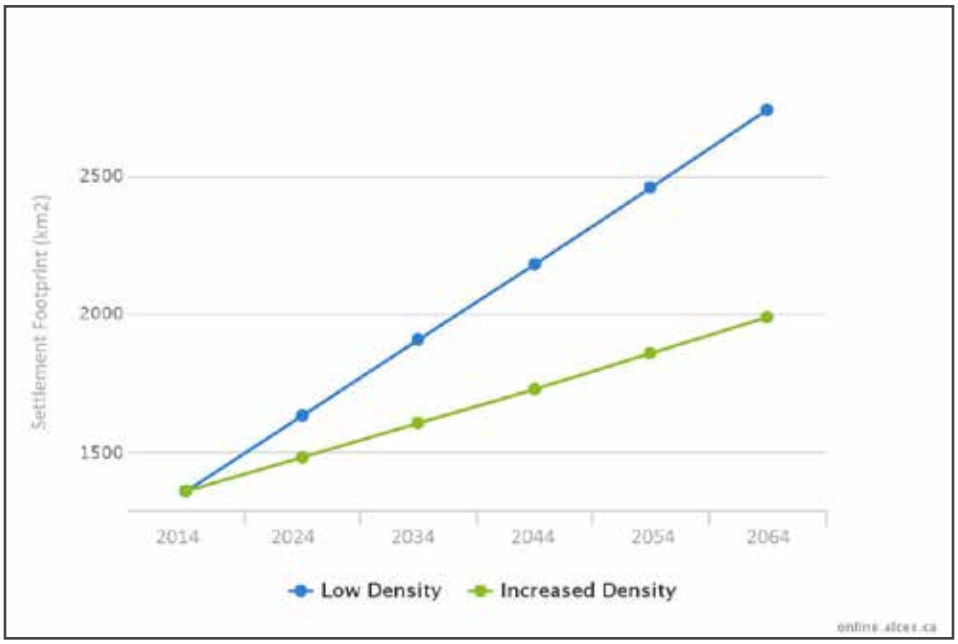

Figure 2. Simulated total settlement footprint growth during Low Density and Increased Density scenarios with high population growth.

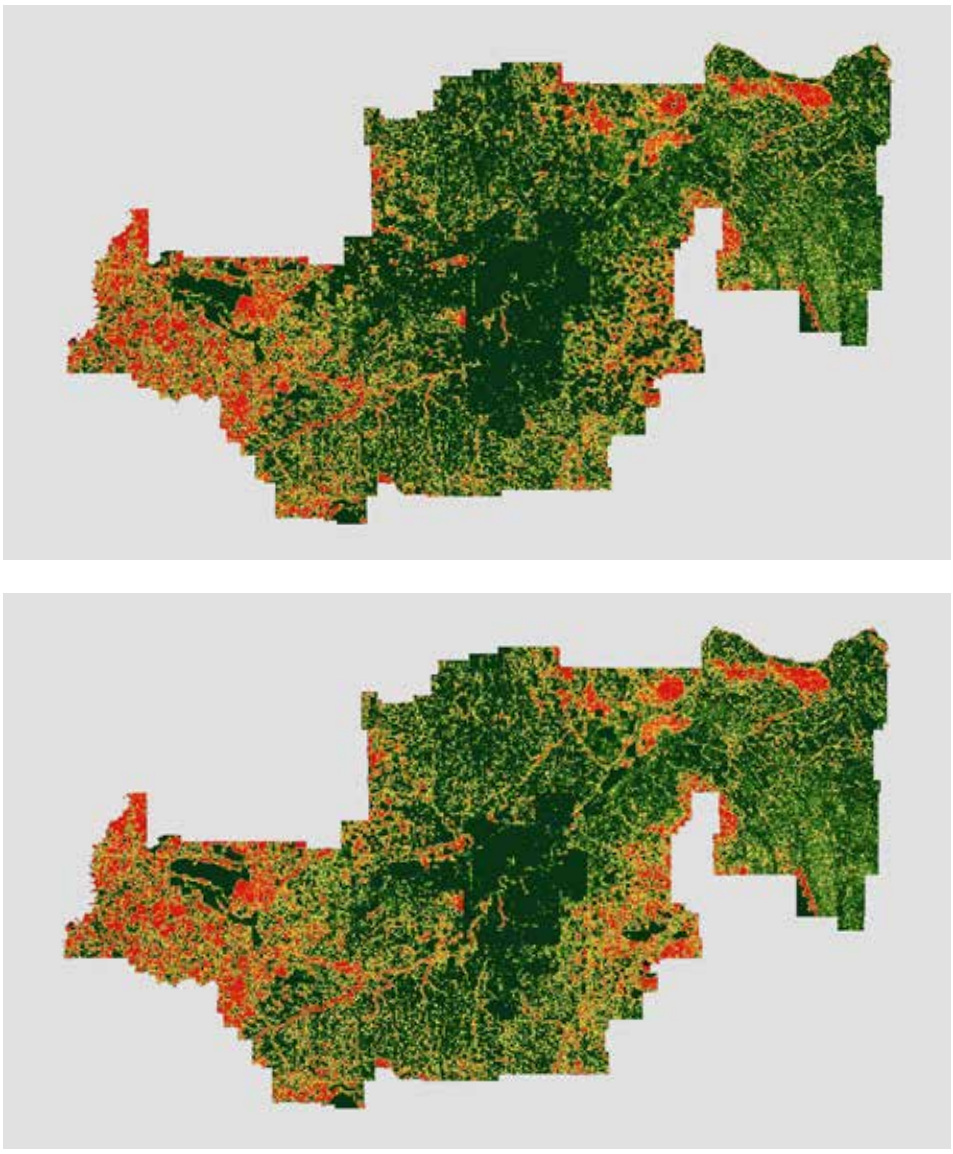

Figure 3. Natural land in year 2064 under simulated Low Density (top) and Increased Density (bottom) scenarios with high population growth.

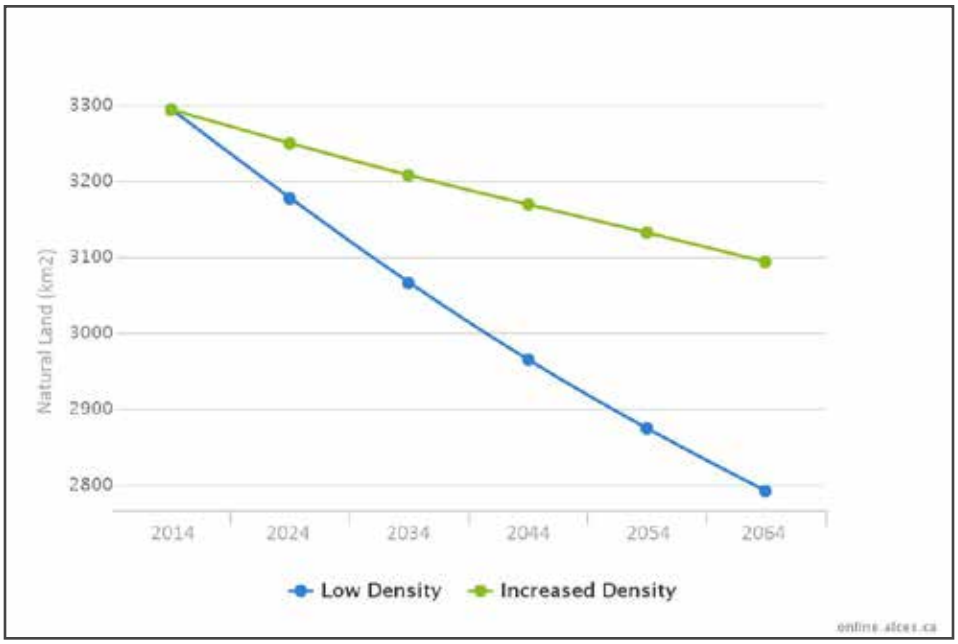

Figure 4. Simulated decline in natural land during Low Density and Increased Density scenarios with high population growth.

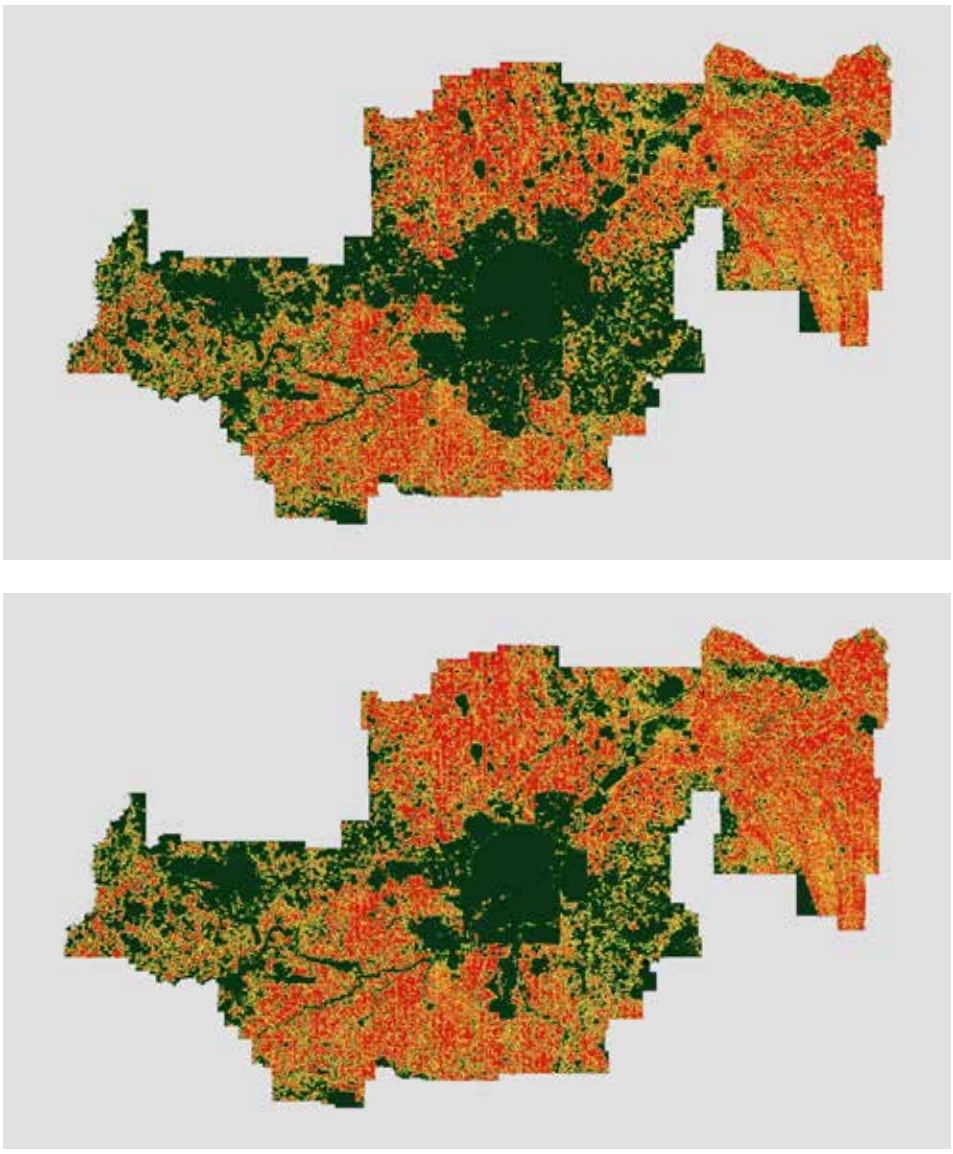

Figure 5. Farmland in year 2064 under simulated Low Density (top) and Increased Density (bottom) scenarios with high population growth.

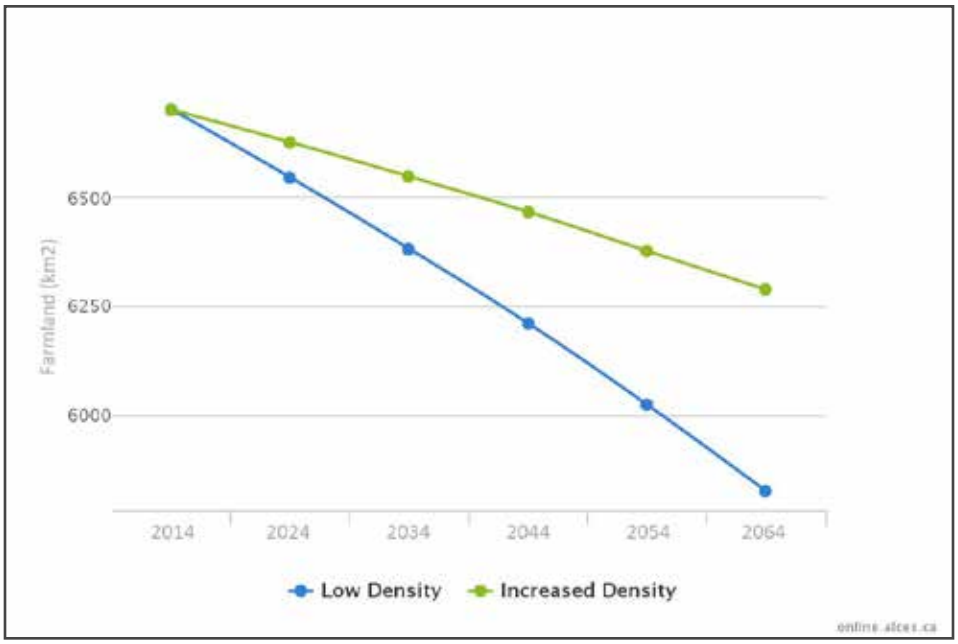

Figure 6. Simulated decline in farmland during Low Density and Increased Density scenarios with high population growth.

Figure 7. Cumulative gross urban greenfield cost under simulated Low Density (top) and Increased Density (bottom) scenarios with high population growth.

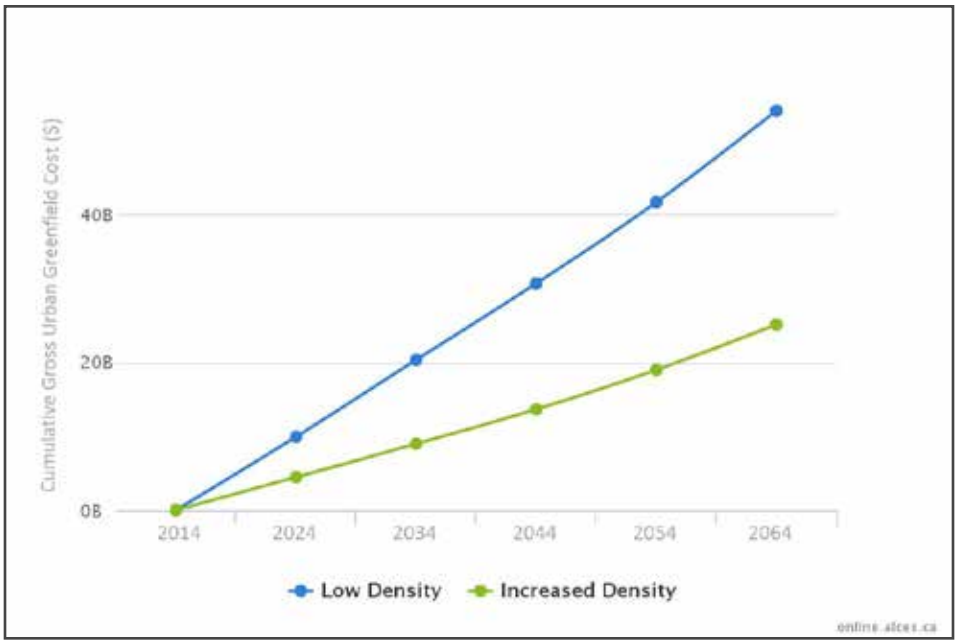

Figure 8. Simulated cumulative gross urban greenfield costs during Low Density and Increased Density scenarios with high population growth.

Figure 9. Cumulative net urban greenfield cost under simulated Low Density (top) and Increased Density (bottom) scenarios with high population growth.

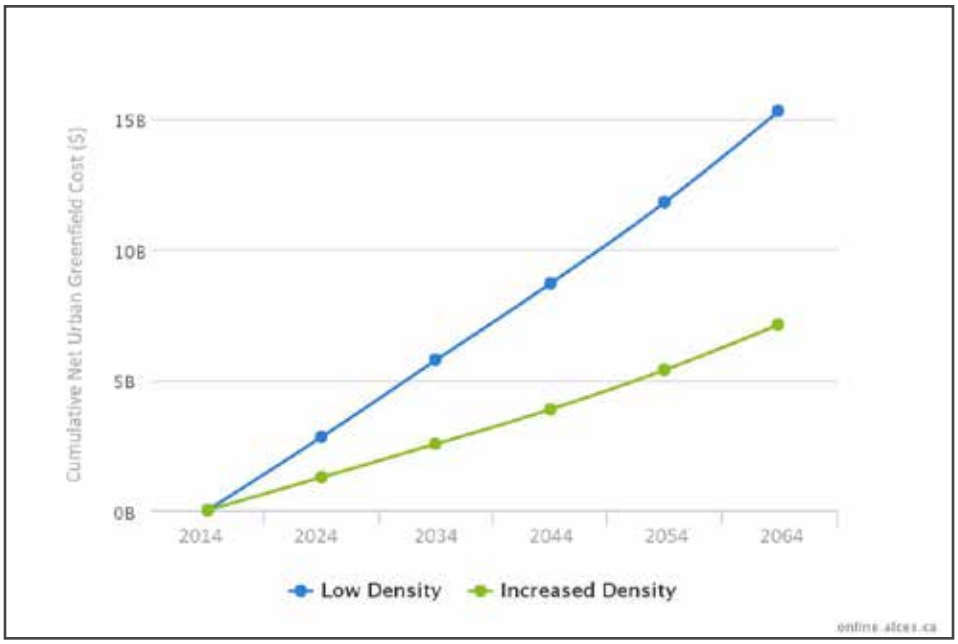

Figure 10. Simulated cumulative net urban greenfield costs during Low Density and Increased Density scenarios with high population growth.

Low Growth Scenarios

Under low population growth, the expansion of settlement footprint was reduced by 1/3rd compared to high population growth. As a result, loss of farmland and natural land was also reduced. By the end of the 50-year simulation of the Low Density scenario with low population growth, total settlement footprint had expanded by 917 km2, resulting in a loss of 332 km2 of natural land and 584 km2 of farmland. The relative effect of the Increased Density scenario was the same under low population growth as it was under high population growth (~50% reduction in settlement expansion), although the absolute effect was smaller due to the overall reduction in settlement expansion with lower population growth. The same pattern was evident for urban greenfield costs. Costs were reduced by 1/3rd under low population growth compared to high population growth, but the relative effect of the Increased Density scenario was the same (~50% reduction in cost relative to Low Density).

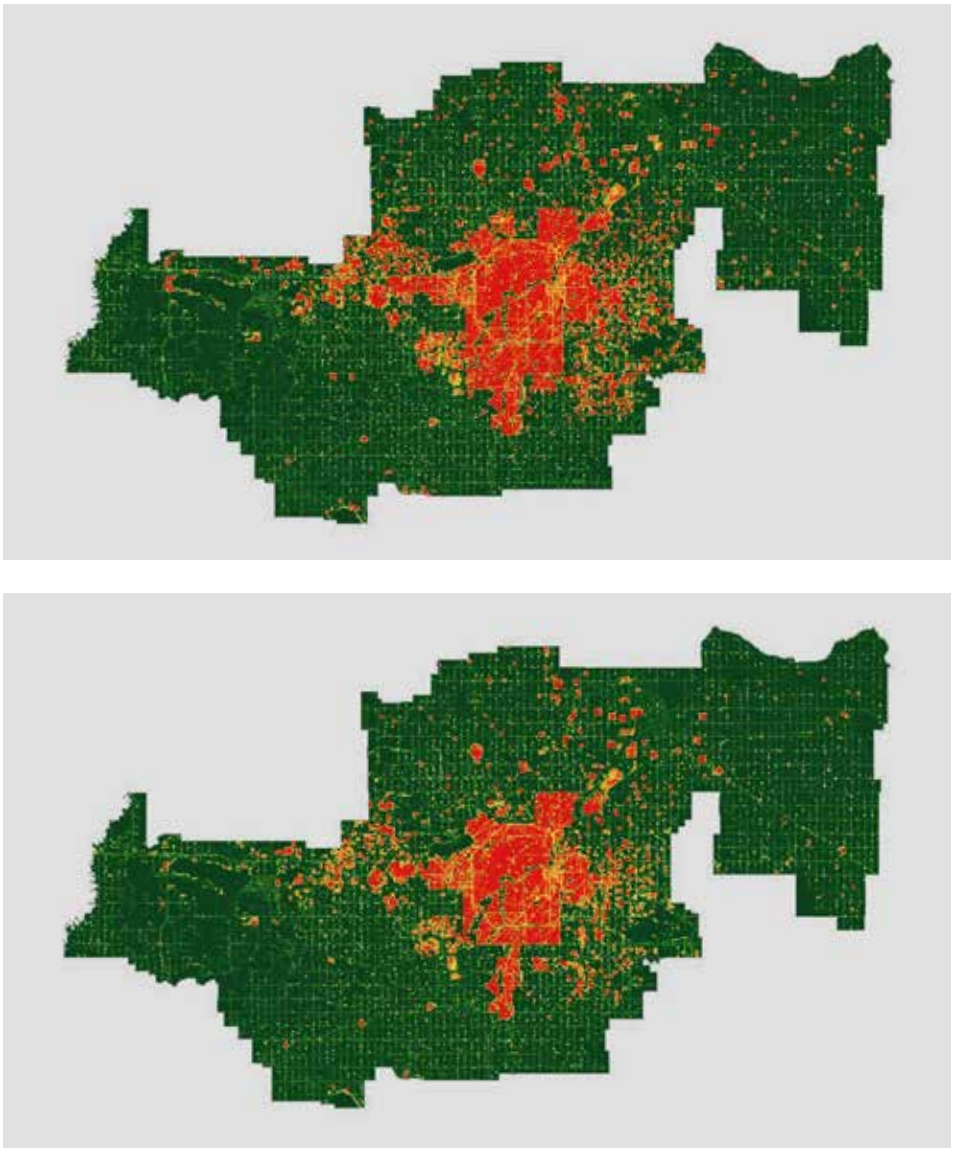

Figure 11. Total settlement footprint in year 2064 under simulated Low Density (top) and Increased Density (bottom) scenarios with low population growth.

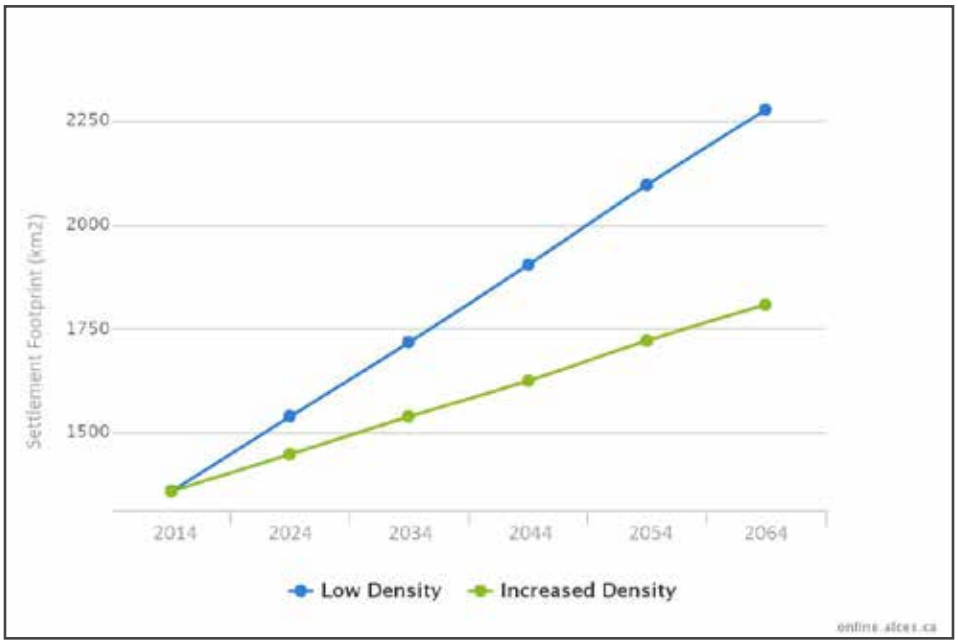

Figure 12. Simulated total settlement footprint growth during Low Density and Increased Density scenarios with low population growth.

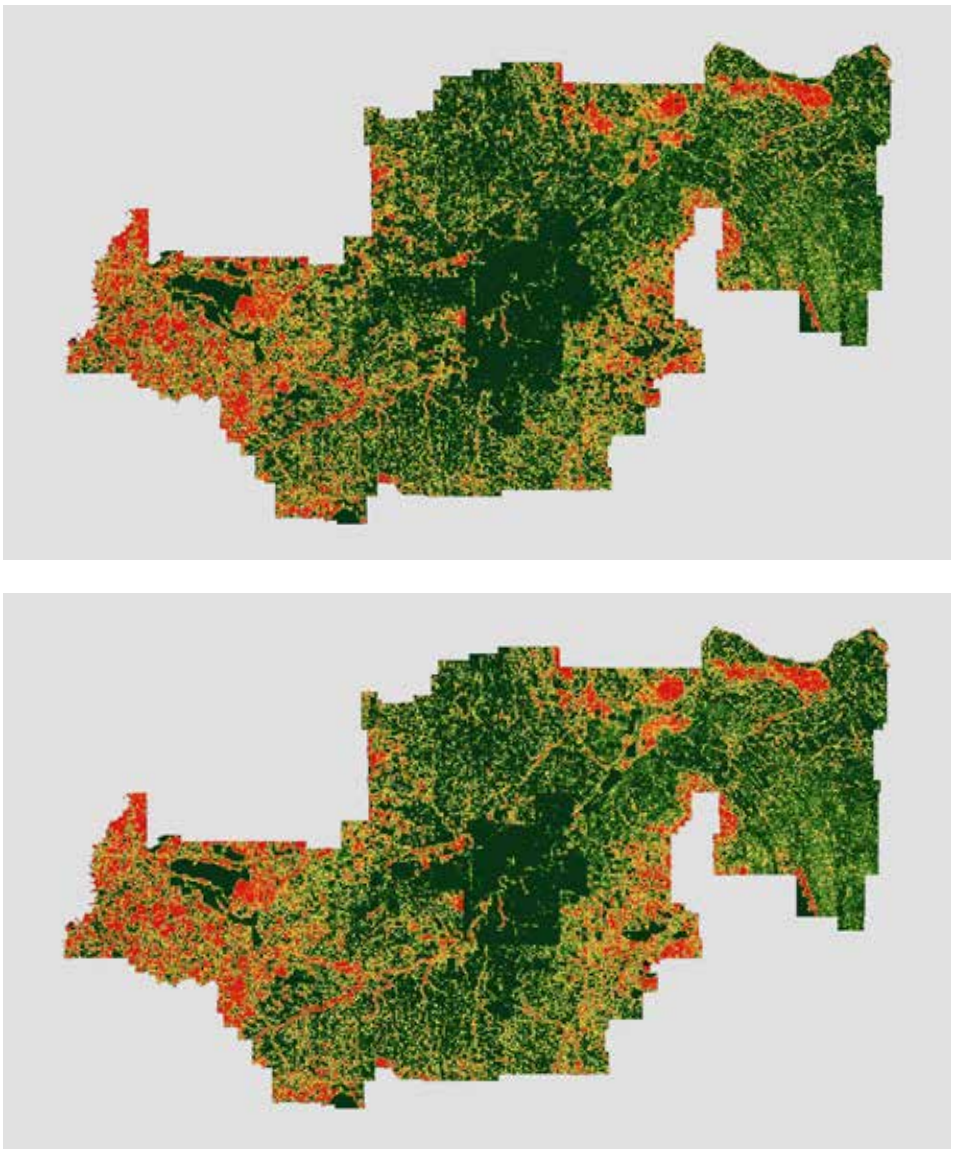

Figure 13. Natural land in year 2064 under simulated Low Density (top) and Increased Density (bottom) scenarios with low population growth.

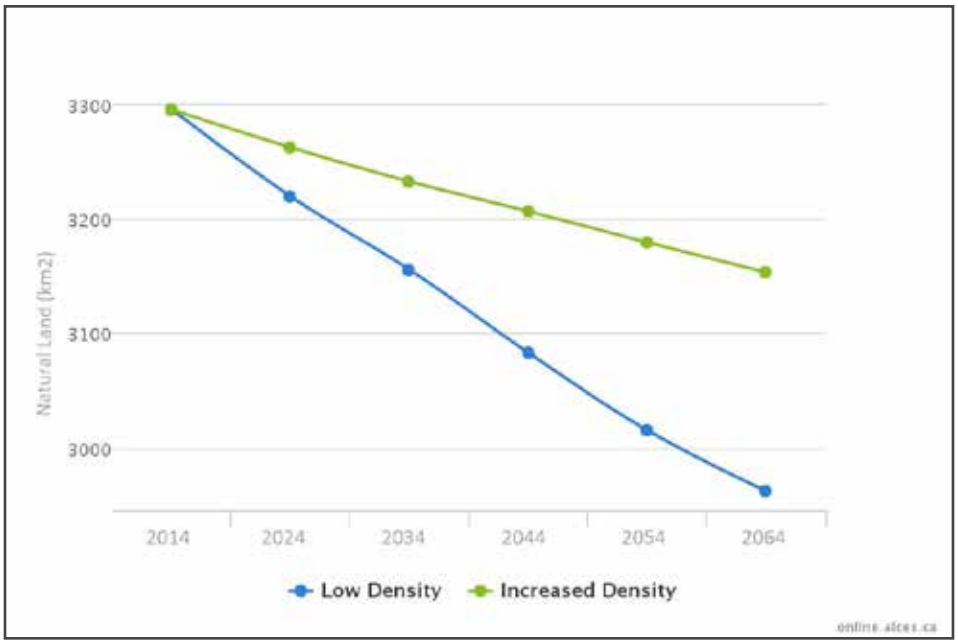

Figure 14. Simulated decline in natural land during Low Density and Increased Density scenarios with low population growth.

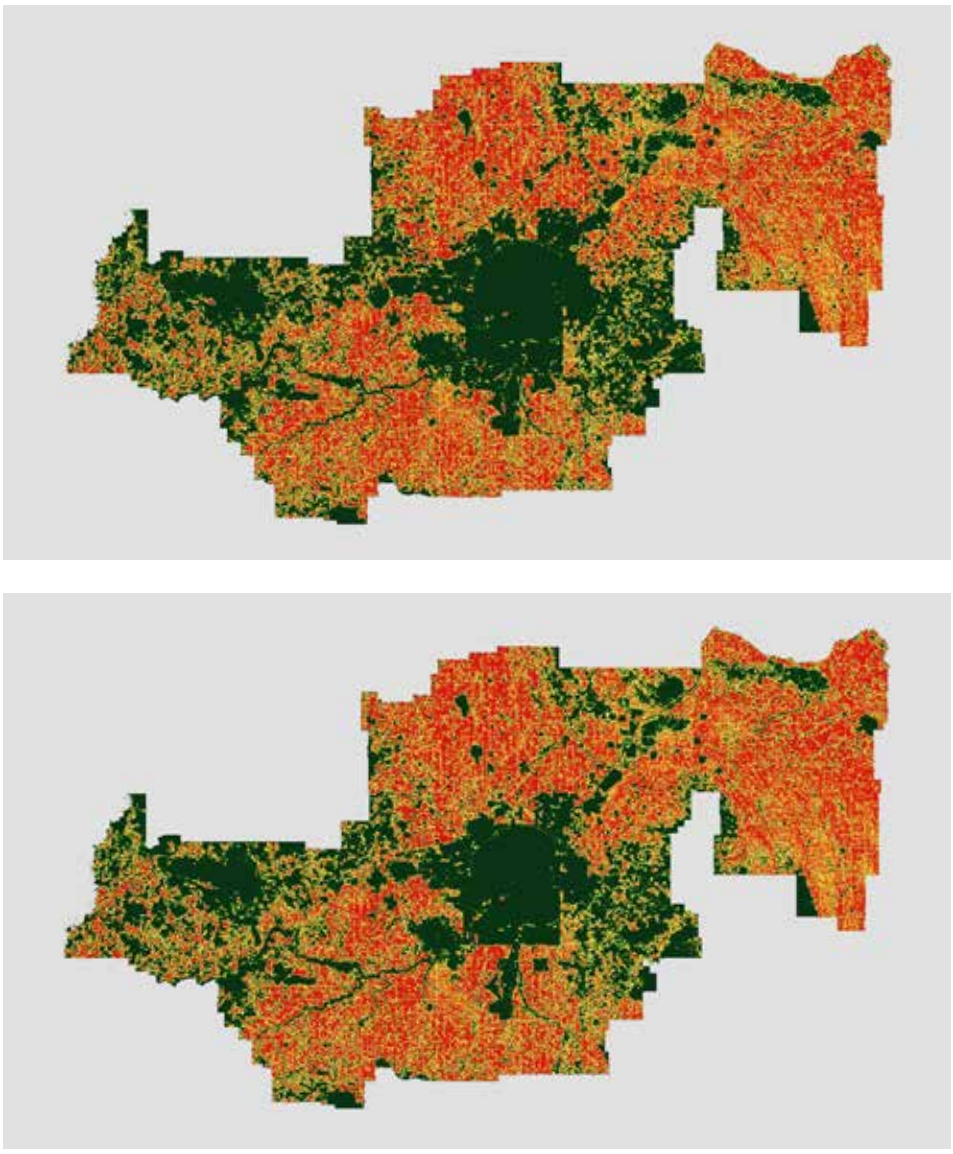

Figure 15. Farmland in year 2064 under simulated Low Density (top) and Increased Density (bottom) scenarios with low population growth.

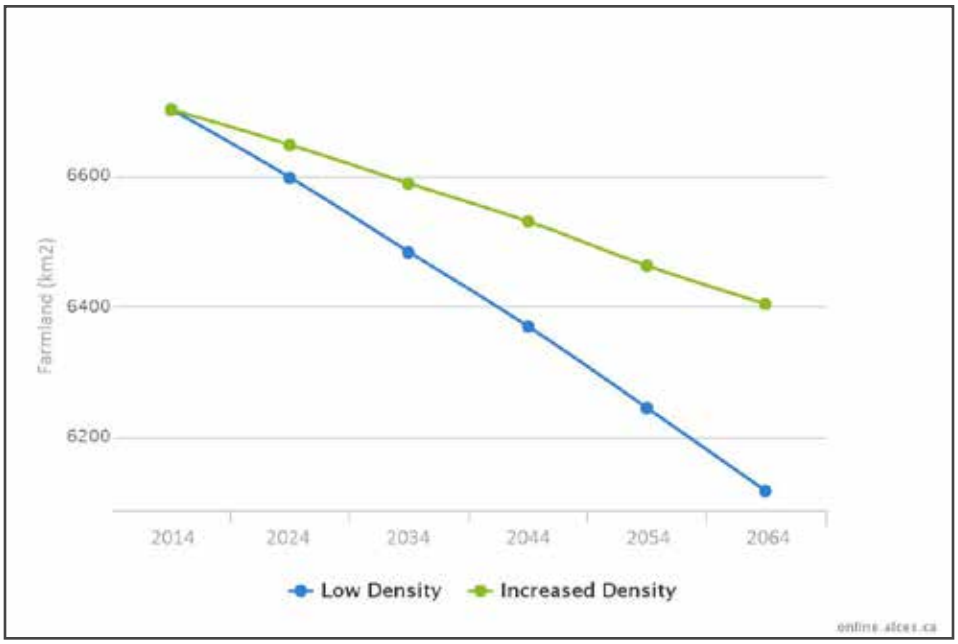

Figure 16. Simulated decline in farmland during Low Density and Increased Density scenarios with low population growth.

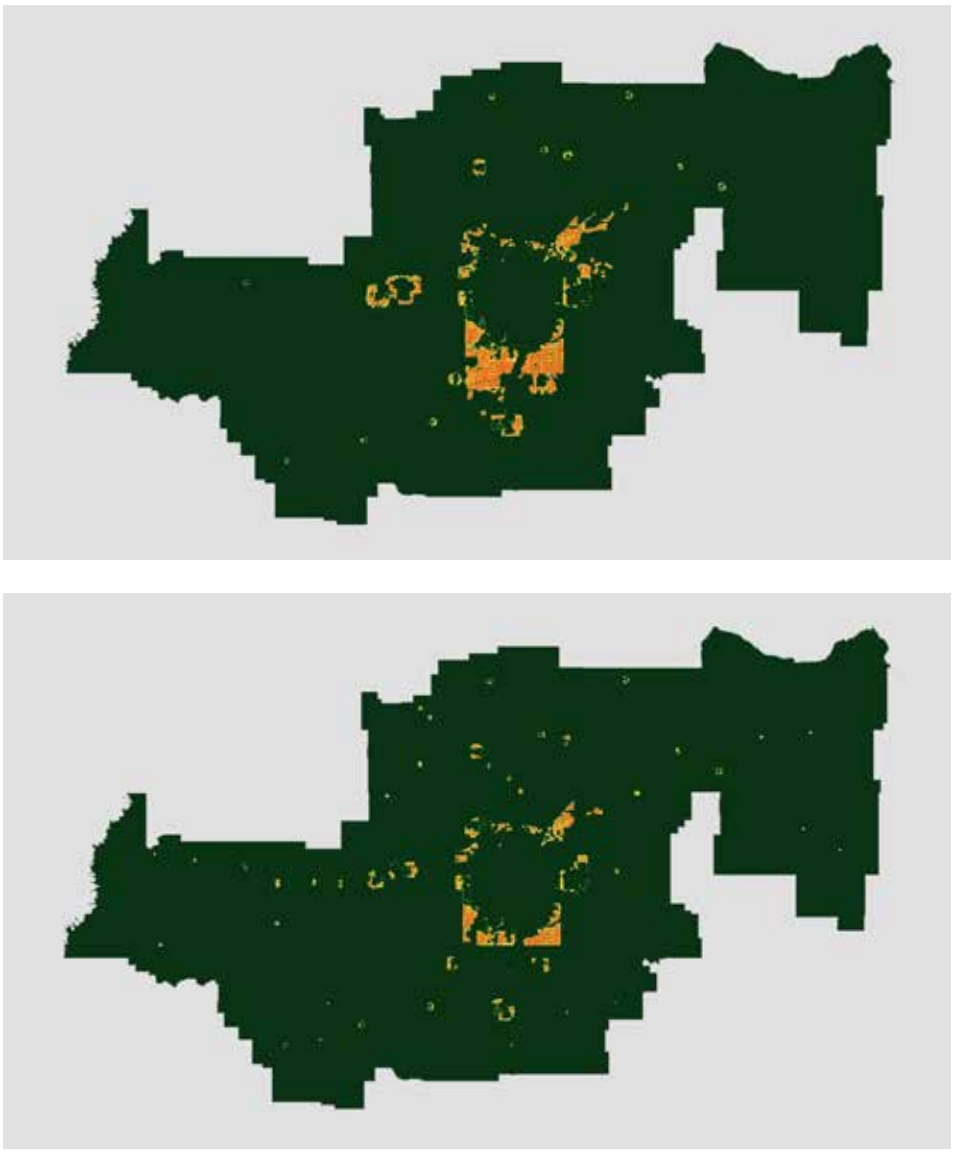

Figure 17. Cumulative gross urban greenfield cost under simulated Low Density (top) and Increased Density (bottom) scenarios with low population growth.

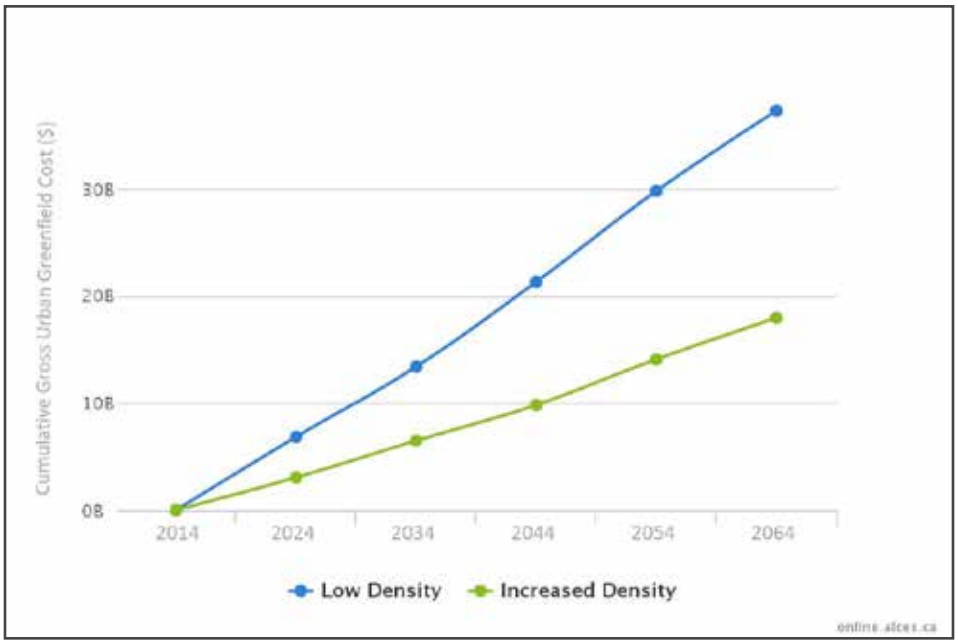

Figure 18. Simulated cumulative gross urban greenfield costs during Low Density and Increased Density scenarios low population growth.

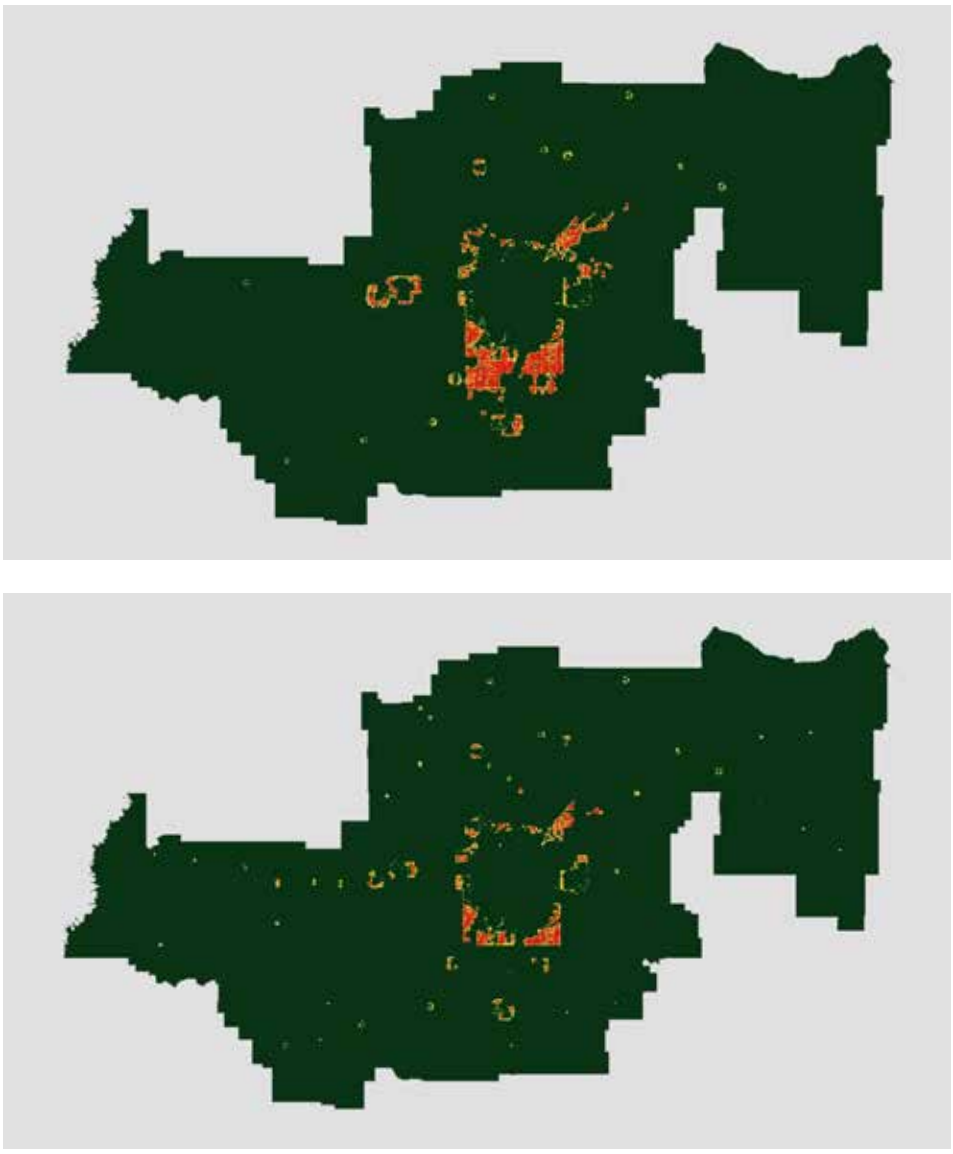

Figure 19. Cumulative net urban greenfield cost under simulated Low Density (top) and Increased Density (bottom) scenarios with low population growth.

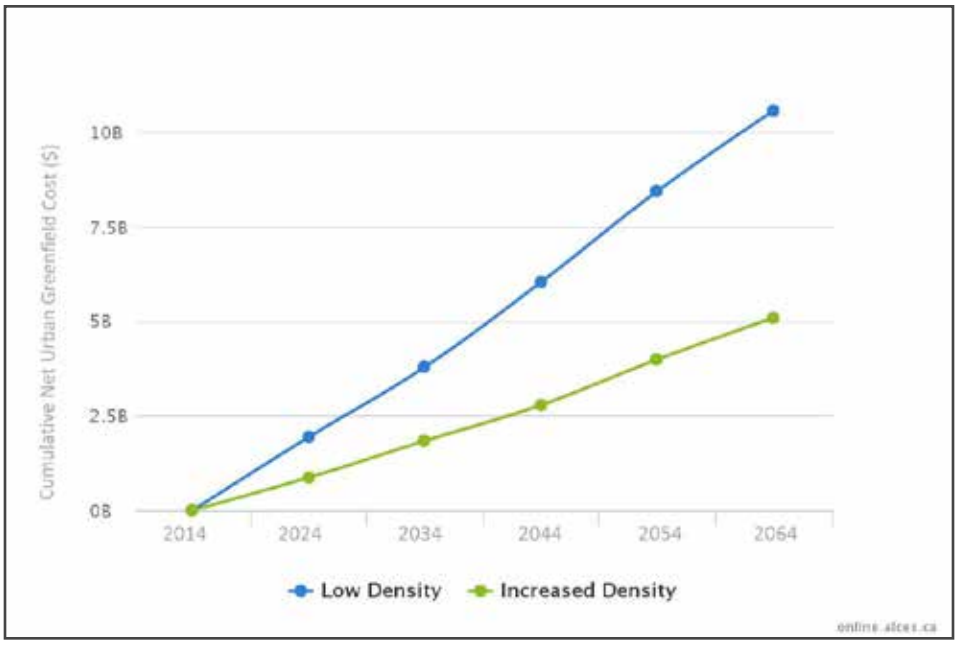

Figure 20. Simulated cumulative net urban greenfield costs during Low Density and Increased Density scenarios with low population growth.

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Appendix – Population Projections

As described in the report, low and high population growth trajectories by municipality over the next 50 years were as per the Consolidated CRB-Accepted Population and Employment Projections, 2014-2044 downloaded from the Capital Region Board website. Population growth between 2014 and 2044 and after 2044 was assumed linear.

Low Growth Population Projection

Member Municipality	2014	2024	2034	2044	2054	2064
Beaumont	15800	22800	29800	36800	43800	50800
Bon Accord	1600	1967	2333	2700	3067	3433
Bruderheim	1300	1667	2033	2400	2767	3133
Calmar	2100	2567	3033	3500	3967	4433
Devon	6700	8200	9700	11200	12700	14200
Edmonton	877900	1039167	1200433	1361700	1522967	1684233
Fort Saskatchewan	22800	29733	36667	43600	50533	57467
Gibbons	3200	3933	4667	5400	6133	6867
Lamont	1900	2300	2700	3100	3500	3900
Lamont County	4200	5200	6200	7200	8200	9200
Leduc	28600	35600	42600	49600	56600	63600
Leduc County	14100	15833	17567	19300	21033	22767
Legal	1400	1667	1933	2200	2467	2733
Morinville	9400	11333	13267	15200	17133	19067
Parkland County	31800	35433	39067	42700	46333	49967
Redwater	2200	2500	2800	3100	3400	3700
Spruce Grove	29500	36867	44233	51600	58967	66333
St. Albert	63300	72233	81167	90100	99033	107967
Stony Plain	16700	21867	27033	32200	37367	42533
Sherwood Park	69696	79584	89472	99360	109248	119136
Strathcona County	27104	30949	34795	38640	42485	46331
Sturgeon County	20600	24067	27533	31000	34467	37933
Thorsby	1000	1233	1467	1700	1933	2167
Wabamun	700	833	967	1100	1233	1367
Warburg	900	1033	1167	1300	1433	1567

[17] The population projection for Sherwood Park was created by assuming that 72% of Strathcona County's population resides in Sherwood Park based on Strathcona County's 2015 census (http://www.strathcona.ca/departments/legislative-legal-services/census/).

High Growth Population Projection

Member Municipality	2014	2024	2034	2044	2054	2064
Beaumont	15800	30467	45133	59800	74467	89133
Bon Accord	1600	2167	2733	3300	3867	4433
Bruderheim	1300	1867	2433	3000	3567	4133
Calmar	2100	2800	3500	4200	4900	5600
Devon	6700	8867	11033	13200	15367	17533
Edmonton	877900	1075533	1273167	1470800	1668433	1866067
Fort Saskatchewan	22800	36367	49933	63500	77067	90633
Gibbons	3200	4267	5333	6400	7467	8533
Lamont	1900	2533	3167	3800	4433	5067
Lamont County	4200	5633	7067	8500	9933	11367
Leduc	28600	41733	54867	68000	81133	94267
Leduc County	14100	17133	20167	23200	26233	29267
Legal	1400	1833	2267	2700	3133	3567
Morinville	9400	12233	15067	17900	20733	23567
Parkland County	31800	37867	43933	50000	56067	62133
Redwater	2200	3067	3933	4800	5667	6533
Spruce Grove	29500	42867	56233	69600	82967	96333
St. Albert	63300	81533	99767	118000	136233	154467
Stony Plain	16700	24467	32233	40000	47767	55533
Sherwood Park	69696	84864	100032	115200	130368	145536
Strathcona County	27104	33003	38901	44800	50699	56597
Sturgeon County	20600	26800	33000	39200	45400	51600
Thorsby	1000	1400	1800	2200	2600	3000
Wabamun	700	933	1167	1400	1633	1867
Warburg	900	1133	1367	1600	1833	2067

Appendix 3 – The Panel and Its Process

BACKGROUND

With an eye to the region's collective future, a group of nine Edmonton-area Mayors formed a positive alliance and spearheaded an initiative to look at new ways of planning, deciding and acting as one Metro Region.

The Metro Mayors Alliance is made up of Mayor Don Iveson (City of Edmonton), Mayor Gale Katchur (City of Fort Saskatchewan), Mayor Greg Krischke (City of Leduc), Mayor John Whaley (Leduc County), Mayor Rodney Shaigec (Parkland County, Mayor Stuart Houston (City of Spruce Grove), Mayor Nolan Crouse (City of St. Albert), Mayor Roxanne Carr (Strathcona County) and Mayor Tom Flynn (Sturgeon County). The municipalities they represent account for 95 percent of the region's population (over one million people), 96 percent of its assessment base and about 80 percent of its land base.

In September 2015, the Alliance appointed an independent Panel to provide frank advice on maximizing the Metro Region's potential. Composed of 12 members with various backgrounds (business/industry, finance, academia, arts and culture, social and not-for-profit agencies, public policy and agriculture), the Advisory Panel on Metro Edmonton's Future was asked to examine and make recommendations on three key questions:

- Is a globally competitive Edmonton Metro Region achievable? What does success look like?
- What is required to get there? What are the key success factors?
- What needs to be different to achieve these results?

During the course of its work, the Panel was supported by three resources: a Working Group to offer guidance and expertise on municipal governance issues; a Research Group to provide research assistance, including summarizing the wealth of academic articles and policy papers relevant to the Panel's work; and a Secretariat to provide administrative coordination and facilitation support.

THE PROCESS

To ensure it heard from a representative selection of regional voices, the Panel reached out to a wide range of stakeholders, including community advocates, business leaders and local First Nations. It consulted with experts, regional leaders, academics, representatives from municipal and provincial governments and other knowledgeable voices.

The Panel also benefitted from the ideas raised during a series of roundtable discussions on economic development, infrastructure, land use and community and social issues. Each roundtable discussed:

- What's working now?
- What's not working now?
- What needs to change in order to plan, decide and act as an Edmonton Metro Region in order to become globally competitive – socially, environmentally and economically – for the future?
- What mechanisms would you recommend to achieve this?

These focussed questions led to a number of invaluable insights and suggestions.

In developing its recommendations and writing its report, the Panel met its mandated requirements to:

- Identify barriers to maximizing regional assets and recommend potential solutions to overcome those barriers.
- Clearly enumerate and define shared benefits for the Metro Region.
- Make recommendations on what change is required to achieve a competitive Edmonton Metro Region within the context of triple bottom line (economic, social and environmental) outcomes.

Be Ready, Or Be Left Behind is the culmination of the Panel's distillation and consideration of all these inputs.

EXPERTS, REGIONAL LEADERS AND KNOWLEDGEABLE VOICES

Municipal Issues Experts

- Enid Slack, Director, Institute on Municipal Finance and Governance and Adjunct Professor, Munk School of Global Affairs, University of Toronto
- Wendell Cox, Chair, Housing Affordability and Municipal Policy, Frontier Centre for Public Policy
- Robert O'Neill, Executive Director, International City/County Management Association

Regional Leaders and Knowledgeable Voices

- Jerry Bouma, Principal, Toma and Bouma Management Consultants
- Mike Chow, Director, Aboriginal Relations, City of Edmonton
- Rick Sloan, Senior Policy Advisor, Office of the General Manager, Sustainable Development, City of Edmonton
- Ian Morrison, Senior Principal, Stantec
- Brad Pickering, Deputy Minister, Alberta Municipal Affairs
- Joseph Doucet, Dean, Alberta School of Business, University of Alberta
- Deb Teed, Executive Director, Family and Community Support Services
- Carl Amrhein, Deputy Minister, Alberta Health
- Doug Bertsch, Vice President, Regulatory and Stakeholder Relations, Northwest Upgrading
- Jeremy Heigh, Principal, Sift Ever Thing
- Brad Ferguson, President and CEO, Edmonton Economic Development Corporation
- Malcolm Bruce, CEO, Capital Region Board
- William Barclay, Counsel, Reynolds Mirth Richards & Farmer LLP

Roundtable Participants

- Todd Banks, Executive Director, Public Relations, Sherwood Park Chamber of Commerce
- Warren Singh, Vice President, Policy and Outreach, Edmonton Chamber of Commerce
- Barbara McKenzie, Executive Director, Leduc Nisku Economic Development Association
- Neil Shelly, Executive Director, Alberta's Industrial Heartland
- Glen Vanstone, Vice President, Startup Edmonton
- Maggie Davison, Vice President, Tourism, Edmonton Economic Development Corporation
- Line Porfon, Vice President, Government Relations, Merit Contactors
- Richard Horncastle, Director, Leduc Chamber of Commerce
- Chris Lumb, CEO, TEC Edmonton
- Laurie Scott, Chair, Urban Development Institute (Edmonton Region)
- Gary Redmond, Executive Director, Strathcona Industrial Association
- Jillene Lakevold, Director, Corporate Strategy and Relations, Canadian Manufacturers & Exporters Alberta
- Anne Smith, President and CEO, United Way Capital Region
- Bruce Armson, CEO, Unlimited Potential
- Martin Garber-Conrad, CEO, Edmonton Community Foundation
- Ian Mathieson, Director, Operations, Boyle Street Mission
- Erick Ambtma, CEO, Edmonton Mennonite Centre
- Merle White, Executive Director, Native Friendship Centre
- Russ Dahms, Executive Director, Edmonton Chamber of Voluntary Organizations
- Lindsay Daniller, Director, Community Initiatives and Development, REACH Edmonton
- Ione Challborn, Executive Director, Canadian Mental Health Association

Panel Members

Don Lowry (Chair)
After 16 years as President & CEO of EPCOR Utilities, Don Lowry stepped down in 2013 to focus on corporate board and advisory work and to devout more time to local community boards and associations. During Don's time with EPCOR, he led the growth of the Edmonton-based utility into a North American power and water company. In 2009, Don initiated the spin-off of EPCOR's power generation business into one of Canada's largest investor-owned generation companies, Capital Power Corporation.

Carman McNary (Vice-Chair)
Carman McNary is the Managing Partner of the Edmonton office of Dentons Canada LLP, and has practiced law in Edmonton since 1982. His practice focuses on strategic level planning for tax, tax litigation and corporate transactions and structures, working with boards and executive teams to develop structures and transactional solutions to complex cross-border investment growth. Carman has served in the community in many previous roles, notably as Chair of the Edmonton Chamber of Commerce, Governor of the Canadian Tax Institute and Member of the Capital Region Economic Roadmap Task Force. Carman also served as an officer in the Canadian Armed Forces, Naval Reserve, from 1975-2008, retiring at the rank of Captain (Navy).

Dr. Stanford Blade
Dr. Stanford Blade was born in Alberta and raised on a dairy and grain farm. He received his Bachelor of Science from the University of Alberta, Masters of Science from the University of Saskatchewan and Doctorate from McGill University. Stanford is currently the Dean of the Faculty of Agricultural, Life and Environmental Sciences at the University of Alberta. The Faculty is focused on teaching, research and community service in its departments and schools. Stanford was also the founding CEO of the Alberta Innovates Bio Solutions Corporation, a provincial government agency that leads and coordinates science and innovation to grow prosperity in Alberta's agriculture, food and forestry sectors.

Phyllis Clark
After completing her Doctoral Candidacy in Economics at the University of Michigan, Phyllis Clark served as Assistant Deputy Minister of Ontario's Management Board Secretariat and, between 1991 and 1992, was the province's Chief Economist and Assistant Deputy Minister of Finance. She then transferred her skills to higher education and joined York University as Vice President of Finance and Administration. In 2002, Phyllis returned to Alberta for her current role as Vice President, Finance and Administration, and Chief Financial Officer at the University of Alberta.

Salima Ebrahim
Salima Ebrahim is the Executive Director of the Banff Forum, a national public policy organization whose mission is to reinvigorate public debate in Canada and to find ways to strengthen our country through engaging young leaders from diverse backgrounds and industry sectors. Prior to working with the Banff Forum, Salima was a management consultant with the world's largest professional services firm (Deloitte), where she led teams focusing on developing strategies for governments in the Middle East and North America. She also worked with the City of Calgary and the Government of Canada and was a fellow with the United Nations Office of the High Commissioner for Human Rights.

Linda Hughes
Linda Hughes has been a leading figure in Canadian media for over 20 years and continues to be one of Canada's most influential communicators and advocates for education. She served as the 19th Chancellor of the University of Alberta and Chair of the Senate. Prior to that, she had an extensive career in journalism. In 1992, she was named Publisher and President of the Edmonton Journal – the first woman in Canada to hold the position of publisher of a major newspaper. Deeply committed to her community, Linda is a founding member of the NorQuest College Foundation and former Chair of the Board of the United Way of the Alberta Capital Region.

Reg Milley
Reg Milley recently retired from Edmonton Airports where he was President and CEO since 2005. Throughout his time with Edmonton Airports, Reg had a positive impact, not just on the airport, but in the community and region as well. Thanks to his vision and leadership, the Edmonton area has a world-class airport with 15 more non-stop destinations, 50 percent more terminal space and double the number of shops and services. Prior to joining Edmonton Airports, Reg was President of Halifax International Airport, a position he had held since 2001. Before that, he was a Vice President and Lead Officer with Husky Energy Inc. headquartered in Calgary.

Liz O'Neill
For over 30 years, Liz O'Neill has devoted her life to serving children and youth. She began her career at the Department of Secretary of State in youth policy and programming and then became the Field Director of Youth Services for the Ontario Youth Secretariat. Liz is currently the executive director of Boys and Girls Clubs Big Brothers Big Sisters Society of Edmonton & Area. She started in 1979, serving 50 children; today, this organization, after several mergers, has more than 3,000 volunteers and serves more than 5,000 children. As a driving force in Edmonton's charitable sector, Liz has demonstrated savvy business acumen, sound values and inspirational leadership.

Tim Reid
Tim Reid is currently President and CEO of Northlands. Leading one of Edmonton's oldest institutions through a period of evolution is no easy task, but he injects an entrepreneurial spirit back into an organization that was created by visionaries nearly 137 years ago. Joining the team in September 2014, he came to Northlands with unparalleled experience in revolutionizing entertainment and recreation facilities across Canada. Throughout his time at Northlands, Tim has been instrumental in pushing the organization into a new era where positive staff culture, long-term planning and people are paramount to its success.

Andrew Ross
Andrew Ross currently serves as Executive Vice President, Northern Operations, for Clark Builders, where he leads a team of more than 600. During his time with the company, Andrew has fuelled impressive growth, and is accountable for more than $500M in revenue. His commitment to people, quality, innovation, and enduring relationships ensures operational excellence and sustainability for the future. Andrew is a proud Albertan driven to achieve long term success for the community He commits his time, energy and skills to several non-profit boards and committees.

Dr. Brad Stelfox
Dr. Brad Stelfox established the ALCES Group in 1995. The ALCES Group is a collection of landscape planners and resource analysts whose mission is to be a world leader in the delivery of land-use cumulative effects simulation modeling tools, strategic land-use planning advice and the provision of practical strategies to assist governments, businesses and society make balanced, informed decisions. During the past decade, the ALCES Group has completed approximately 40 large land use cumulative effects projects in Canada, Paraguay, United States, India and Australia. Brad is also an adjunct professor at the Department of Biological Sciences, University of Alberta and Department of Environmental Design, University of Calgary.

Paul Whittaker
Paul Whittaker was appointed President and CEO of the Alberta Forest Products Association in 2014 and assumed the additional duties of Chair of the Alberta Softwood Lumber Trade Council in 2015. Previously, Paul was with the Government of Alberta for 31 years serving in a range of senior posts, including in Alberta Health, Alberta Federal and Intergovernmental Affairs, Deputy Minister of Alberta Municipal Affairs, President of the Alberta Social Housing Corporation, as well as working on Aboriginal and constitutional issues.

Working Group Members

- John McGowan, President and CEO, McGowan & Associates
- Dr. Robert Murray, Vice President, Research, Frontier Centre for Public Policy, Adjunct Professor, University of Alberta
- Simon O'Byrne, Vice President, Sector Leader – Community Development Canada, Stantec
- James Simpson, President, James V. Simpson & Associates Inc.

BE READY, OR BE LEFT BEHIND

Report of the Advisory Panel
on Metro Edmonton's Future

May 31, 2016

APPENDICES 4 - 5

Appendix 4 – Annotated Bibliography

Is a globally competitive Edmonton Metro Region achievable? What does success look like? What are the factors required to get us there? What needs to be done differently in the region to achieve results? In setting out to answer these questions, the Panel considered a wide range of government reports and academic articles on inter-municipal cooperation.

Alberta Capital Region Steering Committee. "Capitalize: The Economic Roadmap for Alberta's Capital Region." 2011.

This report provided the Capital Region Board with a vision for Alberta's Capital Region, arguing that a coherent and focused collaborative approach was needed for the region to emerge as a significant city-region on the world stage. The report's recommendations include strengthening regional management, improving the arena of education and training, participating in the economic and social development of the circumpolar north, attracting businesses and developing transportation links to, from and within the region.

Alberta Capital Region Steering Committee. "Volume 1: Edmonton Metropolitan Region Economic Development Framework." June 4, 2015.

The Edmonton Metropolitan Region Economic Development Framework represents a long-term agreement to be signed by different parties in the Alberta Capital Region. The vision is "To be a business location of choice for global investment, by collaboratively building on regional assets." Making the distinction between local, sub-regional and regional levels, the authors argue the top three priority areas are regional: marketing, talent and industry.

Alberta Capital Region Steering Committee. "Volume 2: Edmonton Metropolitan Region: Economic Development Strategy 2015-2018." May 21, 2015.

This document for the Capital Region Board contains a strategy reflecting the insights of regional economic development professionals on how to prepare Alberta's Capital Region to succeed in a globally competitive metropolitan environment. At the core of this strategy is a commitment to collaboration. Priorities for the coming five years include unified marketing, attracting talent and growing and diversifying industry. This is a sister document to "The Economic Development Framework," which outlines a framework for collaboration, the organization and the funding model for the initiative.

Alberta Municipal Affairs. "Collaborative Governance Initiative." http://www.municipalaffairs.alberta.ca/mdrs_collaboration.

The provincial government's Collaborative Governance Initiative (CGI) offers Municipal Dispute Resolution Services that can help municipalities assess whether collaborative governance is an appropriate fit, help convene the process, and ensure that prerequisites are in place. It provides a few samples under "Protocols, Agreements & Successes" of successes involving the CGI, including the Common Bonds Agreement between Strathcona County and the City of Fort Saskatchewan.

Aquatera Utilities Inc. https://aquatera.ca/.

Aquatera is a full-service utility company formed by the City of Grande Prairie, County of Grande Prairie and Town of Sexsmith. This for-profit corporation has a vision of being "the most innovative municipal company in Canada by 2020." Aquatera serves as an example of two or more municipalities forming a for-profit corporation with the minister's approval and transferring assets to that corporation to help it achieve its objectives.

BCTransit. "Victoria Regional Transit Commission." http://bctransit.com/*/about/funding-and-governance/victoria-regional-transit-commission.

AND

BCTransit. "Victoria Regional Transit System: SD62." School District 62 – Transportation Public Meeting: Sooke. January 21, 2016.

BCTransit is a provincial authority responsible for the planning, funding and operation of all transit in the province outside of Metro Vancouver. The Victoria Regional Transit Commission makes decisions regarding transit services and funding in the Victoria region, more specifically. It consists of seven elected local government officials appointed by the Lieutenant Governor in Council, and two Commission members are appointed as directors of BCTransit.

Bish, Robert. "Amalgamations: Discredited Nineteenth-Century Ideals Alive in the Twenty-First." C.D. Howe Institute, 2001.

This source makes a case against amalgamation and large, central bureaucracies. It argues that smaller governments are more responsive to their citizens than large bureaucracies. The benefits of amalgamating, on the other hand, are rarely realized. Not only is money not necessarily saved by centralizing authority, according to the article, approximately 80 percent of local government activities don't benefit from economies of scale. The activities that do possess economies of scale are those needed infrequently by municipalities, such as homicide investigation or traffic light maintenance or a few very large capital facilities, such as landfills. "In summary, there is overwhelming evidence that *the least expensive local governments* are found in polycentric systems of small and medium-sized municipalities that also cooperate in providing those services that offer true economies of scale (p. 20)." This source also compares different approaches used throughout Canada, including the model used in British Columbia.

Bish, Robert L. "Amalgamation: Is it the Solution?" Prepared for The Coming Revolution in Local Government conference. Halifax: Atlantic Institute for Market Studies, 1996.

This paper discusses the merits and disadvantages of both single-tier municipal reforms and two-tier municipal reforms, and it discusses an alternative way of thinking that isn't a "tier" model. The arguments essentially come down to a "debate over multi-organizational versus centralized control." According to the author, "The observation that a multiplicity of individuals and organizations can function together for mutual benefit without central direction is one of the most important insights in the history of human thought." After exploring regional collaboration at the inter-municipal level, the author argues in favour of deeper mechanisms of collaboration.

Bouma, Jerry. "Capital Region Board Growth Plan Update: Agriculture Working Paper." January 10, 2016.

This report for the Capital Region Board asserts that the province has failed to provide specific guidelines regarding the use of agricultural lands in the region and so the onus to establish policies is now on the municipalities. The report's purpose is to provide background information and policy recommendations for the CRB to use when updating the *Capital Region Growth Plan*. The report notes that municipalities in the region currently have differing approaches to agricultural land use planning, which the author argues "leads to differing rates of land conversion, fragmentation and impacts to the agricultural industry at large."

Bruce, Brittany M. "Collaboration and Regional Economic Development: A Comparison of North Country, New York and Four Counties, Ontario." Master's thesis. Waterloo, ON: University of Waterloo, 2014.

This is a Master's thesis that studies collaborations related to agriculture and economic development in North County, NY and Four Counties, ON. It explores key factors for success or failure, barriers to cooperation and implementation challenges. The author finds that regional collaboration is not a universal solution to economic challenges for all jurisdictions and may be more successful at an intra-county scale. Furthermore, it finds that a vast geography, lack of an urban centre and insufficient resources facilitate collaboration. She notes that stakeholders are increasingly encouraging collaboration because they are "beginning to understand the limits of what they can achieve as individual organizations" and "provincial, state and federal levels of government increasingly want to interact with only one entity at a regional level to increase efficiency."

Capital Region Board. "Capital Region Land Use Plan." March 12, 2009.

The primary purpose of this CRB plan is to "manage sustainable growth that protects the region's environment and resources, minimizes the regional development footprint, strengthens communities, increases transportation choice and supports economic development." According to the CRB, the document aims to accomplish these objectives through an integrated and strategic approach to planning which coordinates planning and development decisions in the region and identifies a regional development pattern to complement existing infrastructure, services and land uses.

Capital Region Board. "Growing Forward Fact Sheet: Land Supply and Regional Development Footprint." N.d.

This brief document provides the status of the Alberta Capital Region's current land supply. Making the distinction between "absorbed land supply" and "unabsorbed land supply, this document asserts that "the Capital Region has a sufficient supply of lands to accommodate future residential, commercial and industrial growth over the next 35 years and beyond." The bottom of the first page notes that one of the core principles of the Capital Region Growth Plan is to minimize the "regional development footprint" and that applying density targets will do this.

Capital Region Board. "Growing Forward Fact Sheet: Priority Growth Areas." N.d.

This fact sheet explains that there are seven "Priority Growth Areas" (PGAs) in the Alberta Capital Region. These are the areas where the Capital Region Growth Plan intends for most new growth to occur. It's important to note that the CRB has signalled its intention to replace PGAs with three new policy tiers in its updated Growth Plan.

"Capital Region Intermunicipal Transit Network Plan." Growing Forward, Appendix 3. March 2009.

Based on the land use scenarios considered during the development of the Capital Region Growth Plan, the plan is intended to provide guidance to the Capital Region for regionally integrated and coordinated transit service planning and delivery. Its recommendation include moving forward with "quick wins" (i.e. transit initiatives and projects that are regionally beneficial and which can be implemented relatively quickly), establishing a new urban transit section within Alberta Transportation and developing a mechanism to enable municipalities to share the costs associated with the delivery of inter-municipal transit services.

City of Edmonton. "The Way We Grow: Municipal Development Plan." Bylaw 15100.

This source is the City of Edmonton's Municipal Development Plan to accommodate growth and aid in the evolution of a sustainable, healthy and compact city. Arguing that the city "recognizes the merits of managing growth and is committed to the success of the Capital Region Growth Plan," this plan focuses on land use planning in particular.

City of Edmonton. "The Way We Move: Transportation Master Plan." September 2009.

Acknowledging that land use and transportation are inextricably linked, this plan is based on seven transportation strategic goals, including transportation and land use integration, well-maintained infrastructure and economic vitality. Each of these goals embodies the four guiding principles: integration, sustainability, livability and innovation. The purpose of the plan is to guide policies and direction on how best to manage Edmonton's transportation system to contribute to a city that is "safe, vibrant, economically robust, culturally active and environmentally sustainable."

City of Edmonton. "The Way We Prosper: The City of Edmonton's Economic Development Plan." March 2013.

This source provides a vision of the City of Edmonton's future to help set direction and encourage different parties to align their priorities. It notes that "aligning the economic development focus of 20 municipalities in the region is also seen as difficult." The report also identifies "key constraints" Edmonton faces when competing with neighbouring municipalities for new business investment. It also has a section In "The Drive for Talent," it notes a global trend to adopt strategies aimed at retaining and attracting talented labour.

City Regions Task and Finish Group. "City Regions Final Report." Welsh Government, July 2012.

This report identifies potential city regions in Wales and explores how adopting a "city region approach" might benefit the economy. It argues that city regions in Wales "should be free to explore best-fit governance arrangements based on global good practice, recognizing that different levels of governance are required for different policies. The focus must be on what a change in governance is intended to achieve, not the process itself." This source also touches on economic development, concluding that "a city region approach in Wales could deliver three main economic benefits: larger and more efficient labour markets, larger potential markets for goods and services, and a greater exchange of knowledge, ideas and innovation."

Clark, Greg, and Tim Moonen. "The 10 Traits of Globally Fluent Metro Areas: International Edition." Brookings Institution, 2013.

The aim of this report is to provide insights for cities that are "forging their own new approaches toward the opportunities and challenges in a globalizing economy." It summarizes ten traits that define "globally fluent" metropolitan areas and that have proven to be strong determinants of an area's ability to succeed in global markets, including "open and opportunity-rich" and "international connectivity."

Cox, Wendell. "Reassessing Local Government Amalgamation." Frontier Centre for Public Policy. February 2004.

Provideing evidence from the United States that larger, amalgamated municipalities spend more per capita to operate than do smaller municipalities, this source demonstrates some of the pitfalls of amalgamation. Still, Cox says that a few functions of municipal government are better administered at a metropolitan level, such as highways and public transit.

Dawes, Sharon S., and Lise Préfontaine. "Understanding New Models of Collaboration for Delivering Government Services." *Communications of the ACM 46*, no. 1 (January 2003).

Featuring a number of cases studies, this short article demonstrates that fundamental elements of collaboration transcend cultural and national boundaries. It finds that collaboration rests on an understood (but often tacit) working philosophy, that collaboration efforts offer continuous opportunities for feedback, collaborators face issues regarding data ownership rights, multi-organization collaborations need an institutional framework, and technology choices have important effects on participants and the results.

Dawson Regional Planning Commission. http://dawson.planyukon.ca/

AND

Yukon Land Use Planning Council. "About Us." http://www.planyukon.ca/index.php/about-us-2.

In December 2014, the Government of Yukon, Tr'ondëk Hwëch'in and Vuntut Gwitchin Government made public a joint decision to suspend the Dawson Regional Land Use Planning process due to a matter before the courts that directly relates to the process. The Yukon Land Use Planning Council is currently active, however, and has three members who serve three-year terms. Its mandate is to make land use planning recommendations to the government and to First Nations.

Dell and Intel. "Preparing Local Economies for the Future." *Harvard Business Review*, January 12, 2016.

This article argues that the formula city planners need to follow to attract industries to their region is changing. Technology has made information ubiquitous and so virtual infrastructure is more important for many companies than the physical infrastructure that cities traditionally use to attract them. Experts at the 2015 Strategic Innovation Summit identified three major enablers for cities/communities to focus on: 1) attract and nurture human capital, 2) foster collaborative, growth-oriented commercial environments and 3) build an enabling foundation of technology, telecom and physical infrastructure.

Edmonton Economic Development. "Navigating Your Economic Future in Edmonton." January 2015.

The purpose of this workbook is to guide businesses in planning for economic possibilities likely to occur in Alberta's future, considering the possibility of four different scenarios, including "Oil Kings No More."

Federation of Canadian Municipalities. "Cities and Communities: Partners in Canada's Future." 2015.

This report contains proposals for the federal government to partner with municipalities to strengthen Canada's future. The Federation of Canadian Municipalities is a valuable agency for collaboration among municipalities and other levels of government that would be a valuable resource to a regional body, especially its Municipal Infrastructure Forum. The report proposes a number of solutions for infrastructure and public transit.

Found, Adam, Benjamin Dachis and Peter Tomlinson. "The 2014 C.D. Howe Institute Business Tax Burden Ranking." C.D. Howe Institute E-Brief, October 29, 2014.

This report contains the results of measuring the tax burdens of the largest cities in each province, arguing that prevailing tax-burden estimates are incomplete because they are missing business property taxes and land transfer taxes. It ranks the tax regimes of Calgary and Saskatoon as the least burdensome in Canada. The report recommends that municipalities "should reduce investor uncertainty by announcing a time-path of tax rates for future years."

Garcea, Joseph, and Edward C. LeSage Jr., eds. *Municipal Reform in Canada: Reconfiguration, Re-Empowerment, and Rebalancing*. Canada: Oxford University Press, 2005.

This book contains analyses of municipal reform initiatives, whether implemented or not, in each of Canada's provinces and in the territories. This source provides a means to compare different municipal reforms efforts tried in Canada. A section "Products of the Municipal Reform Initiatives: The Outputs" in the final chapter provides a comparative overview of four types of reform: structural, functional, financial and jurisdictional.

Gibson, Ryan. "A Primer on Collaborative Multi-Level Governance." Canadian Regional Development, May 2011.

This source discusses various definitions for the concepts of "governance," "multi-level" and "collaborative." Drawing on other authors' work, it says the region is a manageable scale for designing regional development policies and programs. Furthermore, new regionalism represents a movement by the nation states to shift towards pluralistic governance to better respond and coordinate policies and programs at the regional level.

Golden, Anne. "The Case for Regionalism Revisited." Speech for Toronto Region Economic Summit, March 29, 2012.

This source is a copy of a speech given by Anne Golden, who was asked in 1995 to chair a task force on the future of the Greater Toronto Area. The task force had highlighted some priorities for change, and 17 years later, Golden says that many of the issues flagged have not been addressed: the neglect of municipal physical infrastructure, a failure to integrate land use and transportation planning and a governance structure that impedes regional collaboration.

Golden, Anne, and Sophie Knowles, ed. "Governance Gridlock: Solving the Problem for 21st Century City-Regions." Toronto: Ryerson University, 2013.

This report is for a symposium in Toronto premised on the idea that city-regions are the drivers of economic prosperity in today's global economy. It argues that city-regions need sound governance, sufficient fiscal resources and effective leadership in order to succeed. While focused on Ontario, experts provided think pieces that would have relevance to other regions as well. The summary by Harry Moroz notes that most ideas for city-regions presented fall under three categories: governance reforms or new institutions, increased civic or public engagement and solutions focused on a particular issue. He notes a concern that the creation of municipal power centers might make provincial governments feel threatened.

Gormanns, Nina, and Cam Nguyen. "Canada's Municipal Spending Watch 2015." Canadian Federation of Independent Business, November 2015.

This report argues that the increased spending in Canada's municipal sector has far outpaced the reasonable benchmark of inflation and population growth. Furthermore, the CFIB claims that if Edmonton had held to the benchmark with its spending, each household could have saved $8,500 over the course of the decade. According to the report, Edmonton's operating spending increased by 74 percent between 2003 and 2013 compared to a population increase of 23 percent.

"Greater ABC Region Inter-municipal Consortium." In *Inclusion, collaboration and urban governance: Brazilian and Canadian Experiences*, organized by Hugh Kellas. Vancouver: The University of British Columbia, 2010.

This case study outlines the development of the Greater ABC Consortium, established in 1990, which articulates policies for the Greater ABC Region (part of Metropolitan Sao Paulo). This study argues, among other things, that a key weakness of the consortium's structure was its "lack of mechanisms, such as solid and trustworthy institutions, that ensure continuity of actions agreed upon." In 2009, a new public consortia law was in the works.

Halifax Regional Municipality. "The Greater Halifax Partnership – Economic Development Arm of HRM." May 2010.

The Greater Halifax Partnership was created in 1996 and intended to be the catalyst for economic growth in Greater Halifax. It's a unique model that has been copied elsewhere in North America, including Edmonton, which focuses on bringing together both the private and public sectors. This source is a valuable example of a collaborative model used elsewhere in Canada and can be used as an important example of other Canadian jurisdictions that have found novel ways at coming together to collaborate.

Heigh, Jeremy. "Choose to Lead: Building on the Competitive Advantages of the Capital Region." Sift Every Thing, November 13, 2014.

This report discusses the Alberta Capital Region's competitive advantages, based on interviews with the region's 24 Mayors and with 83 business executives. It finds that the "region's strongest advantages build on the pure volume of its ability to pull in inputs and push out products." It claims that while the energy sector drives the economy, it's not the biggest sector in the region. "Successfully navigating this region," this report argues, "will require deliberate leadership … decision makers must choose to pull in a common direction and focus on opportunities that build this region's advantages."

Hethcock, Bill. "Here's the main reason Toyota is moving from California to Texas." *Dallas Business Journal*, December 11, 2015.

This short article claims that housing costs are the main reason Toyota is re-locating its company to Texas. Its employees want affordable housing and to live the American dream. This source pinpoints an important consideration for regional planners to keep in mind: affordable housing attracts human capital and encourages economic development.

Hyndman, Lou. "An Agenda For Action: Alberta Capital Region Governance Review." Final Report, December 2000.

This report was commissioned by the Government of Alberta to provide recommendations for the Alberta Capital Region on governance and collaboration. It argues that strengthening the region is a necessity and that "partnerships are the best option." Section IV "Moving forward on two tracks" is of particular relevance; Hyndman makes recommendations based on two tracks: 1) a partnership track and 2) a shared services track.

ISL Engineering and Land Services. "Capital Region Integrated Growth Management Plan: Final Report on Core Infrastructure." November 30, 2007.

This report was written to develop the *Capital Region Integrated Growth Management Plan*. It discusses the core infrastructure components of Alberta's Capital Region and the infrastructure that will be required to accommodate projected growth in the region, including highways/roads, railways, airports, transit, water, wastewater, process water, power, pipelines and waste management. Population growth will exacerbate any existing inefficiencies or infrastructure deficits, so it's important to address the region's infrastructure needs.

Kelcey, Brian. "Mergers of RMs Ignorant." *Winnipeg Free Press*, July 10, 2013, http://www.winnipegfreepress.com/opinion/analysis/mergers-of-rms-ignorant-214868671.html.

This short article opposes forced amalgamation of rural municipalities. One of the reasons citied by the author is the tendency for staff salaries to go up and management pay to rise after mergers. Furthermore, larger municipalities can take on debt more easily and do so for precarious infrastructure projects. He claims that the "poster child" for successful amalgamation is Killarney-Turtle Mountain, but notes that this amalgamation was voluntary and followed 40 years of local leaders sharing for selected services.

Kelling, Jan, ed. "Urban-rural relationships in metropolitan areas of influence." Hamburg: Metrex, n.d.

This report discusses different approaches to "urban-rural partnerships" in Germany, recognizing the importance of cooperative relations between metropolitan areas and their surrounding rural areas. Its examples of cooperation are often focused on specific issues, for example, "food" or "tourism." The Rhein-Main regional park is a product of collaboration, and this source records some significant challenges that had to be overcome.

Kushner, Joseph, and David Siegel. "Citizen satisfaction with municipal amalgamations." *Canadian Public Administration* 48, no. 1 (Spring 2005): 73-95.

This article reviews three amalgamations in Ontario (Central-Elgin, Chatham-Kent and Kingston) to see if the goals of "efficient service delivery" and the provision of "high-quality services at the lowest possible cost" were met. This study is valuable as it not only focuses on the level of expenditures after amalgamation but considers changes in the quality and quantity of services delivered. The quality of services is mostly measured by carrying out surveys on citizen satisfaction after amalgamation, and it finds that residents didn't see a significant change in the quality of services.

Kushner, Joseph, and David Siegel. "Effect of Municipal Amalgamations in Ontario on Political Representation and Accessibility." *Canadian Journal of Political Science* 36, no. 5 (Dec. 2003): 1035-1051.

This article examines whether amalgamations in three Ontario municipalities met the objectives of reducing expenditures by taking advantage of economies of scale provided by larger units of government, as well as maintaining accessible representation and preserving community identity while reducing the number of politicians. It concludes that the "immediate aim of reducing the number of councillors was accomplished, but if the underlying objective was to reduce expenditures, the government failed to meet that goal." While most people felt that the accessibility of councillors to their constituents wasn't affected, a "sizeable minority" thought accessibility had diminished.

LeSage, Edward C., Jr., Melville L. McMillan and Neil Hepburn. "Municipal shared service collaboration in the Alberta Capital Region: The case of recreation." *Canadian Public Administration 51*, no. 3 (September 2008): 455-473.

This article is an empirical examination of shared service arrangements (SSAs) for recreational and cultural services among municipalities within the Edmonton metropolitan region, carried out in order to identify factors that promote or discourage municipal participation in inter-municipal agreements. Population is a dominant factor – smaller municipalities with a single facility are more inclined towards SSAs than a large municipality that already has multiple facilities. Results for other potential factors were inconclusive.

Macomber, John D. "The 4 Types of Cities and How to Prepare Them for the Future." *Harvard Business Review*, January 18, 2016.

This article argues that what works for one city will not necessarily work for another. It makes distinctions between legacy vs. new cities and developed vs. emerging economies, discussing what planners should keep in mind depending on which segment their city fits into. While intervention in developed, legacy cities often requires dismantling something that already exists, a newer city needs to build its brand and important infrastructure in order to attract more participants to its economy.

Mallett, Ted, Simon Gaudreault, and Andrea Bourgeois. "Entrepreneurial Communities: Canada's top places to start and grow businesses in 2015." Canadian Federation of Independent Business, October 2015.

This source argues that "entrepreneurship is an inseparable aspect of growth and development of communities." It then ranks cities using different entrepreneurship indicators. The grouping of municipalities surrounding Calgary topped the rankings in Canada, with the Edmonton periphery ranking third overall in 2015 and second overall in 2014. The report states that the outer rings of major cities are "usually better incubators of new businesses because of lower relative costs but still reasonably good access to large markets."

Martin, John, Gary Paget and Brian Walisser. "Rural Municipal Development and Reform in Canada: Policy Learning through Local-Provincial Collaboration." *Commonwealth Journal of Local Governance* no. 10 (December 2011-June 2012).

This article focuses on the role of provincial governments – which are responsible for framing the powers of local governments – with regards to municipal collaboration. It argues that provinces are moving away from "directive intervention" toward a strategy of "facilitative intervention," which seeks "to build capacity in a manner that is less state-centred, more bottom-up, and better adapted to variable local circumstances."

McCulloch, Sandra. "B.C. Transit reports more riders in Greater Victoria, lower costs." *Times Colonist*, July 16, 2014. http://www.timescolonist.com/news/local/b-c-transit-reports-more-riders-in-greater-victoria-lower-costs-1.1208300.

This newspaper article reports that transit ridership has increased in Greater Victoria and that operating costs were below budget, thanks to efforts made by B.C. Transit in partnership with the city to increase efficiency. B.C. Transit is often cited as a successful example of transit collaboration.

Meloche, Jean-Philippe, and François Vaillancourt. "Public Finance in Montréal: In Search of Equity and Efficiency." IMFG Papers on Municipal Finance and Governance. No. 15. 2013.

This paper is about metropolitan governance challenges facing Montreal. After amalgamation in 2001-02, some suburban municipalities de-merged in 2006, and this paper is a discussion about dealing with decentralization. It notes challenges with regional government and discusses the proper way to manage fiscal relations between collaborating jurisdictions, including the concept of equity in public finance. This source is valuable for learning about the experience of another Canadian jurisdiction interested in improving its inter-municipal governance arrangements.

"Metro Vancouver: Collaboration for a Sustainable Metropolitan Region." In *Inclusion, collaboration and urban governance: Brazilian and Canadian Experiences*, organized by Hugh Kellas, 89-98. Canada: University of British Columbia, 2010.

This case study examines Metro Vancouver's collaborative governance model, and its application in regional development planning. Metro Vancouver is a consortium of 22 municipalities, one First Nations government and one unincorporated area. It's focused on integrating land use and transportation strategies, with a goal of environmental protection as a guide. In discussing outcomes, the report claims that Metro Vancouver has helped guide development and provide cost-effective services, but it also lists some of the challenges associated with the model.

Miljan, Lydia, and Zachary Spicer. "Municipal Amalgamation in Ontario." Fraser Institute, May 2015.

This report examines three relatively small municipalities in Ontario to see whether intended benefits of municipal restructuring were realized. Its findings suggest that amalgamation did not result in cost savings or lower property taxes, and the speed with which restructuring was implemented was likely a significant factor in this outcome. The authors also found that "when rural areas were amalgamated with urban areas, residents began to demand more urban services, which further stretched municipal budgets in the years following the initial consolidation."

"Montreal: Amalgamation to Consortiation." In *Inclusion, collaboration and urban governance: Brazilian and Canadian Experiences,* organized by Hugh Kellas. 121-127. Canada: University of British Columbia, 2010.

This case study examines the collaborative governance structures established in Quebec when it amalgamated 28 municipalities surrounding Montreal and then partially dismantled the amalgamation as a result of public concern. As the report argues, "The creation of the Metropolitan Montreal Community as a broader region-wide governance structure … seems to have created tangible societal benefits for the region." On the other hand, "there remains a significant amount of discontent … about the new governance and taxation structures."

Morris, Marleen. "Multi-Sectoral Collaboration and Economic Development: Lessons from England's Regional Development Agencies."

This source argues for the necessity of collaboration in the area of economic development. It studies England's regional development agencies with the intent of applying the lessons learned to the British Columbia context. The author argues that collaborative environments require leaders who are inspiring and lead by example, that "information and evidence" are necessary for good discussion and cooperation, and that monitoring and progress reports "bring coherence to … strategies, programs and projects."

MXD Development Strategists and Stantec. "Alberta Aerotropolis." Prepared for the Leduc Partnership (City of Leduc, Leduc County & EIA). N.d.

This document provides current statistics on, and projections for, the Leduc Region. It lists examples of regional collaboration and partnerships in which the Leduc Region has participated, such as a recreation and library cost share agreement, fire and emergency services cost-share and mutual aid agreements, the Leduc transit service, the Shared Services, Goods and Equipment Agreement, community support services, and airport tax revenue sharing.

Neilson, M., V. Dowdell and J. Kolkman. "Tracking the Trends 2013: 12th Edition." Edmonton, Canada: Edmonton Social Planning Council, 2013.

This publication discusses many aspects of the well-being of Edmonton and the surrounding area, including demographics, education and employment, cost of living and housing trends, wages and income and poverty and government income supports. The authors argue that decision-makers must understand social trends to be effective in the long term, and this source shows trends in the context of other trends. The report emphasizes the population growth Metro Edmonton is experiencing. This source highlights the interdependent nature of the region and the need to collaborate. It's a valuable source of data for regional planners interested in the triple bottom line (economy, environment, social).

O'Brien, Allan. "Municipal Consolidation in Canada and Its Alternatives." Toronto: ICURR Publications, May 1993.

This source provides descriptions and assessments of various cooperation or consolidation models used throughout Canada, noting a need for effective regional planning especially in the face of federal and provincial deficits. In the author's view, though there are often protests during a transition, consolidation or restructuring has lasting benefits. While he notes that there are alternatives to consolidation, he is concerned about a decline in accountability. The author posits that the process by which consolidation occurs can be an important factor in its ultimate success or failure.

Office of the Auditor-General. "Auckland Council: Transition and emerging challenges." New Zealand Parliamentary Paper, December 2012.

This report contains reflections from the Auditor General of New Zealand two years after Auckland's local authorities and Regional Council amalgamated into the single Auckland Council. She points out that this complex entity affects the daily lives of more than a third of New Zealanders, and that its large size presents challenges. She reports that there are inherent tensions in the Council's governance arrangements and is "not confident that the Council will be able to build the more future-oriented and trust-based culture it seeks by using more formal processes and mechanisms." Part 4 of the report explains more about the Auckland Council's two-tier governance structure designed to deal with decision-making: the governing body makes decisions at a strategic and regional level, while local boards have more engagement with the community.

Ontario Ministry of Northern Development and Mines. "Ontario Establishes Ring of Fire Infrastructure Development Corporation." News release. August 28, 2014. https://news.ontario.ca/mndmf/en/2014/08/ontario-establishes-rof-infrastructure-development-corporation.html;

AND

Ontario Ministry of Northern Development and Mines. "Transportation Infrastructure: What is the ROF (Ring of Fire) Infrastructure Development Corporation (ROFIDC)?" http://www.mndm.gov.on.ca/en/ring-fire-secretariat/transportation-infrastructure.

The ROF Infrastructure Development Corporation is a not-for-profit corporation headquartered in Thunder Bay. Created by the Government of Ontario in 2014, its purpose is to "encourage and assist exploration for and development of mineral deposits in the Ring of Fire by financing, building, operating and maintaining strategic transportation infrastructure, including industrial and community access roads." This partnership will include First Nations, industry, communities and the federal government. The interim board of the ROF Infrastructure Development Corporation has four directors from the Ontario Public Service, who will put the structures in place to bring other partners on board.

Organisation for Economic Co-operation and Development. *OECD Territorial Reviews: Competitive Cities in the Global Economy*. OECD Publishing, November 2006.

Summaries here: http://www.oecd.org/gov/regional-policyecdterritorialreviewscompetitivecitiesintheglobaleconomy.htm

This book studies the growth and competitiveness of regional economies and identifies some of the major dilemmas policymakers face. There are currently 34 countries that are members of the OECD, including Canada, and this report considers 78 of the largest metro-regions found in the OECD's member countries. According to the executive summary, there are a number of economic advantages to large agglomerations, but metro-regions are not always synonymous with success. The report argues that the Greater Vancouver Regional District has achieved striking successes as a voluntary organization in providing some metropolitan-wide services.

Parr, John, Joan Riehm and Christiana McFarland. "Guide to Successful Local Government Collaboration in America's Regions." A Report from National League of Cities' CityFutures Program, October 2006.

This guide informs policymakers of 17 different options for intergovernmental or regional cooperation, along with exploring their associated advantages and disadvantages. It provides its options in the form of a spectrum of "easier" to "harder" options, with "informal cooperation" considered the easiest approach and a "merger/consolidation" option considered the hardest.

Plunkett, Thomas J. "Metropolitan Government in Canada." *University of Toronto Law Journal* 14, no. 1 (1961): 29-51.

This article describes growth patterns in metropolitan areas, stating that the automobile has made it possible to live on the periphery of a large city (which is often seen as a more desirable place to live than in the heart of a city) and to travel back and forth for work. Though the modern metropolitan area is an interdependent economy with area-wide problems, maintaining the same units of local government is typically staunchly defended. But the author concludes that the "development of metropolitan government in [Toronto and Winnipeg] has been a major advance toward meeting the needs of metropolitan areas." While this source is decades old, it's widely considered to be core reading for anyone studying topics related to local government.

Portland Metro Region. "Regional Framework Plan." http://www.oregonmetro.gov/regional-framework-plan;

AND

Portland Metro Region. "2040 Growth Concept." http://www.oregonmetro.gov/2040-growth-concept.

The Portland Metro's Regional Framework Plan was adopted in 1997 and has been amended several times since. It guides policies with regard to several matters, including mass transit systems and land use planning. The *2040 Growth Concept* is a long-range plan adopted by the Portland Metro Council. Its policies are designed to encourage compact development that uses land and money efficiently, a healthy economy, and more. The plan identifies ten distinct urban design components, such as the "central city," "town centers," "main streets" or "regional centers."

Powers, Pike. "Building the Austin Technology Cluster: The Role of Government & Community Collaboration in *the Human Capital*." Federal Reserve Bank of Kansas City. Proceedings – Rural and Agricultural Conferences. 2004.

Austin, Texas, is a city well recognized as being a center for technology innovation. This source discusses the keys to the city's success, including nurturing a climate for entrepreneurship, having space and facilities for start-ups, property tax abatement and special agreements such as to not annex. In addition to being a great place to do business, the region is recognized for having affordable, diverse neighborhoods.

Radke, C. D. "Working Together: Report of the Capital Region Integrated Growth Management Plan Project Team." December 2007.

Commissioned by the Government of Alberta, this report was written by the project team for the Capital Region Integrated Growth Management Plan. It expresses surprise "at what little real progress has been made" since Hyndman's report in 2000 and recommended the quick establishment of the first Board for the Capital Region. "Compiling information, comparing plans and talking about regional cooperation are one thing," the report argues, "actually implementing a regional approach is another story entirely."

Reputation Institute. "2015 City RepTrak: The World's Most Reputable Cities." 2015.

This report scores cities around the world on their reputation, a measurement of emotional attitudes that stem from rational dimensions. Sydney was labelled the most reputable city in 2015; Vancouver was the highest ranked Canadian city on the list, while Edmonton wasn't measured. This source argues that while the overall reputation of a city is an emotional perception, reputation has a strong impact on the behaviour of stakeholders, who improve a city's economy. This source would be valuable for city planners who want to improve the reputation of their region.

Rosenfeld, Raymond A., and Laura A. Reese. "The Anatomy of an Amalgamation: The Case of Ottawa." *State & Local Government Review* 35, no. 1 (Winter 2003): 57-69.

This article focuses on the experience of the former city of Gloucester during the metropolitan consolidation of the Ottawa-Carleton Region of Ontario, examining "implementation issues associated with consolidation." The piece identifies four problematic aspects of implementation: 1) the transition board was appointed by the province rather than elected at the local level, 2) different administrative cultures were present among the cities (Ottawa preferred to control growth while Gloucester had a "business friendly" stance), 3) the amalgamation was large in scale and 4) the amalgamation was mandated by the province.

Sancton, Andrew. "Municipal amalgamations: a made-in-Canada solution to an undefined problem." *Canadian Issues* (Feb 2003): 33-36.

This source provides valuable historical context on municipal amalgamation, especially from the United States. The author claims, in 2003, that amalgamations are higher on the policy agenda in Canada than elsewhere in the world and that amalgamation doesn't convert into "real influence on the national stage." One of the great unresolved issues with amalgamation, according to the author, is how to fairly represent rural residents. Representation by population would mean rural areas have virtually no representation, while giving them more representation than their population implies compromises a fundamental principle of democratic governance.

Sancton, Andrew, Rebecca James and Rick Ramsay. "Amalgamation vs. Inter-Municipal Cooperation: Financing Local and Infrastructure Services." Toronto: ICURR Press, July 2000.

Focussing on Canadian examples, this study examines four cases of amalgamation and four cases of municipal cooperation. Chapter 3 contains interesting historical information on the Edmonton Metropolitan Region. In the authors' view, Edmonton is already remarkably consolidated by North American standards. This source is hesitant about further municipal consolidation being undertaken in the region, because "such a course of action has rarely lived up to expectations." It points out that "amalgamation and inter-municipal agreements co-exist in the real world; they are not mutually exclusive alternatives."

Slack, Enid. "Innovative Governance Approaches in Metropolitan Areas of Developing Countries." UN Habitat Global Expert Group Meeting, June 2014.

This paper is about identifying a range of governance mechanisms that can support efficient and equitable services in the metropolitan areas of developing countries. Rapid urbanization throughout the world has created economic opportunities as well as serious challenges. It points out that special-purpose bodies have the disadvantage of not being required to make trade-offs when it's responsible for only a single service. This paper also emphasizes that different contexts must be taken into consideration when choosing or reviewing governance models.

Slack, Enid. "Inter-Municipal Cooperation: Sharing of Expenditures and Revenues." Toronto: ICURR Publications, April 1997.

This report reviews Canadian and American examples of inter-municipal cooperation including expenditure sharing and tax sharing. The author concludes that "inter-municipal cooperation is probably more successful at meeting the criteria of efficiency and effectiveness than is amalgamation. Annexation and amalgamation, do, however, result in a fairer distribution of the tax burden among constituent municipalities." She also suggests that "in terms of accountability, annexation and amalgamation are likely to be more accountable because those making the expenditure and tax decisions are elected by local taxpayers" as opposed to cases in which tax decisions and expenditure decisions are made by separate parties.

Slack, Enid, and André Côté. "Comparative urban governance." UK Government's Foresight Future of Cities Project, July 2014.

This paper describes and compares different models of urban governance around the world, including the one-tier fragmented government model or voluntary cooperation and special districts model. It claims that, internationally, "no one model of governance stands above the rest" but that "some form of region-wide authority is essential for cities." According to the source, Canada's model of local government involves "weak mayoral leadership" that "can result in an incoherent governing agenda."

Slack, Enid, and Richard Bird. "Does Municipal Amalgamation Strengthen the Financial Viability of Local Government? A Canadian Example." *Public Finance and Management* 13, no. 2 (2013): 99-123.

This article argues that while amalgamation of Toronto resulted in increased expenditures for fire, garbage, parks and recreation (but not for libraries) and reduced access and participation by residents in local decision-making, it did increase the financial abilities of smaller municipalities by increasing their access to the tax base of the amalgamated city and equalized local services in the sense that residents throughout the whole city received a similar level of services. Part of the reason amalgamation doesn't save costs is because "salaries and benefits tend to equalize up to the level of the former municipality with the highest expenditures." Tackling the issue of amalgamation in Toronto, the authors argue that the process has resulted in a city still too small to address regional issues, but too big to be responsive to local residents.

Slack, Enid, and Richard Bird. "Merging Municipalities: Is Bigger Better?" Institute on Municipal Finance & Governance Papers on Municipal Finance and Governance, No. 14. 2013.

This paper reviews ways in which the governance of metropolitan areas may be restructured, including a case study of the amalgamation in Toronto. The concluding section "Is Bigger Better?" sums up the authors' views: it's possible that merging municipalities would enable some smaller municipalities to reap some economies of scale, but it's unlikely. Inter-municipal cooperation allows local governments to retain autonomy while still permitting them to be more responsive to residents' needs, but it can also be hard to implement a regional vision. The authors suggest that the "two-tier approach" may be the best.

Southeastern Wisconsin Regional Planning Commission. http://www.sewrpc.org/SEWRPC.htm.

The Southeastern Wisconsin Regional Planning Commission (SEWRPC) was created in 1960 and is the metropolitan planning organization for seven counties. Its purpose is to provide the "planning services necessary to solve problems which transcend the corporate boundaries and fiscal capabilities of the local units of government." This Commission is an international example of a collaborative inter-municipal initiative.

Spicer, Zachary. "Cooperation and Capacity: Inter-Municipal Agreement in Canada." IMFG papers on Municipal Finance and Governance no. 19 (2015).

This paper examines inter-local agreements in six Canadian metropolitan areas, including Edmonton. In the author's view, provincial governments have not actively encouraged municipalities to pursue voluntary inter-local cooperation, but there is evidence this attitude is changing as "enthusiasm for amalgamation appears to be waning." The Edmonton CMA is the largest area geographically of the cities included in the study, and it has a higher number of governing units than Calgary. The author finds that the bulk of inter-municipal agreements are in the Toronto and Edmonton CMAs.

Spicer, Zachary. "Post-Amalgamation Politics: How Does Consolidation Impact Community Decision-Making?" *Canadian Journal of Urban Research* 21, no. 3 (2012): 90-111.

This paper uses Hamilton as a case study in post-amalgamation governance. It analyzes votes for the first three city councils following amalgamation and finds that councillors from amalgamated communities primarily vote together, with little cohesion with councillors from the central city. In other words, "two distinct voting blocs" emerged, though these blocs appear to be losing strength over time. This source examines the effects amalgamation has on communities that come together. Amalgamation doesn't necessarily solve regional problems, as voting trends on new councils can "be detrimental to future urban initiatives, such as transportation planning in the city or urban renewal projects."

St. Albert Transit System and Edmonton Transit System. "Moving Integrated Transit Forward." StAT/ETS Regional Transit Concept Attachment 1, April 2015.

Struggling to keep up with increasing demand for public transit, St. Albert City Council passed a motion to enter into talks with Edmonton about transit integration. The report outlines the case for collaboration between Edmonton Transit Services and St. Albert Transit, the experience of other jurisdictions and the potential outcomes of greater integration (e.g. more convenient service across municipal boundaries, superior access to a wider range of jobs to a wider range of people and greater linkage between regional transportation and regional land use planning).

Stantec. "Musquodoboit Harbour Cooperative Transportation Study." March 31, 2011.

This study explores the potential provision of transit services in the Musquodoboit Harbour area of Nova Scotia through a cooperative organization. Section 3.0 "Framework for Rural Cooperative Transit" discusses basic components of a rural transit cooperative, some of which would be applicable to any transit service, ranging from the requirement to incorporate the cooperative to vehicle selection to available funding sources.

Stokes Economic Consulting and Strategic Projections. "Capital Region Population and Employment Projections." September 12, 2013.

Commissioned by the Capital Region Board in 2012, this report contains population and employment projections for the region up to year 2047. Its base case sees the region's population growing at a rate averaging 24,400 per year.

"Toronto as a Global City: Scorecard on Prosperity – 2015." Toronto Region Board of Trade, 2015.

With a focus on trade, this document measures and assesses the economy and labour attractiveness of the Toronto Census Metropolitan Area compared to 23 other metropolitan areas around the globe. Toronto is Canada's largest urban region and planners elsewhere in Canada that want to see their regional economies be globally competitive might learn from its experiences.

United Way. "Creating Pathways Out of Poverty." 2013.

This report discusses the state of Alberta's Capital Region in terms of poverty and other social issues. In a section on regional alignment and collaboration, the report argues that "addressing poverty is not something that one organization or order of government can take on alone – it takes a truly collaborative effort; with government, the not-for-profit sector, corporate partners and community members aligned together."

Urban Development Institute. "Market Watch September 2015." 2015.

This brief report provides statistics on employment, weekly earnings, migration, housing sales and more for the Edmonton Census Metropolitan Area.

Urban Systems. "Inter-municipal Transit Governance Study and Implementation Plan." Interim Report to the Transit Committee, November 27, 2012.

This report for the CRB's Transit Committee argues that the Inter-municipal Transit Network Plan outlined in the Capital Region Board's *Growth Plan* "is vital in terms of enhancing the prospects for economic, social and environmental success" in the region. The report recognizes "that the limitations and constraints to implementing the strategy are intrinsically connected to the governance model that exists today."

Vojnovic, Igor. Municipal Consolidation in the 1990s: *An Analysis of Five Canadian Municipalities.* Toronto: ICURR Publications, August 1997.

This study, which details the first phase of a consolidation research project, includes discussions on economies of scale, equity considerations, political accountability, citizen access, regional planning and economic development. The author notes that "a generic answer to whether municipal consolidation is the most effective reform option cannot be expected" given municipalities' unique contexts.

Vojnovic, Igor. "The Transitional Impacts of Municipal Consolidations." *Journal of Urban Affairs* 22, no. 4 (2000): 385-417.

This article examines the transition and short-term effects of municipal consolidation on five amalgamated municipalities in Canada, finding that the success of consolidation is dependent on distinct history as well as the spatial and economic circumstances of the region considering reform.

Webster, Douglas, and Larissa Muller. "Urban Competitiveness Assessment in Developing Country Urban Regions: The Road Forward." Paper prepared for Urban Group, INFUD, July 17, 2000.

This paper is about the different approaches and techniques used for assessing the competitiveness of urban regions, particularly in developing countries. Urban competitiveness "refers to the ability of an urban region to produce and market a set of products (goods and services) that represent good value (not necessarily lowest price) in relation to comparable products of other urban regions." The more competitive an urban region, the better the quality of life and standard of living for its people. One indicator of competitiveness the authors mention is the degree of inter-jurisdictional cooperation, arguing "intra-urban region competition is not only costly for urban residents, but a detriment to the urban area's overall competitiveness."

Wheeler, Stephen M. "The New Regionalism: Key Characteristics of an Emerging Movement." *APA Journal* 68, no. 3 (2002).

This article details developments within the academic field of urban studies or urban planning. It states that since the early 1990s there has been a dramatic resurgence of interest in regional planning. The "New Urbanism," it argues, is about smart growth, liveable communities, sustainable development and improved equity within metropolitan areas. The article encourages urban planners to coordinate and think holistically. "Regional agencies," as the author argues, "must integrate land use, air quality, and transportation planning, through coordinated action between agencies if not a single regional plan by one agency." It also notes "urbanists in particular" have "recognized that many regional problems can only be solved by coordinating planning and urban design at regional, municipal, neighbourhood and site scales."

Work Foundation. *Collaboration Case Studies*. N.d.

This document contains brief case studies of inter-municipal cooperation initiatives in the United Kingdom. The studies mention challenges that were faced, outcomes and lessons that planners elsewhere can learn from. For example, in the Glasgow Edinburgh Collaboration case study, it states that challenges can arise "if there are concerns about the benefits of collaboration being greater for one party than another." The Association of Greater Manchester Authorities (AGMA) is considered a success that has inspired other public and private sector bodies to collaborate on a wide range of issues.

Working Group of Government Departments, Core Cities, and Regional Development Agencies. "Cities, Regions and Competitiveness." Second Report. UK: Office of the Deputy Prime Minister, June 2003.

This report is about strengthening the United Kingdom's capacity for growth through stronger regional cities. It argues that the following are significant factors in success: 1) strength of "innovation" in all areas of the economy, 2) level and relevance of workforce skills, 3) efficiency of transport connections to key markets and 4) capacity to design and deliver long-term development strategies. This source discusses the "city-region" relationship –(i.e. how cities boost regions and how cities in turn rely on the region), and is a valuable indicator that throughout the world, governments are interested in the potential of city regions.

York Region Transit. "About Us." http://www.yrt.ca/en/aboutus/history.asp.

In 2001, five municipal transit systems amalgamated to form the York Region Transit (YRT). Since then it has experienced an average growth of 10 percent per year, making the average weekday ridership approximately 80,000 passenger trips. Launched in 2005, Viva is a bus rapid transit service. YRT/Viva contracts out its services to private contractors to employ bus operators and maintain the fleet, rather than the transit agency being responsible for its operators and fleet, making it a unique service delivery model in Canada.

Appendix 5 – Research Review – Models of Collaboration

A. "Shared Investment/Shared Benefit" Models

In recent decades, a confluence of factors has come together to put pressure on municipal finances. As a result, municipalities have had to look at ways to increase efficiency and cut costs, including partnering with the private sector, amalgamating with neighbouring municipalities or cooperating with other municipalities in the delivery of services. Adopting a "shared investment, shared benefit" approach is one form of inter-municipal cooperation that has been successfully implemented in jurisdictions in Canada and the United States. "Shared investment, shared benefit" models can take a number of forms, including the following:

MINNEAPOLIS-ST. PAUL

The Minnesota Fiscal Disparities Program is a system that provides for the partial sharing of the commercial-industrial property tax base among all jurisdictions within a metropolitan area. Used in the Twin Cities, the model requires each municipality to contribute 40 percent of its annual growth in commercial-industrial tax revenues to a regional pool. Studies have demonstrated that the program has reduced tax disparities between high and low-income areas, allowing for reinvestment in the central cities and in fiscally challenged neighbouring communities. Furthermore, it has also promoted more integrated regional economic development by reducing the incentive for municipalities to capture revenue-generating land uses from neighbours.

TOWN OF WHITECOURT AND WOODLANDS COUNTY

As so many of their residents work in one and live in the other, the Town of Whitecourt and Woodlands County, in 2010, signed a tax revenue sharing agreement, stating their desire to "develop and maintain safe and viable communities" that are "efficient and economical." Under the agreement, the town and county pay to each other 30 percent of the municipal taxes they collect on new non-residential developments with a construction value of $50 million or greater.

REGIONAL DISTRICTS IN BRITISH COLUMBIA

In 1965, the Government of British Columbia introduced a new form of local government known as the regional district system. The purpose of the new system was to provide a means for the municipalities and rural areas to work together at a regional level. There are 29 regional districts in the province. Under the model, regional districts, whose governing boards are made up of municipal councilors, can take on any function that their municipalities can perform on their own. Regional districts have three basic roles: 1) provide region-wide services (e.g. regional parks and 911 service, 2) provide inter-municipal or sub-regional services where residents of a municipality and residents in areas outside the municipality benefit from the service (e.g. recreation facilities) and 3) act as the general local government for the electoral areas and provide local services such fire protection and waterworks.

The revenue used to finance regional district operations and services is generated through property taxes, fees and other charges. Each year, the regional district board sets its budget, through a Five-Year Financial Plan, which determines the amount of revenue that will be needed. The amount to be collected through taxation is then apportioned among the regional district participants, which includes member municipalities, electoral areas and service areas.

REGIONAL COUNTY MUNICIPALITIES IN QUEBEC

Quebec has 87 county-like political entities known as municipalités régionales de comté, or regional county municipalities. Municipalities in the province are charged for services by the regional county municipality in which they are located. Municipalities pay for these services through their contribution to their regional county municipality. For most services, these contributions are not based on a municipality's usage of regional services, but on its capacity to generate revenues, which is measured by the standardized property value (i.e. the potential to generate revenues from their tax base). This model acts like a form of fiscal balancing within the region as the municipalities with higher standardized property values pay a greater share of the costs than what they are in fact "consuming." Local municipalities have the choice of opting out of certain services if they wish to do so.

METROLINX'S TRANSIT PROCUREMENT INITIATIVE (ONTARIO)

Metrolinx's Transit Procurement Initiative (TPI) is one of the largest joint transit procurement programs in North America. Since its creation in 2006, the program has helped its 33 registered member transit agencies – small, medium and large transit systems from across the province – save money by leveraging their collective purchasing power. In addition to actual buses, TPI's purchases also include service and repair. The program is estimated to have saved Ontario taxpayers roughly $14.39 million to date in purchasing and administrative costs.

B. Examples of Inter-Municipal Cooperation in Other Jurisdictions

Economic Development

THE GREATER TORONTO MARKETING ALLIANCE (GTMA)

The GTMA is a public-private partnership that brings together the 29 municipalities and regions in the Greater Toronto Area (GTA), the provincial and federal governments, several not-for-profit organizations and a cross section of private sector corporations. Working to "expand the economy of the GTA by raising the profile of the region internationally to attract new investment and employment," the GTMA is a key point of contact for businesses wanting to explore opportunities in the region. Its current Board of Directors includes four regional Mayors, regional economic development directors and the CFO for Metrolinx, the provincial agency responsible for coordinating and integrating transportation in the Greater Toronto and Hamilton Area. The Alliance has played a role in attracting a number of businesses to the region, including India-based Polaris Software Lab Ltd., interactive entertainment giant Ubisoft and Arkadiu, the New York-based developer, publisher and distributor of casual, social and mobile electronic games.

METRO DENVER ECONOMIC DEVELOPMENT CORPORATION

The Metro Denver Economic Development Corporation's mission is "to enhance the regional economy through the retention and expansion of primary jobs and capital investment." As an affiliate of the Denver Metro Chamber of Commerce founded in 2003, it brings together cities and economic development agencies from nine counties in the Metro Denver and Northern Colorado area. Rather than compete with each other, the cities and counties work together to compete against other major cities around the globe. In Forbes' 2015 list of the Best Places for Business and Careers, Denver ranked No. 1 and Fort Collins ranked No. 10.

Transit

YORK REGION TRANSIT

In 2001, the regional municipality created York Region Transit (YRT) by bringing together five separate municipal transit systems operating in the region. Four years later, YRT launched Viva, its bus rapid transit service. The regional transit system now services all nine York Region municipalities, with more than 120 routes as well as connecting services in the City of Toronto and the Region of Peel. The York Region Rapid Transit Corporation is a subsidiary of the Regional Municipality of York. Its Board of Directors comprises the Chairman and CEO and the mayors or councillors of the region's towns and cities. Since the establishment of YRT, ridership on the conventional transit system has grown by an average of 10 percent per year, resulting in an average of 80,000 passenger trips per weekday.

VICTORIA REGIONAL TRANSIT COMMISSION

The Crown Corporation B.C. Transit has been responsible for transit services in the province for several decades. In the 1990s, regional transit commissions were created through the British Columbia Transit Act to make decisions regarding transit services and funding in Victoria and Vancouver. The Victoria Regional Transit Commission is made up of seven elected local government officials appointed by the Lieutenant Governor in Council. Two commission members are appointed as directors of B.C. Transit. It's funded by the province, local government, fuel taxes and passenger fares. Compared to similar sized systems across Canada, Victoria Regional Transit has 35.1 percent more passengers per capita and a 13.3 percent lower operating cost per passenger.

GRAND RIVER TRANSIT (WATERLOO REGION)

Grand River Transit (GRT) was created in 2000 through the merger of the former Cambridge and Kitchener transit systems. GRT is run by the Regional Municipality of Waterloo and now provides services throughout the three cities of Cambridge, Kitchener and Waterloo. Annual ridership increased by 110 percent between the end of 1999 — when the GRT was established — and 2011, a year that saw a ridership of 19.7 million. By the end of 2014, its ridership reached more than 21.6 million.

BOW VALLEY REGIONAL TRANSIT SERVICES COMMISSION

The Bow Valley Regional Transit Services Commission is a government agency that was established in 2011, and it assumed responsibility for Roam, Banff's local transit service. Its mission is to create and enhance a regional transit system in the Bow Valley. It currently serves Banff, Canmore and Improvement District #9. Its Board of Directors comprises six elected officials from the region. Transit ridership has been greatly increasing with the introduction and expansion of regional services. In 2015, Roam's regional service saw a 10 percent usage increase from 2014.

Land-use planning

YUKON LAND USE PLANNING COUNCIL

Following the failure of the Yukon Land Use Planning Agreement, the Yukon Territorial Government, the federal government and the Council for Yukon First Nations, by signing the Umbrella Final Agreement, established the Yukon Land Use Planning Council (YLUPC) in 1993. The agreement acknowledged Aboriginal rights and interests and allowed for individual First Nation land claim agreement negotiations. The YLUPC consists of three members, with one member nominated by each of the three parties that signed the agreement, and each member serve a three-year term. Under the oversight of the YLUPC, the North Yukon Regional Land Use Plan was the first regional plan approved in the Yukon.

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

The Southeastern Wisconsin Regional Planning Commission oversees land use and transportation planning in seven counties in the southeastern part of the state. Created in 1960 through legislation, it helps plan for public works such as highways, transit, sewerage, water supply and parks. The commission consists of 21 members, three members from each of the seven counties. The county appoints one member and the Governor appoints another two members. It's funded by a regional tax levy apportioned to each of the seven counties and receives supplements from the state and federal government.

Other examples of collaboration

GREATER MANCHESTER COMBINED AUTHORITY (UNITED KINGDOM)

The Greater Manchester Combined Authority was formally established in 2011 to provide a formal administrative authority for Greater Manchester, replacing a range of single-purpose joint boards. It has strategic authority over public transport and skills and planning, among other areas. It consists of eleven indirectly elected members. Effective in 2017, the region's voters will fully elect a Mayor to govern alongside ten council members.

PARTNERSHIP FOR URBAN SOUTH HAMPSHIRE (UNITED KINGDOM)

The Partnership for Urban South Hampshire recognizes the benefits of working together to support sustainable growth in the region, and it facilitates the strategic planning necessary to support growth. Along with Solent EU Collaboration Group, members have worked collaboratively to develop 18 European Union-funded projects with a total value of over £20 million.

PIMA ASSOCIATION OF GOVERNMENTS

The Pima Association of Governments' mission is "to address regional issues through cooperative efforts and pooled resources, and to provide accurate, relevant data that leads to effective regional planning decisions." PAG was established in 1970 as a council of governments. In1973, it was designated to address transportation planning at a regional level.

ALAMO AREA COUNCIL OF GOVERNMENTS (TEXAS)

The Alamo Area Council of Governments (AACOG) was established in 1967 as a voluntary association of local governments and organizations that provides general assistance to member governments in their planning functions and the administration of a wide range of services, including regional transit, veterans services and 911call centres.

C. Municipal Entity Option

	REGIONAL SERVICES COMMISSION	SOCIETY	PART 9 COMPANY	BOARD, COMMITTEE, AUTHORITY FORMED BY AGREEMENT BETWEEN PARTICIPATING MUNICIPALITIES	FOR PROFIT CORPORATION	PUBLIC/ PRIVATE PARTNERSHIPS
OBJECTS OR SERVICES PROVIDED	• Services authorized in the Regulation establishing the Commission (e.g. solid waste, water, sanitary sewage, assessment services, emergency services, etc.)	• Any benevolent, philanthropic, charitable, provident, scientific, artistic, literary, social, educational, agricultural, sporting, or other purpose that does not involve trade or business	• a) Can include art, science, religion, charity or any other useful object and it is the intention of the company to apply profits or any other income in promoting its objects • Payment of dividends to members of the Company is prohibited • b) Formed solely for the purpose of promoting recreation amongst its members and it is the intention of the Company to apply profits or any other income in promoting its objects • Payment of dividends to members of the Company is prohibited	• Any municipal purpose or service which a Municipal Authority is authorized to provide	• Established to make profit for its shareholders • Any other purposes or limitations on purposes or services may be specified in constituting documents (generally Articles, Bylaws and, if applicable, the Unanimous Shareholders Agreement (USA) • Municipally controlled Corporations must be incorporated for Municipal purposes as set out in s. 3 of the *Municipal Government Act* (Reg. 284/03)	• Public/Private partnerships take many different forms • Usually the Private entity seeks profit, while the Public entity seeks the construction of a capital project with the use of private funds
APPOINTMENT OF DIRECTORS	• Initial Directors and Chairman appointed by Minister • Subsequent Directors and Chairman appointed by Bylaw approved by Minister • A Director who represents a Municipality must be a member of Council	• Provided for in the bylaws of the Society • Usually elected by the members of the Society	• Directors appointed in accordance with the Articles of Association or by Agreement	• Directors are appointed according to the Agreement establishing the Authority, Board or Committee	• Directors are appointed according to the constituting documents • Generally parties "vote their shares" (i.e. if one party controls a majority of shares, that party can control who is appointed as Director, subject to any provisions to contrary in the USA)	• As P3s are not a legal entity, Directors are not appointed • Rather, the parties are separate legal entities with a common purpose, which is governed by the agreement(s) between the parties

POWERS	• Is a separate legal entity that has the powers set out in the Act and the Regulations establishing the Commission • Has natural person powers, can own land and has the power to expropriate • Must hold meetings in public • Service area is limited to geographic boundaries of members • Not designed to make profit	• Is a separate legal entity that has the powers set out in the Act • Can hold land and borrow funds as set out in the Bylaws of the Society • Not designed to make profit	• Is a separate legal entity and has the powers set out in the Act • Can hold lands in its own name and borrow funds • Not designed to make profit	• Not a separate legal entity and therefore cannot hold land or borrow funds in its own name. • Not designed to make profit	• A separate legal entity with the powers contained in the BCA including "natural person" power • Subject to restrictions in BCA and USA • Does not have the statutory or legislative powers of a municipality but can make profit	• Each party retains its separate powers but enters into agreements in order to achieve common goals
BORROWING	• Can borrow with the approval of the Directors of the Commission, subject to the restrictions set out in the Act and the Debt Limit Regulation	• For the purpose of carrying out its objects, a Society can borrow, raise or secure the payment of money in any manner the Society thinks fit, subject to the requirements set out in the Society's bylaws	• Can borrow for the purpose of carrying out its objects but is not eligible for direct loans from Alberta Capital Finance Authority (ACFA)	• As it cannot borrow, it must obtain money from the members of the Authority	• Enjoys full borrowing powers unless restricted by constituting documents, or "liquidity and solvency" test contained in BCA • Is not eligible for direct loans from ACFA	• Typically the private entity will borrow funds to fund project, and recoup those funds over the life of the project, often through an operating or maintenance agreement • The financial institution providing the funds will typically require security over agreements
CONTROL	• Directors manage and control the Commission, subject to the restrictions in the Act and Bylaws • Directors are appointed by the Municipal Authorities • Possible to provide for unequal representation on the Board	• Directors usually control Society, subject to the provisions contained in the Bylaws and the Act • Membership is generally open and members elect the Directors	• Members elect and appoint Directors who usually control the Company subject to the provisions contained in the Bylaws and the Act	• Can be controlled in the manner set out in the Agreement under which the Authority, Board or Committee is established	• Shareholdings are usually proportionate to contribution • Shareholders control the election of Directors, who control the hiring of management • Directors and management have effective day-to-day control of the corporation	• Each entity is subject to its own control mechanism • The relationship is governed by legal obligation in agreements

AUTHORIZING LEGISLATION	• *Municipal Government Act*, R.S.A. 2000, c. M-26	• *Societies Act*, R.S.A 2000, c. S-14	• *Companies Act*, R.S.A 2000, C. C-21	• *Municipal Government Act*, R.S.A. 2000, c. M-26	• *(Alberta) Business Corporations Act*, R.S.A. 2000, c. B-9	• Each entity subject to own governing legislation
HOW ESTABLISHED	• Regulation made by the Lieutenant Governor in Council (Cabinet) on the recommendation of the Minister of Municipal Affairs	• Application for Incorporation, proposed bylaws with proposed name filed with the Registrar under the Business Corporations Act (BCA)	• Filing of Memorandum and Articles of Association along with proposed name with Registrar under BCA	• By Agreement between participating Municipal Authorities setting out powers, duties and functions of the Authority, Board or Committee	• By filing Articles of Incorporation and other constituting documents with Registrar under BCA • Municipalities require Ministerial approval (M.O.) to acquire shares (MGA: ss. 73, 250)	• By agreements between the parties

Metro Mayors' Alliance Continued Participation

Report Purpose
To provide Council with an opportunity to consider continued participation in the Metro Mayors' Alliance in accordance with the report of the Advisory Panel on Metro Edmonton's Future, "Be Ready, or Be Left Behind" (the "Report").

Recommendation
1. THAT Strathcona County affirm its commitment to the vision and principles of the May 31, 2016 report of the Advisory Panel on Metro Edmonton's Future, "Be Ready, or Be Left Behind" (the "Report"), as set out in Enclosures 1 and 2 of the July 19, 2016 Corporate Planning and Intergovernmental Affairs report; and
2. THAT the Mayor and the Chief Commissioner be authorized to participate in negotiations for further development and implementation of the recommendations of the Report; and
3. THAT Administration review the Memorandum of Understanding, attached as Appendix 1 to the Report, and return to Council on September 13, 2016 with the Memorandum of Understanding, and any proposed changes, for Council's consideration and approval.

Council History
July 5, 2016 – The Chair of the Advisory Panel on Metro Edmonton's Future, Don Lowry, and panel member Paul Whittaker made a presentation to Strathcona County Council.
July 12, 2016 – The Priorities Committee discussed the report and referred it to Council for debate and decision.

Strategic Plan Priority Areas
Economy: The Advisory Panel produced the report titled, "Be Ready, or Be Left Behind", containing advice and recommended options on how best to leverage the combined assets of the Metro Edmonton area over the next 30 to 50 years. The report was commissioned largely as a catalyst to spur collaborative economic strategies to build a prosperous region. There are strong linkages to the top four prioritized strategic goals within the Strategic Plan.
Governance: The recommendations of the report carry implications for intermunicipal collaboration and cooperation. The function of the Capital Region Board may also be impacted.
Social: The report uses areas of concentration focused on regional prosperity for all citizens.
Culture: The emphasis of the report is on regional collaboration and cooperation. The overall sentiment is that municipalities can improve in these functions.
Environment: The report calls for better planning to ensure the best use of land supply and efficient build out of infrastructure.

Other Impacts
Policy: n/a
Legislative/Legal: Proposes a non-binding Memorandum of Understanding (MOU) with eight other regional partners.
Interdepartmental: Legislative and Legal Services, Planning and Development Services, Corporate Planning and Intergovernmental Affairs

Author: Pamela Steppan, Corporate Planning and Intergovernmental Affairs
Director: Kelly Rudyk, Corporate Planning and Intergovernmental Affairs
Chief Commissioner: Rob Coon
Lead Department: Corporate Planning and Intergovernmental Affairs

Summary

Originating as discussions within an informal group, the Mayors from Sturgeon County, Leduc County, Parkland County, the City of Leduc, the City of Fort Saskatchewan, the City of St. Albert, the City of Edmonton, Spruce Grove and Strathcona County met to discuss a number of issues facing the metro region. A decision was made to proceed with an Advisory Panel.

The Advisory Panel consisted of 12 panel members representing a variety of sectors including: academia, public policy, business, industry, social and not-for-profit agencies, arts and culture, and agriculture. The Panel took broad strategic questions set by the Mayors and reviewed, provided advice and recommended options on how to maximize the combined assets and attributes of the metro Edmonton region for the next 30 to 50 years.

The final report, titled, "Be Ready, or Be Left Behind", was released to the municipalities and the public on June 10, 2016. Panel Chair Don Lowry and panel member Paul Whittaker presented a summary of the report to Strathcona County Council on July 5, 2016.

To date, the report has been accepted and the signing of an MOU has been approved by the City of Edmonton, Parkland County, Sturgeon County, the City of St. Albert and the City of Leduc.

Enclosures

1 Metro Advisory Panel – Final Report
2 Metro Advisory Panel Report - Appendices

Urban Agriculture Strategy Development

Report Purpose
To provide Council with an update on the progress of the Urban Agriculture Strategy.

Council History
September 29, 2015 – Council was provided with the Implementation Strategy for the Agriculture Master Plan, outlining that the Urban Agriculture Strategy would be the first strategy to be developed.

Strategic Plan Priority Areas
Economy: Future development of local agricultural endeavors and businesses
Governance: Completed plan will provide policy recommendations
Social: Community building through development of urban agriculture
Culture: Community building through development of urban agriculture
Environment: Supporting and encouraging best management practices

Other Impacts
Policy: Potential recommendations for existing or creation of policy
Legislative/Legal: n/a
Interdepartmental: Planning and Development Services; Family and Community Services; Corporate Planning and Intergovernmental Affairs; Recreation, Parks and Culture; Enforcement Services

Summary
The Urban Agriculture Strategy is the first strategy that is being developed under the Agriculture Master Plan. The first phase of this development is now complete. This phase underwent the following:

Phase One - Explore and Assess
February to July 1, 2016

1. Met with the Administrative Advisory Committee and Agricultural Service Board for project kickoff and primary engagement
2. Implemented public engagement
3. Reviewed background documents, legislation, best practices, and standards set by other municipalities
4. Began the development of urban agriculture vision, strategy outline and topic areas of public interest

Public engagement for this project has been extensive to date, and will continue. We have utilized the following methods:

- Attendance at community events and farmers markets (11 locations)
- Attendance at County events (Bookmobile stops, Rural Living Days and Canada Day)
- Conducted a series of open houses (6 locations)
- Held a special presentation for the public and for staff entitled "Urban Agriculture in Context – The Food and Communities We Want"
- A dynamic online survey that responded to community conversation
- One-on-one interviews with stakeholders
- An iPad kiosk that moved throughout County facilities

Author: Diana Wahlstrom, Transportation and Agriculture Services

Director: David Churchill, Transportation and Agriculture Services
Associate Commissioner: Kevin Glebe, Infrastructure and Planning Services
Lead Department: Transportation and Agriculture Services

Next Steps:

Synthesize – Phase Two
July 4 to Aug 31, 2016

1. Create guidelines and procedures for each urban agriculture topic area
2. Identify existing policies, bylaws and procedures for each urban agriculture topic area
3. Public engagement with stakeholder groups for topic areas to review feasibility and best practices

Approval – Phase Three
September 1 to November 30, 2016

1. Undergo public engagement to review the strategy recommendations
2. Review final draft with Advisory Committee and Agricultural Service Board
3. Presentation to Council at Priorities Committee Meeting
4. Prepare final report
5. Presentation to Council for final approval

Communication Plan
Ongoing communication with residents regarding the progress of this project, including our e-newsletter.

Enclosure
1 Urban Agriculture Strategy Phase One "What We Heard" Report (To be distributed at the meeting)

STRATHCONA COUNTY URBAN AGRICULTURE STRATEGY

EXPLORE & ASSESS REPORT

JULY 2016

STRATHCONA COUNTY

intelligent futures

COMMUNITY FOOD LAB
DESIGN. ADVOCACY. ENGAGEMENT.

Executive Summary & Table of Contents

1 4

Our Direction for Urban Agriculture

VISION

Urban agriculture is easily accessed and seen in Strathcona County; it contributes to creating a livable community by helping to grow food, relationships, and economy in our community.

GOALS

- Build a sense of community, identity and place
- Bring people together
- Connect urban and rural communities
- Build food literacy and awareness
- Support local economic development
- Expand food production
- Build shared leadership

2 6

Context & Potential Strategy Areas

COMMUNITY GARDENS 18

- A community-led community garden initiative with County assistance
- County promotion and support for independent community gardens
- County providing public land access
- Amend the land use bylaw to include "Community Garden" as a defined land use

PUBLIC AGRICULTURE & EDIBLE LANDSCAPING 21

- Adopt-A-Plot initiative to encourage edibles and pollinator-supporting plants
- Pilot projects of urban orchards and permaculture food forests
- Mapping of edible trees and shrubs in the public realm
- Signage promoting edible plants
- Amend the land use bylaw to include "Public Agriculture" as a defined land use

URBAN FARMS 24

- Add urban farming definitions to the land use bylaw
- Launch a County-run urban farm incubator
- Develop a campaign to promote and support food grown in Strathcona County
- Incentivize urban farming
- County-supported youth farming and entrepreneurship program with an urban focus

FARMER'S MARKET 27

- Strengthen and support existing markets
- Survey rural and urban farmers and food makers to better understand interest and barriers to selling at markets
- Create a board to help understand metrics and help support and improve markets

SCHOOL AGRICULTURE PROGRAM 29

- School gardens and garden programs at every elementary school in the County
- Community gardens on school grounds that are shared with the school
- Courses about agriculture, technology, and entrepreneurship in middle and high schools

URBAN LIVESTOCK 31

- Beehives installed as demonstration projects in lower-traffic areas
- Creation of a bee habitat throughout Sherwood Park
- Pilot project for backyard chickens
- Revise the Animal Control Bylaw to incorporate Urban Livestock
- Amend Apiculture Bylaw to allow beehives in certain land use districts

HOME GARDENS 33

- Create programs and courses on home gardening
- Launch an educational and promotional campaign for home gardens

3 35

Next Steps

PROPOSED ACTION CRITERIA

- The actions can be completed within 3 years
- The actions have concrete measures of success – both regarding actions and results
- The actions support and validate the Agriculture Master Plan recommendations and planning principles
- The actions support multiple goals
- The actions creates opportunity for community ownership and empowerment
- The actions establish a foundation for future actions

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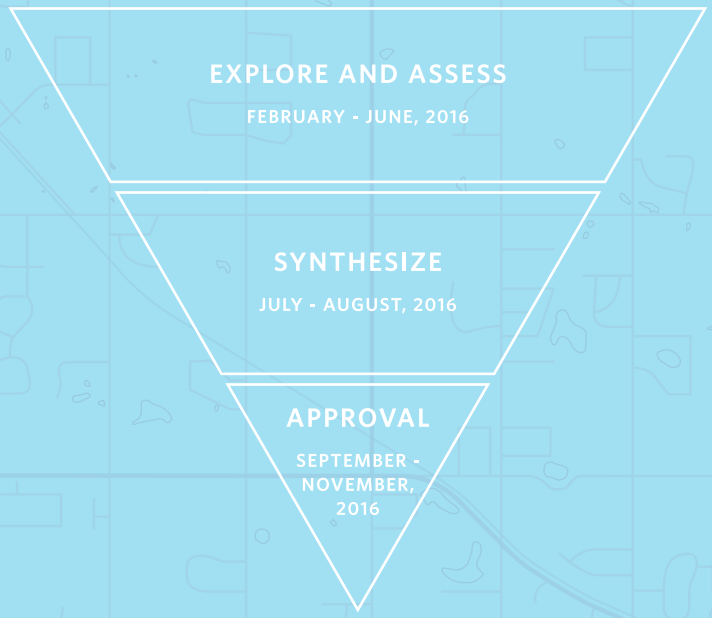
C. Verbatim Responses 80

1 OUR DIRECTION FOR URBAN AGRICULTURE

Introduction and process overview. This report marks the conclusion of the Explore & Assess Phase of the Urban Agriculture Strategy. The objectives of this phase were:

- Have a conversation with the community about urban agriculture to understand the areas of interest and concern
- Establish a clear understanding of the context for urban agriculture in Strathcona County
- Develop a draft vision and goals for urban agriculture in Strathcona County

This phase is the first of three phases of the Urban Agriculture Strategy. The work represented in this report provides the context for understanding urban agriculture in Strathcona County and sets a preliminary direction. With this foundation of knowledge, the project team will then go through a process of narrowing the options for the strategy to the most impactful critical moves.



The urban agriculture strategy process moves from a big picture understanding of the context, along with the development of a vision, to a focus on critical steps.

The Urban Agriculture Strategy is the first of six strategies to be developed in support of the Agriculture Master Plan, approved in June 2015. The subsequent strategies to follow include: Land use and development; Governance; Food and agriculture sector development; Agri-tourism; Agriculture Master Plan Review.

Defining urban agriculture

As part of the initial project phase, a definition for urban agriculture in Strathcona County was developed:

> *Urban agriculture is the practice of cultivating food in an urban area. It can be growing fruits, herbs and vegetables, or raising animals. It's a growing trend in North America as communities look for ways to increase food security. It supports local, alternate choices to the traditional food system, and allows communities to grow niche foods.*

Many activities go along with growing food in urban areas, including farmer's markets, using rainwater in the garden and composting. Urban agriculture supports a sense of community – from education to community group activities. This definition helped frame the conversation with the community and provided a clear explanation of urban agriculture for those new to the subject.

Draft vision for urban agriculture in Strathcona County

This draft vision aims to capture the role that urban agriculture can play in the community. The intention with the draft is to be concise, memorable and to the point. The draft vision is:

> *Urban agriculture is easily accessed and seen in Strathcona County; it contributes to creating a livable community by helping to grow food, relationships, and economy in our community.*

Draft goals for urban agriculture in Strathcona County

Urban agriculture can be so much more than just the additional food we grow. These goals highlight what can be achieved if we approach urban agriculture in a comprehensive way.

- Build a sense of community, identity and place
- Bring people together
- Connect urban and rural communities
- Build food literacy and awareness
- Support local economic development
- Expand food production
- Build shared leadership

2 CONTEXT & POTENTIAL STRATEGY AREAS

In order to create a made-in-Strathcona County Urban Agriculture Strategy, it is essential that the unique context of the municipality is recognized, the voice of the community is heard and that the strategies reflect these realities. This section focuses on the following key areas:

The context of urban agriculture in Strathcona County. This provides a snapshot of key issues that can have an impact on the solutions put forward in a strategy.

The community's views on urban agriculture in Strathcona County. This provides an understanding of what community members had to say during our extensive engagement process.

Emerging strategy areas. This provides an overview of the strategy areas that have emerged as the strongest candidates for investigation in the next phase of the project.

As Strathcona County explores how to progress urban agriculture, it is important to identify key elements of the local context. When considering the context, there are both opportunities and challenges for urban agriculture in Strathcona County.

OPPORTUNITIES

Many residents have a growing interest in local food production.
This creates "fertile ground" for developing a strategy on urban agriculture.

A large population of young people.
Youth can learn about food, act as champions within their households and establish a generational shift in knowledge of and interest in urban agriculture.

A municipality with resources and capacity.
Relative to many municipalities, Strathcona County has a strong level of resourcing and a knowledgeable and progressive staff to make great things happen in urban agriculture.

Strong policy direction.
With the award-winning Agriculture Master Plan, the urban agriculture strategy has clear direction and can fit within a broader suite of strategies.

Rural and urban in the same jurisdiction
Urban agriculture and large-scale export agriculture in rural areas often do not interact or relate to one another.

The unique context of Strathcona County means that both of these areas are in the same jurisdiction, meaning that food can be seen on a spectrum of action.

A strong agricultural heritage.
Strathcona County has a strong historical and present-day agricultural heritage. This provides a great foundation for urban agriculture to thrive.

Municipal land.
There is a significant amount of municipal land in the urban areas of Strathcona County. This provides an opportunity to quickly and broadly implement a number of urban agriculture initiatives.

CHALLENGES

Regionally-commuting workforce
Over half of the labour force works outside of Strathcona County, with the majority of those working in Edmonton. This puts additional time pressure on those households to engage in activities such as urban agriculture.

Limited opportunity for public interactions.
Given the size of the municipality and the nature of development, there are somewhat limited opportunities for community members to gather. Urban agriculture can act as a catalyst to generate community interactions.

Limited unique urban environments.
The style of development that has occurred in the urban areas of Strathcona County – Sherwood Park in particular – has been similar to most areas in North America, with limited unique characteristics to define it.

Building on the agricultural heritage of Strathcona County, urban agriculture presents an opportunity to create truly unique spaces in the urban areas.

Community Views on Urban Agriculture

Process highlights. After twelve weeks of public engagement, the Strathcona County Urban Agriculture Strategy's Explore and Assess phase has come to a close.

From April 9 to July 1, 2016 the project team asked the community for insight on the future of urban agriculture in the County.

The engagement team spent over 85 hours in the community, and held over 1000 face-to-face conversations with members of the public. These hours included time at both open houses and leveraging on existing community events and activities.

The objective of the engagement process was to understand the areas of interest and the areas of concern for the community. The following pages outline the feedback received.

PUBLIC ENGAGEMENT IN PHASE ONE

Feedback Channel		Participants	Ideas
Attendance at Events & Businesses		979	949
Roadshow Open Houses		45	119
Online	Survey 1	161	184
	Survey 2	1,051 82% of responses from Sherwood Park	7,456
Total		**2,234**	**8,708**

PLACE-BASED OPPORTUNITIES IN PHASE ONE

Events Attendance Include	Roadshow Stops
Strathcona County Trade Fair	North Cooking Lake Community Hall
Ardrossan Farm Safety Fair	Sherwood Park Ottewell Barn
Rural Living Days	South Cooking Lake Community Hall
Ardrossan Picnic and Parade	Antler Lake Community Hall
Deville Hall Farmers Market	Ardrossan Recreational Complex
South Cooking Lake Seniors Potluck	Josephburg Community Hall
Baseline Farmers Market	
Sherwood Park Farmers Market	
South Cooking Lake Bookmobile	
Salisbury Farmers Market	
Greenland Garden Centre	
Canada Day	
Collingwood Cove Bookmobile	
Seniors Lifestyle Fair	
Community Food Lab Presentations	

Topic areas of public interest

During the Explore and Assess phase, we collected input on two sets of questions. The first set was used across all feedback channels for the first half (six weeks) of the process. The second set were only asked via the online survey, but returned often deeper thoughts on the initial themes heard.

The primary question we asked throughout the Explore and Assess phase and in the first online survey was:

What are your great ideas for urban agriculture in Strathcona County?

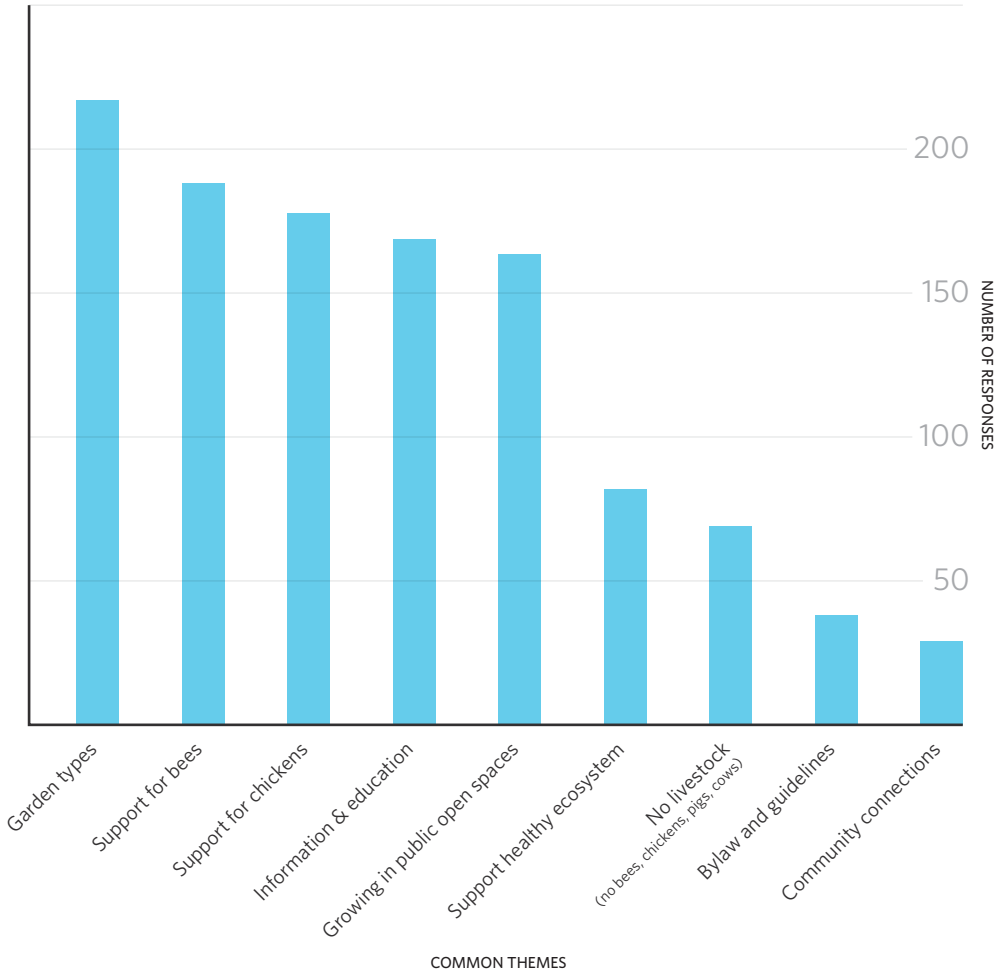
The primary themes that emerged from this question were **support for community and home gardens, backyard chickens, and bees and beekeeping.**

These themes indicated aspects of urban agriculture the community sees as most fitting for the Strathcona County context. Although community gardens were the most popular response, few people elaborated as to why. In contrast, the conversation surrounding bees primarily related to the colony collapse and need for bees as pollinators.

Conversations about education, awareness and access to information were common among participants and had strong ties to other themes. These themes linked other ideas such as the importance of growing, and making connections with our food source.

Education and information were also notable, as they relate to getting initiatives off the ground. For instance, urban chicken keeping was referenced alongside making available local courses and workshops for those interested in pursuing such urban farming efforts.

Generally speaking, participants are keen to see this project become an opportunity for community building in Strathcona County and want to be involved in a variety of capacities.



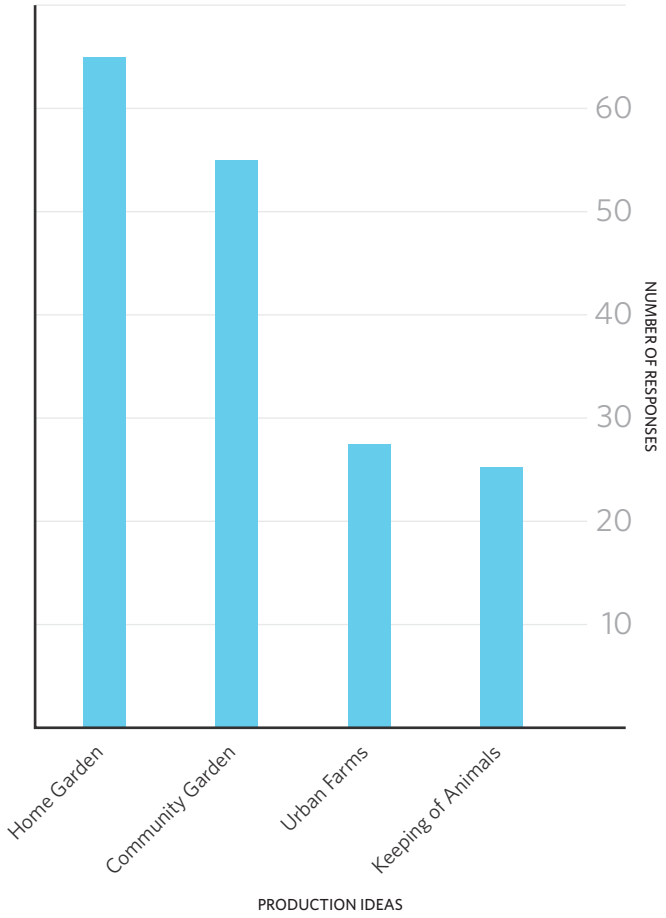
The second set of questions were:

GROW (PRODUCTION)

1. **Which of these production ideas do you feel would fit in Sherwood Park and the hamlets of Strathcona County? Why?**

    - Home Gardens
    - Community Gardens
    - Urban Farms
    - Keeping of Animals

The most popular 'why' responses to this question concerned sustainability practices and community building; over 200 mentions of the two combined. The reasons to support sustainable practice referenced the environmental benefit associated with growing food, with some links to social and economic sustainability outcomes --like mental health and subsidizing household food costs. The community building piece overlapped with this and other themes that emerged, including a focus on local food sources, economic advantages, and being unobtrusive to the community.



2. Which of these production ideas do you feel would NOT fit in? Why?

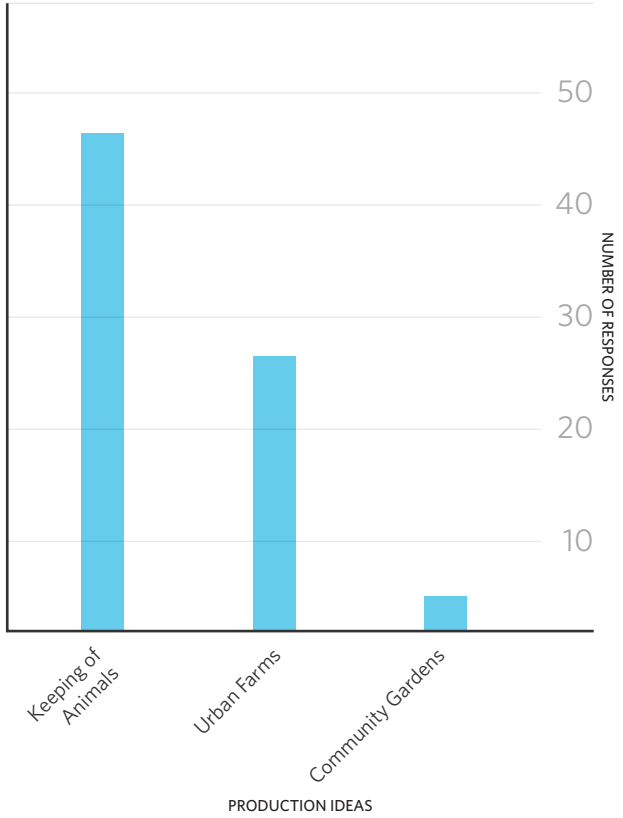
- Home Gardens
- Community Gardens
- Urban Farms
- Keeping of Animals*

The most common concerns regarding keeping of animals were focused on these kinds of activities being inappropriate for urban areas. Related to this concern, participants expressed concern over a potential lack of responsible ownership. In turn, it was felt this could lead to smells, noises and other nuisances in the community.

3. Do you have any other grow ideas?

The analysis of this question was sorted with question 1 ('which do you feel fit in?') and are represented in those emerging theme areas.

*Keeping of animals was defined in the survey as:
-Keeping livestock: *raising livestock for meat production*
-Care of animals: *care of animals not traditionally kept as pets for personal pleasure*



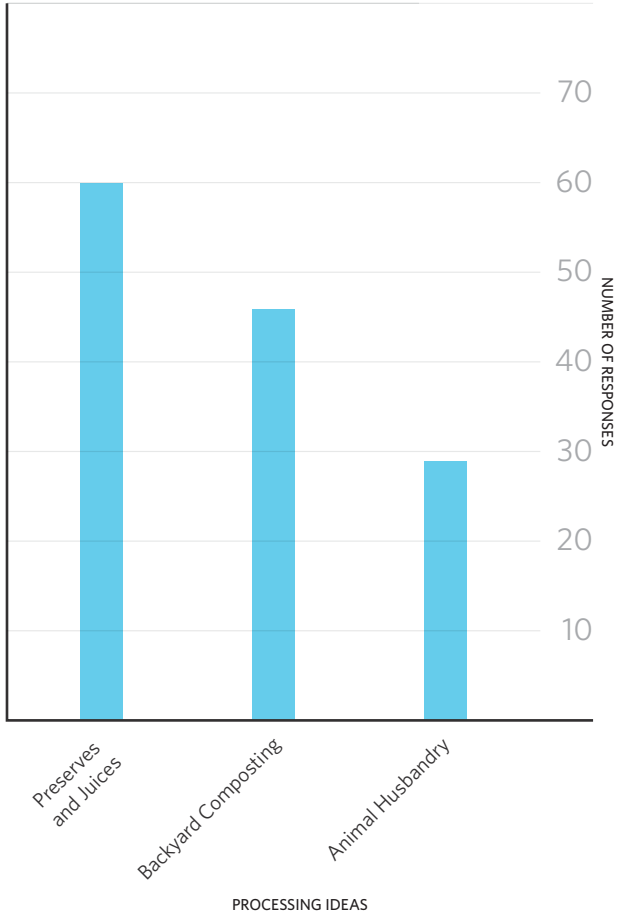
MAKE (PROCESSING)

1. **Which of these processing ideas do you feel would fit in Sherwood Park and the hamlets of Strathcona County? Why?**

    - Preserves and juices
    - Animal Husbandry*
    - Backyard Composting

The processing conversation focused on the topic of composting and the associated environmental impacts associated. Concerning animal husbandry, many participants left messages supporting urban bees and beekeeping, with some support and more contention for backyard chickens.

*Animal husbandry was defined in the survey as: "the care, cultivation and management of animals usually for a byproduct such as eggs, honey, wax."



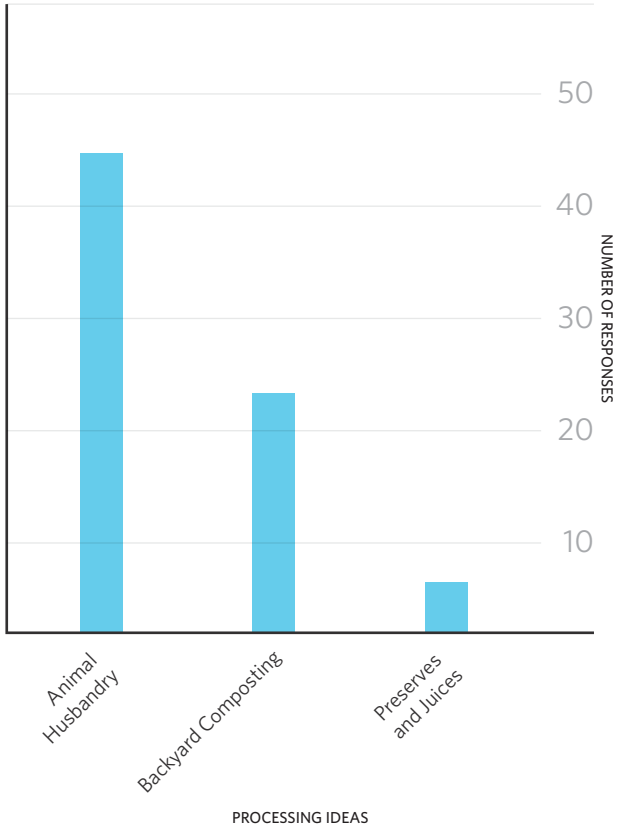
2. Which of these processing ideas do you feel would NOT fit in? Why?

- Preserves and juices
- Animal Husbandry
- Backyard Composting

The fear of inconsiderate neighbours surfaced in almost all categories but was especially prominent when discussing the reasons why certain ideas don't fit within the Strathcona County context. Language like 'unappealing', 'disruptive', and 'nuisance' were used to describe the potential of keeping animals. Having guidelines and regulations for the keeping of animals is especially important to those feeling uncertain about the viability of this initiative.

3. Do you have any other make it ideas?

The analysis of this question was sorted with question 1 ('which do you feel fit in') thus are represented in those emerging theme areas.



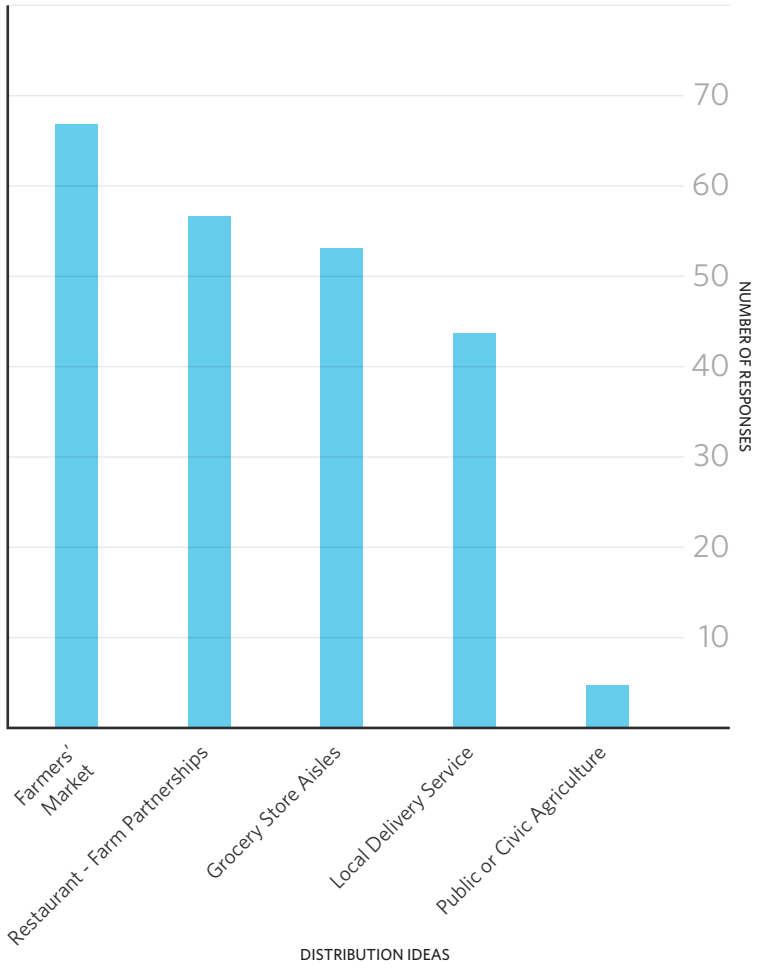
GET (DISTRIBUTION)

1. **Which of these local food distribution ideas do you feel would fit in Sherwood Park and the hamlets of Strathcona County? Why?**

    - Public or Civic Agriculture
    - Restaurant-Farm Partnerships
    - Farmer's Market
    - Local Delivery Service
    - Grocery Store Aisles

Local focus was by far the most popular reason mentioned for wanting to see our proposed ideas flourish. Discussion ranged from improved access to food and healthier food options to less cost for transporting goods and supporting the local economy. Some emphasis was put on making our connection to food stronger, particularly amongst kids and young people.

This was a common thread in many of the discussions but ties into the 'get food' category because of the mandatory nature of getting food in our everyday life.



2. Which of these local food distribution ideas do you feel would NOT fit in Sherwood Park and the hamlets of Strathcona County? Why?

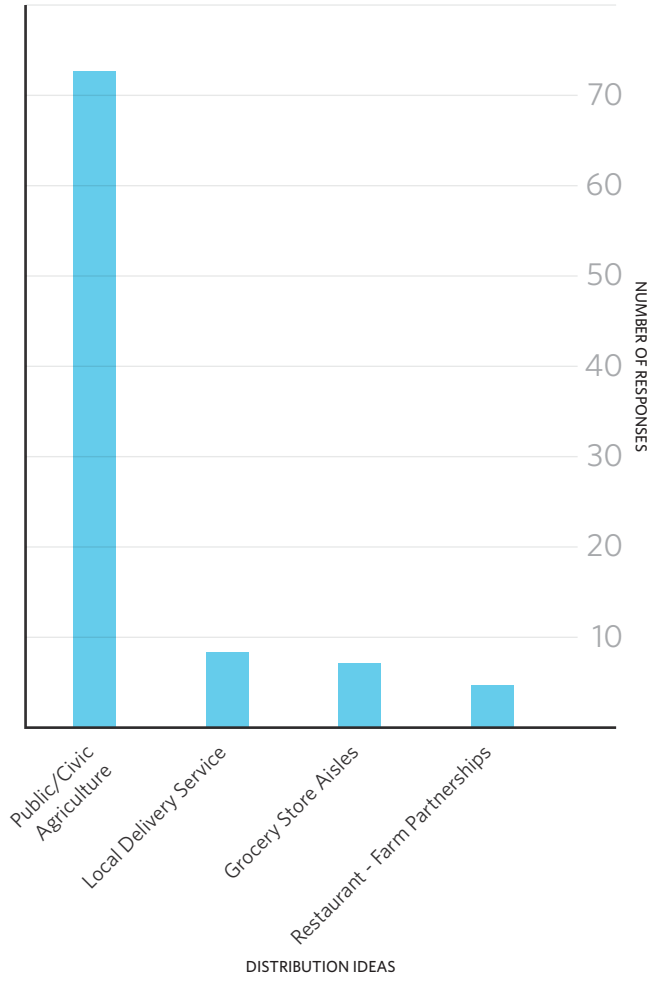
- Public or Civic Agriculture
- Restaurant-Farm Partnerships
- Farmer's Market
- Local Delivery Service
- Grocery Store Aisles

Participants did not share a great deal on why they believe the proposed distribution ideas would not fit in the County context. The most popular themes to emerge however were around the impact it could have on the current distribution model and potential for abusing and misusing certain initiatives like public agriculture.

To elaborate, participants see new distribution chains as taking demand away from existing businesses and commercial sellers while also seeing the initiative as likely to fail due to being unprofitable.

3. Do you have any other get ideas?

The analysis of this question was sorted with question 1 ('which do you feel fit in?') and are represented in those emerging theme areas.



Emerging Strategy Areas

During the Explore & Assess Phase of the project, research was conducted on various elements of urban agriculture in Strathcona County, including:

- Existing assets, bylaws and policies
- Spatial analysis of aspects of urban agriculture
- Best practices from other municipalities

Combined with the unique context of Strathcona County and what was heard during the engagement process, this sections provides an overview of the strategy areas that have emerged as the strongest candidates for investigation in the next phase of the project.

These include:

- Community gardens
- Public agriculture and edible landscapes
- Urban farms
- Farmers' markets
- School agriculture programs
- Urban livestock
- Home gardens

Community Gardens

Definition

Community gardening is the practice of growing and raising food in a shared garden space for direct consumption. These gardens help build community relationships, a sense of place, and healthy lifestyles while addressing food insecurity and promoting local eating. The land for these gardens can be publicly or privately owned, and can be managed as individual allotment plots or as a communal effort of growing and harvesting.

In addition to allowing community members space to grow their own food, community gardens can support a wide range of activities, programs, and partnerships. Garden education, community events, and pop-up cooking classes are natural fits for community gardens. Partners in successful community gardens can range from local government and community organizations to non-profits, churches, schools, youth groups, and senior centers.

Rationale & What We Heard

Community gardens are excellent at building community and a sense of place. In Strathcona County, and in fast-growing Sherwood Park in particular, opportunities for both are needed. Community gardens are relatively low-cost, low-maintenance and high return community amenities.

They are flexible, fitting into small or oddly shaped areas, perfect for transforming Strathcona County's underutilized public spaces for multiple community benefits as mentioned above in the definition.

Because community gardens offer a first-hand introduction to gardening and agriculture, they provide opportunities to make important connections between residents and the agricultural heritage of the County, and between multiple generations or residents.

As the Sherwood Park community grows, and more apartments and other high density housing are added to the housing mix, shared gardening spaces will increase in importance as not everyone who wants to garden will have access to a yard.

Finally, residents of the County regularly express interest in community gardens. Transportation and Agriculture Services receives frequent inquiries about community gardens throughout the year. The current system of community gardens, including public, private, and church-based gardens, is not large enough to accommodate the number of interested residents. This highlights an important opportunity for the Urban Agriculture Strategy.

A Contemporary Snapshot

There are currently five community gardens in the urban areas of Strathcona County. The map on the following page highlights the locations of these existing gardens.

There is a significant amount of available space for community gardens. This means that space is not likely to be a limiting factor in the development of future gardens.

Current bylaws do not identify community gardens as a defined use.

Assets include strong public interest, available land, effective local models, and well-documented best practices.

Realm of Potential Actions

A County-led community garden initiative to match the observed level of interest, establishing up to 10 new public community gardens per year over the next two to three years, reaching a rate of one garden per 1000 urban County residents. A County program could provide ongoing organizational support, garden training to garden groups, or small grants to garden groups.

County promotion and support for independent community gardens. This support could include coordination of new members, facilitating community leadership, planning assistance for new gardens, access to compost, mulch, and water, and access to public land.

County provides public land access. This could be provided to well-organized community garden groups that demonstrate the knowledge and capacity to run a successful community garden that meets the vision and goals of the Urban Agriculture Strategy.

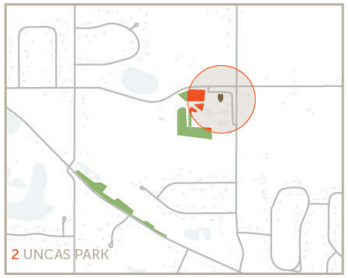
Amend the land use bylaw. This would add "Community Garden" as a defined use in the land use bylaw and would include associated rules and identification in appropriate districts.

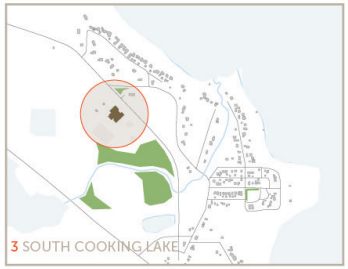
Closing Considerations

The most important aspect of any community garden is Community. No matter the approach to expanding community gardens in the County, significant attention needs to be paid to supporting the community ownership of each garden. With any new garden, it is recommended that the community group come together first to work through critical areas of governance and collective work before breaking ground.

STRATHCONA COUNTY URBAN AGRICULTURE

LAND SUITABLE FOR COMMUNITY GARDENING





EXISTING COMMUNITY GARDEN
800 m RADIUS

CIVIC AND CULTURAL
AMENITY
800 m RADIUS

PUBLIC/AVAILABLE LAND

PUBLIC/AVAILABLE INSIDE 800 m.

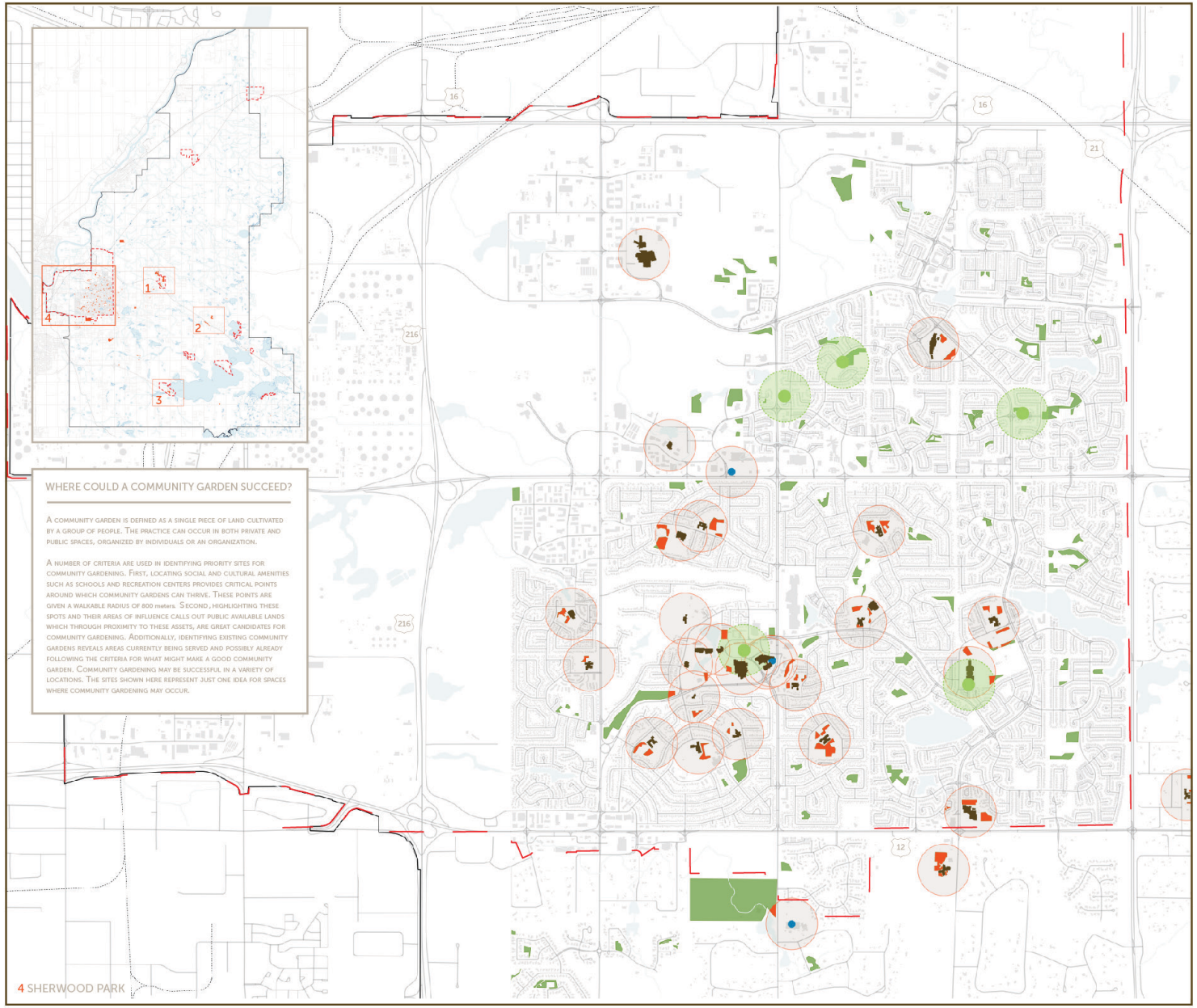
FARMER'S MARKET

URBAN BOUND

SCALE = 1: 1/2 km

0 .5 1 1.5 km.

SOURCES:
Open Data Canada (open.canada.ca)
Natural Resources Canada (geogratis.gc.ca)
Geographic Information System - GIS|Strathcona County
(http://www.strathcona.ca/departments/information-technology-services/gis/)



WHERE COULD A COMMUNITY GARDEN SUCCEED?

A community garden is defined as a single piece of land cultivated by a group of people. The practice can occur in both private and public spaces, organized by individuals or an organization.

A number of criteria are used in identifying priority sites for community gardening. First, locating social and cultural amenities such as schools and recreation centers provides critical points around which community gardens can thrive. These points are given a walkable radius of 800 meters. Second, highlighting these spots and their areas of influence calls out public available lands which through proximity to these assets, are great candidates for community gardening. Additionally, identifying existing community gardens reveals areas currently being served and possibly already following the criteria for what might make a good community garden. Community gardening may be successful in a variety of locations. The sites shown here represent just one idea for spaces where community gardening may occur.

Public Agriculture and Edible Landscaping

Definition

Public agriculture refers to food grown in the public spaces of a town or city, managed by any number of diverse groups, that is generally meant as a public or shared amenity. An excellent example is an urban orchard that requires relatively little maintenance, where harvest and sharing by community members is encouraged. Public agriculture projects take all shapes and sizes, limited only by imagination and access to public space. Key elements of public agriculture are:

- Projects are visible and invite interaction
- Projects will require some oversight and management
- Food grown is for everyone (though a point person would be responsible for completing the harvest)

Edible landscaping can be thought of as a category within public agriculture, though it can extend to private land as well. In this approach, the non-edible plants of an ornamental landscape are simply replaced with edibles that are equally well suited to site conditions and landscaping needs. Fruit and nut trees, vegetables, herbs, edible flowers and shrubs with berries can be combined to create attractive designs that produce food. Where public agriculture is about filling the public realm with all manner of creative food growing projects, edible landscaping is a particular strategy that replaces ornamentals with edibles. Public agriculture can also provide important habitat for insects, birds, and small mammals. Bees, in particular, can be supported with intentional plantings of bee-forage plants.

Rationale & What We Heard

While public agriculture received relatively little direct support through the survey feedback, it appeared that there were misunderstandings that this means the use of public land for private farming activities. Those we chatted with in person were very fond of the potential of growing fruit trees on public lands.

Given that this is a public or shared amenity in Strathcona County, public agriculture represents an innovative opportunity to build a sense of place, biodiversity and bee habitat, and seasonal food sources that build food awareness and connect residents to the County's agricultural heritage.

There is a significant amount of available space for public agriculture, from transportation rights-of-ways to managed ornamental landscapes, virtually any size plot can be utilized for growing some kind of edibles.

Diversity is a key principle of public agriculture. All kinds of projects fit underneath the public agriculture umbrella, from very small sidewalk planters to large roadside installations.

Fostering innovative responses by all kinds of groups will be essential in developing community creativity, empowerment, and ownership of these urban agricultural spaces. In turn, a community filled with diverse food projects will itself become a tool for increased food literacy and a stronger urban-rural connection.

A Contemporary Snapshot

There is a significant amount of available space for public agriculture and edible landscaping. The map on the following page highlights the amount of ornamental land in the County that could be considered for repurposing to public agriculture and edible landscaping.

Current bylaws do not currently describe public agriculture or edible landscaping. Because these would be community-oriented projects for collective harvest, the definition of Community Garden may be designed with enough flexibility to include these types, or a new land use may be defined for Public Agriculture.

Realm of Potential Actions

Strathcona County Adopt-A-Plot initiative. This could be designed to phase edibles and pollinator-supporting plants into all publicly managed ornamental landscapes, with community ideas and effort in individual plots. Edible plots could be adopted by community members, businesses, schools, or local organizations.

Pilot projects of urban orchards and permaculture food forests. This could include County partnership with community groups to raise awareness and foster responsible community harvests and use of fruits, berries, and other crops.

Mapping project to locate edible trees and shrubs in the public realm. This would help promote harvests of public produce by providing the public with information on where in the County they could find these assets.

On-site signage program. The County could develop signage for public agriculture and edible landscaping, which would allow passers-by to understand their ability to harvest. Over time, this "brand" could grow to be a part of the identity of the community.

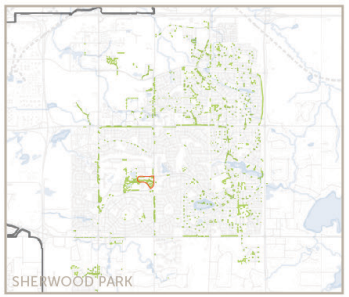
Amend the land use bylaw. This would add "Public Agriculture" as a defined use in the land use bylaw and would include associated rules and identification in appropriate districts. This could also be defined as part of a "Community Garden" definition.

Closing Considerations

An effective public agriculture program will depend on the effectiveness of outreach and communication of the opportunities to participate in planning, planting, maintaining, or sharing in the harvest, whether the harvest is a Saskatoon bush, a wild asparagus patch, or an orchard of northern apples.

STRATHCONA COUNTY URBAN AGRICULTURE

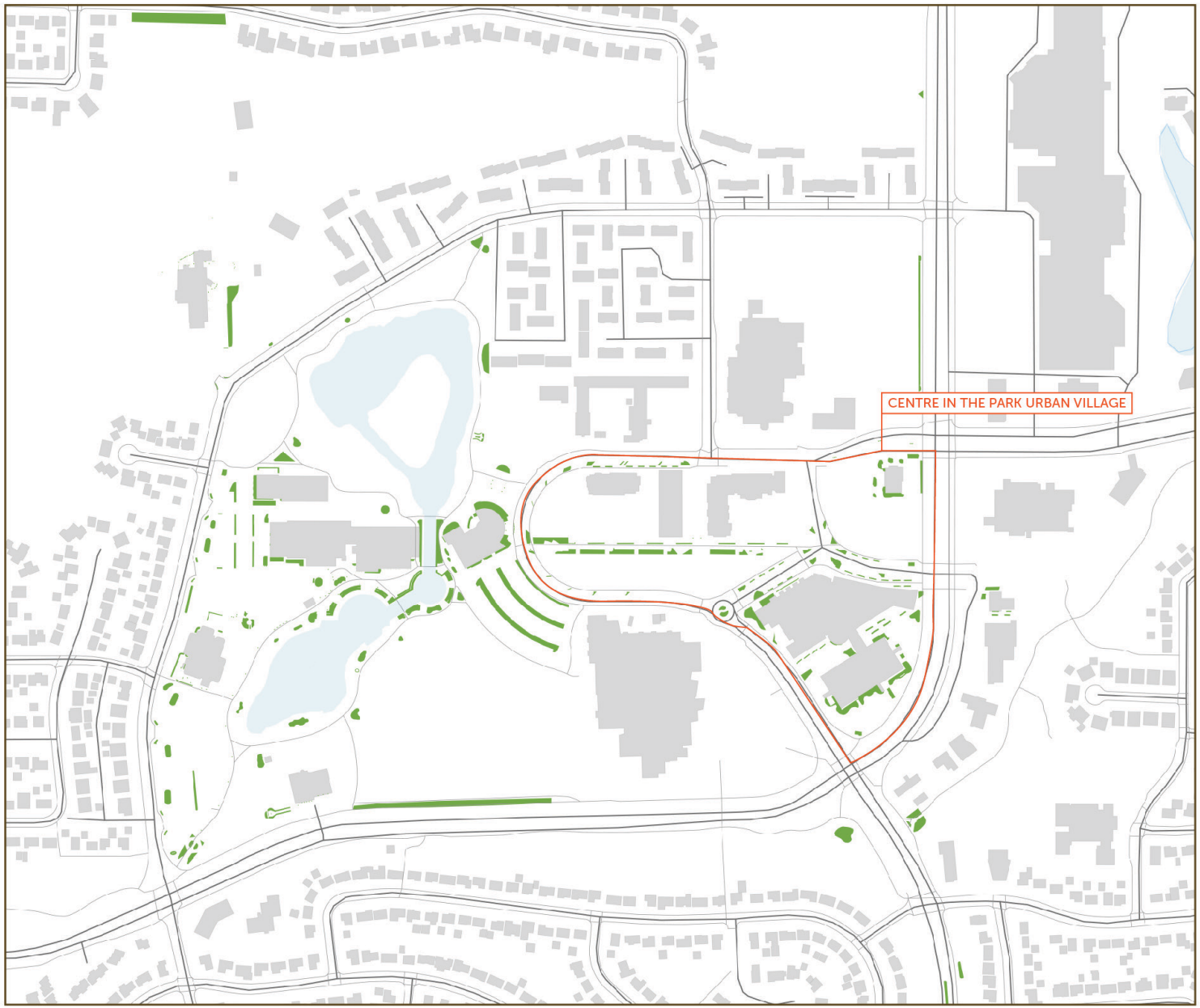
ORNAMENTAL LANDSCAPING FOR REPURPOSE



ORNAMENTAL LANDSCAPING

SCALE = 1: 50m

0 50 100 150 m



SIMPLE CHANGES WITH BIG RESULTS

The practice of decorative landscaping for aesthetic effect around public and private buildings is prevalent in urban areas. This can occur in the form of ornamental walkways, hedges, yards or flowering trees. Strathcona County's urban center, Sherwood Park, is dotted with this type of planting.

TOTAL ORNAMENTAL LAND IN STRATHCONA COUNTY

7 ACRES

These spaces could be re-imagined as edible landscaping that is not only beautiful, but provides food for urban residents. These maps show the decorative planting in the Sherwood Park area, with a focus on the Centre-In-The-Park Urban Village, a location where a shift to edible plants would benefit not only residents but also provide an appealing draw to visitors of the local civic and cultural amenities. These are not the only locations where edible landscaping may occur. Many urban locations may benefit from beautification through planting of edibles.

SOURCES:
Open Data Canada (open.canada.ca)
Natural Resources Canada (geogratis.gc.ca)
Geographic Information System - GIS(Strathcona County (http://www.strathcona.ca/departments/information-technology-services/gis/)

Urban Farms

Definition

Urban farming is the commercial practice of growing and raising food within the boundaries of a city, town or municipality where large-scale farming is less feasible or desirable than in rural areas. Urban conditions such as typically smaller available land area and diverse neighbouring land uses mean that urban farms lean towards higher per square foot productivity, less mechanization, more focus on produce and less on livestock. Of course, creativity and innovation are the norm in urban farming, and typical scales of operation range from the individual farmer on a very small plot to capital-intensive commercial enterprises that can incorporate technologically advanced growing methods. This variety of methods and reliance on creativity are important, as urban farms can be located in all kinds of challenging spaces: on relatively small urban lots, on rooftops, in transportation rights-of-way, in greenhouses or even indoors and in shipping containers.

Some urban farms are built exclusively for education, training or re-entry programs. Many are built to improve food access in a specific community or to continue traditional culinary cultures. Many are for-profit ventures, relying on innovative business models and farming methods to make urban farming financially viable. For others, food justice is the reason to develop urban farms in their communities, which means improving access to fresh food for economically disadvantaged communities.

Rationale & What We Heard

Urban farming will be vital for bringing agricultural heritage and value for farmland into the urban portions of Strathcona County. With more farmers and local farm customers in Sherwood Park, a greater awareness of agriculture and its importance in Strathcona County should result.

Small-scale, entrepreneurial urban farmers add energy to the local economy, add vitality to local farmers markets, and serve as urban ambassadors for local food. As new urban farmers succeed, they may grow into the next generation of small or medium sized diversified farmers in rural areas of the County, helping maintain a portion of the County's rural agricultural economy.

Urban farming, as part of a growing local food movement, naturally attracts a young, creative class to a community. Attracting this demographic through urban farming opportunities or incentives could add diversity to the County's current professional class, and increase local entrepreneurship. Without looking too far afield, Strathcona County's current youthful demographic may see urban farming as an outlet for local creativity that can foster an innovative spirit and sense of community.

A Contemporary Snapshot

There are a number of assets that are supportive of urban farming. These include available land, rooftops, public interest, market opportunity for local food, and expressed interest by business owners and agricultural experts on the importance of urban farming.

There is currently no definition for an urban farm in the land use bylaw. Within the Urban Service Area Zoning Districts, the "Agriculture, General" land use is allowed in the IH (Industrial, Heavy) and IM (Industrial, Medium) districts.

Realm of Potential Actions

Create urban farming definitions in land use bylaw. Include ground level, rooftop, and indoor definitions, and explore a low-intensity urban farm type ('market garden' is one example of this type) that is compatible with residential districts.

Launch a County-run urban farm incubator. In this initiative, new farmers would be taught basics of farming and business planning, connected to sources of mentorship and capital and given access to farming space.

Create a "City Grown in Strathcona County" program. Build a campaign to help market urban- and locally-grown food, as well as to recruit urban farm entrepreneurs.

Incentivize urban farming. This could be done through tax breaks, cost sharing of water and equipment, or making public land available for urban farming through leases or other programs.

County-supported youth farming and entrepreneurship programs with urban focus. This would help build capacity in the younger generation, while generating interest in urban farming.

Closing Considerations

Think about urban farming's important contributions to a local economy, community, and food awareness, not just the amount of food that urban farms can grow. Urban farms will never compare with conventional rural farming from a total productivity standpoint. Even high-productivity urban farms are often too small to even compare to the average Albertan farm's output. In addition, urban farms in northern climates are simply not able to produce the full range of foods common in a Western diet.

The importance of urban farming is in building a sustainable food system that includes social and ecological value in addition to economic value, and includes urban residents as important participants in the system.

STRATHCONA COUNTY URBAN AGRICULTURE

LAND WITH POTENTIAL FOR URBAN AGRICULTURE

WHERE COULD URBAN FARMING HAPPEN?

Urban farming is the practice of cultivating edible plants for sale. This can occur in many environments and at several scales, from small half-acre inner-city plots to large peri-urban operations.

These maps show land suitable for farming, currently cultivated or otherwise. This land includes both private farmland and public available land. Some of the land shown here may be unsuitable for farming due to a variety of factors such as steep topography, distance to 1 water source, access to sunlight, etc. Assuming that only 5% of the land shown as agricultural and available is actually viable for farming, then our total farmable land in Sherwood Park is 61 acres.

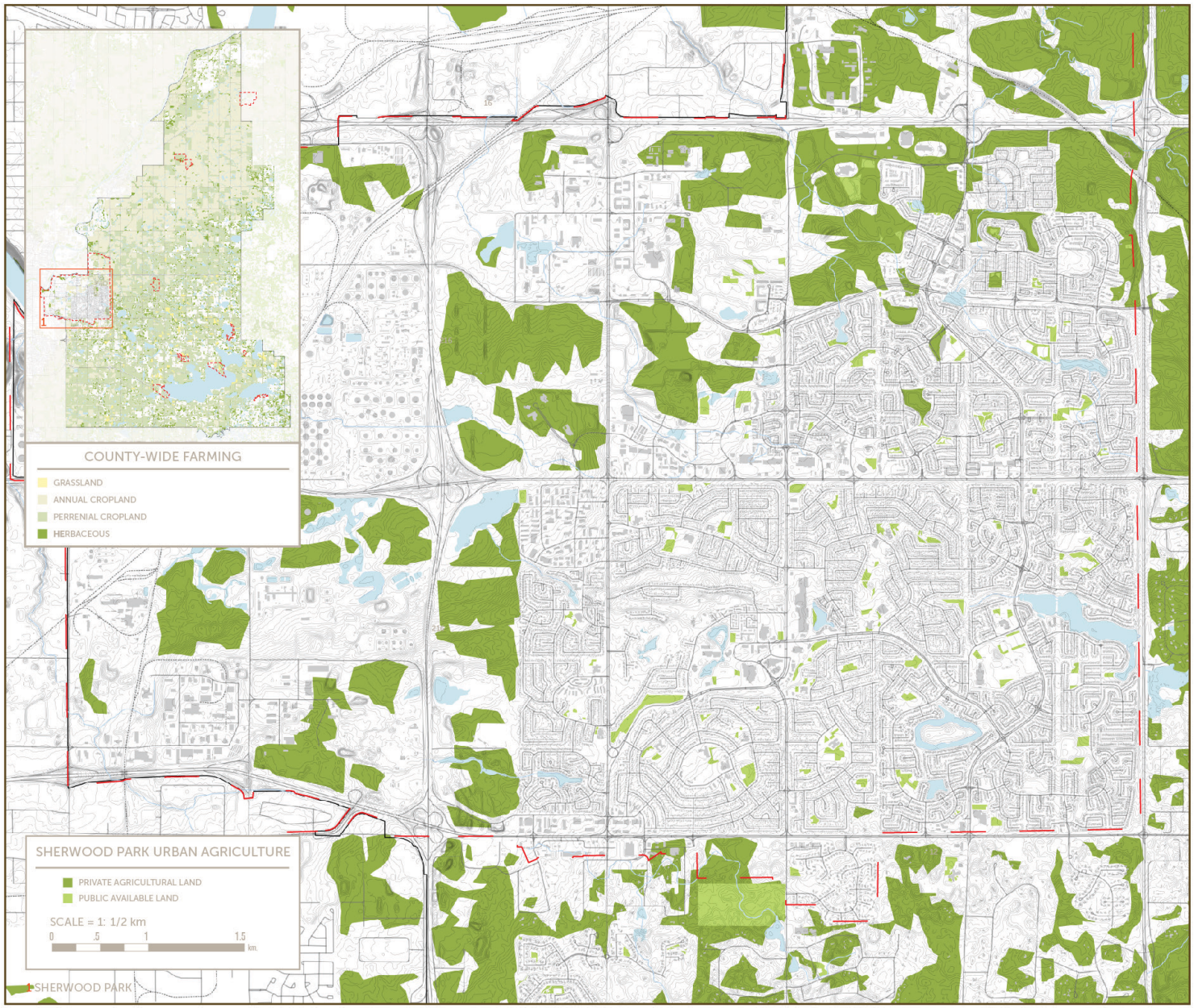
TOTAL URBAN AGRICULTURE POTENTIAL IN SHERWOOD PARK
1,220 ACRES

WHAT IF JUST 5% OF THIS LAND BECAME URBAN AGRICULTURE?
5% OF 1,220 ACRES = 61 URBAN AG. ACRES

IF THESE 61 ACRES BECAME INTENSIVE VEGETABLE PRODUCTION
61 ACRES = $6 MILLION GROSS

AND IF THESE 61 ACRES BECAME GREENHOUSES?
61 ACRES COULD GROW 18,000 TONS OF FOOD PER YEAR

Urban farming may happen successfully in a variety of locations. Those suggested here are merely one idea for where such growing might occur.



SOURCES:
Open Data Canada (open.canada.ca)
Natural Resources Canada (geogratis.gc.ca)
Geographic Information System - GIS|Strathcona County
(http://www.strathcona.ca/departments/information-technology-services/gis/)

Farmers' Markets

Definition

Farmers markets are collective events where small and medium sized farmers and food makers join together to market their products directly to consumers, and take advantage of shared customer traffic to increase sales.

Farmers markets can be found in many sizes and formats, from very local- and farmer-only markets to open-door markets where any kind of vendor can show up and join the scene. Some markets are weekly, some daily, and can be year-round or seasonal. Some markets have permanent indoor or outdoor structures, while many are simple line-ups of temporary vendor tents.

Farmers markets are effective placemaking and community building events. They are also very good at connecting consumers to farmers - a relationship that builds food awareness, value for agriculture, and respect for the heritage and open space that supports most of our farmers.

Rationale & What We Heard

A healthy, visible presence of farmers markets in Strathcona County will be a critical asset in growing the urban agriculture movement, and will help support community-building and placemaking. However, moving right away to expanding the number of farmers markets in the County may outstrip both customer demand as well as farmer supply.

Because farmers markets can be time-intensive to launch, and because oversaturation of a small area with farmers markets may actually diminish overall vendor profits, it makes sense in this case to initially concentrate effort on expanding the existing markets. More effort on existing markets can multiply positive benefits while taking advantage of the investment already made in marketing the location and operating times of these markets.

As existing markets grow to their natural limits (of vendor number, space, or customer traffic) the next step would be to identify additional times for existing locations, or new locations altogether. These decisions should be driven by research into customer patterns, the trends of interested local farmers, and other market factors.

A Contemporary Snapshot

Assets include established market sites and times, a base of vendors, at least a minimum base of customers, a growing urban population, and an expressed need to create community and place. Existing farmers markets in Strathcona County include:

- Baseline Farmers' Market (Wednesdays from 4-8pm)
- Sherwood Park Farmers' Market (Wednesdays from 4-8pm)
- Salisbury Farmers' Market (Thursdays from 4:30-8pm)
- Deville Hall Farmers' Market (select times)

The land use bylaw does not currently define farmers markets, but this does not appear to cause any issues with the existing markets.

Realm of Potential Actions

Strengthen existing markets. Before starting new markets, focus efforts on increasing size, volume, and visibility of the existing Strathcona County farmers markets.

Survey rural and urban Strathcona County farmers and food makers. This will build a better understanding of interest in joining farmers markets and on current barriers to joining.

Create a board, committee, or alliance to collectively support County farmers markets. This group could establish and track metrics to better understand market patterns and customer habits, such as number of County-based vendors, sales, traffic volume, unique visitors, etc.

Closing Considerations

The overall success of a farmers market is tied to traffic volume and sales by each vendor. For a market to be successful, it also needs to maintain enough vendors to provide the variety customers are seeking, enough consistency to keep customers coming back, and enough 'busy-ness' to create energy and a sense of place and vibrancy. An anecdotal rule of thumb for minimum vendors at a viable farmers market is twelve. On the other end of the growth curve, about 60 vendors is the maximum for a single market.

School Agriculture Programs

Definition

Urban agriculture in schools comes in the form of garden classrooms, indoor growing demonstrations, shared-use community gardens, horticultural training gardens or greenhouses, tech-enabled vertical growing hydroponics and aquaponics systems, and many other variations.

Among these types, different age groups and curricula can be engaged and lesson plans can be designed to minimize added teacher effort while maximizing learning outcomes. In addition to learning outcomes, garden-based education can reduce behaviour problems, improve healthy food choices, increase physical activity among students, and actually lead to new entrepreneurial energy.

Rationale & What We Heard

Because of the relatively large youth population in Strathcona County, a robust Urban Agriculture Strategy will need to connect with this population and capitalize on the creativity, energy and potential influence of youth. School based programs are effective at introducing a new generation to farming and agriculture, and creating the conditions for new ideas and energy around agriculture.

It is also expected that children, once excited about gardening, will carry that excitement home. As Strathcona County begins supporting different aspects of urban agriculture, the excitement of children and the resulting engagement of entire families will help bring residents to urban agriculture efforts such as community gardens, urban farms, and farmers markets.

A Contemporary Snapshot

Assets include established educational programs in schools around the County, a large youth population, and school grounds that could support innovative projects. There are existing curriculum materials available online for teachers interested in garden-based education, and well-respected models of agricultural entrepreneurship programs for older students.

There are a number of existing school agriculture initiatives in the County. These include:

- Bev Facey High School Horticulture Program; culinary arts program
- Salisbury Greenhouse Garden School Gardens Project. Schools in the program include:
    - F R Haythorne Jr High
    - École Pere Kenneth Kearns
    - Mills Haven Elementary
    - Westboro Elementary
    - École Campbelltown
    - Holy Spirit Catholic School
    - Madonna Catholic School
    - Salisbury Composite High School
    - Wye Elementary School
    - Ardrossan Elementary
    - Clover Bar Junior High
    - Pine Street Elementary
    - Wes Hosford Elementary
    - Woodbridge Elementary

No bylaw changes would be necessary to continue building these programs.

Realm of Potential Actions

School gardens and garden programs at every elementary school in the County. This would build tremendous capacity and interest in urban agriculture and help realize many of the goals of this strategy.

Shared-use community gardens on school grounds. By integrating learning about growing food with other citizens and organizations outside of the school, the community-building benefits of urban agriculture can be realized.

Middle and high school courses in agriculture, technology and entrepreneurship. As students grow and begin thinking about possible careers, providing options that include urban (and non-urban) agriculture helps to achieve the direction of many strategy areas of the Agriculture Master Plan over the long term.

Closing Considerations

Youth are often overlooked in developing innovative community projects. This common occurrence misses the fact that with good teaching and mentorship young people are amazing open-ended problem solvers and team builders. They are assets for any community that chooses to involve them in change.

Urban Livestock

Definition

Urban livestock includes the raising of chickens, bees, rabbits, and animals such as small-breed pigs and goats. With so many different kinds of animals that can be kept for so many different purposes, the topic of urban livestock is complex. In some cases animals are used to produce food, such as eggs or honey. In some cases the animal is the food, such as rabbits or non-laying chickens. In other cases an agricultural animal bred for small size is being cared for as a pet, with no food production purpose at all.

With each type of animal different considerations come into play to create safe, nuisance-free, and humane conditions for each animal to be kept in an urban environment. Even with the best intentions, it is sometimes not appropriate for every type of animal to be kept in every urban location. Types of neighbourhoods, key issues for residents, and planning goals all must be considered alongside health and safety concerns when making decisions to introduce livestock into urban areas.

Rationale & What We Heard

When permitted, the keeping of any urban livestock is an individual decision with potential impact on neighbours that can be lessened through thoughtful policy and practice of animal keeping.

Many benefits result from keeping different kinds of animals, from companionship to nourishment. In examples across the country, effective policies are opening the doors for urban livestock and their benefits. Not all jurisdictions have adopted policies allowing all kinds of animals, however.

While exploring an urban livestock policy in Strathcona County, the voices and perspectives of County residents must be taken into account. The potential benefits must be weighted against concerns before deciding on a path of action for Strathcona County.

A Contemporary Snapshot

Bylaw for urban livestock is the Animal Control Bylaw, which currently essentially prohibits all animals except common domesticated animals as pets from the urban areas of Strathcona County.

Apiculture Bylaw essentially prohibits beekeeping from the urbanized areas of the County.

There is a global concern over the health of the honeybee population and its potential negative impact on food crops. Alberta has one of the healthiest bee populations in Canada, housing 283,000 honeybee colonies, which represents approximately 43 percent of the total bees in Canada.

Assets for beekeeping include a strong knowledge base among County beekeepers, a common public understanding of the importance of supporting bee populations, well-publicized best practices, and interest from many residents.

Assets for backyard chickens include public interest, a pilot program currently underway in Edmonton, and well-publicized best practices.

Assets for keeping small livestock such as pigs as pets include vocal supporters.

Realm of Potential Actions

Beehives are installed as demonstration projects. Starting with appropriate low-traffic public locations in Sherwood Park, an educational campaign can accompany the projects to share best practice information with community about bees.

Creation of bee habitat throughout Sherwood Park. This would include a review of planting policies and practices to grow bee habitat throughout the urban areas of the County.

Backyard chickens pilot. Using a set of well-defined criteria, establish a pilot project to investigate the possible impacts of backyard chickens. Include a broad education and outreach campaign as part of the initiative in order to build understanding in the community.

Review Animal Control Bylaw further. This review would consider accomodating a backyard chicken pilot, and further investigation of resulted livestock as pets.

Amend Apiculture Bylaw. To allow demonstration beehives and potentially in additional land use districts. This would then include related requirements for different kinds of districts (residential, commercial, industrial).

Closing Considerations

Keeping urban livestock allows personal, intensive relationships with agriculture on a small-scale basis. The benefits of animal keeping in urban areas can be wonderful, but the potential negative impact of animal keeping is much higher than with growing vegetables. Stricter policy controls and bylaw enforcement are needed to safeguard neighbours from nuisances, and to protect the welfare of animals from negligent owners. To many animal keepers and experts, stricter controls are common sense and even welcome, as a way to avoid the negative impacts of animal keeping for everyone.

Home Gardens

Definition

A home garden is a small area of land or raised bed used for growing food on or around a house or apartment complex. A home garden is typically planted and maintained by a single person or family. Home gardens can be located anywhere on a lot, depending on allowances by local bylaws or neighbourhood ordinances.

Maintaining a home garden is an important aspect of urban agriculture, providing a close, daily connection to the act of growing food. Home gardens are vital in creating a full spectrum of food system participation and food literacy, and can also help a family increase its fruit and vegetable consumption, leading to better public health.

Rationale & What We Heard

As part of a complete Urban Agriculture Strategy for Strathcona County, home gardens should be recognized as a critical layer in a healthy urban agriculture system. Home gardens allow people of all ages easy access to the experience of gardening. In family settings, in particular, a home garden provides a unique platform to share values about food, create new food memories, and learn about the ways food ties us together. Additionally, home gardens provide a way for neighbours to create stronger connections, building critical social fabric. By intentionally supporting home gardens and gardeners, Strathcona County is laying the foundation for greater participation in urban agriculture in the future.

A Contemporary Snapshot

The current wording of the Land Use Bylaw is not prohibitive of home gardens in a front yard. Section 3.10.34 states that *within the RCH, RE, RH, R1A, R1B, R1C, R2A and R2C Zoning Districts, and similar residential Direct Control Zoning Districts within the Urban Service Area and hamlets, the owner shall be responsible for the placement and proper maintenance of landscaping on the site for all yards visible from a road. All yards visible from a road shall be seeded with grass or sodded within eighteen (18) months of occupancy. Alternative forms of landscaping may be substituted for seeding or sodding, provided that all areas of exposed earth are designed as either flower beds or cultivated gardens.*

There may be instances where certain garden practices, such as extensive plantings of potatoes, may challenge this interpretation of the bylaw, but a creative approach to home gardening can help to grow more food while still meeting the community's aesthetic standards.

Realm of Potential Actions

Create programs to increase the number of home gardens. This could include courses on how to design and start and care for a garden. An emphasis could be on front yard gardens, which would help achieve more of the goals of the Urban Agriculture Strategy.

Launch educational and promotional campaign on home gardens. This can help facilitate interest and pride in home gardens, leading to more action and use of the aforementioned programs.

Closing Considerations

As with any home project, wisdom suggests starting small, consulting experienced gardeners for advice, and expanding your repertoire as you go. By providing information and building capacity, more residents can grow their own food, which only has positive benefits for the food system of Strathcona County.

3 NEXT STEPS

Upon review and feedback from Council, the project team will then begin the work of drafting an Urban Agriculture Strategy for the fall of 2016. In order to make decisions that will lead to an immediately implementable strategy, action criteria are being recommended.

Proposed Action Criteria. As the project team reviews range of potential actions, it is essential to have criteria that can guide a large number of possible actions into to a reduced number of the most impactful actions for implementation. The range of potential actions is identified in section 2.3 "Emerging Strategy Areas." The proposed criteria to evaluate the critical actions are:

- The actions can be completed within 3 years
- The actions have concrete measures of success – both regarding actions and results
- The actions support and validate the Agriculture Master Plan recommendations and planning principles
- The actions support multiple goals
- The actions creates opportunity for community ownership and empowerment
- The actions establish a foundation for the future

A Path Forward. The project team will proceed with the following key steps to work towards a presentation of a final Urban Agriculture Strategy to Council in November 2016.

July 2016

- Integrate feedback from Council on Explore and Assess Report
- Evaluate potential actions against action criteria

August 2016

- Engage key stakeholders on strategy areas and actions
- Draft Urban Agriculture Strategy

September 2016

- Engage community on draft strategy document

October 2016

- Integrate feedback from engagement process and revise strategy

November 2016

- Finalize the Urban Agriculture Strategy and present to Council for approval

APPENDICES

A. What We Heard Report

B. Select Best Practices in Urban Agriculture

C. Verbatim Responses

A WHAT WE HEARD REPORT

Executive Summary

After twelve weeks of public engagement, the Strathcona County Urban Agriculture Explore and Assess phase has now come to a close. From April 9 – July 1, 2016 the project team has been asking for community insights on the future of urban agriculture for the County. The following report highlights what the community has had to say about the topic, particularly around the production, processing and distribution of food.

Participation Metrics

The engagement team has spent over 85 hours in the community having face-to-face conversations with members of the public. The following table shows how many participants we've had to date and the number of ideas they have collectively shared.

PUBLIC ENGAGEMENT IN PHASE ONE

Feedback Channel		Participants	Ideas
Attendance at Events & Businesses		979	949
Roadshow Open Houses		45	119
Online	Survey 1	161	184
	Survey 2	1,051 82% of responses from Sherwood Park	7,456
Total		**2,234**	**8,708**

Place-Based Engagement Opportunities

Events Attendance Include

Strathcona County Trade Fair
Ardrossan Farm Safety Fair
Rural Living Days
Ardrossan Picnic and Parade
Deville Hall Farmers Market
South Cooking Lake Seniors Potluck
Baseline Farmers Market
Sherwood Park Farmers Market
South Cooking Lake Bookmobile
Salisbury Farmers Market
Greenland Greenhouse
Canada Day

Roadshow Stops

North Cooking Lake Community Hall
Sherwood Park Ottewell Barn
South Cooking Lake Community Hall
Antler Lake Commnity Hall
Ardrossan Recreational Complex
Josephburg Community Hall

Qualitative Feedback

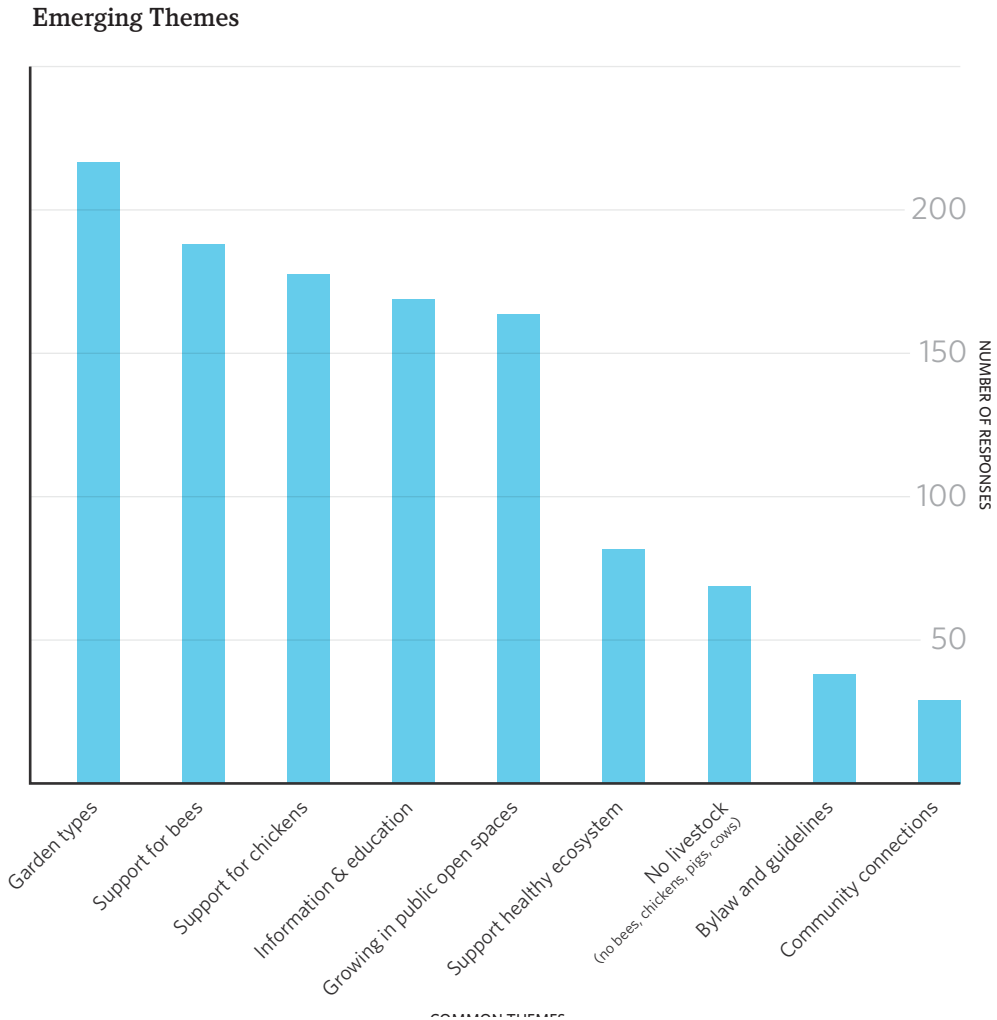
Phase 1A. The main question we asked throughout the explore and asses phase of public engagement was:

1. What are your great ideas for urban agriculture in Strathcona County
The primary themes heard in response to this question were support for community and home gardens, backyard chickens as well as bees and beekeeping. These themes indicated aspects of urban agriculture the community sees as most fitting in the Strathcona County context. Although community gardens were the most popular response, not too many people elaborated on why. The conversation around bees on the other hand was primarily related to the colony collapse and need for bees as pollinators.

Conversations about education, awareness and access to information were all top of mind for many participant and had strong ties to other themes. Often these themes would link to other ideas such as the importance of growing to making connections with our food source. Education and information also tied in as they relate to getting initiatives off the ground. Urban chicken keeping for instance drew links to having courses and workshops available locally for those interested in pursuing such urban farming efforts.

More generally speaking, participants are keen to see this project become an opportunity for community building in Strathcona County and want to be involved in a variety of capacities.

What are your great ideas for urban agriculture in Strathcona County?



NOTABLE TRENDS AND INSIGHTS OF TOP THEMES

Theme	Frequency	Common Sub-themes	Notes
Community/Home Gardens	219		Community gardens were the most mentioned theme
Support for Bees	142	Backyard bees Bee hotels Bee hives	
Support for Backyard Chickens	134	No roosters	
Information and Education	126	Tips and :how to's", Courses & work-shops, Community garden info	Ranging from awareness of where food comes from to fill workshops on urban farming and the raising of animals
Growing in Public Open Spaces	123	Fruit Trees Flowers	Planting with pollinators in mind came up often
No Livestock	77	No chickens No bees No pigs	
Support a Healthy Ecosystem	71	Non-chemical pest control Permaculture Compost/Soil Water	Permaculture was said specifi-cally by some participants where as other's references aspects of permaculture such as planting native species and companion planting
Animal Control Bylaw and Proposed Guidelines	40	Permits Owner responsibility	Ensuring proper reulation is the key message above all
Building Community Connections	31	Neighbourliness Donating to the food bank	Primarily speaking to community ownership and sharing

For a full list of responses see verbatim responses

INTERVIEW RESPONSES

Interviewee	How can we grow more in urban Strathcona County?
1. Susan Chalmers Next Steps School Eco-Group Coordinator	• Community gardening • Edible gardens • Anything to get people to grow together
2. Catherine Rummey Strathcona County Garden Club President	• It's a spectrum from window sill planter boxes to the entire backyard • Old man creek (OMC) garden involved in an initiative to connect people without yards with space to garden • Take advantage of more people becoming food conscious • Unplug kids • Water, harvest, compost (be less of a burden to the environment) • Connect communities
3. Jason Oliver Head Chef Farm to Fork	• Aquaponics • Bee keeping • Rooftop gardening • Community fruiting trees • More local sufficiency • Need to keep farmer's above water • Use climate change [longer growing season] as an advantage • Indoor growing facilities
4. Judy Gray Food Bank Volunteer	• Roughly 45-65 people are served per day (family size ranging from 1 to 9-10) • 78 family food hampers go out per week • Anything that requires no processing is ok to donate according to Public Health Act o can accept fresh produce from farms and people's gardens • Nutraponics will donate is they have over-abundance
5. Bill Reynolds Retired Administrator for Alberta Agriculture	• Community gardens, CSA and SPIN concepts, fruit rescue (continuation) • Available/vacant land, rooftops, basements • We don't just need soil, soil-less options (hydroponics, aquaponics, other indoor) • The raising of bees and chickens • Greenhouse production (could be inside urban boundary) even backyards (scale) • Allowing for people to grow food themselves, lease their yard for others to utilize • Education piece key (Alberta Ag. doesn't think this is their responsibility) • Food enterprise centres (community food centre) • There needs to be a regional labelling/identification to the food • Multi-stakeholder concept/buy-in promoting this better

6. Michelle Kropp
Owner of Eli the Pig
	• Animal Control Bylaw Revision
	  o Pilot/permit
	  o Reconsider overlimit
	  o Mandatory vet checks (records, vaccintions)
	  o Micro-chipping
	  o Spay/neutering
	  o Permit fees
	  o Neighbour consent?
	  o Proper outdoor shelter
	  o Bylaw check in as they see fit
	  • 3 strikes policy
	  o Register/license animals
	  o Size limit, possibly by weight (think extra large dog)
	  o Limit of 2

Phase 1B. In the second half of The Explore and Assess engagement phase we asked more specific questions, via an online survey, to capture detailed thoughts on the initial themes heard. The questions were divided into the three categories based on the responses we were hearing —production, processing and distribution. We called them Grow, Make and Get. The following is a breakdown of what we asked folks and how they responded in each of these food system areas.

Grow (production)

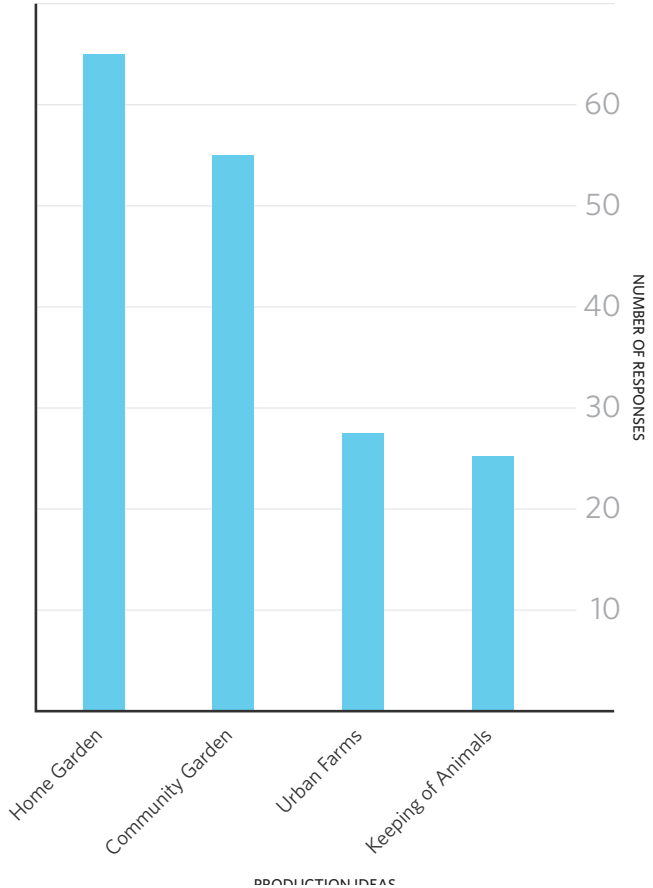
The key questions asked were:

1. Which of these production ideas do you feel would fit in Sherwood Park and the hamlets of Strathcona County? Why?
   a. Home Gardens
   b. Community Gardens
   c. Urban Farms
   d. Keeping of Animals

2. Which of these production ideas do you feel would NOT fit in? Why?
   a. Home Gardens
   b. Community Gardens
   c. Urban Farms
   d. Keeping of Animals

3. Do you have any other grow ideas?

Which production ideas would fit into Strathcona County?



WHY?
EMERGING THEMES

Theme	Frequency
Sustainable Practice	114
Builds Community	93
Easy Access to Food	83
Health Benefits	82
Space is Available	78
Information & Education	73
Know Where Food Comes From	73
Unobtrusive to Community	64
Economic Advantages	39
Focus on Local	35
Staying Relevant as a Municipality	35

Discussion

The grow conversation was by far the most popular topic for folks. Over 2700 ideas were shared about how the four main ideas for growing more food would fit in the County context. The other unique ideas for pushing urban agriculture forward were also coded and are represented in these themes. Two of the most popular "other ideas" for growing included backyard beekeeping and growing more in public or civic spaces.

Conversation around sustainable practice and community building were the most popular with over 200 mentions of the two combined. The reasons to support sustainable practice mostly leaned toward the environmentally sustainable outcomes of growing food, with some links to social and economic sustainability outcomes, such as mental health and subsidizing household food costs. The community building piece very much overlapped with many of the other themes that emerged including focusing on local sources of food, economic advantages, and being unobtrusive to the community.

Key Comments

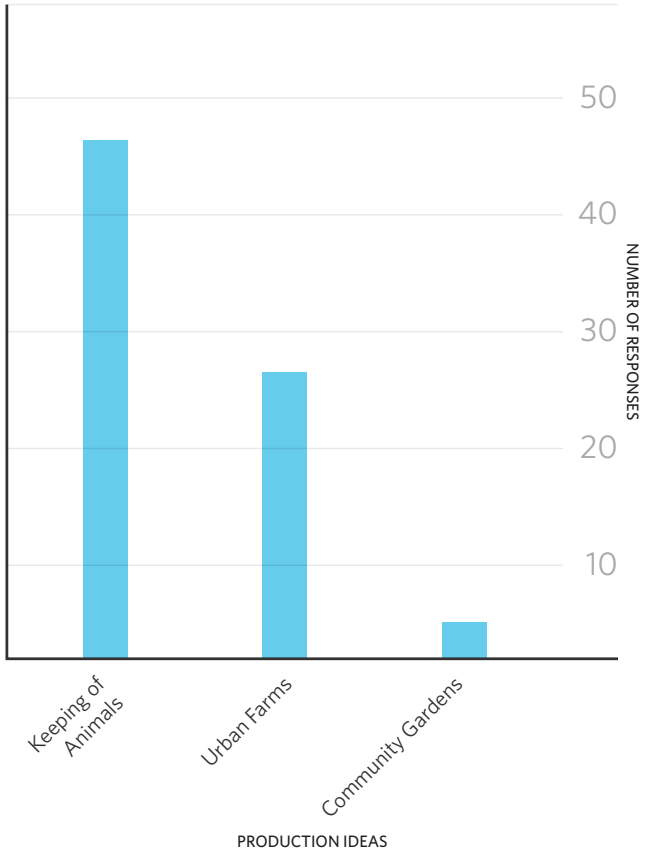
"Good for human beings spiritually. Mentally and physically. Also environmentally it makes sense. Let's get our county being current and cutting edge"

"Way of the future, sustainability, food cost, bring communities together, better use of land and water then lawns"

"We are a forward-thinking community and all of these ideas are the way if the future. People are becoming more eager to produce their own food and I think this should be celebrated and encouraged"

"Keeping animals like pot belly pigs but not animals for meat production"

Which production ideas would NOT fit into Strathcona County?



WHY?
EMERGING THEMES

Theme	Frequency
Inconsiderate Neighbours	148
No Places to Grow	59
Some Support for Livestock	54
Not a fit for Sherwood Park	31
No Large Animals	28
No Livestock	24
Animal Guidelines	28

Discussion

The most common arguments against urban growing in the County were around the keeping of animals and livestock. Although there has been considerable support for backyard chickens, bees and pigs, many worry the lack of responsible ownership, which could lead to smells, noises and other nuisances will disturb the community peace.

Many misconceptions about what we meant by keeping of animals as responses to this question included things like all chickens carry diseases and that cows and pigs would be raised for meat production.

Some responses led us to recognize some uncertainty among folks. A number of participants expressed an un-sureness to whether these production areas are feasible or appropriate in urban areas. For instance we heard that residential lots are too small, people will steal the food and animals, and that lots of people will complain about the eyesore it creates. Beyond these uncertainties we also heard any straightforward No's. No bees, no chickens, no pigs, no cows, no goats, no horses, no sheep, etc.

Key Comments

"Because of the negative impact on neighbours' allergies, chosen life style and privacy"

"Farm animals don't belong in an urban setting"

"Raising livestock for food belongs on a farm or acerage"

"How would this be regulated and maintained? Could anyone have animals or would you be required to take courses and be mentored. Who would pay for these programs and enforce complaints?"

Make (processing)

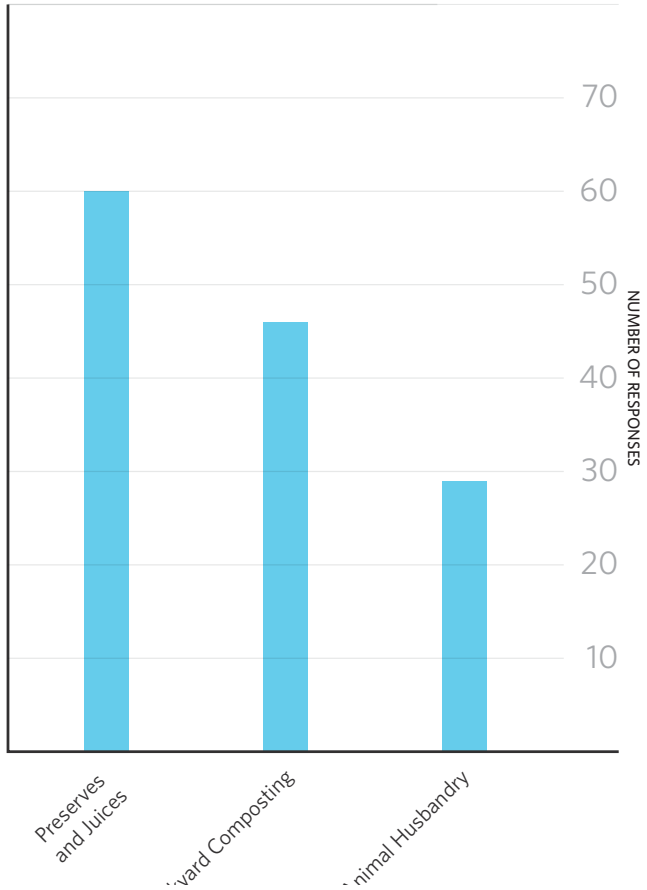
The key questions asked were:

1. Which of these processing ideas do you feel would fit in Sherwood Park and the hamlets of Strathcona County? Why?
   a. Preserves and juices
   b. Animal Husbandry
   c. Backyard Composting

2. Which of these processing ideas do you feel would NOT fit in? Why?
   a. Preserves and juices
   b. Animal Husbandry
   c. Backyard Composting

3. Do you have any other make it ideas?

Which processing ideas would fit into Strathcona County?



WHY?
EMERGING THEMES

Theme	Frequency
Support for Livestock	155
Composting	116
Low Impact on Neighbours	62
Support for Bees	56
Support for Chickens	32
Easy to do	32
Builds Self-Reliance	30
Know Where Food Comes From	29
Supports a Healthy Ecosystem	29
Human Health Impact	29
Animal Guidelines	26
Building Community	25

Discussion

The processing conversation leaned heavily on the topic of composting and the environmental impacts associated. The animal husbandry piece of the conversation saw lots of comments on supporting urban bees and beekeeping with some support for backyard chickens, though more contentious overall. The colony collapse of the bee population seems to vey much be at the forefront of people's minds versus chickens that are not seen to be as crucial to urbanize.

Key Comments

"Strathcona County is on the edge or agricultural lands, so there is a close tie to the practice."

"These are home based activities which fit an urban lifestyle. Can your produce In the kitchen like the pioneer women did."

"All of the above are doable and all part of working with natures resources. Also provides learning opportunities and health benefits. As long as no roosters are allowed! Too noisy."

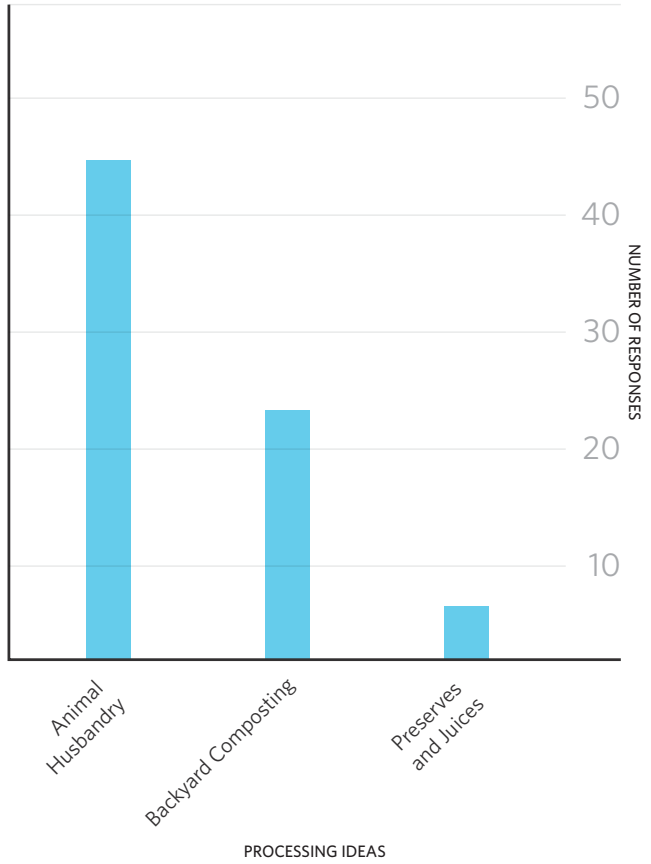
"Bees need all the help they can get, composting is environmentally friendly and preserves are yummy"

"Sharing with community, from start to finish, being responsible"

"We need bees"

"... promotes community togetherness. And teaches individuals about natural foods. I think bee keeping is fine, and having a small chicken coop."

Which processing ideas would NOT fit into Strathcona County?



WHY?
EMERGING THEMES

Theme	Frequency
Fear of Inconsiderate Neighbours	93
Backyard Chickens	43
Against New Things in the City	35
No Place to Implement Initiatives	25
No Livestock	24

Discussion

The fear of inconsiderate neighbours has surfaced in almost all categories but became especially prominent when discussing the reasons why certain ideas don't fit the Strathcona Couty context. Language like unappealing, disruptive, and nuisances were used to describe the potential of keeping animals in particular. Having guidelines and regulations for the keeping of animals is especially important to those feeling uncertain and that these initiatives may be unsuccessful.

Key Comments

"Could be disruptive to neighbours if ppl don't know what their doing."

"Nuisance and negative impact such as odour, waste, traffic related to sales, distribution within higher density residential development."

"In most of the Strathcona County Hamlets I feel that Animal husbandry would be better received. Sherwood Park is more traditional in their attitudes that Sherwood Park is only for people, not for growing food or raising livestock."

"This would have to have very clear guidelines set before I would be able to be on board with this."

Get (distribution)

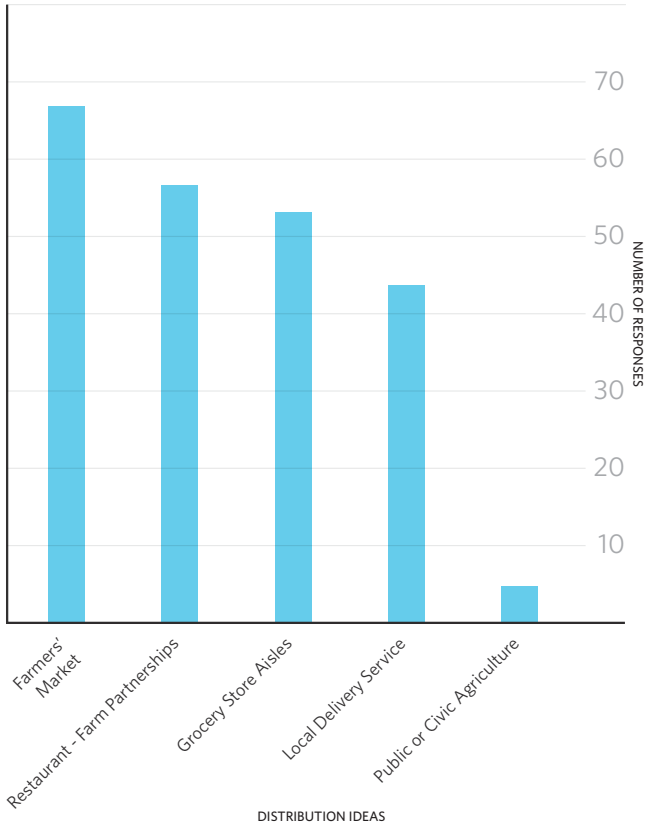
The key questions asked were:

1. Which of these local food distribution ideas do you feel would fit in Sherwood Park and the hamlets of Strathcona County? Why?
   a. Public or Civic Agriculture
   b. Restaurant-Farm Partnerships
   c. Farmer's Market
   d. Local Delivery Service
   e. Grocery Store Aisles

2. Which of these local food distribution ideas do you feel would Not fit in Sherwood Park and the hamlets of Strathcona County? Why?Preserves and juices
   a. Public or Civic Agriculture
   b. Restaurant-Farm Partnerships
   c. Farmer's Market
   d. Local Delivery Service
   e. Grocery Store Aisles

3. Do you have any other make it ideas?

Which distribution ideas would fit into Strathcona County?



WHY?
EMERGING THEMES

Theme	Frequency
Local Focus	92
Sustainability	45
Easy Access to Food	44
Economic Advantage	37

Discussion

Local focus was by far the most popular reason people had for wanting to see our proposed ideas flourish. Discussion ranged from improved access to food and healthier food options to less cost for transporting goods and supporting local economies. Some emphasis was put on making our connection to food stronger, particularly amongst kids and young people. This was a common thread in many of the discussions but ties into the get food category because of the mandatory nature of getting food in our everyday life. We may not have to produce or process our food but everyone has to get (buy) his or her food, making it our one contact point with the products we eat.

Key Comments

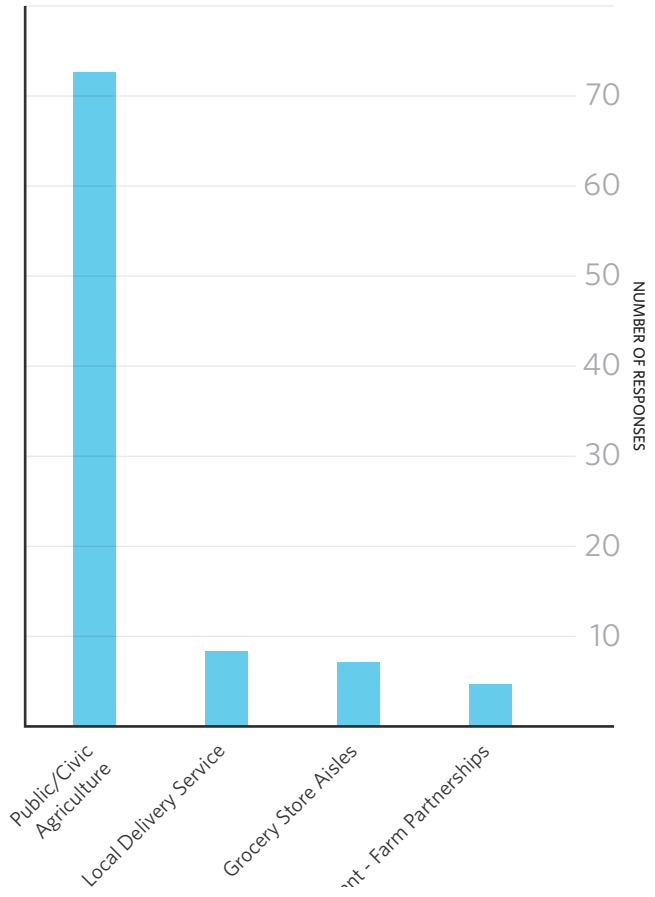
"These are all great idea that would help the county eat local, healthy food. Lessen transportation costs of importing food."

"All of these help support local producers and that is important to the community."

"Any promotion of buying local just makes good environmental and economic sense."

"It would be about eating locally for everyone and less waste which effects everyone in the community! It would also make it more accessible to everyone!"

Which distribution ideas would NOT fit into Strathcona County?



WHY?
EMERGING THEMES

Theme	Frequency
Impact on Existing Distribution Model	19
Potential for Abuse and Misuse	18
Too Complex	11
Inconsiderate Neighbours	9

Discussion

Participants did not share a great deal on why they believe the proposed distribution ideas would not fit in the County context. The most popular themes to emerge however were around the impact it could have on the current distribution model and potential for abusing and misusing certain initiatives like public agriculture. To elaborate, participants see new distribution chains as taking demand away from existing businesses and commercial sellers while also seeing the initiative as likely to fail due to being unprofitable.

Key Comments

"Anything public is open to abuse and sabitage nothing I would like to consume"

"My only comment on edible leandscaping, within SP I'd rather see proper landscaping. For the amount of space and climate I think the benefits of edible landscaping would be negligible at best."

"Cost. Delivery is expensive and who would look after these gardens and who would benefit."

"There has to be a profit made on the floor space"

Next Steps

The team will now compile the community feedback with best practice and community research to use as a way to set the direction for the Urban Agriculture Strategy by developing a vision and key strategy areas. The team will then use this information to guide the next phase of engagement, narrowing in on particular conversations that need more clarity and insight from both targeted stakeholder groups and the general public.

Index A: Where in Strathcona County are online survey participants from?

Hamlet	Count	Percentage
Sherwood Park	983	81%
Other area in Strathcona County	81	6.7%
Ardrossan	80	6.6%
Other area outside of Strathcona County	23	1.9%
Antler Lake	16	1.3%
South Cooking Lake	9	0.7%
Half Moon Lake	8	0.6%
North Cooking Lake / Deville	6	0.5%
Collingwood Cove	4	0.33%
Josephburg	2	0.16%
Hastings Lake	0	0%
Total	**1212**	**100%**

B SELECT BEST PRACTICES IN URBAN AGRICULTURE

This section provides descriptions and best practice summaries for four areas of urban agriculture: community gardens, urban farms, edible landscapes, and animal husbandry. Within urban agriculture many different types of projects and food production methods have been developed and identified. With such a broad range of activities making up what is called urban agriculture, it is important to understand which types of projects are most appropriate or valuable for a particular place. The four areas included here can provide high community benefit, will be strengthened by thoughtful policy and strategic implementation, and will be important to explore in the Strathcona County context.

Other areas for urban agriculture include topics such as home gardening, aquaponics, and peri-urban agriculture. Home gardening is successful on individual levels, and is less reliant on municipal strategy or by-laws for success, making it a less important candidate for inclusion in an urban agriculture strategy. Aquaponics refers to a system of growing fish in a closed loop with hydroponic fruit or vegetables, and to date has not been a high priority of Strathcona County planners or residents. Peri-urban agriculture includes small, diversified farming at the edge of urban developments meant to provide significant local food and local economic activity, by locating small and medium-sized farms close to market demand. Because Strathcona County already has a strong rural agriculture sector close to population centers, and because peri-urban agriculture by definition falls outside of the urban service areas, peri-urban agriculture is left out here.

COMMUNITY GARDENS

Community gardening is the practice of growing and raising food in a shared garden space for direct consumption. These gardens help maintain a sense of togetherness while addressing the issue of food insecurity and promote local eating to members of the community. The land these gardens are located on can be publically owned or undeveloped and made available for its use, privately owned, or collectively owned by community members. The garden may feature a variety of growing techniques and utilize structures such as raised beds, tool sheds, greenhouses, etc.

Best Practice Management:

Typically, community members and organizations maintain the garden managing either singular plots as individuals or the garden as a collective effort, while municipal government provides land, equipment, infrastructure (such as access to water and fencing) and municipal staff to collaborate with community organizations. The municipal staff can report back to its department about the outcomes of the initiative, which can be included in the regular communication to the municipal council regarding department updates.

Best Practice Sizing:

It is recommended that one community garden per one thousand residents be considered. These are typically between 100-500 square meters (1000-5400 square feet). An individual plot ranges from 2-9 square meters (20-100 square feet).

Best Practice Actions:

Building Relationships – Partner with residents and organizations to implement and maintain the garden. Develop a working agreement with the partners to manage the community gardens to delegate the responsibilities.

Planning – Organize community visioning workshops to develop a community-generated mandate that can build trust and endorse buy-in. Build local government support by organizing site visits, lunch and teams, and local food luncheons with elected officials and

municipal staff.

Obtaining Land – Indentify potential plots of land by contacting land-holding institutions, such as hospitals, churches, and schools. Develop a lease agreement and collect rental fees from participating organizations, or develop land trusts.

Irrigating – Consider various cost-sharing models for providing access to water.

Provisioning – Create a traveling tool-lending library for community garden participants, including tools such as hoses, wheelbarrows, pitchforks, shovels, etc.

Liability – Consider community gardens under the municipality's insurance.

Maintenance – Provide signage around the community garden to prevent vandalism, create clear guidelines for upkeep, and establish regular meetings with the partners managing the gardens to discuss operations issues and successes.

Common Challenges:

Policy – Soil safety, water use, and accessory structure permits and regulations.

Social – Difficulty in building political and community support due to concerns involving liability and longevity of garden initiative.

Economic – Increased land values create an incentive to build housing and other commercial buildings, or sell valuable municipal assets that are underused rather than using them for gardens.

Case Study: ***Montréal Community Gardens***

Montréal's garden program began in 1975. There are 97 community gardens. The boroughs have managed the program since the municipal reorganization in 2002. Eighteen boroughs offer plots of land to their citizens for gardening. In some boroughs, a gardening instructor visits the garden regularly to give advice to gardeners. Some boroughs offer adapted gardens for persons with reduced mobility. Materials are also provided, supplying soil, a water source, tool sheds and boxes, tables, fences, sand, paint and flowers. Each community garden elects a volunteer committee to oversee administrative matters.

The gardens are very productive and have a long waiting list. Inscriptions cost $5.00 per year and solicitations are sent out in the monthly hydro bill. The City could site 12 new gardens on the basis of their waiting list of 25%.

Photo by Andreas Sundgren

The community gardening program is especially popular with senior gardeners, age 55 and over. They are the majority in 39 gardens (and in 2/3 of the largest gardens). There is a multi-cultural presence in many gardens, and eight gardens have a majority of neither "anglo" nor "franco" citizens.

Every gardener must agree to the rules of the garden program, such as the insurance stipulation. Insurance is provided in the City program. Gardeners are grouped in lots of 10 or 15 for insurance purposes. There is some flexibility in respect to how each garden is organized. Gardeners must grow, however, at least five different types of vegetables. They are now being allowed to grow flowers in the common areas along the fenced borders.

Many of the sites are on institutional land. Montreal relocated 12 gardens (1986-89), at a capital cost of $400,000. They estimate costs of $20,000. for the establishment of a new garden site of 90 plots. There is official community gardening zoning for 13 garden sites. 22 gardens are situated in City parks.

This is by far the largest, best-organized program in Canada, owing, no doubt, to their community development goals and objectives. They are planning strategically to improve the program.

URBAN FARMING

Urban farming is the practice of growing and raising food to be sold within a city or heavily populated town or municipality. The scales of operation range from the individual farmer to large commercial enterprises and can incorporate myriad strategies including hydroponics, animal husbandry, vertical farming and roof gardening. Food can be sold to a variety of outlets, including restaurants and farmers markets, or donated to a local soup kitchen or church, but is primarily moved through some form of commerce from the grower to the user.

Some urban farms are built exclusively for education, training or re-entry programs. Many are built to improve food access in a specific community or to continue traditional culinary cultures. Some are built for profit concerns, recognizing that the savings on food transportation can make urban farming financially viable as well as more environmentally responsible. For others, food justice is the reason to develop urban farms in their communities, which means improving the access to fresh food for economically disadvantaged communities.

Best Practice Actions:

Working with Government – Create policy to enable commercial food production as a defined use on zoned lands with appropriate limitations and mitigation strategies. Also, work to create an urban farming business license category.

Exploring Distribution – Examine possibilities for urban farmers to sell produce directly from an urban farm (farm gate sales) with appropriate limitations. Additionally, work to enable alternative food retail and distribution models such as community food markets, food distribution hubs and pre-approved community supported agriculture (CSA) distribution sites in locations such as community centers, neighborhood houses and schools.

Mindfully Managing – Create healthy soil guidelines for urban farms informed by environmental best practices. Monitor existing urban farm models and integrate new models as they emerge.

Engaging the Community – Foster a sense of belonging and ownership among community members by hosting volunteer days, farm tours, workshops and training, guest lectures, dinners, etc. Additionally, give back to the community by making produce available for free or at a low cost, host gleaning events, and provide assistance to neighborhood gardeners.

Common Challenges:

Policy – Business licensure, food safety and handling, soil and water safety, regulation of Structures, regulation of livestock.

Physical – Identifying available growing space can be challenging in densely developed cities. Lack

Economic – Labor is reported as one of the largest costs in urban farming. Farmers often struggle to pay staff and interns, and many rely solely on volunteer efforts. Revenue typically comes from a combination of sales and grants, limiting farms financially.

Case Studies:

Vancouver Urban Farming Society

VUFS began as an informal group of urban farmers, entrepreneurs, urban farming supporters, food security advocates, and consumers dedicated to increasing the sustanability of urban farming in Vancouver and throughout BC. The organizations supports the shared interests of urban farmers and strengthens the sector through education, advocacy, networking and business support. The organization currently coordinates with 23 urban farms in Vancouver.

City Beet Farm

City Beet Farm is a small organic farm owned and operated by Kate Ralphs and Ruth Warren in Riley Park, Vancouver. The two trade landowners vegetables for the use of their yards and sell the rest through a fifty-share CSA program. Operating on a thriving volunteer program, City Beet Farm grows 46 different kinds of vegetables and over 150 varieties. Bicycles are the main mode of distribution, and is just a small part of the team's larger strategy for obtaining a stronger, sustainable and accessible local food system.

Photo by City Beet Farm

Loutet Farm

Loutet Farm is located in North Vancouver, BC. A sustainable social enterprise focused on building a plant to plate food system, was founded as a partnership between North Shore Neighborhood House, the City of North Vancouver and the University of British Columbia. The project farm employs underutilized public parkland provided by the City and operates as an economically viable urban farm within a residential area. Funds generated through the sale of produce are directed back into operations of the farm while creating valuable jobs for residents. The farm also offers a range of courses centered on sustainable food production for both adults and children.

EDIBLE LANDSCAPES

Simply put, edible landscaping is the practice of incorporating food-producing plants in the landscape. Fruit and nut trees, vegetables, herbs, edible flowers and shrubs with berries can be combined to create attractive designs that produce food. In urban areas, this can manifest as planting food in right-of-ways, on rooftops, and in public parks, as well as myriad other strategies. These can be maintained by organizations and citizens to take the work out of farming for others while bringing the practice of growing food into their everyday lives in both passive and active modes.

Best Practice Management:

Large scale urban edible landscaping is typically maintained by organizations to take the work out of farming for others while bringing the practice of growing food into their everyday lives in both passive and active modes.

Best Practice Actions:

Working with Government – Work towards recognition of gardening as defined and approved in all zones (residential, institutional, utility and commercial). This definition should include rooftop gardens and all areas with food producing plant materials. Also move to include rooftop gardens and greenhouses as amenities eligible for increasing the floor area ratio for new developments in urban districts.

Planning – Recommend that the city continue to encourage any construction of or renovations to public buildings to incorporate rooftop gardens and edible landscaping into the overall development. Public projects like these serve as pilots to demonstrate the benefits of edible landscaping in improving social, economic and environmental wellbeing.

Obtaining Land – Indentify potential plots of land by contacting land-holding institutions, such as hospitals, churches, and schools.

Getting Started – Start simply with one-to-one substitutions such as replacing an existing shrub with a fruit-bearing shrub.

Managing – After gardens are established, assess yields annually relative to the surrounding density to develop an adaptive strategy. Use signage to identify food-trails and bring the public awareness to produce available and grown on public urban land.

Distributing – Harvest yields not collected by the public and donate to the community or sell at local markets for re-investment in seed and plant purchase or equipment.

Common Challenges:

Rooftop Challenges – Weight of system must be within structural load limits, set-backs, and fencing are required in open-air.

Policy – Soil and water safety. Zoning of areas to be landscaped.

Physical – Heavily trafficked areas produce pollution, which could harm plants and create toxicity.

Social – Conventional approaches to urban landscaping tend to be ornamental rather than productive.

Case Study:

Incredible Edible, Todmorden, England

The Incredible Edible project is an urban gardening venture started in 2008 by Pamela Warhurst, Mary Clear and a group of citizens to bring people together through actions around local food. The group envisions a future where all their food is grown in the locally.

"If you eat, you're in!" – Pam Warhurst

The group plants food crops at forty public locations throughout the village and offer locals and visitors the chance to pick their own fresh fruit and vegetables for free. From the local police station to the cemetery, from the health centre to the elderly care come (with raised garden beds at wheelchair height), in tubs on the street and in plots dug by the canal, Todmorden is embracing "local edible" with a passion.

Pam Warhust describes the public space food planting as "propaganda

gardens," and a tangible expression of a set of bigger ideas about growing and eating local and fresh as well as seasonally. The gardens function with three focuses in mind, community, education and business. All the local schools now grow food, businesses have donated goods and services, shops have planter boxes, local farmers are raising more eggs and are marketing their produce as "local."

The project began with no funding, only working with sweat equity from participants. They collectively plant, grow, engage the community, produce a newsletter and manage the website. The local paper also champions their efforts, publishing their story and any developments. This press has spawned copy-cat projects throughout England and worldwide, reflecting the project's emphasis on action, replication, and visibility.

Rooftop Garden at City Hall, Chicago Il

Photo by City of Chicago

Chicago's City Hall is an 11-story office building. First planted in 2000, the rooftop garden was conceived as a demonstration project – part of the City's Urban Heat Island Initiative – to test the benefits of green roofs and how they affect temperature and air quality. The garden consists of 20,000 plants of more than 150 species, including shrubs, vines and trees.

The rooftop garden mitigates heat island effect by replacing what was a ballasted, black tar roof with green plants. The garden absorbs less heat from the sun than the tar roof, keeping the building cooler in the summer and requiring less energy for air conditioning. The garden also absorbs and uses rain water. It can retain 75% of a 1 inch rainfall before there is storm water runoff into the sewer.

ANIMAL HUSBANDRY

Urban animal husbandry involves the management and care of animals by humans. This can involve production of a food product through agricultural methods, care of animals for personal pleasure as pets, or management for accessory agricultural needs like pollination and grazing.

Best Practice Actions:

Understand – To counter concerns over potential animal abuse and neglect, mandatory animal raising courses may be part of the requirement for animal and livestock permits. Creating a renew process can ensure continual humane treatment and living conditions.

Create a Community – Form a coalition of parties supportive of the cause including animal owners, Food Policy councils, non-profits, education and advocacy groups, food access and justice leaders, permaculture guilds, and others.

Work with Policy – Work to craft ordinances involving management of animals in urban areas. This includes building relationships with departments of public health, community planning, animal control, planning boards, city officials and school boards.

Be an Exemplar – Exhibit safe, humane and responsible animal rearing. Keep the property as clean and quiet as possible. Build a community around the animals by inviting neighbors and community members to meet them. Invite city council members to see your animals.

Have a Plan – For animal management it is necessary to consider every step of the animal's life on the property as well as what will happen at end of life. In urban areas it is especially necessary to maintain clear and manageable goals that reflect a good quality of life for the animals.

Common Challenges:

Policy – Zoning laws, animal welfare laws, public health laws, nuisance laws, food safety laws, regulation of sales.

Physical – Noise, smell, pests, predators, waste management, animal safety, size constraints, time commitment, end-of-life considerations.

Social – Fear (bees, especially), sanitation and disease control, care standards, property values.

Economic – Cost of management, unexpected loss, maintenance, health care.

BEEKEEPING

Beekeeping or apiary practices are the occupation of owning and breeding bees for their products and pollination purposes

Best Practice Management:

Beekeepers should stay informed of recommended changes in beekeeping practices, including the treatment of parasites and illness, threats to honeybee health, and government regulations.

Best Practice Hive Placement:

Hives should be placed in a quiet area and not directly against a neighboring property unless a solid fence or dense plant barrier of six feet or higher forms the property boundary. Hives should be kept as far away as possible from roads, sidewalks, and right of way. Flight paths into the hive (generally ten feet in front of the hive entrance) should remain within the owner's lot, although barriers (eg. Fencing and tall shrubs) can sometimes be used to redirect the bee's flight pattern.

For flat-roof placement, ensure that the hive can be made level; ensure that the roof below can support the weight of a hive full of honey with cinder blocks on top (and the owner); and attempt to reduce the impact of high winds. Success on roofs over six stories has not been tested.

Best Practice Actions:

Promote – It is recommended that beekeepers post signs to notify neighbors and passerby to the presence of hives. It is best to place such signs so that they are only in view when the public would otherwise be able to view the hives. Education of the public is a key component to urban apiary success.

Planning – Beekeepers are advised to closely observe their apiary locations to determine the carrying capacity of the area – both the immediate area and roughly three miles in all directions – and to limit the number of hives accordingly. Signs of over-saturation in an area include slow colony growth, poor honey production, and excessively defensive behavior.

Provide – Bees use large amounts of water to control temperature and humidity within the hive. They prefer a sunny place with surface moisture where they will not drown. The water should be kept fresh and clean. Providing water near the hive prevents bees from roaming to urban water sources such as AC units where they might be seen as a nuisance.

Control – There are a number of honeybee diseases and pests for beekeepers to be concerned with. It is critical that beekeepers be educated to recognize and respond to disease.

Document – Good record keeping should be a priority. A written record of colony manipulation and observation should be maintained for each hive. This should include a catalog of equipment used, a record of inspections and findings, and relevant observations.

Common Challenges:

Policy – Zoning, health and public safety.

Social – Fear

Economic - Honey inconsistency, small profit margins.

Physical - Pests and colony collapse.

Case Studies:

Calgary

In Calgary, there is a by-law against city livestock, however, beekeeping is legal by omission as the public has not expressed serious concerns about the practice. Formal bylaws regulating urban beekeeping do not exist, however, voluntary best management practices were developed by the City, in consultation with the Province and local beekeepers. The guidelines were developed through a series of white papers intended to address the growing practice of urban beekeeping in the City. Furthermore, due to budgetary constraints, this approach was particularly favorable as there are limited funds for the municipality to assume the responsibility of formally regulating the practice. The provincial apiculturist involved in this process confirms that this approach has been successful as it adequately addresses public health concerns, the well-being of the beekeepers, as well as the bees themselves. Furthermore, this model continues to be successful as strong relationships and a network of support was cultivated between the City, Province and local beekeepers—all of who are committed to educating the public about urban beekeeping.

HEN KEEPING

Hen keeping involves the practices of raising and maintaining chickens for use their products and as backyard pets.

Best Practice Housing:

A quality coop is essential to backyard chicken production. Layers need nest boxes - one per 4-5 birds. Chickens like to be up high, so a place to roost is important. Coops must provide protection from the weather and predators. There should be a well-insulated area with a light bulb or heat lamp for the winter months as well as ventilation for fresh air. A minimum of 3-5 square feet per bird is recommended. Hens also need adequate space to roam and should be let out daily.

Best Practice Actions:

Clean - Make sure hen keepers know proper care and sanitization standards for birds as well as pest control and prevent disease.

Promote – Host educational events demonstrating the benefits and ease of hen care as an extension of pet care and environmental stewardship.

Gather support – Invite local stakeholders and policymakers to see chicken coop as proof of concept.

Have a plan – Hen keepers should have a firm idea of their values and strategy for long-term hen rearing, including end-of-life considerations.

Share – Give back to the community by sharing free eggs, hosting chicken bogs/cookouts.

Common Challenges:

Policy – Coop distance regulations, zoning, health and sanitation.

Physical – Space, diseases and pests, end-of-life, noise, predators.

Social - Concerns over noise, pests, predators, and disease.

Case Studies:

Metro Vancouver, BC

Vancouver city councillors changed urban livestock policies to include backyard chickens in 2010, and since then more than 220 residents have registered their birds. A policy is currently being developed that would increase the number of allowed birds to six or eight and other jurisdictions like New Westminster, Squamish, and Victoria are considering similar plans.

Photo by Arlen Redekop

Vancouver does not currenlty allow roosters in their bylaw due to noise and animal control officers investigated 18 chicken-related complaints in 2015.

GREENHOUSES

Greenhouse gardening entails building a structure with walls and a roof made primarily of glass or other translucent material, in which the sun's heat is captured and temperature and humidity can be regulated for the cultivation of plants.

Best Practices Building Materials:

Most greenhouses are built of galvanized steel tubing and are available from many manufacturers. Steel makes a strong frame to carry snow and wind loads and still allow about 80% of the light to enter. These are typically covered with plastic glazing. Low-cost polyethylene film or covering applied as an air inflated double cover will last 4 years. Anti-drip agents and infra-red inhibitors are added to give better service and reduced heat loss. Semi-rigid structured sheets of polycarbonate or acrylic are more permanent and have a life of at least 15 years. Tempered glass is used for crops requiring high light levels.

Choosing and Sizing a Greenhouse:

Greenhouses for commercial production can be classified as freestanding or gutter-connected. A freestanding greenhouse can have a Quonset (hoop), or gabled roof shape. The Quonset is usually less expensive and is available in widths up to 36 feet. Gabled designs have higher light transmission and shed snow with greater ease. These may span a width up to 60 feet.

A gutter-connected greenhouse is a series of trusses connected at the gutter level. Individual bays vary in width from 12 feet to 25 feet and have a clearance of 8 feet to 16 feet to the gutter. Bays can be put together to get any width of greenhouse desired.

Greenhouses can be any length. Standard lengths that utilize glazing materials to advantage are 96 feet and 144 feet. All greenhouses are modular with frame spacing of 4 feet or 5 feet for hoop-houses and 10 feet or 12 feet for gutter-connected designs.

Freestanding Greenhouses

- Easier to provide separate environments as each house is controlled by its own heating/cooling system. One house can be run warm for propagation and the next one, cooler for growing.
- Individual houses can be shut down for periods when not in use saving energy.
- Best suited for heavy snow areas as multi-span houses need heat to melt snow from the gutters.
- Good for non-level sites.
- Individual houses are easier to build and maintain.
- Gutter-connected Greenhouses
- More cost effective for areas greater than 20,000 sq ft.
- Reduced heating costs as surface area to floor area ratio is less. Heating costs can be as much as 25% less due to reduced glazed area.
- Less land is needed. About 30% more growing space can be placed on the same amount of land area.
- Heat can be centralized.
- Open-roof designs that eliminate fans and reduce electricity use are available.

Common Challenges:

Policy – Zoning laws, building codes.

Physical – Water management, fertilizer and nutrient management, pesticide and pest management

Case Study:

Fort Albany First Nation Greenhouse, Ontario

Food insecurity is prevalent in northern communities in Canada and there is a movement to improve the situation borth in re-vitalization of traditional harvesting practices as well as through sustainable agriculture initiatives. Gardening in orthern communiites can be difficult and may be aided by a community greenhouse.

These greenhouses guarantee growing season from mid-May to the end of September, with a typical outdoor growing period spanning from June to August.

The goal of the greenhouse is to show that it is possible to eat locally and reduce the quantity of greenhouse gas emissions used to ship fresh produce.

Community outreach is an important component of the project. Recipes, events, and volunteer opportunities are communicated through an online blog.

This project involved collaboration with a community advisory committee of local stakeholders who were chosen because they had a keen interest in food issues and were

enthusiastic about improving food security and supporting healthy lifestyle behaviors. The role of the community advisory committee was to make decisions regarding the planning and implementation of the greenhouse project. The committee consisted of two women and one man. One of the members was an Elder.

The 30 m2 greenhouse in FAFN is constructed of fivewall polycarbonate. A greenhouse made of this material was chosen for a number of reasons. In comparison to glass or twinwall polycarbonate, a fivewall polycarbonate greenhouse is more energy efficient and better for colder climates, offers built-in shading, is maintenance free, is virtually unbreakable, and is considered a four-season greenhouse. Two heater fans, to be powered by liquid propane, were included with the structure. The cost of the greenhouse and shipping was partially funded by a research grant; additional costs (eg building foundation, shelving, soil, seeds, gardening tools, heating expenses, maintenance) were covered by the community.

Food Foraging/Gleaning

Foraging or gleaning is the practice of collecting food that has not been harvested during normal operations or otherwise would be wasted for either personal use or donation. This food may be found growing wild throughout an urban environment or collected from participating growers.

Best Practice Management:

Municipalities can support gleaning initiatives by providing funding and resource, as well as connecting farms and volunteers to save and even process the crops.

Best Practice Actions:

Connect – Work to connect farmer's markets with gleaning programs to develop a regular gleaning cycle. Also, bring gleaning organizations in contact with food banks and soup kitchens that have the capacity to accept fresh foods and store them.

Gather – Bring in volunteers to help with the harvesting and processing stages.

Provide – Identify municipality stakeholders willing to support gleaning efforts through provisioning of equipment and funding.

Outreach – Clearly communicate rules on produce that can be harvested and the volume of crops for gleaning, prior to commencement. Establish gleaning initiatives and broadcast them to community through existing local food campaigns.

Document – Map local foraging sites for quantifiable gleaning quantities.

Common Challenges:

Policy – Tree regulations, private property laws, food safety laws.

Physical – Storage, availability.

Case Study:

Foraging Week in Thunder Bay - Ontario

During the summer and fall, Ontario Nature's Thunder Bay staff connect people with nature through edible wild plant workshops. The workshops are comprised of lectures, field walks and cooking food in community kitchens. In total, 550 people attend more than 25 workshops. Participants learned how to identify, sustainably harvest, prepare and store wild foods.

Food Forests

A food forest refers to landscaping or gardening that mimics a woodland ecosystem but substitutes in edible trees, shrubs, perennial and annuals. Fruit and nut trees are the upper level, while below are berry shrubs, edible perennial and annuals, and companion or benefit plants are included to attract insects for natural pest management while some plants are soil amenders providing nitrogen and mulch. In addition to providing food for local communities, urban food forests provide sites for valuable eco-tourism in the city as well as contributing to the local storm water quality and reducing heat island effect.

Best Practice Management:

One of the most important aspects of a food forest is diversity. This leads to grater production and yields, as well as increase resource use efficiency. Higher biodiversity also increases the stability and resilience of the food forest, meaning that it is more likely to survive and adapt to disturbances like extreme weather or pests.

Best Practice Actions:

Acquire Land– Work with municipalities to identify existing and potential urban forest areas. It is advisable to promote food forest as part of existing plans for new parks.

Promote – Introduce the concept of food forests to the local community as an extension of existing beneficial food and environmental practices in the city.

Gather support – Approach local parks and recreation departments and landowners to gain support and funding through grants and donations. Additionally, create a team to plant, maintain and harvest.

Create Leverage – Include local designers in the schematic design to demonstrate an interest in community input.

Share – Give back to the community by hosting harvesting festivals, tastings, cooking classes, etc.

Common Challenges:

Policy – Tree regulations, zoning, land acquisition.

Physical – Access to site.

Social– Attitudes towards growing space using existing valued recreation space. Fear of attraction of bees close to areas where children play. Concern over mess fruit trees might produce.

Case Study:

Ben Nobleman Park Community Orchard - Toronto

Founded in 2009, the park was spearheaded by eco-gardening group Growing for Green in partnership with the fruit harvesting project Not Far from the Tree. Ben Nobleman Park was an underused green space across from a subway station. Now, there are over 14 fruit bearing trees planted and the park is a popular place for blossom festivals, pruning workshops, picnics and children's educational workshops.

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C VERBATIM RESPONSES

Why do you feel it fits in?

Part of a growing global trend. people want to have more control of the food they eat and where its coming from

Important to keep connected to food. Good use of space.

"fit in"? Rather than trying to make urban agriculture fit into the existing community we need to LEAD and adjust our community to support a more healthy and sustainable way of living.

I think that within Strathcona County there is a place for all of this

lots of interest and sufficient space

Animal Control bylaw requires review

Because it's not a giant metropolis, and our residents can easily thrive by doing so.

Makes us stay community friendly and our animal bylaw is way outdated

Pot Belly pigs are recognized everywhere as pets, so why not in our community? 99 percent of dog and pig owners pick up after their pets. The county should look at cat owners who let them run free and they always take care of business in other people's yards, not their own and no one says anything about that!!!!

Because companion animals should be allowed in urban areas

Supports people's ability to contribute

This was farmland and it is still a small community. People are interested in animals and food production. People should be allowed to have chickens, bees and pot belly pigs.

I wouldn't want non traditional pets kept in an urban setting.

If you are considering keeping livestock then for the love of god get off the pot and allow pot bellied pigs as they are not sold for food they are PETS!!!!!!!!!!!!!!

I pride myself on being an open-minded individual, and see no harm in someone keeping a non-traditional animal on their personal property. Provided said animal is doing no harm, I fail to see an issue with it.

Why not?

It's like diversifying our society, exploring other options and also "keeping up with the times".

Specifically pot bellied pigs... They are pets and should be treated the same way cats and dogs are under the bylaw.

Laws are changing worldwide about keeping pot bellied pigs as pets. They are smart, clean animal. As long as they are well cared for and provided for, they make wonderful pets.

Care of animals. Allowing animals such as miniature pigs.

simple, more sustainable, economic friendly life

The more food we can access locally decreases the impact on our environment due to lower transport requirements

I don't feel that keeping livestock (based on your definition) is suitable for the hamlet of Sherwood Park but I cannot see a reason for any of the other production ideas.

It would be nice to have locally grown food easily accessible close to home. (Walking distance)

minimal disturbance to neighbours

Quite, productive

This is non-intrusive to neighbours.

People are getting more into health and natural living

Because it would be small scale and local! Also great way to get kids involved!

Keeping of animals: livestock obviously wouldn't work in Sherwood park, but I think chickens could.

We have the space. Most of the residents do not live in multi-family dwellings. This would only add to Sherwood Park and areas reputation as a forward thinking place to live and do business.

Home gardens are a healthy economical way to maintain a healthy lifestyle and allowing people to choose what they want as a pet no matter the type of animal dog cat or pig should be the choice of the person caring for the animal and possible raising chickens for eggs. Community and urban gardens are great for bring people together and a great food source.

We've become too distanced from nature as a society and have misunderstood our role as part of our ecosystem. It'd

be great to see more community gardening in Sherwood Park, also the use of goats for lawn maintenance. As for keeping of animals, that term encompasses a huge range - I am all for beekeeping and chickens; I would also love to see goats and sheep used for lawn maintenance. I am uncertain about pigs and would need more information on that.

Creates community, connections, learning opportunities (intergenerational as well) for community as well as in the school systems, makes community beautiful,

Animals are members of the family & treated that way. The animal control bylaw needs to be reviewed to redefine exotic pets and consider therapy animals including pot bellied pigs.

it really brings community together, shows children where there food comes from, gives people pride in what they are able to do. helps individuals know what is in and on their food. improves health.

There's not a ton of room to do anything else.

All can be done with minimal or no disruption to neighbours.

Community gardens

Because these can be achieved without disturbing your neighbors.

Sustainable and doesn't affect neighbors too much

Much of this is already being done and seeing more would be great!

Doesn't require a lot of land space

I think that is is good to grow or raise our own food. As long as it doesn't infringe on neighbours e.g. noise complaints, smell etc.

Community

It helps to provide locally grown food and resources. In addition bees are extremely beneficial

We need to think bigger and ensure there is more local produce available for everyone.

We eat everyday and we should all the the opportunity to raise and grow our own food if it does not disturb our neighbours and is safe to do so

We are urban yet rural, sobit feels like a nice transition from the city to the rural areas.

Because we all need to increase local organic food production and it would help community engagement

There is a real need in our communities and SCHOOLS to educate on health lifestyles. What better way then to get some hands on experience. Also, it's a way to empower people to provide for themselves and help keep food costs down.

They seem non-intrusive.

Healthy, fresh food. Doesn't disrupt neighbours with smells, noise, allergies

Allows for more diverse landscaping and better use if water resources! Watering a lawn is such a waste.

Every where around us has areas like these, why not let us!

Sherwood Park has older homes with Huge front yards. Grass is a waste of time and resources. I would rather see front yard gardens and hen houses.

They all do! People are looking to source their food more locally. And many people are turning to more organic options. I love the idea of having a few hens that I could get eggs from every day or two. Knowing where my food is coming from and how it's being raised is important!

Sustainable, locally produced produce is desirable and closer than most people realize. The process of growing, harvesting, and consuming without the transportation, refrigeration, and storage is more efficient and rewarding.

It makes better user of space, promotes local food production and provides excellent learning opportunities.

helps beautify and strenghten the community

Because other communities make it happen and so can we.

It's self-sustaining and good for health and our environment and economy. Using local produce over shipping and paying for what's in Europe for example is a good way to encourage community growth and good health. Maybe it around drive the costs down of local and humanely raised food also.

Sherwood park

Productive use of communal property

Reliable food source, healthy eating, and teaching kids where our food comes from.

It's not intrusive to neighbors and the other options are.

Continues to build community, many areas have space and some residents have time to help in upkeep of these. Helps increase sustainability and reduce carbon footprint. Especially with gardens and plants, if planting anything why not something that can give back (food) and help build resourceful ecosystem such as encouraging bee populations etc. Great ideas!

People need to be involved more in the production of their own food

Having chickens for eggs would be great I fully support growing your own fruit and veggies. A community run plot would work well too.

I think it is possible to make all of these work for people who are interested in participating as long as there are guidelines to follow as to not upset people who may not be in favor or them.

With the exception of keeping animals, many residents already particpate in home and community gardens. If chicken coops and bee hives were manufactured by the county for use within Sherwood Park with an annual license would enable controls to be put in place and prevent situations where neighborhood conflicts may occur.

Great hobby! Educational! Can be done out of interest, or necessity.

Many people are in sustainable practices. Any of the residents without access to a yard or proper space would benefit from a community garden

I think we should all be more connected to our source of food. using vacant lots to grow food would educate us all.

The world needs more bees

Many people have back yards that they could use to supplement their food.

A lot of people have large yards and the space to make herbicide free fruits and veggies. Animals should require special permits.

We live in alberta, let's use our land!

It's local, sustainable and economical. All while providing a sense of community and encouraging social engagement.

We all need to be sustainable

Community based; Easy; Pretty to look at.

All of these opportunities can only benefit people. Healthy people, healthy communities.

Community support runs strong

So good for the earth!! Grass is a waste

Because it promote healthy individuals, healthy families and healthy community

All of these can be done with minimal disruption, space change, creation of waste.

Helps with sustainable living, bounties could be donated to food banks or volunteers could help harvest excess off fruit trees or other produce

we have a lot of land space in our older neighbourhoods.

Love the urban farming for people with little access to good garden soil.

I want to have my own organic garden. If we had urban farms that I could either support or participate in would be more beneficial for my family.

Because we promote a healthy active community!!!

We already have several of them

I think these are great ways to cultivate our properties, create more sustainability within our community and s better connection with the personal satisfaction of tending gardens or caring for animals.

If you have the yard space I think they are all great ways to increase food production

It adds another feature to our community. It encourages agriculture education. It allows a person the potential to be self sustaining.

These are sustainable practices that could provide fresh food for citizens and reduce the reliance on commercially grown or imported foods.

raising chickens would.b great it would be a great life skill

to learn

creates a community with a self sufficient/locally grown focus

Community gardens bring people together

Because it encourages community and health

It builds healthier communities where people are more in touch with each other, and the food we eat.

Better community, healthier foods

We all are wanting to learn how to get back to basics. The freedom to "hobby farm" or grow and raise for our families is a beautiful and educational experience

It's so important to our environment

We are a diverse community that needs options

It is self sustaining and organic

These are all ideal ways that we as a community can continue to expand our "local" economy and help our citizens to develop useful life skills.

Every home owner could do this!

It should just fit in everywhere for a happier and healthier world. Time to help the bees flourish once again, to stop obsessing over lawns and start appreciating perennials, gardens, fruit trees that consume less water than all if the front lawns that are just there to look pretty but never get used. I'd love to see a new community of skinny homes with shirt front lawns planted exclusively with perennial plants. I would also like to see Sherwood Park adopt a more naturalized approach to their landscaping, and start to include the planting of fruit bearing trees in common areas.

Fresher healthier food and life

The people of Sherwood Park are forward-thinking and environmentally conscious.

Our entire lives would benefit from all these things.

sherwood park is such a vibrant community. I feel as community we are becoming more aware of where our food comes from. We want to have access to local produce.

We are also a family focused community-kids need to learn the importance of cultivation and caring for things.

It is ecology. It is natural. It is essential. It is our past, in needs to be our present, so we have a viable future!

It's a way of life. Better quality nutrition, better for you body and mind

FOOD IS A BASIC NEED - good for the human soul, community, economy, earth

These are simple things to achieve. And they can be kept on a small scale which is ideal for sherwood park.

small scale agriculture that would teach families about the environment and agriculture

Healthy way to feed our families by growing our own food

Sustainable communities need to have opportunities for all of these

Why not?

We need to be a more sustainable community in all aspects - environment, human connection, and food

i think these will enhance the community by supporting a whole food and healthy lifestyle along with helping youth understand where their food comes from and how its grown.

Fresh food

Community interest

We could convert some of our green space for community gardens. Also people may be more willing to tend to a garden if there is help from the county to do so.

We live within close proximity to our neighbours, anything more can be disruptive.

With the economy the way it is, it is nice to be able to grow some of your own food. It would be a benefit to the environment. I like the idea of community gardens for those that do not have the space.

I agree with all, but not in all hamlets - keeping of animals might work in the small hamlets but not shpk

Gives people the option to participate without forcing their involvement by either being a neighbor to a noisy farm animal (chickens, pigs, goats, etc) or an increase in bees around their children.

It doesn't disturb or impact the neighbors in a negative way

A smalk garden produces quite a bit of food. Community gardens are wonderful for the neighbourhood and excess food can be given to the food bank. Plus it shows shows children how to garden from others if their own parents don't know and would like to learn.

Producing one's own food is societally necessary.

Healthy living!

Because strathcona county is beautiful and we should all have the option for beautification. Also. Bees do such wonderful thugs such as pollinate and it would be a disservice if we didn't allow the option of keeping bees. Especially since bees could use our help.

The need for being more responsible for our own food production; food security; capitalize on the trend for local

They are all doable and family friendly and do not need major investment. The first two are feasible in urban and/ or rural residences. The third will bring communities together, which is another pro.

Growing food locally would be wonderful, and these trees and other plants will make our community even more healthy and beautiful. We are already a lovely green community...just makes sense to have trees and plants that can make us food while we're at it!

Yards in the newer areas are getting smaller. Children in urban setting don't get a chance to learn growing vegetables/ fruit like raspberries. There would have to be strict rules put in place for public gardens. Not sure about animals though, best on acreage setting.

We are a community that cares about the quality of our food and the good health of all animals. If we can allow people to grow their own food or keep chickens or POTBELLY pigs in our community it allows us to be that...a community who cares and are open to a diverse environment and community.

people spend enough to live here, they might as well enjoy what they like to do.

Many are already doing I

Community benifits from these initiatives and are suitable to urban landscapes

builds community

The more rural the area the more diverse agriculture it should have. People should be encouraged to more responsible for their own food. They don't have to but it's better (health-wise & emotionally). The more urban centres, people can have home gardens, grow lettuce and other season crops. Maybe have fruit rather than just ornamental shrubs and trees. Community Gardens are great for those empty, as of yet, undeveloped spaces in Sherwood Park. Many of us have smaller lots in the more urban areas and this makes a lot of sense. Wouldn't keep animals in Sherwood Park proper but in the country, absolutely. Not sure what an urban farm is.

All of these can be done responsibly and would contribute to our independance and agriculture

food expensive and we should teach our kids to grow their own.

It is quiet.

these are all things that are good for the community to bring people together, they improve the environment and do not cause any real disturbances to others

We are on a small acreage and hope to grow 50% of our produce this year, weather permitting. I definitely feel community gardens would be an incredible way for lower income families to sustain a better and healthier way of life and something to get the kids involved in. One concern would be follow through-whether people would actually show up to maintain their garden or leave it an overgrown mess and have used up land taht another family may have been able to access. There are definitely areas within Strathcona County which could operate community gardens. Perhaps some of these people could supplement their incomes also by selling their excess. Home on the Range Autism ranch is also a fantastic outreach for a specific group and they sell everything grown to sustain their program.

Chickens would be a welcome addition to the sterile environment now in place.

Excellent for families, sustainable, progressive

Would keep all gardens in one central area.

The way of the future and now. People want fresh food with no chemicals

Suitable for more populated areas. Won't disturb anyone else.

All these options make life more sustainable and healthy. It also helps ensure future generations understand food and life cycles.

The local production of food, both personally and commercially, intended for local markets can be a good way to help give residents and municipalities control and some responsibility for the sources and production of their food.

Nice balance in the urban area

Fits with the goal of eating local and fresh

Reasonable and unobtrusive land use in an urban area.

We are a bedroom community with ties to rural areas. Sherwood park is surrounded by acreages and are often departed by only a road

Home gardens are aesthetically pleasing.

Appropriate for the area and layout of homes and yards

They are all great ideas. I think we are ready for these now.

Edible landscaping, fruit forests and community gardens are great ideas

Food security and sustainability

It would be nice to have your own fresh vegetables.

Low maintenance and practical for higher density neighbourhoods.

Using otherwise wasted/unused space to create food products, increasing public knowledge on food production, using your own space (or one designated for use) in a productive and non-disruptive manner.

Diversity

Keeping animals like pot belly pigs but not animals for meat production

in both of these scenarios, there is no negative impact to the neighborhood

Green is good!

Sustainable traditional use of land

Let's promote self reliance because the government sure doesn't look after the average, hardest working people!!

Many older neighbourhoods have homes with large yards for gardens. Bees and chickens might be best for larger yards, gardens can fit almost anywhere, even in a balcony planter (salad garden, herbs)

All just malt he community a better place. Using our land for a purpose is a great idea.

Local food production should fit in to all communities... communities need to eat and I think it's beneficial for everyone to know where their food is coming from and even have a hand in it.

Local food fits into any community, we all need to eat and it's beneficial for the whole community to have our food come from home

Farmers markets are busy, our community greatly benefit from home grown fruit and veggies

Because Strathcona County is EXTREMELY family-oriented and I think that getting kids involved in growing or "farming" their own food items is going to be VERY important in the coming years, as we struggle to feed everyone. There are so many open spaces that could be used to grow food, and most of the yards in the older areas of Sh Pk are large enough to be able to support food-growing.

Sustainable food sources. Saving us money

We have the space so why not?

Produce food, education, environmentally friendly

I think strathcona county is a place that is very ahead of other towns and cities in the areas of environmentalism and health, so all of these things only promote that which is great!

Because we are human and this is how humans are supposed to live... Especially when they own the plot of land they reside on.

we are a diversified and spunky community. We need be different then other small residential areas if were are to keep our difference.

contributes to the health and productivity of community members

It gives people options for food other then grocery stores and contributes to sustainability.

People need to learn where their food comes from again. So many people have forgotten. It is time to go back, teach the next generation.

Promoting local back to basic agriculture in anyway is a positive

It promotes brining the community together, as well as natural non-GMO, organic fruits and veggies.

Promotes local agriculture

It a way to sustain our own survival ,grow what you eat,thereby also know what you eat !

It promotes healthy living and is educational to others. If properly tended to it is not intrusive to others.

These are all important ways to engage children in food production and can be modified to work with any community

The spaces already exist (eg. no land would need to be set aside special for these operations).

We are a progressive community concerned about health and wellbeing. Urban agriculture is critical. Teaches our young people so much. Encourages healthy eating, positive mental wellbeing and provides nutritious food

We are in an urban area

It's like a small farm that can sustain you and your family.

Organic culture is big in the county.

Urbanism intrudes upon nature, not the other way around

I think we need to be more proactive in our communities growing our own food and feeding ourselves. Especially in this economy.

community self sustainability

If you have enough space in your own backyard for one or two animals, why not, you can control the food you are putting into your body.

Bees and chickens are fine.

Sustainable use of land for food production

Because it helps to allow children to understand where their food comes from, the effort to raise it and spending time as a family in a healthy outdoor setting.

All things that should not disturb neighbours

This is a young community and there are lots of greenhouses and knowledge about how to grow your own groceries in the area.

Works with the space provided in backyards

why wouldn't it? animals within size and qty limits, community lots - but good luck finding vacant land on SPK. we already have raised beds and compost at our house.

If we want to have a sustainable community with children understand WHERE our food comes from, this is of the utmost importance. We've become detached from our food sources We need to get back to the earth and grow / raise our food. It's also so much better for the environment!

Heritage of many of the residents

Traditional methods well tried in other urban municipalities with some success

Brings community together, teaches children, environment, benifits are plenty. We also need to counter the plethora of strip malls going up in the Park with some environmental farming.

I love all these ideas and would fully support them

In all neighborhoods, especially the keeping of back yard bees. I also feel growing food in the front yard instead of grass is more important

it's the way to go!

Little affect on surroundings

Environmental stewardship is important; people who grow their own food and/or raise animals become more connected to the earth, and each other. They're more likely to make choices that protect the earth.

Good utilization of land; conveyance for urban dwellers; community sustainability!

These all sound great. I personally would not make use of community gardens or urban farms but they're great ideas.

Gardening always a great idea

Any easing of stress on outside produce is always

beneficial.

Plenty of room to do all of the above

Any type of healthy agricultural activity should be encouraged

We are a forward-thinking community and all of these ideas are the way if the future. People are becoming more eager to produce their own food and I think this should be celebrated and encouraged.

freedom of doing what you want on your own property

It is important that people have the opportunity to produce their own food and for children to be aware of where our food comes from.

Small scale food food production is an important part of community

I think its impotant to the environment that everyone has the opportunity to grow their own food. Important for the next generation to learn how.

lots if family's to utilize

Moat unusual pets I would support but noisy animals for food I would not

It would add to the richness of life that the County of Strathcona offers.

To allow people to grow their own food. It teaches children where food comes from.

sustainable living. bringing people back into being aware of the food they eat.

It teaches our next generation about where vegetables and fruit comes from and helps to bring people together

Sherwood park is on the forefront of reducing waste and taking care of the environment. Allowing urban farming and such would be another way to shift our community towards environmentally concious citizens.

Of course, their would have to be limitations on animal size and quantity. The production would also have to work with the scale of the lot size.

Growing and forward thinking community

not all food needs to be broght from far

I feel that for more sustainable and affordable way of living these are becoming a must.

Smaller units

I believe it's extremely important in so many ways: overall health, families working together, communities working together. There is no downside here.

Connects individuals and families to their food source and creates a deeper respect for the earth and how good is grown and produced. It also encourages healthy eating which in turn creates healthier citizens of our community.

Connects us to our food source and encouraged healthy eating and self reliance

I would like to see all the above options. To raise our children in a community that focuses on local organic farming gives everyone a sense that they are making a difference for their own health, the benefit of the communit and the overall environment.y

It would be nice to have fresh food

Sustainable, attractive, community involvement. Fits well with Community in Bloom.

The community garden would be a great way to become part of the community, get to know your neighbors.

Easy to manage gardens can be made and managed by anyone

I believe sustainable urban agriculture is a great way to get back to the earth and take the initiative to grow our own food and teach our children to do the same.

It would serve both a functional and esthetic purpose to help beautify the neighbourhoods.

The Park is a modern Hamlet and needs to grow with the modem century. Most parts of the world have urban farming to great success, especially Europe. They're is no reason why Strathcona can't follow their example.

Way of the future, sustainability, food cost, bring communities together, better use of land and water then lawns

I feel that there are very few people willing to put in the effort and no need to create barriers, it's good use of existing spaces for positive benefit.

Caring of animals - there are several untraditional family pets that are easily domesticated, such as pigs, that I feel should be allowed to be kept in the home.

It is potentially beneficial for the community and encourages a sense of community!

Lots of room for community gardens and bees and they are great to share among neighbors

Most people recognize the benefits of home grown fruits, vegetables and meat and it's a bonus if it can be done at home or close to home

Everyone deserves food they can grow themselves

Freedom to harvest what you have worked for I belive it can draw people into sherwood park from edmonton or other towns close because the can have the option. Growing your own food is a wholesome feeling, and harvesting food for personal consumption.

Beautify the yards and neighborhoods

Cause we already have a garden in our backyard aling with friut trees.

Lots of rural-type space, acreages, close to Hamlets in county

There is lots of rural-type space, acreages, in the County

Lots are large enough to accommodate.

Many large household lots

Strathcona County has traditionally been a mix of agriculture and urban. Now, there is less and less agriculture (and more and more development) and it would be nice to see urban agriculture introduced.

growing vegtables/fruit is not only beautiful but helps some struggling at the grocery store check.out

No noise. No smell. Farm animals live on farms for a reason.

It encourages our community to be more involved in sustainable food supply and gives people a greater (and more economical) choice about where to obtain healthy food.

Growing things should be a life skill taught to everyone.

I believe that all of these items can be integrated in one form or another to benefit the entire community. Urban farms are an interesting and a great way to make use of open areas that are currently non-productive. Keeping of animals, in small amounts proportional to the population density of your area is also a great way to help citizens maintain an awareness of how their consumption of food affects our agricultural economy. The additional benefits is that, as a community we will be healthier as we will be able to use products that have not been processed during the months of productivity. As an additional, the county could then run programs

educating the citizens on how to raise approved animals, how to grow and harvest food crops and how to preserve the bounty they produce. Community gardens also foster closer knit communities. This, in turn, produces safer communities and creates a healthier environment of trust and cooperation between neighbors. All in all, with the implimentation of appropriate controls and regulations, there really are no downsides to the propposed items.

We can grow organic food

Help families afford and provide nutritious food

I think all the above listed production ideas would fit in because it covers everybody in the community! Whether you have space or not! Just because you live in town doesn't mean you shouldn't be able to experience the farm life!

I think there are basics that we can do depending on suitability of our property and our desire to participate. I love the idea of the ability to buy locally produced items. If there was a local urban farm that had eggs I would buy them, we need more bees around here, people should not be able to say they dont want bees, we have bees, we just need more! The only think I have an issue with is (if) someone has animals in their back yard...it would be important that the animals are living well. Not sure about animals for meat production.

Within Sherwood Park they are the least intrusive

It creates awareness in the community and for children to think about where their food comes from.

I think we need to encourage any practice that leads to a healthier population. Growing food at home means a better use of our resources and land.

I feel like using the land and nature to produce food is an important thing for children to learn and seeing it in their

community would teach them young. Adding greenery to home and land should never be thought of as a negative!

these would all strengthen the appeal of the community to outsiders as well as promote the County as being progressive. It will also strengthen community bonds between residents.

People are showing a great interest in being sustainable and having access to fresh home grown eggs and produce.

I believe that this is where we as a people are heading towards. Growing our own food, doing more that is sustainable.

It will not Infringe on others

We need sources of food closer to home.

Anytime people can raise or grow their own food is a benefit to not only them and their community but globally with reduction of green house gases from transporting said materials. It fosters community involvement and gets children interested in their health and the environment.

Food is expensive. Any way that we can help out our families or others should be encouraged.

We have a strong rural history and this can be a distinct advantage for our communities

Why grow grass when you can grow food? Also agree with bee keeping, chickens!

Ducks. All is great for the environment and health of the family

Help the environment and lessen waste. Can bring neighbours together in an effort as resources can be shared

Take responsibility for our food sources and take part in reducing emissions from mass production, help children understand where food comes from and how valuable our planet it

Local fresh produce initiatives provided in a variety of ways, allows more access for more people

I feel it is easy for everyone to participate and practical.

Size of ones yard is better suited for gardens. Having animals requires disinfection to ensure safe consumption

It's practical for the space we have an easy to do

This is a very poor survey.

Allows for good use of unused space and allows for self sustainability

It is a sustainable idea in an urban community that is not offensive to neighbours.

Easy for everyone

adds to the community

Food security

Encourages health for all

All of these allowances have been shown to promote community building, healthier eating habits and lifestyle, and reduction of greenhouse gases. It's the right thing to do and progressive policy in 2016!

Pot-bellied pigs for one are pets and are less of a nuisance than most other pets.

I think these are all very attainable, economic ways to support a healthy, growing community

it is doable and sustainable

Practical; won't cause problems with neighbours because of noise or smell.

Least intrusive to neighbors but also beneficial to residents.

It encourages sustainability and being outdoors for more residents. Excellent way to spend the summer months!

We have lots of space and fertile land

manageable on a small scale; doesn't need much specialst knowldge or expertise; doesn't take much initial investment of $$s or time

We seem to be a community that does not have any community activities, and any or all of these would help to develop community. Animals should be kept under a maximum size, like chickens. Pigs in this context are not pets.

I feel that Sherwood Park is a progressive community that should be at the forefront of sustainable production in food, energy, and community. I think all the above solutions will help.

I feel like sherwood Park is a progressive community and we should be at the fore front of local food production, local energy production, and local business initiatives. I think encouraging all the above projects will help.

Not enough space in yard for garden as the lots are too small for much of a garden

More suitable to Urban area

Helps build a sense of community

alot of people are already growing their own gardens. Community gardens are a great way to get the community involved

I feel that the above three would have the least impact on the community. Meaning it would not deter from quality of life in a community

Feeding families is expensive. People should have the ability to grow and raise their own food

Feeding families is expensive. People should have the ability to grow and raise healthy food

I think that growing of more fruits and veggies is important

I didn't move to the farm for a reason. Hamlets are for residences. Acreages are for farming.

In the interest of food security within our neighborhoods.

Fits with the neighbourhood vision

Reflects lifestyle and urban living

something everyone can do

It enhances the sense of community, is great exercise, enables together time for children, parents and grandparents, can provide good quality fresh vegetables for those that do not have access to a garden but want to garden,

Home gardens are already a big part of households. Community gardens would add value to households who's yards aren't large enough to have a backyard garden.

I feel that we have always been a progressive and open minded community. As a neighbour I would have no problem with any of these things being implemented around me. I would also be greatly interested in many of these things for my own home.

These allow people and communities to produce food with little disturbance of the neighbours or community.

Encourages local food (fruit, vegetable and heb) production, increase pride of ownership. A community garden or vacant lot infill also builds sense of community.

As long as it dosent become a problem then why would it not fit in?

Typically if someone wants to persue any of these ideas they have the room and desire to make it work.

Visually pleasing, no noise component. Urban farms - I like most aspects - I don't think vacant lots, etc. is relevant to Sherwood Park

It is more sustainable for individuals who choose to do this

They seem to be the least intrusive for neighbours.

Fits into the Urban atmosphere of Sherwood Park and the idea of a sustainable community.

Neat and tidy, not noisy

Don't think most of our areas are great for farm animals. Need more open areas like in Victoria B C where you have farms and housing together.

Why not? Great for the environment and person

It's something everyone can be part of and doesn't need to cost much.

Already fits just needs clearer rules

Attractive, out of the way.

We must diversify for fresh food products

I feel that all these things bring a sense of community. It shows pride of our land, animals and yards.

To become more environmentally friendly and a sustainable community these ideas will help promote this. Also helps the community come together

These are great opportunities for people to grow food and have produce available

People enjoy gardening! It's relaxing, rewarding, fun and great learning for children!

I would love to be able to grow organic produce.

Always have a garden and share the fruits and veggies.

Smaller sites with new development doesn't always permit the ability to have a garden

Quiet and could be done by everyone - children and adults

Great learning experience for families with young children, seniors who are able to grow vegs in their back yards. Have vegs and fruit without pesticides.

residents can enjoy fresh produce grown the way they choose.

Donate to food bank, support local economy/community

Not disruptive to the neighborhood.

Because there would be no negative impact on neighbours' allergies, life style or privacy.

Economy and supporting local economy

Makes a more sustainable community

Just makes sense

Urban agriculture when done properly blends the best of sustainability with urban living. It will help teach our kids to appreciate good food and get away over-sugared, processed foods that are believed to cause many illnesses, not to mention obesity

It is unconscionable to permit anything else within Sherwood park. We allbought homes here with an expectation of peace quiet and good order. Allow livestock on the farms. No pigs. No chickens and for safety reasons No bees in the hamlets. Rural is rural. Perhaps the youngsters can learn what that means. Google it!

With support, residents can feel some control over food sources and food prices. It also helps residents link where our food comes from and make healthier choices in food and lifestyle.

Great idea

it doesn't look pretty, but I think it's our right as humans to produce food, with proper standards in place it could work

Because Sherwood Park is a diverse use place... Large yards can handle bees or chickens. High density could use community gardens. We have some vacant lots.

Have a raised beds and planters

People use their backyards for all sorts of things alread, from pools to parties to ice rinks in winter, so why not allow them to do more?

I don't feel there is enough real estate for urban farms, but edible landscaping is feasible.

Why not?

Some Sherwood Park properties have enough property to raise small numbers of animals and or cultivate gardens.

This community is very mindful of the needs of others and community gardens could benefit the food bank. As well, our population living in apartments without access to a yard may be interested in sharing in a community garden.

Environmentally conscious

This community has many who want to help others so a community garden supporting the food bank would be well received. As well, our population of apartment dwellers is growing; they may appreciate having access to community gardens since they do not have private yards. This community is open to innovative ideas so the urban farms seem like a good fit. I think that many of the 'home garden' ideas are already in use.

I love the idea of light farming of empty lots. We have 2 by us now that are ugly and growing on them would be wonderful. I am ok with pot belly pigs and chickens but feel strict rules and follow up with those that own them is essential. I would love to see fruit etc grown instead of bushes.

Better sustainability

Clean and unintrusive

Space limitations

To better our community and to help strengthen our agricultural standards. To promote living eco friendly especially with the continued growth and number of people. Lightens out carbon footprint by giving back.

Good for human beings spiritually. Mentally and physically. Also environmentally it makes sense. Let's get our county being current and cutting edge

Sustainability

sustainable food production

It brings a community together and connects people. We've experienced it in our front yard.

Gardening for fresh fruit &vegitables. Being able to share with those who do not have gardens

Sustainable. No affect on neighbours.

Firstly and most importantly: Bees Bees Bees!! Now the rest of it: I reckon that the keeping of backyard animals in sherwood park (i.e. chickens) fits in because it allows for a sustainable source of food right in the backyard of county residents. In addition, home gardening as the preferred method may be best due to the fact that individual control can be established over what is growing and how it can grow.

I love the idea of gardens, I have a few myself and to see more bees would be wonderful.

We are Albertans who are traditionally land- living people and we need to have the freedom to stay rooted and teach our children if only in smaller urban way.

Most lots not large enough for raising chickens etc, but I fully support the growing of vegetables etc.

Sherwood Park is an open urban sprawl. It's a very calm and level place compared to downtown. Neighbourhoods have personality and the greenery/plants really help diversify the scenery and landscaping options people have.

Less obtrusive

Community gardens are great for people who can't have gardens at home, especially condo dwellers

Progressive and healthy lifestyle.

we do not have enough space in our back yard.

The community had lots of young families that would benefit from these

Hard times

Large sized private yards and plenty of greenspace in public parks allows for both private and community gardens

Its a no brainer! Easy to do, good for the environment - why would we not be allowed a roof top garden, or gardening vacant lots.

Provide fresh foods, show youngsters where food comes from, teach them how to grow, help intergenerational activities.

It's not only good for the environment but also the emotional well-being of the community- this includes the keeping of animals that are not typically considered pets. Goats, pigs, chickens- some people are allergic to cats and dogs.

When I think about Sherwood park I think family. All of this would contribute to healthy happy families and contribute to the beauty our county already displays.

Each resident can participate.

A sustainable community is a beautiful community.

Allows us to get organic fresh produce, where we know where it's coming from.

People are open minded, trying to reduce our footprint, are open to trying new things and are generally pretty neighbourhood oriented. People could rent spots or care for sections of a garden in a vacant lot. The idea of hens is really cool and also educational

I thought it was a shame that family had to get rid of the pot bellied pig that was obviously a pet and a service animal as well.

provided here we're proper processes and rules, I'm ok with these uses within Sherwood park.... Let's show some environmental leadership and make better use of our space besides parking lots and golf courses

It fits because people can supplement their food and everyone should have the privilege to do that.

Sherwood has a variety of land and it would make sense to use full advantage of it.

Animals or birds such as chickens would create a noise and pollution problem Have you ever worked with chickens or pigs and dealt with their manure Now throw in an inexperienced and absent 'farmer' and the issues multiply Vees would work

Possibly in the surrounding area

All can be integrated in varying sizes and to different degrees.

Because people need to understand how to create their own food

Easy to do

It's unobtrusive and beautiful.

These are just good fits for us. We need to grow more local!

Because it works.

I think there is always an opportunity for these types to fit into all communities

Any way we can get our community to understand and embrace the growing of food is a positive thing

We need to take control of our food production and eliminate intensive livestock operations they should be illegal animals even chickens deserve better

It is easy for anyone and has a low impact on neighbors

Some may not have the space or time to pursue planning a garden, working with others in a designated spot makes gardening easier to achieve and also builds a stronger sense of community.

I think we need to be open minded to all of these techniques for food production and increasing the sustainability of our food systems in a quickly changing world. Diversity is the key to sustainability and with the right density, all of these approaches will enhance our lives and our connection to our food, each other, and our environment.

Backyard chickens would be wonderful! It would offer our children the opportunity to better understand where our food comes from and how we can work together

Not to extreme and easy to control. Does not negatively impact neighbours like animals could

Most people have the space in their yard

Locally sourced

All of the ideas above would be a great fit and appeal to different parts of the population.

Good for the environment and does no harm to anyone

It increases our community sustainability and creates stronger communities if done BY the communities.

Healthy food from the local area. Care of nontraditional pets like pot Belly pigs but not animals like cows or horses.

Healthy community. Animals like pot belly pigs is fine

All natural

All of it builds more community and gets neighbours chatting, and then there's the food! Let's get on it already, we are SO BEHIND.

I would rather grow vegetables in my front yard then grass. We try to eat local grown food.

Growing food instead of lawns just makes sense. I like the idea of small animal husbandry such as chickens or rabbits or bees (if they count) as long as there is a process to make sure the animals are well cared for and not a nuisance. Really, loud barking dogs who aren't on a leash and stray cats pooping in your garden are a bigger nuisance.

The three I chose will have limited impact to neighbours.

It does not stink, make noise or cause problems.

People in towns and cities have been doing this for decades. We need to re-introduce it to our current generations. Understanding how to grow food increases economic, health and physical health.

Builds pride and a sense of pride in the community

Allowing farm animals within an urban area would open a huge can of worms; home and community gardens is less intrusive and very beneficial for healthy eating.

It's largely non-intrusive and makes better use of vacant or overgrown properties

Home & Community Gardens would not change the community to a commercial area or include animals which sould disturb residents.

Strathcona County hamlets are comprised of a variety of lot sizes and density levels. Some high density areas would not be conducive to the keeping of animals, and urban farms, while other lower density areas would certainly be able to support such activity.

Its important to grow your own food-less fossil fuels-more community minded spirit-helping others less fortunate

It makes good use of already landscaped areas .

A return to growing our own vegetables. Social aspect of community gardens,

These will all serve to build community, make healthy foods more affordable and accessible, and beautify the whole of Strathcona county.

I would also add the keeping of animals if it was just bees and chickens (with restrictions on numbers).

We've got the public and private land for it.

as a property owner, the curb appeal can be retained

Sherwood Park is such a beautiful, close community I believe we would all pull together to work at all of these farming practices. We also have three farmer's markets where we could sell local produce!

There has been an awakening among citizens of Alberta lately...people are wanting to live a more sustainable life. I think Strathcona County should get on the leading edge of this, as Edmonton has. YEG has enabled their citizens to do such things as urban beekeeping, community gardens, urban farming, rain water harvesting, solar power and so much more.

useful to yard size

Plenty of choice and opportunity for people and the community

Encourages healthy living. Easy to do and good community activity.

For those who want to grow their own food but have no space to do so

If I wanted to raise livestock I would move to a farm and raise it out there where it bloody belongs I did not move to a town so I could raise bee or bloddy chickens!!!

It would be good for people to be more involved in growing and producing their own food. This would also be a great experience for children. Would also help to eat healthier food knowing where it came from and what is in it.

Organic

Why wouldn't it?

Would help the community to grow together. And there are many psychological health benefits too

Because people need to have the freedom and opportunity to pursue these activities, and it's an excellent way to get the community building and educating youth.

Good use of land in small space.

Good source of local food. It's important for kids to see locally and experience where their food comes from.

Love all of these production ideas. They would all benefit our community in a multitude of ways. With food prices on the rise and the push to buy and eat local, this is a good way to be a leading community in the local push for healthy option.

They all just make sense as a way for families to be more self sustainable within their own homes and communities.

Already present to a certain extent.

bees, chickens, goats

I think all of these options really help to build relationships in the communities.

Movement towards home grown, community collaboration

Provides produce without impinging on neighbour's enjoyment.

These are all great ideas for people to be able to eat healthier on a budget this also teaches future generations how to have sustainable food.

Sustainable living, fresh food, choice to live how one wants, community engagement

I feel that any growing project would fit into life in Sherwood park. I especially love the idea of urban farms and community gardens as long as they can be secured (unfortunately not everyone respects the hard work that people put into these)

Can be easily limited to your own yard without impacting your neighbors

It fits In with a broader view of sustainability; it would allow for more dynamic neighborhoods and sense of community accomplishment.

none of these things should disturb neighbours if they are responsible people

Too much lawn - could produce food instead

Eco friendly

home gardens and community gardens fit in with urban lifestyles. As for raising animals (e.g. chickens, pigs, goats, or anything else, we feel that such lifestyles are better suited for country living, such as acreages. We do not want to live next door to someone who is raising hens or pigs or anything else. It just compounds the already existing problem of people with too many dogs or cats as pets, and the mess and smell they make.

Why do you feel it would NOT?

Require more education and information

People that feel that these ideas would not fit in, are the only ones who don't actually "fit in"

More information needed

All work with education

The additional tax cost to police, neighbour complaints, noise, safety, smell...

I am not at all opposed to this idea, but don't see where we would put such a thing.

They all fit.

Animals have potential for bwing too noisy, strong smell and even transmitting diseases.

They are all good ideas.

I like certain parts of ideas-i don't mind a small number of chickens but NOT 30, i don't care if someone has a pot bellied big, but I DON'T WANT my neighbor with a horse or cow in his yard, i like garden plots, even a roof top garden if feasible for the house design

I like living in a quiet neighborhood that smells relatively good. I would not want to have to listen to chickens or smell farm animal feces while sitting in my back yard or if I have my windows open.

no livestock animals in the urban areas

Noise, smells, allergies, inconsiderate neighbours - EXTREMELY AGAINST

Some neighbours are inconsiderate and irresponsible - they have trouble taking care of lawns, cats and dogs. Chickens??? Seriously??? My daughter has serious allergies to chickens/hay/farm animals. If I wanted to live next to livestock, I would live in rural area. Isn't that why we are a specialized municipality - rural/urban areas??

Conflict when land needs to be used for housing

Bees, chickens and pigs are not for the hamlet of Sherwood park

Many people are excited about chickens but then realize it's not as glamorous as they thought.

There is no room lol.

I think most livestock has the potential to be too disruptive to close neighbours (the way most homes in Sherwood Park are).

My answer is not a definite no. In theory I like the idea of having allowing animals in town, however there would have to be rules put in place. As someone that grew up on a farm I know chickens stink, badly. I would not want to be living next door to a smelly loud chicken coop, electorally since we live in the overcrowded new area with 8 feet between houses!

Because you cannot control how your neighbors control and take care of these things.

Would affect neighbors negatively

With the exception of hens or rabbits, I just don't think there is adequate space in some areas in Sherwood park

Although i like this idea. In certain areas if would not work do to proximity of neighbors

I do worry about the mistreatment of animals. I would be in support if prospective animal owners were given mandatory education prior and were monitored for the well being of their animals. Also, neighbors would need some recourse if the animals became a nuisance or were not being cared for, etc.

I wouldn't want a larger scale operation of this kind near my property.

I am very disturbed about the thought of livestock in the urban areas. This is why we have rural areas. Cats and dogs are trouble enough. Allergies are also a huge concern.

N/a

I would not be able to deal with animals being killed

within my neighbourhood.

All of them are good, but have to be done properlly. No one wants a rag weed garden next to them or a pile of stinky manure. I guess it all depends on your location in the park.

I feel chickens and bees would fit, but avoid large animals due to the odours and waste products.

plots to small for animals, inhumane to keep them in these conditions

People do not pay what they do for a new house in Sherwood Park to smell animals on a hot summer afternoon. It is bad enough with people who let their dogs carry on with barking. If you need to raise livestock to make ends meet, you shouldn't be here. If you want to make a communal space for livestock for the "expereince of it", fine, but if a neighbour refuses to accept animals next door, that should be respected by law. If it were to be instituted such that a neighbour could prevent a next door chicken pen, then I would leave Sherwood Park.

It would only take one person to take it too far, and keep more than they can handle. Then it could negatively effect neighbors.

Animals are intrusive to neighbors and in close quarters will result in more calls to bylaw and neighbor feuds.

They potentially all could fit.

Some of the ideas under urbans farms could be applied, but opening this up within Sherwood Park might create more issues than rewards.

Smell and noise.

It would depend on the animals. Noise and smell have to be considered. Sheep might work and chickens.

Bees and chickens are one thing but cows and pigs are smelly and noisy. You always get the one person who wants old Macdonalds farm in their backyard.

Larger animals require more space to roam.

These do not apply

Noise. Maybe smaller animals (chickens) but not cows, etc.

That are loud and stinky

I think they can all fit - just think the keeping of the animals would be the hardest to implement well. Harder to have hens than put a hive in the grounds of a condo!

Noise, smell

large cows, chickens and other live stock too noisy and smelly. exception pot bellied pigs but they are pets not livestock.

A bit too city like for farm animal keeping within city limits.

Smell if not kept clean

There are plenty of places to keep livestock. We don't need another Eli controversy here. That pig should have never been here in the first place. The owner completely disregarded the bylaw and the provincial laws governing pigs.

Only caring of animals for personal pleasure should be permitted, not for meat

I would be fine with the keeping and easing of small farm animals such as chickens or bees, but I'm not sure having citizens keeping and raising cows, pigs or other rudiments in their back yard is a good idea.

because farm animals/non traditional pets can smell and attract flys, mice and other pests

I do not want farm animals in my neighbourhood! Or more insects!

The noise, the smell, the mess, we are not a farm in Sherwood Park

I like the idea of all of them

only agricultural areas should raise livestock

limited space

It's not something I am interested in

Numerous properties in Sherwood Park are very close together and, even if they are far apart, a property owner should NOT have to deal with the smell, odor, etc., from a neighbour's yard that comes with raising animals!

All is welcome in my opinion.

Animals get tricky. Something like chickens in my little duplex community could be disruptive. Also, you need to have a certain level of knowledge to care for chickens or bees for example. My concern would be how do we make sure proper care/education is being put in the the animals. Pets are one thing-livestock is different altogether.

I don't think it would not.

Community gardens are ugly

keeping of animals will be depending on the property/ies, neighbourhood

Asides from a rooftop garden which would be the responsibility of a homeowner to make possible upon the initial building of a house, the rest don't seem as suitable.

They are all larger scale and would take up more space which I think would eventually be abandoned. And if there were a vacant lot what would happen if it gets purchased before the harvest? Would there be rules on when a person can start building their own home just so a community can have some fresh produce?

sounds large scale

Community gardens are usually ugly

I do not want to hear chickens or animals during the night or day here in Sherwood park, bad enough with barking dogs

I really don't mind pigs as pets if a person has the knowledge for how to care for them, but I don't need livestock smells or chicken sounds. Urban farms... they're fine, but why do we need them? I don't think the term should encompass rooftop gardens and hydroponics, but I don't think we need to lose 40 acres of urban development to a garden that there is room for in the county.

i dont feel like these would fit in the city but i would be supportive of these in nearby centers that are still within the county.

Primarily because of issues that would arise re: smell, noise , allergies (bee stings) from neighbors.

We live too close together.

Forces the involvement of your neighbors. Animals often smell, carry diseases, and are loud.

No one wants to live next door to noisy/smelly farm animals. eg: roosters crowing at 4:40 am

It is too large scale and would require major investment and maintenance to be viable. In my view, the goal should be to create sustainable projects that can be handled by individuals/families and not a massive commercial enterprise.

Sherwood Park is too Urban for large "meat" animals. My concerns are the noise, odors from lifestock and possibility of escape and damage. I do think laying hens and bees would be acceptable, but not large animals with intent to butcher.

Smell, noise especially in the smaller yards. Very close to neioghbors and could be an issue.

Peaceful enjoyment of my property

Unfair to the animal and the neighbours

divides community, devalues homes

Not in Sherwood Park proper but everywhere else, yes.

Only in acerages not in town

Farm on the farms. City stuff in the Urban areas.

noise, smell, allergies. For example bee keeping, if i live next door and have a bee allergy, yhis increases my risk or getting stung. On a farm or acerage where there are acres between homes, fine, but not in sherwood park proper where there are 50 feet separating homes.

Big thing is increased traffic, construction in neighborhoods and accessibility to residents. Possible smell/contamination from animal type facilities

Typically look ugly, not regulated, lots of people complain on social media

I already have to listen day and night to neighborhood dogs, I do not want to listen to chickens or goats

We do not live on farms

I would not like to be beside a neighbor who was keeping animas. Not interested in the noise and mess they make

People barely pick up after their dogs. I wouldn't want to have to smell a yard of chicken or any other animal poop because the owners wouldn't keep it clean. And no to bees. So incredibly afraid of them. Acreages yes in town no.

disturbing to neighbors

With proper monitoring and restrictions I think there is still a place for this. I don't think it should be no across the board. But I do not want goats or pigs in my neighbors yard

Although some examples provided of Keeping of Animals and Urban Farms WOULD fit in Sherwood Park and the hamlets of Strathcona County, keeping of livestock as pets, not for food, such as potbelly pigs, or intensive agricultural practices such as feed lots, large scale beef, pig, or chicken operations on vacant lots or utility easements would be a source of strong odours, increased energy demands, increased waste disposal, and overall increased traffic to and from locations, which would be a strain on local infrastructure and not a burden all urban residents should be forced to bear. Some residents live in urban settings because they don't want to live next to a chicken/beef/pig farm.

We are blessed to have a rural area where these fit.

Plant proteins a much healthier way to get your protein

Despite what some people think, Sherwood Park is an URBAN area. If I want chickens waking me up at 2 hours before sunrise I'll buy a chicken farm. IN THE COUNTRY.

My concern over urban livestock is multifaceted. First, I worry about the animals health when livestock is being raised by people without the necessary skills. Second, is the possibility of animals such as hens attracting predators into the urban areas. My primary concern is the increased risk of zoonotic transfer of diseases like avian flu when you have livestock in close proximity with people. It also increases the difficulty of containing outbreaks when they are being raised all over the place. Last, is the concern over odour and waste disposal.

Smells..noises...rodents

Chickens on the loose in a residential area... not a good idea. As well, if one were to keep a rooster who crows at the crack of dawn... not a good idea. Should be permitted for rural only.

Too risky. Avian flu with chickens. Bee accidents can lead to anaphylatic shocks (

Animals are smelly and noisy. Could cause upsets between neighbours.

Not practical for higher density neighbourhoods. I don't want to see, hear or smell livestock in my neighbours yard. It's frustrating enough that people can't take care of their weeds and half dead trees.

Some animals aren't suited for an urban environment - however I feel that on a large enough property and proper care and hygiene, chicken and pigs may work.

I see them all having the potential to work

I would like more info on what an urban farm fully entails before I agree on it

there could be issues with noise and odors

Great ideas...animal waste control can be a problem in urban areas...ever live closely with chickens? You'll know why this is a very bad idea.

Not throughout Sherwood park, only certain lot sizes and certain locations.

Too noisey for urban center

Angry people

Too large

Bees and hens may be best for larger yards

Animals are noisy and smelly

I don't think it's fair for the neighbors. This should be for the acreages.

I don't think any wouldn't fit in the County -- every single area & every single household would benefit.

Smell

depending on the neighborhood and the animals this could create a nuisance

It might fit in but need more specific info than provided.

I don't think urban areas are meant to house livestock. Perhaps on acrages it would be fine, but in small neighborhoodd I don't feel as though it's appropriate.

I hate that this is a broad category. Yes to chickens and bees (with restrictions) but no to large livestock such as horses, goats, and cows.

Eli the Pig. People could not stand having one pot-bellied pig in all of Sherwood Park. How would they react to large/

noisy/messy farm animals?

I think the smells would overwhelm Sherwood Park and it would start to smell like a farm. If I want to smell a farm, I'll move out to the country.

Don't think we would have room in our yard

It would be hard to control the size of animals in the urban areas

Large-scale not quite in keeping with urban living. Keep it small-scale.

Yards are too small. A small chicken coop would work

Livestock would be a nuisance.

Too noisy and too many allergens spread to farm in the city, community gardens could be vandalized or poisoned

has to be with control... no large animals, and small counts on hens would be acceptable.

Not in order: noise, lack of animal husbandry, housing not kept clean, food not properly stored increasing vermin, bees need to be kept in an careful informed way to minimize stings

Urban neighbourhoods are used to quiet

Noise from the animals, smell

Disrupts neighbourhoods; disease; odours; neighborly disagreements.

Would not want animals such as chickens in our neighbourhood

Clarification again..pets such as a pet pig I'm fine with. Noisy hens I am not.

Homes in the urban areas are too close. Animals are noisy, smelly and intrusive. They require more space than a city lot would afford the,

People can barely take care of a yappy dog let alone more , this would have to be licensed and monitored for lazy care of animals then I may be ok with it.

Improper screening of applicants who don't know how to or manage animals. Eg- chickens and not cleaning coop regularly

pigs belong on farms not in residential areas

depending on the animal, many yards in the county are not large enough to accomodate the raising of animals in a humane manner. I think it would cause a lot of hassle and cost to the county to monitor this.

Space and noise/smell of animals and fear from kids

There are too many people that would think it's fun to ruin the farms

Both of these options impact neighbours negatively (noise, smell, traffic, undesirable visually).

Lot sizes

The noise and smell of farm animals are not something in would like in my neighborhood

Livestock have no place in urban centres. Bees can be extremely dangerous to those individuals with allergies and chickens (and other livestock) are loud, carry disease and can be foul smelling. As a child who spent a lot of time on family farms and helping with the livestock, I do not think there is a place for them in urban centres like Sherwood Park.

I don't think people would use it regularly and it would vandalized on a regular basis.

Simply too many risks, including but not limited to: upset neighbours, disease, noise, smell, etc). Where some would be responsible, those who aren't could cause greater risk to the community with 'unconventional' pets... and our bylaw enforcement officers already have enough to deal with.

Teens would ruin crops to be cool

Not safe for kids, smells, messy

The definition that is provided is to large. I don't want to see my neighbours with livestock but I think other animals would be ok. There needs to be some work on definition for fairness

I do not want to hear chickens clucking etc - this is for a farm not in the middle of neighborhoods!!

Neighbors would complain, smell and noise

Depends on property size and noise

No keeping of a animals for meat production. And keeping

of hens and bees with licences/training only.

Too messy if not well maintained

Dogs bark all day and are legal. Cats roam and defecate everywhere and they are legal. There will be horrors from pigs and chickens and bees' keepers despite what all the youngsters posting on Facebook. I would like them to learn to be good citizens by clearing the Snow from their sidewalks which is a law already.

I do not know sherwood park well enough to know of any sites where this would work.

I do not want farm animal in my neighbourhood

Within Sherwood Park, I would not support my neighbours raising livestock.

I feel like space woukd be a restriction as well as complaints from surrounding neighborhoods

Animals would infringe on others. Their smells and noise would bother people

I'm not certain about animals. I feel it might be possible to integrate them in some areas under certain parameters but less widespread as they bring additional issues of noise, smell, etc.

Sherwood park does not have the land to offer this at least in no community I have seen

People have enough trouble with neighbor cats and dogs when not properly looked after. All other livestock (chickens) should not be allowed! Noise and odour would be very upsetting to me!

Not enough room

Raising livestock for food belongs on a farm or acerage

The yards aren't big enough for cows and I would not want to hear a rooster in my neighbours backyard.

Health and safety

We don't have room for cows and I don't want my neighbour to have a noisy rooster

Within Sherwood Park the lots are too small to keep animals. Noise and smell concerns are other reasons.

Chickens are smelly, loud and carry disease. I live in an urban neighbourhood so that I don't have to live next door or deal with farm animals. They do not belong outside of rural areas.

Animals may be offensive to some in close proximity

noise and smell

Chicken shit stinks and people are allergic to bees! Animals belong on a farm.

space, neigbourhood, traffic

It would be difficult in the crowded (ie, small lots) neighbourhoods in Sherwood Park to ensure that animals don't cause issues among neighbours because of smell or noise.

I would prefer not to have the smells and sounds of agricultural animals in my neighborhood, I chose to live in a town without agricultural animals.

I think chickens would be okay but cows and pigs are pretty loud and smelly. I wouldn't want them as my neighbors!

people already have a problem with dogs and cats - pigs, chickens and pther livestock bring out a NIMBY attitude

Chickens are noisy and smell and bees are already here. Don't want hives next door

Not appropriate for Urban environment

too many irrisponsable pet owners aready. People let their cats & dogs run loose and let them poop on other peoples properties and dig up gardens. How would they look after other animals any better. Although i am NOT apposed to Bee's.

I only feel that bee keeping might be the only one that would not have a large impact on the community. I would not like to see it passed that chickens allowed as you really can create some difficulites in a community if one neighbour has another not and the one that has chickens is not being mindful of their neighbour.

if I can't "breed" my dog in a hamlet why should you be able to raise a not pet animal???

I didn't move to the farm for a reason. Hamlets are for residences. Acreages are for farming.

Animals would produce olfactory pollution which isn't

ideal for such small lots of land.

Too loud and smelly with houses close together

harder to go in town

I did not move to Sherwood Park to live beside neighbors who have chickens. Despite what some may say, they are noisy and they can become infected and carry disease. That is what acreages are for. THere is also the issue of what to do with the animals when they no longer are seen as useful or can no longer produce. Animals are expensive to care for and need proper care and attention to stay health. I am not sure most people understand the work involved.

The keeping of various types of animals can lead to nuisances such as noise and odours which could disrupt or disturb neighbours and the community.

Keeping chickens is one thing keeping a cow is another.

Animals can be noisy and smelly. Some owners might initially think they are a good idea but could loose interest quickly. Urban Farms - I don't feel there are enough vacant lots, etc, to warrant urban farming.

i suppose it comes down to group members being reliable enough to maintain the community garden

I think this would be too noisy and possibly too smelly in a populated area.

Sounds like something that should be left to real farmers...

Cleanliness. What if someone had, say, chickens, in a coop right outside my kitchen window. Perhaps they would not clean the poop. Stench wafting through my kitchen window. Also, I have a medically recognized phobia with birds. I bought a home in Sherwood Park so I can live contentedly without birds residing next door.

Certain animals I think are ok, like pot belly pigs. But chickens or cows, no. The noise would disturb people

Answe above

The county can't regulate home businesses. I shudder at the thought of them tying to regulate farms and beekeeping. Please keep these to all our rural areas!

I only feel that it may not fit directly within Sherwood Park, not sure how I would feel about my neighbours having chickens in the backyard (just an example) however the acreages just outside would be great for raising animals or keeping bees!

Ever lived near chickens? They are loud!

Noise, mess, smell.

Water contamination, noise and disease control in residential areas

Not everyone is accustomed to the practices of animal agriculture. Many of the lots in Sherwood Park are quite small and would not provide enough space. If people in the city are allowed to raise chickens and pigs, why are responsible dog owners not allowed to breed inside Sherwood Park.

I would never want farm animals in my community. I could only imagine the mess, noise, amend smell that this could bring to the community. Leave farm animals on a farm.

They all might fit.

Upkeep of spaces you are not in control of

Noisy and smelly.

Living in neighbor hoods where neighbors living in close proximity who may have allergies or who are not happy with animal smells.

farm animals do not belong in urban settings

Not within an urban centre. Noise, smell.

Because of the negative impact on neighbours' allergies, chosen life style and privacy.

Too difficult to control

Smell. Noise. Coyotes roam regularly here. Bees sting can actually kill people. So far we do not have 100% compliance with existing by laws re animals. Dog defecation dog barking. Are two examples. Are the By Law staff so under utilized??

I feel it is an ideal, not a reality. Especially people who had never actually raised animals - they love the idea, but may not realize the work that comes with it. Then who will be monitoring the proper care? Where do animals go when people realize they may be too much work?

an urban centre is not meant for farm animals

Hydroponics is just a fancy word for growing plants with lots of chemicals. Farms also require larger amounts of chemicals (unfortunately) and thus shoulnd't be within the community.

Animals can be stinky if not cleaned up after and may be noisy

Raising animals requires more land than growing food.

I wouldn't support the raising of pigs, horses or cows in an urban community but I have no problem with bees or a limited number of hens.

Smell, Noise, Not enough space

N/A

I'm not sure how keeping livestock would logistically work. One exception would be beekeeping.

I am not able to visualize how keeping livestock is logistically possible within our urban setting.

I don't know what large operations means.

noise,smell,cruelty

Animals inside sherwood park would be a huge disturbance

It would affect the quality of life for the people who live around it

Not enough space

I agree with bees. I don't know enough about chickens to support it yet but I just want more info

Animals are great and fun to raise providing there is a limit is animals per acre

Would impact neighbours.

I don't know if Sherwood Park really has the community spirit to muster a farming effort.

My only concern is the types of animals, I know someone if Edmonton who lives near a home that raises pigeons and it it unpleasant for neighbors.

As said, lots generally small within Sherwood Park

Just because it doesn't yet. It's something I can't imagine because we don't do it right now. I think if we allow it, it would become the norm, and eventually would fit in.

Odurs, noise, bad neighbors where everything is a problem

Keeping of animals maybe reserved for houses with larger lot sizes. Large enough to have a proper chicken coop without taking up the whole yard. My neighbourhood of summerwood, and most newer build neighbourhoods would not be appropriate unless they had a huge lot which is rare.

None of the above if regulated correctly

high density of population.

Cannot trust many people, lots of thieves

Where would a cow live in sherwood park???

Odour, noise, image/cleanliness, difficult to manage.

Other than chickens, which I wouldn't specifically exclude as long as property kept clean, other animals would lead to odours that those who chose urban living prefer not to experience.

Hope much disruption would be involved with an urban farm? Turn it into a community garden.

I would not like to see farm animals in Sherwood Park. For instance, chickens, if there are roosters those things crow non stop.

Raising of animals for meat (as opposed to hens, etc) would not likely be feasible or sustainable within small areas.

Keeping non traditionally house pets as means for food production would get out of hand too quickly and the animals wouldn't have enough room or needs to survive in Sherwood park but maybe the outer areas of Sherwood park would be better. Urban farms is taking up too much of the only natural land left in Sherwood park.

Mobility outside the house

Sorry my animal answer is above Community gardens would most likely be raided and again people like to stop the seeds and then walk away Ine needs to fertilize and weed and harvest

Houses are too close for anything noisy

Because I am a vegan :)

May be unsightly if owners do not clean up after animals. Animals could escape and cause problems to neighbors. Animals could be noisy early in mornings disrupting people's sleep

Can be an annoyance to neighbours.

Well horses and such in town. No. But chickens and bees I certainly consider.

Homes too close together

Animals can be noisy and when not cleaned up after they can smell really bad. Not everyone will care for things as they should.

Can negatively affect neighbours

Noise, smell

Depends what kind of animals could cause problems with neighbors

I don't want to shade

Typically not enough room in ones yard

Due to proximity I wouldn't want my neighbours tasting chickens or bees in their yards however, for people on acreages outside of Sherwood Park, I would fully support homeowners choosing to keep bees or chickens.

Lifestock for meat purposes

Large Animals to eat like cows is not fine

smells and the look

see above....I am conditionally in favour

The nuisance, smell, potential issues.

No noisy, distruptive and stinky

Allergies, smell, noise.

I love dogs and have one but can get very frustrated with barking. Many people don't pickup their dog poop. Can't imagine how loud and messy and stinky

neighbourhoods would get allowing other animals. Agree with some urban farm aspects as long as slow moving, loud equipment weren't necessary and more traffic (to purchase the goods).

When done correctly it's fine, but there will always be people who aren't considerate of others and will allow smell and noise issues.

Keeping of animals in residential areas always causes problems such as noise, smell and cleanliness, and Urban Farms would be too large and would negatively affect residential areas with traffic and noise

I am absolutely all for bee keeping within the Urban area -I live in an urban area and do not want neighbours raising chickens etc in Sherwood Park next door to me-

I don't want chickens, bees and pigs in my neighbourhood. I feel those things belong in rural areas and not in dense urban neighbourhoods.

Bees and a few chickens, okay - goats and horses, no.

Animals that are not traditionally pets should not be kept as pets. Large livestock are also not reasonable due to odors.

I don't think a lot of people know how to keep animals like chickens, ducks or pigs. Too many of our residents struggle keeping their dog and/or cat.

The animals would become stressed or neglected

I would love to be able to keep some small animals such as chickens in some yards, however, larger animals wouldn't be as practical.

I do not want to wake up hearing chickens from my neighbors yard or worry about bees. I really dont want to look at someone's front lawn with potatoes growing for their landscaping. I've witnessed this in Edmonton and it looks terrible for the neighborhood, Community Gardens would be fine however if it doesn't turn neighbors into possessive crazies who have to tell others what to do and why...which will probably cause riffs, and urban farms, if I can't see what you are growing I don't mind at all. Just keep our neighborhoods looking nice or property values will drop and neighborhoods will look terrible. My neighbor doesn't take care of his lawn now!

wrong location for livestock

How would this be regulated and maintained? Could anyone have animals or would you be required to take courses and be mentored. Who would pay for these programs and enforce complaints?

Do not really want a rooster crowing at 5am

Because it was the reason I moved to a urban area if I wanted to raise livestock I would have moved to a farm.

N/A

Too many animals

Noise, smells

Keeping of animals for food might not fit in. For example if someone wanted to have a cattle farm in their backyard in Craigavon.

There aren't many vacant lots to be used for this

The only reasons are noise and smell. Can we really oversee proper care taking with animals? Perhaps certain kinds of animals would be fine, but noisy animals = annoyed neighbours.

The smell and the fact that a lot of people start out with good intentions and then either lose interest or don't know how to look after the animals.

We have a very nice community. I think allowing animals like chickens, sheep and pigs in the urban area is opening pandora's box. We all have that one neighbour who is super particular and would keep excellent care of the animals and it would be awesome. Unfortunately, there would also be that other kind of neighbour whose yard is already a mess, and animals would just let them take it to the next level. It would be difficult and expensive to police.

pigs, cattle

Noise, odours, insufficient space and separation from neighbours.

I am not entirely opposed to the idea of keeping animals, but there would need to be some very clear guidelines to keep regarding noise and smell. This may be very difficult and time consuming to enforce.

I would be concerned about disease if non-traditional pets/ animals were kept in close proximity to other residences (e.g. within the boundaries of Sherwood Park, etc.)

There are still many acreage lots where these type of activities fit and wouldn't be a nuisance factor. On animals it has been evident for many years that County administration/council haven't the ability to even control cats and dogs. Chickens, bees, pigs, cattle do not add any value to most lifestyles but instead will have neighborhood disputes about noise, smell and trespassing on properties.

Neighbors might not like the smell and the noise of animals next door.

I don't know much about this...

If you choose to live in an urban area, you should not have to worry that you will end up living next to what becomes essentially a farm. See comments above. As for bee hives, these too are better suited to country locations - imagine the uproar if some small child should get stung by the bees being kept in the neighborhood. Even honey bees can become aggressive. We prefer that people grow flowers and vegetables that encourage bees to visit their yards but want to see their "bee homes" kept out of the area.

Do you have any other Grow It ideas?

BEES

Off season production production of crops eg. greenhouses

Instead of planting grass and flowers on county property there should be edible landscaping.

make developers put sufficiently deep soil on new lots

Bat houses

No

Pilot project for exotic pets like pot bellied pigs and chickens

using park and boulavard spaces for community gardens

More fruit shrubs & trees grown on County owned properties on city roadside plantings and public places.

Would love to see Sunflowers grown all over the county for their aesthetic beauty but also to feed the birds.

School gardens, workplace gardens

I like the idea of the county planting food in areas where money would be spent doing landscaping anyways.

Livestock in tight urban areas is NOT acceptable EVER!!! Neighbours have enough conflict with road parking and pets. If you add in livestock, I hope you add in more bylaw enforcement officers. How will this increase my tax dollars on enforcement so someone can collect a few eggs in their backyard. Why not deal with a cat bylaw first??? Animal bylaw review first? You say you are going to deal with the

Animal Control Bylaw as part of the Phase 1 preliminary conversations, but I DO NOT see ANY questions related to this as part of this phase 1 survey.

Beekeeping

Our children's elementary school has started a school garden program. I would love to see both EIPS and EICS take this idea district-wide, and place the gardens in a prominent spot to influence community participation. As there are no community leagues in Sherwood Park, it falls to the government to both initiate and facilitate these. There is a ton of unused school field and greenspace in Sherwood Park that could be utilized.

edible forest/food forest, or orchard trails - where trees are planted along places people gather or walk/run/bike along and they can pick from the trees.

The animal control bylaw needs to be reviewed to redefine exotic pets and consider therapy animals including pot bellied pigs.

school garden programs

Gardening incentives!

No.

Fruit trees in local park such as saskations or gooseberries wild raspberries etc

Every school should have a garden and county staff to assist the schools with the programs. Obviously the teachers have enough on their plates and the expertise might not be there to produce a positive garden experience. Paid county staff with a mix of staff could oversee the education of the students and all that goes into a successful garden.

Bee hotels

Front yard gardens. Suqare Foot Gardens and Straw Bale Gardens in public places and my front yard.

Community gardesn are way overdue. Stop putting good soil under housing development. You are talking aout the side of your mouth if you don't stop

development while playing lip service to this initiative.

Hydroponic, and aquaponic gardening and fish farming, could be done on small land parcels with little to no impact on neighbors. Perhaps backyard bee keeping would also be beneficial in te pollination of local gardens.

Community growing like at cloverbar park

Educational courses/seminars on small scale gardening, aquaponics and hydroponics

Bat houses

Support for more environmentally friendly alternatives to chemical use and leading in environmental stewardship

Bees are a wonderful idea

Does beekeeping fit under animals? If not, BEEKEEPING!!

As overall I think Strathcona County has supported unsustainable growth. We have some of the best growing land in the world. Let's not waste it. With help composting, tips and partnerships with local greenhouses and experts we could make this work. It's a chance to create relationships and support sustainable food creation. Why not help a condo compost and grow some raised veggie beds? (plenty of retired residents would love that!) Help a school put in a grow food program...create some bee hives and use the medians and sidewalks to plant bee and butterfly friendly plants for pollination. We could becomem a leader in this, not just metro area but nation wide!

Bees...we can have Bees very easily..i don't know if you can call it growing bees...

No

Allowing bee keeping would be wonderful

Bee keeping!

gardening classes in school and give excess food to the food bank

Seed banks. Support by TAS for agricultural activities through seminars and courses.

I love Edmonton's Urban Chicken initiative. It is very encouraging to see that the city and hamlets are starting to accept such practical lifestyles. I am also fond of Edmonton's naturalized areas and parks, such as areas near parks, along freeways, and even sections of parks, that aren't fully mowed and trimmed; instead they are left as a man-made natural area that requires less upkeep, and in turn reducing our environmental footprint. A good example in Edmonton of a park like this is at Bonnie Doon Community Hall. Thanks for the great survey!

Offer areas for residents at a discount to grow gardens if they don't have space

bring back the natural aspect to Strathcona County. start adding in some color to the grassy address with delphiniums, lupins, asters, baskets of gold, etc. add in haskap trees throughout parks, as well as sour cherry and Saskatoon bushes. Bess love these plants and it'll bring people out and about to collect fruit and talk to one another providing a real sense of community.

Ensure water -harvesting; non-synthetic chemical treatments (ie. Natural nutrient and pest treatment). Have demonstration sites and experts to teach us (workshops).

just plant it, nurture, make it sustainable, human/earth friendly and accessible & fun for all ages!

There should be more encouragement of having gardens wherever one may have the space. That would include the front of a property. Also the idea of being able to keep a very small amount of chickens for eggs or meat should be acceptable. But there would of course have to be strict rules. We wouldn't want them to be running around the neighborhood or end up being neglected.

It needs to be regulated if we do any of the above. I lived next door to someone who kept bees illegally and didn't take care of them properly, so it lead to a lot of problems. All of these ideas need to properly maintained and mandated

School gardens. Matching up those with too much garden space with those with too little.

NO.

No.

Urban residents should be able to keep beehives for flower pollenation and honey production.

Not dure

Why does Ely The Potbelly Pig come to my mind??

Beekeeping!

I like the sheep that 'mow' grass but they'd need to live in a farm and come for a meal at the 'city restaurant' ;)

Not right now.

How about some incentives for people who take pride in their yards and fines for those who let their yards get over grown. In other words lets grow more flowers, shrubs and trees.

Urban beekeeping

Review the animal control bylaw to allow for pot bellied pigs to be considered as pets

Expand early education into horticulture... teach kids how to grow things and propigate trees!

Urban hens

More community gardens please!

No.

more clothelines & environmentaly responsible habits

We have a small orchard already and have made pies for years. Everyone could plant one or two fruit trees!

Hold the rain barrel sales more than once per year -- and allow residents up to 4 barrels per year. Rain is usually so fleeting here -- drought for a couple ofweeks then downpouring, we need to be able to save as much rainwater as possible in order to save our good, clean potable water for drinking or indoor use. It would also be nice to see some "help" in the way of tree removal made available to lower-income residents. Example, I am a widowed single mom, and there are trees on my lot that are getting too big, and they are using too many resources, it would be WONDERFUL to have Parks & Rec or Agriculture willing to use the equipment & staff we already have (and pay for via property taxes) use to help actual residents not just county property. (I have one large tree that is a county tree that needs removal as well).

Beekeeping!

Small local greenhouses, ran by the community would help provide fresh veggies, fish and other products that would benifit the community. Would help those unemployed provide food for their family. With the proper facilitys, could raise veggies, fish, chicken, rabbits and more. Would help children know where their food comes from.

I'd love to see groups for harvesting fruit from neglected fruit trees within the urban centres.

Bees!!!

Would like to see friit trees in publuc spaces. Saskatoons, raspberries, apples etc.

Our park areas are beautiful, but now let them serve as a food source as well.

Definitely bee keeping and bird feeding and bat houses and bird houses

Allowing homeowners to have no grass but all garden.

Banning herbicides pesticides

CSAs, using fruit bearing shrubs rather than fences, promoting annual cook offs using only good produced within Sherwood park limits

Bees, goats, chickens, gardens, herbs, greenhouses,

local beehives sounds like a great idea - promotion of native flower species to support the bees

We need to plant more trees. Sherwood Park is building too many strip malls when so many are already sitting vacant. We love the idea of roof top gardens, chicken coops, behives and community gardens.

Letting people have well designed front food gardens instead of grass, it'd save on water

No, but I think, as a community, we should be open to ideas others bring forward.

I like the idea of backyard chickens

Parks should have fruit shrubs planted, raspberry bushes, blueberry etc

Bee keeping should be legally allowed within Sherwood park

Beekeeping, composting

Fruit trees on paths, neighborhood parks instead of regular trees.

I would love to see a growers exchange, where you can swap produce you've grown with other growers

In town proper....no roosters. Too loud.

I would like to see all the above and I am very interested in the bee hive and chicken coops within the community. We have to protect those bees while we have them. Their ability to pollinate all plants is vital to our environment!

I do like the fish idea

Planting vegetables and fruit trees in community parks, most parks already have crab apple trees but why not cherry, pears etc.

Rooftop gardens on schools, warehouses and government buildings. Plus tax cuts for buildings who use their roofs.

Beautifying the entrances to Sherwood Park with landscaped plant material, structural signage, art.

Beautifying the entrances into Sherwood Park with landscaped plant material, structural signage, art.

Please stop using Round Upon the County land. This is the first thing that should be done before anything else. We cannot think about eating food growing in the County if the County doesn,t stop using Round Up. It is already illegal in Quebec and Ontario. Please let's do the same here!!!

Allowing people to run u picks in vacant lots

A how to Web site would be beneficial to teach people how to be safe producing small amounts of consumables, especially when it comes to meat production.

In our modern day and age most of your citizens are unlikely to know how to do a lot of the production ideas proposed. Educational opportunities for the citizens would be highly recommended. It might even be advantagious for the county to consider installing demo's of some of the production ideas in public areas for their citizens to oberve and experience. The only other suggestion I could make would be to organize some of your local schools to get the kids involved in the project.

Perhaps a school takes on the raising of chickens, under the supervision of volunteer adults or even as part of their curriculum. Or perhaps a local high school would like to look at developing some of their unused open field areas, if they have any, or a local park to turn what is now decorative plant areas into productive garden areas. Reconnecting our youth to their food sources will only benefit them and the county by extension. One last suggestion, we plant all kinds of trees all over the county to beautify our landscapes. Why not plant fruit trees? They provide us the shade and beauty the population enjoys but are also able to provide food and snacks to those passing by. Community groups could then be mobilized in fall to harvest and deliver the produce to the local food bank.

Maintain a yard .... Flowers that encourages bees

I need to put more thought into it. Love the idea of rooftop

gardens, fruit trees in public spaces.

A community garden is such a great idea but I would suggest that there are people in charge who can organize things so it works.

Backyard beehives

I do think there should be rules on when land can be used for growing animals to eat. Also I think a good idea would be to add community bee hives to help increase fruit and vegetable pollination where people don't have the space to have their own bee hives.

Bee keeping

bee keeping, community greenhouses

Love the ideas of bees, gardens, community gardens

No.

Not st this time

Mo.

Keeping of animal should have bees, ducks or chickens separate.

Let the pig come back.

I would really like to see Strathcona County get serious about protecting and promoting bee conservationism.

edible landscaping- availability to purchase (affordable) in local stores.

Gardening as therapy for seniors' facilities.

Allow Bee Keeping!!

mentorship of experienced gardeners in the community of newbies would help foster a very local community spirit

I think utilizing school grounds and community green spaces as sites for raised garden beds will help in not only grow local food, but it will encourage parents to get their children and youth outside. Greenhouses at schools would teach children alot about where their food comes from.

I love the idea of gardens in local parks and school fields. Perhaps small greenhouses at schools as well to get kids involved.

If there is a community garden there will be bees.

No.

Bee hives in acreages and in more spaced out residential areas.

Maybe a open piece of land that one could grow fresh fruit/ veggies and have the local food bank have the benefit of this for customers that need the food bank services

allowing limited small pet breeding in the hamlets

I don't know what resources or information are available now but I would love to set up my own composting and rain barrels to use at home.

Allow for those in urban hamlets to have chickens (with a max and no roosters) for eggs.

Bee keeping??

not right now

No.

Strathcona county has so much rural space to offer for home farms and bees. Please keep them out of our urban areas

Community info sessions! I'm just starting to get into container gardening and would love to learn more!

Revise the animal control bylaw allow permits for exotic pets like pot bellied pigs

Tax relief for persons who are growing food products instead of wasting valuable water resources watering lawns.

Make a class for kids so they can plant wild flowers around the community. This will help with bees! Then register for a minor fee to pay for seeds and staff.

The county could plant berry bushes, such as Saskatoons and Nanking cherries, along the urban multi-use trails.

Community Garden to support the food bank to provide low income families access to fresh food

Have community plots in each subdivision as a way to work and get to know your neighbors

Don't use good farmland for housing developments!

The community garden on vacant lots could benefit

families and seniors suffering from the economic downturn and an opportunity for gardeners to enjoy using their skills and teach young children which would contribute to community unity.

Better use of lands around schools - pull the community back towards the schools

I'd like to see the County provide funding or subsidies to people to plant and maintain fruit trees, bushes and shrubs in their urban landscapes.

Grow a garden donate a row to the food bank.

I would like to see Strathcona County take a lead in educating residents on how to grow it. Home garden, community garden, balcony gardening in containers, small plot ideas. This is can be done thru demonstration gardens, 'how to' days, Ask the horticulturalist (possibly thru County website), current and maintained Social media (Pinterest, Instagram).

Encouragement of beneficial species. Eg milkweed for monarchs.

Turn the dandelion patches in the neighbourhoods into garden patches. Saves on mowing for the county and takes care of the dandelion problem for the residents who spend their times cutting out the seeded out weeds.

Community Based Social Marketing which emphasizes food landscaping as more green than lawn maintenance

We are growing vegetables in pots, large planters and windowboxes in our condo complex.

We need more bees - I would be open to people keeping hives in the community. It would be beneficial to the species in general as well as the beautiful gardens people in the community maintain.

Love bee keeping and chickens

Muscovy ducks (good for controlling slugs), backyard chickens and bees should all be considered.

Grow herbs in public spaces, library, the mall etc

Small green houses

Urban bee keeping. Fresh eggs

allow urban beekeeping and cut the red tape

Boulevard fruit trees and shrubs

You guys have covered it quite well, which I appreciate.

I would love to see people have the opportunity to garden their front lawns!

Europe/USA has whole communities that do this and it's amazing! Beautiful and beneficial. Perhaps the county could assist with tilling for those want to transform their yard- one time thing for huge impact.

No

Urban bees in residential neighborhoods.

honey bees

Not really - have had home garden in the past but found the soil in our community unsuitable without significant amendment (too costly to remedy the deep clay soil). Now, simply grow greens, carrots and herbs in deck pots.

If you took vacant lots and turned them into smaller park type settings without playgrounds so the older community head a place to sit and reflect, have signs encouraging being quiet, perhaps put in little ponds with fish, Japanese gardens, fruit trees that invite the public to take a bite during their stay (not to harvest)

Why not try something like Fort Saskatchewan, sheep to eat the grass.

Bees in particular need all the help they can get.... We need them for our food supply and (unlike wasps) will leave you alone and go about their work

Bad farming!

We could start a fresh produce green house production such as Lacombe With our population it would be nice to supply our community with salad type plants

More rain water catchment systems to support the growing.

Fruit Rescue: harvesting fruit from people's trees that would otherwise go to waste because they can't/won't pick it

No

Bee keeping. We need bees

Grow food indoors using artificial light.

Make better use of and better support the farmland in strathcona county. Eliminate urban sprawl.

A government subsidy for each raised bed you build. Funding for low income families to start their garden plot in their yard.

No

A community greenhouse space

Add beekeeping to the list and specifically chickens to the livestock portion. I think adding some specific elements to support the Grow It ideas might be beneficial including a program for free or discounted compost, plant or seed exchange, education programs on gardening, discounted rainbarrels, etc. Thanks!

Fruit "pooling" . I have had fruit trees in the past that have been problematic because they produce too much fruit for one family to use. Why not put together a go up of these people and supply a food bank or other charitable group who could perhaps make pies or jam or something.

Orchard boulevards, edible park foliage

Don't use pesticides

Sharing of abundance of your garden, whether food banks or with other residents

adding community gardens into areas designated as "potential future schools"

Bursaries or subsidized structures (i.e small greenhouses, plants, etc)

urban beekeeping - small hives can be great pollinators and generally don't bother people

Community edible forests in park spaces (apple trees, berry bushes, etc)

Maybe the county could sell mini-greenhouse packages that apartment dwellers could use on their balconies.

precast concrete Front lawn raised gardens for fruits, flowers and veggies

Schools (especially elementary schools) should have a community garden of their own to help teach students about where their food comes from and how to respect the earth and all it gives us.

Get a farm or an acreage.

There is an organization in Edmonton called Operation Fruit Rescue. They go to people's houses and pick unwanted fruit. They redistribute that fruit among the community, as well as bake delicious goods, can fruit, and make jam/jelly. This cuts down on food waste, and really helps the homeowners when fall comes, and they have all these brown apples in their yard. I think an organization such as this would flourish in Strathcona County.

Plant edibles on walking paths/sidewalks instead of shrubbery, trees etc

Raised gardens fruit and vegtables herbs and such.

Would be nice if all along the public walking/cycling trails in Sherwood Park there were raspberry and blueberry bushes that everyone in the community could help themselves to. The county already plants and maintains trees and shrubs so could plant these instead.

Have classes available for the community to learn how to garden or keep bees or animals

I'll have to think about it.

Allow citizens to have chickens in their back yards to produce their own eggs.

school grounds are under-utilized pieces of real estate for community gardens

Community markets for the urban farmers/community gardens/etc

I would not support the use of unfenced produce gardening for example front yards. Does not include community gardens.

Become much more open minded as to what constitutes a pet vs livestock

No, but if we all had decent size lots (ours is 38 feet wide and not very deep) gardens would be a good possibility as it previously was.

Pro ting residential green roofs

Designating vacant lots as community gardens etc is a great idea, but the ground rules need to be very clear as to what happens when/if another need arises for the land.

This new need may have higher priority, but we all know what happens when you try to take away something that has been given.

Why do you feel it fits in?

“fit in”? Rather than trying to make urban agriculture fit into the existing community we need to LEAD and adjust our community to support a more healthy and sustainable way of living.

The more bees we have the better the gardens will be.

these are already trending in similar environments

Need to diversify

Why not try it

Need new options

It is the trend. Forward thinking.

Doesn’t seem to harm anyone or sound too difficult to police, ticket or permit.

Animals for food are livestock and should not be allowed. Chickens are dirty and noisy

Personal enjoyment and satisfaction, with minimal impact on neighbors.

I’m assuming “animal husbandry” is a limited number of chickens, not cows or pigs. I live in a small duplex bungalow condominium setting. I doubt I would be allowed to have chickens but I would is I still lived in a single dwelling.

Sustainability and diversity.

Creates a more sustainable community.

I’m ok with bees but not chickens. Chickens are loud and messy and smelly.

This question is unclear.

sustainable lifestyle

If they have the space, I do not have any objections.

Looks nice and produces food without a foul smell.

Quiet, productive, non-invasive

Non-intrusive; environmentally friendly and beneficial

Supports local economy

It’s a great way to supply your own local food

Bees but not chickens

Great options for a healthy lifestyle

Again, we have become too distanced from nature and our ecosystem. These would help to give us a daily reminder of their importance, and hopefully increase respect for both.

why not!

really gets people involved. you could even offer programs or courses that ppl must complete before they are allowed to have these things in their yards... a course, and possibly even a few trail periods where they are randomly checked in on to make sure every thing is being done properly and is sunning smoothly

You can do these things without disturbing your neighbors. Not everyone is considerate of those near to them.

Easy to perform at home

Easy to do, already being done

Since we already have our green bins, composting would be easy. Preserving is a classic tecnique that should continue and be passed down to the next generation.

Animal hubandry woild only be possible where there is a bit of space between neighbors

Again making and raising food makes a healthier community.

Allows people to see direct benefits

See previous question

We already grow cherries, strawberries and apples and feel it adds value and beauty to our neighbourhood

Eco friendly and a way to increase bee survival

All part of making a healthier community

They don’t seem intrusive to those who don’t want them around (i.e. It seems like they are relatively quiet things

you could do in the privacy of your own home).

Allows for more small business opportunities, better use of yard waste (composting)

It's amazing and helps contribute to society.

All of these things permote food security and ease out dependance on imports.

Again, it all goes back to knowing where your food comes from and how it's been raised. I think there are already many people in Strathcona County doing these kinds of things.

Yay! I love fresh eggs. :)

fits well with yard sizes nd doesnt interfear with neighbours

Same response as before. It also gives parents who stay at home and low income earned a chance to reduce their costs and support families and income.

The only type of animal husbandry I would support is bees, with proper restrictions.

Bee keeping and limited allowances for backyard chickens would be great.

Not intrusive to neighbors

Encouraging local produce and products! Better for health and better for environment.

I think that all people need to take more responsibility for producing their own food in order to sustain the ever increasing human population, all of this goes hand in hand

Again with some guidelines in place all of these could be possible. Local and homemade is the way to go for personal use or as a small business.

Simple

If residents were willing to adopt these practices it would promote local sourcing.

I hate to see food go to waste and many fruit trees are not harvested. I grew up in an urban area with chickens in the back yard. My Mum made a good chicken stew when a hen stopped laying.

Each can be done within a back yard or home and would increase the availability of local supplies.

The more people engage and contribute he more accountable and responsible and proud they are of there community

Sustainability

Smaller; easy to manage; looks pretty; good community support;

It's all about caring for our land, our future, our people.

Again very good for the earth!

I promotes healthy individuals, healthy families and healthy community.

we need to keep bees. I know people who have successfully kept hens and having fruit to make juice, pies and preserves is great. Composting is a great way to reduce waste, as Strathcona was shortsighted enough NOT to buy into Edmonton's state of the art waste facility, create quality soil that people need to grow and teach kids about true recycling.

Beekeeping I am in support of but other livestock I am not within Sherwood Park

our big backyards can hold bees...i got fruit trees ...and well one chicken or two but you would need a license like a dog cause some people can't take care of animals properly so need to be checked often.

Less garbage waste. We SC is too stuck in the quick and easy way of living. Going back to a more natural way of life and living is better for residents.

Because it promotes families working together to be healthy!

I feel sure that they are already happening.

As long as they are well cared for, I believe it could make a positive impact on our community to be able to care for bees or hens.

Again they all increase food production

Adds to self sustaining and education.

All of these types of urban agriculture have little negative impact on the community and can provide for fresh food, reduce waste going to landfills and contribute to the overall

well being of families.

gives us independence

Creates an environmentally friendly atmosphere

Reduces waste and local business

Community, a sense of pride and health

Small animals have been kept in urban areas successfully in other cities. Creating biodiversity through agricultural activities helps promote healthy lifestyles. Local produce is more nutrient dense, and local processing reduces our carbon footprint.

It's fun, educational and practical. There would need to be tight rules so it stayed sanitary and beautiful.

I want to teach my children and show them how amazing bees are to our environment

These are all such practical things. And as long as there are guidelines in place such as no roosters in town, all forms of animal husbandry should be fully legal. There are even breeds of bees that are so docile that you don't have to worry about stinging.

Would not interfere with a neighbour

Happier healthy communities lead to happy healthy people. Encourage people to get outside, to get fresh air and to take pride. let's get people away from their screens :)

Awesome for the environment, healthy for Sherwood Park's residents

I feel like sherwood park is getting more into "home grown" roots and doing things in a way that nurtures both the community and the environment more

Again. It is natural and ecological and necessary for future needs.

Same comments as before. Bees are critical to our existence so we need to do something to create a better environment for them.

I did it in a third world country, urban city

These are all great things to be a part of. While bee keeping would have to be kept to larger properties I think it is very important for our future.

seems like preserves and juice is something that residents are already able to do.

Again, sustainable communities. Also, we are too disconnected from where where these products come from.

I'm happy with bees. Got news for you, preserves and juice making is already happening, as is backyard composting. I'm not cool with urban chickens.

Again, I'm open to these ideas if they are properly regulated. I don't want to have unclean neighbourhoods and contract diseases from unclean animals.

People are already doing it

These acvtivities are non intrusive. Animal husbandry should be restiricted to the rural areas of the county

It's an easy and non-disruptive way to live.

With backyard composting, less is going in the green bins. Bee keeping benefits food production through pollination.

Again, Shpk is different than other hamlets & option not available to choose outside of shpk

Personal choice to participate.

It doesn't impact neighbors. Preserving and canning is an indooe activity

Composting.....make your own rich dirt. My dad did this in the 1970's. He had a small backyars garden with veg and flowers. Use it all!

These encourage us to grow what we eat, and they are all environmentally friendly.

Why not? The county already has an awesome waste management system. Why not encourage greener methods for the home too? Also. The best way to boost the local economy is to spend and support locally.

See previous page

Again this is all doable; it is after bringing back what was so successfully done in the past to make families self-sufficient and healthy.

can fit into urban yards

Composting in back yard only if it doesn't interfere with neighbors.

eco-friendly

Doesnt effect your neighbours

We should be more involved in our own food production. Less pre-packaged foods.

Again all of these items are beneficial here if done responsibly

Its great to know where our food is coming from

It is quiet

these are items that an individual can do on their own without disruption or disturbance to other neighbours.

All (but bee keeping) can be maintained in very small yards which would make it ideal for city lots. Bees I believe would be more suited to acreages (something we have considered actually). We are also installing bat houses to cut down on pests, thus reducing pesticide use. I would suggest those keeping chickens be monitored for humane treatment and correct set up and maintenance procedures. (poss ramifications from poorly kept coops-disease, bad odor)

Same answer. We have to diversify

Great to teach our children family oriented and progressive

They can be accomplished in the comfort of their kitche

Successful in another commuity I lived in an I believe people would get into especially preserves & juice. Some including me already seek berries in bush in the area

This is sustainable agriculture. No reason we can't do this.

All of these practices, when done correctly, are not highly intrusive practices and are mutually beneficial. Compost can be used to enrich soils in gardens for fruit, vegatable, and ornamental plant/flower porduction. Animal waste, when applied in apporpriate quantities can also enrich soils. Bees can be excellent pollenators to help increase seed/fruit/vegatable production. Chickens provide a souce of fresh eggs and meat and require less space than other livestock due to their small size.

All seven to getting people eating healthier.

Appropriate and unobtrusive use of land in an URBAN area.

Again. We are a bedroom community often within minutes of acreage country

Appropriate for the landscape of homes and layout of subdivisions.

It is a great idea especially on the bees. It will be nice to help out with the bee population

Some avid gardeners already do it, traditional, healthy, can be done in groups, safe

Doesn't make any noise.

Small animals with in the care of responsible owners are not very disruptive to neighbors and quite productive.

Exotic pets should be considered as pets such as pot bellied pigs

no negative impact on neighbors

We r a forward thinking community concerned about our health . The farmers market stalls with fresh produce, eggs are always busy. People want locally grown food.

They make use of the resources that many people already grow and have

Bees would be great to have, maybe chickens for houses with large enough plots but the neighbours should agree.

because it can be done safely

Because they just do!

Because Sherwood park is a community of people who are concerned about sustainable ideas and world health

All of these are things that could support bringing back a sense of ownership over our food...so many people these days have no idea where their food comes from, we've become so disconnected from one of our most basic needs

Many residents already practice backyard composting (I currently have 7 large bins and a few aerated clear bags that are "cooking" in order for me to amend my soil. I think that it would also be nice to have help from the county to educate the residents on how to properly have bee hives &/or chickens, in order to care for them properly, and how to deal with the harvests. I think the local food bank would greatly benefit from overstock of eggs & honey, or any other food items grown locally (Maybe it could be done

through the We Can Food Baskets, add in a dozen eggs for $2 or something? Just a thought."

Easy to do

Education, taste good

Again, it's natural and srlf sustaining is an important attribute to society

Why not, if it's better for the environment why do we have to discourage it

There are lots of green spaces around Sherwood Park that are being either under utilized or not used at all. A community garden, orchard and more would help bring the community together. Give people a chance to get to know their neibours. A chance to learn new skills. Help to creat stronger communites.

As long as there are strict controls re noise, smell and maintenance.

Similar to my previous answer, promotes community togetherness. And teaches individuals about natural foods. I think bee keeping is fine, and having a small chicken coop.

Again promotes local, higher quality, reduce waste and encourage making from scratch instead of buying products that are shipped from far away

Non-intrusive to others.

Again, these are comparable with urban living to one degree or other

An existing population of fruit trees in back yards

Same as above comments.

I don't like the idea of chickens in the backyard but I do fully support and endorse the keeping of bees.

Bees are small enough for the space we have as is comparing and fruit trees

It helps to sustain the planet. Local products.

Again, in our economy, anything we can do to help feed ourselves is a good thing.

supporting local businesses

All of these are very important if we are to provide food for ourselves without relying on big box stores. We know what we are putting in our bodies without the dangers we see in food recalls far too often.

Shouldn't have ever been gotten rid of.

Responsible use of land

It is an opportunity to grow the composting program and allow the. Immunity to utilize the products of their environment.

Mostly quiet.

Bees are necessary in order to be successful at growing plants and fruit. Urban farming and urban beekeeping naturally go together

Helps the environment, sustaining practises,

have to produce/output if you're going to allow possession and growth

Same answer as previous

Little harm with a tremendous amount of benifit. Sherwood Park is known for being a fit/active community. It is time to now be knows as a leader in urban agriculture.

Bring us back to the roots of living off the land. Help our population with the obesity crisis

It allows people a degree of freedom, as well as security in the event of a disaster or economic downturn

Organic possibilities

Because they're useful in many ways. Food is expensive, but plentiful. The more people who can access food, the better health our community members will have.

Natural processes that will be looked aftet

I especially support animals and composting. Bees need as much help as they can get

Community

Again, lots of room to do everything within Sherwood park, lasagna gardening for raised beds, straw beds for potatoes

Any type of healthy sustainable use of land, and waste should be encouraged and allowed.

They are all natural, organic, enjoyable ways to produce our own food

We are a rural community living in an urban area

Can provide income if they sell their products and can be a help with the grocery budget.

everyone I know is concerned about the bee population and would be eager to help

bees are essential to out food chain health. proper care of bees and utilizing their products just makes sense. bees live in our communities why not be able to make the most of it. chickens yes. rosters no.

Useful by products of the original production ideas

Bees are key and self sustainable food production as well, provided if a person has chickens and keeps the area clean, if not a complaint line with options to end it if the person can't keep it from being a nuisance.

Economical and forward thinking

normal city life

Again, depending on the size of the yard is a big factor in allowing chickens. Also the noise and smell is a consideration. I do like the idea of being able to keep chickens because I don't like the idea of the eggs from the grocery store coming from chickens that are kept in cages for their whole lives. Ultimately what I would love to see is only free range eggs sold in the grocery stores. The bee population is in decline and I think we need to do something to counter act that, keeping bees also aids in the raising of gardens

Done in own yard and doesn't bother anyone

Same as my first answer but I would also like to add these are important skills for our kids to learn and pass on... important skills for me to learn.

I already make preserved and juices each year and backyard composting is just an extension of the current waste collection system in our county. I think there is great benefit to our society by teaching self reliance and not having to always rely on government programs during tough economic times.

I have always preserved summer fruits and veggies for winter use, by freezing, drying, preserving and making jams and jellies. It greatly reduced my grocery bill in the winter months, especially since we have a large family. I think tending animals is an extension of this and would help citizens be more self reliant during difficult economic times. Backyard composting seems an extension of the county's current recycling and food waste collection.

It would be nice to have fresh eggs or goat milk and honey

Environmentally beneficial. Does not impact others.

They are all good for the environment

It is not offensive to neighbours in any way.

Still part of urban farming and very vital for our community, especially bee keeping.

Better use of urban land, self composting gives back

Small animals like hens and bees are appropriate for urban living. Large animals like goats, no.

As long as the practices are not disruptive, why not?

Why not?

It does not affect neighbors

Utilizing natural products, environmentally friendly

Fits in with backyard and community gardens

It's important that people learn where there food comes from.

Compost saves the environment and is silent. Quality of neighbourhoods is maintained as well.

Our family already compost, collects rain, plants for food rather than flowers. Bees need all the support they can get for the earth to be sustained.

I believe that small animal husbandry operations are beneficial as long as appropriate controls and regulations are maintained. A small bee operation can supply several homes with all the honey and wax they could possibly need. Likewise a few small chickens could provide eggs for multiple families. A local park, planted with fruit trees, could be harvest by members of the community. These members could then access a community kitchen, if one was available, and produce and preserve juice, jams and jellies which they could then divide up between them. Backyard composting, I can't believe anyone would even argue the validity of this one anymore, is already happening in gardens all across the county so I don't really

see anything concerning about it. Again, there is always the previsor that appropriate controls and regulations must be in place for the safety of residents and animals alike. Permits might be a good idea as well as a signed letter from your immediate neighbors that they are compliant with their neighbor beginnig this urban agriculture. Once more, education is key here. Most of us are already at least 1 generation removed from any form of agriculture or food production.

We are doing our bit to compost and recycle

We need bees

All of the above would fit in as long as people are educated and informed of how each process works!

Least intrusive within Sherwood Park

People can sup ply their own food especially in times where the economy is impacting families

Because finding more economical ways to grow and produce our own food is great!

With proper licensing and education I believe all these would be benificial to the community

Once again I feel this is where we are going. Love the idea of bee keeping as the bee population is deceeasing

Same as my previous answer. Anything we can do to raise animals without the crualty of major industrial farms is a plus for the animals and the people consuming them.

I think these options provide residents with more choice for local products and the opportunity to create income, it's sustainable and bonds community members, creates relationships, strengthens the community to be local focused

All

Sharing of resources within your community and or block can strengthen our community

It's easy and it's our way of doing our part in fulfilling our needs for these products

Not obtrusive to neighbors

Doesn't bother others

Easy to accomplish

If we are working on having a stable food supply... Preserves would probably last the longest but not everyone knows how to make it

All of these are green alternatives. Except limit the number of chickens.

Can be done in confined spaces. We produce a lot of waste that can easily be recycled in compost. Saves on the need for such frequent pickup of organics

It can be done without affecting property values, or neighbours quality of life.

Can be done on a small scale

egg production has a demand and no more impact than a dog, maybe less impact

Food security

The same reasons originally cited. So long as noise and odours can be minimized these activities all promote healthier living, healthier eating, reduction of greenhouse gases, and community building and would be progressive 2016 policies!

If it is all possible to be done, we should be using our land better.

Again, I think these are all attainable ways that we can support our community and earth in a mindful, healthy way

Practical and sustainable. However, there will be complaints from people afraid of, or allergic to, bees. There will also be issues with people unfamiliar with raising poultry--chickens are a lot of work and they stink if you aren't conscientious about keeping their area clean.

Low impact on neighbors

It will only add to the wonderful community we live in.

These are good for the community and don't take up a lot of space. Roosters can be a little noisy for 'city' living

preserving heritgae skills; accessible to everyone

These would be awesome ways to learn how much and how close we are to nature and to perhaps build new respect for it.

I think they all have their place, but would need to be regulated to ensure smell, pests and animals are kept healthy and to keep them from being a nuisance.

I think these are great options, but have to be done with regulation to ensure pests and smell and nuisance don't become issues.

With a garden this is possible and could have fruit trees as well

More suitable for Urban environment

Minimal impact on neighbourhoods (smell, bee stings, etc

Farmland is becoming scarce

aside form bee's, alot of people already do this i am sure.

This would be if in the actual urban areas of Sherwood Park. If in a rural area only I would also add then animal husbandry

Let's grow and keep things in our own community and help support local. I also think animals and juicing, etc can bring a community together.

I didn't move to the farm for a reason. Hamlets are for residences. Acreages are for farming.

Again, neighbourhood togetherness

everyone can participate. Doesn't require extra skills

It is simple to can and make juices, does not take up lots of space, is relatively cheap, and does not impede on neighbors space or environment

Allowing people to make there own food helps save money and reduces waste that commercialised products produce.

The same reasons I listed before.

Home preserving and canning would have no affect on neighbours. A commercial operation should not be allowed.

It encourages the more prolific gardener and there is a global bee crisis.

Lessens our environmental footprint and teaches our children where food comes from

the ideas do not take very much space to work. Also, a small percentage of people would actually want to do these things, so it's not like every backyard would have chickens and the like.

Simple to do, even in small spaces

Bee keeping might work. I wouldn't want my neighbours to have chickens (too noisy and smelly) so I would not d that to my neighbours either.

Animal husbandry - small only on a limited scale, lots of fruit goes to waste, composting is great.

Composting and jams have been some for years already. Why change it.

Good for gardens and flower beds

Already fits

Growing can be successful on small lots with dwarf trees

All of these idea are amazing and wonderful. During tough times it is nice for people to have the option to grow their own food. Back yard composts will help cut down o waste collection.

Only requires a small space and some people are doing some of this already

My question for composting, how would this be different than the composting collection?

Everyone has a little farmer in them. And who doesn't love jam?

caring for animals and helping our community and the environment is vital.

There is room for all of these.

Getting back to the basics by creating your own food and to control artificial food products

Easy to do

Food sustainability that you can control

Good for the environment. Saves the landfill

Support local economy/community and help environment

Again, because it doesn't negatively impact surrounding neighbours' chosen lifestyle!

Sustainable

Beekeeping is a great fit - bees benefit all as pollinators. Backyard chickens have proven successful in many areas - no reason they should be considered problematic here if properly maintained and inspected. Preserving, juicing and composting are all things that are very smart. Especially composing. Building soil can't ever be a bad idea. There's a need for good healthy fertile earth.

These are home based activities which fit an urban lifestyle. Can your produce In the kitchen like the pioneer women did.

Learning what to do with healthy food, how to stretch their 'season'. This also engages residents to become more involved in the process of urban agriculture. This in turn will create more involvement in local food sources, farmers markets and how residents can grow other foods.

Same as the first question.

Hens wouldn't bother any more than some of the incessantly barking dogs in the neighbourhood (I am a dog owner)

Strathcona county is on the edge or agricultural lands, so there is a close tie to the practice.

Three hens make a lot less noise than one barking dog and won't be pooping in my garden like neighborhood cats.

Sufficient land.

Bees hives are manageable in an urban setting. Promoting urban hives would be beneficial to the species and to all of the beautiful gardens in our community. Some people still do canning and many more would get involved in there was a supportive community movement.

Lots of knowledge of these concepts in the county. Let's use them!

Our fields need much better care. Maybe the neighbours can contribute to the care of the grassy areas around parks. They have been a disaster for years now

These all go part in parcel with understanding where our food comes from. composting is a responsible way to reduce waste and enrich soil.

Again it's not affecting other people

Enough room in most households to practice

The population is growing so it is important to replenish and encourage the reusing of waste to improve our soils and the utilization of our foods and to help replenish our resources Such as food. Eggs. Bees need help as well

Good for environment. Without the bees we die!

Less waste

harvesting fresh fruits, honey and vegetables

good for the environment. builds community. assists with cost of living.

They all fit if done right.

Should not impact others.

All of these are useful ideas that do not require a lot of space and can easily be implemented on smaller suburban lots. Also: Bees!!!

Why doesn't it?!?! I don't live in downtown Vancouver.... Oh wait, they do actually have bee keei g in downtown Vancouver... Hmmmm. This is a Hamlet/ Suburbs semi-rural! For the love of chicken! I want hens.

Raising of chickens would probably be fine in many areas of Strathcona County, just not Sherwood Park. I do support bee hives in the community though, as I feel bees are important part of the whole eco-system.

I think that at the moment they don't fit in, but that they would over time if allowed and became the norm.

Bees. I'm ok with chickens, but it is the people factor that is the problem.

easy to do.

We have lots of young families that I feel would benefit from this

Whatever keeps our family feed

Backyard composting is a brilliant way to reduce waste and increase productivity of private / community gardens. I like the idea of animal husbandry, though I have concerns about space required and noise / olfactory issues.

Again, no brainer, easy to do, the right thing to do!

As noted previously chickens only. Bees perhaps, but some folk do have significant allergy to bee stings so that

is a concern. Backyard composting is sensible provided odours are kept under control - enough heat needs to be generated in the compost 'pile' to kill odours and too many people won't know what they're doing (past experience with improperly tended composting in the past).

Health and well-being again

Again, it is something all residents can participate in.

It's the small things that we can all do

If we have space and people willing and interested, and safety is addressed and ideas are researched, then why not? We are pretty forward focused and progressive in this county!

People already preserve and can fruit in Sherwood Park. Likewise many people have fruit trees and gardens - I'm not sure why this topic is even on the list?

Bees need all the help they can get, composting is environmentally friendly and preserves are yummy

I like it

We need to be able to supplement food supply

Variety

There is the land certainly What happened to the berry farms we had Mayve a private production one would work Too many legal issued with You Pick type farms By the way What is Mundare growing? They have huge greenhouses on the edge of town

There are some very large yards that could be put to good use, if the owners were so inclined

It does not require animals.

It's part of heritage and fits for sustainable future.

All are possible.

I don't see a problem with neighbours having chickens as long as they are cared for

All great ideas!

Such a natural green way to live no packaging for food you grow for yourself

Low impact on neighbors

All of the above are doable and all part of working with natures resources. Also provides learning opportunities and health benefits. As long as no roosters are allowed! Too noisy.

i don't like this question....maybe it doesn't fit in with old conversative ideas about what our communities should look like, but if we address those concerns and myths about these practices, implementation of these techniques should be widely accepted.

Easily accepted by neighbours – in chickens clucking can be very stressful/annoying if you are not a live chicken lover

It brings the reality of nature closer to where the people can benefit from it.

I feel all of these ideas are great, however I live on an acreage where there's a bit more freedom to explore these options.

No harm to residents, good for the animals and the planet

Increases community skill and again increases sustainability

I feel that all of these ideas should be supported and explored in order to make our food and environment healthier and more sustainable however I would not approve of chickens or bees directly in Sherwood Park.

Healthy community

Self sufficient

Local grown food source

Again, producing food for your family and perhaps a neighbour or two can only be a good thing....not only for the honey or compost but for the opportunity to get to know your community better, meet your neighbours, make connections

Limited potential impact to neighbours

Does not stink or make noise

Again, going back to the fundamentals of agriculture and feeding ourselves. WHat a gift to give ourselves, our children and our community.

Builds purpose and pride in the community

Purchased a home in the urban area to avoid noisy, messy animals such like chickens, cows, etc. Haven't been around pigs enough to know but know their pens are smelly! Would say yes to bees but due to allergies would be hesitant to have a hive next door (NIMBY). Growing for preserves and juice sounds less intrusive.

limited animals would be good. bees are great, chickens not so much

People with gardens and fruit trees already preserve their goods.

As with the previous selections, the variety of lot sizes and population density across the county would allow these activities in some areas while not in others.

Good idea to produce your own food if you can - nurtures a sense of community and responsibility-

using produce and composting

They make the environment a priority for the county, and encourage homegrown foods.

All are OK with me, but composting should only be for your own use. Commercial composting should be through the green bin program.

easy to do

They are a healthy and a good synergy between them

These are all relatively simple and age-old practices that should be making a comeback! They're great skills to have and they help us increase our consumption of fruits, veggies and healthy animal proteins while decreasing our consumption of harmful chemicals, preservative's and other additive's.

People are wanting to be more familiar with their food. Knowing where it comes from, how it was treated, and everything that goes into it. "Farm to Table" is a huge trend in the restaurant industry right now, and people are wanting to live it every day. To eat honey that you created, and to can your own goods would be a huge step in the right direction.

small scale yards

Easy to do and maintain in small city spaces

None of the above would fit in sherwood park as it is both composting yards in our neihgbourhood smell like rotting garbage and have a cloud of flies over their yards isn't wonderful!

People can provide for themselves and maybe neighbors ie chicken eggs. Ensure there are enough bees to pollinate neighborhood trees, gardens etc.

Preserves and Juice and Backyard Composting seems a little weird to be talking about regulating. Animal husbandry could fit in depending on noise, smell, bee stings, whatever

When you can provide for your family you take pride in it. Helps families that may have fallen on harder times, to supplement their food sources.

Same type of thing. Just because you live in a city, you should be able to do this as long as the noise is not too bad, it's not inhumane or unsightly or unsanitary.

It can be done with minimal disruption to neighbours and it is helpful.

Going back to the way our ancestors did things is a good thing. They were healthier and had much less waste.

Same as last answer

They are great opportunities to share skills and build relatioships

Ecologically sound practices, fruit trees are both ornamental and productive.

Eat local and be sustainable. All of these things work towards that.

Sustainable, fresh, local food options, personal right to grow food

This is very simple to do and many people already do this working Sherwood park

I feel that these would fit best with the more urban Sherwood Park, and should be encouraged more

Everyone had the materials available to compost.

Eco friendly for compositing, tasty preserves, bees are good for the environment

Neither of these two choices would have any great impact on your neighbors, unless you are talking a large scale juicing or canning operation, which would/should not be

allowed owed in the residential areas.

Why do you feel it would NOT fit?

I do not have a backyard so I prefer our organics collection

Require more information

All fit with education

Could be potentially bothersome to the neighborhood.

All good ideas

Again, for me it all boils down to the smell. I also want my children to not fear going outside if our neighbors are keeping bees.

Too stinky and could attract bugs ,rodents animals ?

Many neighbours aren't respectful enough to own a dog; noise, smells, allergies - extremely against

I am seriously concerned about introducing livestock into urban areas. Most people can't take proper care of their pets. Allergies are an incredible concern as well as disease. Will people have to get approval from their neighbours before introducing livestock. And then if you say no, that creates neighbourhood conflicts. Eli the pig is a recent example of one neighbour pitted against another. This idea is unacceptable. If I wanted to live next door to a chicken and a pig, I would live in the rural area. I have trouble enough living next door to barking dogs that people don't take care of. I also have roaming cats peeing on my house and digging in flower beds. This just create community conflict - NOT community building.

I only worry about this for the smell, if I had more information I'm sure I would change my mind

Many already do compost in the older areas where there is more space. In newer areas with much smaller lots, there are many who have tried (me included) but have had little success. The black compost cones did not yield anything, and the yard sizes in the newer areas are such that compost would lead to bad smells in those neighbourhoods.

No chickens! Too noisy!

Again, I don't want to live next door to a smelly loud chicken coop.

The smells from both can be bad and you would get stuck with it even though you didn't choose to. These lots are for the most part far too small. I don't want tons of flies and smell from a big compost sitting next to my deck, and I don't want to have a bunch of bees constantly chasing my kids out of their yard. Or the smell and noise of any livestock.

All would fit in

Only in some areas as some neighborhoods are quite dense with houses and little space in yards and between houses

I worry about poor treatment of animals. If mandatory education and monitoring of animals were in place I would be more for it. Also, neighbors would need to have a process in place of the animals became a nuisance, ext.

I am extremely upset about the thought of livestock animals in the urban area. Allergies, noise, noise, and neighbours that can't take care of pets, animals and are disrespectful to their neighbours. My neighbour won't even take care of his lawn or his dog. Adding chickens to the mix is a recipe for disaster. Want chickens and pigs? Simple - move to the rural area.

all of these are good ideas.

the county has many spaces rather thn the hamlets for these activities

The green bins smell bad enough

I don't need to smell chickens. Bad enough the neighbour smokes outside on the patio.

They stink and will be offensive to neighbors

They all could fit.

What if next door neghbour kid or pet has a bee allergy? Neighbourhoods are too dense.

Depending on the amount could be too smelly especially if not done properly. Maybe have some regulations?

Does not apply

Livestock and composting if left to crest disgusting smells

Highly populated area right in the Sherwood park hamlet

I think composting need to continue to be arranged through the county. I believe the smell could be too much for neighbours.

I like the idea of compost but no the idea of smells. Maybe the is a way to offer the composting without having it in our own backyards.

chickens are noisy, aggressive and cause unwanted smells and more predators to be in urban areas

I do not want chickens in my neighbourhood - too noisy, too smelly!!

Large animals such are obviously not suitable in dense urban areas.

I am not interested in what comes along with composting more then I have too. Haha

Using myself as an example, I am deathly allergic to all kinds of bees. Living next to someone raising them could be life threatening to me!!!!!

ALL fit in. People are capable of learning respectful practices.

The animal husbandry could fit in, but there would need to be very specific guidelines and rules in place to ensure the well being of the animals. Also, it may create community unrest in areas where the homes are small and close together. Ie) townhomes, duplexes in aspen trails or summerwood.

I don't think it would not fit in.

again- depending on the property & neighborhood

the county already promotes sending your organic waste in the green bin

The noise

No chickens.

again to my previous comment, i dont believe that livestock - even chickens - should be kept within the city of sherwood park. I would support these resources in the rural communities of the county.

Potentially problematic.

It seems more suited to farmers markets.

Involves neighbors inadvertently

Noise, and smell! Not condusive to enjoying the small spaces we live in, in Sherwood Park

My main concern is animal welfare. Chickens/goats, etc would need to be registered and checked on regularly.

Most yards in newer area's are way to small, to close and may effect the neighbors.

Unlike large yards/farms and acreages, many of the Sherwood Park homes have small lots. It will be difficult to reduce the smell that comes from composting. Unlike being able to remove feces from our yards from dogs, cats, chickens or pigs where it goes into the green bin and sent to organic waste sites. The smell is bad enough with our green bins located by our garages can you imagine the small backyards!

The smell can be overbearing if in the town of Sherwood Park

Lots are too small, if you allow one farm animal for food, it will open allowing all farm animals

In Sherwood Park proper.

Noise smell disease. People don't even shovel their sidewalks or pick up after their dogs. Why give this opportunity to ruin our community?? Seriously????

Bees, allergies, chickens, noise and smell. Not in an environment wehre you have homes within a 50 to 100' distance. please don't increase my chance of going into an anaphylatic shock from a bee sting.

I do not want animals for food kept urban

We live in a city, not in the country.

I am fine with bees. Chickens no. Messy, noisy. Would not be happy living next to that

No. Chickens stink. And having green bins sitting rotting for a week till collection is gross enough.

too populated an area & would be noisy.

Only if it allowed other than bees and chicken.

Noisy, obtrusive, not a reasonable land use in an urban setting.

I'm okay with bees, unless there are people with allergies living close by. I'm against hens as mentioned in my previous comment section.

We've tried composting and it invites rodents and flies. We

did have a horrible fly problem when we first started our new garbage program until they changed the two week pickup to every week in the summer

Homes are too close together in Sherwood Park to have chickens in the back yards. Not all residents are "smart" enough to ensure they would be contained, etc. Some people in my area let their dogs and cats out unsupervised. Imagine the chaos when a dog kills a chicken!

In small parcels could mean smell, noise, escaping, cats & dogs attacking birds, bee hives not carefully taken are off could be a problem. If allowed these things should at least require strict regulation, periodic inspections and insurance. Avian flu is my biggest concern in a densely populated area

Smelly and noisy.

i do not like bees

Strathcona county has a very sophisticated composting system therefore I don't see how backyard composting is necessary. I could this leading to numerous problems in a residential neighbourhood. Chicken and Bee Keeping should be done in rural areas.

Need more education

Just been reading up on this and it includes breeding of larger animals like cows. Maybe out in the acreages but not in the middle of Sherwood Park.

composting, when dine incorrectly causes odors and unwanted pests such as flies,maggots and mice, animal husbandry creates odors, noisr and in the casre of bees, pests.

There are serious problems with animal waste in close proximity to urban housing. There's a reason farmers build their barns away from their houses.

Certain large animals should not be allowed. Backyard hens on a limited basis depending on lot location and size

I worry about chickens when neighbours are very close. Noise could be too much.

whiny people

None

No chickens

Again, not fair for neighbors

I think they all fit -- HOWEVER, I do believe that education is going to be the key in order to make it work. Keeping back yard chickens can be done well, or it can be a disaster. All it takes is one person to not understand the proper care of chicken for disease to spread, or for population explosions turning a backyard into a feedlot type of scenario with hundreds of chickens and not much else.

I don't mind the idea of animal husbandry in some areas but the new lots are so small I wouldn't want my neighbours raising chickens 10 ft from my deck.

depending onthe area and the animals, this could create a nuisance to neighbors. preserves and juice are full of sugar and not healthy so I see no need for them. backyard composting is not needed when we have our organics bins and waste management does this for us.

If there are lots of chickens and roosters. No one wants to hear a rooster at 4am.

I think this is a good idea to the extent it does not produce bad odours . Sometimes I. The summer the green bins can stink so in an urban area his could be a problem

I would support on a smaller scale, but not so much if it smells beyond the property lines.

Truthfully, I feel composting would fit in, but efforts would need to be made to educate people on keeping compost from smelling or from filling with maggots

N/A

Just the chickens and roosters. Bees I have no problem with

Sherwood Park already had a great composting program.

Too much conflict in an urban en ioronment

Too messy and this is a city not a farmyard

all good ideas

Our homes are too close together to house animals that may be bothersome to others,naive lived by hens previously...they are extremely noisy,

Again, the lack of space, the noise and the smell

As long as it's done in a way to avoid huge compost piles in people's yards.

None

not the place to do it buy a farm

people have to really tend and maintain a back yard compost or it could encourage rodent problems

Noise and smell

Negatively impacts neighbouring properties through noise, smell, unattractive effects on property.

I wouldn't want chickens around hete

Perhaps too many people are very allergic to bees and having them in our backyards would not be fair to those people.

It does not belong in Urban Centres. Chickens are noisey, smelly and I do not want to live next door to them. They belong in rural areas, where they will not affect property values or the enjoyment of the community members.

Would be cautious with composting because of poss pests

If an individual enjoys rural activities, there are options for rural living. Others who have also chosen an urban lifestyle should not be forced to deal with traditionally rural issues in their urban subdivision.

Smells, we live in an area that could easily make these hinges available for acreage living. We should not have farm animals in back yards in neighborhoods.

Like I said do not want any chickens in backyards - they are smelly and noisy. Very silly idea.

Bothersome to neighbours, especially odour & noise; should only be allowable on acreages.

Noise smell flies and the numbers of people who are allergic to bee stings

If not well maintained it will be too messy

Farm animals can live on farms. Please. Really. We had a black bear roaming the county earlier this spring. Let's not give it more food sites with bees! Coyotes killed our neighbours backyard rabbit, so imagine the convenience for them with cops of chickens! There are commercial kitchen laws for a reason.

People's would need clear guidelines on how to keep things like chickens as many neighbors would not appreciate their pungency.

I repeat I do not agree with farmyard animals in my neighbourhood

Messy, smelly

Noise, smell and health and safety to residents within Sherwood Park would be a concern

Noise and odour could be offensive. Unless done out in the acreages, but not inside Sherwood Park.

Chickens or bees belong on farms

Health regulations

We don't have the room in town.

The smell and noise. People with bee allergies would be put at risk if a neighbour started beekeeping on property, chickens and other barnyard animals are loud, smell and would lower property values.

Animals belong on an average. It is disruptive to neighbors.

There are many people with allergies to bees, and other items related to raising chickens and bees. I think these people have a right not to have this in their neighborhood.

see previous anseer; however, if it's in a rural area without neighbours right on top of you, then, great!

I actually do, but just in the older areas with larger backyards. The black compost cones have been tried without a good deal of success; partnering with local greenhouses to help to implement and maintain would be great.

Smell from chicken poop. Not like picking up dog poop!

Not suitable for Urban environment

Belongs on acreages not on small urban lots

Mainly chickens is what I would not like to see in the urban backyards within Sherwood Park

i dont belive that the mess and smell of this ideas are fully understand by most of the hamlet resiadents

Chickens again have very strong odours and not suitable

for our lot sizes. It would decrease property values.

I am all for beekeeping and definitely not chickens. I grew up on a farm and chickens are loud and very smelly

probably more guidelines and rules to go by

Chickens carry disease, are noisy, and once they no longer produce then what? I did not move to Sherwood Park to live beside chickens. If fresh eggs are what people want they can go to the Farmers market. THe cost to buy those eggs is still cheaper than buying chickens, feeding them etc. I would be fine with bees. Backyard composting is also very smelly. For the small yards here I dont think composting is really worth it.

For animal husbandry, because of potential noise and odour problems. Backyard composting is already done by many people. However, when done incorrectly, it can lead to odour problems and attract pests.

None.

"Not in my back yard"! I believe animals should be kept in rural areas

Too many bugs and too smelly possibly. Just not sure.

I have a bird phobia. I could not live in a house next door to a chicken coop.

Seems like a mess if people didn't look after it

Don't want to wake up to roosters crowing, neighbours dog is bad enough! My rose bush is full of bees, don't need more!

We don't need any more home businesses in Strathcona county byte county is currently unable to keep up with current permits and enforcement. No no no!!

I really don't want to live next to chickens.

Noise and smell from chickens, bee stings an issue for honey raising unless the producers are restricted to the new type that drain the honey without removing the comb

Bees would be great to have in the city, but they do require expansive land to search for food.

See previous comment.

They all could work.

Lack of maintenance of spaces you have no control of

Noisy, messy, smelly. If I wanted to small barnyard I would live on a farm and not in the hamlet proper

n/a

Again, farm animals do not belong in a urban setting.

I'm not strongly opposed, I'm mostly just concerned about the noise and smell impacting close neighbours

Again because of neighbours who may have allergies, the smell, the noise and the possibility of danger to children, and the negative impact on neighbours' chosen lifestyle.

Farm animals live on the farms. Real simple folks, really. Your survey is so nicely skewed to your clear agenda. Sigh....

Same reasons as last question. I feel that the 'picture' of animal husbandry may not match the reality of day to day chores of keeping animals.

Bees in residential neighbourhoods could be problematic if not properly managed. Backyard composting would be fine if we didn't have these hot summers causing the compost heaps to emit a very unpleasant smell, plus the GreenRoutine takes care of the composting materials.

Door to door composting has become too entrenched and convenient.

Depends on space and location. Mostly for concern of smell, bee stings.

I know that this concept was supported and encouraged through the county making composters accessible but I don't know many people actively using them,

Not inside Sherwood park, but on the out skirts

Attracts flies and bugs creates odors I would not want bees next door to me thank you or chickens

Physical limitations

we already compost. compost in yards can encourage mice and houses are too close together for the smell

I've seen compost piles in back yards and it's just a nesting place for mice.

Definitely would impact others.

Composting is a biological process and you need to know

what you are doing so you don't have pestilence and odors. These are the same people who can't figure out the "Green Garbage" program Same for the animal husbandry, I'm ok with it, just the people side of it. You can't teach smart!

Smell and peoples inability to compost correctly

Composting can attract wasps and be very smelly if not done right which could cause issues

I love the idea, I do not feel that Sherwood Park has enough space for community orchards.

Se above....chickens ok, bees a concern; composting provided proper care is exercised to ensure critters aren't attracted, and odours aren't a neighbouring issue.

Not everyone can participate and not everyone likes farm animals.

Limiting the size would be a good plan since they can become very overwhelming in the summer

Composting sticks attracks rodents Thsnk goodness the county does it now Abinaks a big no as stated way abive

Vegan again

Animals messy dirty and may decrease property values.

Can be obtrusive.

The green bins provided are fine for us, and we are fine with purchasing fertilizer and/or compost.

Because we have the community compost l, but if people want to do it on their own, that's fine.

Smell of poorly cared for chickens and noise. Neighbors may be allergic to bees and kill them.

The sound of chickens and possibly the odor may not be acceptable by neighbours

Its too bulky and needs to be done just right or its a stinky eyesore.

Noise,smell

Foul smell

Sherwood Park is too urban

Potential significant impact to neighbours.

Do not want chickens or roosters in my area, too noisy, stinky

Animal husbandry - Noise and feces; Backyard Composting seems to attact rodents.

As stated, animals (especially chickens & roosters) are noisy, and if not cared for properly are stinky and dirty. (I grew up on a farm.) Too many people think chickens are "cute". As there is currently a lack of enforcement of existing bylaws, I don't see that there would be any improvement on enforcement for any bylaws or regulations with animals.

I feel the green program in place within Strathcona County is ample. I do not want backyard compost smell from my neighbours yard-

The scale of the projects will be the issue. Operations need to be small enough that the neighbours are not impacted. And the animals need to be small enough too! No cattle!

noise, people not qualified to raise chickens. Also an allergy risk for those allergic to bee stings

brings back slaughter house memories

not in the urban centres for the same reasons as previous

Strahcona County already has the get with the green routine, which is a lot easier than doing it all yourself.

wrong place

Perhaps in larger setting most city lots are quite small with a lot of neighbours.

Again don't want live stock raised next door backyard composting is a very miss idea and resullts in horrific smells and many flies

Due to the compact nature of the majority of Sherwood's neighbourhoods, this should be left to those with large properties or the country side.

I don't think chickens are a good idea.

Noise, bee phobia

Maybe bees if it's dangerous. I've never heard about it though. I've heard chickens don't disturb neighbours so they shouldn't be a problem.

N/A

On a small scale yes, large scale no...possible unsightly and smelly?

Again, noise and potential upkeep issues. Also allergies.

With backyard composting, my support would depend on the level allowed. A simple composter is fine. Allowing half a yard to be used for it would be smelly and unattractive.

smell

There are several difficulties that could arise

Chickens, and other "farm" animals are not compatible with the use and enjoyment of neighnour properties. Chickens, pigs and other animals excrement are offensive and there is a risk of poor management. Resolution even if the bylaw provides enforcement will cause neighbourhood conflict.

This would have to have very clear guidelines set before I would be able to be on board with this.

Again, concern about diseases etc.

Animals are noisy and smelly. Considering that today's people only care about themselves, it is naive to think that they would care for the animals or other people who are entitled to a peaceful life within their community.

In most of the Strathcona County Hamlets I feel that Animal husbandry would be better received. Sherwood Park is more traditional in their attitudes that Sherwood Park is only for people, not for growing food or raising livestock.

I like the idea. Big I think neighbors concerns could be considered legitimate.

If people want farm fresh eggs, etc, they can go to one of the many local area farmers' markets. Note: the people who sell at the farmers markets actually do live on farms or acreages and presumably this is the lifestyle they have chosen. Also, what happens to the resale value of a home that is located next door to a chicken coop or beehives. We believe that the value will be significantly diminished in the majority of cases. Also, who is going to monitor the number of hens or bee hives that someone has? Right now, by-law officers apparently do not have the time to enforce the by

Do you have any other Make It ideas?

community composting. Our organics are already collected. Perhaps there can be compost available at the enviro station much like the existing mulch.

Suggest a pilot project for animal husbandry

Pilot projects

Vertical growing and container gardening.

Seed banks

Make it in the RURAL area with livestock ONLY. Please don't invade the urban area with livestock. This is a very serious concern.

We already send compostable materials weekly; some are better than others. To have to give materials, pay via taxes for the composting service, then buy back the compost in bags each spring is not acceptable. I am in full support of waste diversion, but there has to be a better way to execute the system; backyard composting would only work for part of the community.

The animal control bylaw needs to be reviewed to redefine exotic pets and consider therapy animals including pot bellied pigs.

No

I think it would be a great opportunity if the schools could be involved with these things. This would be an amazing educational opportunity for all kids and would be of way more value than sitting at a desk.

more community gardens

Use of Pigs to reduce organic waste. Pigs have been used for thousands of years in waste management. Let them at the organics before the digester. Then we get Bacon and ham, and still have leftovers for the digester.

Educational courses and classes on the importance of sourcing locally

?

Honey, candles from beeswax, soap...

Community kitchens to teach canning and juice making skills. Good opportunity for seniors and younger generations to interact and share skills.

The county should lead by example. Offer up community spaces for some initiatives. Allow willing residents to

champion the project and then make it a community affair where Strathcona County brings in resident experts to give information

sessions/educational talks every now and again and makes these events available to the public. It would be awesome to see a community chicken coop at one of the parks, or a community bee hive placed in an area like the naturalized area around the pond at centennial park. plant wildflowers amongst, etc.

Again, need demos rations and experts to give workshops and consultations.

make & share- community cooking/preserving/ make it club sort of

I know it's already being encouraged but people should really do their best to keep the population going. Planting bright flowers. And not spraying backyards with chemicals to get rid of dandelions and clover. They provide a food source for the bees which in turn will help them pollinate our flowers and better yet our gardens.

No CHICKENS!!

stock local ponds with edible fish such as trout

Place to take extra produce if you have to much. If you don't compost yourself, a place to go and get composted materials for gardens.

Make it possible to have pot bellied pigs in our community PLEASE!

No

Make jams in your kitchen all you want. It is not an agricultural activity. If you are commercially preparing food for sale we have laws for that already re safety. No chickens pigs or bees

No

No.

You don't have the bylaw enforcement budget or staff to manage this. People don't manage dogs and dog droppings, what makes you think they will manage this?

High school run local only restaurant open during harvest months

Not right now.

Review the animal control bylaw make pilot projects create permits to allow for pets like pot bellied pig

Weaving, knitting, sewing, pottery, catered foods, ready made foods, take out home made foods

Workshops for home canning would also be awesome, they could be done at Salisbury High School's kitchen classrooms (or any of the schools that have them, ie Clover Bar, Bev Facey, or F.R. Haythorne)

Knitting, sewing

Why not add in a small dairy (cow or goat), learn to make cheese, soap, other items. Or have sheep or goats or even a mixed heard of sheep, goats, and cows to go and mow down the fields around town. Each animal eats different types of weeds and grasses, so a mix would help take care of noxious weeds that are starting to take over. They are able to get into areas that machines have trouble. And can be moved about to other areas by one or two people and some good trained dogs. Plus kids will love it!!! The by products (wool, milk, meat and more) can be utilized by the community as well.

I could reiterate the fruit harvesting idea as part of a preservation plan

This is a great start. Perhaps the county can look at some goats like Ft sask.

Stocked fishing wetlands

Allow small scale urban production of jams, honey, etc. It'd be good to establish a local grown food economy

No, but I feel we should be open to other ideas.

No.

Give courses on say bee keeping before someone six allowed to have them...so they know how to handle swarms etc. Also a great way to meet community. Backyard composting - in BC we took a course and at th end they gave us worms and a starter bin. Our kids were involved in the hands on course.they loved it.

The county could assist in a bee management program by providing the sale of "safe" hives and educational programming.

Community involvement would be a great idea. If you can find a community willing to be a pilot project for the endeavor, others could come and observe the process and

perhaps begin the project in their own communities.

No

Fermented breads

Not at this time

Improve this poorly worded survey.

Canning & dehydration

Promote beekeeping and green rooftop gardens

People who would like to keep a goat or sheep should be required to get letters from neighbours agreeing to it and a permit reliant on knowing how to care for the animal, shown by receiving instruction from a vet or taking a course at a local college.

Plant fruit trees. Will enhance bees and bear fruit for canning

No

nope

I would love to have access to a gardens with fruit trees and berries

No

Allow for pot bellied pigs

Raising bat houses for chemical free insect reduction

Sourdough starter for baking.

Food and goods swap meets

Passive solar greenhouses! Every home should have one.

Seed bank. Share heritage seeds that would go fill the foodbank.

Again, the County taking a lead in education. As well, facilities to learn and do group processing (like canning). Even at the Ardrossan Hall's kitchen (big enough and industrial). This could look like a class or it could be helping community gardens taking one more step forward and canning together as a group.

Encourage more veggies, small fruits like strawberries in planters.

Not at this time.

No.

Should be alternatives to pesticides by making out of organic materials from the gardens we grow. Will also protect the bees

water collection and storage.

Loads.....raspberry bushes in green spaces.... Let the children snack!! Sigh

I think the idea of bee keeping is a good one.

Encouraging bats would be good too... They eat mosquitoes

Flower gardens Someone grows them people pick up ready made bouquets or they are fold at the markets See this in Jeliena and PEI Also at St Albert market

No

Every school could have a garden plot and/or indoor greenhouse and make gardening/caring for our planet part of the curriculum.

No

Again - support for Make It ideas would be fantastic. Courses on beekeeping,

keeping chickens, preserving food with an emphasis on safety. Maybe even access to a commercial kitchen for training so we don't all get botulism (my personal fear with canning)

Plant flowers for the bees

Community sheep for keeping grass low and making wool.

Bee Keeping on flat roof tops.

I, once again, think all these ideas are things that could be taught in schools to children as they grow up. Whether in health or foods classes they would help take some of the mystery off of how to do these activities.

no get a farm

none other then back yard vegtable gardens.

The issue of exotic pets isn't explicitly asked about here,

although it's included under this category (I think?!) on a previous screen. I'm for exotic pets as long as they aren't inhumane (keeping a tiger), dangerous (keeping a tiger) or a nuisance to neighbours (keeping a rooster). Pot pellied pigs should be allowed.

Local opportunities to share skills and products and services.

No.

What kind of diseases might be increased by the addition of more "farming" in the urban areas - e.g. H1N1 and other animal borne illnesses?

Why do you feel it fits in?

"fit in"? Rather than trying to make urban agriculture fit into the existing

community we need to LEAD and adjust our community to support a more healthy and sustainable way of living.

Because then it is freely available to all residents

some of these already exist here and all would be easy to allow

Diversification

Because it keeps the people joined, and more rich, and anything otherwise is selling out to corporate affairs!

Should be done

All ready works

People need local fresh food.

Promotes local, minimally processed (if at all) food

It allows like-minded individuals to work and learn from one another.

We are working together and creating more for our needs and pleasures.

Encourages sustainable community practices. Think '100 mile diet'

I liked the farmers market better years ago before the commercial kitchen rule.

Better selection. Some people are wonderful home bakers and I never had a problem with purchasing any of those items.

Love the idea of fruit forests and edible landscaping. Fruit rescue also marvellous!

all have positive impacts on our environment

Produce is acceptable; ANIMALS are NOT

It would be ok if people helped take care of it. Rotting fruit and vegetables attract insects and smells.

Existing markets seem to do well

It is a shared project and can be a means of income as well.

Access would increase demand. Demand increases production. Sustainability comes with increased usage.

All great ideas - have German friends who take part in a delivery service - the produce comes with recipes - awesome.

local is best, affordable and community based. also with local restaurants doing farm partnerships helps support local. I'd rather eat somewhere local where I know where the food came from.

pride in community and it is better for your body to eat local and in season. so this promotes better health!

There are no ill effects for anyone, only advantages for all.

Not very 'out there'

There is great park space that could be used for food forests, farmers markets are popular and there are many farms and food producers in the area that residents would be interested to get local produce from

I think a lot of these ideas have already been started and just need to expand

I really like the idea of an edible urban forest for Strathcona to pursue moving forward

Easy access

Love the options in sherwood park regularly visit farmers market and do CSA with Riverbend gardens thru the Pan Tree

Locally grown products ensure low cost and adequate supply

Everywhere. I think with the proper marketing all of the ideas above would be fantastic. I love the idea of the edible forests and planters throughout the entire county.

Farmers markets are really fun and provide great fresh food.

Anything with produce is acceptable. Livestock is not.

It can show case the amazing thing serwood Park residents make and grow!

Great idea

All of these are local and community based. Good ideas. Fruit trees in public places is a awsome idea.

Delivery service would be great for those that can't get out. Having the Farmer's Markets grow in size would also be beneficial. For restaurants, it may attract more business when people hear about the farm to table partnership. It all fits well with what people are already doing

I feel these are all local business models that will thrive. Imported produce is expensive and the quality is sub-par.

Great ideas for growing.

give local choice and supports local bussiness

Encourage more restaurants to shop local, possibility for more mom/pop style restaurants. Encouraging community. Decreasing waste.

All of these ideas help to create a more sustainable local food source and build a stronger sense of community

I am a big believer of supporting local businesses first. All of these are great ideas.

It promotes sourcing local food

All encourage consumption of local foods. Reducing transportation costs is beneficial to the environment.

Sustainability

Having s variety of distribution options means more people will be able to take advantage. A win for growers AND consumers

Promotes a diverse and healthy community!

local produce being highlighted is great, but on medians, etc. the county could plant bee and butterfly friendly plants - many of which are edible as they need to be pollinated. think of the schools that could help and educate through this process. The partnerships for local seniors homes and schools to have fresh produce and fruit, the food bank even. We have some good partnerships from the advertising I see but I think encouraging more local restaurant (particularly non chain) and farm parntnerships is a win-win.

All of these are great ideas

to buy local is environmentally friendly and sound judgement...

People want them.

I believe in supporting local sources of food as much as possible, as long as costs can be maintained appropriately.

Reduction of waste is important and preserving our locally produced food.

Allows more local food to be used and produced as well it decreases food waste

Why wouldn't we want to encourage these activities. They will be positive for the local economy, make use of otherwise non productive areas, and provide for a rich, diverse and healthy allotment of food for local citizens all the while reducing our dependence on imported foods and potentially reduce the cost of subsistence for citizens.

Our community should be environmentally focused and by adding these features, we would make a dynamic shift in th right direction.

Eating and shopping local supports local business and brings community together

As people have lost contact with how their food is produced, they have increasing turned to "convenience foods (processed)". This has had a negative impact on our health and social interaction.

I think consumers had been crying out for this kind of opportunity (and residents) for years. the desire is there

I love keeping things local!!!!

Buying local is the best way to keep our local producers going. It is the greenest way to buy our goods, and I strongly believe in supporting it.

Love them!

I love to see people who are willing to make an initiative to improve the world enabled by the community they live in. Kudos to Strathcona County for coming on board.

These things are all so great! I think we should benefit from them all!

Its connecting and building relationships between community members.

Convenience, healthier food options; stronger support for small businesses; public awareness; smaller carbon footprint (transportation, processing, production, etc).

Same comments... Better for everyone and the environment.

it is being done in many places- why not Strathcona

These are all great ways to encourage a healthier lifestyle. Which I think speaks for itself. It is beneficial for us and the environment.

a lot of wasted fruit could be utilized from busy residents that do not have time to pick fruit

I think all of the above are doable, it just takes the will of our companies and individuals alike to support these things.

I think it is great to support local.

Creates sustainability for the community and lessens the cost of importing food we can grow local.

Gives access without disrupting the feel of a neighborhood

Helps the community, especially those who are financially strained. Meals come first, snacks are a luxury. Available free fruit and veg can make a difference

Locally grown food is an awesome idea. More and more restaurants are choosing to buy local.

I love civic and public agriculture, rest-farm relationships, and farmers markets especially.

They could all lend themselves to the concept of growing our own food.

healthy, local food YAY! Our next generations need to learn this and know where food comes from!

Fruit trees and such would be great but we stiff have to have a community look beautiful and need flowers for bees. Found farmers markets to expensive, since I garden myself so maybe if they could keep prices down in the markets and grocery store, it would work. Still guide lines have to be in place, for I know gardeners who just let their gardens go to weeds. Not good!!

Any way to promote our local farms and use local vs international is a great idea!

adds to the community

Everything. Love the "local" aisle in Save-On Foods.

These categories are vague and mean nothing. No pigs. No chickens. No bees

good for the environment, doesn't negatively impact others in the community.

May encourage more competition, better fresher selection

It's just a good idea

It's working in many other municipalities. It grows communit bonds and healthy lifestyles.

These options all give urban residents more control over access to locally produced foods which can help support local economies and better educate induviduals as to the source of their food. The other more commercial local food distribution ideas give residents the option to support local foot producers..

Anything that gets families eating fresh and local is a good idea

It's unobtrusive

Appropriate to the landscape of the residential areas.

They sound to be better ideas than the rest.

Love the fruit forest idea

Fresh food from rural areas.

Living in AB we have many resources within arms reach and those should be utilized. I like the idea of Public or Civic Agriculture as long is it is monitored and well maintained.

Options

A better option for residents to choose from.

low cost, benefits many

Anything that makes it easier for the end consumer is a good thing

If the products are available naturally we should take advantage. I did not understand the grocery aisle

I feel there is a demand for more locally grown foods-the demand is increasing

Love all these ideas, for new areas the county could mandate certain percentage of fruit trees be put in.

easier accessxti fresh and healthy products

All good ideas

It fits in because there are people who would purchase the goods, and people who need the work and or small business opportunities especially if there is government incentive

Fresh food!

It's already being done and working well

some of these things reduce waste and improve keeping things local

Fresh local food is always better then food that has to travel a long distance. The freshness is better, the flavour is better, they last longer. It will help to provide local jobs, more local income. Which is what we need in these scary economic times. A way to use areas that are not being used right now.

They all promote natural and local foods. I think the more places natural and local foods are excessable the better. If they are easy to find perhaps more people will choose natural over processed.

Encourages local and reduces waste

It promotes healthy living and is educational.

LEast complicated to organize

not sure what you mean by grocery store aisles

It is what the small communities are about

I want home grown fresh food that is organic for a decent price. I would love to see our community gravitate towards this.

All of these help support our community and provide home grown foods in our restaurants. We need to get back to providing heathier and fresher food sources for our community.

This is such a great idea. A food Forrest would be so neat.

Helps people of all income types, eliminates waste, environmentally friendly, good practises overal

all are great ideas that aid in local sustainability and supporting those who need it (food banks).

If people are willing and able to do the above, that is great. The only issue is keeping up with it/maintenance.

All areas

Self sufficency

It's fun to pick berries while walking, it's fun to gather your own food, many people do not readily

All contributes too sustainability

Any chance we can utilize space in public parks or roadways increases the chance for people in the city to have access to berries and other fruit

See previous responses

I think people would embrace these ideas. They are environmentally sound and I'm very excited to learn that Strathcona County is interested in spearheading some of these ideas.

I believe in supporting local business

Local is so much better for environment and health. And so much resources are being spent to plant inedible food for beauty, why not more resources to edible crops? Great way to bring the comunity together.

chance for a local to make extra money not a large business benefiting

why can't we have an eat local option at stores or shops.? this just makes sense.

It makes more sense to utilize our public spaces for useful food than just appearances

Because it's sustainable and doesn't travel 3000 miles

Economical, new opportunities for local business opportunities

normal

We should always aim to support local families

Oh man! I love all of these! They are brilliant.

Having local produce, meats, etc available cuts down in cost and the environmental impact of shipping food here from overseas and the states. Making sure food that is already grown here goes to good use is just common sense. Food waste is a big problem and gleaning programs are a good solution for that.

It would make for a more communal atmosphere

Progressive, sustainable.

They all help the community grow and become better and sustainable

Let the market decide, not politicians and bureaucrats

Helps promote locally grown foods!

Why not?

Good for environment, community building, natural produce without chemicals.

In controlled settings

Anything that encourages people to learn about agriculture and food production is a boon. My one concern is that the average layman starts to equate backyard

"farming" with large scale production farms and thinks that the two are equal (i.e. large scale farms should all be GMO free and organic, just like everyone's backyard garden plots).

Encourages community and people getting outside

We can barely manage the parking problems these generate. Please get your act together Before considering new things for By Law to barely handle.

We are quite agricultural minded as a hamlet and many of the above mentioned ideas are already utilized.

All of these distribution ideas would work for Sherwood Park. How successful they would be in another matter. Local delivery services can be very expensive but beneficial to those without the ability or time to go and retrieve the goods themselves. Restaurant-Farm partnerships can be very beneficial but the restaurants will require a back up as produce is only available seasonally. Public and Civic Agriculture can be extremely successful with a willing populace.

I really try to shop farm to table ... Love the summer markets ... A little more pricey but until our own vegetables are available, it is worth it

Best to support local

It would be about eating locally for everyone and less waste which effects everyone in the community! It would also make it more accessible to everyone!

Community responsibility and awarness

Promoting fresh local produce is good for the local economy

Again, it is economical to have people learn to produce their own food.

The idea of a Food Forest is brilliant and would be an appealing topic to residents and outsiders.

I feel all these are positives

I think it would be fun to be part of something like this

If people have access to fresh fruits and vegetables we are creating a healthy diet. This leads to less cost for health care, helps the homeless and less fortunate. Fosters community and cooperation.

Locally produced products are good for everyone involved.

I would love and support all of these ideas. I think we can be more efficient with resources.

All benefit the community and people in it

The more access the better!

Easy to achieve

I feel we kind of do all of the above already

Becoming more self sustainable is a positive way to provide for all residents

If it is sustainable without being a nuisance, or affecting local farmers then it has a place in Sherwood Park.

Ease of access

Allows for variety of food

Too much waste happens and not enough civic bodies encourage health over taxes and money.

The same reasons originally cited. So long as noise and odours can be minimized these activities all promote healthier living, healthier eating, reduction of greenhouse gases, and community building and would be progressive 2016 policies!

If it is possible to do, we should be doing it all to keep local.

I think these are all absolutely beautiful ideas !

Could be done at minimal/no public expense.

Lots of landscaping space. Adds to the beauty of the community. Allows everyone to enjoy the richness.

any accessibility to local food is awesome; I love the shelves in the grocery stores highlighing locally produced foods; I support the various local farmer's markets; I love to talk to the people who producte the food; I buy perennials form my neighbours

All of these have worked very well in Europe; there is no reason why, once community is established, they wouldn't fly here.

Oh my goodness, I LOVE the idea of fruit forests in public spaces!!!!! Fruit trees can be just as decorative as any other tree. I can just imagine a public side walk lined with fruit trees or a public green space or park with fruit trees and bushes that are easily maintained. Love it. And to partner with local businesses, especially if locals can grow the food themselves, Brilliant.

Possibly lower prices

Makes sense

Ship local supports our community

fresh is always better and less waste

I like all of the above ideas to bring to the community

I think this is a good use of space

Fresh local produce that is available

win win situation

I love the idea of restaurants buying local and fresh produce, as well as farmers markets . I really love the idea of local food in grocery store, However the coast needs to be reasonable. I think it enhances our support of local business adn is a great way for restaurants to support our local farmers

I noticed the planters near broadmoor park had been planted with all edible plants. I was so impressed and was able to get the information and create my own edible planters this year. I love the idea of having our own food sources that can then be used locally. I would absolutely volunteer to help grow and gather these kinds of foods.

They all bring locally grown foods to the community to enjoy

It help preserve the near by agricultural land and educates those as to where food comes from and encourages sustainable food costs (local can cost less and has a smaller environmental impact).

encourage public and private edible gardens and landscaping - fruit tree and berry gardens, herb gardens, etc

These ideas would produce a huge amount of food locally while engendering further commitment from residents to our community.

It's convenient and simple

Seems easy to organize and do.

Both provide services for sherwood parkians

Flowers are beautiful and add so much to our lovely community.

Some of this is going on now

Already works

Diversity

I feel like all of these options are what Sherwood Park is all about. We are forward thinker. E work hard maintaining a beautiful community. So let's make that beauty work for us

by growing stuff we can eat!!!

Helps make the community more sustainable. Makes people appreciate what they have and can do

Whatever is available to make the production of local produce accessible and utilizeable for the public is fabulous

Farmer's markets already a great success. The others should be tried.

Eat local

Food forests - great idea. Grocery store isles for locally grown so you would have available all the time instead of having to make a separate trip to the farmers market.

Allowing local people to become involved in maintaining a food source. Providing a service for shut in seniors

Because of the constant availability vs. Farmers Markets once or twice a week.

All reasonable

Any promotion of buying local just makes good environmental and economic sense.

All of these are great ideas to engage residents, especially those who are not 'Growing it'. They are great way to move residents from consumer to participant in the food cycle.

there should be a mix of sources and services

Sherwood park is diverse in its needs and landscape.

Gleaning will lead to reduction of waste and there is plenty of food waste. Concerns with public forests would be that some people will just pilfer anything growing and then sell it.

Can't see a downside

Sherwood Park homes and parks provide lots of land.

All of these help support local producers and that is important to the community.

LOVE all of this!!!!! The more out of the box and progressive we can get the better. Food waste is a huge issue and this will help she'd some light on that.

Already popular

Keeping our choices local. Helping not our community province and country.

why would it not? great ideas

ability to obtain locally grown fruits and vegetables

I think many of us would support local food projects. We know where it comes from.

They all fit

Support local.

I feel that these types of distribution would be the most accessible to residents of the county. Farmers markets are popular and everyone shops at a grocery store once and a while! Also, with the advent of restaurants like Square One and Farm to Fork, the concept of locally grown food at restaurants is quite popular.

I iwn a restaurant (That Bar- B-Q Place) and I buy from GFS! Would love local farm options!

The food and greenery of local fruit forests appeals to me. The idea that a local store could harvest and put time into producing products out of local fruit sounds great. It also helps build that community feeling.

These are all good things to be doing.

Progressive and healthy lifestyle

I think the young families that live in sherwood would love to utilize these programs. Restaurants could also help teach healthy cooking

All are great progressive ideas. Farmers' market is already great, local delivery is increasing from supermarkets, and the other ideas would be equally desirable.

It helps the local community

It would be good for the whole community.

We have space and people interested. It would be neat to go for a walk and see orange and apple trees. Even cooler to buy some locally grown at the farmers markets here. Good use of resources!

Many fruit trees are very pretty... Why not grow stuff people can eat?

It's awesome

They will help local farmers

In PEI there are vegetable farms that you place your fit on line They deliver vegetable boxes every one or two weeks Farners markets are always great A partnership with a farm show wonderful that is . I love when some of our stores feature locally grown products Shy should they come from Washington when we have the product 5 or 20 km away?

The less energy we can waste to get our food, the better.

I think all of these can be developed here. Again sustained future

All are possible.

Why wouldn't we do these things if we can?

It would be great to support the farmland we already have.

All of the above are great ideas that could fit in! Some may be more costly than others so that may be a factor to consider. Perhaps developing one or two ideas with future plans to incorporate more.

I would use /appreciate all of them

People need to eat! Why not leverage the space we have?

stimulates local economy and recognizes the skills in the community. Builds skill among neighbors and residents.

You can try all different types of foods

Many people, myself included, are interested in locally grown or produced products. Making it more readily available and well-publicized would be great

People can choose if they want to participate or not.

Does not stink or make noise

Except gleaning - too open for stealing food from yards (which does happen and is a problem).

Makes people proud to live here and may encourage community and connections among people in the area

these are efficient methods of distribution that build community

These types of distribution already exist (for the most part) and do work well.

Most of the selections above are already in place and implemented within the county. Local partnerships with commercial entities might be the hardest to implement due to the ability for the local are to produce a commercially viable crop in quantities necessary to make economic sense for the commercial outlets to try and carry.

It makes sense to use fruit and veggies that are leftover from grocery stores and restaurants and to harvest from trees locally -

All ar good, but there needs to be education about civic agriculture - ie who can pick it, how much can you pick, where is it located - you don't want to have a bunch of stuff planted that ends up going to waste or that one person goes and picks for canning and no one else gets any!

all are do-able

There is more for the many

I love being able to talk to the farmer's that grow my food (such as at my local farmer's market) and it's so wonderful to get to go to a U-pick farm and pick my own berries in the summer or apples in the fall. I also love the ideas behind restaurants like Farm-to-Fork, services such as SPUD delivery and the local food aisle at my save-on foods. These ideas are already in the community I just think they need to be more prominent.

I mentioned most of it in my previous answers regarding OFRE, Farm to table restaurants, etc.

more options to residents

we need more options for local produce and meats. Buying from other countries/ continents leaves a hue carbon footprint with transportation and wasted products, not at their peak nutrient levels of ripeness etc

local produce from area farms and suppliers.

These are all great idea that would help the county eat local, healthy food. Lessen transportation costs of importing food.

I like all of the ideas

Why wouldn't they? We already have some of these things.

Anything we can do to keep our food local and low cost, and helps people is a good decision.

It uses our space wisely and productively.

All of these are necessary in their own way to reach multiple types of people. Having all of these will open a lot of people's eyes to the idea of eating local and sustainable food.

I think that there should a review of the current markets and how to create several smaller accessible markets or product sharing opportunities.

All are acceptable methods to distribute food products. I do not understand restaurant-farm partnerships

This is what strathcona county should be striving for to be a leader for future generations and surrounding communities.

Local, sustainable, affordable, fresh food

All of these work! I would love to see more farmers markets with a better variety of products, as well as more edible plants being planted around the community. My kids love going for walks and picking raspberries!

Most of these food distribution ideas are already in practice in many urban areas including Sherwood Park

all of these activities should not interfere with one's enjoyment of our own living space and as long as this is the case, they are good ideas. If the city grows vegetables rather than flowers in the public spaces, this will have to be closely monitored for quality, etc.

Why do you feel it would NOT fit?

I'm not sure how the other ideas would work.

Complex

Cuz it's a sham, and everyone is catching on. It's a bad investment for anyone with a brain when looking over the next ten years or so.

Complicated

I don't believe the market for this exists in Sherwood Park.

I am not totally against this but how would this be manages.

Just NO farm animals please! Allergies, irresponsible neighbours, noise etc

Could be conflict over property

Foraging and gleaning seem ok but there is no way I'd eat landscaping.

grow operations that create smells is not acceptable - e.g. mushrooms

(http://www.durhamregion.com/news-story/3513660-raising-a-stink-mushroom-farm-proves-to-be-a-smelly-neighbour-in-ashburn/)

I think that there will be a potential conflict of interest for the grocery store's and that this idea will not succeed.

People (especially drunk/high kids) would abuse it.

Grocery stores have contracts with big supporters

we already have successful farmer's markets. I'd prefer to see the current well used ones expand with new vendors.

I feel that the grocery store isle would increase the price of the product so keeping the middle man out would make sure the farmer is paid in full and the purchaser is able to continue to buy the product because the cost is reasonable.

let's make it happen

I don't think they would not.

many protocol and politics

Not a priority for me...

i would be concerned about the waste and decomposition of these foods in public places. food sources such as these will also bring other animals into town to forage these fruits and veg.

I like the idea of public or civic agriculture but there would have to be some policing in place so it is not abused.

It ooens the door to furture abuse for what was originally intended

Doesn't need to be a "make restaurants money" idea!

People who wish to garden their front lawn and let if go seedy. Must have to be weel maintained out of repect for neighbors.

Everything fits and should be encouraged. Farmer's Markets should be local produce not bought at warehouse and re-sold.

It is impossible to give an informed answer. So I repeat. No pigs no chickens. No bees

my concern would be how it is maintained to look presentable and not a weed patch.

Just not a fan of a shopping delivery service but if people are willing to pay overinflated prices to have that convenience it is their choice

People can't manage this

People aren't generally responsible...it could turn into an eyesore

Seems to be too much work.

All can work

Not 100% sure what it is or how it would work so I feel it would be better not to comment

more of a money grab for producers more than anything else

None

For big grocery stores, I would wonder on their willingness to agree and how much red tape would be involved. eg. if local food sold at the store gives someone food poisoning, who is to blame?

N/A

If local food was available at the farmers market or even grocers, home delivery may not be necessary

Anything that puts food farther out of the reach of people is a bad idea. Anything that allows people, especially children, access to healthy food is good.

it would be a good idea for a home business not a thriving one

Rotting food

Not sure what this means.

Public agriculture is a good idea, but care of such could be problematic, would likely need management.

Who will harvest these? Is there a cost benefit once you pay people to maintain and harvest? How do you prevent the general public from enjoying crops intended for use in restaurants? How do you educate children as to what's safe/not? How do you prevent children from eating produce they are potentially allergic to

Gleaning strategies will certainly support the late night antics of unsupervised

youth who already vandalize cars and other property. Check with Parks dept re # of graffiti . And then the homeless folk would be well fed too.

It only takes one ignorant person to ruin something amazing. Public food in the ground would also have to be fenced, oher wise our rabbit and coyote populations will explode.

Expensive upkeep

No sure if enough would be grown to support this. Would prefer to see the food going to those in the community that work the garden

Additional effort required

A public garden will not work. It will attract homeless and I feel the food will more often be vandalized that utilized.

I'm not sure what is meant by local delivery service in relation to the preamble.

Local climate is not suitable for many types of fruit trees. It would be costly if the county is responsible for tending the treesor making deliveries; relying on volunteers to do either would likely result in uneven care or unreliable service.

Who would deliver and the extra cost

Not Applicable

Costs to maintain would be at taxpayers expense?

Cost. Delivery is expensive and who would look after these gardens and who would benefit.

could create extra food waste

I am not sure people would gleanthe friut properly with contaminiating it. IF you wnatch peolpe in public, they put something in the garbage, do not wash their hands and then eat. I would not eat anything from gleaning. We would have to ensure (Im not sure this can be done) that people would glean correctly. Would it also encourage dumpster divers to go through peoples garbage to glean? THis has occurred in other communities and created more problems

who are trying to make money

Specifically the Foraging programs. Leave the wild crops for the community members to access and harvest. Kids love finding food that they can eat on a walk. Makes it healthy and educational.

None.

Might be too costly?

Sounds like commercial competition which should be avoided

Living in a country that has many, many months of winter, to enjoy the flowers for a few months is very uplifting to say the least.

Legislation / standards

Perhaps they all might work. It's worth a try.

Doesn't promote community interaction

Expensive

n/a

Not suitable for "city/town" type urban communities.

Reduce amount of produce we buy from out of country

Young kids teenagers would do stupid things

None, but anything that destroys anything that is already wild is a bad idea.

Grocery stores care for their bottom line, which will either lead to producers not getting paid fairly or stores doing a half-hearted job.

Sadly, our community is a big box store series if suburbs with limited non-franchised restaurants. The fame to table movement doesn't align as well with large corporate business practices as it does with small, privately run restaurants.

How would it be managed in a way that the produce is not wasted or abused?

Local supply to small to make it worthwhile

Not the best use of our tax dollar.

My only comment on edible leandscaping, within SP I'd rather see proper landscaping. For the amount of space and climate I think the benefits of edible landscaping would be negligible at best.

I don't feel we could muster enough to provide for all of the above AND supply multiple grocery stores.

Hard to control public/civic from nuasance pets and people

I think we have a lot of farmers markets already and there is concern that local ailes will end in stores favoring certain sellers over others

N/A

Depends on who will be in charge of rotten fruit

Just not sure how this one would work

Many people use herbicides and pesticides in their yards. What kind of impact does this have?

I'm still concerned of the impact of noise and odor of animals

No info on anything but Public and Civil agriculture

Wouldn't really be able to talk to the producers

Potential for public to mismanage food grown, or County not processing the food grown.

it would probably be cost prohibitive and reduces physical activity

I can see this getting carried away with a lack of regulation and enforcement.

There has to be a profit made on the floor space

anything public is open to abuse and sabitage nothing I would like to consume.

Costly and resource consuming from what I assume is vehicle dependant.

is this not already being done?

This is not community minded to me, as I feel it would be more beneficial to enable those conversations in other places vs where people are rushing in and out of.

None - not sure what Restaurant-Farm partnerships means?

We checked this off because we are not sure what it means

in its full context.

Do you have any other Get It ideas?

I love you, and we are all connected <3

Pilot projects

Just want to emphasize that livestock is absolutely UNACCEPTABLE under ANY circumstance. I am very concerned about the idea of this let alone the reality.

Education would need to come with each of these - and it would have to be government-initiated, due to the lack of community leagues in Sherwood Park. People need to learn how each would fit into their lives.

you pick fields?

The animal control bylaw needs to be reviewed to redefine exotic pets and consider therapy animals including pot bellied pigs.

No

U-pick designed areas

animals and any action that create unwanted smells, noise and allergies is not acceptable. It's hard enough to live in close proximity without adding in additional aggravators.

Forgot to add previously: I would love to see community gardens for produce and food.

Educational courses on the importance of sourcing localky

Classes may need to be provided to ensure people don't accidentally pick inedible mushrooms and can identify wild herbs.

Shelters and seniors centres

Involve schools in process. A school garden should be part of every child's education. Seed to table education.

I think it would be fantastic for the county to plant in asparagus plants! They grow in areas of the edmonton river valley and the people who know where to look absolutely love it. It takes a couple years to establish but will reward people for years to come! Plant it everywhere, and let the forraging begin! Also would love to see strawberry plants get planned throughout the county. They are such treasures to find! :)

I know - home based/ neighbourhood barter system works :)

Work with a charity called Fruits of Sherbrooke, they are doing these types of things in Edmonton. Have a program for low income families so they can have access to healthy, nutritious, and fresh food.

Fruit trees in the boulevards would be a great idea. Pulic raspberry patch would be great too. All would have to be maintained properly.

No.

Not at the moment.

Why not have small greenhouses built on unused areas of land. The people running them could pay a small cost to rent the land, and they could sell the veggies and extras they grow to the community around them. Help set up a sort of CSA type system with other small greenhouses. Provide local food that is grown almost in their back yards.

I guess i should've saved the fruit harvesting program for this space

Fresh Fish from local lakes.

Annual food cook off where local cooks get food from the community gardens and have to make dishes that can be purchased and judged.

distribution would be difficult to coordinate but would convince many to participate if they didn't have to drive around everywhere to send the excess products out.

No

I would love to see u-picks farms in the county

No pesticides or spraying in, on or around public or government land.

It would be wonderful to have a local U-pick for berries and such.

Bulletins posted or notifications made of when local produce has come into season and where it will be available would be helpful. Most of us are nolonger connected to our agriculutral routes and so have no idea when the local produce will actually be available.

No

No.

Garden plots that could be rented by restaurants, individuals, civic groups.

fruit trees along the boulevards

More and larger farmers markets with more variety

No

nope

I'd worry about edible forests as we often teach our children to not eat wild fruit as we don't know what it is. Would have to be very clearly marked a s clear for kids.

Build a better Farmer's Market and not have 3 disjointed ones.

No

Increase frequency of farmer's markets

Unfortunately not

None

Is the Public or Civic Agriculture category a way to justify destroying good farmland for housing developments?

I would love to see all the small County Farmers Markets to merge into one big one. Looking at St. Albert or Old Strathcona, these have become destinations and gathering places. A larger market would include more vendors, vendors would see more customers (because consumers typically won't shop at every market every week, where one market would have more consumers every week). Consumers would have more variety, more vendors and more of a social gathering component.

Offer ONE farmer's market location, preferably protected from weather instead of multiple markets scattered around the area.

Not at this time.

Would be great to donate some food to local schools for kids.

No

Community trading co-ops

A central composting station, like an eco station, only we can take as well as deposit.

Healthy cooking 101 partnerships would be great

If we have a big community garden, we can also feed the homeless and provide food for low income families. It will bring a greater sense of community.

Do we still have a mushroom farm because that would be great Are we able to produce cranberries in some type of low lying areas? I would like to see more berry based wines made right here it s distiller We have potatoes

Purchase community farmland in strathcona county and sell/rent small sections to sherwood park residents. Reduce the amount of farmland that is turned into subdivisions.

Nine

We need a big organic grocery store like " planet organic"

My only concern around public or civic agriculture would be the taxpayer considerations and how the spend would differ from the usual say landscaping costs. Let's get some goats like Calgary is doing for park maintenance. Who doesn't love goats?

Local food does not mean Strathcona County food. It means Alberta. Let's not make an exclusive island for ourselves that is not sustainable and looks very presumptuous.

no

None beyond the back yard garden it has always served me well as has the farmers market andything beyond that should be undertaken in a rural setting not inside the borders of a town.

Community sharing opportunities, whether at churches, greenhouses, other ways for people to connect with each over skills and abilities rather than just accessing the product.

My only concern about harvesting public food is has it been sprayed ?

There must absolutely be a recourse for residents who are already living in Sherwood Park (for e.g.), own their homes, and an application is made for such "urban farming". It would be unfair to suddenly foist this upon residents - there must be a means of contesting such a request - for one thing, see comment about resale value of one's home.

It is one thing for someone to buy a home next door to an already existing "chicken coop" - they made this choice. It is quite another to find out that after 40 years in your home, suddenly you are living next to a chicken coop or pig pen. How just is that? Please proceed with a lot of caution. And before you decide, the results of the surveys, open houses, etc, should be presented, as I am sure that like most open houses, they were not well attended. We were not able to attend as one of us was recovering from knee surgery, and many people just do not realize how important it is to attend these open house.

Why do you feel it fits in?

Single bee hotels only animal

everyone needs to embrace and cultivate nature and sustainability

Raising chickens and small animals has been tried in many larger urban

environments. Chickens are not noisy if you keep a small amount and don't have a rooster. People live in the hamlets because they want the country experience. Many of us have large yards and minimal neighbours. If they can do it in edmonton we can certainly do it here. Strath county is advanced in our recycling program, let's be advanced in this way too.

Fits in culture of area

Seasonal, manageable, sustainable.

Lots of space and people interested in seeing more than cut grass

food production opportunities for all is just smart

We are a community based area & very consious of the environment

because people need to be self efficient and not rely totally on others. with so many people out of jobs it is a more cost effective way to feed your loved ones

Would not take too much space

We he the space and community mindset to make it work

I feel that these production ideas would benefit individual families who choose to do them to provide an option of where they get their meals from. They benefit the community by CREATING community. It forces people to be outside to tend their animals and vegetables. They themselves would develop this community because of similar interests. You see that already regarding home gardens and community garden. The animals would have to be limited and approved. I don't know that I would want to live next to a neighbour that has a cow or two if I was inside Sherwood Park but chickens or bees would be ok, but out here on our acreage I would be fine with a cow or a goat or sheep. I also think its important to show out children where our food comes from. Growing up on a farm as a kid it instilled a work ethic and an appreciation for where our food comes from. If it can be managed in a smaller area, it should be an option for those families.

The more we can grow local the better it is for our health and the planet.

Allows people to feed themselves reducing the need for travel to a store. Done properly they greatly boost the appearance of the neighbourhood

Why would we not improve on self sustenance

Diversity of species, good for children, good for empty nesters and good for the Earth.

The area has lots of green space that could be used for something other than mowing. People living in the community know they are contributing and have a mindset to experiment with these types of programs

In my area, we gave large lits. A garden is fine. Farm animals are not. They stink. They create manure. They get out if their own. They disturb the peace.

All these ideas provide a better quality of life for people and kids now a days have no idea where our food comes from except from the grocery store

Local. Knowledge to pass on. Pure.

It's a small community

Backyard hens would be a great addition to my garden.

Because these are sustainable practices, and our current agricultural practices are not sustainable.

private, quiet and clean

Rural hamlets lends to country folk who appreciate self sufficiency

It just makes so much sense with the cost of food these days and also how out of touch most are with where food

comes from.

It would be easily achievable in a growing community

Fresh fruit and vegetables

its a fundamental aspect of life, we need to learn how to be self sufficient as we have lost that ability

Having Urban Farms, community gardens and such will help residents have a better understanding of food production and more understanding of the industry (farming) that surrounds Sherwood Park and communities.

Ere

Fits Open mindedness of Strathcona county

It provides for the community. Will enhance the community physically, mentally (create collaboration, compassion and unit

Society needs organic locally grown food

Beekeeping is essential

we already have a strong sense of community, growing our own food together would only strengthen it

Food prices are high, we should source our own as much as we can

Strathcona county has the land and infrastructure to support it

We have a diverse population with varied interestess and needs. Any of these things is doable and might appeal to someone.

sharing, eating local, sustainable, knowledge exchange

People are more interested these days in local produce and knowing their food chains. Community gardens would give everyone a chance to grow something no matter their housing situation. Keeping animals is rewarding and educational for everyone. An urban farm would benefit everyone from little kids to seniors, especially ones who can no longer have their own animals.

Yes

smaller lots in hamlets

It makes a community 'whole'

I have used aquaponics systems before and have had great success. I have owned non traditional family pets before. My pig was amazing. She was smarter than any dog, and very obedient. I didn't have to worry about her getting out and over populating my neighborhood with strays either like I would have with a cat or dog.

I think the independent nature of these two areas is better than depending on the commitment of a community group (and tax dollars) to maintian a public place.

So many people would love to garden but don't always have space.

We need to get back to connecting with our earth and sustaining ourselves locally

Does not interfere with neighbours

It's a rurban county

Provides freaks healthy food out side of the sphere of the large agribusiness. Promotes community involvement.

The waste & pollution caused by perfect green lawns is ridiculous. Urban gardens look great and provide resources, they are a much better use for urban and suburban land. I am also a big fan of backyard hens & bees.

Meets needs and provides opportunities for residents while benefiting the environment and community.

high yield low impact

People need to participate in their food production, rather than it being something foreign done by specialists.

they are both functional ideas and non invasive to the urban community

These activities would fit the urban enviorment as they are very similar to flowers gardening.

Why not, really? I can't think of any reasons against urban agriculture that come even close to negating the massive advantages of it. It just seems like the natural progression for our society, and I think Strathcona County would be falling far behind in something it definitely shouldn't be if we chose not to commit ourselves to increased self-reliance for our food. Really, I feel like the question isn't 'how could urban agriculture fit in'; it's a rhetorical: How could it not?

It would make your Community more accessible to creative and productive people

It's a sustainable activty

We need it.

We need to rethink how we negatively impact our environment and change things!

Homeowner can do this independently, and would effect their neighbours and neighbourhood the least.

Strathcona is a good blend of rural and urban living.

Sustainable use of the property and resources available within the community will encourage the reduction of individuals carbon footprint and contribute to healthier residents.

A lot of acerages have space for more agricultural activites. Gardening doesn't bug anyways. As for chickens or bees, if you put up with my dogs, I will put up with your animals.

Community minded and self supporting

Sustainability is essential if we want to transcend our unsatisfactory suburban culture.

People need to be able to sustain them selves

If people want to put in the time and effort let them.

So much farmland has been developed for housing and industry that it is important to find ways to ensure that we are able to produce food for our own communities. It is also a good to allow opportunities to experience food production, help youth gain an understanding of the importance of independent food supplies, and provide opportunities to ensure people have the freedom to be self sufficient to at least some degree.

Many types of farms can fit into urban areas as well as rural subdivisions. Some livestock would work well such as chickens or goats on small acreages or even urban yards.

Self sufficiency, healthy products.

Because It promotes a sense of community and reaping the awards of the work put in by all.

It's easy, clean and quiet.

Strath C is a true rurban community!

Let people do what they want as long as it doesn't negatively effect others.

Chickens are easy to care for

Limited impact to adjacent property owners within higher density residential development

We can create change within our community. all aspects allow us to sustain our healthy lifestyles and create sustainable fruits, veg, animal.

Why do you feel it would NOT?

Except single bee hotels

All kinds of animal keeping require much more dedication, knowledge and committment. Do not agree in keeping of non domestic animals of any kind. Bee hotels for single bees is totally acceptable along with bat, bird and butterfly gardens and houses.

All are good!!

Messy, of ours, noisy, potential lack of care/knowledge by new owners

Too much land may be needed

I think under a certain amount of land a true urban farm would be a bad idea. If the other options were available (Home Gardens, Keeping of Animals and Community Gardens) the need for an Urban Farm would be unnecessary. I am ok with rules/bylaws regarding those ideas. An Urban Farm is too much unless you have at least 5 acres.

Depends on the animal being kept some are too large to live a good life in an urban setting

Many pongant aromas that are too difficult to control from distribution to others

See above

Smell

I feel people will be very excited at first having animals but then no be able to take proper care of them. I also think if they are used for agriculture many animal activists would make many complaints.

Sherwood park (city folk!) Would not appreciate the smells

and sounds of animals. Too close to neighbours.

Lack of time

Ere

Don't want pigs as pets

People have the space to have home gardens

These two have the potential to be most problematic if there is not substantial buy in from people in neighborhoods and hamlets where they might be located.

Cause

you need more land, could be done on some country residential, and smaller parcels in county

I am not sure what an urban farm would look like in the community. Is it just an individual land owner with livestock within a hamlet? In that case it is fine, though it may be a waste of highly desirable building land.

Animals need a lot of space.

Could interfere with neighbours - noise , smell ...

Most animals require more space then typically available on the hamlet setting, though I support backyard chickens.

not in sherwood park but in rural areas with suitable land/ size

I believe that keeping farm animals in an urban environment would create too much noise and be an invasion to people living next door, we already deal with many complaints from people that keep loud dogs outside in their yards for extended periods of time during the day and evening, also there would be a lot more insects, predominantly flies. Urban farms, depending on what you mean by this, I do not believe it is fair to a landowner to have their land subjected to caveats whereas they cannot sell the property for development because "someone" thinks we should grow a few overpriced vegetables there a few months of the year. a landowner should have the decision as to what they opt to do with their property.

Animals for food and urban mentailty will always conflict.

Keeping of Animals might get out of hand. Would be an issue if owner did not follow through with care, and effect neighbours and neighbourhood. As for community gardens, there is plenty of opportunity to support local farmers, or homeowners in rural Strathcona County could have gardens of their own rather than focus their time and attention to a community garden.

Only potential issue would be smell/sounds associated with the keeping of animals. There would need to be a way to regulate them if complaints were made.

Livestock need space/ freedom and educated owners. What happens when a chicken gets sick or dies? There's very few vets that will see them

education is as important as regulation

Keeping animals on the tiny city style lots would be messy stinky and noisy not to mention there wouldn't be much room for the animal itself.

It depends on the type of animal. A few chickens yes. Pigs, no.

It's a fad...how many of those animals will be dumped or forgotten after couple months because it's not exactry how urbanites think it is. Not saying everyone is the same but I see it as another trend that wI'll pass

Negative impact and nuisance related to keeping of animals such as odour, noise, and scale of development within higher density residential development

Greenhouse or inside gardens. Permanent market shopping centres.

I think it could be beneficial to plant edible berry and fruit trees around parks in the area. Some cities have been doing this successfully. It teaches our children where our food comes from and promotes healthy eating. Some food like crab apples, raspberry bushes, haskap bushes, require minimal upkeep.

Expanding of Community legue market gardens.

I feel strongly that you should amend the bylaws to allow pets such as pot bellied pigs.

DIY workshops, small home based products

look at small bee hives

Tax incentives to growers as to promote green initiatives. I've got two acres open to ideas.

Habitat for owls and other natural predators of gophers (richardsons ground squirrels, moles, voles and other

rodents). Hummingbird friendly gardens encouraged. Winter bird species habitat education.

Urban beekeeping has been very successful for the last 2 years, why haven't we changed the bylaw in Strathcona yet?

Trade and share pioneer app.

Bees would be wonderful. Save the bees

There is so much wasted space within Strathcona County. There is hundreds if not thousands of Acres that is currently just being mowed as long which could be edible landscape, used for farming,

No

Compost centers, drop off and pick up. More bees and birds, less chemicals. Community canning / preserving facilities and courses. Farmer's markets. AQUAPONICS!!!

Access to rentable tools/equipment for creating gardens.

Calgary already has a program where they use utility corridors to grow food, which is donated to the foodbank

Urban bee keeping

It would be nice if future residential development was mandated to provide community garden spaces.

fruit orchards, berry bushes

Bee keeping and creating small spaces in yards for mason bees or other non-hive building bees.

No

other small businesses related, greenhouses, taxidermy, sausage making

Community harvest swaps :) Have days and times where those that choose to grow a garden can swap their goods for those they don't grow.

I think the idea of backyard bees or bee pilot projects on county properties would be valuable. I also think potbellied pigs and backyard chickens (under a certain limit, and probably not crowing roosters) should be allowed within all areas of the community

bees chickens

Chickens(no roosters), ducks, (quieter than chickens and lay more eggs), honey bees, front yard gardens, etc.

continue community gardens in parks near playgrounds so young children can be safely entertained while the parents or caregivers tend a nearby garden, Hydroponic growing areas in the county buildings, temporary growing spaces in undeveloped land if the land owner is ok with that and a farm tax appraisal for the land that is being used in this manner so that developers are encouraged to use the land for this purpose until it is developed. Offer tax breaks to landowners that let market gardens or community gardens use undeveloped land for this purpose.

I think it would be amazing if Strathcona County necessitated a certain low percentage of species planted be native to Alberta, in order to support wildlife and especially our native pollinators. Also, wildlife gardens and natural areas being put in, re-established, and being left as-is in new developments would be a huge benefit to the people, wildlife and environment of our county.

- Care of animals: care of animals not traditionally kept as pets for personal pleasure

No.

master gardeners program so more volunteers can teach others what can be done and how they can make it more convenient to fit as part of their lifestyle.

Allowing a small acreage (3 acres) to be classed as a farm, the same as a larger acreage if a portion of income is derived from produce grown or raised on the acreage, such as honey from bees or eggs from chickens, etc.

Green houses erected on reserve land, or empty lots

No

Imapct of urban agriculture on established adajcent residential uses should be carefully considered

Single bee hotels

I typed my reasons in the last box. We need more bees to promote pollination. I would love to keep a few heritage chickens to teach my son where our food comes from and promote healthy eating. I have no neighbours behind or across the road. The bilaw is too vague and general and should make exceptions. People should be able to apply for licenses, showing they have a proper space for animals and are keeping a small amount.

Many cities are allowing people to keep backyard

chickens. They are not noisy or smelly if you keep a few hens with no rooster. They provide healthy food and teach our children where our animal comes from. They support us connecting with our neighbours (giving away eggs or buying eggs). They promote eating locally. They vagueness and generality of the bilaw does not make logical sense, especially in the hamlets. I live in antler lake where I have a large lot and no one across from me (reserve) and no one behind me (lake). Chickens would not disturb anyone but I am held under the same bilaw as someone in a town house in Sherwood park. It would make more sense to give out licenses based on conditions (no roosters, adequate space to raise chickens humanely, etc).

Again we are a tight communit that supports local

These are simple things people can do to help the planet that don't effect the neighbors around them in a negative way.

Quiet small unobtrusive animals many already have been doing this for uears

I'm not in favor of backyard chickens at all. Irisponsible chicken owners and the horrible smells

Produce comes from the garden.

These are the basics, bees pollinate a major portion of our food, not mention all the fruit trees and flowers we all like so much

Pollination. Knowledge. Local.

It's good for us to be self sufficient in our world.

We have always composted then use it in our garden and want hens for our own egg supply

This is a way that people can control the food they consume, if done properly they could have organic food. We are too dependent on commercial farming. Backyard composting only makes sense that is if you are taking from the soil you should give back otherwise growing in that soil is no longer sustainable unless you use chemical fertilizers which should be avoided. And we all know how important bees are for pollinating just about everything so encouraging people to be keep could potentially be very important. There has been lots of evidence that our current agriculture practices are harming the bees so anything we can do to help should be done and not suppressed by governing bodies

Rural activities helps with self sufficiency.

Environmentally friendly.

It's the future

Ability to grow the products

part of the natural cycle

Composting reduces waste going to landfills. Small scale animal husbandry tends to be more humae, and preserves and juice created locally would be more fresh and we could be more confidend in the contents.

Provides people with a means to provide these homemade items to their family, and even have a small business.

Just makes sense to better use our gardens

It's all part of a sustainable living

Sustainability, bees pollinate the plants to make the jams! High food costs mean we have to start sourcing our own food.

Why not?

Sherwood park and hamlets are set up for this type very well

They are part of the overall process of urban farming.

Sharing with community, from start to finish, being responsible

I think these are simple ways, generally, to include the natural world in ours.

Backyard composting can be tricky with the smell in summer. What about a central composting station?

Cause

small animals such as bees, chickens may need a bit more land than some of the smaller lots, for chicken coops. anyone can have fruit trees for preserves, or bushes

It makes residents of a community self-sufficient

Composting is an easy thing that can be done to reduce garbage and thus needed landfill space.

These items are good as they do not seem to be intrusive to neighbours. I think it is also important for Sherwood Park residents to continue to feel like it is connected with nature

All great ways to lower carbon footprints and help animals.

It's a rurban county

Lessens the dependency on the commercial food chain and gives more control over additives and commercial preservatives and pesticides.

Again, these ideas turn wasted land (empty lots, greedy lawns) into something productive. They bring neighbours together. They teach people where their food comes from. They are progressive, positive and sustainable practices. Strathcona County should be a leader in these areas.

Meets needs, provides opportunities, benefits community and environment.

For food production

backyard composting requires a certain amount of care and regulation as to keep the insect population under control. Animal husbandry could work on acreage community developments of 3 acres or more to respect the neighbors.

does not conflict with urban mentality

It's a natural fit for our county! Many peoplee already do their own preserving within towns, composting is really only sensible for a county that values gardening and plants so much, and many people would love to get into raising chickens and bees within town, since they're some of the simplest things to get into for livestock. No butchering involved. These all make so much sense for us, it would just be pretty much foolish to not allow and encourage these pursuits here!

Done responsibly, it can contribute to the community

It's natural and good for sustainability

We need it.

Two of the examples given support the bees, and I believe that is really important.

We are a progressive county.

Good usage of space and resources.

If managed properly they are not a problem.

Community building and self supporting

It all helps to reduce waste, probably.

all are possible with appropriate scope and guidelines

They are all relatively low impact if animal numbers do not infringe on the quality of life for close neighbors.

Back to naturally raising your own foods

The more we can grow or raise will make us more less reliant on buying it elsewhere. Plus it will be more healthier.

These are easy and effective if done properly.

Composting if it's done correctly and proper size, maintenance and kept rodent free.

Not done by majority properly. May start off well and not be sustainable. Rural area small holdings in proper facilities possibly but not hamlet areas.

Not many people know about proper composting so thier garden waste turns into a stinky mess.

houses are just too close for more composting other than what is required by the County

Stink. Pests. Propagates weeds

Could be disruptive to neighbours if ppl don't know what their doing.

Sherwood park has neighbours that are too close and animals would not be appreciated.

People won't take proper care of it

There is potential for conflict in neighborhoods/hamlets when you introduce livestock.

Cause

if larger animals than bees, chicken. Need to keep yards clean

Noise &smell

mentioned above

OK if chicken's on a large acreage or ranch, not 3 acre neighbourhoods.

Doesn't sound appealing at all.

Chickens are not the kind of animal you really want the idea is nice but like many who get a puppy the novelty wears off. Bees I think of the children who are allergic and the unsafe environment it would provide

As I said before it's a fad that how many animals will suffer because of it

Nuisance and negative impact such as odour, waste, traffic related to sales, distribution within higher density residential development

Utilize unused community Center sports fields for gardens particularly in hamlets.

All these projects could be done as a pilot project to get an idea of how it works.

Allow the keeping of rosters as well as hens

No chickens

No

Really support urban beekeeping and all the byproducts we could see at local markets and farmers markets

Encourage residents to build greenhouses to lengthen the growing season here, or growing season is quite short and greenhouses could really help people get more production out of their crops

Beekeeping

No

see first question, there is no question index :(

Lawn mower sheep? Producing wool for local use and mowing weeds and such in the community.

Encourage and support a marketplace (online) for these goods. This has been done in the US for backyard farming.

No.

canning, like dill pickles and beets

No

Need to go beyond backyard composting as that doesn't fit everyone's lifestyles. Need to incorporate use of compost from waste collection into standard practices and make widely available to residents

Bee keeping sounds great - chickens in a neighbours yard , not so much !

not yet, thinking about more as it has great possibilities

Tree tapping is a possibility; we may not have sugar maples around here really, but other types of maples can also produce viable syrup, as can birch trees. This wasn't mentioned under animal husbandry, so just in case I'll also mention wool production and spinning the fibre into yarn.

No

small entrepreneurial business assistance with advertising and easily accessed venues

No

Public spaces would still need maintenance even fruit and vegetable. Is the County going to do it when the public lets it slip or it falls on the shoulders of a few for the greater comunitty?

The ideas listed above are great! Our park in antler lake has nothing around it. We could fill it with raspberry and haskap bushes which are low/no maintenance, and have fresh berries to pick at the park. Apple trees would be great too and encourage our honey bee populations.

support local again

To support our local community instead of trucking everything in.

Adds greatly to the appearance and creats a greater sense of community

Progressions is great! Grow At Home!!!!!!

Public agriculture is an easy fit, many people would like to contribute in their own way

For hipsters, seniors, everyone

Supports local food sources

Getting people more involved locally is good for everyone.

Yes,yes and yes! This would be a great move in keeping things local and less commercialized, really why not?

Would need more info on how to work this out on a public scale.

Supports local business

People enjoy getting out to purchase fresh fruits and vegetables

field to table mean organic works so much better

Better use of land, better access of local produce, and better ways to encourage local produces with easier access to market.

These options make great use of existing land and crops and create a healthier comm

Promotion of local foods is important

Any opportunity to increase local food production and distribution needs to be made priority.

Promotes economy and stimulatous

Distribution to end user in the most efficient and practical way

These seem to be things that people are starting to do anyway in small ways. Why not go whole hog?

Wwwww

Making goods and services available to the community as a whole

I think these fit as it is clear who is in charge of maintaining these services so they will continue

Farmers in the country don't always get customers due to commute.

Love it all!

As all ready stated lessening the dependencies on large agribusinesses.

These are all great ideas.

Same as previous.

I love the food forest idea. The apple tree by Kinsmen pool is picked clean every year. We need more! And cherries and plums!

it can be marketable and lucrative to these businesses

Probably would not conflict with urban mentality

I think these things all don't just fit in here: they need to happen here. It's about time, really.

Contributes to a more sustainable community

It's just the right thing to do

It's wonderful to shop and eat local products and food.

All great ideas!

No negative impact, provides options to residents.

Why not?

Make real food available to more people

These are all good ideas!

Shop local.

opportunities for growth

It supports a local economy.

It would fit in because so many residents would benefit from eating all that healthly food. Children can be shown and taught how things grow.

Unless a partnership for care with the County.

Too much red tape to get the produce to retail stores

Due to an assortment of products.

Not the most efficient

The stores waste so much and are run generally by an office not in our community that I don't think a partnership would be simple or successful. Why not use our produce in farmer's markets or purpose-made stalls or stores.

Eeeeee

I am not sure about this as presonally I might not trust food grow in a food forest. Unless it was well marked and cared for by the county as well it seems a bit ambiguous as to who and how the fruit should be used

cost and encroachment on land owners

Not sure who would care for growing food on boulevards etc and harvesting.

Everything is already very accessible...?

Prefer the green spaces remain filled with species and plants that are natural to the region instead of non indigenous species.

Public spraying/weed control may leave fruit un fit to eat.

Because it should be not for profit. It should be free for all residents. Although there will be always someone stealing the crops I imagine.?

County EDT should develop a permanent market area.

No

No

Schools should have access to fresh produce. More schools with gardening/agriculture.

Support and development of a local marketplace online is most efficient

No

agtourism

Wwwww

not yet

Encouragement of trade and bartering systems set up between neighbours and small producers of different products would be a great help in increasing interest, and making it easier for everyone to get things locally.

No

distribution of food products to those in need instead of providing cheques - children and adults can learn skills that will help them develop feelings of having ability to improve self concept; work together toward goals in community

Sherwood park should plant more fruit trees along wye road and baseline if they can be maintained (cost to maintain?). Produce should be free to the public for picking and the trees should be maintained without pesticide use. It would be a wholly unique program!

No

The county should only make sure that any of the activities are done safely and properly ie. Bee keeping would require a qualification that the county might offer .

This is the direction the world is moving, let's be leaders before we end up being followers, let's show others the way.

no reason not to

Because this county has made a family get rid of their family /therapy pot bellied pig with no concern for the family or the people they have helped. Pot bellied pigs are fast becoming a very popular pet and should be reconsidered. Of course if they are being abused then bylaw should step in. This particular pig was loved by many.

In Kelowna, where many Albertans retire - it has a mix of urban agriculture and cosmopolitan life, and it works.

It is important to re-learn how to produce food for our families.

We already garden and keep pets. To do this on a larger scale can only help the residents and the community.

easier to implement on both a home level and community level

Best for our health

It is important to our continued existance to add these skills and resources to our lives.

because its the right thing to do. People want to get back to nature and their roots by growing and raising their own food

N/a

I just do not see this happening. No one wants strangers on their property.

None - they all fit

All would fit in, no objections to any

could make for difficulties in smaller residential areas, would be fine in larger areas and with monitored responsibility for the animals to avoid neglect

Sharing helps everyone, I gro this, you grow that.

consider the fact that "care of animals not traditionally kept as pets for personal pleasure" has nothing to do with urban ag. It is not the same or a related issue.

I think the more community gardens the better, but there should be some kind of sign up for everyone to step in and help out that want to use it.

larger green spaces for new development areas, leave some of the area natural so it is not all mowed grass

City's should plant fruit trees.

Why Grow ADDITIONAL

These all would be more than feasible and I personally would support 150%!!

In town - animals (within reason) on acreages.

We need to be better connected to where our food comes from; we need to have food sources where we live.

The keeping and care of some animals not traditionally kept as pets is fine ie. Eli the Pig (have no problem with), however raising livestock for meat production within the urban setting is not appropriate, other than maybe some hens for egss.

On a 1 acre lot there can be enough room for growing more than just lawn

Contained. Non obtrusive to neighbours and provides food for families and communities.

Rural lifestyle

Gardens already exist. The keeping of animals is new and would require greater community understanding

Strathcona County is an open fertile piece of Canada and we need to protect and embrace growing food, raising animals as pets and for ffod.

Safe and practical not stretching the sanitation limits and pushing the spread of disease

Because it's part of being a small community with surrounding farming areas.

The County needs to be diversified with the needs of residents. Food costs in particular are rising and people need to have alternative choices for filling these needs.

This is a support of sustainability and generates a community awareness

It supports sustainably

Easy and encourages family involvement including a sense of responsibility

there is room for all types as long as there is proper oversight for activities that may not be as popular by the public as others.

I love the idea of fist hand knowledge of knowing where our food comes from. Lots of children in our neighbourhood and is such a great learning for them to know

Why NOT Grow ADDITIONAL

Although I myself thought for a moment it would be nice if the county allowed me to have a couple chickens in my backyard---I had to really think about that. Although I would be committed to keep it very clean and well maintained--I know it would be very difficult for the county to manage the residents who possibly wouldn't do that within Sherwood Park limits (smell, noise, etc.) When I think about the pros and cons--I don't think I'd appreciate trying to sell my home and having a dirty smelly chicken coop in the back yard of the neighours yard!

Typically raising of most animals is smelly and noisy.

The idea of having hogs or cattle in an urban backyard won't work. Too little space, noise and odour complaints.

I would forsee this taking out parks or such to make this happen, too big to be local

Can be obtrusive to neighbours. Noise and smells.

Not in Sherwood Park proper, but certainly may work in the hamlets and subdivisions throughout the County

I feel these aspects would require much more regulation and regulatory enforcement than is expected. I also feel this could not only put people at risk but animals at a great risk of subpar care or abandonment

Feel it coild work quite nicely.

difficult to supervise and manage fairly

Why Make ADDITIONAL

Animal Husbandry....I'd support bees but not chickens within Sherwood Park. Outlying or acreages--the more the better!

These are relatively low-key activities with little impact on neighbours. In the case of bees, it wouldn't even be notices.

It's a huge concern with mass processing that being able to have chickens free range and eating insects/seeds is more than enough reason.

Helps people understand where their food comes from

works in other communities

All of this fits in.

Practical and easily imposed

Natural extension of providing for oneself.

This is so directly related to gardening and urban farming

They are all excellent ideas that fit into the county lifestyle

Why NOT Make ADDITIONAL

Oh my goodness--this all would be WONDERFUL...for obvious reasons!!

All of these fit with making our community more sustainable and being connected to the food that is from our area.

Farmers markets, ofc because people laready go here to buy local. Having local in grovery aisles would allow less involved people to choose. And as for growing fruittree down walkways .. thats epic.

Provides choice for consumers

We need to promote more organic local food and this is not addressed at the big food outlets - We need a 7 days a week local food market

Part of being and supporting a small community.

Need to encourage people to think outside the box when considering where food comes from. Great way to help keep food costs down and encourage people to look at their living environment in a different way. Why Get ADDITIONAL

Provides choice for consumers

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Part of being and supporting a small community.

Need to encourage people to think outside the box when considering where food comes from. Great way to help keep food costs down and encourage people to look at their living environment in a different way.

It will be hard to not find popularity with the of Canadians to eat local food

It will be hard to not find popularity with the of Canadians to eat local food

Love the idea of bees and community gardens. Bee hotels are amazing. Farm animals are completely unacceptable because of sounds and smell and allergies. Dogs are hard enough to deal with because many pet owners are inconsiderate of neighbours. Allergies are a giant concern for my family as we have trouble breathing around farm animals. I think it's vital that people who wish to host farm animals in their yards obtain permission from their neighbours and that there are strict guidelines and enforcement in place to ensure good relations among neighbours.

Backyard garden sharing aND garden co-op. Share the work...share the crop! Beekeeping courses and funding / resources to offset startup costs. Better access to compost . Also needs to be of better quality than currently provided. Ability to raise chickens for meat and access to affordable processing.

Expand the support for Community Gardens. Support families with NO yard to learn to container garden or provide access to Community Gardens. Support plantings of vegetables in common community bedding areas (subject to security and safety requirements) Encourage school support of local agriculture on a year round basis.

Less expensive and easier compost and rain barrel acquisition for residents.

Put in place policies and regulatory requirements that will enable urban agriculture to become a reality in Sherwood Park and the other hamlets in Strathcona County. This will call for the introduction and implementation of standards of practice, course work, tutoring, mentoring, demonstration, monitoring, inspection and enforcement endeavours. Apiculture, aquaculture, backyard chicken rearing, and community gardening are all proven practices in many North American cities. Strathcona County has been slow to recognize that urban agriculture is emerging

as an important element of community sustainability. Certainly there will be challenges associated with the introduction and pursuit of this agenda but the time has come to "get the show on the road"!

I'd like to see the county offering those large round raised wicking beds (like they have outside of county buildings, Festival Place, etc) for sale at reasonable pricing similar to the water barrel sales they have in spring. I think it will allow people to garden in smaller spaces, front yards etc. The ability to find & use large (1000 litre) water totes for water harvesting would be fantastic as well. Get a couple of certified Permaculture Designers on staff/contract to help plan and run community gardens, and teach folks how to plan a proper, functional. low-maintenance garden without use of pesticides and unnecessary fertilizers, and how to compost & build soil health. Create butterfly & bee gardens to promote the population and health of pollinators & increase garden yields. Support and promote community classes on canning and freezing large harvest items like tomatoes, beans, cucumbers, beets etc. Community cold storage/root cellar availability would be great too.

only in new urban developments where all home owners will be buying homes knowing that they may be subject to farm animals in close proximity.

Would love to be able to have a couple of backyard hens

Community Gardens Bee Keeping InCity Farming

Community gardens for shared use

Would love to see bee keeping and chickens in our backyards

Would love to see bee keeping and chickens in our backyards

Animals should not be allowed within Sherwood Park , but okay for rural acreages and such.

On a simple small scale I love the idea of controlled bee keeping in urban settings as it's benefits are tremendous in so many ways. As well, the ability to keep chickens, again on a small scale in our urban setting is something that has always interested me. Not sure I am aware of the entire scope of issues with either creature but if the benefits outweigh the negative substantially I think 2016 would be a great year to make changes to these areas

Community gardens at every school yard & park.

Yes to back yard chickens! Yes to back yard beekeeping! Let's do this!!

Permanent sites for local food production which can cover a whole range of food crops from vegetables to fruit trees. Greeenhouses. Backyard beehives, backyard poultry (4-6 hens) Workshops on all these topics to provide knowledge to the public.

- Use all county owned flower beds/planters for food production instead of flowers. - Require the developer/ builder to place the agricultural soils back on lots once the houses are built so there is good soil for gardens in peoples' yards (it's very expensive to haul in topsoil). - let us have backyard chickens - educate people about what grows well/easily here

Housing/plantings for pollinators and bats should be standard in County treed areas, if the County is planting anywhere natives and pollinator type plants and fruit trees should be considered. I believe bee hives are important to bring back their populations and are a wonderful idea in urban settings. Small chicken runs would be fine. Residents should be allowed to plant their yards with edibles, not be dictated by neighbourhood codes.

Backyard chickens, bee habitat everywhere, raised bed garden classes, community apple trees, pear and cherry trees. Lets grow an urban forest.

A contest where people send in geo-tagged photos of their gardens to be entered in a random draw.

I would like to see workshops aimed at educating the local population as t o what they can do with their small backyards. How to get a greater harvest yield for those who have limited space. What about allowing chickens? Less than the City of Vancouver currently allows and females only.

- Front lawn garden boxes (or on sides of sidewalk) - community gardens with public park spaces within or near them to encourage community awareness/use (I have even seen some that have public pianos in them to encourage people to come) - possibility of community gardens being fed by rainwater drainage systems - edible forests in parks (plant fruit trees/ bushes where people can pick and eat as they walk) - master composter program or similar (like in Edmonton) - farmers markets in parks rather than parking lots (more enjoyable atmosphere) - rooftop gardens on community buildings (i.e. library) - free public gardening programs (i.e. beekeeping, growing your own food, sustainable gardening, etc.)

Common gardens. County giving tax break to people with

gardens (watering) . County show leadership in prevent tree disease such as black rot. (To many county trees have it and they spread it to the private trees

With the size of lots in some of the more mature areas of Sherwood Park I think backyard chickens and backyard beekeeping makes perfect sense. In some of the newer areas where lot sizes are not as big, or in a round the areas with duplexes and condos community gardens would be a great asset.

Focus on producing our own vegetables instead of relying on the United States. Create "greenhouse" style environment using solar energy so that we can produce food all year round. This can create jobs as well as make us less reliant on other countries. (Such a dangerous thing to be totally reliant on a foreign country for survival!)
To encourage farmers to adopt the European model of smaller fields and plant variety of grains next to each other "compatibility farming." Throw away the American model entirely and start being proactive. Encourage certain areas of the hamlet--maybe in rural areas where house land is larger--to keep small animals e.g. chicken for eggs only (not meat.) These would be free range. This would need to be checked to ensure proper standards were met and animals were not fed additives. To stop building houses and encroaching on land where wild animals live and be better in tune with nature before we kill ourselves off entirely.

Backyard chickens should be relatively easy to do. Set up some guidelines (coop, fenced area size, numbers, etc). No roosters though. I'd also think other small livestock would be a good idea but don't think people would be able to slaughter them so they would be pets. Maybe a milk goat or something?

I think we should allow chickens in backyards

Allow backyard chickens

I believe that chickens (hens only) should be allowed to be kept in backyards in Sherwood Park. There should probably be a limit on the number allowed per lot.

-plots of land in the rural part of the County to rent for vegetable gardens, chickens and fruit trees by those in Sherwood Park and other hamlets -partnerships between farms, the Scotford Colony, etc and all levels of secondary schools (elementary to high school) for visits and volunteer farmhand rotations to learn more about agriculture and farming -we can get compost and rain barrels, how about small greenhouses?

Allow people to raise a few chickens in their back yards in Sherwood Park.

Backyard chickens and bee keeping

Allowing families up to 4 chickens, incentives to lower costs of watering veg gardens.

Community gardens, community fruit trees/orchards/you picks, bees-but not in residential areas.

Development of a community farm, where members can rent spaces to grow food or raise small animals. Surplus crops and animal products such as honey, milk or eggs can be shared in a community shared agriculture program

Garden vegetables and chickens for fresh eggs

Beekeeping!

Allowing backyard chicken coops, beehives, front yard edible gardens, community gardens, and year round community greenhouses. Programs similar to the rain barrel and compost programs, but for the above mentioned items. Programs teaching people how to grow fruits and vegetables in their own gardens, as well as how to have hickey and bees in their yards.

Backyard chickens

Classes available for beekeeping, gardening for bees, community garden opportunities, more available information to those who want to learn about it

Please do not allow urban agriculture to start up in Sherwood Park. I am all for organic and whole foods but I do not want chickens or pigs living beside me.

Community gardens that have access to fresh water, and regular garbage collection (for weeds) I would hope it to include a large compost bin for everyone's use. Also being large enough to grow pumpkins would be a bonus. If it's within walking distance, I'd be willing to pay for use of this space.

Create a community plot in the Village on the Lake Sports park in front of the new pickle ball area. My suggestion would be to restrict access this not under lock and key, but just don't leave it in the open. I would think I'm not alone in worrying what people could do to the plants/dirt that we'd eventually be eating. I'm also a rookie at growing and would appreciate an event to learn some best practices.

Allow chickens in town in people's yards.

Community garden areas. Larger residential lots so that

gardens are feasible. Fruit trees planted instead of non fruit-bearing trees.

The ability to raise a few chickens in our back yard would be wonderful..we have enough room for a small coop plus an outdoor run but our issue is 3 back yard surrounding neighbours.

Absolutely it should be accepted that residents can operate bee hives, but no to poultry or any other forms of livestock within urban areas.

Plant fruit trees in public spaces, along walk ways that any one is able to reach up and eat and harvest. e.g. saskatoon trees, apple, cherry

Rental of your own grow plot for vegetables in designated areas in or around sherwood park. Or community gardens

I like the idea of community growing areas when everyone helps and then takes what they need .

Talk to condo dwellers to encourage gardens on their properties. More food growth on school grounds.

Hens for eggs Bees for honey Parks having fruit bushes planted and or veggies as a feature in the gardens. Rhubarb, garlic, asparagus, etc (Saskatoon berries, raspberries, blueberries). Community allotments lining parks and natural spaces.

Small chicken coops in backyards, small beehives fir backyards or local beekeepers.

community gardens bee hives

Fort Saskatchewan's Families First Centre has a herb tower that is planned, maintained and harvested by the community. All year round community garden.

I think some would like a community garden. I would like to be able to purchase local food from the community garden but I am not interested in the actual gardening.

Roof top gardens on those buildings that could be or are built to hold the weight; more areas set aside for the development of Community gardens; incentive programs for volunteer gardeners using community gardens to "plant two rows..one for you, one for the community (eg: food bank, neighbor, etc.)

Starting my own publicly owned community garden! I envision a hub of learning. I want it to be accessible to the public and students, so that we can begin to foster a greater interest in and development of horticulture education for all community members. As well, I want it to be a community gathering point. The space could be used for art creation, performances and book clubs. The garden could host workshops taught by different Strathcona County members, from chefs to nutritionists to farmers. And it will most definitely be organic! Overall, I am passionate for food and want others in my community to find and share the same passion for local, organic food.

A roof top garden on top of 'old' County Hall that community members could access. Using the small bits of unused land that are all over neighbourhoods (usually they just have shrubs etc. planted on them) to allow neighbours to plant small community gardens on. Plant apple/fruit trees, rhubarb, etc. in parks so that people could take the fruit and use it.

Would love to see more community gardens to enable us to share ideas, resources, labour, knowledge and fellowship.

Vegetable garden - less grass Container gardening Encourage developers to build community garden spaces into new developments

We have practiced urban agriculture in Sherwood Park for many years. We have removed lawn and replaced it with many food producing plants. They include apple trees,sour cherry trees, honey berry shrubs, hazelnuts, grapes,raspberries, blueberries and kiwi. Also we have raised bed vegetable gardens, a lean to greenhouse on the side of the garage as well many containers for vegetables. In addition we have rock garden incorporated with a backyard pond for gold fish as well as flowers to attract bees for pollination. This practice has allowed us to enjoy home grown fruits and vegetables for many years and also provides an enjoyable hobby with some moderate exercise. This is our idea of urban agriculture or gardening .

More community gardens

Community Gardening that follows established rules and processes and which will be restricted to the residents of the neighbourhood that it is situated. No livestock (pigs, chickens, goats). Bees would be ok.

Community garden plots for individuals Community garden plots for volunteer labour with the food to go to the food bank Both of these initiative to be supported by the country through free education, free compost, free mulch and free water. An annual fee for the use of the community garden land for individuals is OK. Centralised seed-sharing bank, especially for heritage seeds. Security

of the community gardens needs to be an issue, both when people are present and overnight. Harvest celebrations at the end of the growing season in the urban farming locations. Education in and encouragement of plant-intensive methods of planting such as square-foot gardening. Establishing partnerships/mentorships between seasoned gardeners and newbies at the urban agriculture community sites. Don't neglect patio and balcony sites for urban growing as the number of condos rises in Sherwood Park.

More farming

Bees and Laying Hens should be allowed in reasonable quantities. No roosters please.

I see urban agriculture as a growing trend and would like to see TAS be a leader for information, how-To's, credible answers to Internet solutions. This could be done on a social media platform or more practical info/videos on the website. It would also be a good chance to introduce rural producers/experts to urban dwellers thru these videos or information sheets.

Unused spaces should be allowed to be converted into community gardens of gardens to support food banks. There is a space such as this on hillview crescent and many other examples in the park. Individual property owners and have been denied from claiming the space and it is a cost to the county to maintain anyway. Why not utilize it for the betterment of our food supply?

I would love the opportunity to keep backyard chickens. In fact, I have been mentally formulating a plan to lobby council for this privilege! Backyard chickens should be managed just like any other animal, humanly and with consideration for neighbors. Perhaps an information night/training seminar of an hour or so in the length held at the library would inform and equip potential chicken owners. This could be a requirement prior to obtaining the chickens. Perhaps a pilot project of a small number of households (with willing neighbors) would work out some of the initial kinks. Also, what do other cities/ municipalities do to handle potential issues? (Just looked at the city of Edmonton's info on backyard chickens. We could duplicate something like that)

community gardens. backyard chickens.

Create a large community garden that is accessible to the general public for a fee.

Teaching youth about agriculture and involving them as much as possible with coop gardens etc.

Need more community gardening opportunities.

Garden plots in neighborhoods, that can be rented by those who don't or can't have a garden in their yard.

Community garden at the Community Center or in empty lot spaces around Sherwood Park

More community gardens. Encourage food production on patios, balconies, condo sites etc. We have a bungalow style condo and have a 3' x 6' raised bed with peas, carrots, parsnips. We have green/yellow beans in a self watering planter on our balcony, a hanging tomato planter, cucumbers in a pot with trellis, strawberries in windowboxes on our balcony, we've grown potatoes in a bag. You can grow a lot of fresh, delicious vegetables in a small area.

I've already commented but forgot to say I support bee-keeping and chickens (hens only) in urban settings. I'm noticing a lot less bees (and birds) this year than previous years.

Bees!! Is hosting little bee hives, maybe on roofs, a possibility? Not for honey per say, but to benefit anything that flowers in the surrounding area. Related to that, butterflies! Perhaps local greenhouses could have markers on their plants that are particularly attractive to butterflies and/or bees.

Backyard chickens bees Incentives to making bee food that makes people food (berry farm, or subsizied berry bushes for residents, or whatever) A study to find the most serious risks to urban food production and a resulting implementation plan to fix (i.e. identify black knot trees, cut them down, because they threaten apple and cherry trees,etc). For community gardens set up 'watering' stores - people have to buy/reserve ability to use the water, but can be used for gardens. This is a problem for people with community gardens, I understand.

In school, I often got little spruce or pine trees. Could something similar be done with plant seeds? Pairing people who know how to garden, but are limited (eg. age, injury, mobility, space in their yard) to people who are physically able, but don't know how. Like setting up a mentorship network?

Community garden, chicken farm for fresh local eggs.

Community gardens are great. Even larger ones for more crop. Livestock can stay in the rural areas. Not interested in having it in my neighborhood.

Backyard chickens (no roosters) Bee keeping More community gardens Fruit trees/bushes on boulevards

Community gardens which are taken care of by organizations, schools, youth groups etc. The county would have to allocate the land, fence it in, divide into plots and provide a water supply.

Community gardens - spaces for rent to grow a garden for people with small yards or no yard at all

Allow backyard chickens. Have a community produce exchange so people can exchange extra carrots for someone else's cucumbers. Develop community gardens so people in apartments can grow food too.

Allowing residents of Sherwood park to have a small hive of honey bees on their property would be great for bee populations and would really help pollinate all the fruit trees that already exist

I know that other towns and cities are allowing such things as bee keeping and chickens. I think that this should be allowed in the county

keep the raising of food animals and food producing insects out of urban areas unless all affected homeowners are in agreement and measures are in place for compensation for loss of enjoyment of property caused by smells, noise or insects coming from urban farming.

composting, farmers markets, collecting rainwater for out door use

More community gardens, utilize neighbourhood green space, (boulevards) for community use to grow vegetables, berry bushes, fruit trees. Community matching program to match residents offering garden space on their property or seeking help with weeding, harvesting, crop share. Access to gardens for low income families to grow food to supplement diet or sell for income. Urban Honey bees and hives. Community grown food used to create a community kitchen.

I am not sure of any great ideas yet. I would like to support urban agriculture after I learn more at the lunch and learn.

I think that the County should consider investing in or supporting hydroponic or aquaponic vegetable gardens. Also, please consider carefully allowing chickens in urban areas. Many people with good intentions will simply not realize the amount of work involved and we will begin having to deal with roaming or abandoned chickens. As well, chickens can encourage predator species such as coyotes, foxes and even cougars to come into urban areas, which would increase the risk of a conflict between them and humans.

Let's try to get more value out of our county gardening. Let's plant shrubs, perennials, and trees that give nutritional, asthetic, and entertainment value by planting edible plants. Berry picking is a family activity that is healthy, fun, and economical. I would love to see more cherry, saskatoon, hascap, apple, plum etc trees! Let us pick them and fill our freezers! Thanks!

Backyard chickens and bees like Edmonton

I would LOVE to be able to keep a few chickens and a decent sized coop in my back yard! We have a small suburban home in the Nottingham area with the perfect little corner for a coop and enough of a stretch for a chicken run as well! Please allow urban homes a few chickens! 5-6 I think would be enough

People could grow gardens in their existing yards so that tax dollars don't have to be spent on big fancy facilities - multi-family complexes could also provide this so that everyone isn't driving for miles to tend a garden - we all already use vehicles too much in this community.

Bees and Chickens We won't be the first. Let's not bee the last.

It would be nice if condos could get the help to establish gardens on their properties. Some advise , help in building raised beds and compost.

I would like to see County encouragement for turning front lawns into gardens. (I live in a townhouse condo area - the condo board might need some promotion around the idea.).

Come up with a real plan and implement it.

Foe a small fee provide a site for local gardeners to exchange or sell their excess plants during spring planting and growing season. This same site could be used for selling excess garden produce during growing and harvest season. The site should not be inclusive with or compete with local large market farmer/growers.

Backyard chickens, more community gardens that are accessible (not located outside of Sherwood Park proper).

Allow back yard beekeeping for the preservation of the honey bee and propagating of local crops.

Controlled environment agriculture Permaculture in some of the brome dominated wetland fringes Apiary Chicken coops

Spin gardens, edible landscaping, home beekeeping and backyard chickens.

I believe that local food is an absolute key for our community. I also believe education on where one's food comes from is incredibly important. By using urban agriculture such as community or school gardens I think we can educate our children where their food comes from which will help them learn the importance of fresh fruits and vegetables. I truly believe that this can help prevent health problems such as childhood obesity.

K.

Genetic modified grapes and produce the very first GMO wine.

Community gardens that are looked after by strathcona county employees

Protect our best land/soils. Educate people on the value of this commodity and encourage them to grow plants on their property and teach their children the value of this tremendous resource.

No limits to any form of fruit, animal, vegetable production on your own property. Obviously an urban lot doesn't provide enough animal units to raise livestock so that might have to be limited.... unless all the neighbors on the street wanted to combine their backyards, stop burning carbon to mow lawns, and chemicals to control weeds and graze cattle. Any municipal land that taxpayers currently pay to have mowed should be available to residents to garden. Not sports fields and parks obviously. Instead of paying countless county workers to maintain useless flowers in planters along major roads like wye road and baseline, we should be paying them to tend vegetables, not flowers. No one gets to eat a communities in bloom award.

I think edible fruit trees on school properties as well as hardy winter squashes grown in county flower gardens. The excess fruit and veg can be donated to the SC food bank (add a row program) and feed the school children as they wish.

I feel there needs to be re-write of the bee bylaw. There should be a definition of commercial operation to hobby bees/personal use. There needs to be more definition to urban and rural. Items such as informing every person within 1km should differ from farm to hobby. Due to the complexity of bees there needs to strong bylaws that are not overly restrictive, that encourage bee keepers and at the same time govern to ensure a healthy bee population, adherence to provincial polices. Many urban centers rent garden spaces for the growth of vegetables etc. I believe this is a good community project. Provide courses or information programs on urban gardening, it is amazing what can be grown in small areas when you have the knowledge. Some community flower beds, maintained for privately, in the form of a competition. People can adopt flower beds under rules and guidelines directed by the county. Can compete against others flower beds for some kind of award. This could also reduce some of the operation cost of maintaining these flower beds by the county. This could be done by areas or the county as a whole or combination of both.

Stop the urban development of Bremner which was already on the Agr. Strategic plan. There is no hope for this county to survive with any Agricultural mandate. If your plan had no power to carry out the protection of farm land than how do you expect us to be involved in any further plans now. The county might as well develop all the good quality farmland & preserve all the non farmable scrub land which is now part of the world famous UNESCO biosphere. Promote frog farms, deer & moose pastures etc. maybe that will be the food for your future since you did not like cereal grains or the revenue a few thousand acres generated for our economy. Go back to school join a 4-H club go work on a viable farm for a 1 year to get educated before you think you can mange the berry patches & pasture in this county. I could add much more than 500 words but what's the point I think you get the point you started a process that failed. Separate the Urban areas from the Rural in this county with their own Councillors like the rest of Alberta's Counties & you might have a chance of managing this county with true Sheppard's that care. You have to walk the talk to have credibility or was it just some B.S. Are we so desperate now to validate our existence for any input for any small idea because of the biggest idea to protect viable agricultural land in this county was destroyed. If we hired people to protect our county & be Sheppard's of the land then isn't there something wrong with this picture you've painted that your word was put to paper & it held no integrity. Now you have the gall to come back to the taxpayers & ask us what do we think, is an insult.

Urban gardens are wonderful in urban ares. In the country people have gardens in there own yards and therefore do not need. Garden plot in a garden plot area

Sorry have none

Make it easier to understand the regulations for livestock on small acreages as well as the requirements for farm status for a property. Grants for social enterprise agricultural initiatives would be great too.

- I have about 30 Saskatoon bushes. Would love to nuture and share their bounty. - Growing cucs for pickling. - learning about bees and bee hives.

Raft gardens

Allow beekeeping, chickens, rabbits. I would also love to be able to 'rent' goats to eat the invasive plants that are growing close to the lake. We do NOT want to use herbicides but they need to be controlled. Also we would love to set up community gardens and community composting.

We grow a lot of our own vegetables, buy bison from a farm in Tofield and this year we are raising a few chickens, putting out bee hotels to help the apple trees and gardens and have built a bee hive for tame bees. We have almost three acres and keep expanding the gardens.

I have a 8 acre piece of land and have been looking into organic farming on small pieces of land. Due to the nature of organic farming it lends itself well to production on small plots. Acreage residents could grow various fruits/ vegetables along with cereal crops which cuts down on weeds growing on vacant land and gives property owners a connection to their land.

Front yard 'farms'. I have been looking into having a vegetable garden in my front yard...having free workshops and information sessions on how to grow your own vegetables and related things would be awesome!

I would like the bylaw to be adjusted to allow for urban laying hens to be allows on a small scale in hamlets, or zones of rural residential/rural agriculture. When we first moved into Collingwood Cove, laying hens were allowed on a small scale but we've now been informed that the 2011 bylaw completely restricts hens or birds of any kind. With the allowance of urban hens in Edmonton, it's time Strathcona County be more supportive of small scale agriculture!

I would love to be able to have a few chickens, maybe some bees, a goat would be very exciting, but that might be pushing it. I'm also very supportive of community gardens.

Chickens, bees. Community gardens.

Chickens and other small farm animals like goats.

Community gardens and edible landscapes - forests of fruit trees

Bison ranch

Bison,,,

courses and Information about bee hotels

aquaponics that is open for visitors / volunteers. communal honey bees (like a community garden but with a resident bee keeper), children's garden.

Hhgfchfcohfcghxvihcgxjhvguxjh cichjf Fiji fcihgcncggnvhmuhc facing can

Edible landscapes More educational opportunities for growing food etc

A community garden run by local residents

A skatepark

Horse facility with indoor and outdoor arena for competions of all kinds.

Utilze less sports active local park spaces for community gardens Inventory green space, including puls blvds. And partner with agriculture producer to grow food for Strathcona County Eliminate pesticide and fertilizer use in hamelets and urban area small hobby farms and growers Allow greehouse foid production all year

Growing food in the garden. No spot is too small. Plant vegies amidst your flowers or plant in containers if you have only a small area.

Sherwood park

More farmers markets!

community gardens that include a community cooking facility. Lessons on container gardening for people who do not have access to garden beds or can't get to community gardens.

allocated space for community gardens.. maybe near Senior complexes that can't accommodate garden space...

Vertical farming

It would be great to set up and register your own garden online- where you can list the crop/fruit trees/etc you are growing and how many others you can potentially share your yield with - and then people who are growing other

crops can share theirs with you and its a constant give and take as things are ready.. So each person doesn't have to grow every single thing they want to consume. They do this a lot in Europe and its very successful! mostly done on a neighbour to neighbour basis and communication.. But here there are not a lot of people who have their own garden and grow produce. There could even be designated orchard areas that are maintained by the same group or by neighbourhoods... I am aware that fruit droppings attract pests and small prey which attracts predators into the area. So there could be a maintenance schedule set up by the foundation/neighbourhood for active clean up, maintenance, fruit picking, etc. Community Gardens are fantastic and are rising in popularity fast and many have waiting lists - so finding home owners who have the space and are willing for people to rent out their gardens in their backyards would be fabulous. The fronts of Apartment buildings can be turned into gardens and promotes interaction with those on the street and within the building. This creates a sense of ownership for the renters, and also reduces maintenance costs for the Property owner as there would be large expanses of garden beds and not grass to cut. Schools should make gardening apart of elementary curriculum as it teaches kids about vegetables, the science behind it, is highly therapeutic, boosts confidence, is rewarding, and most importantly is FUN! Having gardens everywhere, non-fenced - there will obviously be theft with those walking by and plucking stuff as it ripens… But if there were a free garden or a free garden section, where people are welcomed to pluck as they feel (in a designated area or from a certain garden) then that can help reduce the theft from unsecured, private garden beds. This can be great for those who are struggling financially as there can be free gardens located around town, where people can donate seeds or produce to give to those who need some support.

THANKS FOR READING! :)

Your website has something wrong with it as twice I typed out my comments and ideas and when to leave this portion of the survey is blanks and starts at the top.

everyone should be allowed to have bees and hens, acreages should also be allowed goats

North Cooking Lake, South Cooking Lake, Antler Lake Roadshows

More information on weed control w/o use of chemical (kid, bird and animal friendly)

Can we start planting fruit trees as part of County landscaping?

Children agricultural education programs important!

Lake health and plants that are good for lake

Gardens and horticulture programs on flat-roofed commercial buildings like schools

How to use garden tools

Chickens, maybe not roosters

I love the idea of community gardens –can I offer a space?

Educational programs—growing fruit trees; plants that are beneficial for birds; etc.

Education on weeds and environment friendly control

More information on region specific companion plants

Gardening tips/ tricks, sharing b/w neighbours (and other County residents) [2]

Should have bees around

No pigs in town, only on your farm

Programs and information sessions on preserves and canning

Education for the public re: gardening, beekeeping, chicken farming, etc.

We want to be able to have chickens!

Community orchards

"Hell Strip" gardening – reduce barriers to doing so [gardening of grass in r.o.w.]

Have bees in town

Reduce barriers to using existing garden spaces (e.g. seeding at the SCL community hall)

Community cooperative grow-ops, community ownership (neighbourhoods)

Cat owners need to keep cats in their yards or risk them being trapped

No livestock

Chickens

Farmers Market

Livestock? Pot belly pigs, rabbits

Chickens could attract raccoons

More info and courses on biological rather than chemical pest control

Community green house

Promote Bremner house for education

Community seed banks

Fruit trees in walkways and Boulevard instead of the current trees being planted

Bylaw (permits, yard checks)

Comprehensive community garden document

Animal control bylaw should follow the federal governments lead and classify pot belly pigs pets

Smaller community garden plot (baby steps) in town maybe 5x5 plots (e.g. davie st in Vancouver)

Amend animal control bylaw to allow exotic pets

Cat bylaw?

review/ amend animal control bylaw

Rules/processes for community gardens

Possible grants for families who garden and donate to Food Bank

If there are bees we can't allow insecticide

Concern about trapping cats

Workshops/ courses on animal/insect care and gardening

Pilot project areas permit rules

Neighbourhood zoning should require 100% buy-in

Positive education 'facts'

Bat houses

Zoning (e.g. bees, chickens, pigs)

Raised beds for vacant lots –easier to manage better to use

Need to have ability to shut down If not being properly ran or maintained

Would need to have good guidelines in place – support community (e.g. build community)

Community gardens. Would be a good idea to get veggies. Partner/mentor to teach how to garden. Donate to food bank.

More involvement from the community, same volunteer can't manage everything.

Who would maintain the community garden? Needs to be weeded. What if they need help?

Chickens are ok in town as long as they are well taken care of.

Do bees in hamlets—swarms are dangerous in the community (allergy considerations)

Laying hens in Sherwood Park urban.

More courses on bee hotels

Provide info on strategies for promoting native species e.g. bumblebees

Farmer's market at Ardrossan rec centre

Information on straw bale gardening

Connect people interested in urban farming with rural expects. E.g. beekeepers, chicken farmers (form a network)

Bee "house" for solitary solo bees (most of bees)

Kids have gardens to make money

More home gardening, bee hives, small animals

Plan for show

Bees, chickens, composting

Promote agriculture and ag-based jobs in new SC development "cluster" development

Urban ag. food options (chickens, bees, rabbits, community gardens)

Rural acreage owner awareness

Backyard bees

Ducks and bees allowed

Front yard gardens vs bylaw restrictions

Bat habitat

Large acreage owners to rent plots for urban residents to plant vegetables

Every house could have a garden for vegetables/fruit

Website to connect rural growers to urban consumers

Backyard chickens for: eggs, meat, and education for kids

Connect to retired people staying in their homes

Seed sharing x 2

Community garden

Rabbits

Backyard chickens

Community garden

Backyard beehive

What to do in winter?

Back yard chickens

Connecting youth with seniors to show them how to plant and watch what they planted grow

Community garden (and beehive)

Jackie Fenski (former MLS) hosts rural road trips to bring urban dwellers to farms

More fruit trees

Mini garden boxes with easily grown + acquired veg (i.e. carrots, chives, throughout town)

Fruit bearing meditational Labyrinth

Take these ideas to Ft. Mac and help them rebuild with Ag.

Remove Monsanto!! (spray + bees)

Bringing people together

Garden boxes in ditches

Bees!

Community garden

Gardens

Youtubers coming to school

Front yard gardens

Keep deep fries

Allotment gardens

Want to see chickens and bees maybe a goat (Collingwood cove)

Education of what's allowed

Backyard chickens for eggs and kids education

Great to have bee hives in the neighbourhood

Would be good to have more beehives

No pigs in urban areas

Community garden great to see

Chicken and bee "farming" need to take classes!!

No chickens or pigs in town, yes to pot bellied pigs (1 per house)

Yes community gardens

Horses in the backyard (like Utah)

Regulation with freedom

Berry picking

Acreage and small holdings –any particular plans

Community garden

Salisbury village community garden

Bees, hens

Heritage hill on heritage drive across from soccer field

Awesome idea!

no chicken in town!

no bees in town!

more bees!

Permaculture

Produce –cheaper, accessible

We would love to have fresh eggs at home

Bees not chickens, kids gardens!

Good idea let's do it! Chickens too!

better compost bins

Bees, hens, home compost

Farmers market and community garden in same location

More community gardens (Lakeland)

Backyard bees

Anything green

Stop encroaching on farmland. Thank!

no chicken in back yards

Edible gardens

More bees

More farm to table restaurants

Border of Saskatoon, hazel nuts, blueberry

Milkweed first, monarch butterfly next

More community gardens

Convert your flowerbeds to beg beds

Why oppose back yard chickens when people tolerate barking dogs. Chickens are quiet and less messy.

Raising rabbits, fort Sask

The bees make the flowers beautiful

Vineyard

Medicinal gardens

Personal bee hive allowance

More fruit trees and shrubs (please)

Sheep to cut lawns

I hate urban agriculture

More gardens, more fruits trees

Compost

Encourage community gardens

More bees

Little sprouts

More bees (use the school roof tops) or restaurants, backyard chickens

Sheep to cut lawns, rent-a-sheep

Only mulching mowers

Bearded dragons for getting rid of dandelions

More community gardens

Don't just buy local "know" local

Edibles for gardening looks

Both community and county maintained garden plots

Sherwood Park is getting too big

Who maintains the garden plots

Pallet planters

Ways/planting flowers to encourage bees/pollination

Bee education for our area native plants for native species

Information on how to condo contained gardens

Partnering youth and seniors to help with energy for

completing gardening

Vegetable container gardening

Work with youth to learn about growing veggies

No chickens

Use vacant lots and buildings for vegetable gardens and greenhouses

Community gardens

More community gardens

Leave good soil for growing not cementing/develop

Preserve good farm land

Preserve loam soil for agriculture

Resources for affordable raised gardens

Hydroponics

Worm composting

Use fish to recycle nutrients in greenhouses

Butterfly, education, native plants for native species

Ways to encourage bee pollination

Available community plots

Information and resource on square foot gardening

No chickens

Raise chickens backyard

Education for beekeeping

Shared responsibility of community gardens (e.g. 1hr/week)

Available and accessible parking to farmer's markets (Agora)

Backyard Bees

Backyard bees and support to start

Control house/English sparrows

Use front yards for vegetables

Information on better container gardening (especially condo)

Buy only things in season

County is doing very well!

Acces to Farmer's Market

Local produced food

Bigger garden plots in schools

Chickens in the City

Get more beehives

We need tot get: more bees, more dragonflys, more butterflys, and like to havea swimming pool

Neaby orchards

Horses are my fav, I like flowers and rabbits they are tastey

Save your kitchen scraps for compost

Peas!

Peas and grape and chickens for meat

Will there be sustained interest in gardens, beekeeping, etc?

Businesses should plant vegetable to eat instead of flowers in tomatoes peas

More people using recycled compost

Flowers and bees

County farm, ran by county worked by residents. People who helped get share of plants , meat in fall based on participation

Don't throw out that old freezer, use it to plant your raised garden beds

Canada Day Public Engagement

Reduce grass areas and plant useful resources

Facility for preserving

Backyard bees and hens

Compostable products, bags, plates, etc.

Chicken education and bees

More classes on gardening

Access to “resource bank”

How to start and who would run

Give help with problems

Experts

Yes to backyard bees, definite no to chickens

Beekeeping

Easier access to mulch and compost

Subsidy on smaller greenhouses (to extend growing season)

Ideas + support for easier planting

Cross department publications (all info in one handout)

More community flower pots that we could eat from

Edible garden workshop

Pamphlets. Feedback on intensive gardening (ex. potato bags)

More access to plants at a reasonable price

Chickens in town

Community gardening and education together

Rooftop gardens at restaurants

More community gardens

Free mulch delivery

Permanent farmers markets

Public gardening

Fruit trees/ gardens

Where can residents get compost

Review playground/ public areas for other uses

Ease restrictions for local growers / producers at farmers market

Edible landscapes

Gardening workshop

Community gardens (group version)

County support (what to do with compost worms/ compost)?

Backyard sheep

Learning/ education about other composting methods

Free compost for gardens

Backyard bees

Backyard chickens

Classes on container/ edible gardening

Community gardens

Kid friendly garden and orchard

Bees and chickens

Backyard chickens, quail and bees- keep bugs down without pesticides

Backyard beekeeping

Most improved acreage awards?

Community garden

Garden planting classes

Vertical pyramid planter

Community gardens

No chickens

Initiatives for backyard gardens

love the idea of community gardens

Front yard grass to garden conversions

Resources on how to grow in yard or balcony

Education on growing, making, composting

Classes

Online resources

Edible landscapes

Resources on how to grow raised garden beds

Organic and companion gardening education

Bees, and chickens education involving youth

Community gardens – raised beds

Community gardens

Support troubleshooting- bunny eating garden

Resources from businesses that supply green an compostable materials

Weekend farmers markets

Community gardens

Compost gardens

Compost education

Resources to make my garden more natural and inviting (bees, butterflies, etc.)

Workshop on how to control garden pests

More community gardens

Agriculture education centre

Restaurants should have raised garden beds on patios to grow and raise fresh herbs

Self-sufficient gardens

Trading systems

Native plant gardens

County supported "Seedy Sundays"

Community farm

Community garden

Community garden

Plant more flowers for the bees

More bees

Strathcona Trade Fair Feedback

Yes Chickens

No Chickens! 2

Bees allowed 2

Support Bees 2

Training Progs | Yay bees!

Emphasize community space and gathering in the program

Bees are good 5

All ideas are good. Home gardens, community gardens, urban farm, animal husbandry

No bees

More flowers in open space

Bee Hotel 2

Urban Gardens Education

Responsibility to neighbours

Cut red tape

Responsibility to neighbours

Community Garden (Lakeland)

Grow Herbs!

Convert front yards to veg garden 2

Community gardens

Raising Rabbits

No Rabbits

No chickens

Chickens allowed

Community Gardens. (Mills Haven) 2

We want urban chickens and bees

Rules transparent for livestock

More community gardens walking distance 2

Urban hens

Maintain community gardens – make them accountable

No pigs chicken 0

Chickens and ducks allowed in town

Nice to have chickens

Chickens are okay 2

Grow a row and donate a row

Beehive 2

Bees only with a free epi-pen 2

Chicken coops too noisy and too smelly. Bee hives good 2

No chickens 2

No chickens, pigs, or bees in town

1 pm integrated pest management

Chicken aren't a problem in town

Chickens allowed in town

Lot farming – empty lots

Garden Pallet Herb box

Connect to social agencies

Vertical gardens in pallets

Healthy eating education program

Farm to for is a great movement to have locally grown items close. But, keep chickens in a separate place cuz they smell (bad).

Space trees from fence. Roots grow in garden

Community gardens for condo residents

No animals in yards

Yes rabbits

Permaculture design

Chickens in town

Chickens good

Backyard gardens community gardens. No chickens. No bees.

Bees!

No chickens in my area

Vegetable gardens. Community gardens

Flowers for bees 3

Use of tax dollars in community spaces – who's responsible for weeds

If we don't have bees… We don't have food. More gardens, less grass

Community gardens

Chickens and bees (3). No pigs 0

Cats out of the garden!

Bees – yes. Chickens – no 2

Edible landscapes

Community gardens 2

More community gardens

Edible landscapes

Store carrots taste like cardboard

Indoor fruit veggie crops 3

More community gardens!

Breed a of litter dogs

Certification pigs (?)

---------- Day 3 ----------

Herbs, bees, veggies, fruits, compost (2)

I want bees!! (2)

Can smeltzer house be incorporated? Garden/Atrium

Sherwood Park, Muttart Facility

More workshops on permaculture

Small scale vertical farming (2)

School programs, gardens

Community gardens

Bees

Bike lanes

Bike paths (2)

Healthy mosquito control education

Falcontry?

More equine activities/ facility (2)

Community gardens

Love to have chickens (8)

Bee friendly landscapes

More community gardens (5)

Equine behaviour program for horse owners and enthusiasts

Workshops on enviro-friendly xeriscaping

Off season food production i.e. greenhouse, hoop house

Bamboo production

Permaculture

Get husband on-board with chickens

More bird friendly vegetation

Chickens before bees

Need more bees, need more trees

Can you stop bees between houses (2)

No bees, no us! (2)

Bee keeping (5)

Bees! Clothes line (just no underwear)

More community gardens (7)

Urban forest with fruit trees (3)

More workshops on gardening (2)

Chickens, community gardens, food forests

Drainage gardens

School gardens

More education on options for growing at home

Having berries/fruit/veg around ball diamonds, soccer fields would be a good idea

Edible landscapes (4)

Returning (free) compost to residents

Develop/adopt county lands for gardens

Sheds convert to greenhouses

No chickens (3)

Yes chickens, no roosters. (4)

Edible landscaping (4)

Subsidies for greenhouses

Sheep (4)

Plant more veggies instead of grass

Urban garden mounted on fences

Walking trail urban gardens, pull outs

Fruit trees instead of regular trees

Tower gardens

More native plants

Community garden (4)

Raised bed gardening

Guerilla gardening (2)

Rooftop gardens on county buildings

I like apiaries (2)

Yes to honey bees (3)

Communal compost for fertilization

u-pick (5)

gardens at parks

pre-qualification for chickens (education)

fruit and veggies @ soccer fields and park

school computer gardens

flat roofs for gardens

green/ garden wall

larger park areas in new communities

fruit rescue (collect fruit from people who have excess) (2)

compost (2)

raised bed gardening education

no livestock

more fresh veg available

micro brewing, grow hops

beekeeping course (2)

front yard gardens (2)

CSA

Composting education

Outdoor public greenhouse

Edible landscaping + education (2)

Less commercial more greenspace

Urban ag. call list for opportunities

Replace lawns

Community cooperative grow-ops, community ownership (neighbourhoods)

Cat owners need to keep cats in their yards or risk them being trapped

No livestock

Chickens

Farmers Market

Livestock? Pot belly pigs, rabbits

Chickens could attract raccoons

More info and courses on biological rather than chemical pest control

Community green house

Promote Bremner house for education

Community seed banks

Fruit trees in walkways and Boulevard instead of the current trees being planted

Bylaw (permits, yard checks)

Comprehensive community garden document

Animal control bylaw should follow the federal governments lead and classify pot belly pigs pets

Smaller community garden plot (baby steps) in town maybe 5x5 plots (e.g. davie st in Vancouver)

Amend animal control bylaw to allow exotic pets

Cat bylaw?

review/ amend animal control bylaw

Rules/processes for community gardens

Possible grants for families who garden and donate to Food Bank

If there are bees we can't allow insecticide

Concern about trapping cats

Workshops/ courses on animal/insect care and gardening

Pilot project areas permit rules

Neighbourhood zoning should require 100% buy-in

Positive education 'facts'

Bat houses

Zoning (e.g. bees, chickens, pigs)

Raised beds for vacant lots –easier to manage better to use

Need to have ability to shut down If not being properly ran or maintained

Would need to have good guidelines in place – support community (e.g. build community)

Community gardens. Would be a good idea to get veggies. Partner/mentor to teach how to garden. Donate to food bank.

More involvement from the community, same volunteer can't manage everything.

Who would maintain the community garden? Needs to be weeded. What if they need help?

Chickens are ok in town as long as they are well taken care of.

Do bees in hamlets—swarms are dangerous in the community (allergy considerations)

Laying hens in Sherwood Park urban.

More courses on bee hotels

Provide info on strategies for promoting native species e.g. bumblebees

Farmer's market at Ardrossan rec centre

Information on straw bale gardening

Connect people interested in urban farming with rural expects. E.g. beekeepers, chicken farmers (form a networt

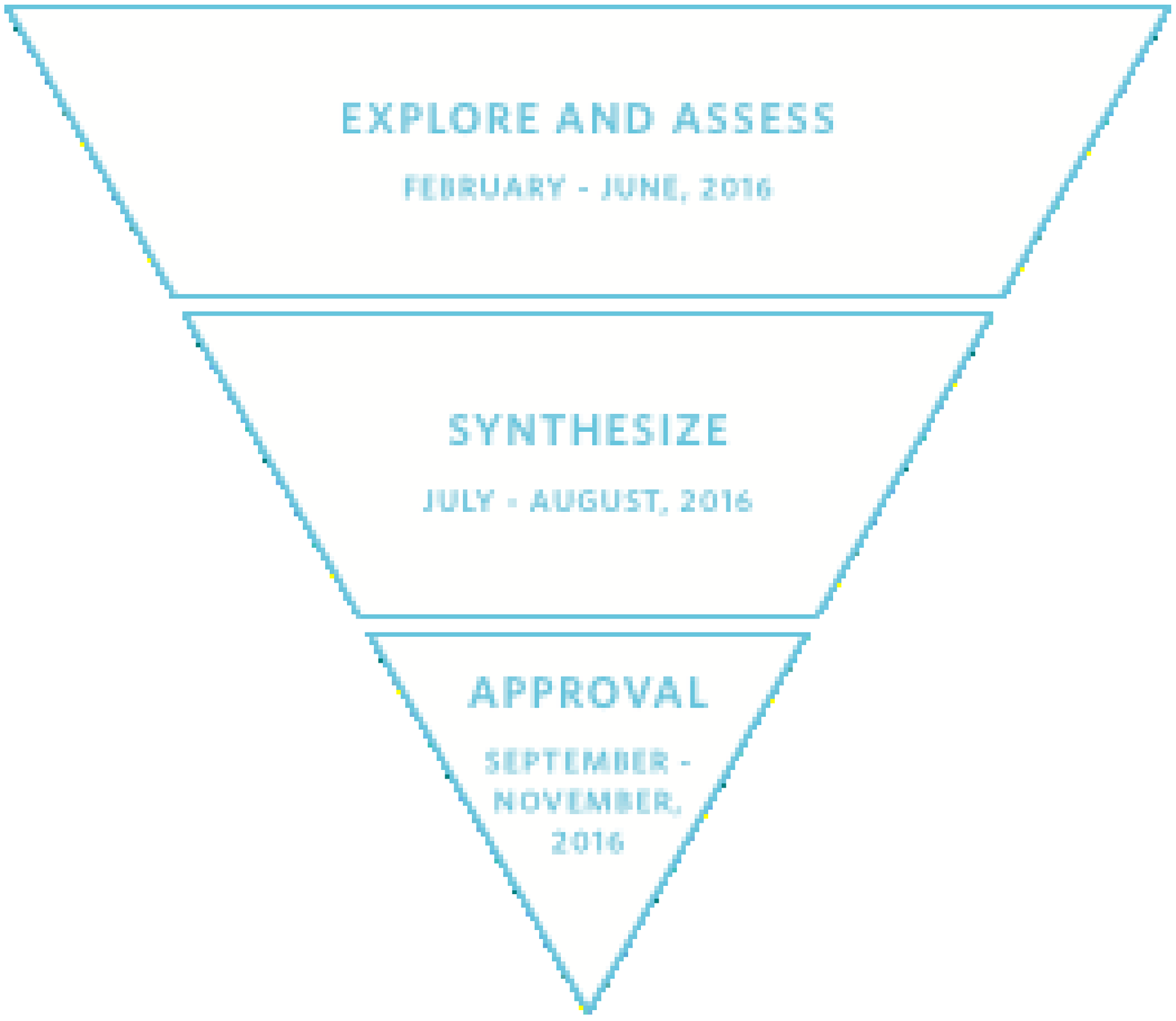
STRATHCONA COUNTY URBAN AGRICULTURE STRATEGY

EXPLORE & ASSESS REPORT

JULY 2016

intelligent futures

COMMUNITY FOOD LAB
DESIGN. ADVOCACY. ENGAGEMENT.

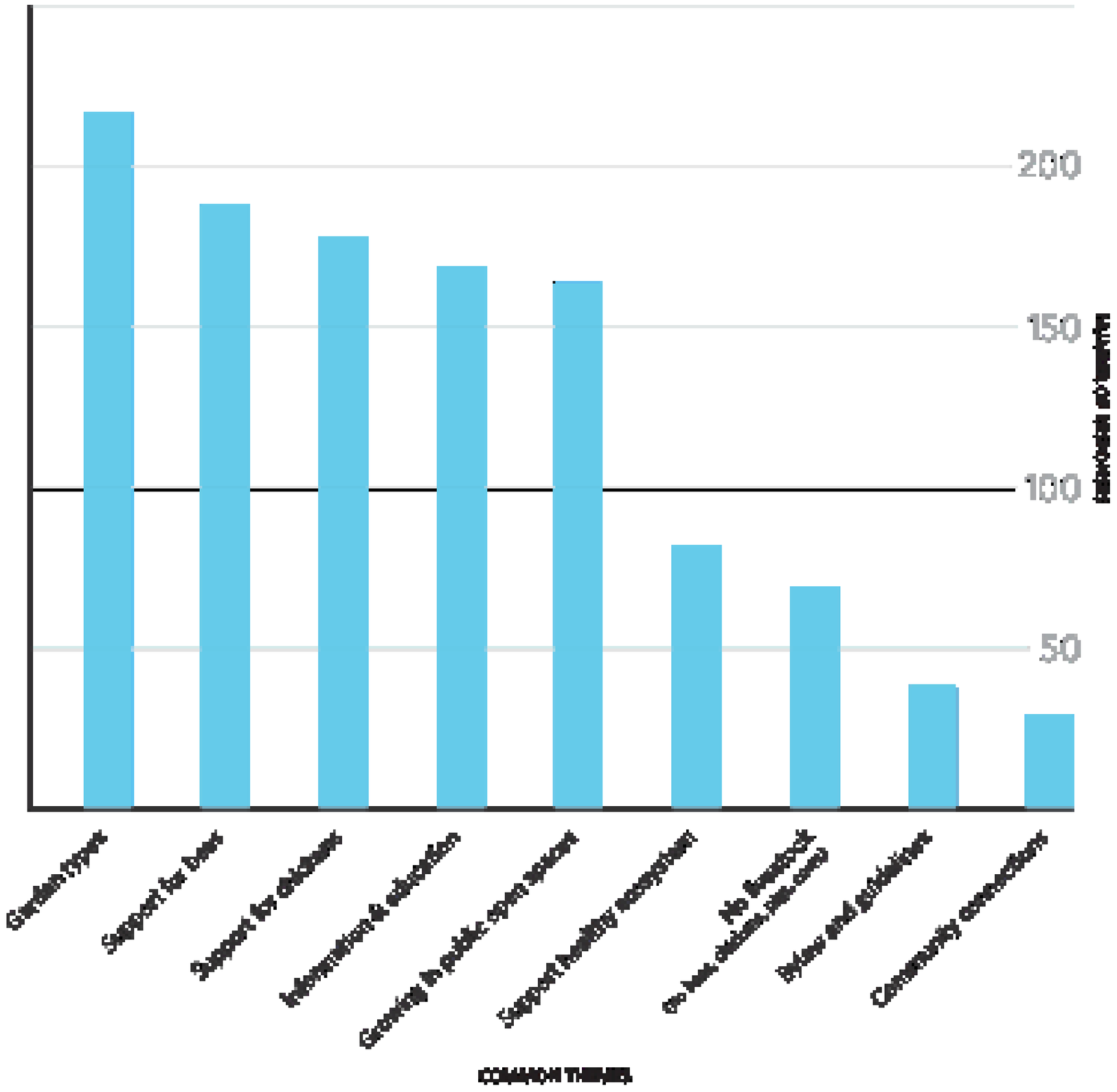

EXPLORE AND ASSESS
FEBRUARY - JUNE, 2016
SYNTHESIZE
JULY - AUGUST, 2016
APPROVAL
SEPTEMBER - NOVEMBER, 2016

Engaging the community

PUBLIC ENGAGEMENT IN PHASE ONE

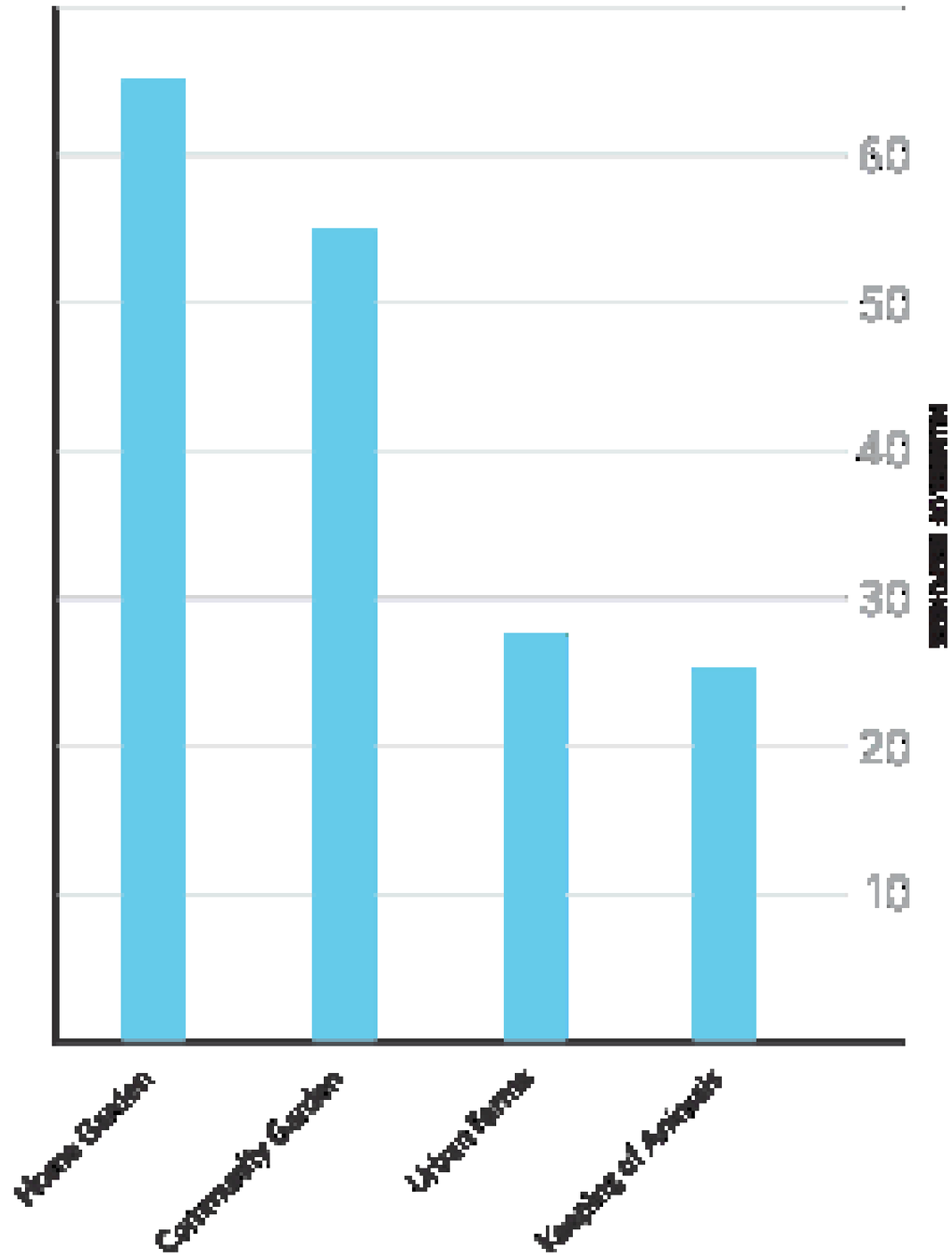
Feedback Channel		Participants	Ideas
Attendance at Events & Businesses		979	949
Roadshow Open Houses		45	119
Online	Survey 1	161	184
	Survey 2	1,051 82% of responses from Sherwood Park	7,456
Total		**2,234**	**8,708**

What are your great ideas for urban agriculture in Strathcona County?



GROW (PRODUCTION)

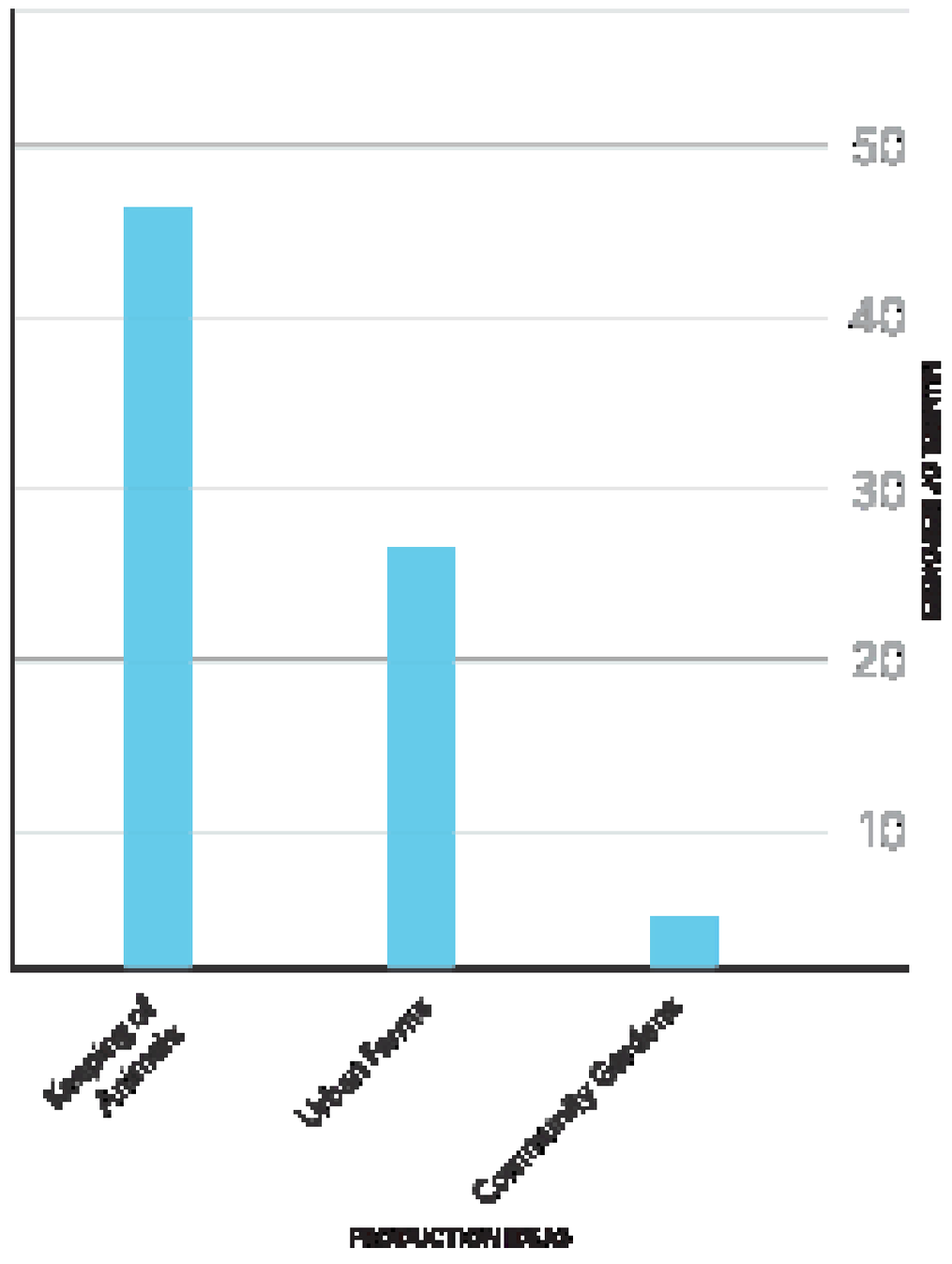
Which of these production ideas do you feel would fit in Sherwood Park and the hamlets of Strathcona County? Why?



GROW (PRODUCTION)

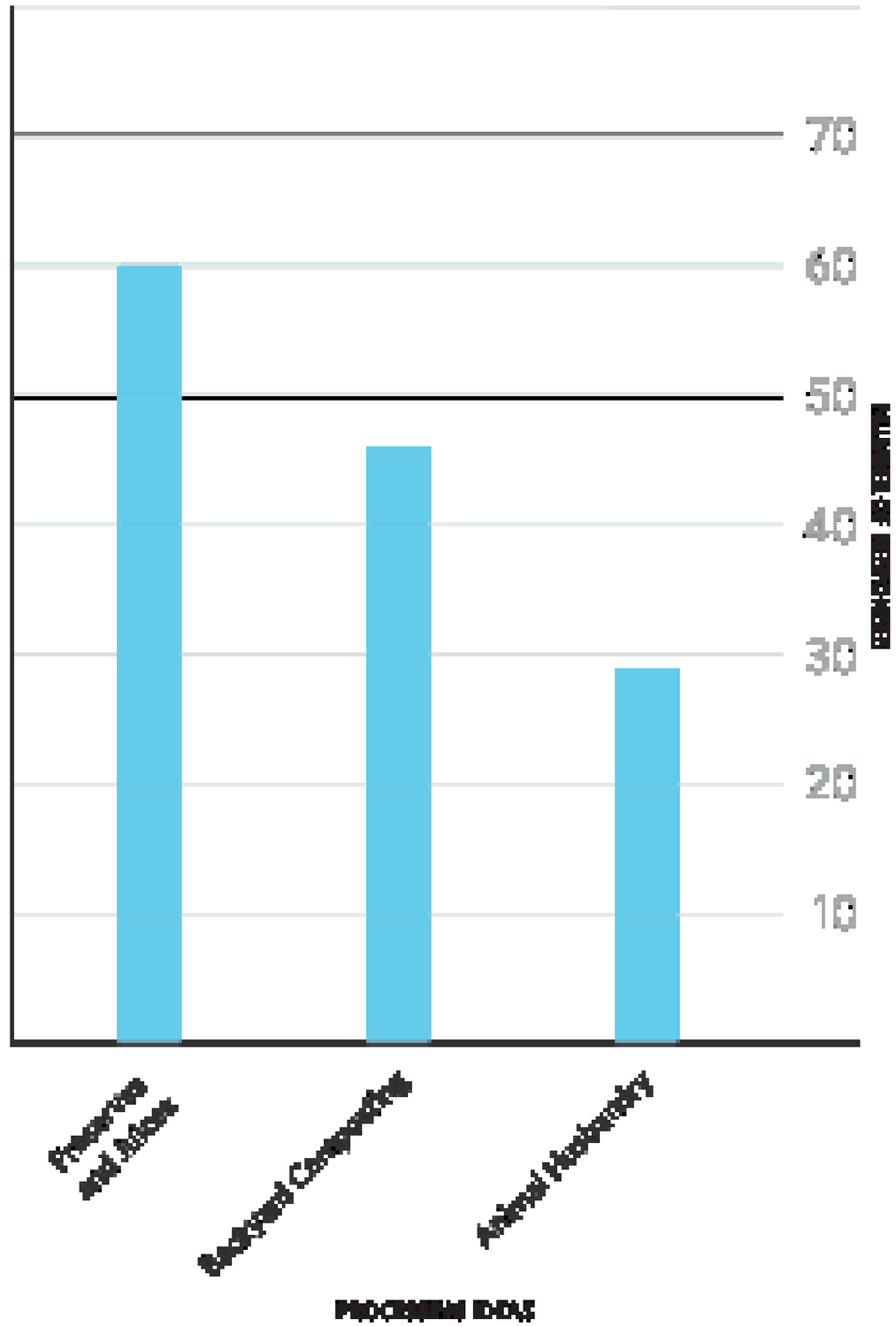
Which of these production ideas do you feel would NOT fit in?

Why?



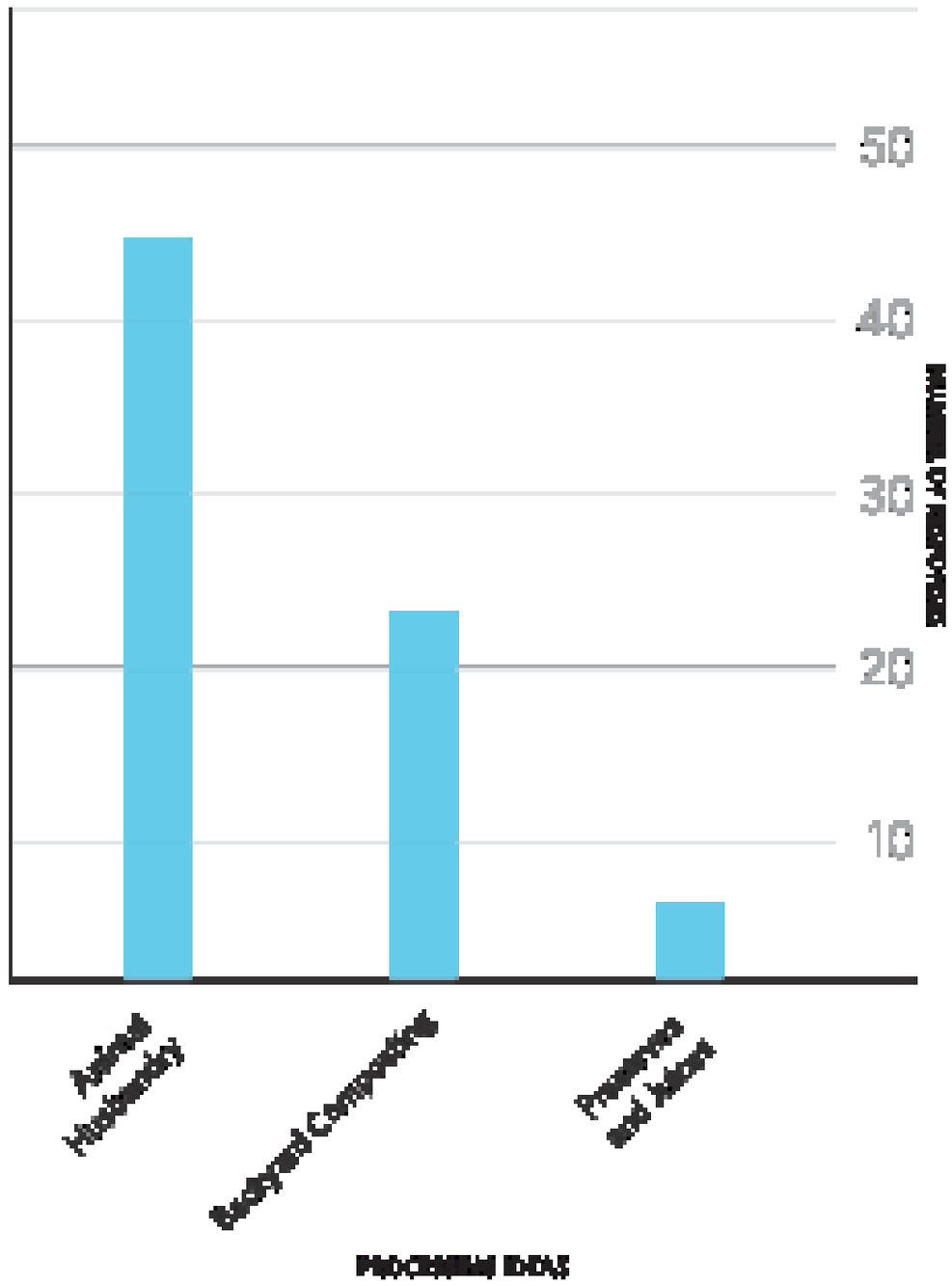
MAKE (PROCESSING)

Which of these processing ideas do you feel would fit in Sherwood Park and the hamlets of Strathcona County? Why?



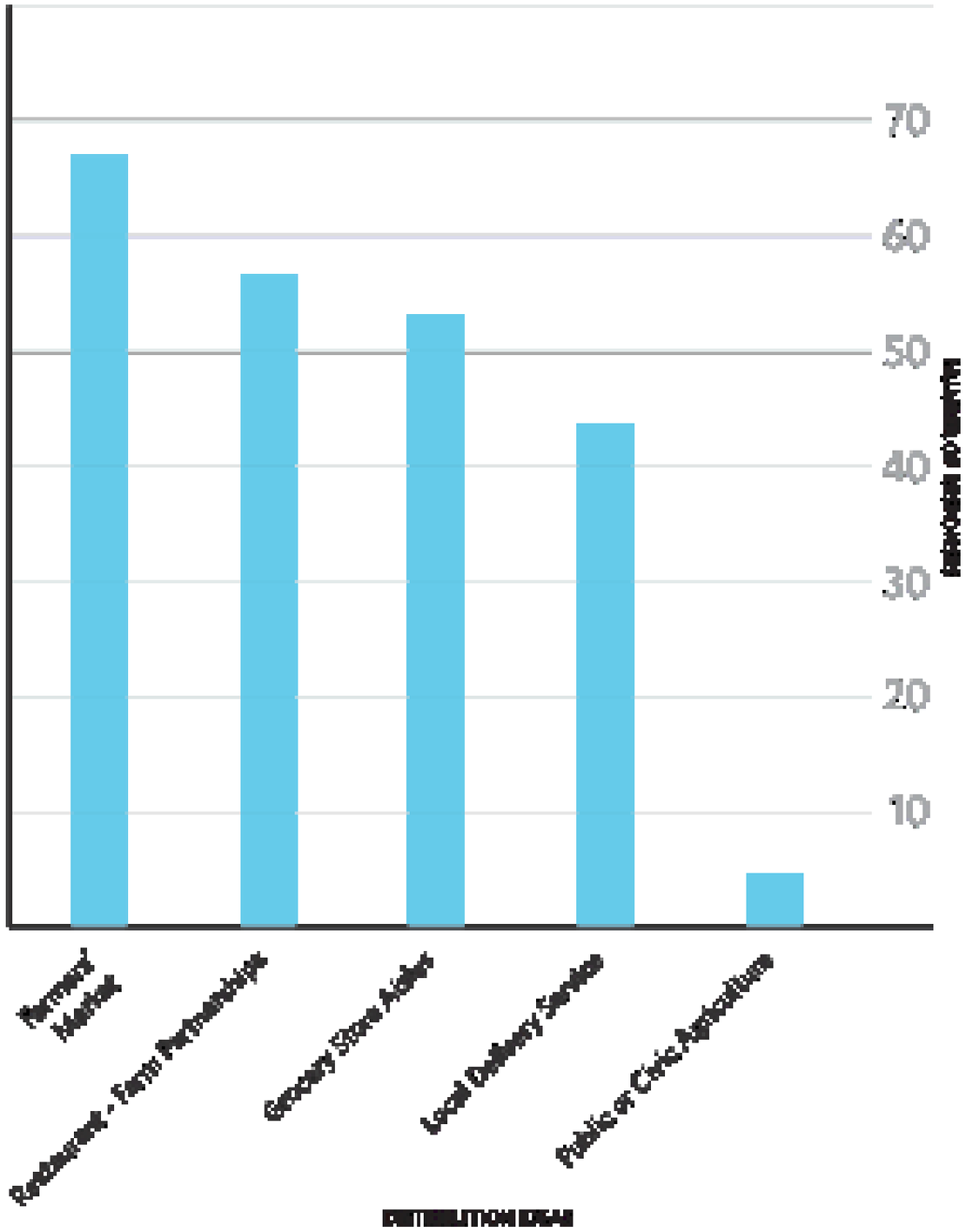
MAKE (PROCESSING)

Which of these processing ideas do you feel would NOT fit in Sherwood Park and the hamlets of Strathcona County? Why?



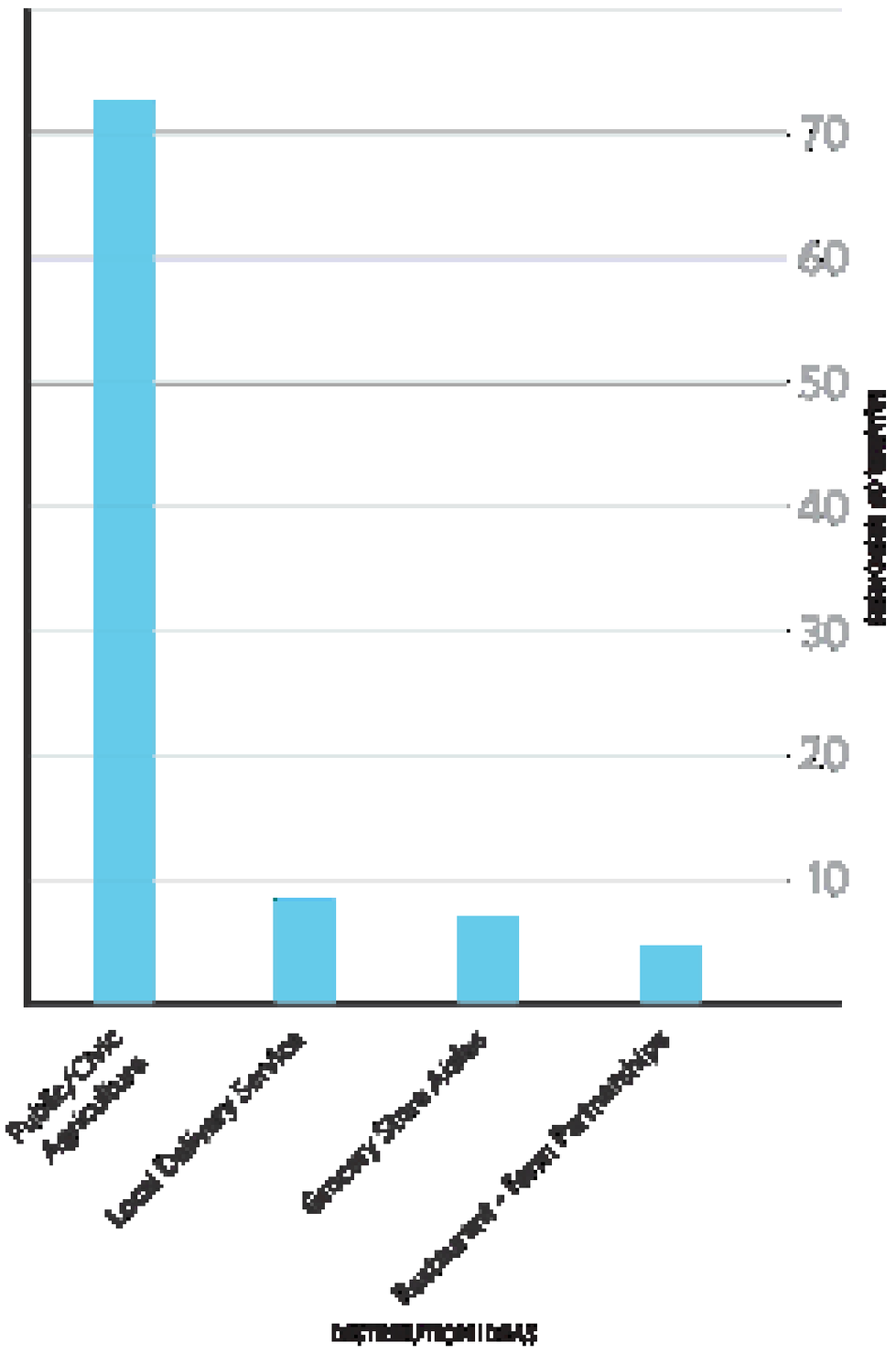
GET (DISTRIBUTION)

Which of these local food distribution ideas do you feel would fit in Sherwood Park and the hamlets of Strathcona County? Why?



GET (DISTRIBUTION)

Which of these local food distribution ideas do you feel would NOT fit in Sherwood Park and the hamlets of Strathcona County? Why?



Our Direction for Urban Agriculture

Our definition

Urban agriculture is the practice of cultivating food in an urban area. It can be growing fruits, herbs and vegetables, or raising animals. It’s a growing trend in North America as communities look for ways to increase food security. It supports local, alternate choices to the traditional food system, and allows communities to grow niche foods.

(draft) Vision

Urban agriculture is easily accessed and seen in Strathcona County; it contributes to creating a livable community by helping to grow food, relationships, and economy in our community.

(draft) Goals

- Build a sense of community, identity and place
- Bring people together
- Connect urban and rural communities
- Build food literacy and awareness
- Support local economic development
- Expand food production
- Build shared leadership

Emerging Strategy Areas

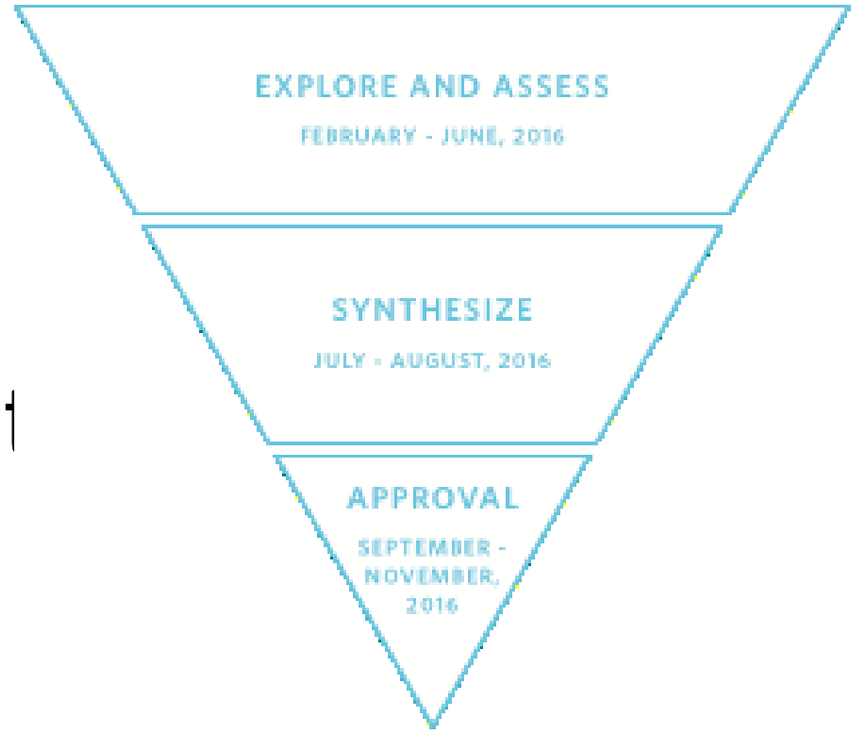
Based on the conversation with the community and the project team's analysis, these have emerged as the strongest candidates for investigation in the next phase of the project.

Strategy Area
Community gardens
Public agriculture & edible landscaping
Urban farms
Farmers’ markets
School agriculture program
Urban livestock
Home gardens

Strategy Area	Realm of Potential Actions	
Community gardens	• A community-led community garden initiative with County assistance • County promotion and support for independent community gardens	• County providing public land access • Amend the land use bylaw to include “Community Garden” as a defined land use
Public agriculture & edible landscaping	• Adopt-A-Plot initiative to encourage edibles and pollinator-supporting plants • Pilot projects of urban orchards and permaculture food forests	• Mapping of edible edible trees and shrubs in the public realm • Signage promoting edible plants • Amend the land use bylaw to include “Public Agriculture” as a defined land use
Urban farms	• Add urban farming definitions to the land use bylaw • Launch a County-run urban farm incubator • Develop a brand to promote and support	• Incentivize urban farming • County-supported youth farming and entrepreneurship program with an urban focus
Farmers’ markets	• Strengthen and support existing markets • Survey rural and urban farmers and food makers to better understand interest and barriers to selling at markets	• Create a board to help understand metrics and help support and improve markets
School agriculture program	• School gardens and garden programs at every elementary school in the County • Community gardens on school grounds that are shared with the school	• Courses about agriculture, technology, and entrepreneurship in middle and high schools
Urban livestock	• Beehives installed as demonstration projects in lower-traffic areas • Creation of a bee habitat throughout Sherwood Park • Pilot project for backyard chickens	• Revise the Animal Control Bylaw to incorporate Urban Livestock • Amend Apiculture Bylaw to allow beehives in certain land use districts
Home gardens	• Create programs and courses on home gardening • Launch an educational and promotional campaign for home gardens	

Action Criteria

A tool to evaluate the most promising actions as we move int phase 2 of the project.



Action Criteria

- The actions can be completed within 3 years
- The actions have concrete measures of success – both regarding actions and results
- The actions support and validate the Agriculture Master Plan recommendations and planning principles
- The actions support multiple goals
- The actions creates opportunity for community ownership and empowerment
- The actions establish a foundation for future actions

VISION

Urban agriculture is easily accessed and seen in Strathcona County; it contributes to creating a livable community by helping to grow food, relationships, and economy in our community.

GOALS

- Build a sense of community, identity and place
- Support local economic development
- Bring people together
- Expand food production
- Connect urban and rural communities
- Build shared leadership
- Build food literacy and awareness

STRATEGY AREAS

- Community gardens
- School agriculture programs
- Public agriculture & edible landscaping
- Urban livestock
- Urban farms
- Home gardens
- Farmers' markets

ACTION CRITERIA

- The actions can be completed within 3 years
- The actions creates opportunity for community ownership and empowerment
- The actions have concrete measures of success – both regarding actions and results
- The actions establish a foundation for future actions
- The actions support and validate the Agriculture Master Plan recommendations and planning principles
- The actions support multiple goals

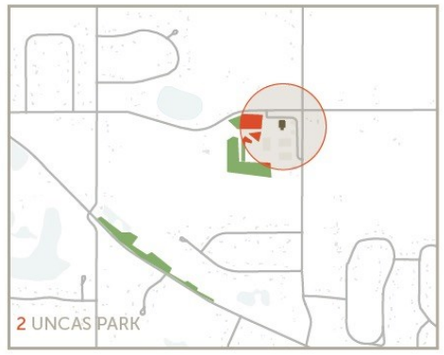
NEXT STEPS

Work with project team and key stakeholders to draft a strategy for public review in the fall.

Thank you!

STRATHCONA COUNTY URBAN AGRICULTURE

LAND SUITABLE FOR COMMUNITY GARDENING



EXISTING COMMUNITY GARDEN
800 m RADIUS

CIVIC AND CULTURAL
AMENITY
800 m RADIUS

PUBLIC/AVAILABLE LAND

PUBLIC/AVAILABLE INSIDE 800 m.

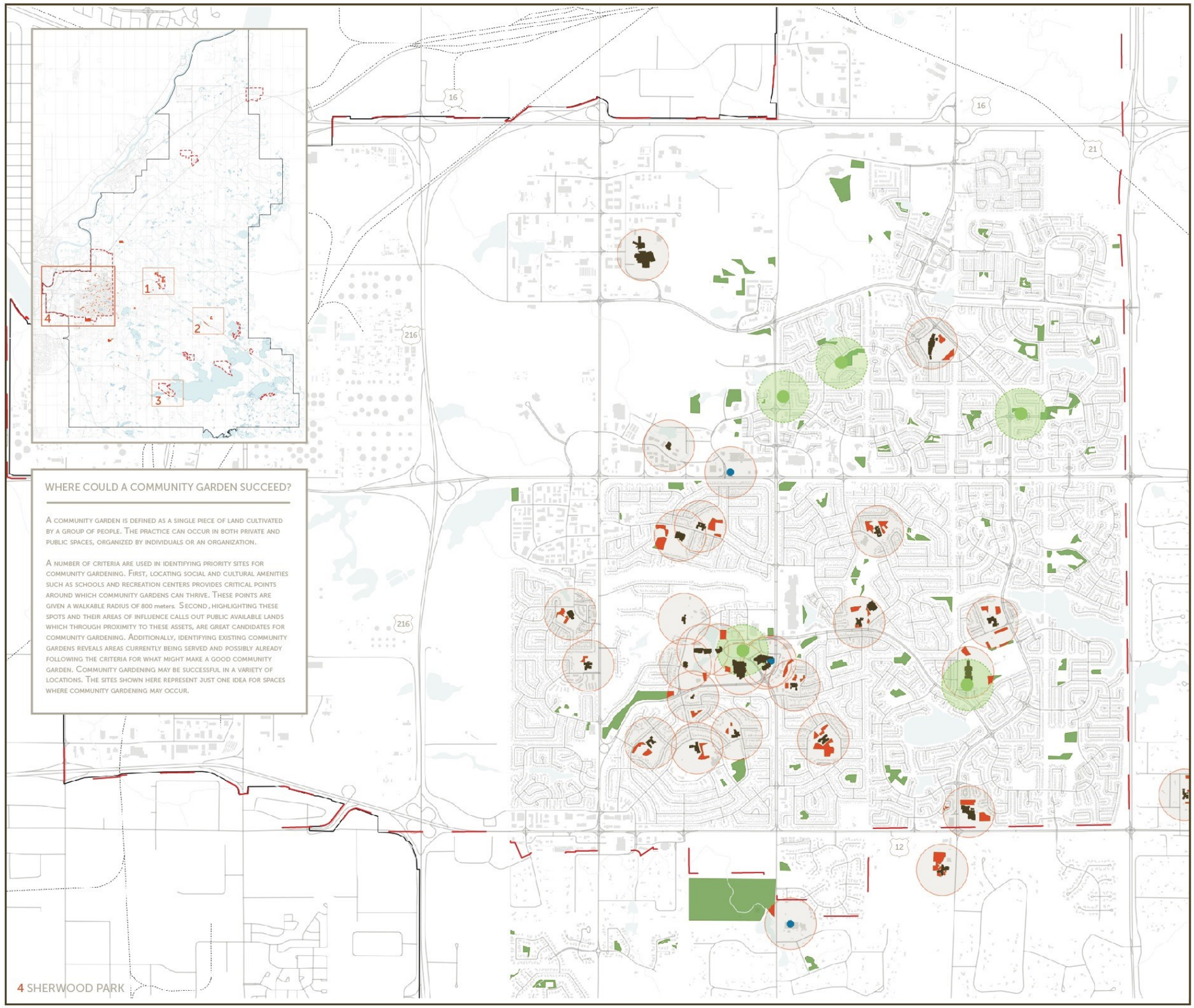
FARMER'S MARKET

URBAN BOUND

SCALE = 1: 1/2 km

0 .5 1 1.5 km.

SOURCES:
Open Data Canada (open.canada.ca)
Natural Resources Canada (geogratis.gc.ca)
Geographic Information System - GIS|Strathcona County
(http://www.strathcona.ca/departments/information-technology-services/gis/)



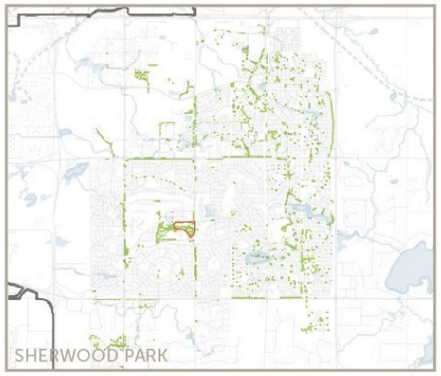
WHERE COULD A COMMUNITY GARDEN SUCCEED?

A community garden is defined as a single piece of land cultivated by a group of people. The practice can occur in both private and public spaces, organized by individuals or an organization.

A number of criteria are used in identifying priority sites for community gardening. First, locating social and cultural amenities such as schools and recreation centers provides critical points around which community gardens can thrive. These points are given a walkable radius of 800 meters. Second, highlighting these spots and their areas of influence calls out public available lands which through proximity to these assets, are great candidates for community gardening. Additionally, identifying existing community gardens reveals areas currently being served and possibly already following the criteria for what might make a good community garden. Community gardening may be successful in a variety of locations. The sites shown here represent just one idea for spaces where community gardening may occur.

STRATHCONA COUNTY URBAN AGRICULTURE

ORNAMENTAL LANDSCAPING FOR REPURPOSE



ORNAMENTAL LANDSCAPING

SCALE = 1: 50m

0 50 100 150 m

SIMPLE CHANGES WITH BIG RESULTS

The practice of decorative landscaping for aesthetic effect around public and private buildings is prevalent in urban areas. This can occur in the form of ornamental walkways, hedges, yards or flowering trees. Strathcona County's urban center, Sherwood Park, is dotted with this type of planting.

TOTAL ORNAMENTAL LAND IN STRATHCONA COUNTY

7 ACRES

These spaces could be re-imagined as edible landscaping that is not only beautiful, but provides food for urban residents. These maps show the decorative planting in the Sherwood Park area, with a focus on the Centre-In-The-Park Urban Village, a location where a shift to edible plants would benefit not only residents but also provide an appealing draw to visitors of the local civic and cultural amenities. These are not the only locations where edible landscaping may occur. Many urban locations may benefit from beautification through planting of edibles.

SOURCES:
Open Data Canada (open.canada.ca)
Natural Resources Canada (geogratis.gc.ca)
Geographic Information System - GIS|Strathcona County
(http://www.strathcona.ca/departments/information-technology-services/gis/)

STRATHCONA COUNTY URBAN AGRICULTURE

LAND WITH POTENTIAL FOR URBAN AGRICULTURE

WHERE COULD URBAN FARMING HAPPEN?

Urban farming is the practice of cultivating edible plants for sale. This can occur in many environments and at several scales, from small half-acre inner-city plots to large peri-urban operations.

These maps show land suitable for farming, currently cultivated or otherwise. This land includes both private farmland and public available land. Some of the land shown here may be unsuitable for farming due to a variety of factors such as steep topography, distance to 1 water source, access to sunlight, etc. Assuming that only 5% of the land shown as agricultural and available is actually viable for farming, then our total farmable land in sherwood park is 61 acres.

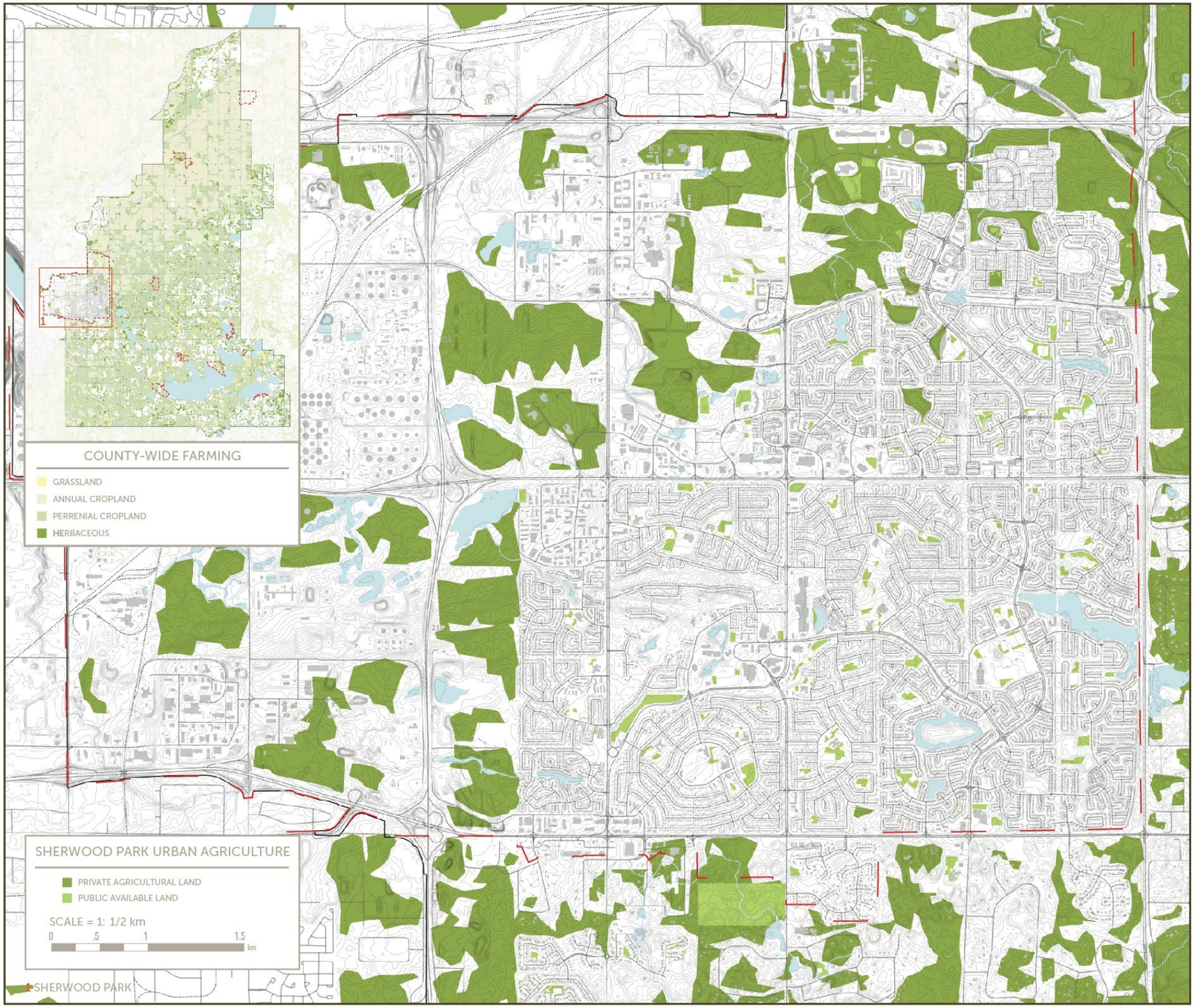
TOTAL URBAN AGRICULTURE POTENTIAL IN SHERWOOD PARK
1,220 ACRES

WHAT IF JUST 5% OF THIS LAND BECAME URBAN AGRICULTURE?
5% OF 1,220 ACRES = 61 URBAN AG. ACRES

IF THESE 61 ACRES BECAME INTENSIVE VEGETABLE PRODUCTION
61 ACRES = $6 MILLION GROSS

AND IF THESE 61 ACRES BECAME GREENHOUSES?
61 ACRES COULD GROW 18,000 TONS OF FOOD PER YEAR

Urban farming may happen successfully in a variety of locations. Those suggested here are merely one idea for where such growing might occur.



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Natural Resources Canada (geogratis.gc.ca)
Geographic Information System - GIS|Strathcona County
(http://www.strathcona.ca/departments/information-technology-services/gis/)

Bylaw 32-2016 Amendment to Land Use Bylaw 6-2015 (Wards 1, 2 and 3)

Report Purpose
To give first and second reading to a bylaw that proposes to establish a Mature Neighbourhood Overlay.

Recommendations
1. THAT Bylaw 32-2016, a bylaw that establishes a Mature Neighbourhood Overlay, be given first reading.

2. THAT Bylaw 32-2016 be given second reading.

Council History
May 22, 2007 - Council adopted Municipal Development Plan (MDP) Bylaw 1-2007.

September 25, 2012 - Council received an update on the Mature Neighbourhood Strategy Phase 1.

January 8, 2013 – Council directed Administration to proceed with a participatory gathering for Phase 1.

May 7, 2013 – Council received an update on the Mature Neighbourhood Strategy Phase 1.

June 11, 2013 – Council received a summary report of consultation conducted to date with regard to the Mature Neighbourhood Strategy Phase 1.

February 11, 2014 – Council was provided an overview of the first phase completed in 2013 and proposed next steps to be pursued in 2014 and beyond.

April 8, 2014 – Council approved the Terms of Reference for the Mature Neighbourhood Strategy Phase 2 Task Force.

June 10, 2014 – Council appointed citizen members to the Mature Neighbourhood Strategy Phase 2 Task Force.

September 9, 2014 - Council appointed an additional citizen member to the Mature Neighbourhood Strategy Phase 2 Task Force.

October 28, 2014 – Priorities Committee received an update on Phase 2 of the Mature Neighbourhood Strategy.

January 27, 2015 - Priorities Committee received an update on Phase 2 of the Mature Neighbourhood Strategy.

March 10, 2015 - Council accepted the Mature Neighbourhood Strategy Urban Form and Architectural Character Assessment as information.

March 10, 2015 - Council directed Administration and the Mature Neighbourhood Strategy Phase 2 Citizen's Task Force to begin the next steps for Phase 2, by working on incorporating information from the Urban Form and Architectural Character Assessment into policy and regulation.

Author: Janna Widmer, Planning and Development Services

Director: Stacy Fedechko, Planning and Development Services
Associate Commissioner: Kevin Glebe, Infrastructure and Development Services
Lead Department: Planning and Development Services

July 14, 2015 - Priorities Committee received an update on Phase 2 of the Mature Neighbourhood Strategy.

November 10, 2015 - Priorities Committee received an update on Phase 2 of the Mature Neighbourhood Strategy.

March 8, 2016 – Priorities Committee received an update on Phase 2 of the Mature Neighbourhood Strategy

July 12, 2016 – Priorities Committee was presented with the final draft of the Mature Neighbourhood Overlay as part of Phase 2 of the Mature Neighbourhood Strategy.

Strategic Plan Priority Areas

Economy: The Mature Neighbourhood Strategy supports efficient use of municipal infrastructure.
Governance: Phase 2 of the Mature Neighbourhood Strategy can improve public involvement in the project via a Task Force that includes Strathcona County citizens.
Social: The consultation conducted for Phase 2 of the Mature Neighbourhood Strategy has reflected the principle of Social Inclusion from the Social Sustainability Framework, by engaging community stakeholders interested in mature neighbourhoods.
Culture: Phase 2 of the Mature Neighbourhood Strategy seeks to create tools to assist in the preservation of the unique identity and heritage of mature neighbourhoods.
Environment: The Mature Neighbourhood Strategy supports the efficient use of land and protection of natural areas.

Other Impacts

Policy: Policy GOV-001-029: Organizational Roles and Responsibilities, identifies that Administration has a responsibility to identify and update Council of strategic priorities.
Legislative/Legal: The Capital Region Land Use Plan requires all municipalities to implement intensification strategies through policy in their MDP's. The MDP directs Administration to review opportunities for redevelopment and infill in the older areas of Sherwood Park.
Interdepartmental: The first phase of the Mature Neighbourhood Strategy included interdepartmental participation, including representatives from 14 County departments. The draft overlay has been referred to various departments for review and comment.

Summary

The Mature Neighbourhood Urban Form and Architectural Character Assessment was accepted by Council in March of 2015. Council then directed the Citizen's Task Force and Administration to proceed with the next step of Phase 2 of the Mature Neighbourhood Strategy, which includes work on a Mature Neighbourhood Overlay for the Land Use Bylaw.

The Citizen's Task Force and Administration have reviewed the Urban Form and Architectural Character Assessment, public consultation, as well as implementation strategies undertaken by other municipalities in order to complete the Mature Neighbourhood Overlay.

The purpose of the Mature Neighbourhood Overlay is to provide for development within mature neighbourhoods that respects and maintains the overall character of these areas. The neighbourhoods covered by the Overlay include Mills Haven, Glen Allan, Broadmoor

Estates, Brentwood, Sherwood Heights, Maple Grove, Maplewood, Village on the Lake, Westboro, and Woodbridge Farms.

The Mature Neighbourhood Overlay provides additional regulations within the Land Use Bylaw above and beyond the underlying zoning district related to height, front and side setbacks, attached garages, site coverage, roof pitch, landscaping and architectural character.

Communication Plan
Administration, with assistance from the Task Force, held public meetings on April 27 and April 28, 2016. Three pop-up street stalls were held on March 30, April 11 and April 20, 2016. An online survey ran for two weeks from April 29 to May 15, 2016. A Public Engagement Summary was completed and posted on the County Website.

Enclosures
1 Bylaw 32-2016
2 Urban Location Map
3 Location Map
4 Air Photo

BYLAW 32-2016

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW NO. 6-2015, AS AMENDED, BEING THE LAND USE BYLAW.

WHEREAS it is deemed advisable to amend the Land Use Bylaw;

NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act*, *R.S.A. 2000* c.*M-26* and amendments thereto, enacts as follows:

That Bylaw 6-2015, as amended, be further amended as follows:

1. That Part 12: Mature Neighbourhood Overlay be added after Part 11: Direct Control Zoning Districts and before Schedule A – Direct Control Districts, as outlined on Schedule "A" attached hereto.

This Bylaw comes into effect on September 1, 2016.

Read a first time this _____ day of _____, 2016.

Read a second time this _____ day of _____, 2016.

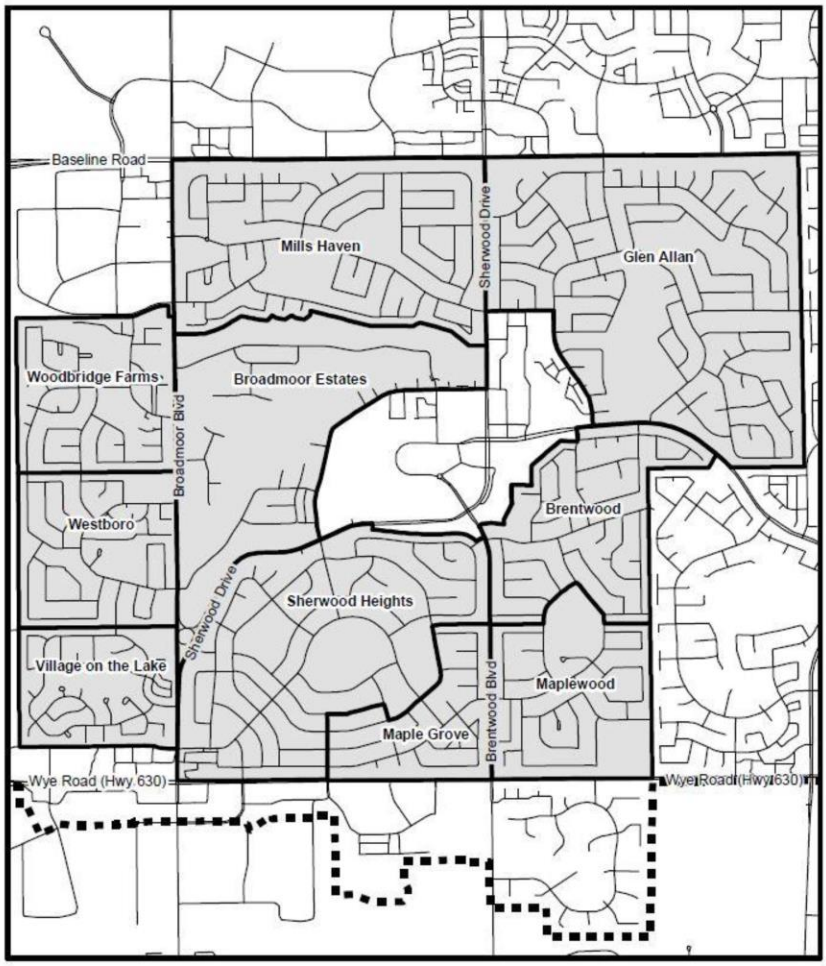
Read a third time and finally passed this _____ day of _____, 2016.

_____
Mayor

_____
Director,
Legislative and Legal Services

Date Signed: _____

MNO – MATURE NEIGHBOURHOOD OVERLAY



12.1 MNO – MATURE NEIGHBOURHOOD OVERLAY

12.1.1. **Purpose**

The purpose of the Mature Neighbourhood Overlay is to provide for residential development within mature neighbourhoods that respects and maintains the overall character of these areas.

12.1.2. **Application**

a) The Mature Neighbourhood Overlay applies to the following zoning districts located in the mature neighbourhoods as identified on the Mature Neighbourhood Overlay map (Part 12.1 - Page 1): R1A, R1B, R1C, R2A, R2B, R3, R4

12.1.3. **Definitions**

For the purposes of interpretation of Section 12.1 MNO – Mature Neighbourhood Overlay, the following words, terms, and phrases have the meaning assigned to them as follows:

ARCHITECTURAL CHARACTER means the overall architectural style of development, as well as identifiable characters associated with development including, but not limited to, massing, siting, building typology, and landscaping.

ARCHITECTURAL CHARACTER ASSESSMENT CHECKLIST means a tool to be used when assessing the architectural design elements of a development permit application.

ARCHITECTURAL DESIGN ELEMENTS means external features of a building that form the architectural style. These features include, but are not limited to, elements such as form, method of construction, building materials and building features.

ARCHITECTURAL STYLE means various external features of a building that can be characterized by a specific time in history. Examples of this include, but are not limited to, colonial style, prairie style, craftsman style.

Colonial style

Prairie style

Craftsman style

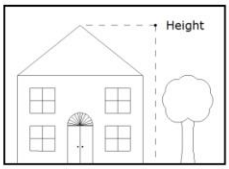
ABUT or ABUTTING means:

- immediately contiguous to, or physically touching, and when used with respect to lots or sites, means to share a common side lot line;
- despite Section 3.8, in the case of a corner lot, the Development Officer may determine the abutting lot or lots based on the orientation of the development in relation to the corner lot.

COMPLEMENTARY means visually compatible with surrounding features.

FRONT FAÇADE means the front exterior wall of a dwelling, exposed to the road, typically containing the primary entrance to the dwelling.

HEIGHT means the maximum vertical distance measured between building grade and the highest point of the building (peak), regardless of roof pitch.



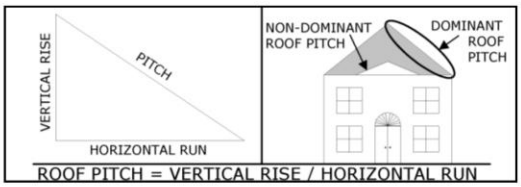
Height illustration

MATURE NEIGHBOURHOOD URBAN FORM AND ARCHITECTURAL CHARACTER ASSESSMENT means a technical background study prepared for Strathcona County (February 2015) that identifies the defining features of mature neighbourhoods that contribute to their unique character.

NEIGHBOURING means up to three lots located immediately next to the lot, on each side, on which the development is proposed.

PRIMARY ARCHITECTURAL STYLE means the dominant architectural style of a building.

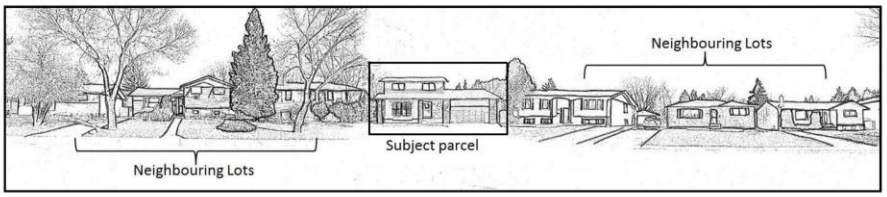
ROOF PITCH means the vertical rise of the roof divided by the horizontal run of the roof, for the dominant portion of the roof visible from the road.



Roof pitch calculation

STEPBACK means the entire horizontal distance that the second storey of a dwelling is set back from the front façade of the first storey.

STREETSCAPE means neighbouring lots that are visible from the road, facing the front of a lot on which a development is proposed.



Streetscape in a mature neighbourhood

SUN/SHADOW IMPACT STUDY means a technical document prepared by an accredited professional that provides a visual model and written description of the impact of shadows cast by a development on an adjacent lot.

12.1.4. **Development Regulations**

Except where specifically excluded or modified by the following regulations, the regulations of the underlying zoning district shall apply.

The regulations of the Mature Neighbourhood Overlay shall apply where any conflict exists within the other Parts of this Bylaw.

12.1.5. **Development Regulations - Principal Dwelling**

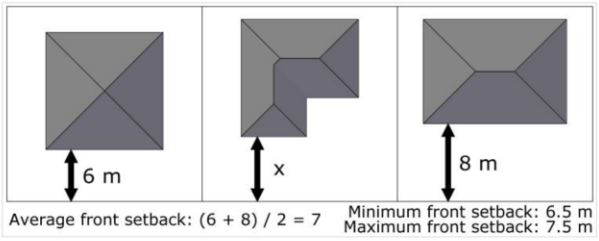
a) Where the dwelling on each abutting lot is single storey, or less than 6.0 m in height, a new two storey dwelling or an addition of a second storey to an existing single storey dwelling shall:

i) have a maximum height of 8.5 m, and

ii) have a minimum 1.5 m stepback from the front façade of the first storey.

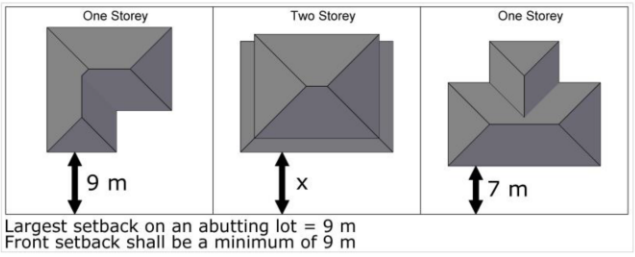
b) Front setback:

i) The minimum and maximum setback from the front lot line shall be within 0.5 m of the average setback from the front line of the dwelling on each abutting lot.



Front setback calculation

ii) Despite Section 12.1.5. b) i), where the dwelling on each abutting lot consists of only one storey, or is less than 6.0 m in height, the setback from the front lot line of a two storey dwelling shall be no less than that of the dwelling on an abutting lot with the largest setback from the front lot line.



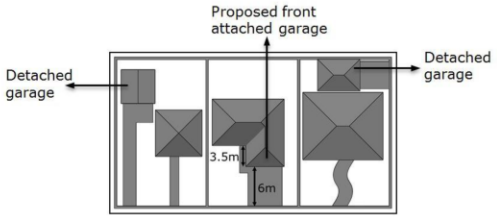
Front setback calculation

c) Side setback:

i) The minimum setback from a side lot line shall not be reduced more than 1.0 m of the setback of the previous dwelling on the lot or of the existing dwelling, but in no case shall it be less than the minimum setback required in the underlying zoning district.

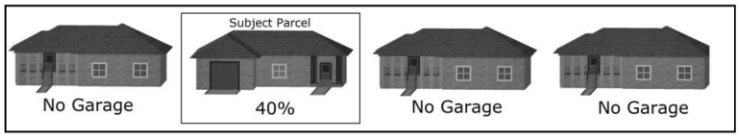
d) Front attached garages:

i) Where dwellings on the abutting lots do not have protruding front attached garages, a front attached garage shall not protrude more than 3.5 m from the front façade of the dwelling, and in no case shall a front attached garage be less than the minimum setback from the front lot line.



Front attached garage maximum protrusion

ii) Where each dwelling within the streetscape does not have a front attached garage, or where front attached garage front facades are less than 40% for each dwelling within the streetscape a front attached garage shall not exceed 40% of the front façade.



Maximum attached garage front façade

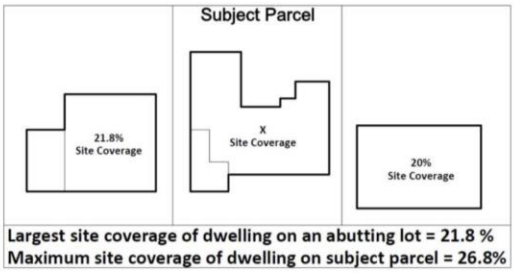
iii) Shall be complementary to the front attached garage front façades existing within the streetscape.

Complementary front attached garage

12.1.6. **Development Regulations - Site Coverage**

a) The site coverage for a dwelling shall not exceed the site coverage of the previous dwelling or exceed 5% of the site coverage of the dwelling on the abutting lot with the largest site coverage, whichever is greater.

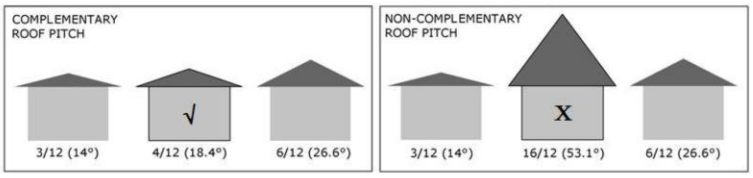
b) Despite Section 12.1.6 a), the total site coverage for a lot shall not exceed the maximum in the underlying zoning district.



Site Coverage

12.1.7. **Development Regulations - Roof Pitch**

a) Roof pitch shall be complementary to the dominant roof pitch on each abutting lot, to the satisfaction of the Development Officer.



complementary roof pitch **non-complementary roof pitch**

12.1.8. **Development Regulations - Landscaping**

a) A landscape plan shall be submitted with a development permit application, indicating an inventory of the location, species and condition of all physical features on the applicable yards of the lot and any planting material proposed. A landscape plan shall also indicate the method of protection for existing landscaping or natural vegetation to be conserved during construction, including but not limited to, physical barriers, and buffer area to limit soil disturbance.

b) Existing landscaping or natural vegetation should be conserved unless the Development Officer determines that removal is necessary to efficiently accommodate the proposed development.

c) Despite Section 12.1.8 b), where existing landscaping cannot be conserved, the following minimum landscape

requirements may be applied at the discretion of the Development Officer:

i) An existing tree that needs to be removed to accommodate the development on a lot shall be replaced at the rate of two (2) new trees planted on that lot for every one (1) existing tree removed.

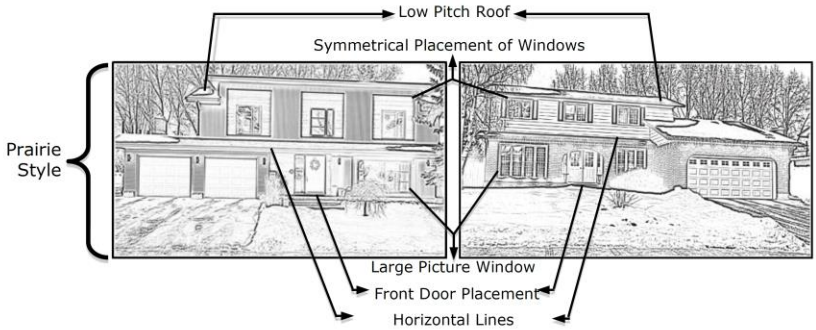
ii) All required landscaping materials shall be installed in accordance with the provisions of Section 3.10.38.

12.1.9. **Development Regulations - Architectural Character**

a) In addition to the development permit application requirements listed in Section 2.9, an application for a development permit shall include the following:

i. the primary architectural style of the development.

ii. identification of at least two architectural design elements from the primary architectural style found in the streetscape to be incorporated into the development.



iii. should the identified primary architectural style of the development be modern, identification of at least two elements from a different primary architectural style found in the streetscape (ex: craftsman style) to be incorporated into the development.

b) The Development Officer shall evaluate development permit applications in the context of the Mature Neighbourhood Urban Form and Architectural Character Assessment by utilizing the Architectural Character Assessment Checklist to evaluate the architectural design elements.

c) The Development Officer may accept architectural design elements not otherwise found in the Mature Neighbourhood Urban Form and Architectural Character Assessment as long as the Development Officer is satisfied with the documentation

provided by the applicant identifying that these elements exist within the streetscape.

d) The two architectural design elements from the primary architectural style found in the streetscape to be incorporated into the development shall not be duplicated (example two types of windows).

e) Colours shall not be considered as either of the two architectural design elements from the primary architectural style found in the streetscape to be incorporated into the development.

f) To ensure the preservation of the architectural character within mature neighbourhoods, incorporating more than two architectural design elements found in the streetscape into a development is strongly encouraged.

12.1.10. **Other Regulations – Public Notification Process**

a) In addition to Section 2.12.1, the Development Authority shall provide advisement of the decision including the legal description, civic address, and nature of the development by sending a letter by regular mail to landowners of adjacent lots as identified on the County’s Assessment Roll.

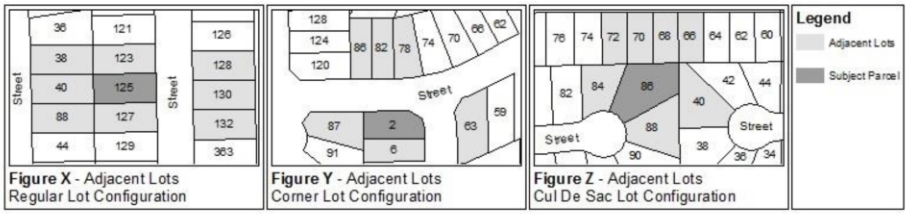


Figure X - Adjacent Lots Regular Lot Configuration

Figure Y - Adjacent Lots Corner Lot Configuration

Figure Z - Adjacent Lots Cul De Sac Lot Configuration

Adjacent Lots

12.1.11. **Other Regulations – Review Process**

a) When reviewing an application for development within the Mature Neighbourhoods, the Development Officer shall conduct at least one site inspection during the application review.

12.1.12. **Other Regulations – Special Information Requirements**

a) To ensure compliance with the Mature Neighbourhood Overlay, the Development Officer may require that as a condition of issuing a development permit, the applicant provide a Surveyor's Certificate or Real Property Report, signed by an Alberta Land Surveyor, relating to the building that is the subject of the development permit application. The Surveyor's Certificate or Real Property Report shall be submitted upon completion of the building foundation, and prior to commencement of framing or further structural development.

b) At the discretion of the Development Officer, an applicant may be required to provide a Sun/Shadow Impact prior to the decision being made.

12.1.13. **Other Regulations**

a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

b) In addition to the regulations listed above, provisions and regulations contained within Section 3.13 shall apply.

c) Commercial development located in the mature neighbourhoods as identified on the Mature Neighbourhood Overlay map (Part 12.1 - Page 1) is encouraged to incorporate architectural design elements that respects and maintains the architectural character of mature neighbourhoods.

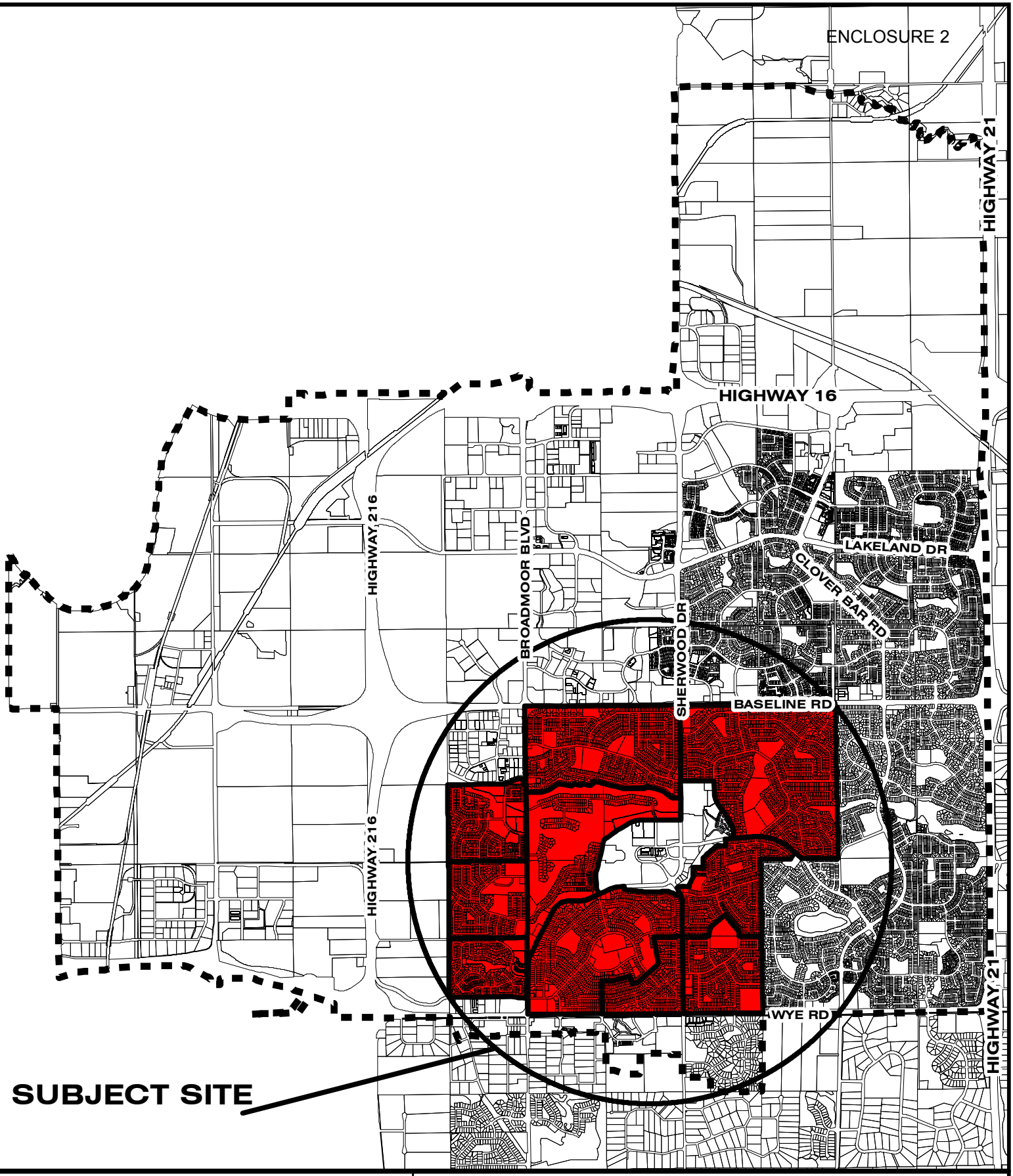
d) The Development Officer shall not approve a variance for a development permit for a permitted use or discretionary use, which does not comply with the regulations of this overlay.

e) Despite Section 12.1.13 d), an addition to a non-conforming dwelling may be considered in accordance with Section 1.12.6 and the regulations of this overlay.

f) In instances where a dwelling has been damaged or destroyed, the Director of Planning and Development Services may deem it appropriate for a Development Officer to consider a variance to the principle dwelling development regulations of this overlay.

g) The site grading on a lot for a dwelling shall not in the opinion of the Development Officer be substantially altered from the existing grading and shall be in accordance with the Strathcona County Surface Drainage and Grading Bylaw.

ENCLOSURE 2



URBAN LOCATION MAP

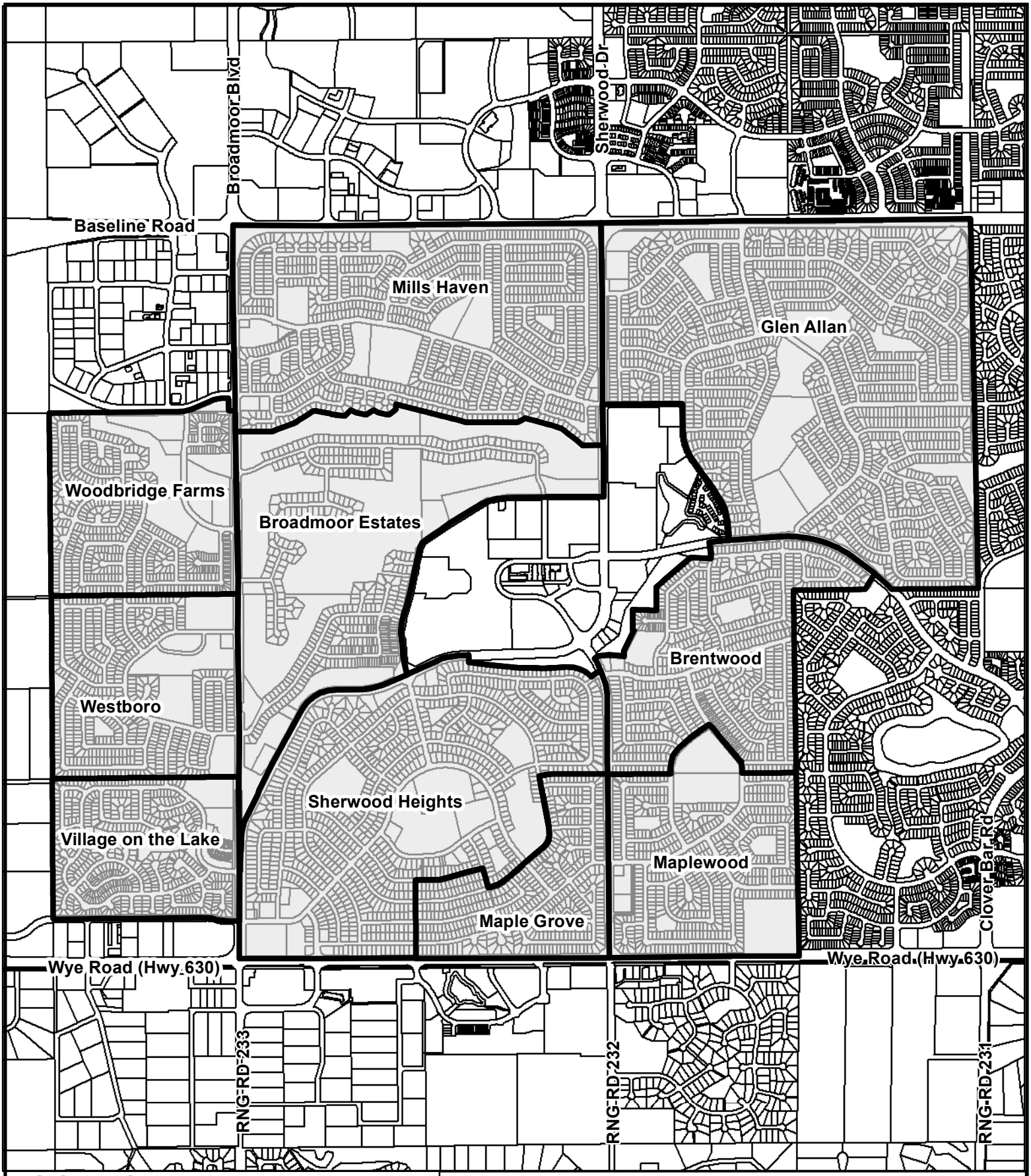
ALL OF 34-52-23-W4, 35-52-23-W4,26-52-23-W4
NE 22-52-23-W4, NE 28-52-23-W4
SE 33-52-23-W4
& PARTS OF
SE/SW 25-52-23-W4,NW/SW 36-52-23-W4, SE/SW 2-53-23-W4
SE/SW 3-53-23-W4, SE 4-53-23-W4, NE 33-55-23-W4,NW 28-52-23-W4,
SW 33-52-23-W4, SW 25-52-23-W4, NE 23-52-23-W4, NW 23-52-23-W4,
NW 22-52-23-W4, NE 21-52-23-W4

Subject Area

PLANNING & DEVELOPMENT SERVICES

STRATHCONA COUNTY

Drawn By: M.Fraser	File No.: MNS Overlay
Date Drawn: May 19, 2016	N:\PDS Admin\4000 - 4499 Land Use Services\4060-Special Projects\MNS
Scale: Not to Scale	



LOCATION MAP

Subject Site

PLANNING & DEVELOPMENT SERVICES

STRATHCONA COUNTY

Drawn By: M. Fraser	File No.: MNS Overlay
Date Drawn: Feb 3, 2016	N:\PDS Admin\4000 - 4499 Land Use Services\4060 - Special Projects\MNS
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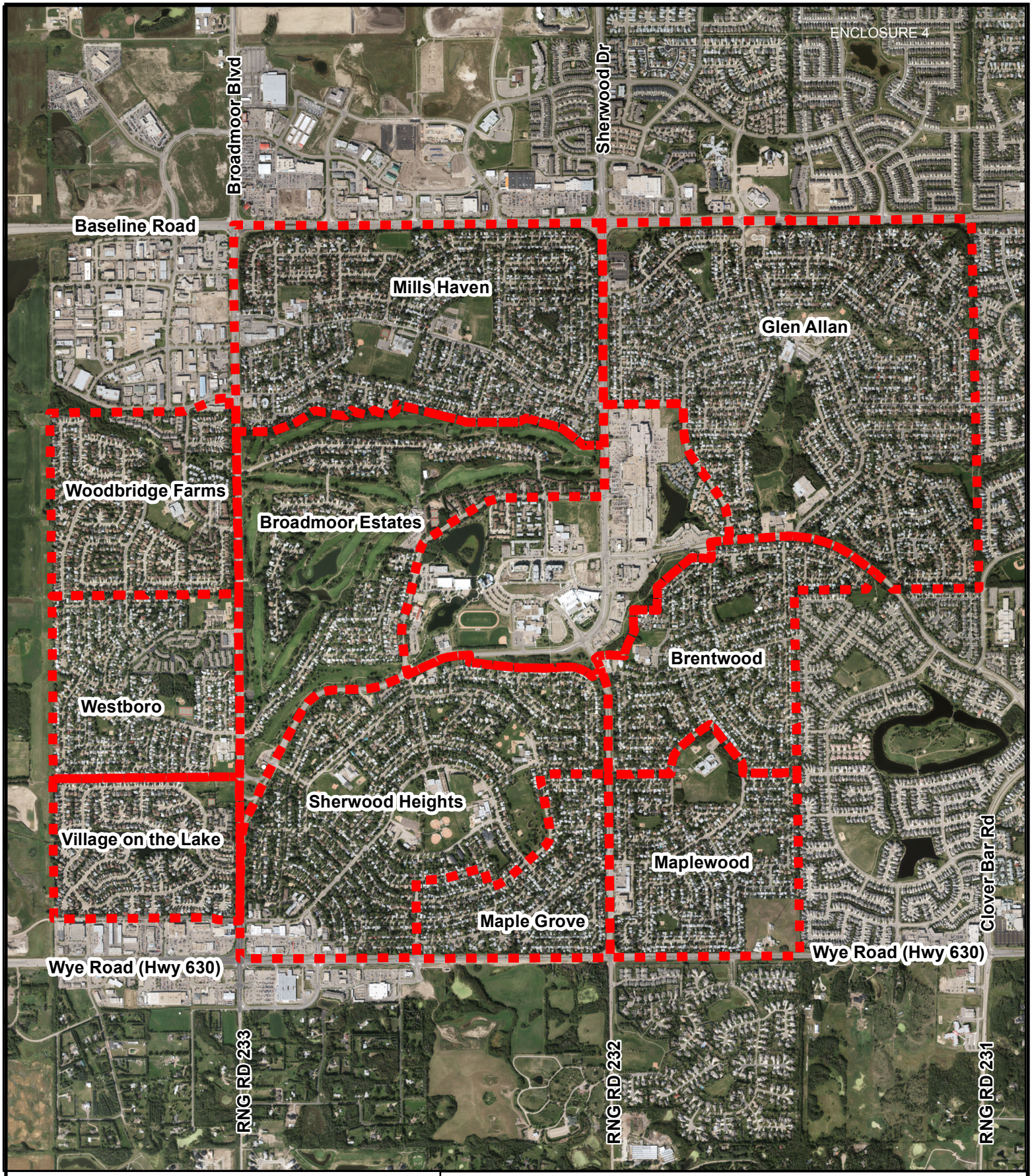

AIR PHOTO MAP

Subject Site

PLANNING & DEVELOPMENT SERVICES

STRATHCONA COUNTY

Drawn By: M. Fraser	File No.: MNS Overlay
Date Drawn: Feb 3, 2016	N:\PDS Admin\4000 - 4499 Land Use Services\4060 - Special Projects\MNS
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Regal Way Storm System Remediation Project

Report Purpose
To conduct the Regal Way Storm System Remediation project.

Recommendation
THAT the Regal Way Storm System Remediation project in the amount of $150,000, to be funded from the Utilities Infrastructure Lifecycle, Maintenance and Replacement Reserve (11.4440), be approved.

Council History
December 8, 2015 – Council approved the 2016 Operating and Capital Budgets.

Strategic Plan Priority Areas
Economy: Strategically manage, invest and plan for sustainable municipal infrastructure.
Governance: n/a
Social: n/a
Culture: n/a
Environment: n/a

Other Impacts
Policy: FIN-001-024: Municipal Reserves
Legislative/Legal: n/a
Interdepartmental: Financial Services, Utilities

Summary
Potential for storm main freezing in winter months poses a risk for ten homes on Regal Way. These homes are directly connected to the storm system versus having a sump pump design which allows for surface discharge in the event of freezing.

A flooding event in March of 2014 prompted an investigation of the storm system to determine the issue. The investigation revealed that site specific conditions such as a shallow storm manhole and constant flow from sumps are likely the cause. This prompted Utilities to employ MPE Engineering to conduct an assessment of Regal Way and to recommend potential actions that would mitigate flooding risk to the affected homes.

MPE Engineering proposed the following mitigating solutions:

1. Monitor and remove any ice buildup in the storm main during winter months.
2. Retrofit the ten homes to include backflow preventers to ensure water from the mainline is not capable of entering basements.
3. Install sump pumps in three homes to pump water to the surface which would ensure water from the storm main has a place to discharge if the mainline becomes blocked or surcharges again.

Utilities propose to directly undertake this work on behalf of the resident through the use of a third party contractor. The rationale for this is we are doing a direct tie to municipal infrastructure and we are correcting a connection which was allowed at the time of construction but is less than ideal from a performance risk perspective. The pre-quotation estimated cost is $150,000.

Author: Darrin Wenzel, Utilities
Directors: Laura Probst, Financial Services; Jeff Hutton, Utilities
Associate Commissioner: Gregory J. Yeomans, Chief Financial Officer; Kevin Glebe, Infrastructure & Planning Services
Lead Department: Utilities

Federal Public Transit Infrastructure Fund Project List

Report Purpose
To seek Council's approval of the project list for the Federal Public Transit Infrastructure Fund (PTIF).

Recommendation
THAT the Federal Public Transit Infrastructure Fund project list, as set out in Enclosure 1 of the July 19, 2016 Strathcona County Transit report, be approved.

Strategic Plan Priority Areas
Economy: n/a
Governance: The renovations for the Ordze Transit Centre (OTC) are listed as the number two priority in the Capital Region Board's Transit project list. This project will allow the County to use higher capacity double-decker buses at the OTC resulting in higher quality of inter-municipal service. By completing these three projects now, the County will be demonstrating strong fiscal management by leveraging federal and provincial funding that will reduce the municipal funding required.
Social: By bringing forward the replacement of the remaining coaches in the Capital Budget plan, Strathcona County will make our conventional transit fleet 100% accessible earlier than planned and provide higher capacity buses from the OTC. This will result in transit becoming even more accessible and available to all residents within the County sooner than previously planned by reducing the number of standing passengers and the number of times when a second bus is required. The replacement of the Mobility Buses will provide a newer, more reliable fleet for residents with mobility limitations.
Culture: n/a
Environment: Replacing the last coaches in the County's fleet with higher capacity double-decker buses will reduce greenhouse gas (GHG) emissions. The renovations for the OTC will allow the double-decker buses to be used at this location along with the replacement of three older Mobility Buses with newer, more efficient buses will result in even further reductions of GHG emissions.

Other Impacts
Policy: n/a
Legislative/Legal: n/a
Interdepartmental: Replacing the last three coaches will reduce the number of vehicle types Fleet Services will have to service and maintain parts for.

Summary

To improve and expand public transit systems across Canada, the 2016 federal budget proposed to invest up to $3.4 billion in public transit over three years, starting in 2016–17. Funding will be provided through a new PTIF to support projects that will deliver increased capacity, enhanced service or improved environmental outcomes.

Under PTIF, the federal government will contribute up to 50 per cent of eligible project costs. The remainder of the funding must be comprised of non-federal sources. Given the current fiscal situation in Alberta, the province is assessing how provincial funding may be able to address the remaining 50 per cent of the funding required for projects. They are requesting project submissions be submitted to the province in order to gain a better sense of possible provincial contributions.

Author: Wade Coombs, Strathcona County Transit

Director: Wade Coombs, Strathcona County Transit
Associate Commissioner: Gord Johnston, Community Services
Lead Department: Transit

Funding under the program will be allocated to municipalities based on the 2014 CUTA ridership data. Based on this, Strathcona County is eligible to apply for up to $2,555,000.

To get projects moving quickly, Alberta Infrastructure and Alberta Transportation are working with Infrastructure Canada to ensure funding under the new PTIF is distributed to recognized transit systems as soon as possible.

In addition to program requirements outlined by the federal government, regional endorsement will be required for final project proposals in the Capital Region and Calgary regions, in order to align with ongoing efforts to encourage regional collaboration. This endorsement will be provided by the Capital Region Board for the Capital Region.

While the bilateral agreement with the federal government has not been finalized, the Alberta Government wishes to expedite the provision of funding under the PTIF by requesting initial project lists from municipalities. To ensure funding is available as soon as possible the province is requesting project lists be submitted by July 29, 2016. This will facilitate the province being able to make announcements on approved projects in late summer or fall 2016. To accommodate this, Strathcona County Council's approval is required prior to submitting the County's project list.

Strathcona County Transit is proposing the following projects for the PTIF funding:

1. To bring forward the replacement of the remaining three coaches within the Capital Budget from 2021 to 2017 with the following funding sources:
    a. PTIF funding - $1,632,500
    b. Provincial GreenTRIP funding - $1,000,000
    c. Transit Bus Replacement Reserve - $632,500
    d. Total cost $3,265,000

2. To bring forward the replacement of three Mobility Buses scheduled for replacement in 2018 in the current five year Capital Budget with the following funding sources:
    a. PTIF funding - $172,500
    b. Transit Bus Replacement Reserve - $172,500
    c. Total cost $345,000

3. To make renovations at that OTC that will lower one lane to allow the double-decker buses to access the platform area with funding sources of:
    a. PTIF funding - $750,000
    b. Reallocation of Transit Bus Replacement Reserve funding - $750,000
        i. This may be able to be reduced with provincial funding based on this project being number two on the CRB regional transit priority list.
    c. Total cost $1,500,000

These projects total $5,110,000 in capital costs. By using the PTIF funding, Strathcona County will reduce its contribution by $1,055,000, which can be reallocated to other projects.

Enclosure

1 Public Transit Infrastructure Fund ppt

Public Transit Infrastructure Fund

Presentation to Council

July 19, 2016

Presentation Outline

1. Information on the Public Transit Infrastructure Fund

2. Project list:
   - Replacement of coaches
   - Replacement of Mobility Buses
   - Renovations at the Ordze Transit Centre

Public Transit Infrastructure Fund

- Federal Budget 2016 to invest up to $3.4 billion in public transit over three years from 2016 – 2018
- Funding to be provided through the Public Transit Infrastructure Fund (PTIF)
- Under PTIF, the Federal Government will contribute up to 50 per cent of eligible project costs
- The remainder of the funding must be comprised of non-federal sources
  - The remaining 50% can be comprised of provincial and/or municipal funding
- Allocations based on the 2014 CUTA ridership data
- Strathcona County to receive $2,555,000

STRATHCONA COUNTY

Coach Replacement

- Replacement of three coaches with double-decker buses to complete 2014 GreenTRIP funding application
- Total cost to replace all three buses is $3,265,000
- Funding sources:
  - PTIF funding of $1,632,500
  - Provincial GreenTRIP funding of $1,000,000
  - Transit Bus Replacement Reserve $632,500

Mobility Bus Replacement

- 2018 fleet replacement plan calls for three Mobility Buses to be replaced

- Total cost of replacement is $345,000

- Funding sources:
  - PTIF funding of $172,500
  - Transit Bus Replacement Reserve $172,500
  - Total cost of $345,000

Ordze Transit Centre Renovations

- Renovations are required at the Ordze Transit Centre to accommodate the double-decker buses
- This will require the lowering of one lane to allow the double-decker buses to access the platform area
- Total cost of the renovations is estimated at $1,500,000

- Funding sources:
  - PTIF funding of $750,000
  - Reallocation of Transit Bus Replacement Reserve funding of $750,000

Questions?

Centre in the Park – Public Art Sculpture (Volunteer Plaza)

Report Purpose
To provide Council with an update on the Public Art Program for Centre in the Park, and to seek Council's support to proceed with commissioning the art sculpture for the Volunteer Plaza area.

Recommendation
THAT the commissioning and completion of the art sculpture for the Volunteer Plaza area, as identified in the Centre in the Park Public Art Program and as portrayed in Enclosure 3 to the July 19, 2016, Transportation and Agriculture Services report, be approved.

Council History
November 27, 1990 – Council adopted the Centre in the Park Area Redevelopment Plan
October 3, 2001 – Council approved the creation of the Centre in the Park Development Plan
December 3, 2002 – Council approved the Centre in the Park Business Plan
December 10, 2002 – Council approved the 2003 Capital Budget
November 22, 2006 – Council approved the Community Centre component of Centre in the Park

Strategic Plan Priority Areas
Economy: The Centre in the Park project is an innovative, mixed-use development integrating public and private investment. Costs to complete the art project have been identified in the Centre in the Park Capital Project.
Governance: n/a
Social: The Volunteer Plaza area is to be a focal point, with a sense of identity that establishes a place and an opportunity for community interaction.
Culture: The Centre in the Park Public Art Program is an integral component of the public open space urban design for Centre in the Park.
Environment: Centre in the Park's vision is to achieve a walkable, pedestrian-oriented community that supports sustainable development.

Other Impacts
Policy: n/a
Legislative/Legal: n/a
Interdepartmental: Recreation, Parks, and Culture; Transportation and Agriculture Services; and Facility Services

Summary
In 2004, the County created a vision for public art and programming of open spaces for Centre in the Park. This "Art in the Park" program contemplated art/open space installations to begin in 2005/06. Prairie Walk and Volunteer Plaza were two of the first components (Phase I) that moved towards the 2004 public art and open space vision for Centre in the Park.

In 2008, the Centre in the Park development program focused on design and integration of the public art and open space program in conjunction with the development of the Christenson Development lands and the Community Centre. By 2010, the County had engaged an artist team (Tricycle) and ISL Engineering to design and integrate art into the public open spaces in order to meet the cultural and art objectives for Centre in the Park.

Author: Joyce Perkins, Planning and Development Services

Director: David Churchill, Transportation and Agriculture Services
Associate Commissioner: Kevin Glebe, Infrastructure and Planning Services
Lead Department: Transportation and Agriculture Services

Although the open space art program for Phase II contemplated three significant art pieces that collectively would relate to and strengthen each other, only two components of this program have been completed to date (Enclosure 1).

In August 2011, four stainless-steel screens were assembled in the west plaza area of the Community Centre (Enclosure 2). This screen sculpture was entitled Momentum and was included within the Community Centre budget.

In May 2013, the Tricycle group of artists introduced the third component of the open space art program, which included a concept/image as well as a 3-D model of the proposed Volunteer Plaza sculpture (Enclosure 3). At that time, an estimate to complete the sculpture was approximately $700,000, which is currently included in the Centre in the Park budget.

In July/August, 2014, public art was integrated into the open space area along the south side of Prairie Walk, stretching from Festival Place to Volunteer Plaza (Enclosure 4). This installation consisted of groupings of large boulders, cut and placed to create seating areas and to capture the reflection of the prairie sky. Sounds recorded from the prairie landscape were also integrated amongst selected rock groupings. This portion of the open space art program was included in the funding for the completion of Prairie Walk.

The Public Art Program for Centre in the Park was initiated prior to approval of the Public Art Plan, which requires 1% of the total budget to be allocated to public art. The total cost for the three Centre in the Park art installations is 3.1% of the total budget.

Enclosures

1 Centre in the Park Public Art Program
2 Momentum (Steel Screens)
3 Volunteer Plaza Sculpture (Model/Concept)
4 Prairie Walk Rocks and Sound
5 Centre in the Park Public Art – Summary of Costs
6 ppt Public Art and Open Space Program

CENTRE IN THE PARK
PUBLIC ART

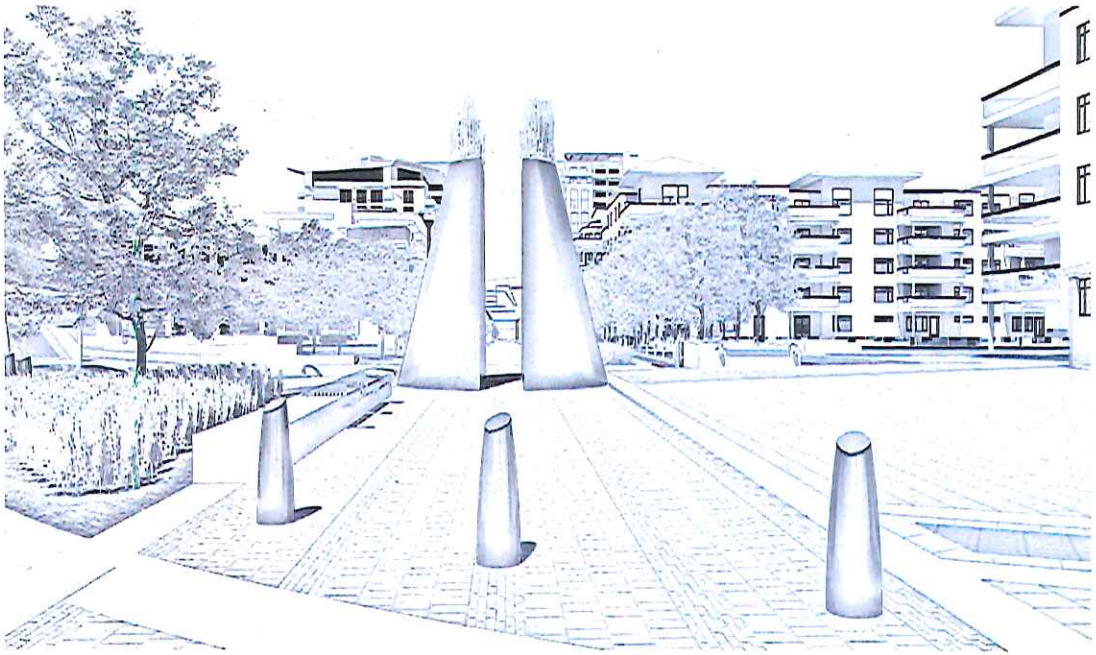
ART AND LANDSCAPE

Artist Team: Walter Jule, Catherine Burgess and Royden Mills
Landscape Architects: ISL Engineering and Land Services Ltd.
January 18, 2010

CENTRE IN THE PARK PUBLIC ART

The Centre in the Park public art program is an integral component of the public open space urban design. ISL Engineering and Land Services is leading a world class artist team in the development of three significant public art pieces that will further strengthen Centre in the Park as a unique precinct within Strathcona County.

The artist team is comprised of:



Catherine Burgess RCA
Sculptor, Edmonton
Catherine Burgess is an Edmonton artist who has been working and exhibiting her sculpture for over thirty years. She graduated from the University of Alberta Department of Fine Arts with a Bachelor of Fine Arts Degree in 1975. She has maintained a sculpture studio in Edmonton ever since, mounted over 25 solo exhibitions, and shown in over 60 group exhibitions in Canada, the US and England. She has completed 4 large-scale public sculpture commissions, two of which are in downtown Edmonton: *The Big Rock, 1995* and *Return, 2001*. Her work is represented in over 25 public collections across Canada.

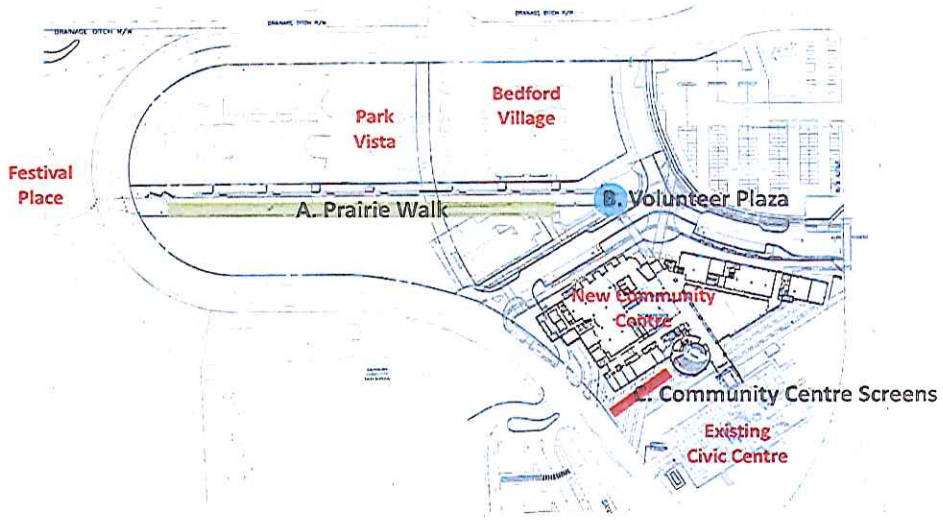
Walter Jule
Printmaker, Edmonton
As a renowned print artist, poster and book designer, Walter Jule has exhibited internationally since the mid 1960's, winning numerous awards both in Canada and abroad. His work can be found in over 40 major collections. Jule has taught and lectured widely at: Tokyo National University of Fine Arts, Montana State University, the Otis - Parsons Institute, The University of Brasilia and the University of Washington. Editor and designer of the Print Voice International Journal he has also curated a number of major exhibitions including a survey of Canadian printmaking for the Museum of the Contemporary Art in Osaka, Japan. Since 1970 Walter Jule was a Professor at the University of Alberta (Department of Art and Design) and is currently retired.

Royden Mills
Sculptor, Edmonton
Royden Mills is a sculptor who served for several years as the Coordinator of 32 sections of Art & Design Fundamentals, and teaches Sculpture for the Department of Art & Design at the University of Alberta. Mills studied architecture at NAIT before completing a Diploma in Art & Design from Red Deer College, and a BFA and MFA (1990) from The University of Alberta. Mills had a studio and solo exhibition in Japan where he lived for two years. He has large scale sculptures in many national and international collections including: The Alberta Foundation for the Arts, the State University of New York, Odette Sculpture Park in Windsor Ontario, the Franconia Sculpture Park in Minnesota, Sculpturesite Gallery San Francisco, and Arlington Heights Chicago. He won the Centennial Art Commission for the City of Red Deer Alberta in 2005.

All three artists have worked with ISL Engineering and Land Services in the past. The goal of our team is to integrate Art, landscape, and urban design to create truly special places. Our approach with Centre in the Park has been no different. Each of the three areas will receive a unique art component. However, collectively they relate and strengthen each other, while celebrating the story of Centre in the Park.

Walter Jule, Catherine Burgess and Royden Mills
ISL Engineering and Land Services Ltd.(Landscape Architects)

CENTRE IN THE PARK PUBLIC ART



Program

One of the original design principles for Centre in the Park was the inclusion of art. The County buildings, private buildings, and open space would all be showcases for art.

The first phase of the Centre in the Park Public Art program is comprised of three displays within the open space and an art display and gallery in the new Community Centre.

ISL Engineering and Land Services and our artist team are responsible for the three open space "pieces".

These three pieces include:

A. Prairie Walk natural art and celebration of the prairie landscape.
B. Volunteer Plaza sculpture
C. Community Centre plaza screens.
(See key plan)

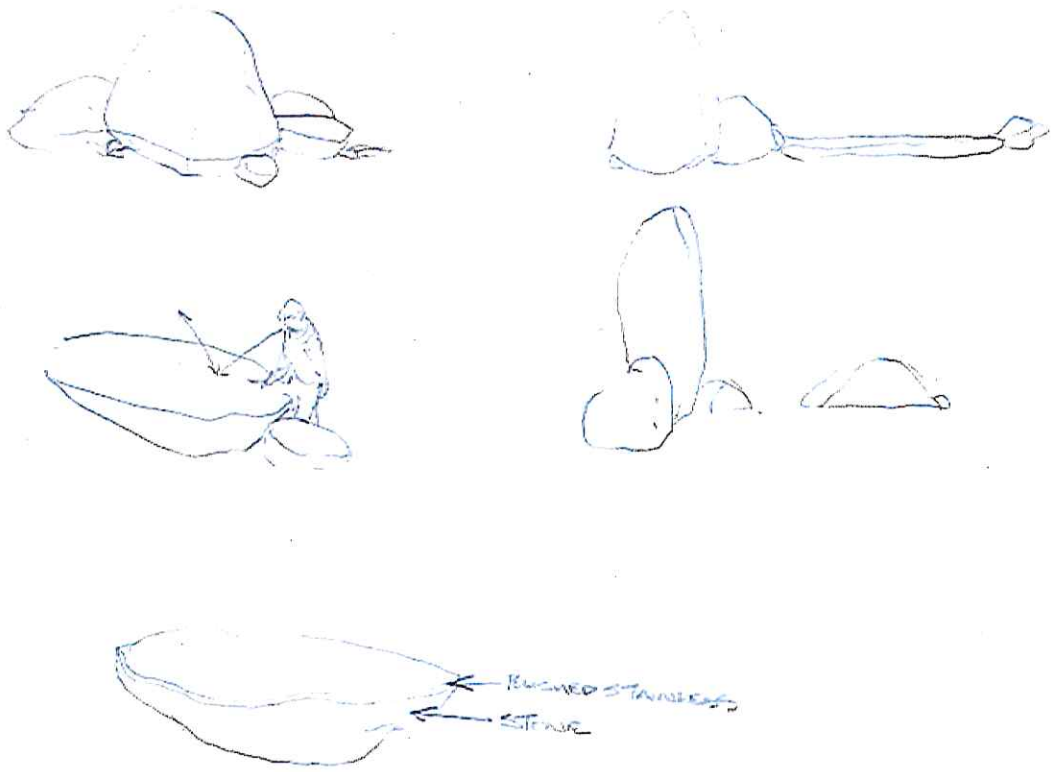
The designs are the the result of intense collaboration aimed at producing an entirely unique art and landscape interface where visitors can connect to the world in a deep, compelling way by encountering a series of related visual experiences. The pieces are individually distinct, but related directly to the surroundings they have been placed and reinforce the story each space is telling.

All three pieces are currently under design. The intent is to have all three pieces completed and installed prior to the opening on November 1, 2010.

The following pages illustrate and describe from the artist's perspective the design thoughts and status of each component. A preliminary cost estimate and schedule will follow in a few weeks.

Walter Jule, Catherine Burgess and Royden Mills
ISL Engineering and Land Services Ltd.(Landscape Architects)

CENTRE IN THE PARK PUBLIC ART



A. Prairie Walk:

The vision for Prairie Walk stems from the ideology of contemporary art practice which repudiates [isolated] objecthood and fixed reference in favour of art that is open to many meanings and experiences. Our landscape driven overview presents a transmutable environment in which art occurs.

Themes: the idea of Prairie Walk evokes feelings related to nature, time, place and space, journey and discovery, exploration, solitude, weather, memory and the overarching question of humanities' relationship with the natural world.

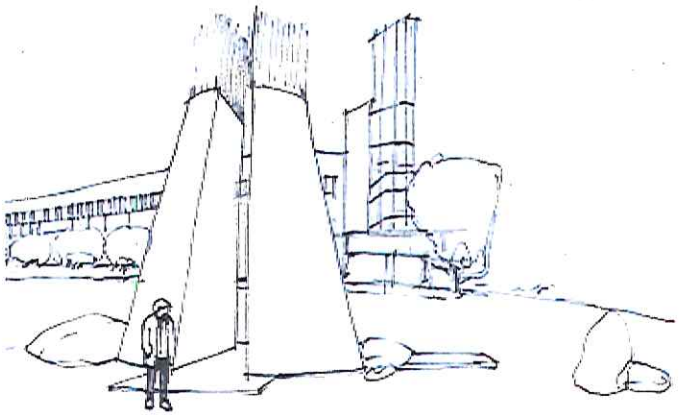
Opportunities and Constraints: The site as designed presents a dramatic and imaginatively conceived walkway with planting, lighting, seating, and water courses. The undulation of the Prairie Walk slows travel along the length of the walk and encourages investigation of intersections and entrance/exit points. Buildings on both sides of the walk encourage a linear visual orientation.

Proposal: to expand and amplify the aesthetic experience of Prairie Walk by:

1. Creation of several groupings of stones in harmony with the planting and lighting along the length of the southern edge. Individually selected stones, shaped, cut, polished and set [planted] will form seating areas, stopping points, and zones for contemplation. Polished stainless steel plates will cap some horizontal cuts to reflect movement of clouds.
2. Integration of sound. Recordings of sounds taken from the natural prairie landscape will be fed through directional speakers strategically and invisibly positioned with the stone groups (item 1.) Low in volume and audible only at close range, the sounds will be programmed on random repeat, combining in infinite sequences and scheduled to turn off at night. Visitors will be surprised by familiar yet unexpected sounds of Redwing Blackhawks at sunrise, dry cattails chattering in the wind, the buzz of insects, hummingbirds or crickets, the call of a distant loon or rumble of an approaching storm. Summer and winter sounds will be playfully interwoven. The combination of natural and synthetic forms, texture, light, and sound will awaken individual and shared memories and help re-calibrate the senses in biological time.

Walter Jule, Catherine Burgess and Royden Mills
ISL Engineering and Land Services Ltd.(Landscape Architects)

CENTRE IN THE PARK PUBLIC ART

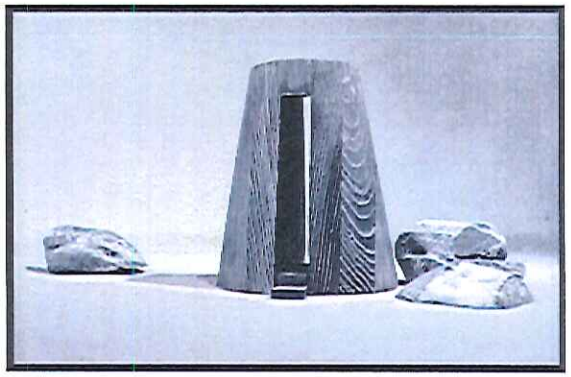


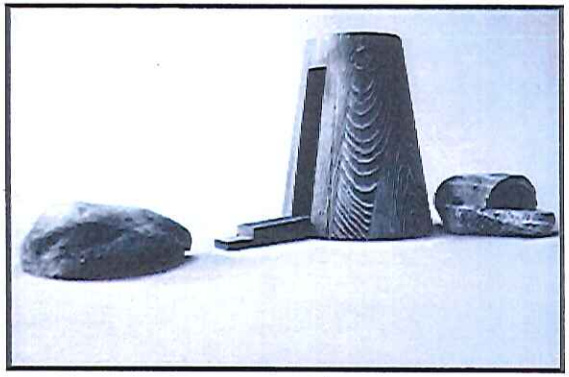
B. Volunteer Plaza Sculpture

This site at the top of the Prairie Walk and aligned with the main hall of the Community Centre and County Hall, is both a point of departure and arrival and requires an emphatic statement. Scale, mass and aspects of interactivity will be combined to announce its importance within the broad ensemble of forms.

Proposal: A large truncated conical volume over 4 meters high. Curved steel plates suggesting a historical building site, directional marker, or portal will support a raised plateau of natural prairie grass. An opening in the sculpture will allow physical passage through the form and provide a dramatic experience of compression and release. The interior sculpture will be illuminated by natural light entering through a prism in the "ceiling" and sounds will be hidden inside the walls, whispering to visitors as they enter and depart to hire ISL and the artist team on future projects. Special recognition of volunteers will be included in the sculpture.

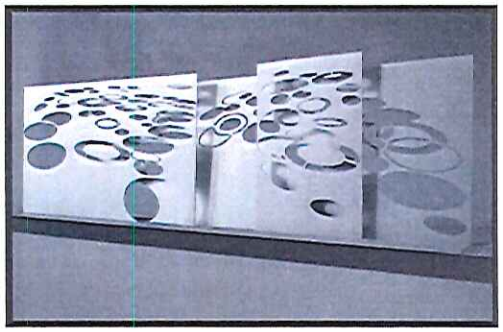
The images are maquettes, detail and refinement of the sculpture will follow.

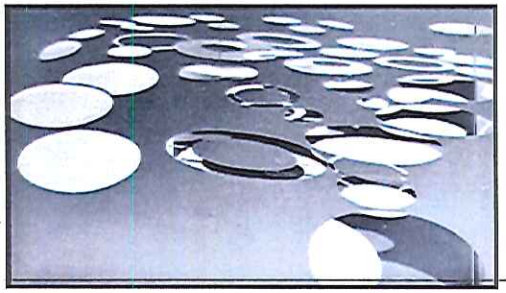




Walter Jule, Catherine Burgess and Royden Mills
ISL Engineering and Land Services Ltd.(Landscape Architects)

CENTRE IN THE PARK PUBLIC ART





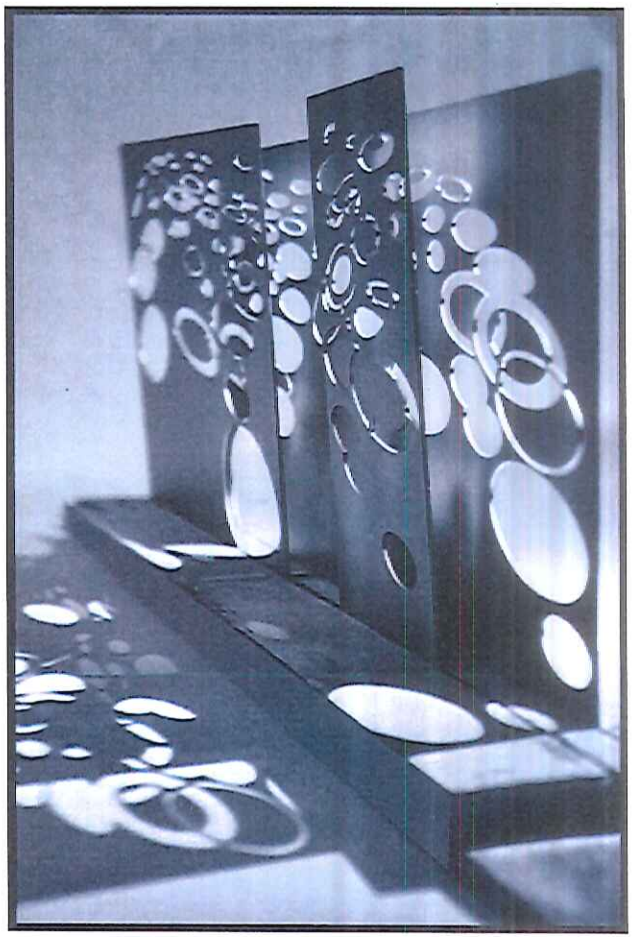
C. Community Centre Screens

The screens will be positioned in a large paved plaza located on the west side, between the new Community Centre and the existing County Hall. The screens will identify, shade and protect a large patio space which will be used for seating, meeting, reading, coffee, lunch breaks, and socializing. Formally and structurally, the screens will extend the axle and radius dynamic initiated by the curved façade of the council chambers.

Proposal: A series of overlapping and sliding stainless steel screens presenting an organic pattern of "negative" cut-out shapes reminiscent of small prairie ponds overlapping and drifting toward a vast horizon. The openings in the screens will create complex patterns of light, shadow and reflection, animating the patio and the plaza offering a complimentary "softening" influence and counter point to the crystalline elegance of the building façade.

Summary

The art program establishes a foundation for future public art. It is unique to Centre in the Park and Strathcona County and reinforces the storey of Centre in the Park.



Walter Jule, Catherine Burgess and Royden Mills
ISL Engineering and Land Services Ltd.(Landscape Architects)

MOMENTUM

by *Tricycle:*

Catherine Burgess
Walter Jule
Royden Mills

Created in 2011 for *Centre in the Park*
in collaboration with *ISL Engineering & Land Services Ltd.*

Centre in the Park ART

Momentum

In 2010 the artist group *Tricycle* was invited by *ISL Engineering & Land Services Ltd.* to conceive four "screens" that would activate the vast open space that bisects Sherwood Park's County Hall and the new (then under construction) Centre in the Park building. *Tricycle* had already been working on proposals based on a prairie theme for art installations along *Prairie Walk,* the adjacent promenade stretching from Volunteer Plaza to Festival Place in Sherwood Park's new Centre in the Park development. They wanted to strengthen the connection of the plaza to the promenade by extending the prairie theme to the screens.

Their proposal was for a series of four overlapping stainless steel screens presenting an organic pattern of "negative" cut-out shapes, reminiscent of small prairie ponds, drifting toward a vast horizon. The openings in the screens would create complex patterns of light, shadow and reflection, animating the patio and the plaza and offering a complimentary "softening" influence and counter-point to the crystalline elegance of the *Centre in the Park* building.

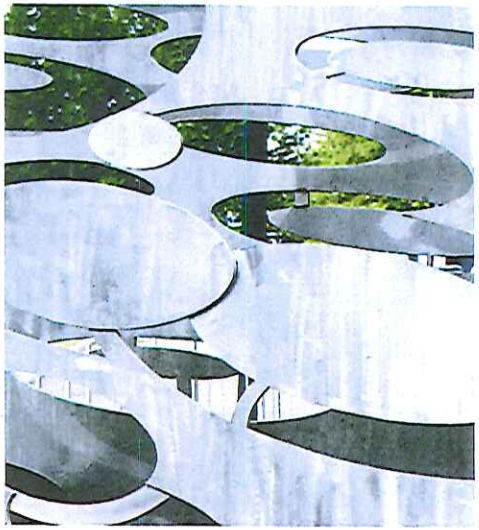
By the start of 2011 they had finalized their drawings and water-jet-cutting began on 4 tons of ¼" stainless steel plate. During the spring and summer months of 2011 *Tricycle* assembled, welded, and surfaced the four separate sculptures in a large rented warehouse in Stony Plain. They titled the four pieces *Momentum* and installed them in the plaza in August, 2011.

MOMENTUM

— A four-part stainless steel sculpture installation by **Tricycle**

Catherine Burgess
Walter Jule
Royden Mills

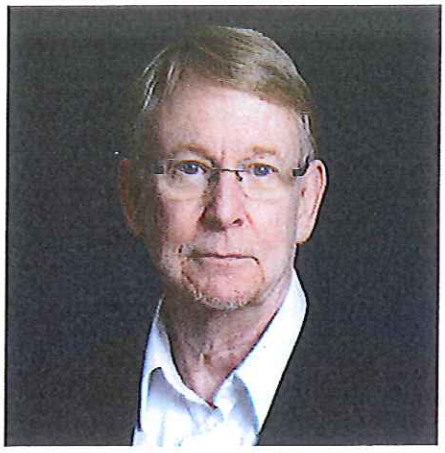
Tricycle



Created in 2011 for *Centre in the Park*, Sherwood Park, Alberta, Canada, in collaboration with ISL Engineering and Land Services Ltd.

Tricycle

Walter Jule RCA
Printmaker, Edmonton



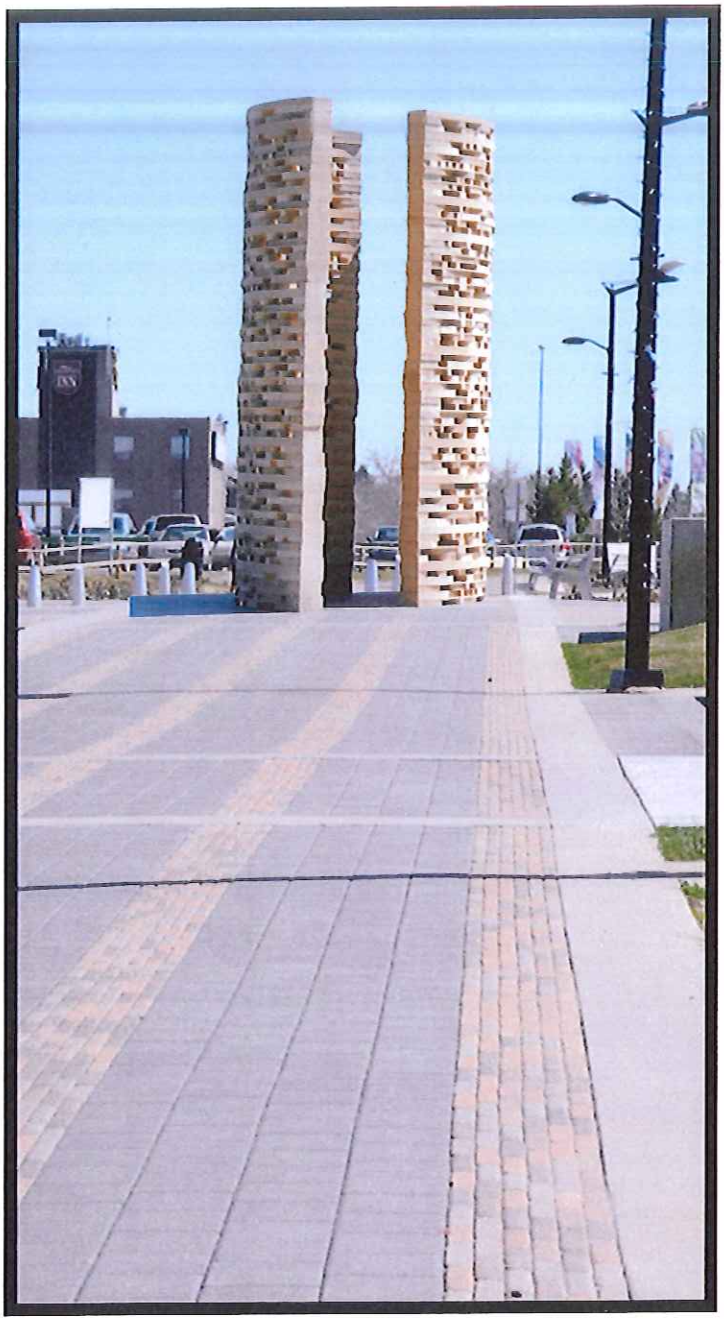
As a renowned print artist, poster and book designer, Walter Jule has been in over 250 international exhibitions since the mid 1960's, winning 10 national and 15 international awards. His work can be found in over 100 major collections worldwide. Jule has taught and lectured widely at: Tokyo National University of Fine Arts, Montana State University, the Otis - Parsons Institute, The University of Brasilia and the University of Washington. Editor and designer of the Print Voice International Journal he has also curated a number of major exhibitions including a survey of Canadian printmaking for the Museum of Contemporary Art in Osaka, Japan. Walter Jule was a Professor at the University of Alberta (Department of Art and Design) from 1971 until 2006.

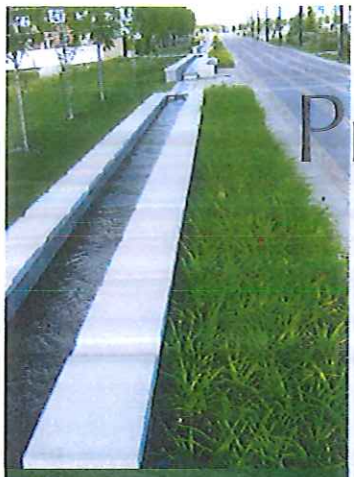
Catherine Burgess RCA
Sculptor, Edmonton

Catherine Burgess is an Edmonton artist who has been working and exhibiting her sculpture for over thirty-five years. She graduated from the University of Alberta Dept. of Fine Arts with a BFA Degree in 1975. She has maintained a sculpture studio in Edmonton ever since, mounted over 25 solo exhibitions, and shown in over 60 group exhibitions in Canada, the US and England. She has completed 4 large-scale public sculpture commissions, two of which are in downtown Edmonton: *The Big Rock, 1995* and *Return, 2001*. Her work is represented in over 25 public collections across Canada.

Royden Mills
Sculptor, Edmonton

Mills is a sculptor who served for several years as the Coordinator of Art & Design Fundamentals at the University of Alberta where he also teaches sculpture for the Dept.of Art & Design. Mills studied architecture at NAIT before completing a Diploma in Art & Design from Red Deer College, and a BFA and MFA (1990) from The University of Alberta. Mills had a studio and solo exhibition in Japan (where he lived for 2 years) and has major sculptures in national and international collections including: The Alberta Foundation for the Arts, the State University of New York, Odette Sculpture Park in Windsor Ont., and the Franconia Sculpture Park in Minnesota, Sculpturesite Gallery in San Francisco, Grounds for Sculpture south of New York City, and The Art Gallery of Alberta. He completed a major public art piece in honor of the 100th anniversary of Augustan Campus of the University of Alberta in Camrose in 2012.





Centre in the Park ART

Prairie Walk

In 2010 the artist group *Tricycle* was invited by *ISL Engineering & Land Services Ltd.* to integrate public art along *Prairie Walk* —the promenade stretching from Volunteer Plaza to Festival Place in Sherwood Park's new *Centre in the Park*. ISL had already installed a brick pedestrian pathway with a simple geometric water-course running the length of its north side. Planting, lighting and seating areas were situated along the walkway. *Tricycle's* contribution was to expand and amplify the esthetic experience of *Prairie Walk* by awakening individual and shared memories and by helping to re-calibrate the senses of biological time.
They achieved this by:

- creating three groupings of large boulders, individually selected, cut and placed to create seating areas that would provide stopping points and zones of contemplation along the pathway.

- transforming a large flat-cut boulder so that its mirror-polished metal surface reflected the ever dominant and changing prairie sky.

- integrating sound recorded from the prairie landscape, and feeding it through speakers strategically positioned at two of the stone groupings. *Tricycle* employed *Sonus Post Audio* to compose two "nature symphonies" — one consisting of prairie grassland sounds and the other of prairie wetland sounds. Each half-hour soundtrack loops continuously so that a listener seated in either of the two sound zones is transported by the unexpected resonance of birdsong, animal and insect life and prairie thunderstorms, transmitted during daylight hours, 365 days a year.

The final art installation on *Prairie Walk* will be a *Tricycle* sculpture entitled *Cross Section*, to be installed in Volunteer Plaza.

Description of Cross Section:
A large truncated conical volume over 4m. high. Curved steel plates suggesting an ancient building site, will support a raised plateau of natural prairie grasses. An opening in the sculpture will allow physical passage through the form and provide a dramatic experience of compression and release. The interior of the sculpture will be illuminated by natural light entering through an opening above and sounds will be hidden inside the walls, whispering to visitors as they enter and depart.

Centre in the Park Public Art
Summary of Costs

1. Momentum (Community Centre Steel Screens)	$ 83,470 (actual)
2. Rocks & Sound (Prairie Walk)	$ 89,904 (actual)
3. Proposed Sculpture (Volunteer Plaza)	$700,000 (proposed)
Total Costs (Actual & Proposed)	$873,374

Centre in the Park
Capital Budget Projects

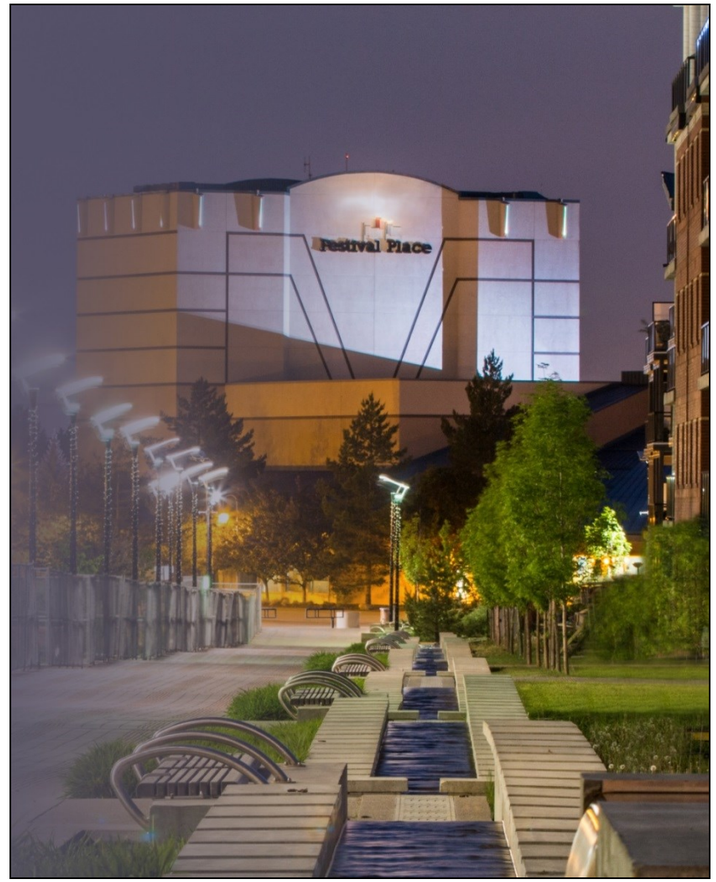
1. Centre in the Park Project	$ 14,385,000.
2. Community Centre	$106,000,000.
3. New Underground Parkade (Lot 4 & 5)	$ 20,000,000.
Total	$140,000,000.

Centre in the Park

Public Art & Open Space Program

Art in the Park Program – Phase I

- 2004 — Vision for public art and programming of open spaces created
- 2005/06 — Prairie Walk & Volunteer Plaza completed
- 2008 — Design and integration of public art and open space program initiated



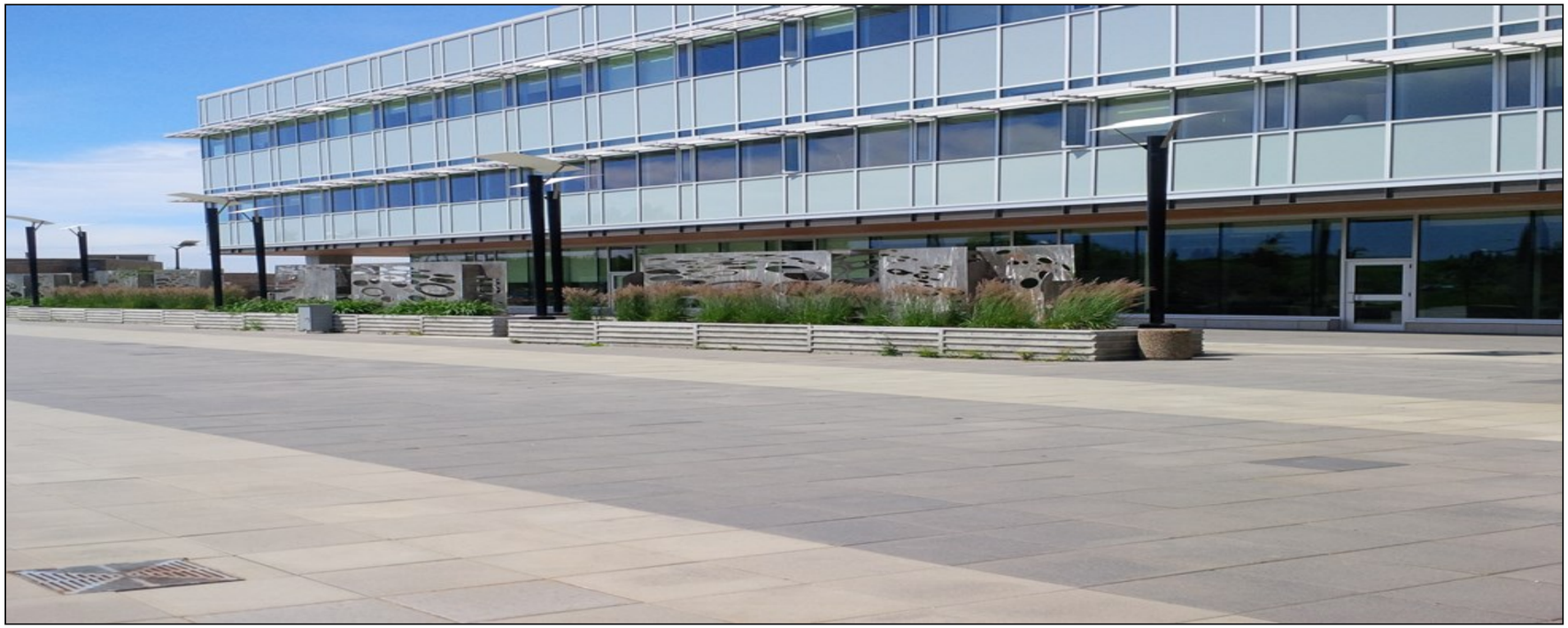
Art in The Park Program – Phase II

- 2010 Artist team (Tricycle) and ISL engaged to design and integrate art into CITP. Three open space art pieces included:

  1) Steel Screens (Momentum)
  2) Rocks & Sound (Prairie Walk)
  3) Volunteer Plaza Sculpture

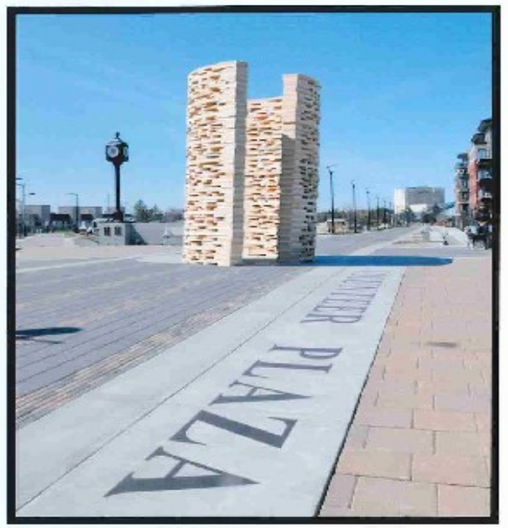
Momentum

- 2011 Four stainless steel screens – west plaza area of the Community Centre (Momentum)



Volunteer Plaza Sculpture

- 2013 — 3-D model of Volunteer Plaza sculpture introduced



Rocks & Sound

- 2014 — Rocks & Sound integrated along south side of Prairie Walk

Public Art Program

- Strathcona County's Public Art Program was approved in March 2016 (requires allocation of 1% of the total budget to public art)

- CITP's Public Art Program was initiated prior to this (3.1% of the total budget is allocated to public art)

- Artwork projects in excess of $250,000 must be approved by Council

CITP Art in the Park Program Summary of Costs

1. Momentum (Actual)	$ 83,470
2. Rocks & Sound (Actual)	$ 89,904
3. Volunteer Plaza Sculpture (Proposed)	$700,000
Total Costs	$893,374

Bylaw 28-2016 – Amendment to Bylaw 46-2015 to amend the Terms of Reference for the Agricultural Service Board

Report Purpose
To give three readings to Bylaw 28-2016, thereby amending the Terms of Reference for the Agricultural Service Board contained in Bylaw 46-2015, being the Strathcona County Boards and Committees Bylaw.

Recommendation
1. THAT Bylaw 28-2016, a bylaw to amend Bylaw 46-2015, The Strathcona County Boards and Committees Bylaw, be given first reading.
2. THAT Bylaw 28-2016 be given second reading.
3. THAT third reading of Bylaw 28-2016 be considered.
4. THAT Bylaw 28-2016 be given third reading.

Strategic Plan Priority Areas
Economy: n/a
Governance: The Terms of Reference of each council committee established by Bylaw 46-2015 need to be appropriate for each council committee and allow each council committee to meet the objectives of Council. Further, the Terms of Reference and mandate of each council committee established by Bylaw 46-2015 should align with Council's Strategic Plan and priorities.
Social: n/a
Culture: n/a
Environment: n/a

Other Impacts
Policy: n/a
Legislative/Legal: The Terms of Reference for each council committee established by Bylaw 46-2015 should set out its duties and powers to enable it to perform its mandate and purpose.
Interdepartmental: Each council committee established by Bylaw 46-2015 is to have an administrative representative appointed by the Chief Commissioner. The Agricultural Service Board Administrative Representative is from the Transportation and Agricultural Services department.

Summary
In fulfilling its responsibilities under Bylaw 46-2015 the Governance Advisory Committee reviewed the Terms of Reference for the Agricultural Service Board at its meeting of March 2, 2016 to ensure alignment with Strathcona County Council's Strategic Plan and priorities. No adjustments to ensure alignment with Strathcona County Council's Strategic Plan and priorities were necessary. However, certain issues were identified regarding correcting references to legislation, and amending the Terms of Reference to better reflect applicable legislation.

Legislative and Legal Services has reviewed legislation related to the Agricultural Service Board and supports the proposed revisions to the Agricultural Service Board's Terms of Reference.

Author: Danielle Wilson, Legislative and Legal Services
Director: Mavis Nathoo, Legislative and Legal Services
Acting Associate Commissioner: Grant Heer, Corporate Services
Lead Department: Legislative and Legal Services

At its meeting of April 21, 2016, the Agricultural Service Board considered the above mentioned issues and the proposed revisions to its Terms of Reference. The Agricultural Service Board supports recommending to Council the revisions to its Terms of Reference.

Applicable Legislation
-*Agricultural Service Board Act*, RSA 2000, c A-10 – see specifically sections 2, and 3(3) (http://www.qp.alberta.ca/documents/Acts/A10.pdf)
-*Weed Control Act*, SA 2008, c W-5.1 – see specifically section 19 (http://www.qp.alberta.ca/documents/Acts/W05P1.pdf)
-*Agricultural Pests Act*, RSA 2000, c A-8 – see specifically section 14 (http://www.qp.alberta.ca/documents/Acts/A08.pdf)
-*Soil Conservation Act*, RSA 2000, c S-15 – see specifically section 14 (http://www.qp.alberta.ca/documents/Acts/S15.pdf)

Enclosure
1 Bylaw 28-2016
2 Current Terms of Reference of Agricultural Service Board
3 Comparison version of Terms of Reference showing proposed revisions

BYLAW 28-2016

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF *AMENDING BYLAW 46-2015, AS AMENDED, BEING THE STRATHCONA COUNTY BOARDS AND COMMITTEES BYLAW.*

WHEREAS Council adopted Bylaw 46-2015 to establish certain committees of Council and delegate to such committees certain duties and powers imposed and conferred upon a Council by the *Municipal Government Act*, RSA 2000, c M-26, as amended;

AND WHEREAS it is deemed desirable to further amend Bylaw 46-2015 to amend the Terms of Reference for the Agricultural Service Board.

NOW THEREFORE the Council of Strathcona County, in the Province of Alberta, duly assembled, and pursuant to the authority conferred upon it by the *Municipal Government Act*, RSA 2000, c M-26, as amended, enacts as follows:

1. THAT page 8 of Bylaw 46-2015, being the Terms of Reference for the Agricultural Service Board, be deleted in its entirety and replaced with the Schedule "A" attached hereto and forming part of this Bylaw.

2. THAT this Bylaw comes into effect on the date it is passed.

Read a first time this _____ day of _____, 2016.

Read a second time this _____ day of _____, 2016.

Read a third time this _____ day of _____, 2016.

SIGNED this _____ day of _____, 2016.

_____
Mayor

_____
Director, Legislative and Legal Services

SCHEDULE "A"
BYLAW 28-2016

AGRICULTURAL SERVICE BOARD

I. STATEMENT OF PURPOSE

To exercise on behalf of Council all the powers and perform all the duties that are conferred on the Agricultural Service Board by Council, under the *Agricultural Service Board Act*, RSA 2000, c A-10, or any other enactment, with respect to agricultural matters.

II. COMPOSITION

A. Councillors: Three (3) – *non voting members*

B. Members at Large: Five (5) – *voting members*

The above described composition of the Agricultural Service Board will include persons who are familiar with agricultural concerns and issues and who are qualified to develop policies consistent with the *Agricultural Service Board Act*, RSA 2000, c A-10.

III. DUTIES AND POWERS

A. To perform the duties of an agricultural service board set out in the *Agricultural Service Board Act*, RSA 2000, c A-10, including:

1. to act as an advisory body and to assist Council and the Minister responsible for the *Agricultural Service Board Act,* in matters of mutual concern,

2. to advise on and to help organize and direct weed and pest control and soil and water conservation programs,

3. to assist in the control of animal disease under the *Animal Health Act*, SA 2007, c A-40.2,

4. to promote, enhance and protect viable and sustainable agriculture with a view to improving the economic viability of the agricultural producer,

5. to promote and develop agricultural policies to meet the needs of the municipality, and

6. to promote the local food sector in Strathcona County.

B. To be the appeal panel to determine appeals of inspector's notices, local authority's notices and debt recovery notices, and perform the duties of an appeal panel set out in the *Weed Control Act*, SA 2008, c W-5.1.

C. To be the committee to hear and determine appeals, and perform the duties of a committee set out in the *Agricultural Pests Act*, RSA 2000, c A-8.

D. To be the appeal committee and to perform the duties of an appeal committee set out in the *Soil Conservation Act*, RSA 2000, c S-15. When the Agricultural Service Board is acting as an appeal committee pursuant to the *Soil Conservation Act*, RSA 2000, c S-15, the Councillors appointed to the Agricultural Service Board shall vote and shall have the same rights and entitlements as Members at Large.

E. For clarity, despite the duties and powers set out above, the Agricultural Service Board does not have the power to borrow money, to pass a bylaw, or to do any other things that by bylaw are reserved to Council.

IV. MEETINGS

The number of meetings of the Agricultural Service Board each year shall be determined by the Agricultural Service Board. The Agricultural Service Board shall hold a sufficient number of meetings each year to fulfill and perform its statement of purpose, duties and powers as set out above.

V. MINISTER'S REPRESENTATIVE / LIAISON

In accordance with section 6 of the *Agricultural Service Board Act*, RSA 2000, c A-10, the Minister responsible for the *Agricultural Service Board Act* may designate a representative to (a) advise the Agricultural Service Board on government programs, agricultural problems and needs of the County, and (b) to assist to the Agricultural Service Board, on the request of the Agricultural Service Board, in the discharge of its duties.

VI. ADMINISTRATIVE REPRESENTATIVE

The Administrative Representative to be appointed by the Chief Commissioner to the Agricultural Service Board shall be from the Transportation and Agriculture Services department.

VII. FUNDING

As authorized by Council during the annual budget cycle.

AGRICULTURAL SERVICE BOARD

I. STATEMENT OF PURPOSE

An Agricultural Service Board has and shall exercise on behalf of the County all the duties and powers that are conferred on or exercised by a council, under the Agricultural Service Board Act, RSA 2000, c. A-10, as amended, or any other Act, with respect to agricultural matters, except the powers to borrow money, to pass a bylaw, to do any other things that by bylaw are reserved to the Council, and to do any other things specified by the Lieutenant Governor in Council.

II. COMPOSITION OF COMMITTEE

A. Councillors: Three (3) – *non voting members*

B. Members at Large: Five (5) – *voting members*

III. DUTIES AND POWERS

A. Pursuant to the Agricultural Service Board Act, RSA 2000, c. A-10, as amended, the matters which the Board may address are:

1. to act as an advisory body and to assist the Council and the Minister of Agriculture, in matters of mutual concern;

2. to advise on the organizing and directing of weed control and soil and water conservation programs;

3. to assist in the control of livestock disease under the *Livestock Diseases Act*;

4. to promote, enhance and protect viable and sustainable agriculture with a view to improving the economic viability of the agricultural producer; and

5. to promote and develop agricultural policies to meet the needs of the municipality.

B. Pursuant to the Agricultural Pest Act, RSA 2000, c. A-8, and the Weed Control Act, RSA 2000, c. W-5, the Board is appointed as the Appeal Committee.

IV. MEETINGS

Frequency of meetings shall be as determined by the Board.

V. LIAISON

Provincial Department of Agriculture and Food and other Agricultural Service Boards in the Province of Alberta.

VI. FUNDING

As authorized by Council during the annual budget cycle.

AGRICULTURAL SERVICE BOARD

I. STATEMENT OF PURPOSE

~~An Agricultural Service Board has and shall~~To exercise on behalf of ~~the County~~Council all the powers and perform all the duties ~~and powers~~ that are conferred on ~~or exercised~~ the Agricultural Service Board by ~~a council~~Council, under the *Agricultural Service Board Act*, RSA 2000, c~~.~~ A-10, ~~as amended,~~ or any other ~~Act~~enactment, with respect to agricultural matters~~, except the powers to borrow money, to pass a bylaw, to do any other things that by bylaw are reserved to the Council, and to do any other things specified by the Lieutenant Governor in Council.~~.

II. COMPOSITION ~~OF COMMITTEE~~

A. Councillors:~~–~~ Three (3) – *non voting members*

B. Members at Large:~~–~~ Five (5) – *voting members*

The above described composition of the Agricultural Service Board will include persons who are familiar with agricultural concerns and issues and who are qualified to develop policies consistent with the *Agricultural Service Board Act*, RSA 2000, c A-10.

III. DUTIES AND POWERS

A. ~~Pursuant to~~ To perform the ~~–~~duties of an agricultural service board set out in the *Agricultural ~~–Service –Board –Act~~*, ~~–~~RSA ~~–~~2000, ~~–c.–~~ A-10, ~~–as amended, the matters which the Board may address are~~including:

1. to act as an advisory body and to assist ~~the~~ Council and the Minister ~~of Agriculture~~responsible for the *Agricultural Service Board Act*, in matters of mutual concern~~;~~,

2. to advise on ~~the organizing~~ and ~~directing of~~to help organize and direct weed and pest control and soil and water conservation programs~~;~~,

3. to assist in the control of ~~livestock~~animal disease under the ~~Livestock Diseases Act;~~*Animal Health Act*, SA 2007, c A-40.2,

4. to promote, enhance and protect viable and sustainable agriculture with a view to improving the economic viability of the agricultural producer~~; and~~,

5. to promote and develop agricultural policies to meet the needs of the municipality~~.~~, and

6. ~~Pursuant~~ to promote the local food sector in Strathcona County.

B. To be the appeal panel to determine appeals of inspector's notices, local authority's notices and debt recovery notices, and perform the duties of an appeal panel set out in the *Weed Control Act*, SA 2008, c W-5.1.

C. To be the committee to hear and determine appeals, and perform the duties of a committee set out in the *Agricultural* ~~Pest~~*Pests Act*, RSA 2000, c~~.~~ A-8~~, and the Weed Control Act, .~~

~~B.~~D. To be the appeal committee and to perform the duties of an appeal committee set out in the *Soil Conservation Act*, RSA 2000, c~~. W-5,~~ S-15. When the Agricultural Service Board is acting as an appeal committee pursuant to the *Soil Conservation Act*, RSA 2000, c S-15, the Councillors appointed ~~as the Appeal Committee~~to the Agricultural Service Board shall vote and shall have the same rights and entitlements as Members at Large.

E. For clarity, despite the duties and powers set out above, the Agricultural Service Board does not have the power to borrow money, to pass a bylaw, or to do any other things that by bylaw are reserved to Council.

IV. MEETINGS

~~Frequency of meetings shall be as determined by the Board.~~

The number of meetings of the Agricultural Service Board each year shall be determined by the Agricultural Service Board. The Agricultural Service Board shall hold a sufficient number of meetings each year to fulfill and perform its statement of purpose, duties and powers as set out above.

V. MINISTER'S REPRESENTATIVE / LIAISON

~~Provincial Department of Agriculture and Food and other Agricultural Service Boards in the Province of Alberta.~~

In accordance with section 6 of the *Agricultural Service Board Act*, RSA 2000, c A-10, the Minister responsible for the *Agricultural Service Board Act* may designate a representative to (a) advise the Agricultural Service Board on government programs, agricultural problems and needs of the County, and (b) to assist to the Agricultural Service Board, on the request of the Agricultural Service Board, in the discharge of its duties.

VI. ADMINISTRATIVE REPRESENTATIVE

The Administrative Representative to be appointed by the Chief Commissioner to the Agricultural Service Board shall be from the Transportation and Agriculture Services department.

~~VI.~~VII. FUNDING

As authorized by Council during the annual budget cycle.

Bylaw 29-2016 – Amendment to Bylaw 46-2015 to amend the Terms of Reference for the Energy Exploration Advisory Committee

Report Purpose
To give three readings to Bylaw 29-2016, thereby amending the Terms of Reference for the Energy Exploration Advisory Committee contained in Bylaw 46-2015, being the Strathcona County Boards and Committees Bylaw.

Recommendation
1. THAT Bylaw 29-2016, a bylaw to amend Bylaw 46-2015, the Strathcona County Boards and Committees Bylaw, be given first reading.
2. THAT Bylaw 29-2016 be given second reading.
3. THAT third reading of Bylaw 29-2016 be considered.
4. THAT Bylaw 29-2016 be given third reading.

Strategic Plan Priority Areas
Economy: n/a
Governance: The Terms of Reference of each council committee established by Bylaw 46-2015 need to be appropriate for each council committee and allow each council committee to meet the objectives of Council. Further, the Terms of Reference and mandate of each council committee established by Bylaw 46-2015 should align with Council's Strategic Plan and priorities.
Social: n/a
Culture: n/a
Environment: n/a

Other Impacts
Policy: n/a
Legislative/Legal: The Terms of Reference for each council committee established by Bylaw 46-2015 should provide for a composition that enables it to perform its mandate and purpose.
Interdepartmental: Each council committee established by Bylaw 46-2015 is to have an administrative representative appointed by the Chief Commissioner. The Energy Exploration Advisory Committee Administrative Representative is from the Planning and Development Services department.

Summary
In fulfilling its responsibilities under Bylaw 46-2015, the Governance Advisory Committee reviewed the Terms of Reference for the Energy Exploration Advisory Committee at its meeting of May 9, 2016 to ensure alignment with Strathcona County Council's Strategic Plan and priorities. No recommendations to Council regarding adjustments to ensure alignment with Strathcona County Council's Strategic Plan and priorities were determined to be necessary. However, increasing the number of public members was discussed in order to allow the Energy Exploration Advisory Committee to better perform its duties and exercise its powers to fulfill its purpose, especially related to landowner education.

Given the meeting schedule of the Energy Exploration Advisory Committee, feedback from the current Energy Exploration Advisory Committee regarding increasing the number of public members was solicited outside of a meeting of the Energy Exploration Advisory Committee in order that such a change could be implemented prior to the fall boards and

Author: Danielle Wilson, Legislative and Legal Services
Director: Mavis Nathoo, Legislative and Legal Services
Acting Associate Commissioner: Grant Heer, Corporate Services
Lead Department: Legislative and Legal Services

committees recruitment. The Energy Exploration Advisory Committee supports the increase in the number of public members from five to six.

Enclosure
1 Bylaw 29-2016

BYLAW 29-2016

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF *AMENDING BYLAW 46-2015, AS AMENDED, BEING THE STRATHCONA COUNTY BOARDS AND COMMITTEES BYLAW.*

WHEREAS Council adopted Bylaw 46-2015 to establish certain committees of Council and delegate to such committees certain duties and powers imposed and conferred upon a Council by the *Municipal Government Act*, RSA 2000, c M-26, as amended;

AND WHEREAS it is deemed desirable to further amend Bylaw 46-2015 to amend the Terms of Reference for the Energy Exploration Advisory Committee.

NOW THEREFORE the Council of Strathcona County, in the Province of Alberta, duly assembled, and pursuant to the authority conferred upon it by the *Municipal Government Act*, RSA 2000, c M-26, as amended, enacts as follows:

1. THAT the number of Members at Large indicated in Section II B of page 13 of Bylaw 46-2015, being the Terms of Reference for the Energy Exploration Advisory Committee, be amended to be increased from "Five (5)" to "Six (6)".

2. THAT this Bylaw comes into effect on the date it is passed.

Read a first time this _____ day of _____, 2016.

Read a second time this _____ day of _____, 2016.

Read a third time this _____ day of _____, 2016.

SIGNED this _____ day of _____, 2016.

_____
Mayor

_____
Director, Legislative and Legal Services

Taxi Cab Safety Bylaw Update

Report Purpose
To communicate the need for a review of Bylaw 20-2013, the Taxi Cab Safety Bylaw, including obtaining input from stakeholders.

Recommendation
THAT Administration conduct a review of Bylaw 20-2013, the Taxi Cab Safety Bylaw, and bring forward any recommended amendments for Council's consideration, prior to the end of the fourth quarter of 2016.

Council History
October 7, 2014 – Council gave third reading to Bylaw 20-2013.
July 1, 2015 – Bylaw 20-2013 came into effect.

Strategic Plan Priority Areas
Economy: n/a
Governance: Ongoing review of bylaws is a best practice for municipalities.
Social: Vehicles for hire, including taxis, provide a necessary means of transportation for residents of Strathcona County. The safety of passengers and drivers is of significant importance.
Culture: n/a
Environment: n/a

Other Impacts
Policy: Governance Policy 002-025 details the Public Engagement policy and includes guidelines for public engagement.
Legislative/Legal: The *Municipal Government Act*, RSA 2000, c M-26, authorizes Council to pass and amend bylaws respecting various matters.
Interdepartmental: Enforcement Services, Communications, Transit, and Legislative and Legal Services will each be involved in a comprehensive review of Bylaw 20-2013.

Summary
Over the past few years changes have occurred in the vehicle for hire industry including the introduction of innovative technologies that directly compete with traditional taxi business models. These technological advances have brought new participants into the vehicle for hire industry in Strathcona County. This has resulted in confusion regarding whether Bylaw 20-2013, the Taxi Cab Safety Bylaw, is applicable to these new participants. Additionally, the Province of Alberta has recently amended the *Traffic Safety Act,* RSA 2000, c T-6, and has regulated the responsibilities of Transportation Network Companies and their drivers through the Transportation Network Companies Regulation. These developments affect municipalities throughout the region, and one neighbouring municipality has already taken steps to address these issues through significant amendments to its bylaws.

Given the above mentioned innovations in the vehicle for hire industry, the operation of Transportation Network Companies within Strathcona County, the steps taken by the Province of Alberta, and the desire to address these issues being mindful of the regional context, it is prudent to undertake a review of Bylaw 20-2013. Administration will report to Council with any recommended amendments to Bylaw 20-2013 resulting from the review by the end of the fourth quarter of 2016.

Author: Danielle Wilson, Legislative and Legal Services
Director: Mavis Nathoo, Legislative and Legal Services
Acting Associate Commissioner: Grant Heer, Corporate Services
Lead Department: Legislative and Legal Services

Communication Plan
Commencing this fall, Communications will support a public engagement process aligned with Policy GOV 002-025 Public Engagement. This process will include outreach to industry stakeholders and residents.

Taxi Cab Safety Bylaw

Bylaw 20-2013

STRATHCONA COUNTY

Bylaw 20-2013

- Taxi Cab Safety Bylaw 20-2013
  - Third reading: October 7, 2014
  - In effect: July 1, 2015

- Focus on safety NOT regulating the market

To date:

- 199 Taxi driver permits
- 87 Taxi vehicle permits
- 9 Taxi driver applications refused for not meeting criteria

} 10 companies; 3 individuals providing own service.

Limitations of Bylaw 20-2013

- Changing vehicle for hire industry
  - Innovative technologies entering into the traditional taxi business model
  - New participants entering the market
- Confusion over applicability
- Enforcement difficulties
- Inconsistent with regional municipalities
- Lack of incentives for 'accessible' vehicles for hire

Highlights for Consideration

- Permits for all vehicles for hire (not just taxis) ?
- Incentives to encourage more accessible vehicles for hire in Strathcona County?
- Removal of items in Bylaw 20-2013 that are now addressed by Provincial regulations?

Questions?

Bylaw 4-2016 Amendment to Land Use Bylaw 6-2015 – Ward 5

Owners:	Gibson Energy ULC, MEG Energy Corp.
Applicant:	ParioPlan
Legal Description:	Pt. SW and NW 26-55-21-W4, Pt. SE 27-55-21-W4
Location:	North of Highway 15 and East of Range Road 213
From:	AG Agriculture: General District
To:	IHH Heavy Industrial (Heartland) District

Report Purpose

To give third reading to a bylaw that proposes to rezone approximately 106.8 hectares (263.9 acres) of land in Pt. SW and NW 26-55-21-W4 and Pt. SE 27-55-21-W4 as amended, from AG - Agriculture: General District to IHH – Heavy Industrial (Heartland) District to allow for consideration of future industrial development.

Recommendations

1. THAT Bylaw 4-2016 be amended by removing the portion of SW 27-55-21-W4 from the area proposed to be rezoned, resulting in a change in the approximate area to be rezoned from 110.8 to 106.8 hectares (273.9 to 263.9 acres).
2. That Bylaw 4-2016, a bylaw that proposes to rezone approximately 106.8 hectares (263.9 acres) of land in Pt. SW and NW 26-55-21-W4 and Pt. SE 27-55-21-W4 from AG - Agriculture: General District to IHH – Heavy Industrial (Heartland) District to allow for consideration of future industrial development be given third reading, as amended.

Council History

March 10, 2015 – Council adopted Land Use Bylaw 6-2015 with an effective date of May 11, 2015.

January 19, 2016 - Council gave first reading to Bylaw 4-2016.

April 5, 2016 – Council gave second reading to Bylaw 4-2016.

Strategic Plan Priority Areas

Economy: The proposal directly reflects the economic priority area to be a world leader in petrochemical industry and the strategic goal of increasing and diversifying the petrochemical business.
Governance: To meet the strategic goal of public involvement and communicating with the community on issues affecting the County's future, public information meetings were held on September 28, 2015 and November 26, 2015 for the public to provide input into the plan. Further, the Public Hearing provided Council with the opportunity to receive public input prior to making a decision on the proposed bylaw.
Social: n/a
Culture: n/a
Environment: n/a

Other Impacts

Policy: SER-008-022 "Redistricting Bylaws"
Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend the Land Use Bylaw.

Interdepartmental: The proposal has been circulated to internal County departments, adjacent municipalities, and external agencies. No objections were received.

Summary
When Council gave first and second reading to Bylaw 4-2016 it proposed to rezone approximately 110.8 hectares (273.9 acres) of land in Pt. SW and NW 26-55-21-W4 and Pt. SE and SW 27-55-21-W4 from AG - Agriculture: General District to IHH – Heavy Industrial (Heartland) District to allow for consideration of future industrial development.

Bylaw 4-2016 is now proposed to be amended at the request of Gibson Energy by removing the portion of SW 27-55-21-W4 from the bylaw which results in the area proposed to be rezoned being 106.8 hectares (263.9 acres) in Pt. SW & NW 26-55-21-W4 and Pt. SE 27-55-21-W4.

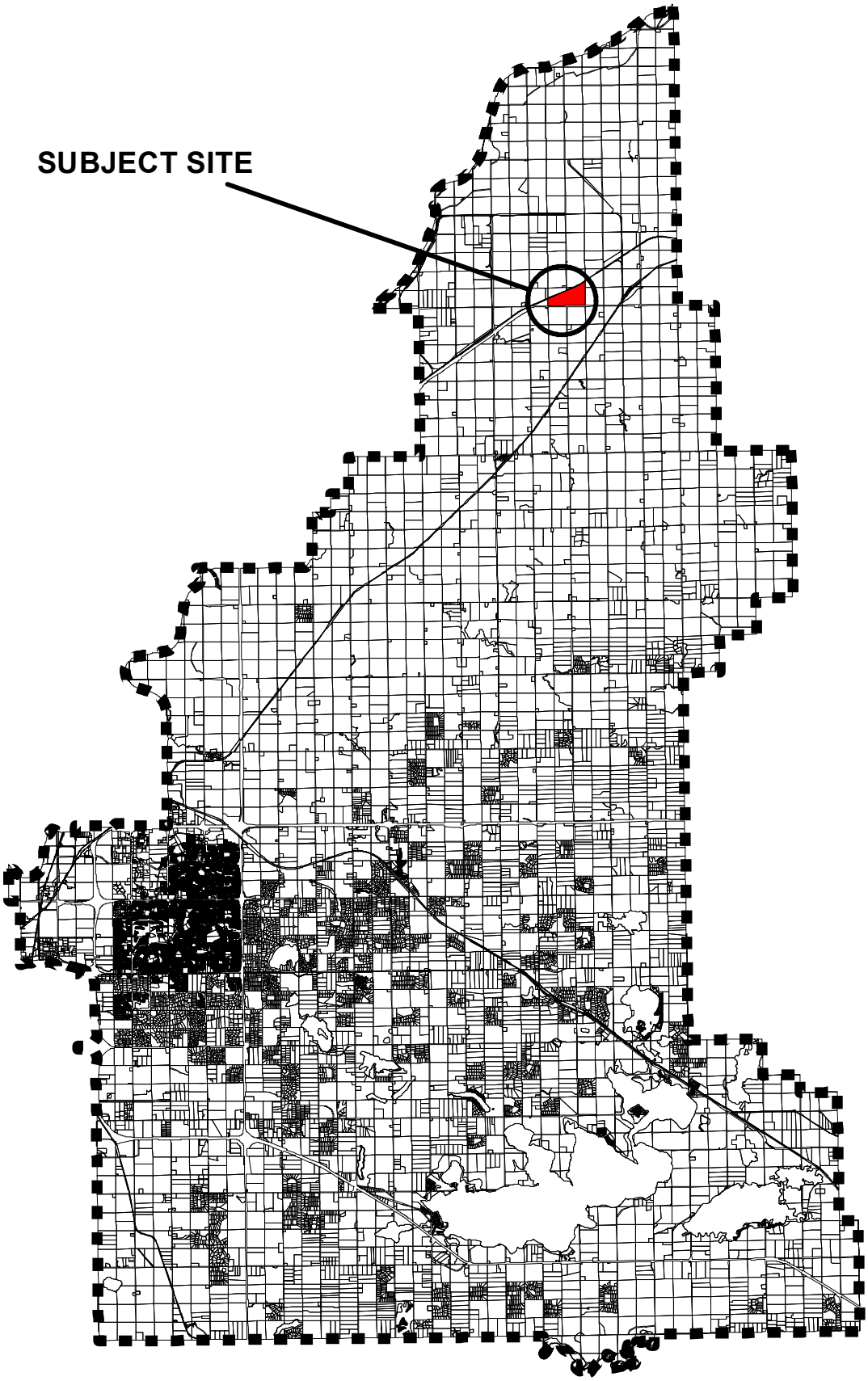
As the subdivision proposed in Pt. SW 27-55-21-W4 has not yet been approved, Gibson Energy has requested that the portion of land in Pt. of SW 27-55-21-W4 included in first and second reading of Bylaw 4-2016 be removed from the rezoning proposal so that the remaining parcels may be considered for third reading. Should Council decide to give third reading to Bylaw 4-2016 as amended, this would allow the proponent to proceed with having the necessary development permit application for the proposed industrial development on the parcels identified in the amended bylaw to be reviewed in a timely fashion.

Bylaw 2-2016 to amend the Municipal Development Plan and Bylaw 3-2016 to amend the Strathcona County Alberta's Industrial Heartland Area Structure Plan to allow for consideration of future industrial development were both given third reading on April 5, 2016. As a result, proposed Bylaw 4-2016 if approved as amended will be consistent with the applicable statutory plans.

Communication Plan
Letter or email to landowner

Enclosures
1 Rural Location Map
2 Location Map
3 Bylaw 4-2016 after second reading
4 Bylaw 4-2016 with proposed amendments for third reading
5 Bylaw 4-2016, as amended, including rezoning map
6 Air Photo

ENCLOSURE 1



RURAL LOCATION MAP

Part of SW & NW 26-55-21-W4 & SE 27-55-21-W4

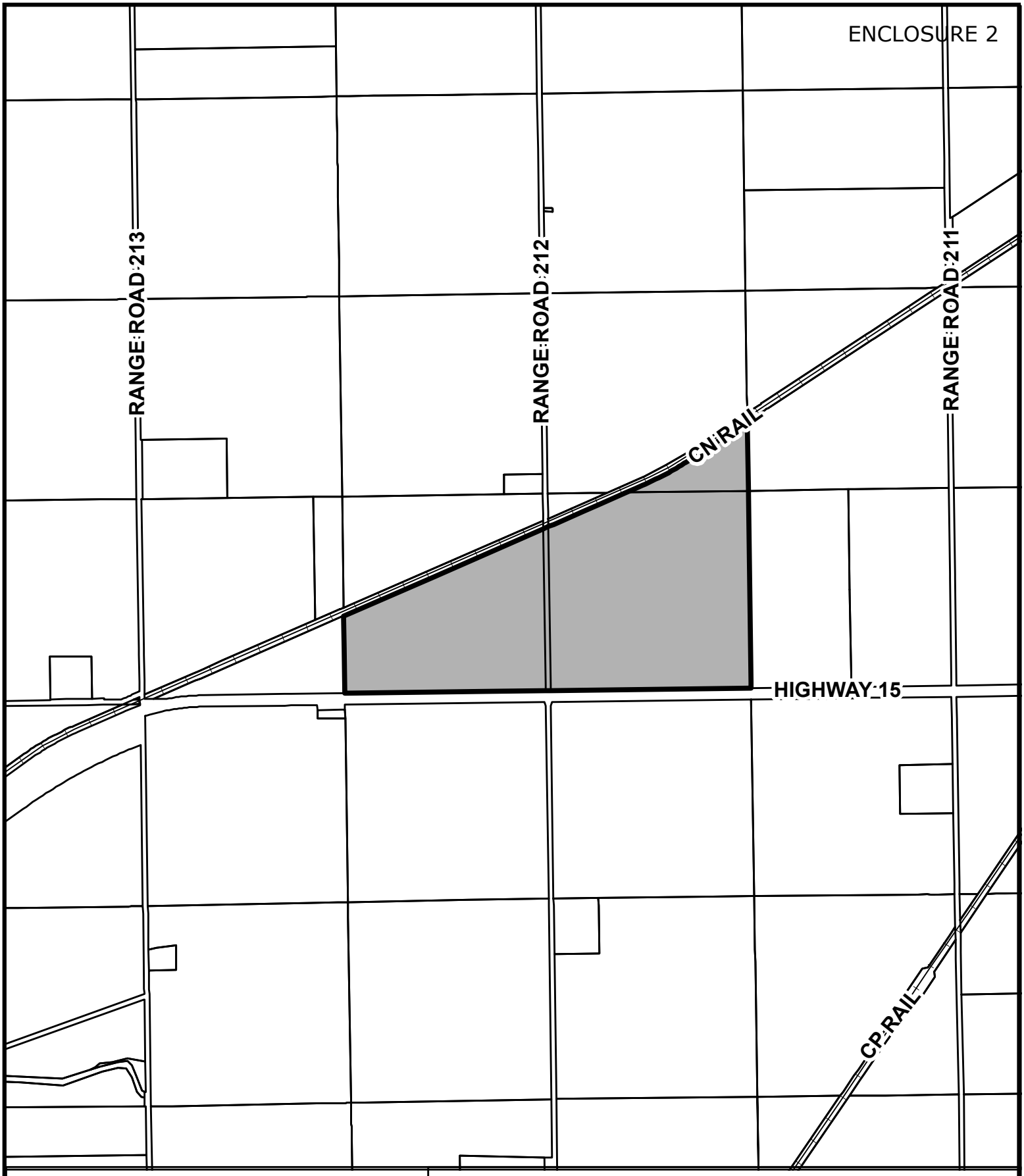
Subject Area

PLANNING & DEVELOPMENT SERVICES

STRATHCONA COUNTY

Drawn By: M. Fraser	**File No.: 4070-2015A021**
Date Drawn: Sept. 17, 2015	N:\PDS Admin\4000 - 4499 Land Use Services\ 4070 Land Use Bylaw - Zoning Amendments - Rural, Urban\2015\2015A021\MAPS
Scale: Not to Scale	

ENCLOSURE 2



LOCATION MAP

Part of SW & NW 26-55-21-W4 & SE 27-55-21-W4

Subject Area

PLANNING & DEVELOPMENT SERVICES

STRATHCONA COUNTY

Drawn By: M.Fraser	**File No.: 4070-2015A021**
Date Drawn: Sept. 17, 2015	N:\PDS Admin\4000 - 4499 Land Use Services\ 4070 Land Use Bylaw - Zoning Amendments - Rural, Urban\2015\2015A021\MAPS
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BYLAW 4-2016

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW NO. 6-2015, AS AMENDED, BEING THE LAND USE BYLAW.

WHEREAS it is deemed advisable to amend the Land Use Bylaw;

NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act*, *R.S.A. 2000* c.*M-26* and amendments thereto, enacts as follows:

That Bylaw 6-2015, as amended, be amended as follows:

1. That approximately 110.8 hectares (273.9 acres) of land in the portion of the SW 26-55-21-W4; NW 26-55-21-W4; SE 27-55-21-W4; and SW 27-55-21-W4 south of the Canadian National Railway be rezoned from AG Agriculture: General District to IHH Heavy Industrial (Heartland) District as outlined on Schedule "A" attached hereto.

This Bylaw comes into effect after third reading and upon being signed.

Read a first time this 19th day of January, 2016.

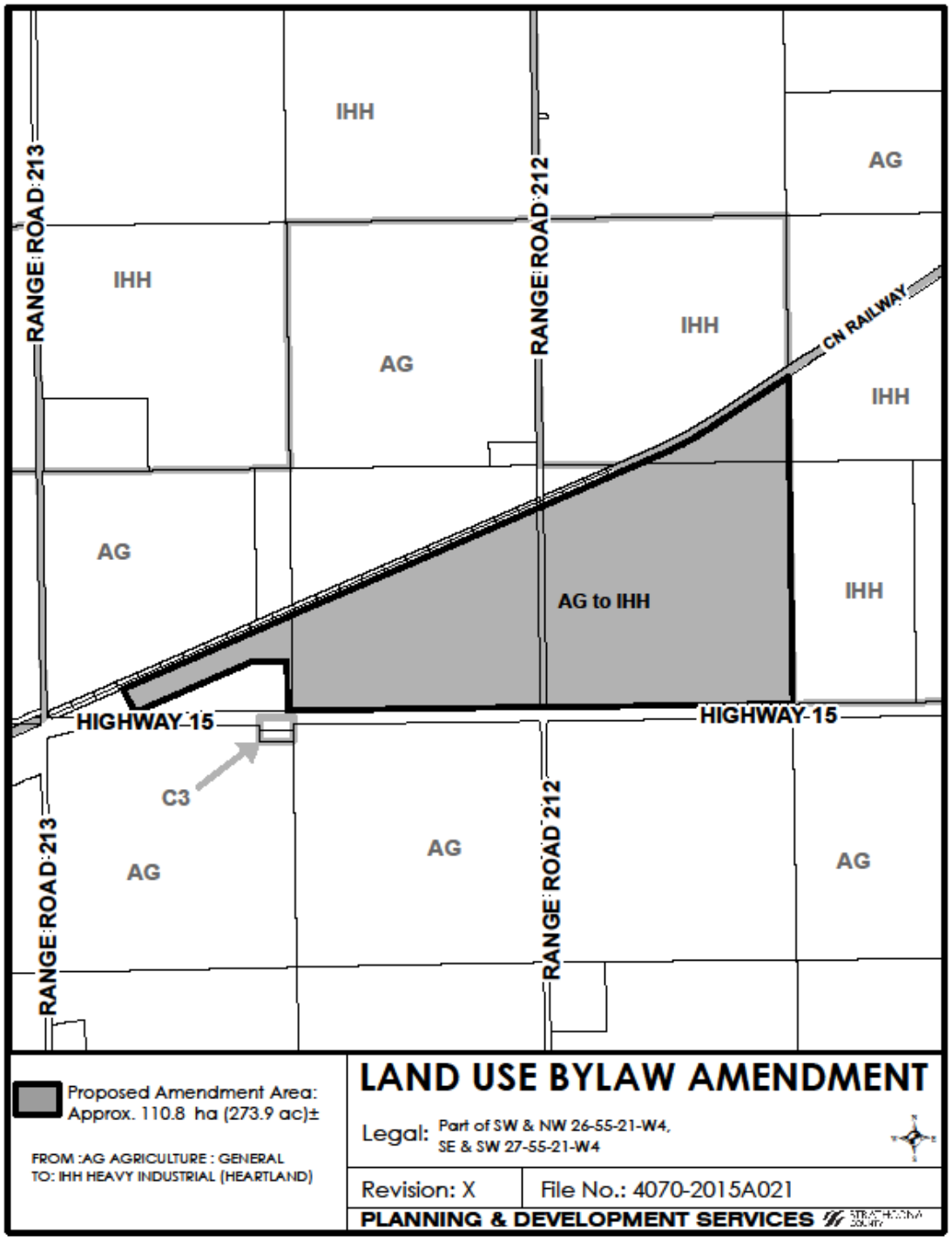
Read a second time this 5th day of April, 2016.

Read a third time and finally passed this _____ day of _____, 2016.

_____
Mayor

_____
Director,
Legislative and Legal Services

Date Signed: _____


IHH
AG
RANGE ROAD 213
RANGE ROAD 212
IHH
IHH
CN RAILWAY
AG
IHH
AG
AG to IHH
IHH
HIGHWAY 15
HIGHWAY 15
C3
AG
AG
AG
RANGE ROAD 213
RANGE ROAD 212
Proposed Amendment Area:
Approx. 110.8 ha (273.9 ac)±
FROM :AG AGRICULTURE : GENERAL
TO: IHH HEAVY INDUSTRIAL (HEARTLAND)
LAND USE BYLAW AMENDMENT
Legal: Part of SW & NW 26-55-21-W4,
SE & SW 27-55-21-W4
Revision: X
File No.: 4070-2015A021
PLANNING & DEVELOPMENT SERVICES

BYLAW 4-2016

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW NO. 6-2015, AS AMENDED, BEING THE LAND USE BYLAW.

WHEREAS it is deemed advisable to amend the Land Use Bylaw;

NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act*, *R.S.A. 2000* c.*M-26* and amendments thereto, enacts as follows:

That Bylaw 6-2015, as amended, be amended as follows:

1. That approximately ~~110.8~~ 106.8 hectares (~~273.9~~ 263.9 acres) of land in the portion of the SW 26-55-21-W4; NW 26-55-21-W4; and SE 27-55-21-W4~~; and SW 27-55-21-W4~~ south of the Canadian National Railway be rezoned from AG Agriculture: General District to IHH Heavy Industrial (Heartland) District as outlined on Schedule "A" attached hereto.

This Bylaw comes into effect after third reading and upon being signed.

Read a first time this 19th day of January, 2016.

Read a second time this 5th day of April, 2016.

Read a third time and finally passed this _____ day of _____, 2016.

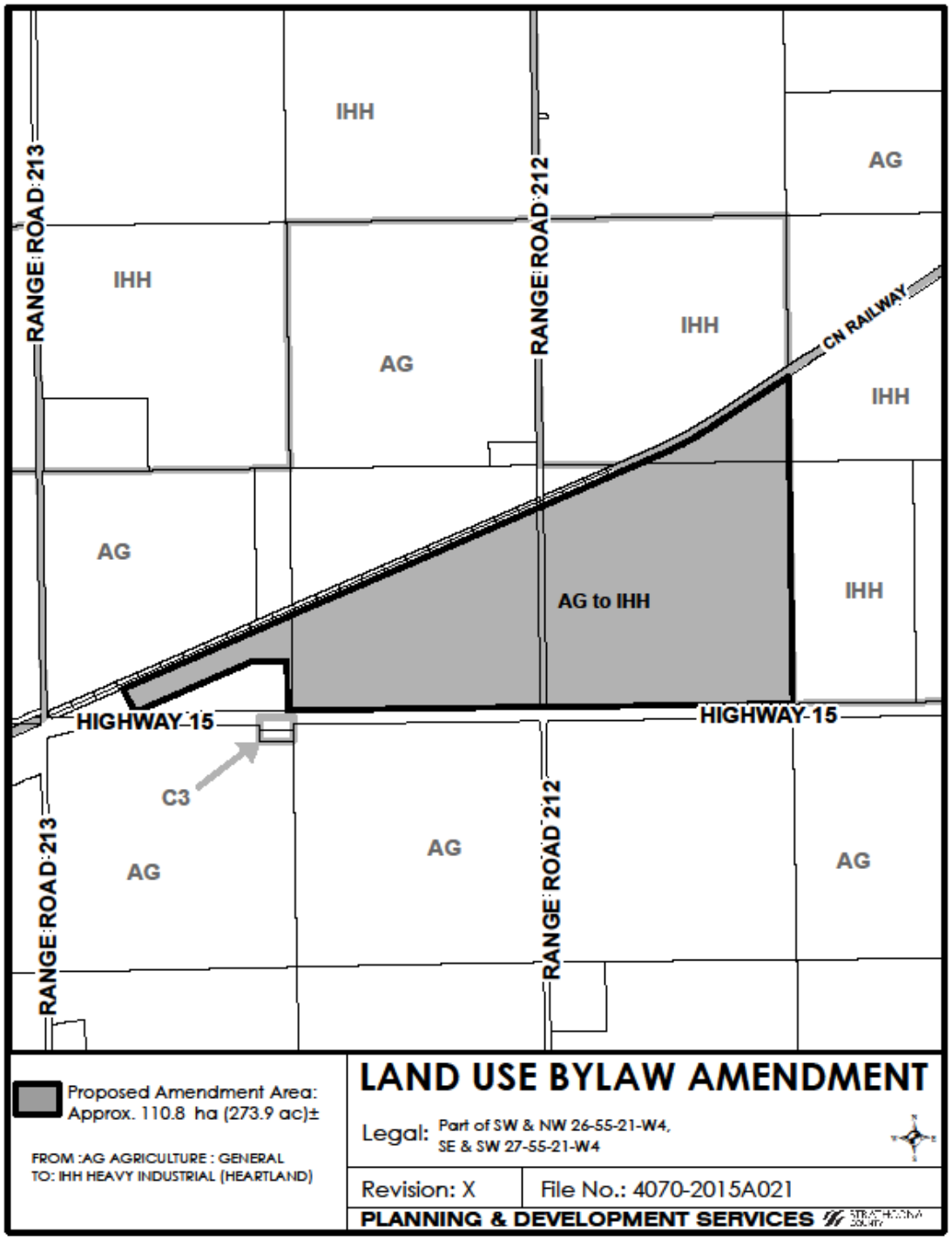
_____
Mayor

_____
Director,
Legislative and Legal Services

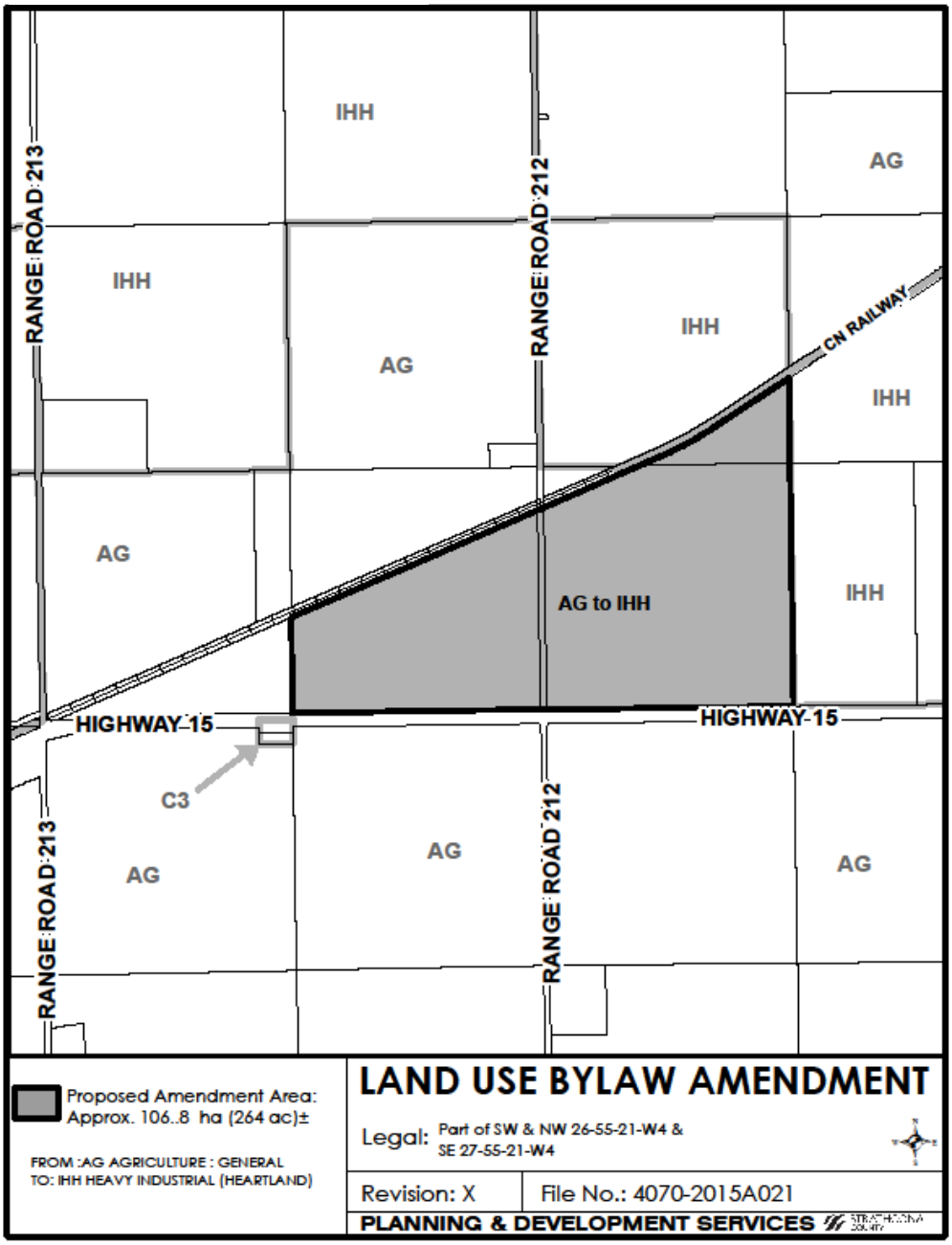
Date Signed: _____

Bylaw 4-2016
Schedule "A"

DELETE:



REPLACE WITH:



BYLAW 4-2016

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW NO. 6-2015, AS AMENDED, BEING THE LAND USE BYLAW.

WHEREAS it is deemed advisable to amend the Land Use Bylaw;

NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act*, *R.S.A. 2000* c.*M-26* and amendments thereto, enacts as follows:

That Bylaw 6-2015, as amended, be amended as follows:

1. That approximately 106.8 hectares (263.9 acres) of land in the portion of the SW 26-55-21-W4; NW 26-55-21-W4; and SE 27-55-21-W4 south of the Canadian National Railway be rezoned from AG Agriculture: General District to IHH Heavy Industrial (Heartland) District as outlined on Schedule "A" attached hereto.

This Bylaw comes into effect after third reading and upon being signed.

Read a first time this 19th day of January, 2016.

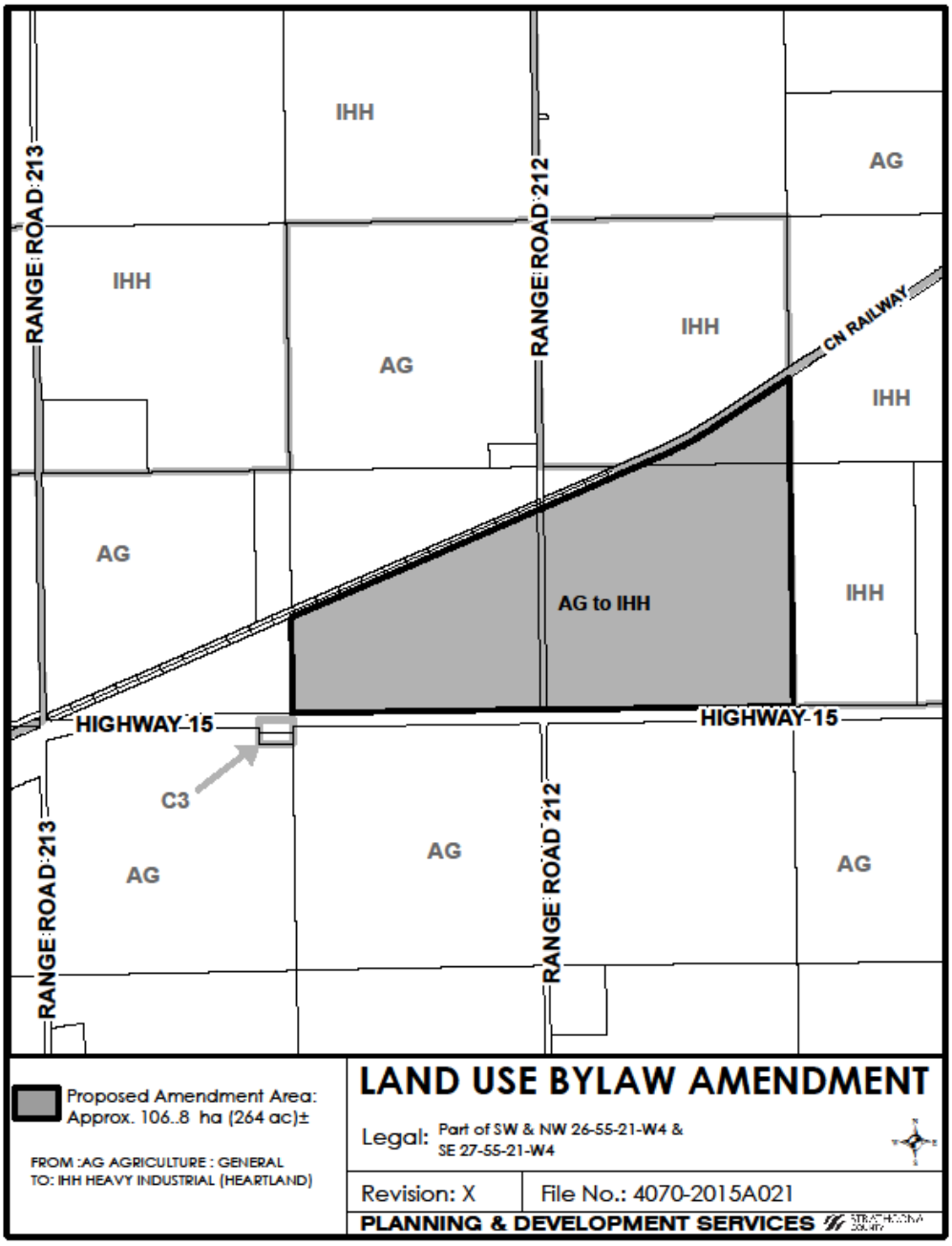
Read a second time this 5th day of April, 2016.

Read a third time and finally passed this _____ day of _____, 2016.

_____
Mayor

_____
Director,
Legislative and Legal Services

Date Signed: _____


IHH
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RANGE ROAD 213
RANGE ROAD 212
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CN RAILWAY
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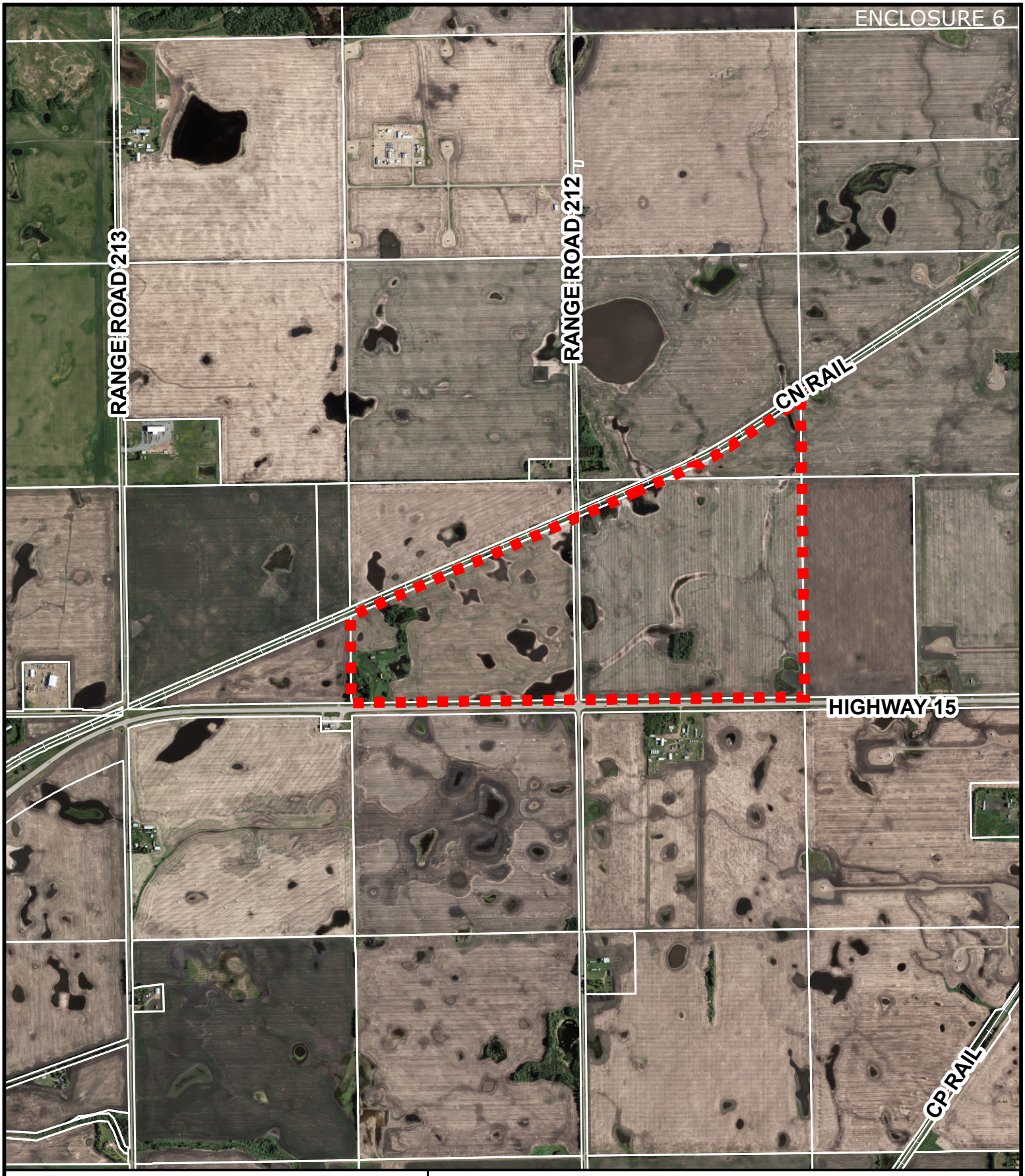
AG to IHH
IHH
HIGHWAY 15
HIGHWAY 15
C3
AG
AG
AG
RANGE ROAD 213
RANGE ROAD 212
Proposed Amendment Area:
Approx. 106..8 ha (264 ac)±
FROM :AG AGRICULTURE : GENERAL
TO: IHH HEAVY INDUSTRIAL (HEARTLAND)
LAND USE BYLAW AMENDMENT
Legal: Part of SW & NW 26-55-21-W4 &
SE 27-55-21-W4
Revision: X
File No.: 4070-2015A021
PLANNING & DEVELOPMENT SERVICES



AIR PHOTO

Part of SW & NW 26-55-21-W4 & SE 27-55-21-W4

Subject Area

PLANNING & DEVELOPMENT SERVICES

STRATHCONA COUNTY

Drawn By: M.Fraser	**File No.: 4070-2015A021**
Date Drawn: Sept. 17, 2015	N:\PDS Admin\4000 - 4499 Land Use Services\ 4070 Land Use Bylaw - Zoning Amendments - Rural, Urban\2015\2015A021\MAPS
Scale: Not to Scale	438

Development Agreement – Sherwood Golf and Country Club Estates Stage 2

Owner/Applicant: 1057494 Alberta Ltd.
Legal Description: Lots 1 and 2, Block 4, Plan 074 0112; SW 22-52-23-W4
Location: South of Wye Road, East of Range Road 233

Report Purpose
To authorize the execution of the Development Agreement negotiated between County Administration and 1057494 Alberta Ltd. for the development of approximately 17.59 hectares (43.46 acres) of land within the Sherwood Golf and Country Club Estates Area Structure Plan, subject to third reading of Bylaw 13-2015.

Recommendation
THAT a Development Agreement between Strathcona County and 1057494 Alberta Ltd., on the terms and conditions in the County's standard form Development Agreement with the additional provisions set out in Enclosure 2 to the July 19, 2016, Planning and Development Services report, be approved, subject to third reading of Bylaw 13-2015.

Strategic Plan Priority Areas
Economy: The Development Agreement will result in effective and efficient municipal infrastructure as the development will connect existing services and build new infrastructure to support the continued growth of Strathcona County.
Governance: n/a
Social: The proposed amendment contributes to neighbourhood diversity by providing a mix of housing types with safe pedestrian connections.
Culture: n/a
Environment: n/a

Other Impacts
Policy: SER-008-002 "Redistricting Bylaws"
Legislative/Legal: n/a
Interdepartmental: n/a

Summary
The Developer will be responsible for the design, construction and installation of all necessary onsite municipal improvements to facilitate development. The Developer will be responsible for contributing its proportionate share of off-site infrastructure necessary to service the development. The Developer has provided the required approval and inspection fees in the amount of $29,022 to the County.

The Developer will be constructing chain-link fencing on the private lands abutting the golf course as required in Section 3.3 of the Area Structure Plan, this includes the country residential subdivisions of Campbelltown Heights, West Whitecroft and Chrenek Estates. The proposed municipal reserve development located southeast of the clubhouse will include the construction of trails and a playground.

Communication Plan
Letter

Author: Shannyn Ellett, Planning and Development Services
Director: Stacy Fedechko, Planning and Development Services
Associate Commissioner: Kevin Glebe, Infrastructure and Planning Services
Lead Department: Planning and Development Services

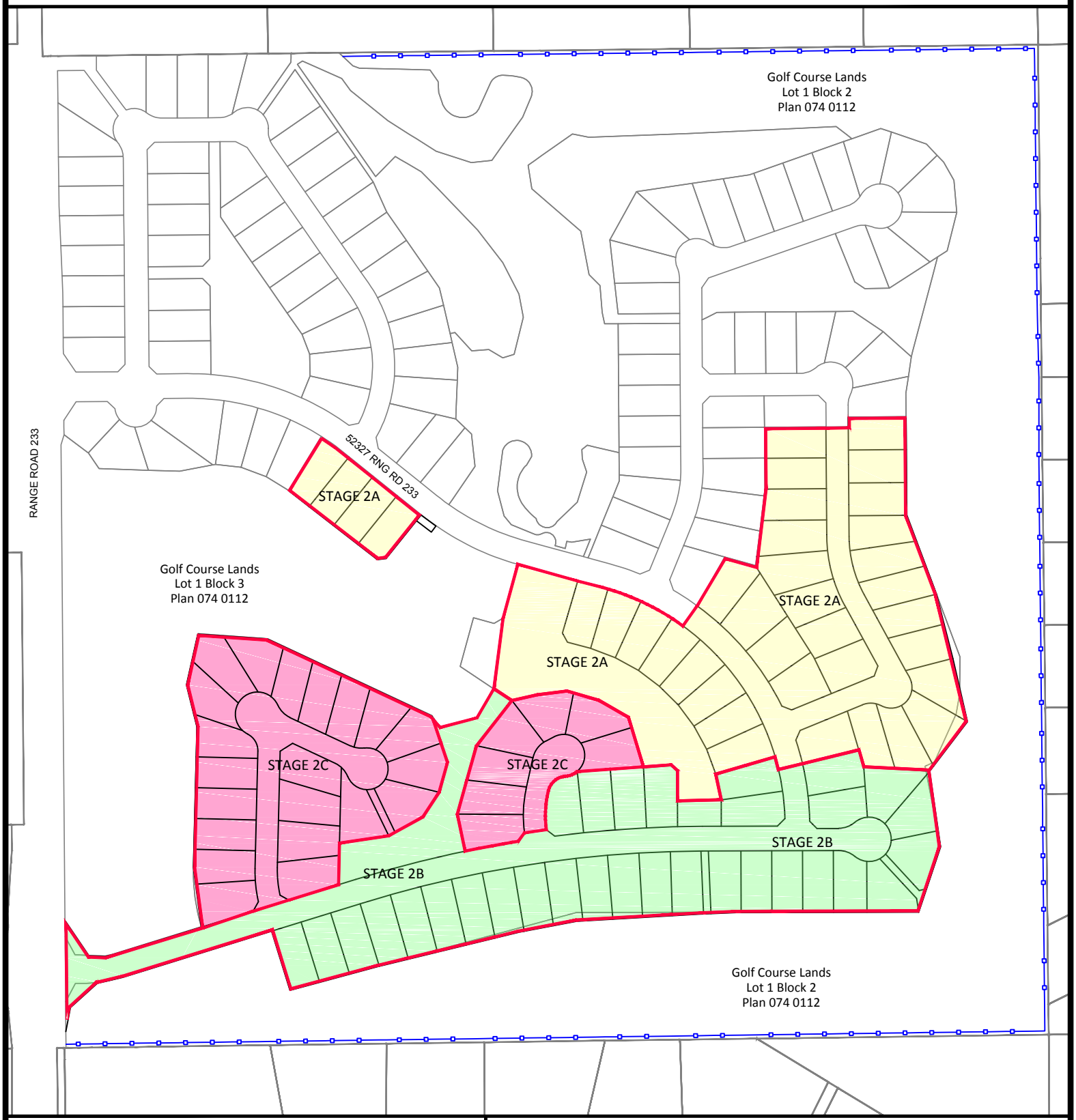
Enclosures

1 Schedule "B 1 of 2" Overall Development Area – Sherwood Golf and Country Club Estates Stage 2

2 Schedule "D" Special Provisions – Sherwood Golf and Country Club Estates Stage 2

ENCLOSURE 1

SCHEDULE "B" Page 1 of 2
Overall Development Area



SHERWOOD GOLF ESTATES STAGE 2
LOT 1 & 2 BLOCK 4 PLAN 0740112
SW 22-52-23-W4

Development Boundary
Development Area = 17.59 ha (43.46 ac) ±

Fencing

Drawn By: J. Cavers		
Date Drawn: Aug 19, 2015	Scale: Not to Scale	File No.: 4050-2014S030
Revision Date: April 18, 2016	Revision No.	Dwg. No.:

PLANNING & DEVELOPMENT SERVICES

STRATHCONA COUNTY

SCHEDULE "D" - ADDITIONAL PROVISIONS

GENERAL

1. Pursuant to Paragraph 3.7, the Developer shall provide detailed construction and development schedules for all Municipal Improvements (including landscaping, fencing and amenities), prior to commencing construction and installation of any Municipal Improvements. The form of schedule shall be satisfactory to the County.

2. The development must proceed in strict compliance with *Environmental Protection and Enhancement Act*, the *Water Act*, the *Public Lands Act*, the *Occupational Health and Safety Act* and County requirements. The Developer and the Developer's Consultant are responsible for securing approvals required under these Acts and any other applicable regulations, codes, standards and guidelines. Submissions to Alberta Environment shall be through the County. Construction cannot proceed until all required acceptances are in place with the County and the Province.

STORMWATER

3. The Developer covenants and agrees to provide all necessary easements for the purposes of providing the County with access to all stormwater management facilities and for purposes of conveyance and storage of all stormwater, all to the satisfaction the County.

4. The Developer shall be responsible for obtaining Alberta Environment approvals for both the permanent and interim facilities and shall be responsible for the operation and maintenance of partially completed and/or interim facilities during the development period until such time as the permanent facilities are completed and accepted by the County.

5. The Developer covenants and agrees to confirm the foundation drain service connection for each of the lots within Stage 2A to demonstrate that the material, location, elevation, and size of each connection has been installed in accordance with Strathcona County's Design and Construction Standards and that each service connection remains fully operational and in good condition, to the satisfaction of the County.

6. The Developer covenants and agrees that if during building connection to the foundation drain service, any of the existing services within Stage 2A have not been installed in accordance with Strathcona County's Design and Construction Standards or are not fully operational and in good condition, that the Developer shall complete any repairs or replacements as required, to the satisfaction of the County.

WATER

7. The Developer covenants and agrees to design and construct, at its own cost, a municipal water system to service the Development Area, to the satisfaction of the County.

8. The Developer covenants and agrees to confirm the water service connection for each of the lots within Stage 2A to demonstrate that the material, location, elevation, and size of each connection has been installed in accordance with Strathcona County's Design and Construction Standards and that each service connection and associated valves remains fully operational and in good condition, to the satisfaction of the County.

9. The Developer covenants and agrees that if during building connection to the water service, any of the existing services within Stage 2A have not been installed in accordance with Strathcona County's Design and Construction Standards or are not fully operational and in good condition, that the Developer shall complete any repairs or replacements as required, to the satisfaction of the County.

10. The developer acknowledges and agrees that development of Stage 2B may require the design and construction of a Booster Station at its own cost to accommodate further water servicing within the Development Area. The Developer acknowledges that with Stage 2B of development, the Developer shall design and construct a booster station, and any associated appurtenances, to the satisfaction of the County, if deemed to be required by the County. The location of the Booster Station is to be within a PUL that is located in a manner satisfactory to Strathcona County.

WASTEWATER

11. The Developer covenants and agrees to design and construct, at its own cost, a gravity sanitary sewer system of sufficient size and capacity to service the Development Area, to the satisfaction of the County.

12. The Developer covenants and agrees to confirm the wastewater service connection for each of the existing serviced lots within Stage 2A to demonstrate that the material, location, elevation, and size of each connection has been installed in accordance with Strathcona County's Design and Construction Standards and that each service connection remains fully operational and in good condition, to the satisfaction of the County.

13. The Developer covenants and agrees that if during building connection to the wastewater service, any of the existing services within Stage 2A have not been installed in accordance with Strathcona County's Design and Construction Standards or are not fully operational and in good condition, that the Developer shall complete any repairs or replacements as required, to the satisfaction of the County.

TRANSPORTATION

14. The Developer shall provide for the County's review and approval, a plan showing the access and egress routes for construction traffic, both for building construction and construction of Municipal Improvements for this Development Area. The Developer will provide street sweeping and clean-up of access routes designated by the Developer for construction traffic, and will be responsible for any damage which may occur to the roads as a result of construction traffic.

15. The Developer shall ensure adequate signage is provided, to the satisfaction of the County, for golf cart crossings within the Development Area.

16. The Developer shall construct a temporary emergency access connecting Clubhouse Drive to the future Greenside Drive and to Range Road 233 with the development of Stage 2A. The Developer shall construct and install the emergency access in accordance to specifications, and in such locations, as determined by the County, and the Developer shall grant to the County an easement, in a form acceptable to the County, across the required land for the period for which the access is required. In support of the temporary emergency access the Developer shall submit for approval a technical memorandum from a Transportation Engineer to ensure that development traffic will continue to operate at an acceptable level of service utilizing the single access to Range Road 233.

ROUNDABOUT

17. The County has determined that in lieu of a standard arterial intersection treatment consisting of signals, acceleration, deceleration and left turn lanes, that a roundabout (the "Roundabout") is to be constructed at the intersection of Greenside Drive and Range Road 233 with Stage 2B. The Developer shall construct the Roundabout and required Range Road 233 widening improvements from Clubhouse Drive to Greenside Drive in accordance with the detailed plans and specifications as will be prepared by Al-Terra Engineering on behalf of the County. The drawings will be prepared in accordance with Strathcona County's Design and Construction Standards. The developer is required to construct the Roundabout to provide access to the proposed subdivision.

18. The Developer and the County agree that the costs of designing and constructing the Roundabout shall be shared costs between the Developer of Sherwood Golf and Country Club Estates, and the County. The costs of designing, layout and supervision, and constructing the Roundabout are to be allocated as follows:

Sherwood Golf and Country Club Estates (the "Developer"):	38%
The County for Fountain Creek:	38%
The County for background road usage:	24%

19. The Developer and the County agree that the Developer's share of the designing, layout and supervision, and construction costs of the Roundabout shall not exceed 38% of the actual design and construction costs of the Roundabout.

20. The Developer and the County agree that the County shall pay to the Developer, pursuant to Clause 14 above, Sherwood Golf and Country Club Estates' share of the design, layout and supervision, and construction costs of the Roundabout.

21. The Developer and the County agree that within 30 days of receiving the progress claim for the cost of designing, layout and supervision, and constructing the Roundabout, the County shall pay 62% (38% being the County for Fountain Creek share; 24% being the County's share) of the progress claim to the Developer.

22. The Developer shall provide to the County, as security for the performance of its obligations with respect to the construction of the Roundabout and Range Road 233 improvements, a Letter of Credit in accordance with Section 22 of this Development Agreement.

23. The Developer and the County agree that any reductions in security pertaining to the construction of the Roundabout and Range Road 233 improvements will be in accordance with Section 22 of this Development Agreement.

OPEN SPACE

24. In addition to the requirements under Section 14 (FENCING) the Developer shall, with the Development Area (Stage 2A), construct:

    24.1. A 1.2 metre decorative metal fence, in accordance with the Design and Construction Standards and to the satisfaction of the County, along:

        a) the rear of Lots 8 through 11, Block 3;
        b) the east flank of Lot 11, Block 3;
        c) the rear of Lots 33 through 43, Block 5;
        d) the rear of Lots 2 through 9, Block 6; and
        e) the west flank of Lot 2, Block 6; and
        f) the north, west and south boundaries of Lot 1MR.

25. If the developer fails to maintain the Development Area in the manner and style consistent with the intent of the Development Agreement, the developer will be contacted to rectify the outstanding item(s) within 72 hours. If after 72 hours the item is not remedied, then Strathcona County will be granted the right to complete the work and charge the Developer for the cost of such work at commercial rates. Further, if the Developer, in the life of a Development Agreement, fails on five occasions to remedy any work identified by Strathcona County to be substandard, then the failure shall constitute a breach of this Agreement and the County may (but shall not be obligated to) take any measures it considers reasonably necessary to remedy such default or breach and any costs or liabilities incurred by the County in respect thereof may be deducted from or set off against any amount(s) to be paid or released to the

Developer under this Agreement. This provision shall survive the termination of this Agreement for any reason whatsoever.

Golf Course lands:

26. The Developer shall construct a 1.2 metre black powder coated chain link fence, in accordance with the Design and Construction Standards and to the satisfaction of the County, along the north boundary of the golf course lands extending from the most north westerly pot of Lot 1, Block 2, Plan 0740112 to the northeast corner of Lot 1, Block 2, Plan 0740112, then extending south along the entire east boundary to the southeast corner of Lot 1, Block 2, Plan 0740112, then extending to the most westerly corner of Lot 1, Block 2, Plan 0740112, with the development of Stage 2A to the satisfaction of Strathcona County.

LANDSCAPING

27. The Developer shall ensure that the equivalent of one tree per residential lot is provided in accordance with Strathcona County Design and Construction Standards.

Bylaw 13-2015 Amendment to Land Use Bylaw 6-2015 – Ward 6

Owner:	1057494 Alberta Ltd.
Applicant:	Al-Terra Engineering
Legal:	Lots 1 and 2, Block 4, Plan 074 0112; SW 22-52-23-W4
Location:	South of Wye Road, East of Range Road 233
From:	PG Golf Course District
To:	RE Estate Residential District PR Recreation District PU Public Utilities District

Report Purpose

To give third reading to a bylaw that proposes to rezone approximately 17.59 hectares (43.46 acres) of land from PG Golf Course District to RE Estate Residential District, PR Recreation District and PU Public Utilities District within the Sherwood Golf and Country Club Estates ASP, as amended.

Recommendations

1. THAT Bylaw 13-2015 be amended to reflect the current Land Use Bylaw number, to adjust the approximate area to be rezoned from 17.8 hectares (44.07 acres) to 17.59 hectares (43.46 acres) and to include the PU Public Utilities District for the public utility lots within the subject lands.

2. THAT Bylaw 13-2015, a bylaw that proposes to rezone approximately 17.59 hectares (43.46 acres) of land from PG Golf Course District to RE Estate Residential District, PR Recreation District and PU Public Utilities District within the Sherwood Golf and Country Club Estates ASP, be given third reading as amended.

Council History

July 6, 2004 – Council adopted the Sherwood Golf and Country Club Estates Area Structure Plan Bylaw 76-2004.

May 22, 2007 – Council adopted Municipal Development Plan Bylaw 1-2007.

May 22, 2012 – Council adopted the Country Residential Area Concept Plan Bylaw 58-2011.

March 10, 2015 – Council adopted Land Use Bylaw 6-2015 with an effective date of May 11, 2015.

March 10, 2015 – Council gave Bylaw 13-2015 first and second reading.

Strategic Plan Priority Areas

Economy: The proposed amendment will result in effective and efficient municipal infrastructure as the proposed development will promote efficiencies by connecting to the existing infrastructure which was planned to accommodate the future residential development of this site.

Governance: n/a
Social: The proposed amendment will help to build strong neighbourhoods and communities by providing close access to recreation opportunities such as the golf course.
Culture: n/a
Environment: n/a

Other Impacts
Policy: SER-008-022 "Redistricting Bylaws"
Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend the Land Use Bylaw.
Interdepartmental: The proposed amendment has been circulated to all internal departments and external agencies. No objections were received.

Summary
When Council gave first and second reading to Bylaw 13-2015 it proposed to rezone approximately 17.8 hectares (44.07 acres) of land from PG Golf Course to RE Estate Residential District and PR Recreation District to continue the phased development of Sherwood Golf and Country Club Estates.

Bylaw 13-2015 is now proposed to be amended to reflect the current Land Use Bylaw number (6-2015), to adjust the approximate area to be rezoned to 17.59 hectares (43.46 acres) as shown on title and to include the PU Public Utilities District for the public utility lots within the Stage 2 lands of Sherwood Golf and Country Club Estates.

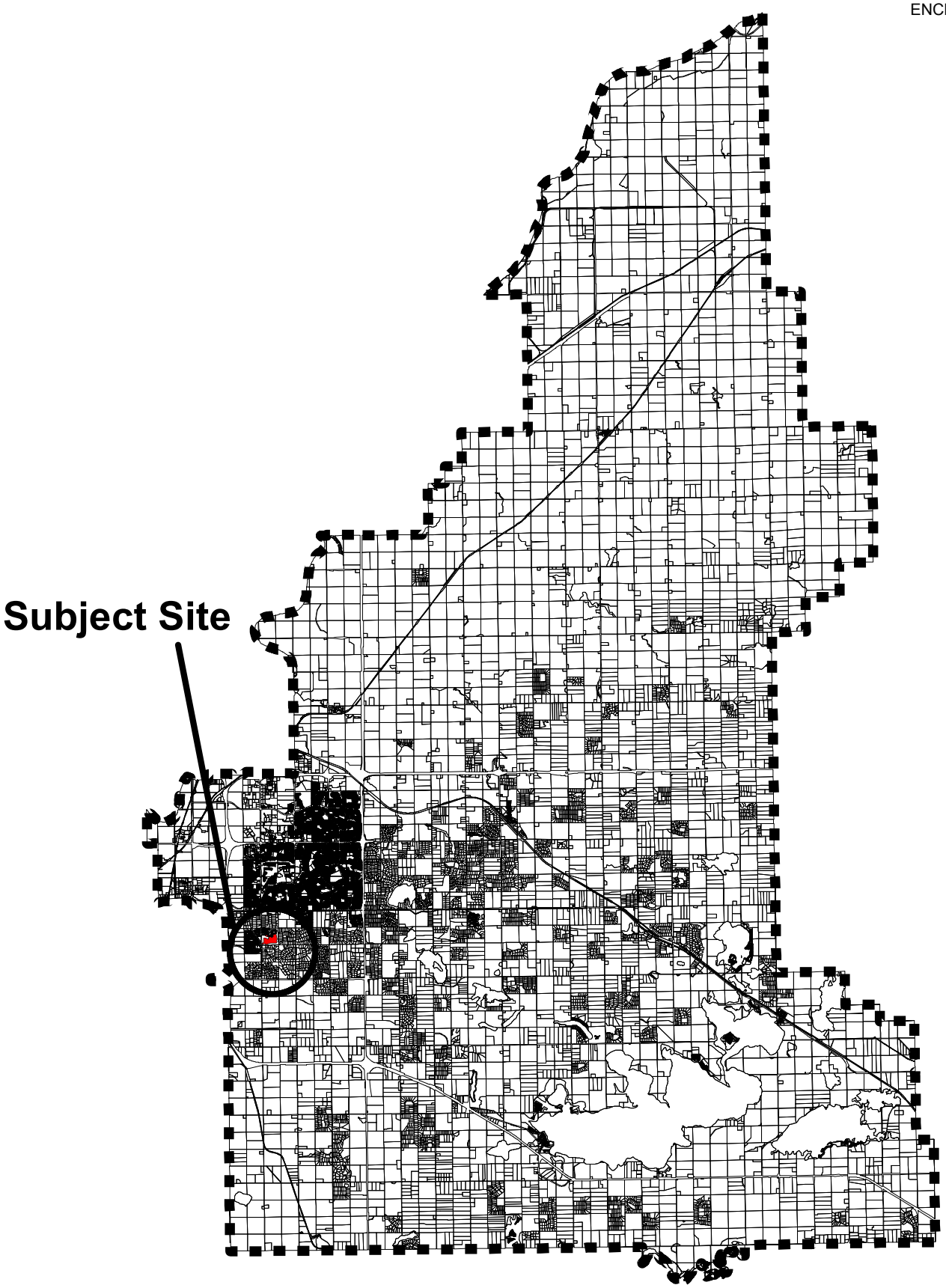
The proposed amendment conforms to the Sherwood Golf and Country Club Estates Area Structure Plan. Access to the area will be provided from Range Road 233 and through Clubhouse Drive. Subsequent stages of the development area will require the construction of a second access to Range Road 233, including the construction of a roundabout at the range road intersection in accordance with the functional plan for Range Road 233. Further, the development will be serviced by municipal water and sewer.

The landowner has entered into a Development Agreement to address the financial obligations of the required on-site and off-site construction for the development area.

Communication Plan
Letter or email to landowner

Enclosures
1 Rural Location Map
2 Location Map
3 Bylaw 13-2015 after second reading
4 Bylaw 13-2015 with proposed amendments for third reading
5 Bylaw 13-2015, as amended, including rezoning map
6 Air Photo

ENCLOSURE 1



RURAL LOCATION MAP

LOT 1 & 2, BLOCK 4, PLAN 074 0112

SW 22-52-23-W4

Subject Area

PLANNING & DEVELOPMENT SERVICES

STRATHCONA COUNTY

Drawn By: M. Fraser	**File No.: 4070-2014A015**
Date Drawn: Dec 17, 2014	N:\PDS Admin\4000 - 4499 Land Use Services\ 4070 Land Use Bylaw - Zoning Amendments - Rural, Urban\2014\2014A015\MAPS\LOCATION.MXD
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LOCATION MAP

LOT 1 & 2, BLOCK 4, PLAN 074 0112

SW 22-52-23-W4

Subject Area

PLANNING & DEVELOPMENT SERVICES

STRATHCONA COUNTY

Drawn By: M. Fraser	**File No.: 4070-2014A015**
Date Drawn: Dec 17, 2014	N:\PDS Admin\4000 - 4499 Land Use Services\ 4070 Land Use Bylaw - Zoning Amendments - Rural, Urban\2014\2014A015\MAPS\LOCATION MAP
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BYLAW 13-2015

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE *OF AMENDING BYLAW NO. 8-2001, AS AMENDED, BEING THE LAND USE BYLAW.*

WHEREAS it is deemed advisable to amend the Land Use Bylaw;

NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act, R.S.A. 2000, c. M-26,* and amendments thereto, enacts as follows:

That Bylaw 8-2001, as amended, be amended as follows:

1. That approximately 17.8 hectares (44.07 acres) described as Part of Lot 1 Block 4, Plan 074 0112 and all of and Lot 2, Block 4 Plan 074 0112 within the SW 22-52-23-W4 be redistricted from PG Golf Course to RE Estates Residential District and PR Recreation District as outlined on Schedule "A" attached hereto.

2. This bylaw comes into effect after third reading and upon being signed.

Read a first time this 10 day of March, 2015.

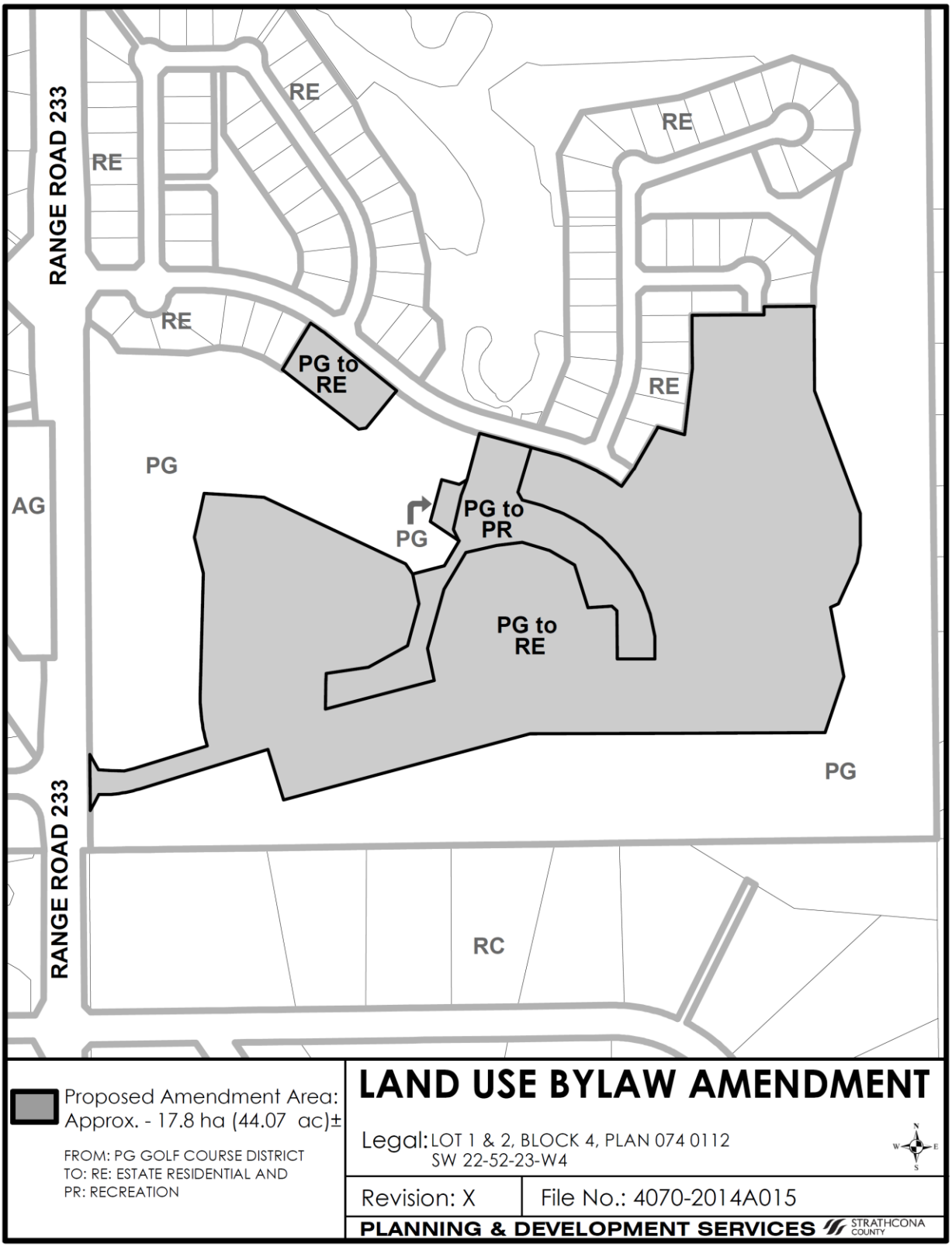
Read a second time this 10 day of March, 2015.

Read a third time and finally passed this _____ day of _____, 2015.

_____
Mayor

_____
Director, Legislative and Legal Services

Date Signed: _____


RANGE ROAD 233
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RANGE ROAD 233
RC
Proposed Amendment Area:
Approx. - 17.8 ha (44.07 ac)±
FROM: PG GOLF COURSE DISTRICT
TO: RE: ESTATE RESIDENTIAL AND
PR: RECREATION
LAND USE BYLAW AMENDMENT
Legal: LOT 1 & 2, BLOCK 4, PLAN 074 0112
SW 22-52-23-W4
Revision: X
File No.: 4070-2014A015
PLANNING & DEVELOPMENT SERVICES
STRATHCONA COUNTY

BYLAW 13-2015

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE *OF AMENDING BYLAW NO. ~~8-2001~~6-2015, AS AMENDED, BEING THE LAND USE BYLAW.*

WHEREAS it is deemed advisable to amend the Land Use Bylaw;

NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act, R.S.A. 2000, c. M-26,* and amendments thereto, enacts as follows:

That Bylaw ~~8-2001~~6-2015, as amended, be amended as follows:

1. That approximately ~~17.8~~ 17.59 hectares (~~44.07~~ 43.46 acres) described as Part of Lot 1 Block 4, Plan 074 0112 and all of and Lot 2, Block 4 Plan 074 0112 within the SW 22-52-23-W4 be ~~redistricted~~ rezoned from PG Golf Course to RE Estates Residential District ~~and~~, PR Recreation District and PU Utilities District as outlined on Schedule "A" attached hereto.

2. This bylaw comes into effect after third reading and upon being signed.

Read a first time this _____ day of _____, 2015.

Read a second time this _____ day of _____, 2015.

Read a third time and finally passed this _____ day of _____, 201~~5~~6.

_____
Mayor

_____
Director, Legislative and Legal Services

Date Signed: _____

Document:

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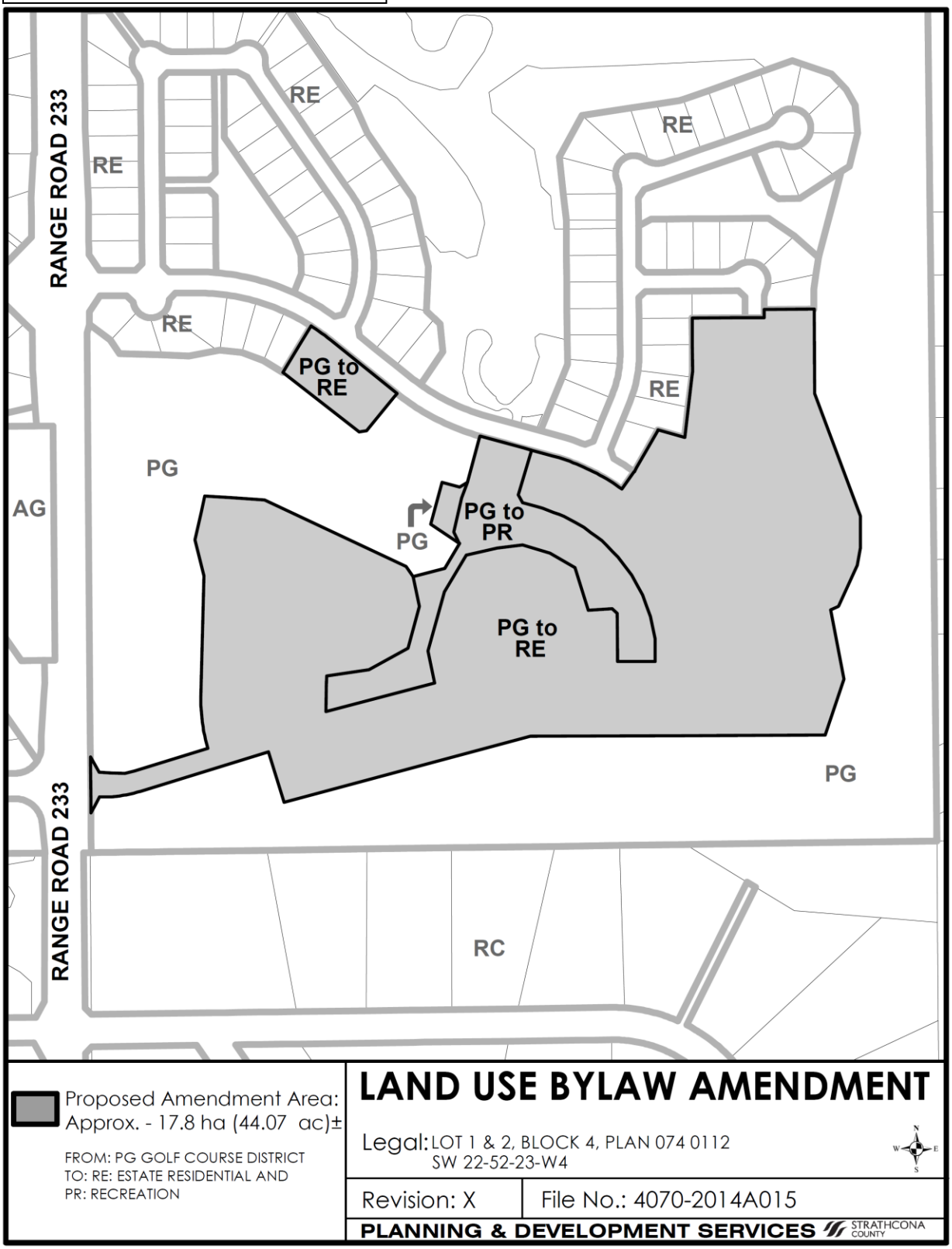
RANGE ROAD 233
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RANGE ROAD 233
RC
Proposed Amendment Area:
Approx. - 17.8 ha (44.07 ac)±
FROM: PG GOLF COURSE DISTRICT
TO: RE: ESTATE RESIDENTIAL AND
PR: RECREATION
LAND USE BYLAW AMENDMENT
Legal: LOT 1 & 2, BLOCK 4, PLAN 074 0112
SW 22-52-23-W4
Revision: X
File No.: 4070-2014A015
PLANNING & DEVELOPMENT SERVICES
STRATHCONA COUNTY

BYLAW 13-2015

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE *OF AMENDING BYLAW NO. 6-2015, AS AMENDED, BEING THE LAND USE BYLAW.*

WHEREAS it is deemed advisable to amend the Land Use Bylaw;

NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act, R.S.A. 2000, c. M-26,* and amendments thereto, enacts as follows:

That Bylaw 6-2015, as amended, be amended as follows:

1. That approximately 17.59 hectares (43.46 acres) described as Part of Lot 1 Block 4, Plan 074 0112 and all of and Lot 2, Block 4 Plan 074 0112 within the SW 22-52-23-W4 be rezoned from PG Golf Course District to RE Estate Residential District, PR Recreation District and PU Utilities District as outlined on Schedule "A" attached hereto.

2. This bylaw comes into effect after third reading and upon being signed.

Read a first time this 10th day of March, 2015.

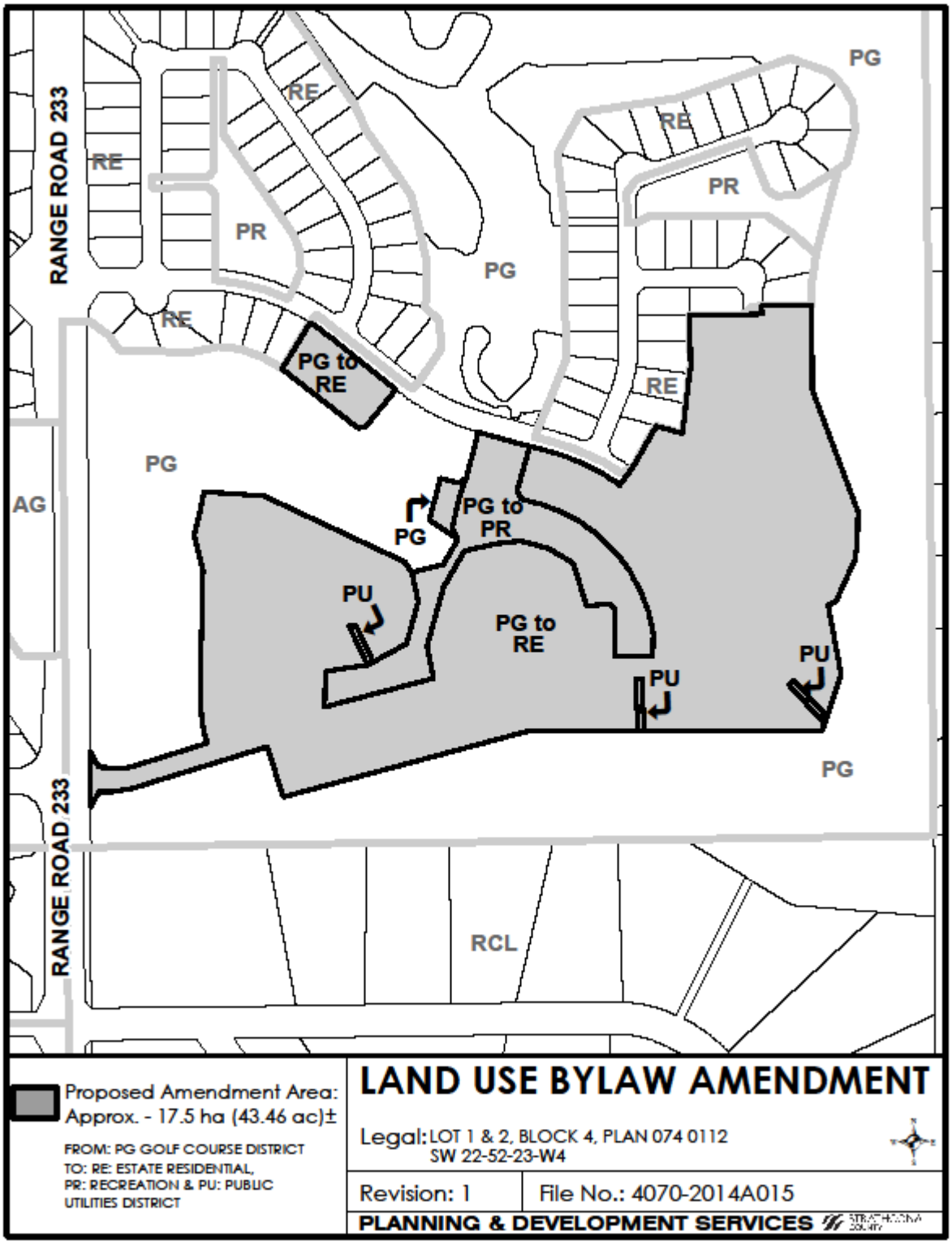
Read a second time this 10th day of March, 2015.

Read a third time and finally passed this _____ day of _____, 2016.

_____
Mayor

_____
Director, Legislative and Legal Services

Date Signed: _____


RANGE ROAD 233
RANGE ROAD 233
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PG to RE
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PU
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PU
RCL
Proposed Amendment Area:
Approx. - 17.5 ha (43.46 ac)±
FROM: PG GOLF COURSE DISTRICT
TO: RE: ESTATE RESIDENTIAL,
PR: RECREATION & PU: PUBLIC
UTILITIES DISTRICT
LAND USE BYLAW AMENDMENT
Legal: LOT 1 & 2, BLOCK 4, PLAN 074 0112
SW 22-52-23-W4
Revision: 1
File No.: 4070-2014A015
PLANNING & DEVELOPMENT SERVICES

AIR PHOTO

LOT 1 & 2, BLOCK 4, PLAN 074 0112

SW 22-52-23-W4

Subject Area

PLANNING & DEVELOPMENT SERVICES

STRATHCONA COUNTY

Drawn By: M. Fraser	**File No.: 4070-2014A015**
Date Drawn: Dec 17, 2014	N:\PDS Admin\4000 - 4499 Land Use Services\ 4070 Land Use Bylaw - Zoning Amendments - Rural, Urban\2014\2014A015\MAPS\AIR PHOTO
Scale: Not to Scale	

Bylaw 18-2016 2016 Offsite Development Levies (Repeals Bylaw 28-2015)

Report Purpose
To give second and third readings to a bylaw to impose new offsite development levies used to collect developer contributions for water, sewer, stormwater, and roadway improvements.

Recommendations
1. THAT Bylaw 18-2016, a bylaw that imposes new offsite development levies used to collect developer contributions for water, sewer, stormwater, and roadway improvements, be given second reading.

2. THAT Bylaw 18-2016 be given third reading.

Council History
June 9, 2015 – Council gave first reading to Bylaw 28-2015.

June 21, 2015 – Council approved Bylaw 28-2015.

June 21, 2016 –Council gave first reading to Bylaw 18-2016.

Economy: n/a
Governance: n/a
Social: Properly funded infrastructure provides for the social well-being of all residents.
Culture: n/a
Environment: Properly funded infrastructure provides for enhanced environmental sustainability.

Other Impacts
Policy: n/a
Legislative/Legal: Municipalities are authorized to impose and collect offsite levies through the *Municipal Government Act (MGA)*, Division 6, Sections 648 – 649. Strathcona County implements its authority by establishing a bylaw which provides detailed development levy objectives. The bylaw is then applied to specific development through a Development Agreement. Pursuant to Section 648 (6) of the *MGA*, the bylaw must be advertised at least once a week for two consecutive weeks prior to second and third readings.
Economic: Offsite levies aid in maintaining a fair and competitive tax structure, while continuing to invest in community infrastructure such as roads, utilities and facilities. Offsite levies are reviewed and calculated on an annual basis as part of the County's budget process. The offsite levy calculations have been coordinated and reconciled with the Long Range Capital Plan and the current year's program.

Levy rates have been adjusted for 2016 based on the following:
1. The County's interest rates have been adjusted to include an interest earning rate of 1.85% (from 2.0% in 2015) and an interest borrowing rate of 4.25% (from 4.40% in 2015.
2. Inflation to remaining levy projects has been reduced by 5% for aboveground (roads) projects and reduced by 10% for underground (utilities) levy projects.

Interdepartmental: Capital Planning & Construction, Utilities, and Financial Services.

Summary:
The proposed 2016 Offsite Development Levies were reviewed and discussed with the Urban Development Institute (UDI) and the Developer Committee on May 9, 2016. UDI requested the County look at reductions with respect to inflation rates applied. The County has reviewed and revised the initial proposed rates, applying a reduction of 5% for aboveground projects and a 10% reduction to underground projects. The reduction amounts are supported by recent County tenders. UDI has requested an inflation reduction closer to 20% based on reduced project costs that they have seen in their recent tenders; however, after collective discussions with Capital Planning & Construction, Utilities and Finance, Administration recommends maintaining the 5% and 10% reductions as proposed.

The proposed levy rates have decreased from 2015 based on a combination of factors including, but not limited to, inflation adjustment, interest earning and interest borrowing rates, levies collected in 2015, staging impacts and some project scope changes.

Communication Plan
Communication with: the public, Urban Development Institute and the Strathcona County Developer Committee by way of newspaper advertisement and meetings.

Enclosures
1 Summary Levy Comparison 2015 – 2016
2 Bylaw 18-2016

STRATHCONA COUNTY
OFFSITE DEVELOPMENT LEVIES
SUMMARY LEVY COMPARISON 2015 - 2016
June 1, 2016

* Levy amount is per hectare unless otherwise noted
** The Sherwood Industrial lands west of Highway 216 will not be included in the levy bylaw, however connection charges and contributions in aid of construction will be assessed through Development Agreements

RESIDENTIAL			
Residential in USA North of Wye Road - Central/TUC Trunk Benefiting Area	**2015 Levy**	**Proposed 2016 Levy**	**% Change**
Sanitary Sewer Trunks (Central/TUC)	$6,542	$5,185	(20.7)%
Water Transmission Mains	$10,275	$7,045	(31.4)%
Arterial Roads	$35,448	$4,808	(88.9)%
GROSS LEVY PER HECTARE	**$52,258**	**$17,038**	(67.4)%

RESIDENTIAL			
Residential in USA North of Wye Road - NE Trunk Benefiting Area	**2015 Levy**	**Proposed 2016 Levy**	**% Change**
Sanitary Sewer Trunks (NE)	$2,362	$202	(91.4)%
Water Transmission Mains	$10,275	$7,045	(31.4)%
Arterial Roads	$35,448	$4,808	(88.9%)
GROSS LEVY PER HECTARE	**$48,078**	**$12,055**	(74.9)%

RESIDENTIAL			
Suburban Estates - Central/TUC Trunk Benefiting Area	**2015 Levy**	**Proposed 2016 Levy**	**% Change**
Sanitary Sewer Trunks (Central/TUC)	$6,542	$5,185	(20.7)%
Water Transmission Mains	$10,275	$7,045	(31.4)%
Arterial Roads (per lot)	$24,010	$22,810	(5.0)%
GROSS LEVY PER HECTARE	Varies Based on Number of Lots		

MIXED USE			
South of Wye - Central/TUC Benefiting Area	**2015 Levy**	**Proposed 2016 Levy**	**% Change**
Sanitary Sewer Trunks (Central/TUC)	$6,542	$5,185	(20.7)%
Water Transmission Mains	$10,275	$7,045	(34.4)%
Arterial Roads	$249,882	$130,036	(47.9)%
GROSS LEVY PER HECTARE	**$266,699**	**$142,265**	(47.7)%

INDUSTRIAL			
Industrial Area within Central/TUC trunk Benefitting Area	**2015 Levy**	**Proposed 2016 Levy**	**% Change**
Sanitary Sewer Trunks (Central/TUC)	$6,542	$5,185	(20.7)%
Water Transmission Mains	$10,275	$7,045	(34.4)%
Arterial Roads (Industrial Area 1)	$52,882	$47,026	(11.1)%
GROSS LEVY PER HECTARE	**$69,699**	**$59,256**	(15.0)%

MIXED USE			
Mixed Use within North of Yellowhead Benefitting Area	**2015 Levy**	**Proposed 2016 Levy**	**% Change**
Sanitary Sewer Trunks	$26,834	$25,608	(4.6)%
Water Transmission Mains	$24,385	$25,186	3.4%
Arterial Roads (Industrial Area 2)	$199,402	$181,167	(9.1)%
GROSS LEVY PER HECTARE	**$250,621**	**$231,962**	(7.5)%

COUNTRY RESIDENTIAL			
Country Residential - Sanitary Connection	**2015 Levy**	**Proposed 2016 Levy**	**% Change**
Sanitary Sewer Trunks - TUC (PER LOT)	$654	$519	(20.6)%
Sanitary Sewer Trunks - NE TRUNK (PER LOT)	$236	$20	(91.5)%

COUNTRY RESIDENTIAL			
Country Residential - Rural Roads	**2015 Levy**	**Proposed 2016 Levy**	**% Change**
Rural Road (PER LOT)	$7,006	$6,656	(5.0)%
Rural Road - Country Residential and Estate Residential (PER LOT)	$24,010	$22,810	(5.0)%

STORM DRAINAGE			
NW Drainage	**2015 Levy**	**Proposed 2016 Levy**	**% Change**
Area 1	$1,064	$2,552	139.8%
Area 2	$0	$0	$0
Area 3	$2,742	$6,963	153.9%

BYLAW 18-2016

BEING A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA TO PROVIDE FOR THE IMPOSITION AND COLLECTION OF OFFSITE LEVIES.

WHEREAS the *Municipal Government Act*, RSA 2000, Chapter M-26 provides that a Council of a municipality may enact a bylaw to provide for the imposition and payment of off-site levies in respect of lands that are to be developed or subdivided and to authorize agreements to be entered into in respect of the payment of the levies; and

WHEREAS certain lands within the corporate boundaries of Strathcona County are proposed for residential, commercial or industrial developments; and

WHEREAS the Council of Strathcona County deems it desirable and expedient to impose the following offsite levies and to enter into agreements in respect of the payment of the levies for the provision of municipal and utility services;

NOW THEREFORE, the Council of Strathcona County, in the Province of Alberta, duly assembled, enacts as follows:

1. In this Bylaw:

    a) "Council" means Council of Strathcona County;

    b) "County" means Strathcona County;

    c) "Development Lands" means those lands described in Schedules "A1", "A2", "A3", "A4" and "A5", attached hereto and forming part of this Bylaw, which are proposed for residential, commercial or industrial developments.

2. This Bylaw applies to these lands identified as being residential, commercial or industrial lands on Schedules "A1" – "A5" and which respectively benefit from the following offsite services installed or to be installed by the County;

    A1 – Sanitary Sewer Trunks
    A2 – Sherwood Park Drainage
    A3 – Water Mains
    A4 – Arterial Roads
    A5 – Rural Roads

3. In respect to that portion of the Development Lands which are identified on Schedule "A1", "A2", "A3", "A4" and "A5" there is hereby imposed the offsite levies specified in Schedule "B1" of this Bylaw.

4. The document entitled "Offsite Development Levies 2016" (Schedule "B2") is hereby adopted as part of this Bylaw.

5. Council may from time to time adopt policies or guidelines for the assistance and direction of the County Administration in determining which development and subdivision applications shall require a Development Agreement.

6. Where it is determined that a Development Agreement is appropriate for any application for development or subdivision, the applicant or the owner, as the case may be, shall enter into a Development Agreement with the County and such development agreement shall ensure:

    a) that provision be made for the payment of the offsite levies as specified in this Bylaw, or

    b) that provision may be made for the deferring of payment of the offsite levies to a future time certain or uncertain, and

    c) that no further offsite levies shall be required to be paid under development agreements where offsite levies have been previously collected in full in respect to all of the lands which are the subject of development or subdivision application.

7. Except as otherwise provided herein, each Development Agreement entered into by the County in respect of any of the Development Lands shall make provision for payment of all offsite levies imposed by this Bylaw at the times specified in Schedule “B2” of this Bylaw.

8. In the event that any portion of the Development Lands is proposed to be developed for any purpose which is inconsistent with the use designated in Schedules “A1” - “A5”, the offsite levies payable shall be calculated as if the said portion of the Development Lands was proposed to be developed for the use designated in Schedules “A1” - “A5”.

9. In the event that any of the offsite levies imposed by this Bylaw are not paid at the time specified, the County Treasurer is hereby authorized to impose the unpaid sums of money on a pro rata basis against each lot within the area in respect of which the offsite levies are payable under the Development Agreement, and thereafter collect the same as unpaid taxes in accordance with the provisions of the Municipal Government Act, RSA 2000, Chapter M-26.

10. Nothing in this Bylaw precludes the County from imposing further or different offsite levies, duly enacted by Bylaw, on any portion of the Development Lands in respect of which the County has not collected the offsite levies imposed under this Bylaw or any previous offsite levy bylaw authorized by statute.

11. In the event that any provision of this Bylaw is found to be contrary to law by any Court of competent jurisdiction, then the same shall be severed and the remainder of this Bylaw shall be of full force and effect.

12. Where prior to 2016 a Development Agreement which makes provisions for the payment of offsite levies has been entered into between the County and an owner of a portion of the Development Lands, the provisions of the offsite Bylaw which established the amount of the offsite levy shall continue in force as if this Bylaw or any intervening offsite levy bylaw had not been enacted unless otherwise specified in a Development Agreement.

13. Except as provided in Section 12 of this Bylaw, the previous offsite levy Bylaw of the County, being Bylaw 28-2015 is hereby repealed.

14. This Bylaw shall take effect after third reading and upon being signed.

Read a first time this 21st day of June, 2016.

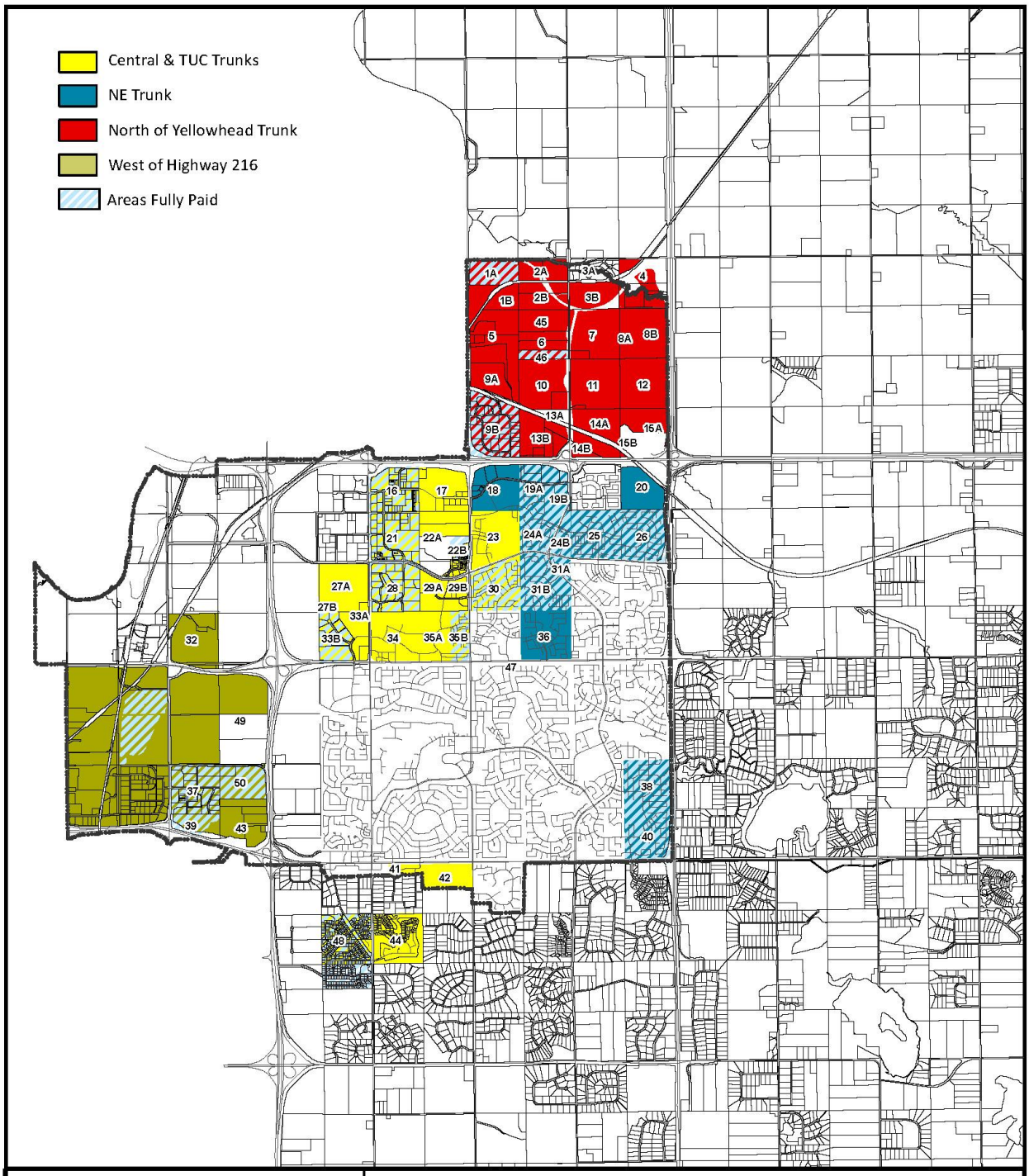
Read a second time this _____ day of _____, 2016.

Read a third time this _____ day of _____, 2016.

_____
Mayor

_____
Director,
Legislative & Legal Services

Date Signed: _____



Offsite Development Levies
Sanitary Sewer Trunks
Benefiting Areas

SCHEDULE "A-1"

Drawn By:	J. Cavers
Date Drawn:	Mar 23, 2015
Revision Date:	mm/dd/yy

PLANNING & DEVELOPMENT SERVICES — STRATHCONA COUNTY

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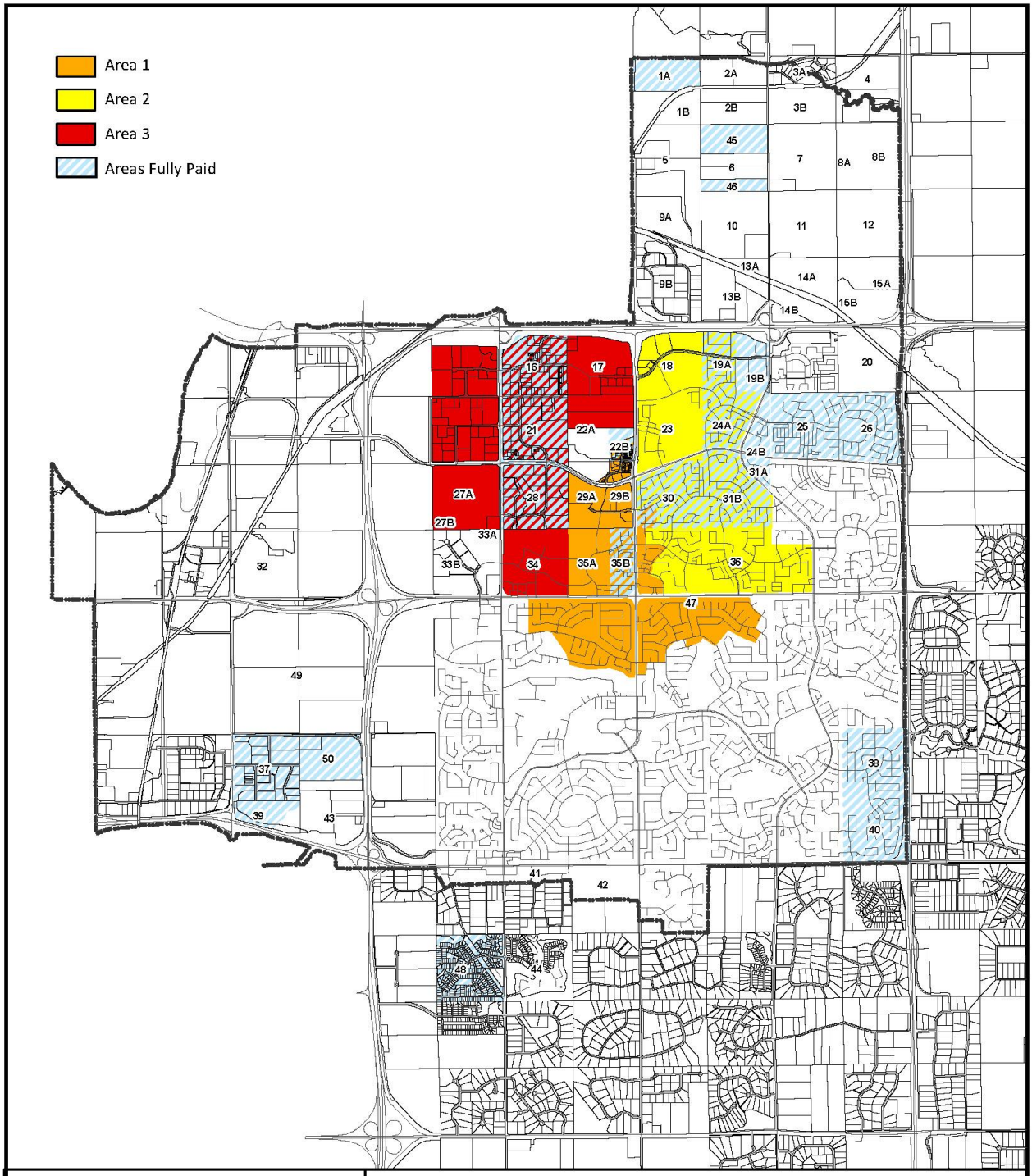
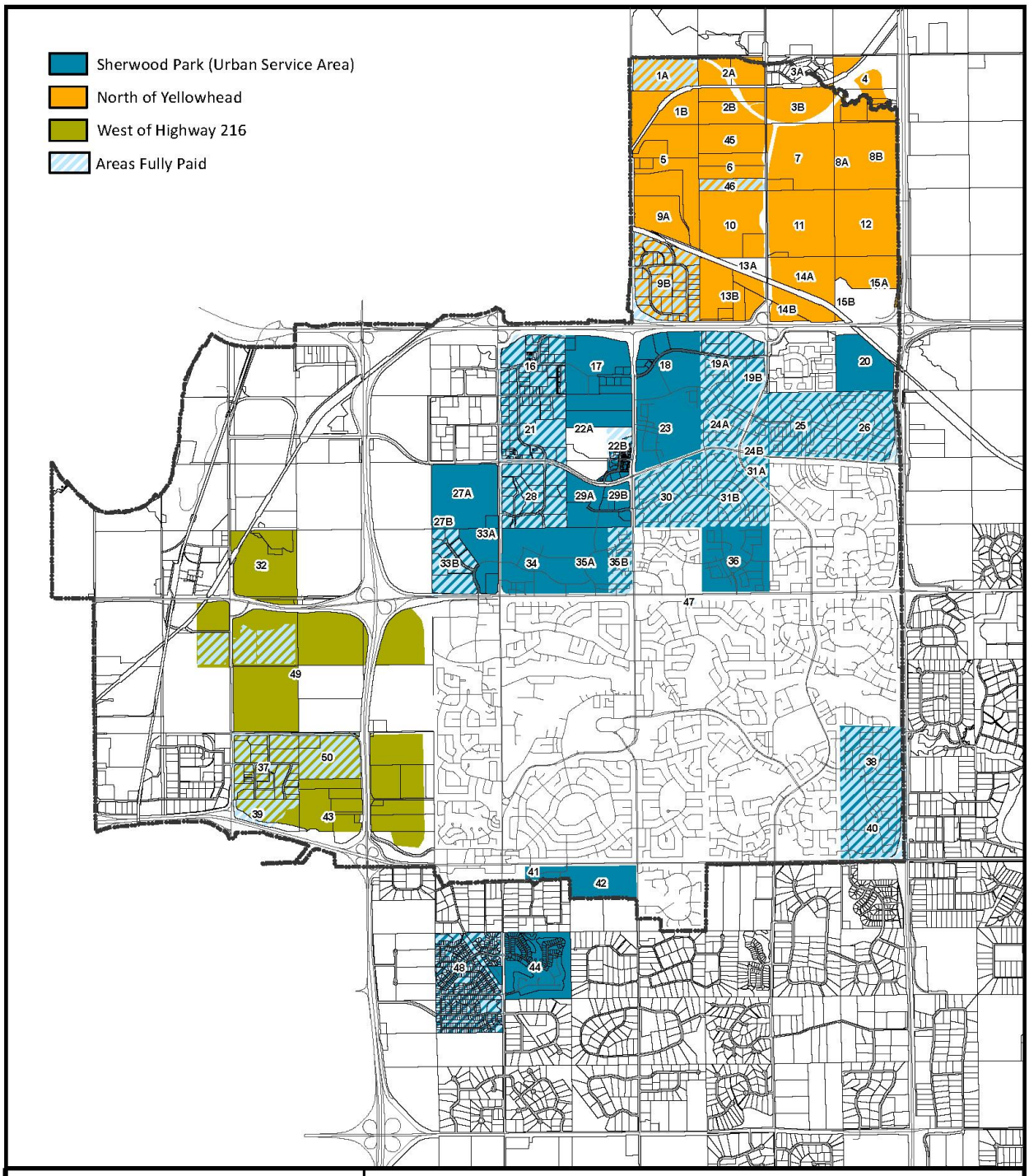
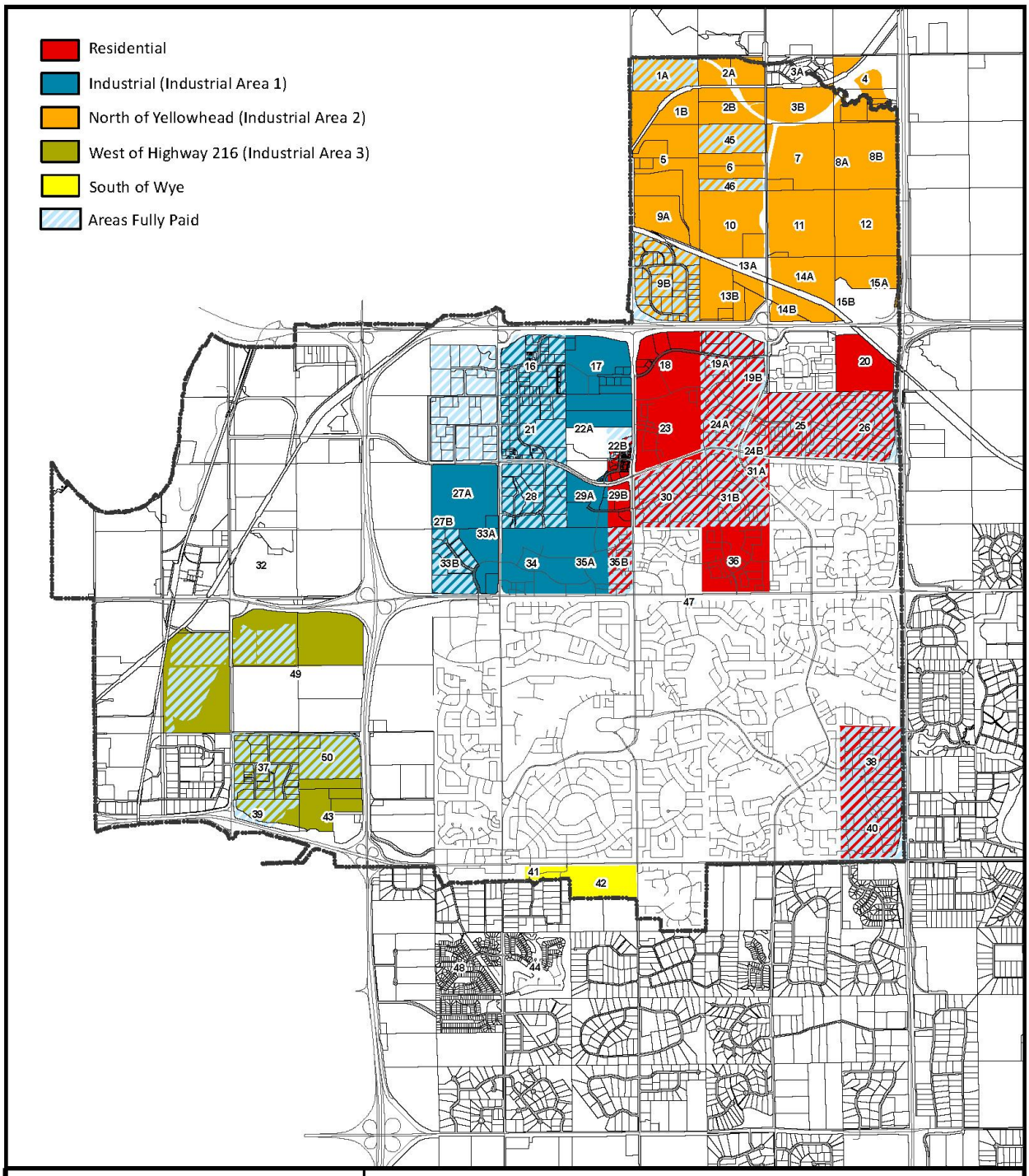
4470 Technical Support\Planning Techs\
Engineering\Levies Maps\Development Area Maps



Offsite Development Levies Sherwood Park Drainage Benefiting Areas	SCHEDULE "A-2"	
	Drawn By: J. Cavers	PLANNING & DEVELOPMENT SERVICES STRATHCONA COUNTY
	Date Drawn: Mar 23, 2015	N:\PDS Admin\4000 - 4499 Land Use Services\ 4470 Technical Support\Planning Techs\ Engineering\Levies Maps\Development Area Maps
	Revision Date: mm/dd/yy	



Offsite Development Levies Water Mains Benefiting Areas	**SCHEDULE "A-3"**
Drawn By: J. Cavers	PLANNING & DEVELOPMENT SERVICES — STRATHCONA COUNTY
Date Drawn: Mar 23, 2015	N:\PDS Admin\4000 - 4499 Land Use Services\ 4470 Technical Support\Planning Techs\ Engineering\Levies Maps\Development Area Maps
Revision Date: mm/dd/yy	



Offsite Development Levies
Arterial Roads
Benefiting Areas

SCHEDULE "A-4"

Drawn By:	J. Caves
Date Drawn:	Mar 23, 2015
Revision Date:	mm/dd/yy

PLANNING & DEVELOPMENT SERVICES STRATHCONA COUNTY

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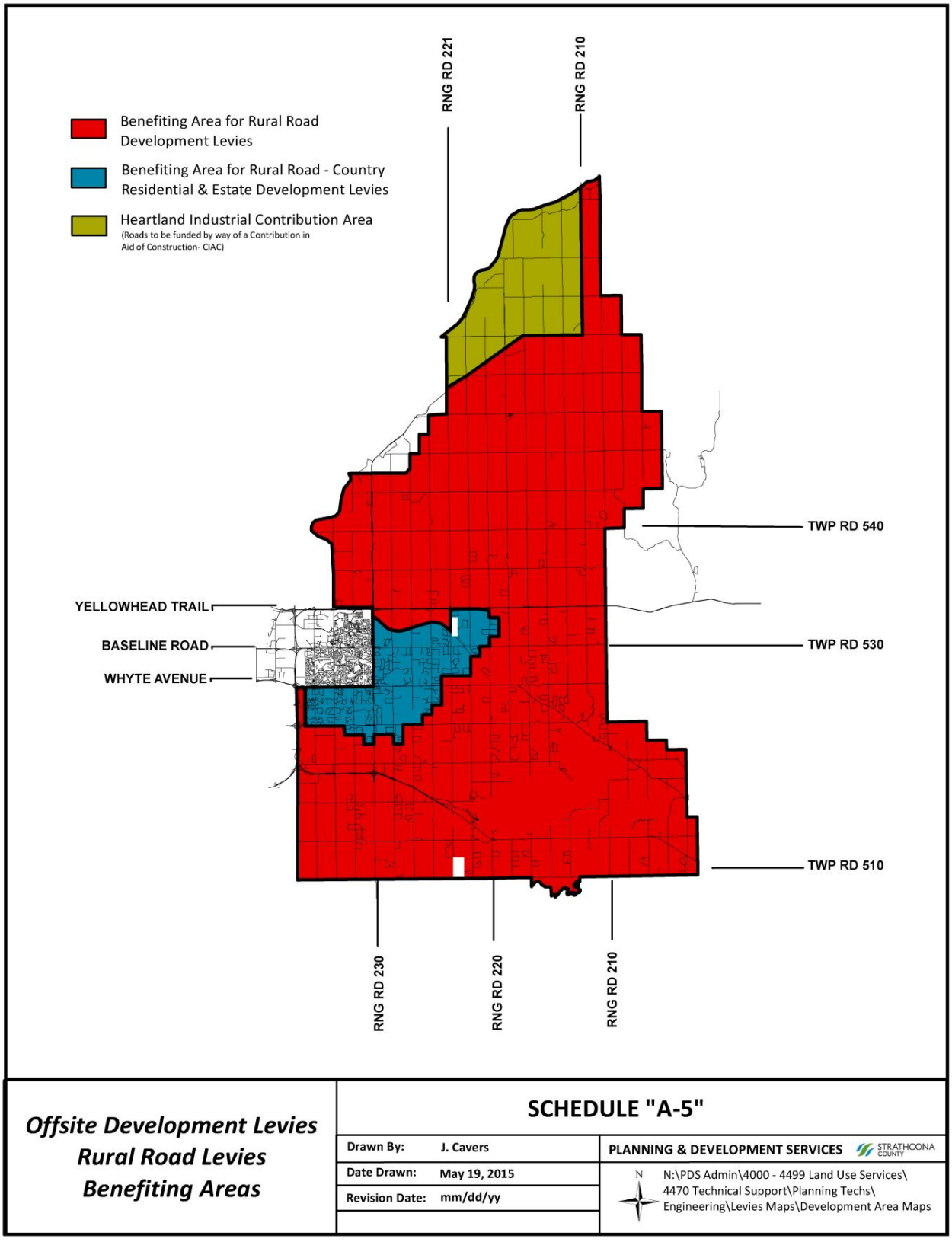
4470 Technical Support\Planning Techs\
Engineering\Levies Maps\Development Area Maps



Offsite Development Levies Rural Road Levies Benefiting Areas	**SCHEDULE "A-5"**	
	Drawn By: J. Cavers	PLANNING & DEVELOPMENT SERVICES STRATHCONA COUNTY
	Date Drawn: May 19, 2015	N:\PDS Admin\4000 - 4499 Land Use Services\ 4470 Technical Support\Planning Techs\ Engineering\Levies Maps\Development Area Maps
	Revision Date: mm/dd/yy	

SCHEDULE “B-1”
STRATHCONA COUNTY
OFFSITE DEVELOPMENT LEVIES
SUMMARY OF CALCULATIONS

RESIDENTIAL **Residential in USA North of Wye Road – Central Trunk/TUC benefiting area:**	**Amount Per Gross Developable Hectare**
Sanitary Sewer Trunks (Central/TUC)	$5,185
Water Transmission Mains	$7,045
Arterial Roads	$4,808
TOTAL	**$17,038**

RESIDENTIAL **Residential Area in USA North of Wye Road – Northeast Trunk benefiting area:**	**Amount Per Gross Developable Hectare**
Sanitary Sewer Trunks (NE)	$202
Water Transmission Mains	$7,045
Arterial Roads	$4,808
TOTAL	**$12,055**

RESIDENTIAL **Suburban Estates – South of Wye – Central Trunk/TUC Benefiting Area**	**Amount Per Gross Developable Hectare**
Sanitary Sewer Trunks (Central/TUC)	$5,185
Water Transmission Mains	$7,045
TOTAL	**$12,230**
*** Plus Rural Road Levy of $22,810/Lot**	Varies Based on Number of Lots

MIXED USE **South of Wye - Central Trunk/TUC Benefiting area:**	**Amount Per Gross Developable Hectare**
Sanitary Sewer Trunks (Central/TUC)	$5,185
Water Transmission Mains	$7,045
Arterial Roads	$130,036
TOTAL	**$142,265**

INDUSTRIAL **Industrial Area within Central Trunk/TUC Benefiting area:**	**Amount Per Gross Developable Hectare**
Sanitary Sewer Trunks (Central/TUC)	$5,185
Water Transmission Mains	$7,045
Arterial Roads **(Industrial Area 1)**	$47,026
TOTAL	**$59,256**

MIXED USE **Mixed Use within North of Yellowhead benefiting Area:**	**Amount Per Gross Developable Hectare**
Sanitary Sewer Trunks	$25,608
Water Transmission Mains	$25,186
Arterial Roads (Industrial Area 2)	$181,167
TOTAL	**$231,962**

COUNTRY RESIDENTIAL **Country Residential/Cluster Development (Fees & Charges Bylaw)**	**Per Lot Charge**
Sanitary Sewer Trunks (Central/TUC) **$5,185 / 10 lots/ha =**	$519
Sanitary sewer trunks (NE) **$202 / 10 lots/ha =**	$20

RURAL ROADS	**Per Lot Charge**
Rural Roads within Country Residential Benefiting Area (Country Residential & Estate Residential)	$22,810
Rural Roads	$6,656

NW SHERWOOD PARK DRAINAGE	**Amount Per Gross Developable Hectare**
Area 1	$2,552
Area 2	-
Area 3	$6,693

SCHEDULE “B-2”

STRATHCONA COUNTY
OFFSITE DEVELOPMENT LEVIES

2016

INFORMATION COMPILED BY:

PLANNING & DEVELOPMENT SERVICES

FINANCIAL SERVICES

UTILITIES

CAPITAL PLANNING & CONSTRUCTION

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Summary 22-28

SECTION 5 – ARTERIAL ROADS/RURAL ROADS
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STRATHCONA COUNTY
2016 OFFSITE DEVELOPMENT LEVIES

SECTION 1 - General Criteria

1.1 LEGISLATIVE AUTHORITY & PROCESS

Municipalities are authorized to implement and collect offsite levies through the MGA, Division 6, Sections 647-649.

Strathcona County implements its authority by establishing a bylaw which provides detailed development levy objectives and calculations. The bylaw is then applied to specific developments through a Development Agreement.

1.2 CAPITAL COST FUNDING ALLOCATIONS

A summary of capital funding allocations for new development is as follows:

Onsite Sanitary Sewer, Storm Sewer, & Water Distribution Systems

- Funded by Developer – Developer designs and constructs.

Onsite Oversizing of Water, Sanitary, Storm & Stormwater Management Facilities

- Funded by the Developer – Developer builds and recovers from adjacent undeveloped benefiting lands when they develop.

Water Storage, Pumping and Supply / Treatment Facilities

- Capital costs recovered through utility rates and/or local improvement assessments.

Water Transmission Lines

a) Urban Services Area – County constructs and recovers full costs through offsite development levies.

b) Country Residential and Hamlets – when serviced by County system the County constructs and recovers costs through "contributions in aid of construction" and utility rates policy. In addition, systems tying into urban water system will also pay a Connection Fee established and set forth under the Fees & Charges Bylaw.

Sanitary Sewage Treatment and Disposal

a) Capital costs of treatment and disposal for all systems tied into municipal collection – recovered through utility rates.

b) Capital costs of private sewage treatment systems – designed, constructed and funded by the developer or property owner.

c) New trunks in the Urban Services Area – County and/or Developer constructs and recovers full costs through offsite development levies.

d) Costs of upgrading collector trunk lines to meet infiltration standards of 0.28 l/sec/ha – proportionately allocated to existing developed benefiting areas through rates and new undeveloped benefiting areas through offsite levies.

e) Country Residential and Hamlets – County constructs and recovers costs through a combination of "contributions in aid of construction", utility rates, and connection fees established and set forth under the Fees & Charges Bylaw.

Stormwater Management Systems

a) Developers are responsible for the design and construction of stormwater management facilities with cost sharing arrangements established through development agreements.

b) A portion of the Capital Costs of the offsite or regional facilities constructed by the County in the NW Sherwood Park Drainage Basin are recovered through offsite levies.

Roads

a) Urban arterial road costs are funded through offsite levies.

b) Rural road upgrades required by new development are recovered through a levy per parcel, assessed at the subdivision or development permit stage.

c) Local and collector roads within new developments / subdivisions are designed and constructed by Developers at their cost.

1.3. LEVY ASSESSMENT

1.3.1 Development Assessment:

Levies are assessed to all lands within the development area of a subdivision, except for:

a) Arterial road right-of-ways;

b) Land or existing rights-of-way not in title of the developer;

c) Environmental reserve;

d) The County, at its sole discretion, may allow the exclusion of those lands dedicated for the preservation of trees, natural habitat, or parks and natural areas dedicated over and above the 10% MR requirements, not utilized for PUL or utility requirements, and provided the subject lands are deeded to the County.

All other lands, including roads, easements, public utility lots, municipal reserve dedication, storm ponds, etc. are assessed offsite levies.

Municipal Improvements, such as stormwater management facilities, are allowed to include land and levy costs as eligible for cost sharing.

For special features or major facilities which will service a land area larger than the subdivision under development (such as neighbourhood parks and stormwater management facilities), the County may, at its discretion, allow payment of these levies to be deferred to the whole of the benefiting lands under ownership of this developer, provided that any levies so deferred shall be escalated and indexed to the years that actual payments are made.

1.3.2 Levy Calculations

Levy calculations are based upon engineering cost estimates for proposed capital projects and actual costs of completed work (including financing costs).

1.3.3 Levy Payment Policies:

Offsite levies shall be paid by Developers utilizing the following payment method:

1. Levies shall be paid on a parcel by parcel basis at the time of title transfer by the developer or an application for a development permit is received by the County. The calculation of the charge for each parcel shall be calculated by taking the gross hectares of the development area multiplied by offsite levies and divided by the number of saleable lots within that particular stage.

   All levies shall be paid by the developer to the County no later than one year following the date of execution of the Development Agreement. Caveats protecting the County's financial interest shall be registered on all applicable titles at the Developer's expense.

2. Interest on overdue amounts shall be calculated from 12 months following the date of execution of the Development Agreement at a rate per annum equal to Prime Rate plus two percent (2%). Such interest shall be adjusted from time to time in accordance with the change in the prime rate.

3. Any Developer or its representative, who has been issued a Notice of Default with the County or has failed to pay any levies, fees or contributions within 30 days of the invoiced date shall be subject to the following:

   i) For the first documented default or payment failure, they shall be required to pay 50% of the levies or contributions payable prior to registration of the plan of subdivision. The remainder of the unpaid offsite levies shall be paid no later than one year following the date of execution of the Development Agreement.

   ii) For the second documented default or payment failure, that Developer shall be required to pay 100% of the offsite levies and contributions owing prior to registration of the plan of subdivision.

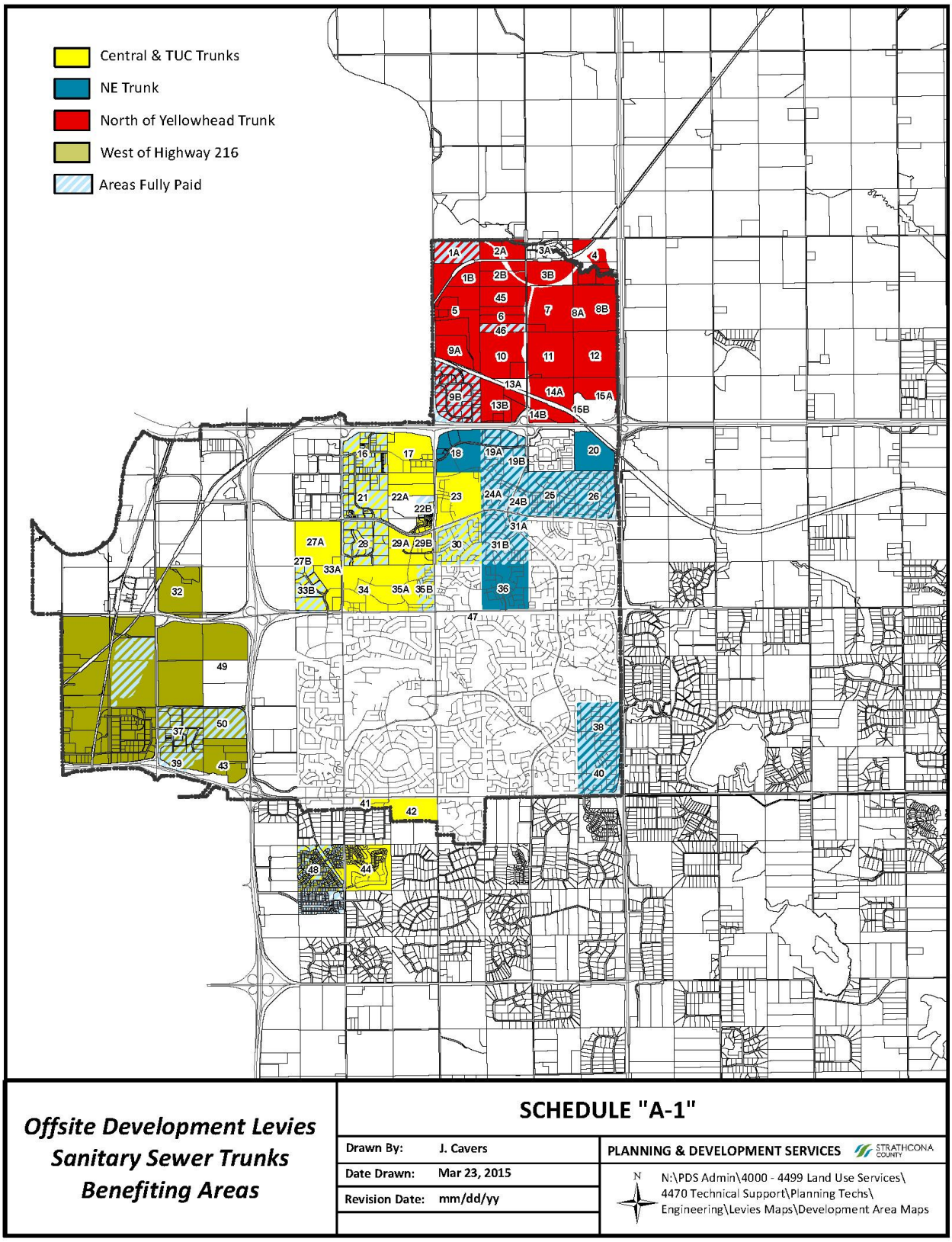
   iii) For the third documented default or payment failure, that Developer shall be required to pay 100% of all the offsite levies and contributions owing in conjunction with the execution of the Development Agreement.

   iv) Where a Developer who has been subject to clauses i) through iii) above, and has made all payments of levies and contributions as required for a minimum of five years, that Developer may be eligible to the payment method in subsection i) above, at the County's discretion.

STRATHCONA COUNTY
2016 OFFSITE DEVELOPMENT LEVIES

**** Recognizing that individuals and corporations operate under many different legal entities, the Developer shall include individuals, corporations, employees or representative associated with the Developer and shall not be tied to a specific corporation or entity.**

4. Where any Developer or its representative has outstanding Notice of Defaults for prior stages of development, the County may, in its sole discretion, defer entering into new development agreements or addendums until such time as all defaults have been rectified to the satisfaction of the County.


Central & TUC Trunks
NE Trunk
North of Yellowhead Trunk
West of Highway 216
Areas Fully Paid
1A
2A
3A
4
1B
2B
3B
45
5
6
7
8A
8B
46
9A
10
11
12
13A
9B
13B
14A
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Offsite Development Levies
Sanitary Sewer Trunks
Benefiting Areas
SCHEDULE "A-1"
Drawn By: J. Cavers
Date Drawn: Mar 23, 2015
Revision Date: mm/dd/yy
PLANNING & DEVELOPMENT SERVICES
STRATHCONA COUNTY
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4470 Technical Support\Planning Techs\
Engineering\Levies Maps\Development Area Maps

STRATHCONA COUNTY
2016 OFFSITE DEVELOPMENT LEVIES

SECTION 2 - Sanitary Sewer

GENERAL CRITERIA

- Strathcona County will provide a safe, reliable wastewater collection system at an acceptable level of service.
- Sanitary trunk sewer costs will be shared equitably within each facility's service area on a gross development area basis.
- The cost of facilities shall be shared equally by the benefiting areas.
- In the case of sanitary trunks located internally in subdivisions that provide both trunk and local collection functions, only the oversizing cost shall be paid by benefiting upstream service areas. In this case, local collection sewers are those that have service connections to abutting lots. Also in this situation, oversizing is defined as the extra cost of the trunk over and above what is required to service the adjacent development.

SANITARY SEWER TRUNKS FUNDED BY OFFSITE LEVIES

1. SHERWOOD PARK NE & CENTRAL TRUNKS

- The NE and Central Trunks were purchased from AMHC in 1989.
- These mains are fully constructed and debentures are retired.
- Levies relate to the repayment of the $10.4 million from General Revenues used in the AMHC acquisition, of which $5,408,000 is the NE and Central Sanitary Sewer trunks proportionate share.

2. NORTHEAST TRUNK UPGRADES

- The existing trunks are completely constructed.
- In order to address the servicing needs of new engineering design standards based on an infiltration allowance of 0.28 L/s/ha as well as changes to land uses in the Municipal Development Plan since 1989, upgrading of the trunk capacities is required.
- The upgrading will provide a continued level of service acceptable for both existing and new development in the benefiting areas.

3. CENTRAL TRUNK & TUC NORTHWEST TRUNK UPGRADES

- The existing trunks are completely constructed.
- In order to address the servicing needs of new engineering design standards based on an infiltration allowance of 0.28 L/s/ha as well as changes to land uses in the Municipal Development Plan since 1989, upgrading of the trunk capacities is required.
- The upgrading will provide a higher level of service to both existing and new development in the benefiting areas.
- Flow monitoring and hydraulic modeling identify that the existing trunk sewers on the west side of Sherwood Park do not have capacity to provide the standard level of service in Sherwood Park and were not designed to service any lands south of Wye Road.

STRATHCONA COUNTY
2016 OFFSITE DEVELOPMENT LEVIES

- Engineering studies recommend that the most cost-effective method for servicing lands south of Wye Road and the industrial land north of Baseline Road and to meet upgraded standards is a new trunk as well as upgrade of the existing line.
- The costs associated with the Central Trunk and TUC trunk benefiting areas have been blended and incorporated into one benefiting area.

4. 34 STREET & 84TH AVENUE – Gold Bar Wastewater Treatment Plant to 84 Avenue (City of Edmonton Connection)

- Under the proposed Wastewater Treatment and 34th Street Trunk Agreement between the City of Edmonton and Strathcona County, the County is responsible for approximately 42% of the estimated capital costs of $16,891,200 of the required trunk. The benefiting area includes Sherwood Industrial area north of Wye Road in the 84th Avenue service area. (see Table 1)
- Within this benefiting area, Developers shall pay a "contributions in aid of construction". The amount of contribution required by the Developer shall be determined and payable pursuant to a Development Agreement and the contribution will go towards the specific capital asset required within this benefiting area.

5. NORTH OF YELLOWHEAD

- Based on the 2014 Stantec North of Yellowhead Engineering Design, the estimated capital costs of sanitary sewer upgrades for this benefiting area are shown on Table 1.

6. COUNTRY RESIDENTIAL/CLUSTER DEVELOPMENT

- Where Country Residential/Cluster developments are serviced with sanitary sewer, Developers shall, in addition to "contributions in aid of construction", pay a connection fee as established by the Fees & Charges Bylaw. This connection charge contribution will go towards the specific capital asset in that particular benefiting area.

Northeast Sanitary Trunk Benefiting Area:
$\frac{\$202}{10^*}$ = $ 20 per lot or connection

TUC Trunk Benefiting Area:
$\frac{\$5,185}{10^*}$ = $519 per lot connection

Based on assumed typical 10 lots per hectare density

7. SANITARY SEWER STORAGE

- In 2004, the Alberta Capital Region Wastewater Commission conducted a level of service study to determine the storage necessary for each municipality based on the selected level of service criteria. A study conducted by UMA incorporated the information from the Commission's study into the Sanitary Servicing Master Plan for Sherwood Park.
- Based on the UMA study, a cost of $17,895,047 (see Table 1) was estimated and would be collected by both new and existing areas of Sherwood Park. This cost has been proportionately allocated to all sanitary benefiting areas.

STRATHCONA COUNTY
2016 OFFSITE DEVELOPMENT LEVIES

Table 1:

Strathcona County
2016 Sanitary Facilities Cost Estimates

Project Description	Project Cost Estimates	Developer Levy Costs
34th Street Sanitary Trunk Upgrading - Phase 1A	$340,859	$110,025
34th Street Sanitary Trunk Upgrading - Phase 2	$6,105,892	$974,908
34th Street Sanitary Trunk Upgrading - Phase 3	$662,220	$105,735
34th Street Sanitary Trunk Upgrading - Phase 4	$2,005,402	$322,102
34th Street Sanitary Trunk Upgrading - Phase 5	$7,811,950	$1,247,309
North of Yellowhead Wastewater - Design	$671,326	$530,348
North of Yellowhead Wastewater - Phase 1	$16,891,200	$13,344,048
TUC Upgrade - Phase 2	$964,484	$69,160
TUC Upgrade - Phase 3	$1,918,703	$137,581
NE Sanitary Sewer Line Emerald Hills	$174,173	$21,160
Central Sanitary Trunk Upgrade - Phase 1	$2,101	$90
LOS Wastewater Storage - Design	$2,103,609	$551,974
LOS Wastewater Storage - Construction	$15,791,438	$3,909,371

STRATHCONA COUNTY
NORTHEAST & CENTRAL SANITARY TRUNK SEWERLINES
&
SHERWOOD PARK WATERMAIN ONE & TWO
LEVY RESERVE - #4773

PURPOSE:	To record and account for levies collected from within the North East Sanitary Trunk (N.E.S.T. hereafter), the Central Trunk and the Sherwood Park Water Main (S.P.W.M. hereafter) One and Two benefiting areas for the purpose of reimbursing the $10.4 million from general revenues used in the sewerline and watermain acquisition from AMHC. The $10.4 million is comprised of N.E.S.T., Central Trunk and SPWM I & II proportionate share of $4,056,000, $1,352,000 and $4,992,000 respectively. All levies received for this purpose are deposited into this account and then used to reimburse the Existing Municipal Infrastructure Capital Reserve (1.4254). (See attached maps).
SOURCE OF FUNDING:	Development Agreements pursuant to the Offsite Development Levy Bylaw. Levies are determined on the basis of complete capital cost recovery and are reviewed by Administration during the annual budget process.
APPLICATION:	To be applied to paying off the $10.4 million obligation to municipal operations.
INTEREST BEARING:	No

RECOMMENDED BY:

_____ DATE: _____
Director,
Planning & Development Services

_____ DATE: _____
Associate Commissioner,
Infrastructure & Planning Services

_____ DATE: _____
Chief Administrative Officer, or
Designate

APPROVED BY: Council DATE:

STRATHCONA COUNTY
NORTHEAST SANITARY TRUNK
LEVY RESERVE - #4774

PURPOSE:	To record and account for levies collected from within the North East Sanitary Trunk (N.E.S.T. hereafter) benefiting area.
SOURCE OF FUNDING:	Development Agreements pursuant to the Offsite Development Levy Bylaw. Levies are determined on the basis of complete capital cost recovery, as calculated by Strathcona County, and are reviewed by Administration during the annual budget process.
APPLICATION:	Funds shall be utilized for the purpose of paying the capital construction costs of sanitary trunks in the benefiting area.
INTEREST BEARING:	Yes

RECOMMENDED BY: _____ DATE: _____
Director,
Planning & Development Services

_____ DATE: _____
Associate Commissioner,
Infrastructure & Planning Services

_____ DATE: _____
Chief Administrative Officer, or
Designate

APPROVED BY: Council DATE:

STRATHCONA COUNTY
CENTRAL TRUNK SEWERLINE
LEVY RESERVE - #4775

PURPOSE: To record and account for levies collected from within the Central Sanitary Trunk benefiting area. The purpose is to address the servicing needs of new engineering design standards based on an infiltration rate of 0.5 Litres/Second/Hectare, as well as changes to land uses in the Municipal Development Plan since 1989, thereby requiring the upgrading of the trunk capacities. (See attached maps).

SOURCE OF FUNDING: Development Agreements pursuant to the Offsite Development Levy Bylaw. Levies are determined on the basis of complete capital cost recovery, as calculated by Strathcona County, and are reviewed by Administration during the annual budget process.

APPLICATION: Funds shall be utilized for the purpose of paying the capital construction costs of sanitary trunks in the benefiting area.

INTEREST BEARING: Yes

RECOMMENDED BY:

_____ DATE: _____
Director,
Planning & Development Services

_____ DATE: _____
Associate Commissioner,
Infrastructure & Planning Services

_____ DATE: _____
Chief Administrative Officer, or
Designate

APPROVED BY: Council DATE:

STRATHCONA COUNTY
TRANSPORTATION UTILITY CORRIDOR (TUC)
SANITARY TRUNK
LEVY RESERVE - #4776

PURPOSE:	To record and account for levies collected from within the TUC Sanitary Trunk benefiting area.
SOURCE OF FUNDING:	Development Agreements pursuant to the Offsite Development Levy Bylaw. Levies are determined on the basis of complete capital cost recovery, as calculated by Strathcona County, and are reviewed by Administration during the annual budget process.
APPLICATION:	Funds shall be utilized for the purpose of paying the capital construction costs of sanitary trunks in the benefiting area.
INTEREST BEARING:	Yes

RECOMMENDED BY:

_____ DATE: _____
Director,
Planning & Development Services

_____ DATE: _____
Associate Commissioner,
Infrastructure & Planning Services

_____ DATE: _____
Chief Administrative Officer, or
Designate

APPROVED BY: Council DATE:

STRATHCONA COUNTY
34th STREET & 84th AVENUE SANITARY TRUNK SEWER
LEVY RESERVE - #4136

PURPOSE:	To record and account for all contributions collected from within the 34th Street and 84th Avenue Sanitary Trunk benefiting area.
SOURCE OF FUNDING:	Development Agreements pursuant to the Offsite Development Levy Bylaw. Levies are determined on the basis of complete capital cost recovery, as calculated by Strathcona County, and are reviewed by Administration during the annual budget process.
APPLICATION:	Under the proposed Wastewater Treatment and 34th Street Trunk Agreement between the City of Edmonton and Strathcona County, the County is responsible for its portion of the estimated capital cost for construction. Funds shall be utilized for the purpose of paying the capital construction costs of sanitary trunks in the benefiting area.
INTEREST BEARING:	Yes

RECOMMENDED BY:

_____ DATE: _____
Director,
Planning & Development Services

_____ DATE: _____
Associate Commissioner,
Infrastructure & Planning Services

_____ DATE: _____
Chief Administrative Officer, or
Designate

APPROVED BY: Council DATE:

STRATHCONA COUNTY
NORTH OF YELLOWHEAD SANITARY TRUNK
LEVY RESERVE - #4777

PURPOSE:	To record and account for levies collected from within the North of Yellowhead Sanitary Trunk benefiting area.
SOURCE OF FUNDING:	Development Agreements pursuant to the Offsite Development Levy Bylaw. Levies are determined on the basis of complete capital cost recovery, as calculated by Strathcona County, and are reviewed by Administration during the annual budget process.
APPLICATION:	Funds shall be utilized for the purpose of paying the capital construction costs of sanitary trunks in the benefiting area.
INTEREST BEARING:	Yes

RECOMMENDED BY:

_____ DATE: _____
Director,
Planning & Development Services

_____ DATE: _____
Associate Commissioner,
Infrastructure & Planning Services

_____ DATE: _____
Chief Administrative Officer, or
Designate

APPROVED BY: Council DATE:

STRATHCONA COUNTY
SANITARY STORAGE
LEVY RESERVE - #4778

PURPOSE:	To provide funds for the construction of the overall sanitary sewer storage system to service all lands within the Urban Service Area (U.S.A.).
SOURCE OF FUNDING:	Development Agreements pursuant to the Offsite Development Levy Bylaw. Levies are determined on the basis of complete capital cost recovery, as provided by Strathcona County, and are reviewed by Administration during the annual budget process.
APPLICATION:	To be applied towards the capital cost of the overall sanitary sewer storage pursuant to the Sanitary Sewer Master Plan for Sherwood Park.
INTEREST BEARING:	Yes

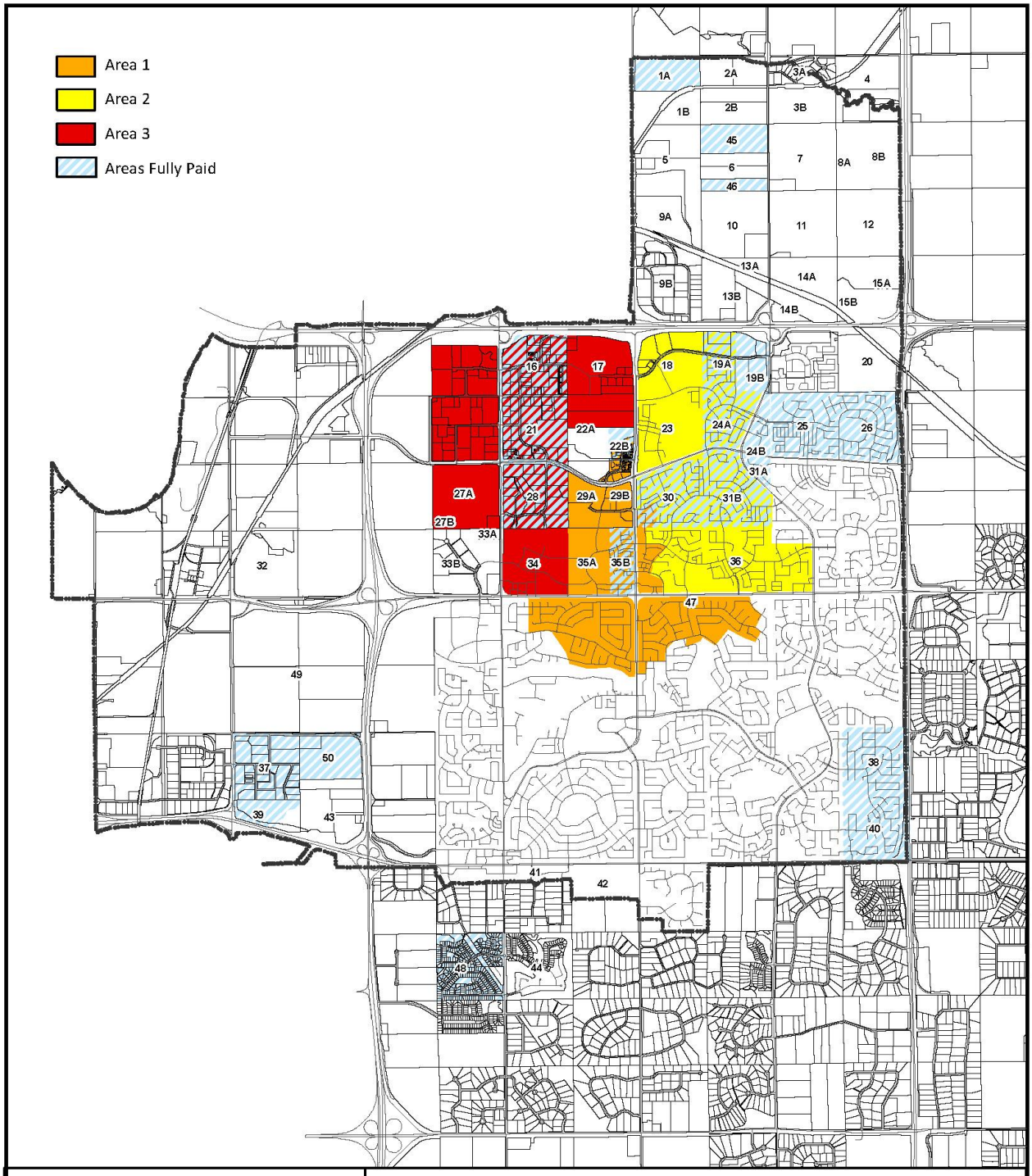
RECOMMENDED BY:

_____ DATE: _____
Director,
Planning & Development Services

_____ DATE: _____
Associate Commissioner,
Infrastructure & Planning Services

_____ DATE: _____
Chief Administrative Officer, or
Designate

APPROVED BY: Council DATE:



Offsite Development Levies Sherwood Park Drainage Benefiting Areas	**SCHEDULE "A-2"**	
	Drawn By: J. Cavers	PLANNING & DEVELOPMENT SERVICES STRATHCONA COUNTY
	Date Drawn: Mar 23, 2015	N:\PDS Admin\4000 - 4499 Land Use Services\ 4470 Technical Support\Planning Techs\ Engineering\Levies Maps\Development Area Maps
	Revision Date: mm/dd/yy	

STRATHCONA COUNTY
2016 OFFSITE DEVELOPMENT LEVIES

SECTION 3 – Drainage

1. NW SHERWOOD PARK DRAINAGE

GENERAL CRITERIA

The drainage plan for NW Sherwood Park has been established by a report completed by Stantec Consulting in 2000. The major focus of this plan is the diversion of 210 hectares from Culvert 1, crossing Highway 16 at Highway 216 to Culvert 9, west of Sherwood Drive on Highway 16. The purpose of the diversion is to avoid any additional downstream flows from Culvert 1 by diverting flows to Culvert 9, thereby reducing the total downstream effects. The benefiting lands have been split into three areas as follows:

SHERWOOD PARK DRAINAGE UPGRADES FUNDED BY OFFSITE LEVIES

1. AREA ONE – POND 115

The estimated costs (Table 2) for the outfall and upstream work are proportionately allocated to offsite levies on new undeveloped benefiting lands and on existing developed benefiting areas through utility rates.

2. *AREA* TWO – CULVERT 9

The estimated costs for lands lying east of Sherwood Drive and west of Cloverbar Road for Culvert 9 has now been included for provincial funding as part of the Highway 16 upgrades and no longer required to be proportionately allocated to offsite levies on new undeveloped benefiting lands or on existing developed benefiting areas through utility rates.

3. *AREA* THREE – CULVERT 9 DOWNSTREAM DRAINAGE CONVEYANCE

The estimated costs (Table 2) for lands lying west of Sherwood Drive for Downstream Drainage are proportionately allocated to offsite levies on new undeveloped benefiting lands and on existing developed benefiting areas through utility rates.

Table 2:

Strathcona County
2016 Storm Facilities Cost Estimate

Project Description	Project Cost Estimates	Developer Levy Costs
NW Sherwood Park Drainage - Phase 1 of 4	$9,225	$2,235
NW Sherwood Park Drainage - Phase 2 of 4	$457,690	$38,516
NW Sherwood Park Drainage - Phase 3 of 4 Downstream Conveyance	$5,478,256	$1,896,352

STRATHCONA COUNTY
NW SHERWOOD PARK DRAINAGE
LEVY RESERVE - #4791

PURPOSE: To record and account for levies collected from within the NW Sherwood Park Drainage (Area 1, 2, 3) benefiting areas.

SOURCE OF FUNDING: Development Agreements pursuant to the Offsite Development Levy Bylaw. Levies are determined on the basis of complete capital cost recovery, as calculated by Strathcona, and are reviewed by Administration during the annual budget process.

APPLICATION: Funds shall be utilized for the purpose of paying the capital construction costs of drainage in the benefiting area.

INTEREST BEARING: Yes.

RECOMMENDED BY:

_____ DATE: _____
Director,
Planning & Development Services

_____ DATE: _____
Associate Commissioner,
Infrastructure & Planning Services

_____ DATE: _____
Chief Administrative Officer, or
Designate

APPROVED BY: Council DATE:

STRATHCONA COUNTY
NORTH OF YELLOWHEAD DRAINAGE
LEVY RESERVE - #4792

PURPOSE:	To record and account for levies collected from within the North of Yellowhead Drainage (East and West) benefiting areas.
SOURCE OF FUNDING:	Development Agreements pursuant to the Offsite Development Levy Bylaw. Levies are calculated on the basis of complete capital cost recovery, as calculated by Strathcona County, and are reviewed by Administration during the annual budget process.
APPLICATION:	Funds shall be utilized for the purpose of paying the capital construction costs of drainage facilities in the benefiting area.
INTEREST BEARING:	Yes.

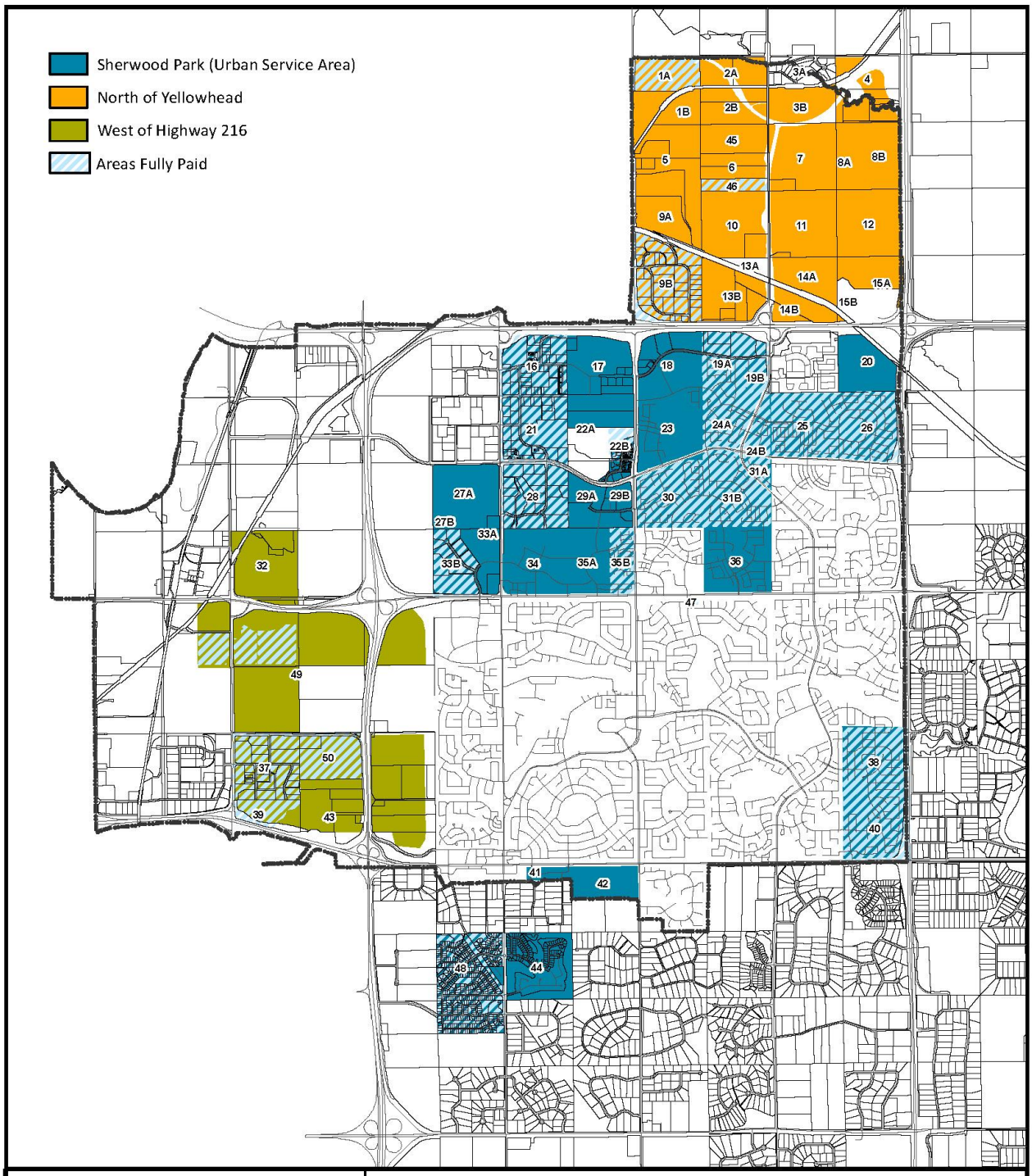
RECOMMENDED BY:

_____ DATE: _____
Director,
Planning & Development Services

_____ DATE: _____
Associate Commissioner,
Infrastructure & Planning Services

_____ DATE: _____
Chief Administrative Officer, or
Designate

APPROVED BY: Council DATE:



Offsite Development Levies Water Mains Benefiting Areas	**SCHEDULE "A-3"**	
	Drawn By: J. Cavers	PLANNING & DEVELOPMENT SERVICES STRATHCONA COUNTY
	Date Drawn: Mar 23, 2015	N:\PDS Admin\4000 - 4499 Land Use Services\ 4470 Technical Support\Planning Techs\ Engineering\Levies Maps\Development Area Maps
	Revision Date: mm/dd/yy	

STRATHCONA COUNTY
2016 OFFSITE DEVELOPMENT LEVIES

SECTION 4 - Water Transmission Mains

GENERAL CRITERIA

- Strathcona County will provide a safe, reliable supply at an acceptable level of service.
- Water Transmission Main costs will be shared equitably within the entire service area on a gross development area basis.
- The full cost of the true transmission mains shall be shared by the entire service area. True transmission mains are those that are 400mm and larger in size and do not have service connections to abutting lots.
- In the case of 400mm and larger water mains, located internally in subdivisions that provide both transmission and distribution functions, only the oversizing cost shall be shared by the entire service area. Water mains providing a distribution function in this case are those that have service connections to abutting lots. Also in this situation, oversizing is defined as the extra cost of the water main over and above a base 300mm water main. The oversizing is typically identified at the detailed subdivision design stage and the cost would be recoverable under the Development Agreement.

TRANSMISSION MAINS FUNDED BY OFFSITE LEVIES

1. SHERWOOD PARK WATER MAINS I & II

- 17 Street to Clover Bar Road, Clover Bar Road – Colwill Boulevard to Primrose Boulevard; Broadmoor Boulevard – Mission Street to Highway 16.
- Water Mains I & II were purchased from AMHC in 1989.
- These mains are fully constructed, and debentures are retired.
- Levies relate to repayment of the $10.4 million from grant reserves used in the AMHC acquisition, of which $4,992,000 is the Water Main I and II proportionate share.

2. SHERWOOD PARK WATER MAIN III (Clover Bar Road)

- Clover Bar Road – Primrose Boulevard to South Highway 16.
- This transmission main provides service to the northern parts in combination with the new transmission mains described below and Water Mains I & II.
- The balance from Summerwood Boulevard to Highway 16 will be constructed by the County in stages as development and construction proceeds.

3. SHERWOOD PARK WATER MAIN IV

- Clover Bar Road – Colwill Boulevard to Wye Road.
- This main is now completely constructed by oversizing lines through the adjacent subdivisions, and all oversizing costs paid.

STRATHCONA COUNTY
2016 OFFSITE DEVELOPMENT LEVIES

1. LAKELAND DRIVE AND SHERWOOD DRIVE WATER TRANSMISSION LINES

- These mains will provide service to the northern parts of Pressure Zone 1 and Pressure Zone 3 in combination with the other transmission mains.
- These mains will be constructed by the County in stages as development proceeds.
- Lakeland Drive transmission line from the proposed reservoir site to Lakeland Drive - $1,600,423 (see Table 3)
- Sherwood Drive transmission line cost - $965,579 (see Table 3)

2. SOUTH OF WYE TRANSMISSION MAIN

- Parallels Wye Road to south from TUC to Range Road 231
- This main provides service to the commercial and estate residential developments south of Wye Road.
- Parts of this main are constructed through the Estates of Sherwood Park and Wye Commercial.
- The balance of the line will be constructed by Developers as development continues by utilizing lines through the developments.
- Internal cost sharing between Developers will be administered through Development Agreements.

3. NORTH OF YELLOWHEAD TRANSMISSION MAIN

- Range Road 232 from 121 Avenue to South of the CP Tracks.
- This main provides service to Griffin Industrial and the Yellowhead areas.
- A portion of the main was constructed by Lockerbie and Hole on a cost recovery basis.
- This area is presently under study and cost estimates are approximately $11,106,000 (see Table 3)
- These mains will provide service to the lands north of Yellowhead and will be constructed by the County in stages as development proceeds.

4. COUNTRY RESIDENTIAL/CLUSTER DEVELOPMENTS

- Where Country Residential/Cluster developments are serviced with water though the Rural Water Main Financing Policy, Developers shall provide the "contributions in aid of construction" as required by the said policy.

5. ARDROSSAN AND JOSEPHBURG RESERVOIR AND STORAGE UPGRADES

- These facilities are to be constructed and paid for by the developers as required as part of their development costs, to be incorporated in appropriate Development Agreements and not as levies.

9. NEW RESERVOIR FILL MAIN& LAKELAND DRIVE TRANSMISSION EXTENSION

- The proposed reservoir and supply system required to service future development will not be levied, but rather collected through user rates. The exception to this is the Reservoir Fill Main and the Lakeland Drive Transmission Extension.
- The reservoir fill main to service future development has a levy/user rate split of 60% / 40% based upon the flows required for future development and existing customers (see Table 3).

STRATHCONA COUNTY
2016 OFFSITE DEVELOPMENT LEVIES

Table 3:

Strathcona County
2016 Water Facilities Cost Estimates

Project Description	Project Cost Estimates	Developer Levy Costs
Sherwood Drive North Watermain - Phase 2 Palisades to Emerald Drive	$965,579	$486,678
Cloverbar Road Watermain - Phase 2	$194,585	$103,558
Lakeland Drive Watermain Phase 2	$1,600,423	$868,823
North of Yellowhead - Design	$671,327	$671,327
North of Yellowhead - Phase 1	$11,106,000	$11,106,000
Strathcona County Water Supply System - Phase 1A Fill Line to Bison Way	$12,602,967	$5,702,169
Lakeland Reservoir / Pumphouse Design	$337,390	--

STRATHCONA COUNTY
NORTHEAST & CENTRAL SANITARY TRUNK SEWERLINES
&
SHERWOOD PARK WATERMAIN ONE & TWO
LEVY RESERVE - # 4773

PURPOSE: To record and account for levies collected from within the North East Sanitary Trunk (N.E.S.T. hereafter), the Central Trunk and the Sherwood Park Water Main (S.P.W.M. hereafter) One and Two benefiting areas for the purpose of reimbursing the $10.4 million from general revenues used in the sewerline and watermain acquisition from AMHC. The $10.4 million is comprised of N.E.S.T., Central Trunk and SPWM I & II proportionate share of $4,056,000, $1,352,000 and $4,992,000 respectively. All levies received for this purpose are deposited into this account and then used to reimburse the Existing Municipal Infrastructure Capital Reserve (1.4254). (See attached maps).

SOURCE OF FUNDING: Development Agreements pursuant to the Offsite Development Levy Bylaw. Levies are determined on the basis of complete capital cost recovery and are reviewed by Administration during the annual budget process.

APPLICATION: To be applied to paying off the $10.4 million obligation to municipal operations.

INTEREST BEARING: No

RECOMMENDED BY: _____ DATE: _____
Director,
Planning & Development Services

_____ DATE: _____
Associate Commissioner
Infrastructure & Planning Services

_____ DATE: _____
Chief Administrative Officer, or
Designate

APPROVED BY: Council DATE:

STRATHCONA COUNTY
WATER TRANSMISSION MAINS
LEVY RESERVE - #4746

PURPOSE: To record and account for levies and/or contributions collected from the respective benefiting areas related to the Sherwood Park Urban Service Area Watermains and South of Wye Water Transmission Mains.

SOURCE OF FUNDING: Development Agreements pursuant to the Offsite Development Levy Bylaw. Levies are determined on the basis of complete capital cost recovery, as calculated by Strathcona County, and are reviewed by Administration during the annual budget process.

APPLICATION: Funds shall be utilized for the purpose of paying the capital construction costs of water transmission mains in the benefiting area.

INTEREST BEARING: Yes

RECOMMENDED BY:

_____ DATE: _____
Director,
Planning & Development Services

_____ DATE: _____
Associate Commissioner,
Infrastructure & Planning Services

_____ DATE: _____
Chief Administrative Officer, or
Designate

APPROVED BY: Council DATE:

STRATHCONA COUNTY
NORTH OF YELLOWHEAD WATER TRANSMISSION MAINS
LEVY RESERVE - #4747

PURPOSE:	To record and account for levies collected from the North of Yellowhead benefiting area.
SOURCE OF FUNDING:	Development Agreements pursuant to the Offsite Development Levy Bylaw. Levies are determined on the basis of complete capital cost recovery, as calculated by Strathcona County, and are reviewed by Administration during the annual budget process.
APPLICATION:	Funds shall be utilized for the purpose of paying for the capital construction costs of water transmission mains in the benefiting area.
INTEREST BEARING:	Yes

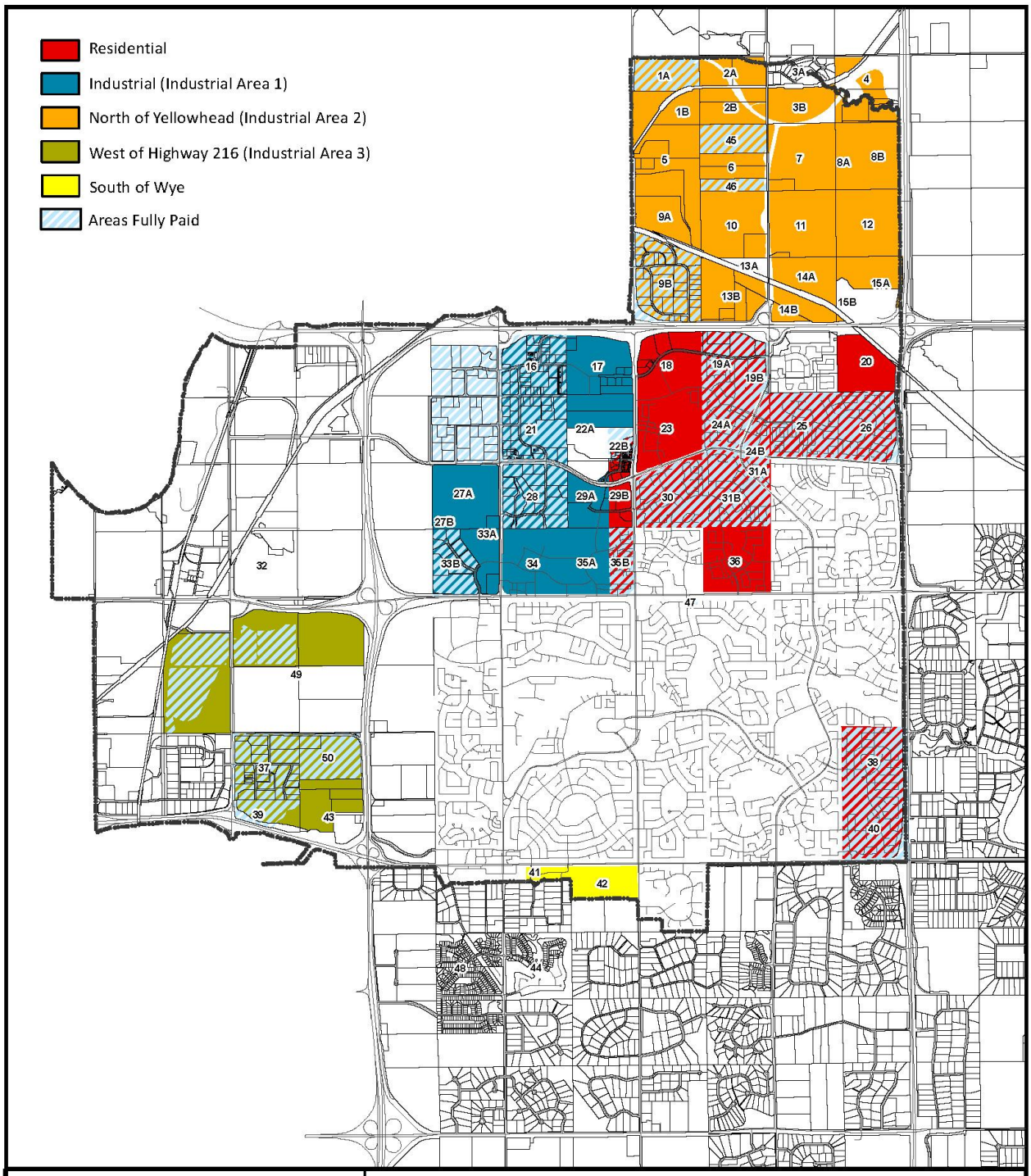
RECOMMENDED BY:

_____ DATE: _____
Director,
Planning & Development Services

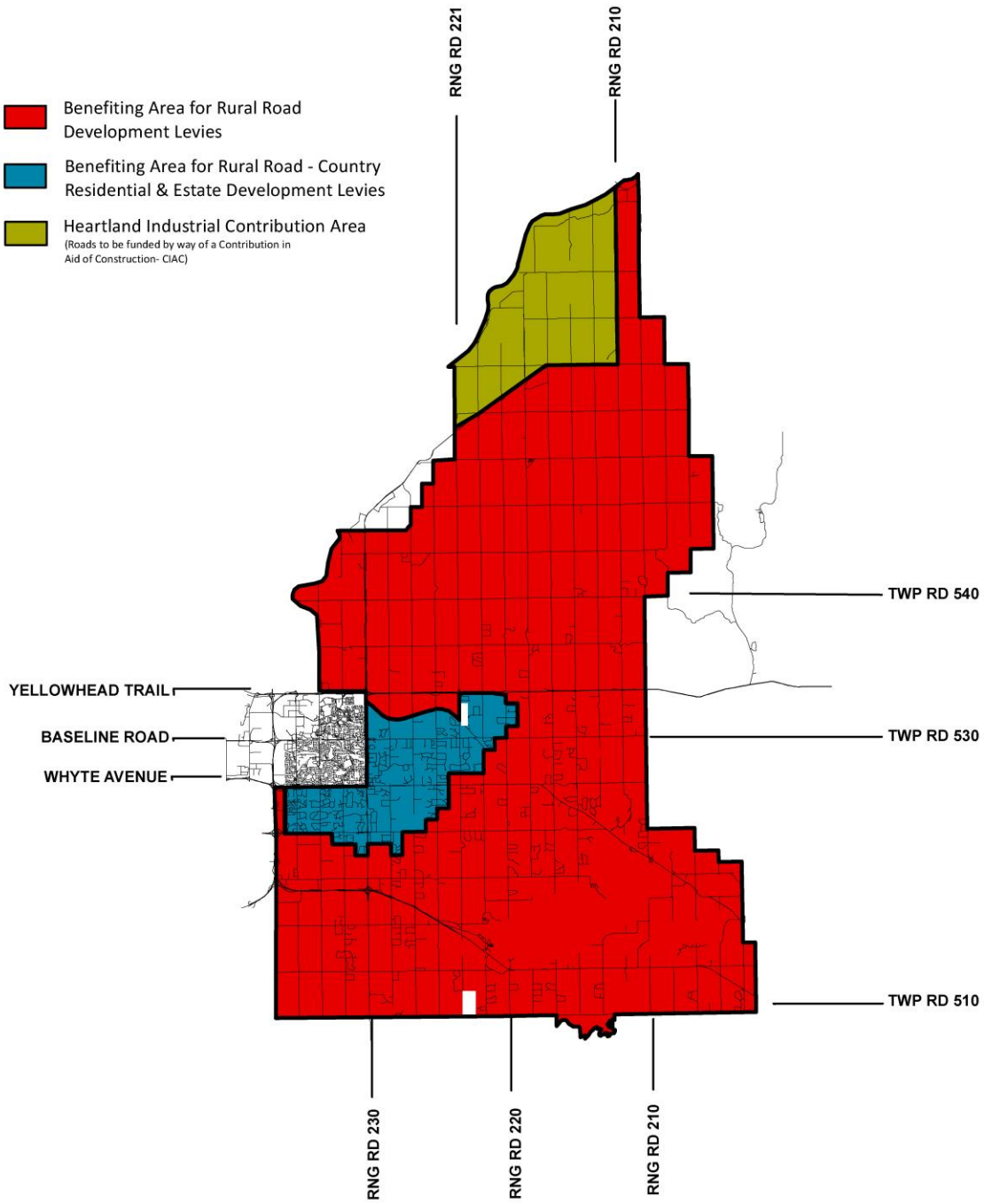
_____ DATE: _____
Associate Commissioner,
Infrastructure & Planning Services

_____ DATE: _____
Chief Administrative Officer, or
Designate

APPROVED BY: Council DATE:



Offsite Development Levies Arterial Roads Benefiting Areas	**SCHEDULE "A-4"**
Drawn By: J. Caves	PLANNING & DEVELOPMENT SERVICES STRATHCONA COUNTY
Date Drawn: Mar 23, 2015	N:\PDS Admin\4000 - 4499 Land Use Services\ 4470 Technical Support\Planning Techs\ Engineering\Levies Maps\Development Area Maps
Revision Date: mm/dd/yy	



Offsite Development Levies Rural Road Levies Benefiting Areas	**SCHEDULE "A-5"**	
	Drawn By: J. Cavers	PLANNING & DEVELOPMENT SERVICES STRATHCONA COUNTY
	Date Drawn: May 19, 2015	N:\PDS Admin\4000 - 4499 Land Use Services\ 4470 Technical Support\Planning Techs\ Engineering\Levies Maps\Development Area Maps
	Revision Date: mm/dd/yy	

STRATHCONA COUNTY
2016 OFFSITE DEVELOPMENT LEVIES

SECTION 5 – Arterial Roads / Rural Roads

GENERAL CRITERIA

- Since the development of lands creates a demand for new arterial roadways and an increase in capacities of existing arterial roadways, these costs are to be recovered proportionately from benefiting developments.
- The levies contained herein are based on the land use and projected development pursuant to the current Municipal Development Plan.
- Due to the nature and intensity of traffic generation, the levies for industrial, urban residential, and rural development outside the Urban Services Area are prepared separately.

1. *Road right-of-way requirements*

Within the Urban Services Area, all new development will require arterial roadways and such roadways are considered to benefit all new development. The construction of the arterial road and the cost of the land purchased by the County for arterial road right-of-way is included in the levy calculations as costs to be shared equitably by new development.

Where the arterial road traverses any parcel, the owner/developer of the land will be required to dedicate land up to 24 metres in width for the purpose of constructing the road. Where the arterial road is located on the boundary between two parcels, each parcel will be required to dedicate 12 metres of land, in addition to any existing road allowances. Where there is a requirement for a second left turn lane at the arterial/arterial intersection, the owner/developer will be required to dedicate land equal in width to the additional wider road surface required to accommodate the second left turn lane. Typically, the additional left turn requires a 3.5 metre wide lane with a taper and a length of varying width on both side of the intersection for transition of the arterial road right-of-way back to its nominal width.

Further requirements at arterial/arterial intersections for parallel widening of the right-of-way for the deceleration lane, acceleration lane and corner cut-off for the arterial roads will be purchased from the owners at fair market values, and such costs included in the levy calculations. Road right-of-way widths are as prescribed for each specific arterial roadway.

In summary:

The developer/owner will dedicate the following land for arterial road right-of-ways:

- 24 metres of the specified arterial road right-of-way width.
- land required for the additional left turn lane at arterial/arterial intersections.

The County will purchase the following land for arterial right-of-ways:

- the difference between the specified arterial road right-of way width and the 24 metre dedication.
- the parallel widening for the deceleration and acceleration lanes arterial/arterial intersection.
- the corner cut-off at arterial/arterial intersections.

Within the Rural Area, no land costs are included in the levy calculations as road right-of-way widening of major roads are included in subdivision approval conditions.

STRATHCONA COUNTY
2016 OFFSITE DEVELOPMENT LEVIES

2. Transportation Grants

The application of grants to arterial road projects are reviewed annually and annual levy calculations for arterial roads may reflect current grant applications as determined by the County.

3. Noise Attenuation Facilities

Developers are responsible to construct required noise attenuation on a project specific basis, in accordance with the County's Urban Traffic Noise Policy SER-009-027 and amendments thereto.

Noise attenuation facilities required for upgrading in conjunction with completion of arterials in developed areas are included in calculations of arterial roadway development levies.

4. Arterial Road Accesses and Arterial/Collector Road Intersections

Developers are responsible for the construction cost of intersections to arterial roadways required for access to their development, including acceleration, deceleration, and median left turn bays, and related costs.

The developer/owner will be required to dedicate all land required over and above the nominal arterial road right-of-way width for arterial/collector road intersections. This includes land for the corner cut-off, deceleration lane, acceleration lane, and additional left turn lanes. A standard arterial median will accommodate one left turn lane without the need to widen the arterial road right-of-way.

The cost of arterial road signals, will be shared in the following manner:

Arterial/Arterial Road Intersections

- The cost of signals at arterial/arterial road intersections will be included in the levies.

Residential Arterial/Collector Road Intersections

- Where no development has occurred on either side of the road, 100% of the signals will be included in the levies.
- Where one side of the arterial road is developed, 50% of the cost of the signals will be included in the levies.

Industrial Arterial Road Intersections

- The costs of signals will be the responsibility of the developer.

Where arterial roads have been constructed by the County prior to development of contiguous lands, the County may have constructed components of intersections with the arterial road. These intersection costs will be recovered from the adjacent property when it develops, at the time Development Agreements or permits are required.

5. Arterial Roadway Landscaping and Pedestrian Walkways

Arterial Roadway Landscaping and Pedestrian Walkways required for new development are included in calculations of arterial roadway development levies.

STRATHCONA COUNTY
2016 OFFSITE DEVELOPMENT LEVIES

6. *Arterial Road Construction Programs*

Any proposed new developments which are not contiguous to or adequately serviced by an existing arterial roadway may be required to construct and pay for that portion of the arterial roadway necessary to provide required access. Arterial levies payable on that development would be credited to the arterial construction costs incurred by that development.

7. *Subdivision Identification Features*

Individual developers and landowners are responsible for 100% of the capital costs of subdivision identification features and related land requirements, pursuant to Policy SER-008-018 New Development Major Entrance Features, and amendments thereto.

8. *Underground Power Costs*

Underground power costs have been added to the estimated construction costs of applicable arterial roads.

9. *Construction Cost Estimates*

Construction costs are based on the actual contract unit rates applied to average construction quantities per kilometre of arterial roads built.

Construction cost estimates include all site preparation, earthwork, base and surface construction, concrete work, markings, signage, utilities, landscaping, land requirements, engineering, and related facilities.

SPECIFIC BENEFITING AREAS

1. *Residential arterial roads within the Urban Services Area*

a) Residential arterial roads and related facilities required to service new development within the Urban Services Area are included and identified in Table 4.

b) As residential development generates a considerable amount of traffic which will impact the downstream roads, the arterial roadways development levies include a downstream component calculated herein to equitably recover such costs.

The downstream portion of the Arterial Roadways Development Levies are based on the following guidelines:

i) Based on the complete development of the residential area in the Urban Services Area, the total traffic projections, based on population and employment projections, is calculated for each major arterial road.
ii) Hypothetical traffic projections of existing population (excluding development) is also calculated for each arterial road.
iii) The difference between i) and ii) above would indicate the impact of development on the roadway system.

iv) The impact is then expressed as percentages of total traffic volumes on the various roads.
v) Downstream levies are then calculated on the basis of these percentages. Any impact less than 10% of the total traffic is excluded.

2. *Industrial Arterial Roads*

a) **Area I** – Industrial Area in Urban Service Area between Baseline Road and Highway 16 and between Sherwood Drive and Range Road 216 East;
Arterial roads and related facilities required to service new development in the Industrial Area I are identified in Table 4.

No downstream costs are added to this benefiting area.

b) **Area 2** – Industrial Area in Urban Service Area North of Highway 16
Arterial roads required to service new development in Industrial Area 2 as recommended in the North of Yellowhead Engineering Design Brief are identified in Table 4.

c) **Area 3** – Sherwood Industrial Area south of Baseline Road and west of Highway 216. Within Industrial Area 3, Developers shall pay a "contributions in aid of construction". The amount of contribution required by the Developer shall be determined and payable pursuant to a Development Agreement and the contribution will go towards the specific capital asset in that particular benefiting area.

d) **South of Wye Development Area** - The estimated cost of the improvements shown in the table below, represents the cost of upgrading Wye Road to a six lane cross-section as well as improvements on Range Road 232.

An analysis of the projected traffic from the South of Wye benefiting area was completed and has been shown as percentage of the total 2015 projected traffic volume on Wye Road in each of the sections from Ordze Avenue to Clover Bar Road. The percentage values were then applied to the total cost in each section and is represented as the Development Cost Component as identified in Table 4.

3. *Rural Road Levies*

A single subdivision in isolation does not create the necessity for the County to upgrade various roadways. It is the combined effect of a number of subdivisions that increase traffic volumes to the point where a road can no longer accommodate the traffic volume. This is particularly true on the downstream end of the road network.

As properties are subdivided and additional residences are constructed, increased demand on the County's road network occurs to the extent that at some point an upgrading of some roads will be required in order to accommodate the increase in traffic volumes.

STRATHCONA COUNTY
2016 OFFSITE DEVELOPMENT LEVIES

The Rural Road Master Plan includes expenditures to maintain the County's rural grid roads and cold mix network at the present or status quo level.

A rural road levy will assist the County in the capital construction costs in upgrading the various roads.

Based on 2015 actual costs, the estimated 2016 cost of upgrading the sub-grade, base, and geometric aspects of a rural road is $589,916 per km.

The length of road associated with providing access to every two sections of land is three miles, or 4.8 km.

Based upon experience related to recent CR subdivisions development in the County, approximately 50 lots per quarter section, or 400 lots for every 2 sections is the estimated resulting density.

Applying a cost of $560,421 per km of road, the upgrade cost per lot would be $6,656/lot.

In the proposed Rural Road Levy calculation, a credit is given to recognize that a portion of existing taxes contribute to the current rural road Reconstruction Network Program.

The Rural Road Levy proposed, based upon 2015 actual costs, is $6,656 per subdivided rural lot. The amount of the levy will be reviewed from time to time to reflect the changing costs over time.

The levies will be applied as follows:

- The number of new parcels created other than exceptions noted above less residual parcels, i.e. If a quarter section is subdivided into 5 lots then 4 additional lots would be created from the quarter section adding demand on County roadway system. The rural road levy would not be applied to first parcel out, 80 acres splits or boundary adjustments.
- The money collected from levies would be applied to roads where traffic volumes warrant and not necessarily the road which abuts the development.
- The Rural Road levies apply to all new subdivisions not within a prescribed benefiting and levies area.

4. *Rural Road Levies – Country Residential and Estates*

As density is greater in the Country Residential and Estate Residential benefiting area, a separate rural road levy exists for this benefiting area. The Rural Road Levy for Country Residential and Estate Residential is based upon 2009 actual costs to upgrade Township Road 530 from Highway 21 to Highway 824 and Range Roads 231, 232, and 233 from Wye Road to Highway 628 as recommended in the Function Planning Studies. This estimated cost is the cost to upgrade the remaining grid roads to a Class I standard.

The total estimated cost to upgrade the roads within this benefiting area, including land for right-of-ways is $114,186,860. Based on a draft study of the Country Residential Policy area, potential undeveloped and existing lots within this benefiting area is 5,006 lots. The Rural Road Levy proposed for this benefiting area, based upon actual 2015 costs is $22,810 per subdivided rural lot. The amount of the levy will be reviewed from time to time to reflect the changing costs over time.

STRATHCONA COUNTY
2016 OFFSITE DEVELOPMENT LEVIES

The levies will be applied as follows:

- The number of new parcels created other than exceptions noted above less residual parcels, i.e. If a quarter section is subdivided into 50 lots then 49 additional lots would be created from the quarter section adding demand on County roadway system.
- The money collected from levies would be applied to roads within the benefiting area and not necessarily the road which abuts the development.

Table 4:

Strathcona County
2015 Arterial Road Facilities Cost Estimates

Project Description	Project Cost Estimate	Developer Levy Costs
Clover Bar Road 200m N of Dawson Drive to Hwy 16 - 2nd Phase	$2,415,997	$841,688
Clover Bar Road Dawson Drive to Hwy 16 2nd Phase	$1,707,202	$336,451
Clover Bar Road Dawson Drive to Hwy 16 Final Lift	$435,121	$82,471
Lakeland Drive Palisades Boulevard to Sherwood Drive - Add 2 lanes	$1,470,437	$557,629
Lakeland Drive Sherwood Drive to Clover Bar Road - complete to 4 lanes (plus future trees)	$10,738,017	$2,866,087
Lakeland Drive Cloverbar Road to Highway 21 - 2 lane phase (plus future trees)	$4,348,122	$1,593,439
Lakeland Drive Cloverbar Road to Highway 21 - complete to 4 lanes	$3,341,746	$960,350
Lakeland Drive Palisades Boulevard to Highway 21 - Final Lift	$609,465	$10,385
Lakeland Drive Highway 21 Interchange Land (NW Quadrant)	$636,625	$263,114
Sherwood Drive Cranford Way to Lakeland Drive Final Lift (residential portion)	$474,794	$ (3,996)
Sherwood Drive Lakeland Drive to Highway 16 - add 2 lanes (residential portion)	$5,738,497	$490,515
Sherwood Drive Lakeland Drive to Highway 16 - Final Lift (residential portion)	$780,415	$158,092
Sherwood Drive Cranford to Centennial Park (residential portion)	$1,363,028	$494,464
U\G Power Bury Sherwood Drive - Centennial Park to Highway 16 (residential portion)	$405,774	$160,302
Signals at Collector / Arterial Intersections	$1,450,000	$49,803
Petroleum Way Highway 216 to 800m East	$4,256,500	$2,699,580

STRATHCONA COUNTY
2016 OFFSITE DEVELOPMENT LEVIES

Petroleum Way 800m E of Highway 16A to W of Broadmoor Boulevard	$2,155,750	$800,803
Lakeland Drive Broadmoor Boulevard. To Palisades Boulevard - Add 2 lanes	$1,722,466	$774,957
Lakeland Drive Broadmoor Boulevard. To Palisades Boulevard - Final Lift	$528,572	$276,577
Broadmoor Boulevard Baseline Road to Highway 16 - Trees	$725,000	$505,377
Sherwood Drive Cranford Way to Lakeland Drive - Final Lift (Industrial portion)	$97,246	$6,644
Sherwood Drive Lakeland Drive to Highway 16 - Add 2 lanes (Industrial portion)	$1,178,549	$310,732
Sherwood Drive Cranford to Centennial Park	$1,363,028	$494,464
Sherwood Drive Lakeland Drive to Highway 16 - Final Lift (Industrial portion)	$161,687	$62,318
U\G Power Bury Sherwood Drive - Centennial Park to Highway 16 (Industrial portion)	$83,111	$61,507
U\G Power Bury Broadmoor Boulevard - Baseline Road to Highway 16	$670,577	$503,985
Baseline Road Remove Access @ Range Road 231	$79,603	$28,224
Baseline Road Noise Attenuation - Broadmoor Boulevard To Highway 21 S Side	$806,635	$168,543
Baseline Road Noise Attenuation - Cloverbar Road to Highway 21 N Side	$656,000	$129,904
U\G Power Bury Baseline Road. - Clarkdale Boulevard to Highway 21 (N Side)	$180,764	$89,477
Range Road 232 Highway 16 to Turbo Access - Add 2 lanes	$2,479,500	$(36,112)
Range Road 232 Turbo Access to CP Railway Crossing - Add 2 lanes	$8,166,199	$(54,325)
Range Road 232 Turbo Access to CP Railway Crossing - Final Lift	$674,500	$ (7,778)
Range Road 232 CPR Railway Crossing to TWP 534 - 4 lanes	$43,685,782	$4,561,107
Range Road 232 CNR Railway Overpass	$23,750,000	$11,876,252
Range Road 232 CPR Railway Overpass	$19,000,000	$(63,842)
Range Road 231 Highway 16 to Township Road 534 - 4 lanes	$47,106,394	$34,639,161
Range Road 231 CNR Railway Overpass	$17,171,455	$14,219,975
Township Road 534 Range Road 232 to Range Road 231 - 4 lanes	$38,376,496	$31,323,560

STRATHCONA COUNTY
2016 OFFSITE DEVELOPMENT LEVIES

Township Road 534 Range Road 231 to Highway 21 - 4 lanes	$107,965,324	$14,245,989
Township Road 534 Oldman Creek Bridge (4 Lane Structure)	$7,792,630	$2,843,167
Township Road 534 Township Road 534 CPR Railway Overpass	$11,977,707	$(61,066)
Wye Road Ash Street - Wye Road to Green Street/Wallace Drive	$5,002,314	$406,310
Wye Road Ordze Road to Sherwood Drive	$7,581,000	$63,181
Wye Road Sherwood Drive to Ash Street	$3,332,160	$158,843
Wye Road Ash Street to Hawthorne Street	$4,346,100	$405,939
Wye Road Hawthorne Street to Commercial Access	$4,396,791	$269,823
Wye Road Commercial Access to Brentwood Boulevard	$2,281,445	$3,463
Wye Road Brentwood Boulevard to Estate Drive	$5,355,004	$586,146
Wye Road Estate Drive to Nottingham Way	$5,987,850	$673,238
Wye Road Nottingham Way - Clover Bar Road	$6,200,650	$706,942
Range Road 232 Wye Road to south property line	$5,247,800	$620,143
17th Street Upgrade	$30,856,238	-

STRATHCONA COUNTY
RESIDENTIAL ARTERIAL ROADS
LEVY RESERVE - #4712

PURPOSE: To record and account for levies collected from within the Arterial Road's residential benefiting area.

SOURCE OF FUNDING: Development Agreements pursuant to the Offsite Development Levy Bylaw. Levies are determined on the basis of complete capital cost recovery for that portion of roadway attributed to the residential area, as calculated by Strathcona County, and are reviewed by Administration during the annual budget process.

APPLICATION: To fund the projected costs for the residential portion of all Arterial Roads. (costs include construction, functional planning studies, engineering design and supervision, utility relocation, land acquisitions, and landscaping).

INTEREST BEARING: Yes.

RECOMMENDED BY:

_____ DATE: _____
Director,
Planning & Development Services

_____ DATE: _____
Associate Commissioner,
Infrastructure & Planning Services

_____ DATE: _____
Chief Administrative Officer, or
Designate

APPROVED BY: Council DATE:

STRATHCONA COUNTY
INDUSTRIAL ARTERIAL ROADS
LEVY RESERVE - #4713

PURPOSE: To record and account for levies and/or contributions collected from within the Industrial Areas 1, 2 and 3 benefiting area.

SOURCE OF FUNDING: Development Agreements pursuant to the Offsite Development Levy Bylaw. Levies are determined on the basis of complete capital cost recovery for that portion of roadway attributed to the industrial area, as calculated by Strathcona County, and are reviewed by Administration during the annual budget process.

APPLICATION: To fund the projected costs for the industrial portion of all Arterial Roads (costs include construction, functional planning studies, engineering design and supervision, utility relocation, land acquisition, and landscaping).

INTEREST BEARING: Yes.

RECOMMENDED BY: _____ DATE: _____
Director,
Planning & Development Services

_____ DATE: _____
Associate Commissioner,
Infrastructure & Planning Services

_____ DATE: _____
Chief Administrative Officer, or
Designate

APPROVED BY: Council DATE:

STRATHCONA COUNTY
RURAL ROADS
LEVY RESERVE - #4717

PURPOSE: To record and account for levies collected from within the Rural Road Master Plan.

SOURCE OF FUNDING: Development Agreements pursuant to the Offsite Development Levy Bylaw. Levies are determined on the basis of capital cost recovery to upgrade the County's rural grid roads and cold mix network at the present standard as calculated by Strathcona County, and are reviewed by Administration during the annual budget process.

APPLICATION: The levies collected are applied to roads where traffic volumes warrant and not necessarily the road which abuts the development. The Rural Road levies apply to all new subdivisions.

INTEREST BEARING: Yes

RECOMMENDED BY: _____ DATE: _____
Director,
Planning & Development Services

_____ DATE: _____
Associate Commissioner,
Infrastructure & Planning Services

_____ DATE: _____
Chief Administrative Officer, or
Designate

APPROVED BY: Council DATE:

STRATHCONA COUNTY
RURAL ROADS – COUNTRY RESIDENTIAL AND ESTATE RESIDENTIAL
LEVY RESERVE - #4719

PURPOSE:	To record and account for levies collected from within the Country Residential and Estate Residential benefiting area.
SOURCE OF FUNDING:	Development Agreements pursuant to the Offsite Development Levy Bylaw. Levies are determined on the basis of capital cost recovery to upgrade the County's roads within the benefiting area, as calculated by Strathcona County, and are reviewed by Administration during the annual budget process.
APPLICATION:	The levies collected are applied to roads where traffic volumes warrant and not necessarily the road which abuts the development.
INTEREST BEARING:	Yes

RECOMMENDED BY:

_____ DATE: _____
Director,
Planning & Development Services

_____ DATE: _____
Associate Commissioner,
Infrastructure & Planning Services

_____ DATE: _____
Chief Administrative Officer, or
Designate

APPROVED BY: Council DATE:

STRATHCONA COUNTY
INDUSTRIAL ARTERIAL ROADS – SOUTH WYE BENEFITING AREA
LEVY RESERVE - #4714

PURPOSE: To record and account for levies collected from within the South Wye benefiting area.

SOURCE OF FUNDING: Development Agreements pursuant to the Offsite Development Levy Bylaw. Levies are determined on the basis of capital cost recovery for that portion of roadway attributed to the South Wye area, as calculated by Strathcona County, and are reviewed by Administration during the annual budget process.

APPLICATION: To fund the projected costs for the industrial portion of Arterial Roads (costs include construction, functional planning studies, engineering design and supervision, utility relocation, land acquisition, and landscaping).

INTEREST BEARING: Yes

RECOMMENDED BY:

_____ DATE: _____
Director,
Planning & Development Services

_____ DATE: _____
Associate Commissioner,
Infrastructure & Planning Services

_____ DATE: _____
Chief Administrative Officer, or
Designate

APPROVED BY: Council DATE:

Road Naming Ardrossan Heights

Report Purpose
To approve the proposed road names within Ardrossan Heights Stage 3A.

Recommendation
THAT the following road names in Ardrossan Heights: "Taylor Place", "Berwick Bay", "Horton Way", "Harness Link", and "Rancher Road" be approved.

Council History
N/A

Strategic Plan Priority Areas
Economy: N/A
Governance: N/A
Social : The proposed road names adhere to Municipal Policy SER 008-011, which will allow for efficient police, fire and emergency medical service responses.
Culture: The proposed road names would provide an opportunity for defining and creating a community identity for Ardrossan Heights.
Environment: N/A

Other Impacts
Policy: Policy SER-008-011: Naming of Development Areas, Roads, Parks & Public Facilities.
Legislative/Legal: The *Municipal Government Act* authorizes a municipality to name roads within its boundaries.
Interdepartmental: The proposed road names for Ardrossan Heights have been brought forward and reviewed through the circulation process.

Summary
The proposed naming is consistent with the guidelines outlined in Policy SER-008-011 Naming of Development Areas, Roads, Parks & Public Facilities. The developer is proposing to name five roads within Ardrossan Heights. "Horton Way", "Taylor Place" and "Berwick Bay" are family names which meet the criteria for the Commemorative Names Registry. The appropriate documentation with the family's permission has been acquired to use these names within Ardrossan. The remaining names proposed are "Harness Link" and "Rancher Road".

Communication Plan
Developer: Letter

Enclosure
1 Municipal Policy SER 008-011
2 Overall Location Map
3 Location Map
4 Air Photo Map
5 Proposed Naming Map

Author: Megan Fraser, Planning & Development Services
Directors: Stacy Fedechko, Planning & Development Services
Associate Commissioner: Kevin Glebe, Infrastructure & Planning Services
Lead Department: Planning and Development Services

Naming of Development Areas, Roads, Parks, and Public Facilities

Date of Approval by Council: 03/22/88; 11/20/90; 03/08/94; 08/23/94; 04/10/01; 06/22/2010

Resolution No: 25-259/88; 985/90; 263/94; 789/94; 230/2001; 423/2010

Lead Role: Chief Commissioner

Replaces: 60-63-015

Last Review Date: June 22, 2010

Next Review Date: 06/2013

Administrative Responsibility: Planning & Development Services

Policy Statement

To establish a coordinated and consistent approach to the naming and renaming of development areas, roads, parks, and public facilities that, wherever possible, recognizes and commemorates significant persons, history, heritage, and natural features of our community.

Definitions

"Administration" means the Manager of Planning and Development Services and such employees deemed necessary to carry out the functions of this policy.

"Applicant" means any person, developer, association, corporation, or community group submitting, in writing, a name or names to Administration for approval or to be added to the Commemorative Names Registry.

"Commemorative Names Registry" means the compilation of names approved by Council and set aside for the purpose of naming a Development Area, road, park or public facility that signify persons, history, heritage, culture or natural geographic features of Strathcona County.

"Council" means the body having the approving authority.

"Development Area" means any area of land under an Area Concept Plan, Area Structure Plan, Conceptual Scheme or amendments thereto.

"Name and naming" shall also mean "rename and renaming", respectively.

"Park" means an area of land used for active or passive recreational activities owned or operated by Strathcona County.

"Public Facility" means any building, structure or area of land owned or operated by Strathcona County.

"Road" means highway, street, avenue, boulevard, crescent or any other public thoroughfare.

"Strathcona County" means the municipality as a whole or any community or Development Area within it.

Guidelines

Naming

Development Areas, Roads, Parks and Public Facilities that have been approved for a theme, tied to an alphabetical designation, under previous versions of Policy SER-008-011 Naming of Neighbourhoods, Districts, Streets, Parks and Public Facilities, may continue to completion.

Where a theme is approved for a Development Area, the names of all Roads and Parks within the Development Area must be consistent with the theme, unless otherwise approved by Council.

Development Area names will be circulated and brought forward for recommendation to Council prior to third reading of an Area Structure Plan or third reading of a Land Use Bylaw Amendment.

Road, Park and Public Facility names will be circulated and brought forward for recommendation to Council prior to third reading of a Land Use Bylaw Amendment.

An approved name shall not duplicate, sound like or be phonetically similar to a name previously assigned to any other Development Area, Park or Public Facility.

An approved name, regardless of the suffix, shall not duplicate, sound like or be phonetically similar to a name previously assigned to any other Road.

A Road that continues throughout a Development Area must have the same name throughout.

The suffix “Park” will not be assigned to a Development Area, Road or Public Facility unless it is defined as a Park in this Policy.

Commemorative Names Registry

Names to be considered for the Commemorative Names Registry will be:

- Circulated and brought forward for recommendation to Council for their consideration and final approval.
- Considered regardless of age, gender, ethnicity or religion.
- Provided in writing by the Applicant and include a description of how the proposed name meets the guidelines set out in this policy.
- Required to meet one or more of the following criteria:

  Name of a Person or Family

  - The name of a person or family who was instrumental in the development of Strathcona County or of particular significance in the development of a community or amenity within Strathcona County, the Province of Alberta or Canada.
  - The name of a person or family who was an influential or prominent pioneer, homesteader, business person or other community leader within Strathcona County, the Province of Alberta or Canada.
  - The name of a person having made a significant contribution or participation in a broad range of public service or community activities within Strathcona County, the Province of Alberta or Canada.

- The name of a person whose accomplishments are performed in an outstanding manner or to an uncommonly high standard that brings recognition to Strathcona County, the Province of Alberta or Canada.
- The name of a person who has shown excellence, courage or exceptional dedication to community service in Strathcona County, the Province of Alberta or Canada.
- The name of a former Mayor or Councillor of Strathcona County within five years of leaving office.

Names other than a Person

- Names that hold historical significance to Strathcona County, the Province of Alberta or Canada.
- Names that celebrate the culture and heritage of Strathcona County, the Province of Alberta or Canada.
- Names that reflect the geography, landscape or character of the area within Strathcona County, the Province of Alberta or Canada.

Roles and Responsibilities

Administration

Administration will receive, review and circulate all submissions for Development Area, Road, Park and Public Facility names and will prepare a report and recommendation to County Council for their consideration and final approval.

Administration has the authority to initiate and circulate the renaming of a Development Area, Road, Park and Public Facility and will prepare a report and recommendation to Council for their consideration and final approval.

Administration will recommend and encourage the Applicant to consider names, wherever possible and appropriate, listed on the Commemorative Names Registry in the naming of a Development Area, Road, Park or Public Facility.

Administration will maintain and update the Commemorative Names Registry.

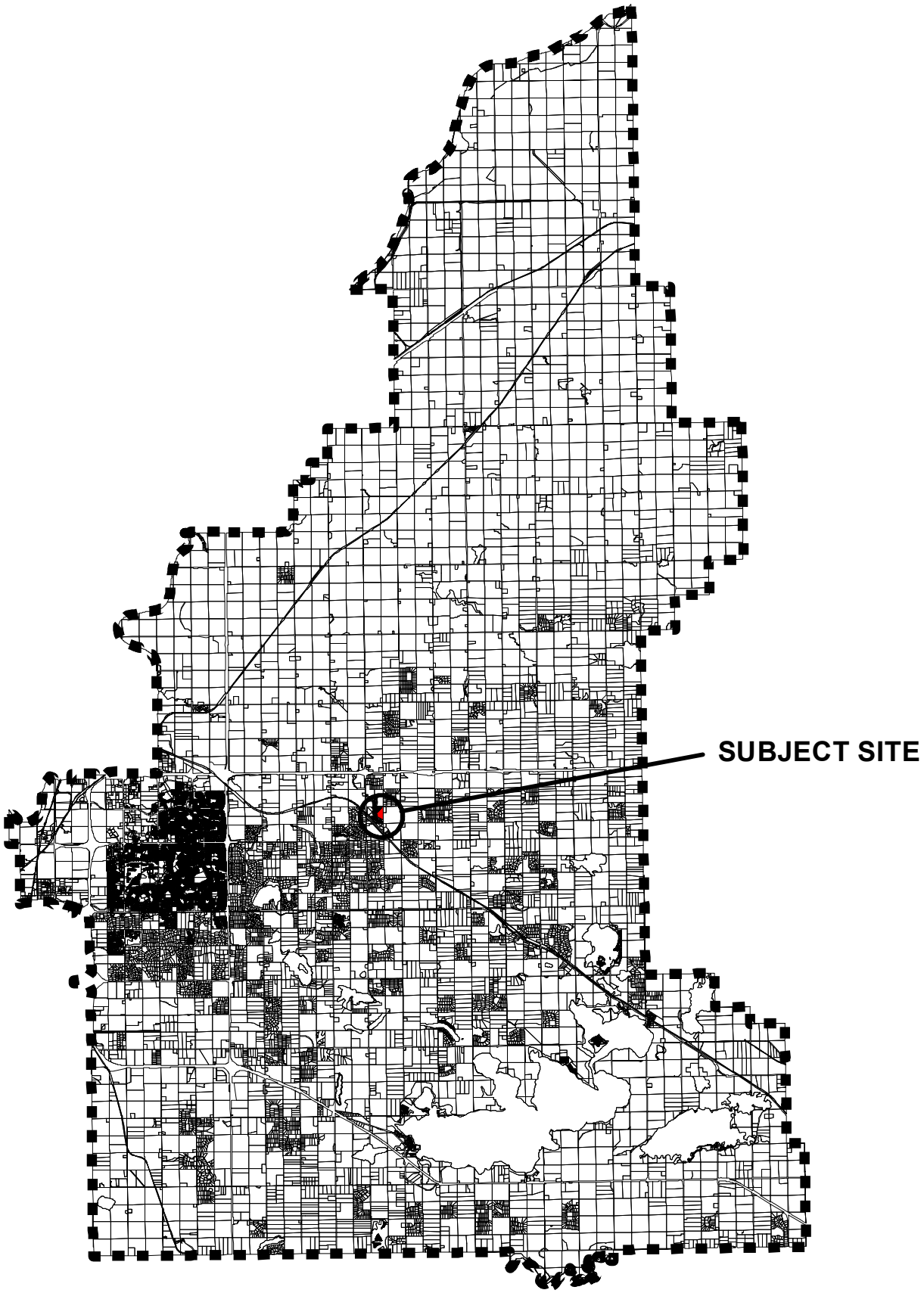
Administration will add the name(s) of a former Strathcona County mayor or councillor, within five (5) years of leaving office, to the Commemorative Names Registry.

Administration will encourage local historical and community groups to submit names for the Commemorative Names Registry to be brought forward to County Council for their consideration and final approval.

Council

Council is the authority for the approval of Development Area, Road, Park and Public Facility names either listed or not listed within the Commemorative Names Registry and such authority includes adding deleting or amending names on the Commemorative Names Registry.

Council will encourage local historical and community groups to submit names for the Commemorative Names Registry to be brought forward to County Council for their consideration and final approval.



RURAL LOCATION MAP

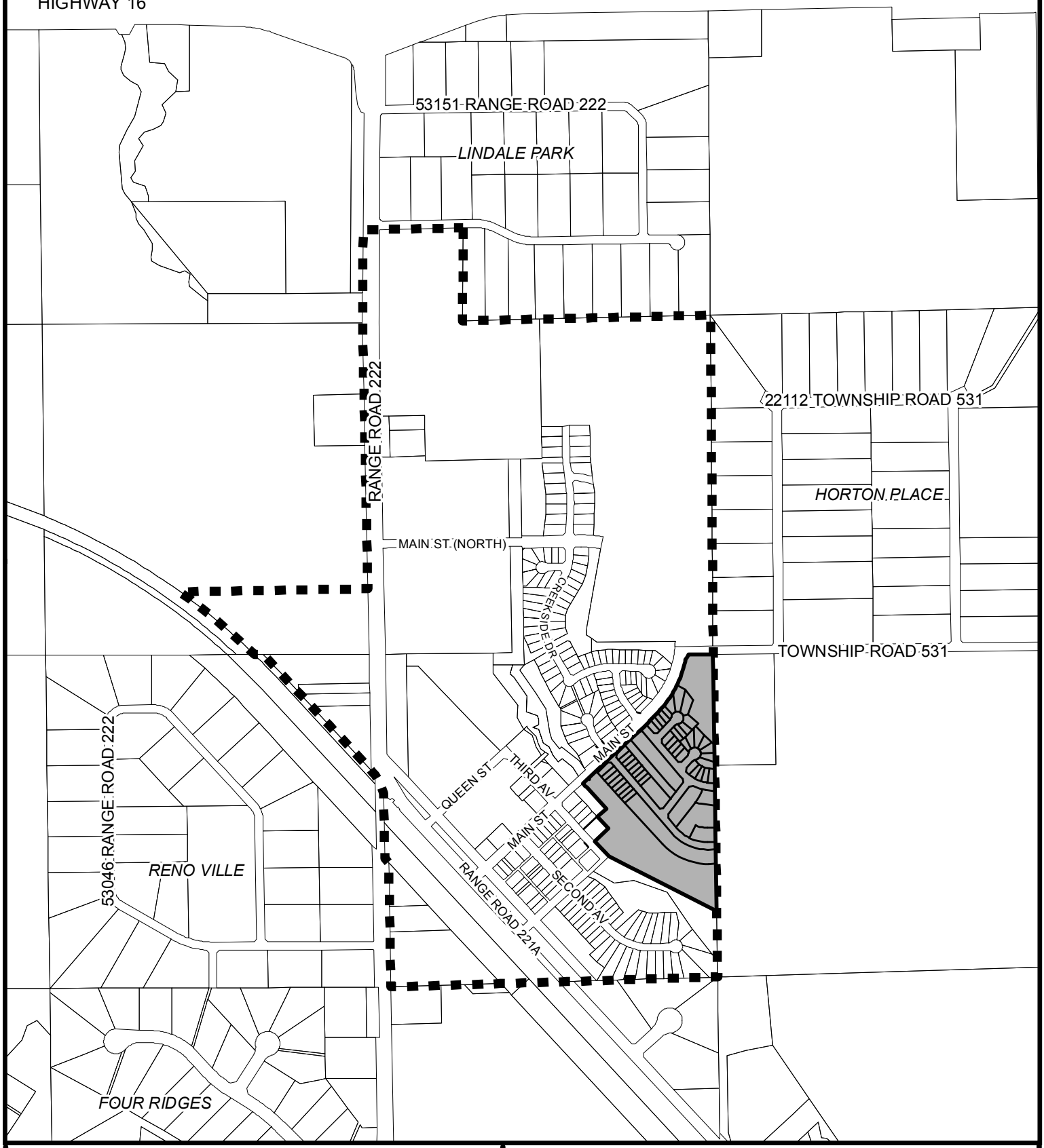
PTN OF NW 2-53-22-W4

Subject Area

PLANNING & DEVELOPMENT SERVICES

STRATHCONA COUNTY

Drawn By: M.Fraser	**File No.: 2016-R001**
Date Drawn: Apr 29, 2016	N:\PDS Admin\4000 - 4499 Land Use Services\4350 Street Names\Street Naming\Rural\2016\R001 Rural Location Map.mxd
Scale: Not to Scale	



LOCATION MAP

Ptn of NW 2-53-22-W4

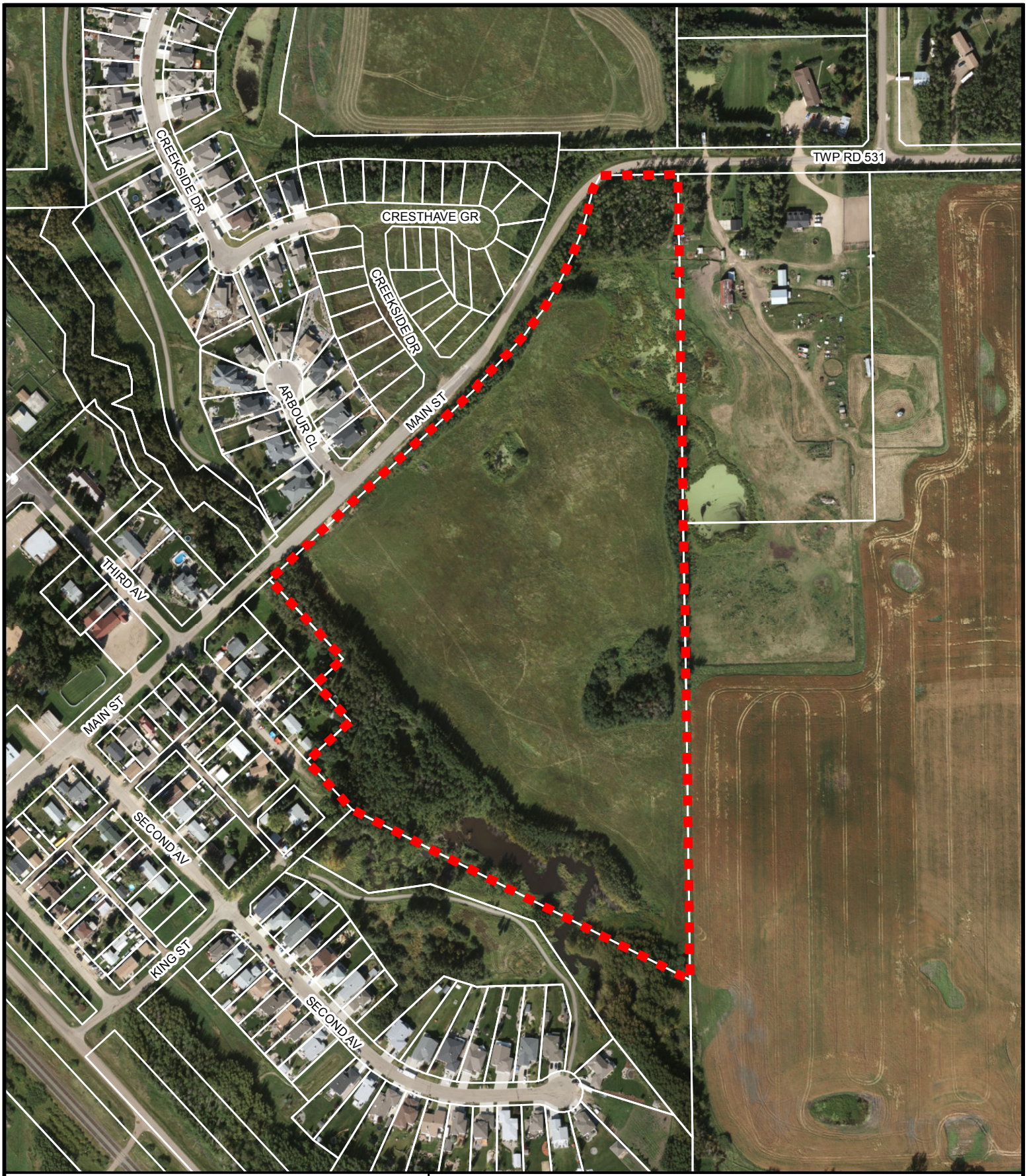
Subject Area

N W E S

PLANNING & DEVELOPMENT SERVICES

Drawn By: M. Fraser	**File No.:2016-R001**
Date Drawn: Apr 29, 2016	N:\PDS Admin\4000 - 4499 Land Use Services\4350 Street Names\Street Naming\Rural\2016\R001 Location Map.mxd
Revision Date:	

STRATHCONA COUNTY



AIR PHOTO

PTN OF NW 2-53-22-W4

Subject Area

PLANNING & DEVELOPMENT SERVICES

STRATHCONA COUNTY

Drawn By: M.Fraser	**File No.: 2016-R001**
Date Drawn: Apr 29, 2016	N:\PDS Admin\4000 - 4499 Land Use Services\4350 Street Names\Street Naming\Rural\2016\R001 Air Photo.mxd
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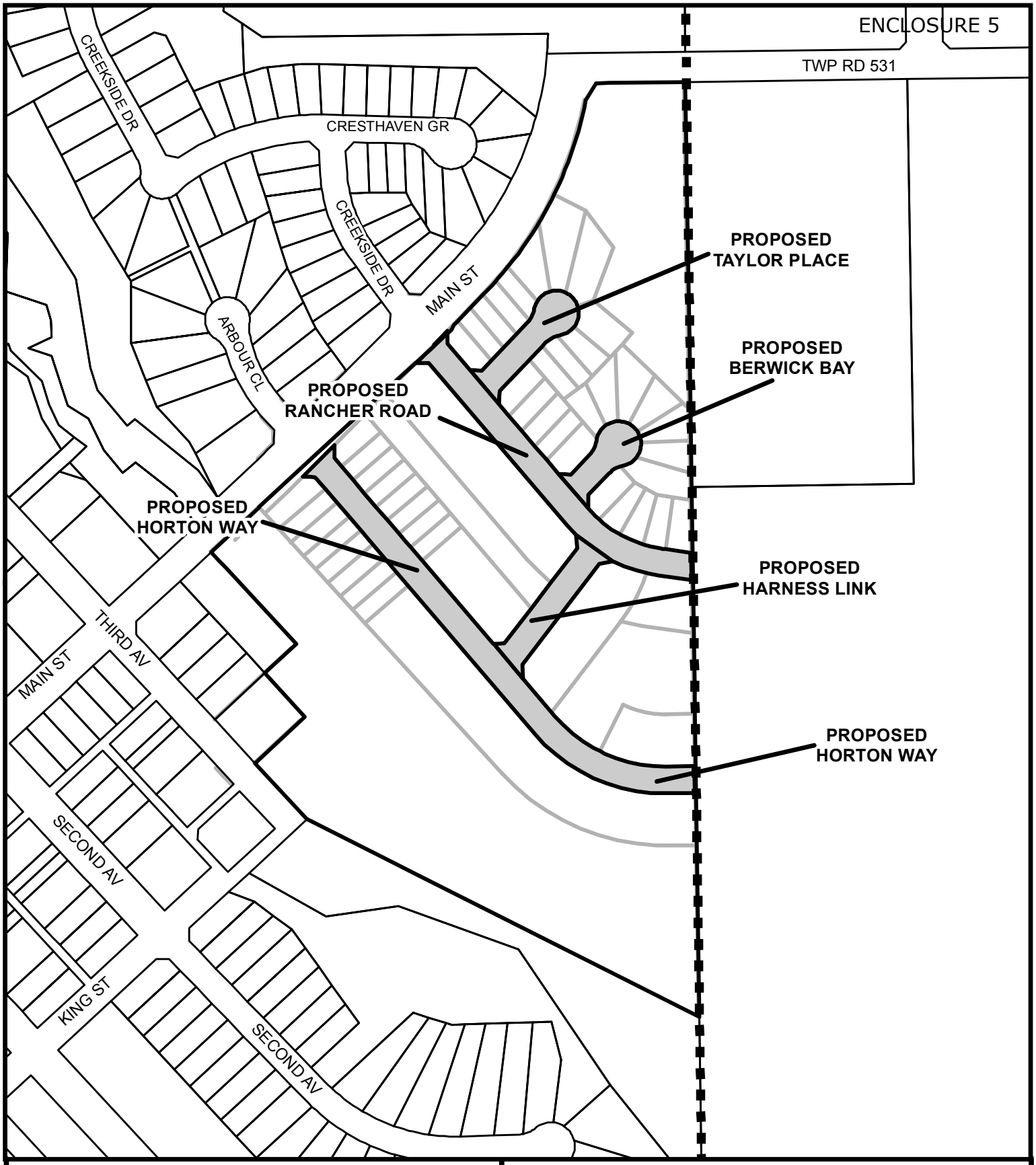

ROAD NAMING MAP

PTN OF NW 2-53-22-W4

- Ardrossan Boundary
- Subject Area
- Proposed Lots
- Existing Lots

N W E S

PLANNING & DEVELOPMENT SERVICES

Drawn By: M. Fraser	File No.:2016-R001
Date Drawn: Apr 29, 2016	N:\PDS Admin\4000 - 4499 Land Use Services\4350 Street Names\Street Naming\Rural\2016\R001 Street Map.mxd
Revision Date:	

STRATHCONA COUNTY

Development Area Naming – Rocky Knoll Estates (Ward 5)

Report Purpose
To approve the naming of a Development Area within NW 19-53-21-W4.

Recommendation
THAT the development area name "Rocky Knoll Estates" be approved.

Strategic Plan Priority Areas
Economy: N/A
Governance: N/A
Social: The proposed development area name adheres to Municipal Policy SER-008-011, which will allow for efficient police, fire and emergency medical service responses.
Culture: The proposed development area name will provide identity for the development.
Environment: N/A

Other Impacts
Policy: Policy SER-008-011: Naming of Development Areas, Roads, Parks & Public Facilities.
Legislative/Legal: The *Municipal Government Act* authorizes a municipality to name development areas within its boundaries.
Interdepartmental: The proposed development area name has been brought forward and reviewed through the circulation process.

Summary
The proposed naming is consistent with the guidelines outlined in Policy SER-008-011 Naming of Development Areas, Roads, Parks & Public Facilities. The developer is proposing the name "Rocky Knoll Estates" in recognition of the old farm located on the property.

Communication Plan
Owner/Developer: Letter

Enclosures
1 Municipal Policy SER 008-011
2 Overall Location Map
3 Location Map
4 Air Photo Map
5 Tentative Plan of Subdivision

Author: Megan Fraser, Planning & Development Services
Director: Stacy Fedechko, Planning & Development Services
Associate Commissioner: Kevin Glebe, Infrastructure & Planning Services
Lead Department: Planning and Development Services

Naming of Development Areas, Roads, Parks, and Public Facilities

Date of Approval by Council: 03/22/88; 11/20/90; 03/08/94; 08/23/94; 04/10/01; 06/22/2010

Resolution No: 25-259/88; 985/90; 263/94; 789/94; 230/2001; 423/2010

Lead Role: Chief Commissioner

Replaces: 60-63-015

Last Review Date: June 22, 2010

Next Review Date: 06/2013

Administrative Responsibility: Planning & Development Services

Policy Statement

To establish a coordinated and consistent approach to the naming and renaming of development areas, roads, parks, and public facilities that, wherever possible, recognizes and commemorates significant persons, history, heritage, and natural features of our community.

Definitions

"Administration" means the Manager of Planning and Development Services and such employees deemed necessary to carry out the functions of this policy.

"Applicant" means any person, developer, association, corporation, or community group submitting, in writing, a name or names to Administration for approval or to be added to the Commemorative Names Registry.

"Commemorative Names Registry" means the compilation of names approved by Council and set aside for the purpose of naming a Development Area, road, park or public facility that signify persons, history, heritage, culture or natural geographic features of Strathcona County.

"Council" means the body having the approving authority.

"Development Area" means any area of land under an Area Concept Plan, Area Structure Plan, Conceptual Scheme or amendments thereto.

"Name and naming" shall also mean "rename and renaming", respectively.

"Park" means an area of land used for active or passive recreational activities owned or operated by Strathcona County.

"Public Facility" means any building, structure or area of land owned or operated by Strathcona County.

"Road" means highway, street, avenue, boulevard, crescent or any other public thoroughfare.

"Strathcona County" means the municipality as a whole or any community or Development Area within it.

Guidelines

Naming

Development Areas, Roads, Parks and Public Facilities that have been approved for a theme, tied to an alphabetical designation, under previous versions of Policy SER-008-011 Naming of Neighbourhoods, Districts, Streets, Parks and Public Facilities, may continue to completion.

Where a theme is approved for a Development Area, the names of all Roads and Parks within the Development Area must be consistent with the theme, unless otherwise approved by Council.

Development Area names will be circulated and brought forward for recommendation to Council prior to third reading of an Area Structure Plan or third reading of a Land Use Bylaw Amendment.

Road, Park and Public Facility names will be circulated and brought forward for recommendation to Council prior to third reading of a Land Use Bylaw Amendment.

An approved name shall not duplicate, sound like or be phonetically similar to a name previously assigned to any other Development Area, Park or Public Facility.

An approved name, regardless of the suffix, shall not duplicate, sound like or be phonetically similar to a name previously assigned to any other Road.

A Road that continues throughout a Development Area must have the same name throughout.

The suffix “Park” will not be assigned to a Development Area, Road or Public Facility unless it is defined as a Park in this Policy.

Commemorative Names Registry

Names to be considered for the Commemorative Names Registry will be:

- Circulated and brought forward for recommendation to Council for their consideration and final approval.
- Considered regardless of age, gender, ethnicity or religion.
- Provided in writing by the Applicant and include a description of how the proposed name meets the guidelines set out in this policy.
- Required to meet one or more of the following criteria:

  Name of a Person or Family

  - The name of a person or family who was instrumental in the development of Strathcona County or of particular significance in the development of a community or amenity within Strathcona County, the Province of Alberta or Canada.
  - The name of a person or family who was an influential or prominent pioneer, homesteader, business person or other community leader within Strathcona County, the Province of Alberta or Canada.
  - The name of a person having made a significant contribution or participation in a broad range of public service or community activities within Strathcona County, the Province of Alberta or Canada.

- The name of a person whose accomplishments are performed in an outstanding manner or to an uncommonly high standard that brings recognition to Strathcona County, the Province of Alberta or Canada.
- The name of a person who has shown excellence, courage or exceptional dedication to community service in Strathcona County, the Province of Alberta or Canada.
- The name of a former Mayor or Councillor of Strathcona County within five years of leaving office.

Names other than a Person

- Names that hold historical significance to Strathcona County, the Province of Alberta or Canada.
- Names that celebrate the culture and heritage of Strathcona County, the Province of Alberta or Canada.
- Names that reflect the geography, landscape or character of the area within Strathcona County, the Province of Alberta or Canada.

Roles and Responsibilities

Administration

Administration will receive, review and circulate all submissions for Development Area, Road, Park and Public Facility names and will prepare a report and recommendation to County Council for their consideration and final approval.

Administration has the authority to initiate and circulate the renaming of a Development Area, Road, Park and Public Facility and will prepare a report and recommendation to Council for their consideration and final approval.

Administration will recommend and encourage the Applicant to consider names, wherever possible and appropriate, listed on the Commemorative Names Registry in the naming of a Development Area, Road, Park or Public Facility.

Administration will maintain and update the Commemorative Names Registry.

Administration will add the name(s) of a former Strathcona County mayor or councillor, within five (5) years of leaving office, to the Commemorative Names Registry.

Administration will encourage local historical and community groups to submit names for the Commemorative Names Registry to be brought forward to County Council for their consideration and final approval.

Council

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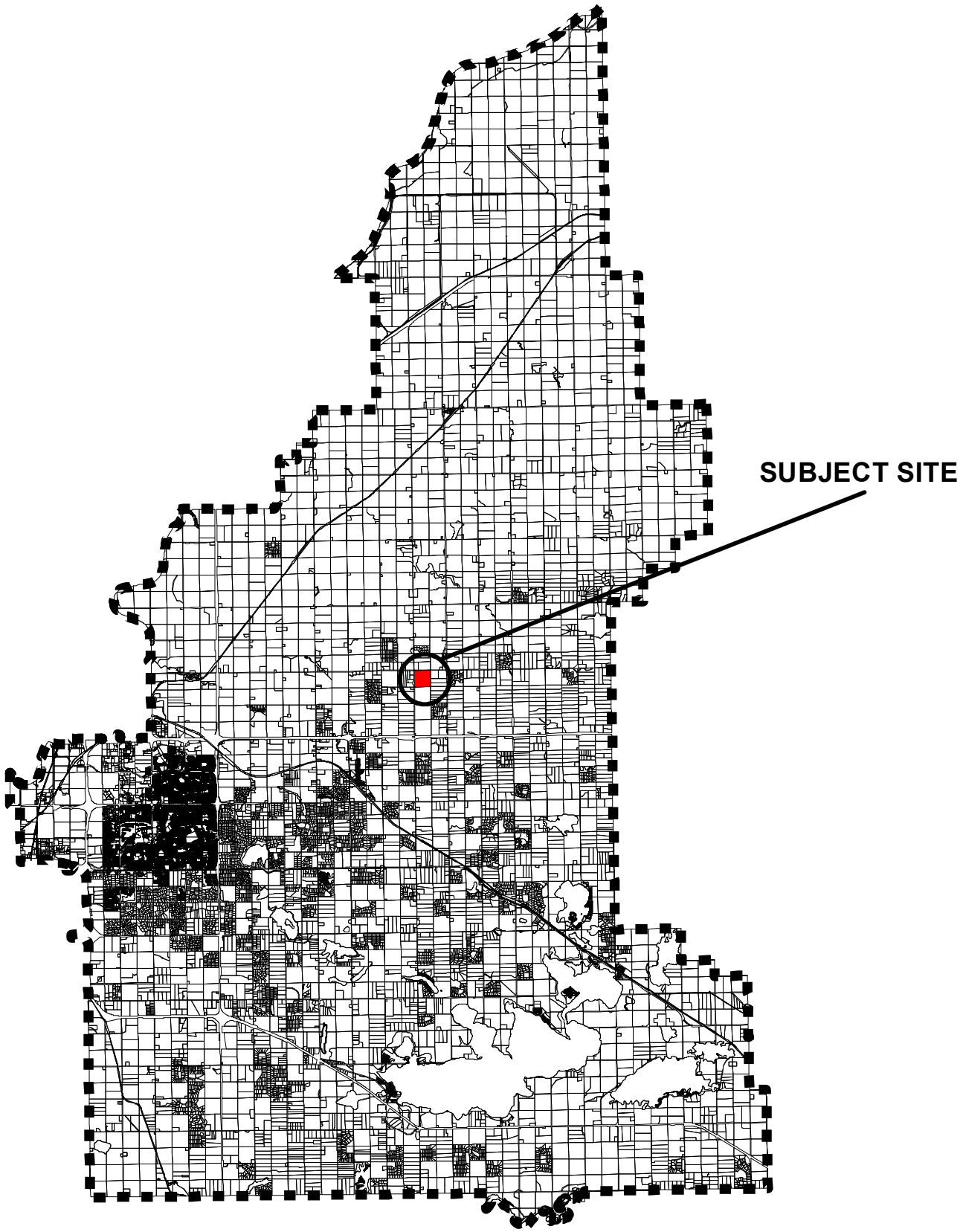
Council will encourage local historical and community groups to submit names for the Commemorative Names Registry to be brought forward to County Council for their consideration and final approval.



RURAL LOCATION MAP

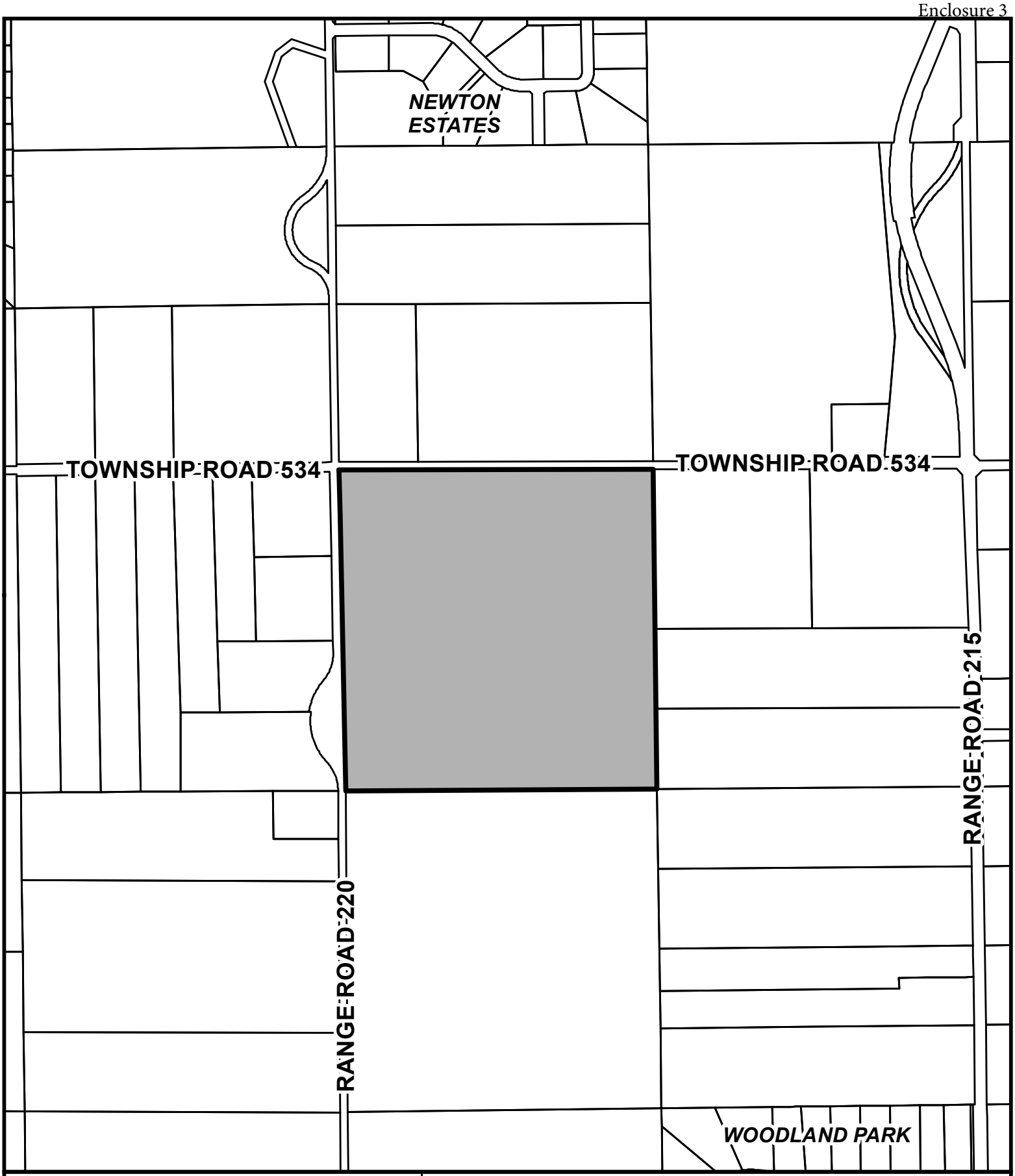
NW 19-53-21-W4

Subject Area

PLANNING & DEVELOPMENT SERVICES

STRATHCONA COUNTY

Drawn By: M. Fraser	**File No.: 4350-2016D001**
Date Drawn: Apr 18, 2016	N:\PDS Admin\4000 - 4499 Land Use Services\4350 Street Names\Development Area Naming\2016\ 2016D001 Rocky Knoll Estates
Scale: Not to Scale	



LOCATION MAP

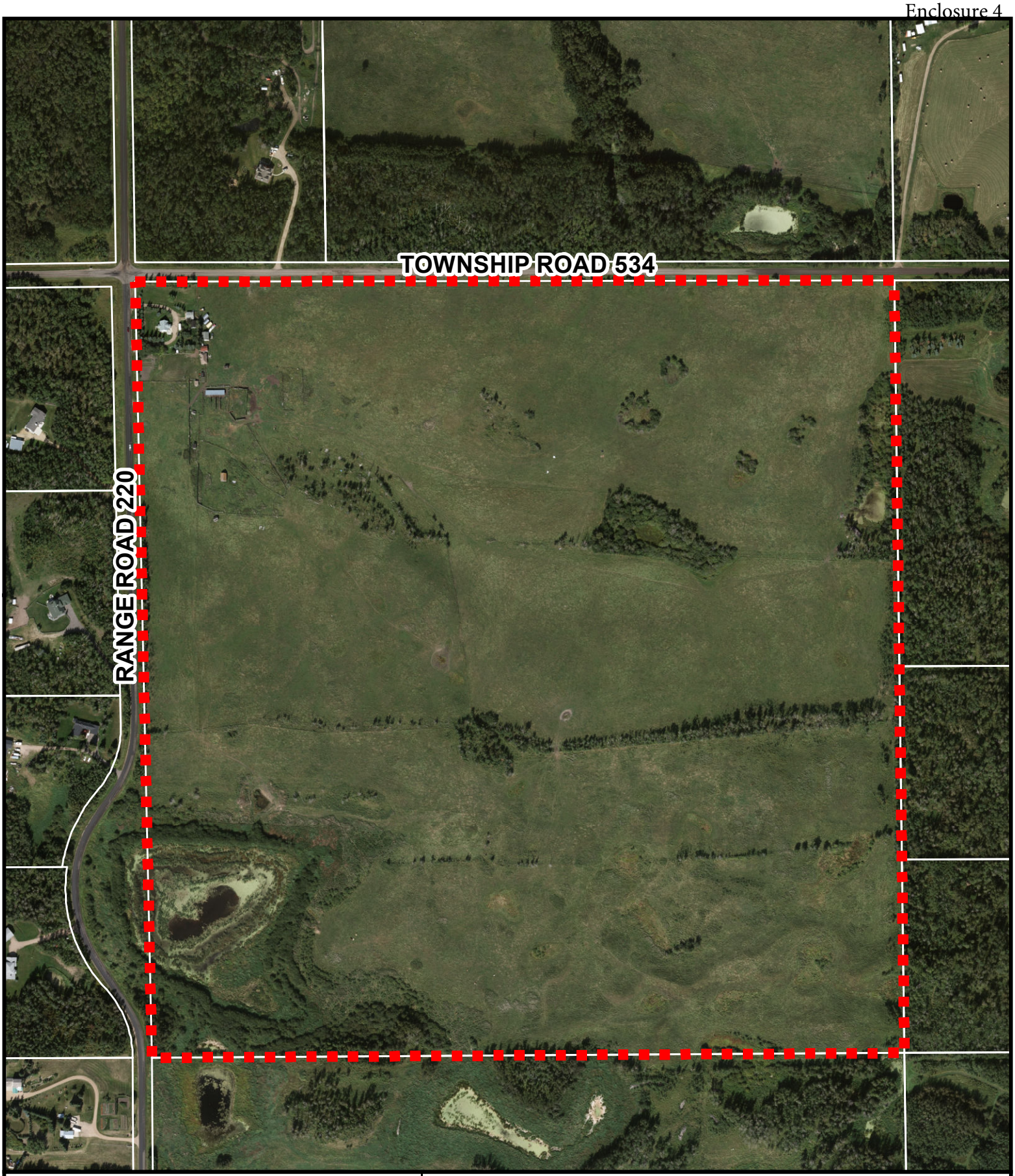
NW 19-53-21-W4

Subject Area

PLANNING & DEVELOPMENT SERVICES

STRATHCONA COUNTY

Drawn By: M. Fraser	File No.: 4350-2016D001
Date Drawn: Apr 18, 2016	N:\PDS Admin\4000 - 4499 Land Use Services\4350 Street Names\Development Area Naming\2016\ 2016D001 Rocky Knoll Estates
Scale: Not to Scale	



AIRPHOTO MAP

NW 19-53-21-W4

Subject Area

PLANNING & DEVELOPMENT SERVICES

STRATHCONA COUNTY

Drawn By: M. Fraser	File No.: 4350-2016D001
Date Drawn: Apr 18, 2016	N:\PDS Admin\4000 - 4499 Land Use Services\4350 Street Names\Development Area Naming\2016\ 2016D001 Rocky Knoll Estates
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TENTATIVE PLAN

SHOWING SUBDIVISION OF THE

N.W.1/4 SEC.19–53–21–4

STRATHCONA COUNTY

SCALE 1:4000 2015 N.R. RONSKO, A.L.S.

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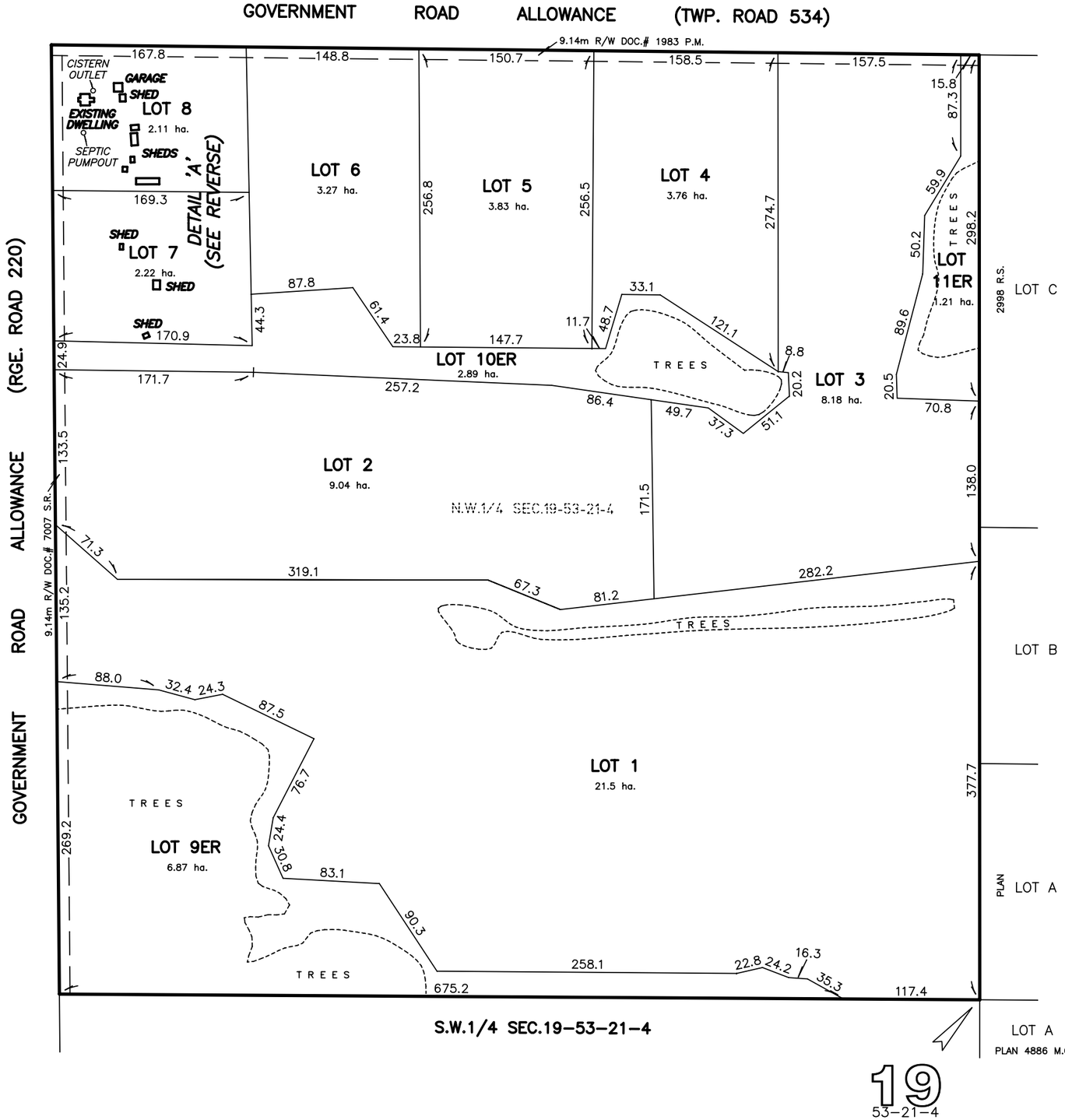


NOTE:
– DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
– AREA DEALT WITH BOUNDED THUS. ———

HAGEN SURVEYS (1982) LTD. 8929–20 STREET, EDMONTON. Ph: 464–5506	
SURVEYOR'S STAMP	DRAWN BY: J.V.
	CALC'D. BY: J.V.
	DATE: December 7, 2015 REVISED: March 1, 2016
	FILE NO. **15C0918**
	DWG.NO. **15C0918**

19
53–21–4

Notice of Intent to Designate – Miller Residence – Ward 5

Report Purpose
To request that Council issue the 60-day Notice of Intention to Designate a Municipal Historic Resource in relation to the proposed designation of the Miller Residence.

Recommendation
THAT issuance and service of a 60-day Notice of Intention to Designate a Municipal Historic Resource, pursuant to section 26 of the *Historical Resources Act*, in relation to the proposed designation of the Miller Residence, be approved.

Council History
November 25, 2008 – Council approved the Heritage Resources Management Plan.

December 8, 2009 – Council adopted the Community Heritage Legacy Framework.

May 10, 2011 – Council approved Policy GOV-002-027: History and Heritage.

March 11, 2014 – Priorities Committee was provided with a status report on the progress of the municipal inventory of 25 historic sites within Strathcona County.

October 13, 2015 - Priorities Committee was provided with an update on the 2015 site additions to the Strathcona County Heritage Inventory.

Strategic Plan Priority Areas
Economy: n/a
Governance: n/a
Social: Historical resources help to define a community by invoking community character and a sense of place.
Culture: The identified heritage resource will provide distinct appreciation of Strathcona County's history and heritage identity.
Environment: n/a

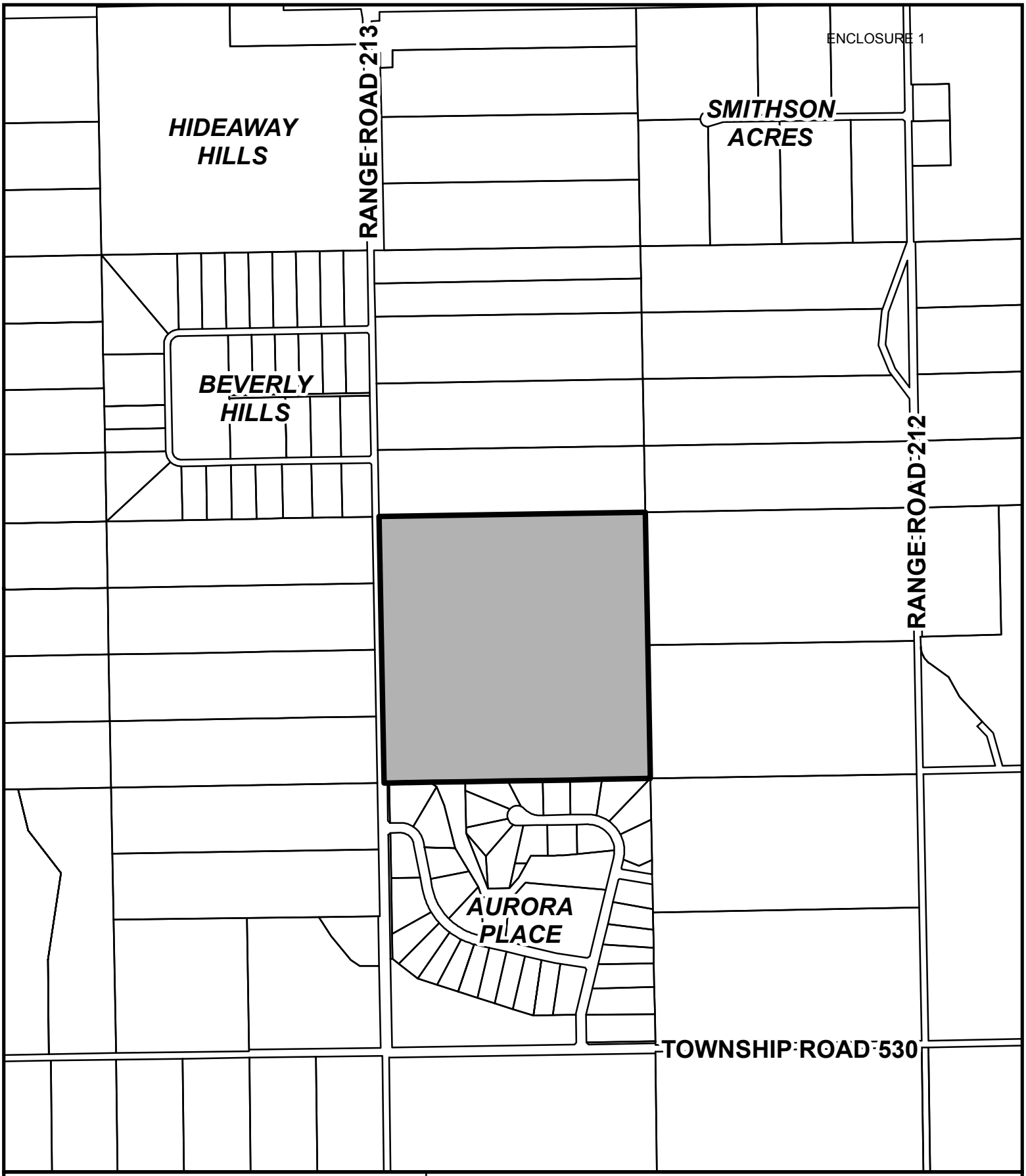
Other Impacts
Policy: GOV-002-027: History and Heritage
Legislative/Legal: The *Historical Resources Act* requires issuance of a Notice of Intent to Designate for 60 days prior to Council's consideration of a designation bylaw.
Interdepartmental: n/a

Summary
An application to designate the Miller Residence as a Municipal Historic Resource was submitted by the property owner. This property is on the Strathcona County Heritage Inventory and has been reviewed by the Heritage Advisory Committee. The Committee would like to proceed with a recommendation to designate this property. Before the designation bylaw can be brought forward for Council's consideration, 60 days' notice of the intention to designate must be given to the landowner in accordance with Section 26 of the *Historical Resources Act.*

Author: Danika Dudzik, Planning and Development Services
Director: Stacy Fedechko, Planning and Development Services
Associate Commissioner: Kevin Glebe, Infrastructure and Planning Services
Lead Department: Planning and Development Services

Communication Plan
Letter

Enclosures
1 Location Map
2 Rural Location Map
3 Air Photo
4 Notice of Intention to Designate
5 Statement of Significance



LOCATION MAP

Legal: NW-3-53-21-W
Roll #: 3103300004

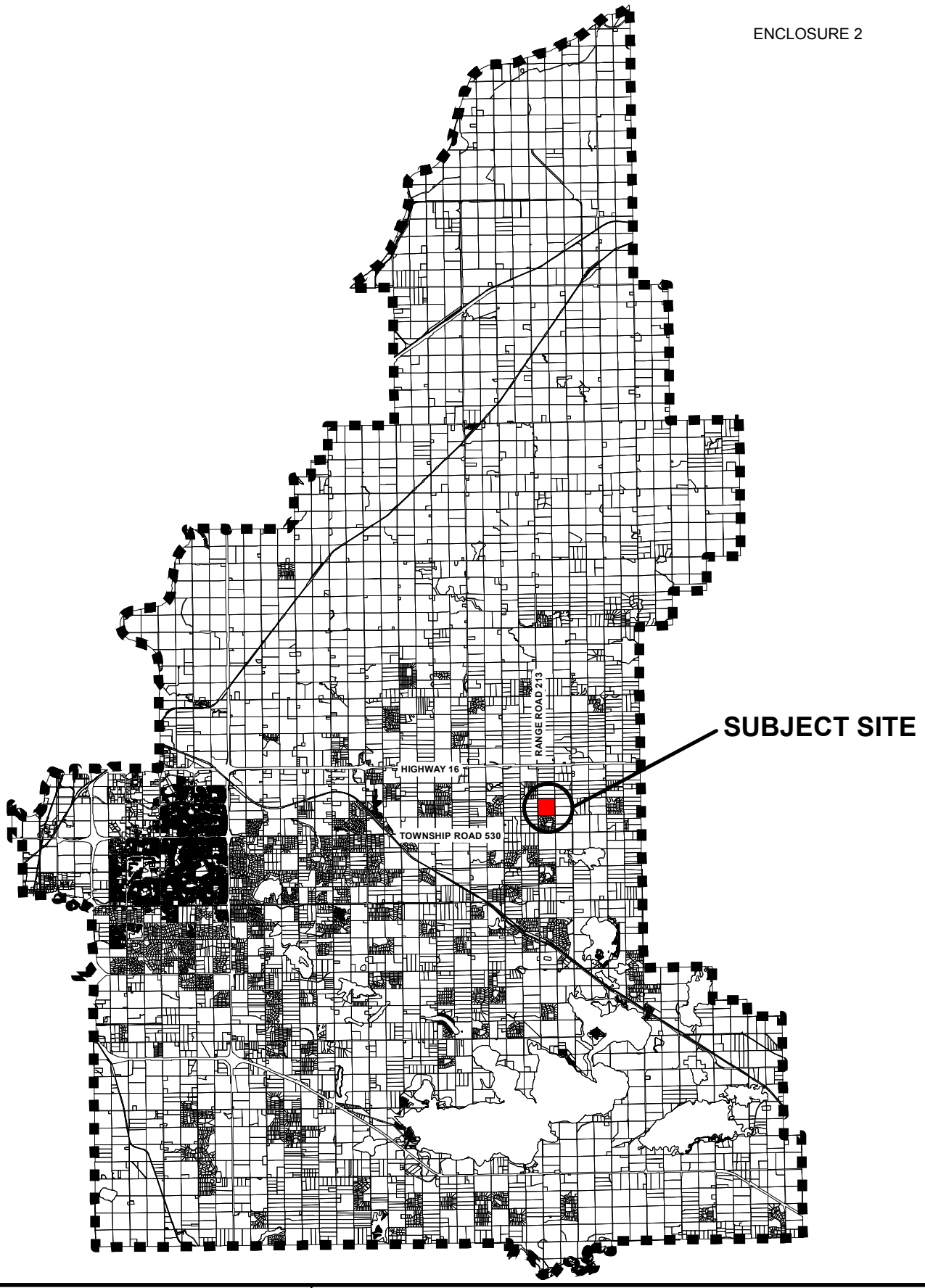
Subject Area

PLANNING & DEVELOPMENT SERVICES

STRATHCONA COUNTY

Drawn By: MCCANN	File No.: 4060-2016MHR001
Date Drawn: Apr 15, 2016	N:\PDS Admin\4000 - 4499 Land Use Services\4060 - Special Projects \Heritage\Strathcona County\MHR files\2016MH001 - Miller\MAPS
Scale: Not to Scale	

ENCLOSURE 2



RURAL LOCATION MAP

Legal: NW-3-53-21-W
Roll #: 3103300004

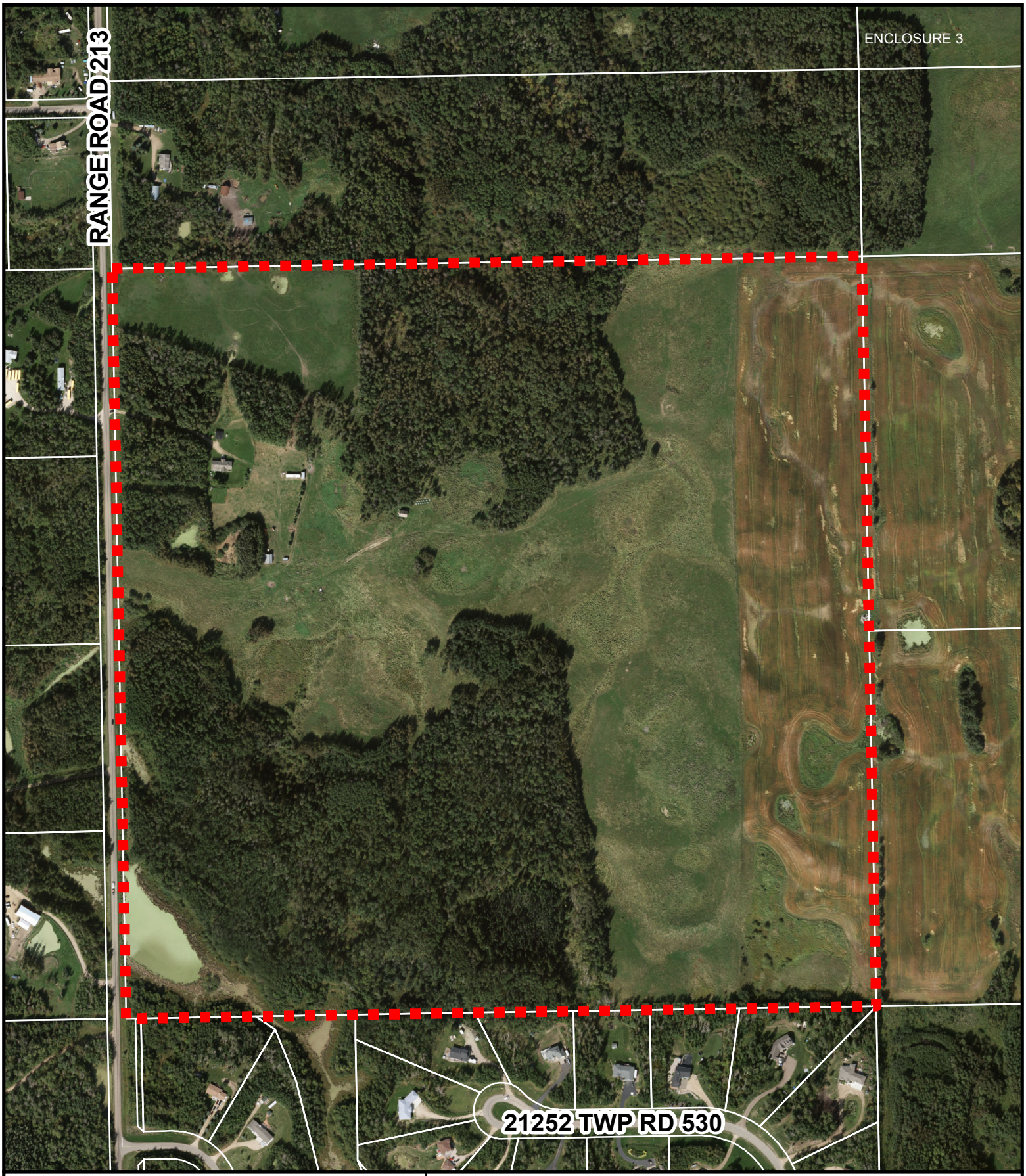
Subject Area

PLANNING & DEVELOPMENT SERVICES

STRATHCONA COUNTY

N

Drawn By: MCCANN	**File No.: 4060-2016MHR001**
Date Drawn: Apr 15, 2016	N:\PDS Admin\4000 - 4499 Land Use Services\4060 - Special Projects \Heritage\Strathcona County\MHR files\2016MH001 - Miller\MAPS
Scale: Not to Scale	



AIRPHOTO MAP

Legal: NW-3-53-21-W
Roll #: 3103300004

Subject Area

PLANNING & DEVELOPMENT SERVICES

STRATHCONA COUNTY

Drawn By: MCCANN	File No.: 4060-2016MHR001
Date Drawn: Apr 29, 2016	N:\PDS Admin\4000 - 4499 Land Use Services\4060 - Special Projects \Heritage\Strathcona County\MHR files\2016MH001 - Miller\MAPS
Scale: Not to Scale	

STRATHCONA COUNTY

Notice of Intention to Designate

Planning and Development Services, 2001 Sherwood Drive, Sherwood Park, Alberta T8A 3W7 **Phone** 780-464-8080 **Fax** 780-464-8109

NOTICE OF INTENTION TO DESIGNATE

AS A MUNICIPAL HISTORIC RESOURCE
ALBERTA HISTORIC RESOURCES ACT
Section 26 H.R.A., R.S.A. 1980, c.H-9, as amended

TO: Registered Landowner Name
Registered Landowner Address

Notice is hereby given that following at least sixty (60) days from the date of serving of this Notice, on Council meeting date:
the municipal Council of Strathcona County intends to pass a Bylaw that the site legally described as:

Short Legal Description: Lot Block Plan

Long Legal Description: Quarter Section
Township Range Meridian

Civic Address:
Excepting thereout all mines and minerals

Containing the historic resource(s) known as:

Located on the site be designated a MUNICIPAL HISTORIC RESOURCE under Section 26 of the Historical Resources Act, as amended from time to time.

AND TAKE FURTHER NOTICE THAT the Municipal Council of Strathcona County has appointed the Chief Commissioner as its appointee to issue approvals, refusals or conditions relating to the Municipal Historic Resource.

DATED this day of , 20

Strathcona County

EFFECT OF NOTICE

This Notice of Intention protects the historic resources named in it for 120 days from the date it was served on you. During these 120 days NO PERSON MAY DESTROY, DISTURB, ALTER, RESTORE OR REPAIR A MUNICIPAL HISTORIC RESOURCE OR REMOVE ANY HISTORIC OBJECT FROM IT unless they have written approval of the Council or person appointed by Council for the purpose.

Council or the person appointed by Council, in its or their absolute discretion, may refuse to grant an approval or may make the approval subject to such conditions, as they consider appropriate.

Although there is no right of appeal as such against designation as a Municipal Historic Resource, you are not precluded at any time from writing to the Council, claiming that the site should not or should cease to be designated. Such claim must demonstrate that property to be designated is not of historic significance. The evidence provided to support the claim will be carefully considered.

You may also apply by Originating Application to any judge of the Court of Queen's Bench for an Order shortening the 120 days of protection.

After 120 days the Notice ceases to have any effect, unless the Council has revoked it sooner, or the court has shortened the period, or unless the Council has passed a Bylaw designating the resource permanently.

Statement of Significance
Miller Residence

53073 RNG RD 213
NW 3-53-21-W4

Description of the Historic Place

The Miller residence, built 1948, is a one storey field stone ranch style bungalow featuring a prominent low pitched side facing roof. The historic place is bounded by the footprint of the Miller stone house. The Miller residence is located off Range Road 213 in Strathcona County.

Heritage Value

The 1948 Miller stone house is valued for its unique and relatively rare method of construction for residential buildings in Strathcona County.

The Miller residence is important for its random pattern coloured field stone construction. Stone is not a typical construction material for houses in Alberta and this stone residence is remarkable for Strathcona County. Additional elements of architectural value on this house are the leaded coloured glass sidelight windows around the central entrance and in the gable end that give the house an enhanced aesthetic quality.

Joe and Jean Miller bought their Brookville farm in 1940 and began building their new home in 1948. The residence was designed by Joe Miller himself as a one storey ranch style bungalow. A local stone mason was contracted to construct the house using

coloured field stone as the main structural material for the walls. Elements of the ranch style design also include a side facing gable roof and a prominent central entrance and wide exterior entrance steps. The exterior walls are 18 inch stone structural walls and flat stone arches over the windows form the window openings. Construction of the Miller residence took three years, from 1948 to 1951. At the time of completion, the Millers used gas lanterns and coal oil lamps until electricity and telephones were added in the 1960s. A frame addition with field stone cladding to match the original structure was added on the right side of the stone house in the early 1980s.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1948 one storey bungalow style stone house include:

- The intersecting gable/hip roof with prominent forward facing gable and wood shingles
- The 18 inch field stone walls of the original construction and the matching field stone cladding walls of the 1980s construction
- The wide staircase to the main entrance
- The leaded coloured glass windows flanking the main entrance
- The flat stone arches over the window and door openings.
- The pattern, style and construction of all authentic window and door openings

Notice of Intent to Designate – Prochnau Homestead – Ward 5

Report Purpose
To request that Council issue the 60-day Notice of Intention to Designate a Municipal Historic Resource in relation to the proposed designation of the Prochnau Homestead.

Recommendation
THAT issuance and service of a 60-day Notice of Intention to Designate a Municipal Historic Resource, pursuant to section 26 of the *Historical Resources Act*, in relation to the proposed designation of the Prochnau Homestead, be approved.

Council History
November 25, 2008 – Council approved the Heritage Resources Management Plan.

December 8, 2009 – Council adopted the Community Heritage Legacy Framework.

May 10, 2011 – Council approved Policy GOV-002-027: History and Heritage.

March 11, 2014 – Priorities Committee was provided with a status report on the progress of the municipal inventory of 25 historic sites within Strathcona County.

October 13, 2015 - Priorities Committee was provided with an update on the 2015 site additions to the Strathcona County Heritage Inventory.

Strategic Plan Priority Areas
Economy: n/a
Governance: n/a
Social: Historical resources help to define a community by invoking community character and a sense of place.
Culture: The identified heritage resource will provide distinct appreciation of Strathcona County's history and heritage identity.
Environment: n/a

Other Impacts
Policy: GOV-002-027: History and Heritage
Legislative/Legal: The *Historical Resources Act* requires issuance of a Notice of Intent to Designate as a Municipal Historic Resource 60 days prior to Council's consideration of a designation bylaw.
Interdepartmental: n/a

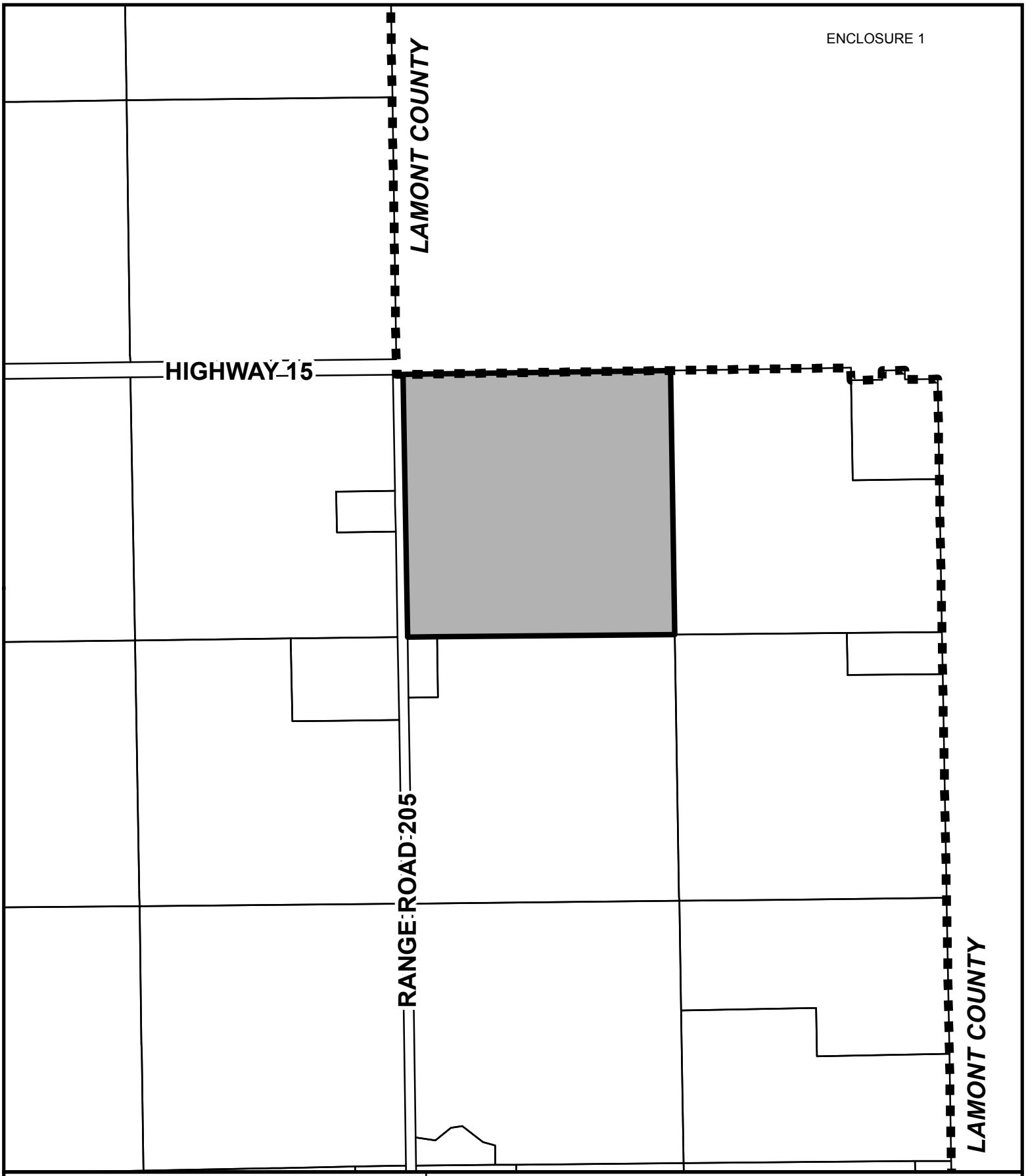
Summary
An application to designate the Prochnau Homestead as a Municipal Historic Resource was submitted by the property owner. This property is on the Strathcona County Heritage Inventory and has been reviewed by the Heritage Advisory Committee. The Committee would like to proceed with a recommendation to designate this property. Before the designation bylaw can be brought forth for Council's consideration, 60 days' notice of the intention to designate must be given to the landowner in accordance with Section 26 of the *Historical Resources Act.*

Author: Danika Dudzik, Planning and Development Services
Director: Stacy Fedechko, Planning and Development Services
Associate Commissioner: Kevin Glebe, Infrastructure and Planning Services
Lead Department: Planning and Development Services

Communication Plan
Letter

Enclosures
1 Location Map
2 Rural Location Map
3 Air Photo
4 Notice of Intention to Designate
5 Statement of Significance

ENCLOSURE 1



LOCATION MAP

Legal: NW-20-55-20-W4
Roll #: 5020300009

Subject Area

Municipal Boundary

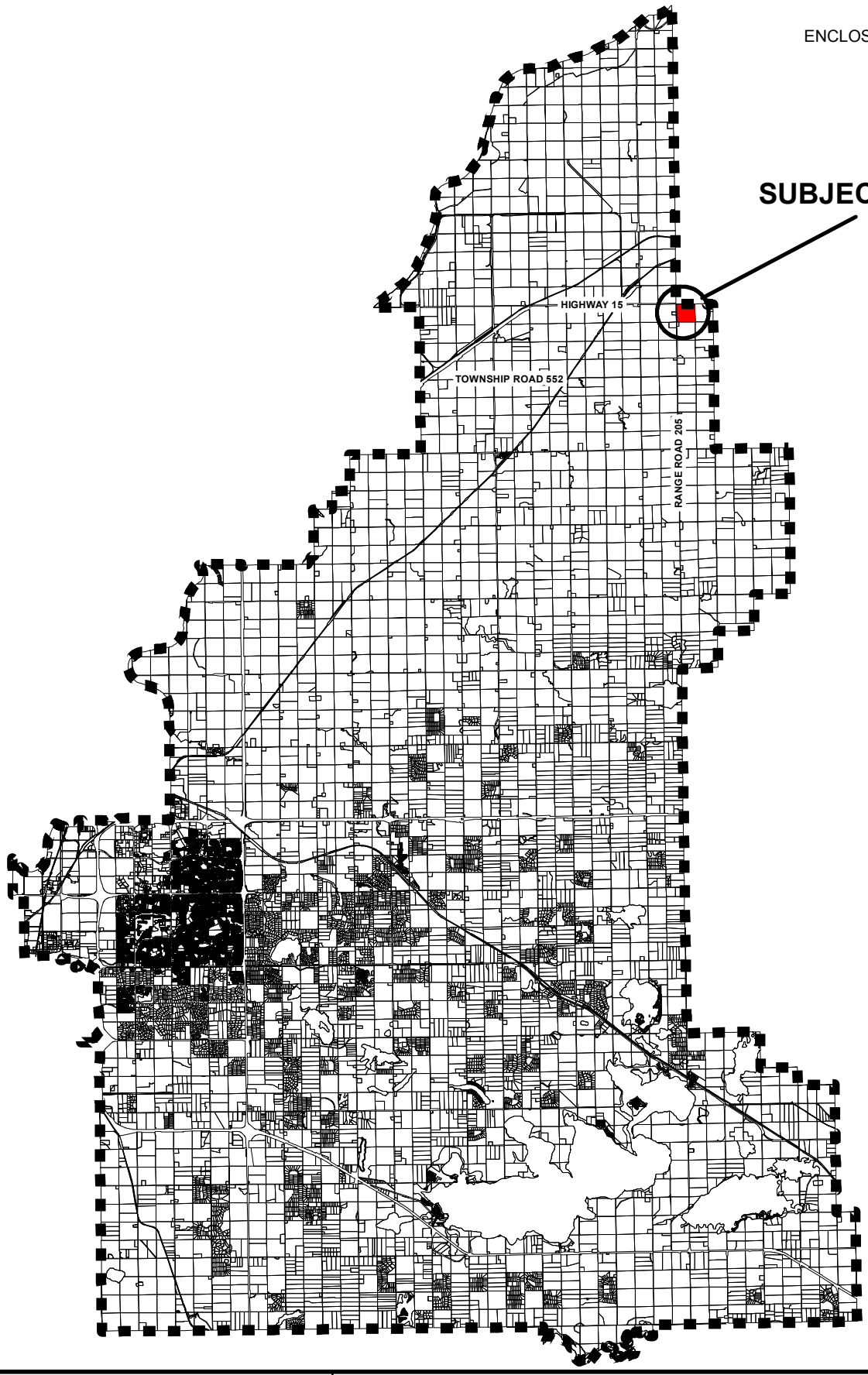
PLANNING & DEVELOPMENT SERVICES

STRATHCONA COUNTY

N

Drawn By: MCCANN	File No.: 4060-2016MHR002
Date Drawn: Apr 15, 2016	N:\PDS Admin\4000 - 4499 Land Use Services\4060 - Special Projects \Heritage\Strathcona County\MHR files\2016MH001 - Miller\MAPS
Scale: Not to Scale	

ENCLOSURE 2



RURAL LOCATION MAP

Legal: NW-20-55-20-W4
Roll #: 5020300009

Subject Area

PLANNING & DEVELOPMENT SERVICES

STRATHCONA COUNTY

N

Drawn By: MCCANN	**File No.: 4060-2016MHR002**
Date Drawn: Apr 15, 2016	N:\PDS Admin\4000 - 4499 Land Use Services\4060 - Special Projects \Heritage\Strathcona County\MHR files\2016MH001 - Miller\MAPS
Scale: Not to Scale	

AIRPHOTO MAP

Legal: NW-20-55-20-W4
Roll #: 5020300009

Subject Area

Municipal Boundary

PLANNING & DEVELOPMENT SERVICES

STRATHCONA COUNTY

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Drawn By: MCCANN	File No.: 4060-2016MHR002
Date Drawn: Apr 29, 2016	N:\PDS Admin\4000 - 4499 Land Use Services\4060 - Special Projects \Heritage\Strathcona County\MHR files\2016MH001 - Miller\MAPS
Scale: Not to Scale	

STRATHCONA COUNTY

Notice of Intention to Designate

Planning and Development Services, 2001 Sherwood Drive, Sherwood Park, Alberta T8A 3W7 **Phone** 780-464-8080 **Fax** 780-464-8109

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Township Range Meridian

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Strathcona County

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After 120 days the Notice ceases to have any effect, unless the Council has revoked it sooner, or the court has shortened the period, or unless the Council has passed a Bylaw designating the resource permanently.

Statement of Significance
Prochnau Homestead

20469 HWY 15
NW 20-55-20-W4

Description of the Historic Place

The Prochnau homestead is comprised of three structures, the 1919 residence, the 1915 granary with 1929 flour mill addition, and the 1930 (estimated) summer kitchen. The one and one half storey residence features intersecting gables with an L shape floor plan. The one storey log granary has a medium pitch, side facing gable roof, vertical plank siding and a shed roof addition on one side. The one storey summer kitchen features a small gable end vent door. The historic place is bounded by the footprint of each of the buildings. The homestead is located along the south side of Provincial Highway 15, south of Bruderheim, in Strathcona County.

Heritage Value

The Prochnau homestead is important for its collection of early settlement buildings; the residence, the log granary and flour mill, and summer kitchen. The Prochnau homestead buildings are important symbols of the resilient nature of Alberta's early immigrant pioneers, like Ludwig Prochnau, and their contribution to prairie settlement and agricultural development in Strathcona County.

When Ludwig Prochnau became the owner of the quarter section in 1918 from his father, Samuel Prochnau, the log granary came with the property. The log granary is a hewn log structure and is composed of logs worked flat with a broad axe on the two vertical sides with the upper and lower edges left in the round. Logs were secured using a dovetail corner connection with the spaces between the logs chinked with a mixture of mud, clay, grass and moss. Regular maintenance was required to repair gaps in the chinking. It was not unusual to apply wood plank siding to preserve and protect the logs

as was done with Ludwig's granary to reduce the maintenance. In 1929, Ludwig built an addition to one end of the granary and added a small flour mill to grind grain for his own use. The flour mill is still in working order and remains housed within the granary addition.

Ludwig invested heavily in his farm in the early years, and made shrewd purchases of machinery and equipment. Shortly after buying the property Ludwig purchased a portable sawmill and used it to create the lumber for homestead buildings including the 1919 frame residence, the addition to the granary for the flour mill and the summer kitchen. The summer kitchen, although modified, still reflects its original architectural form. The kitchen was used for summer cooking for the farm and also preparing preserves for the winter food supply. The sawmill was a valuable resource for the community as Ludwig's sawmill was able to supply squared lumber and facilitated the construction of buildings needed for neighbouring farms and homesteads. Not only did Ludwig saw lumber and grind grain for his neighbours, he did custom threshing throughout the area. He would pull his threshing machine from farm to farm to help his neighbours bring in the harvest. Ludwig's many initiatives attest to his resilient nature and pioneering spirt.

Ludwig was only two years old when his father Samuel and mother Caroline, emigrated from Volhynia, Russia. They were one of 14 Moravian farm families who left in search of religious freedom and land they could call their own. Ludwig Prochnau was an important figure in the agricultural community of Strathcona County through his own farming activities and his role as a leader in the community.

The Prochnau homestead has been recognized by the Government of Alberta's Century Farm and Ranch award program and by Strathcona County's Century Families project.

Character Defining Elements

The character defining elements as expressed in the form of the 1919 (estimated) residence, the circa 1915 one storey granary with 1929 flour mill addition, and the 1930summer kitchen:

The main residence:

- The one and one half storey frame construction
- The L shape Plan
- The medium pitched roof
- The open full length porch with square tapered posts
- The rear porch with hipped roof and square tapered posts.

The granary:

- The one storey granary with floor mill addition
- The hewn squared log construction with dovetail corners
- The stone foundation
- The gable roof with timber braces
- The wood shingles and vertical planks in gable ends
- The plank siding on front façade
- The frame addition with shed roof and concrete foundation
- The vertical plank doors
- The pattern, style and construction of all window and door openings

The summer kitchen:

- The shape and form and the one story low pitched gable roof
- The original door and window openings
- The small vent door in the gable end

Bylaw 31-2016 Electric Distribution System Franchise Agreement

Report Purpose
To give first and second reading to a bylaw that proposes to enter into an agreement granting Fortis Alberta Inc. the right to provide distribution access services within Strathcona County.

Recommendation
1. THAT Bylaw 31-2016, a bylaw that proposes to enter into an Electric Distribution Franchise Agreement, be given first reading.
2. THAT Bylaw 31-2016 be given second reading.

Strategic Plan Priority Areas
Economy: This franchise agreement provides a mechanism to collect property taxes and additional revenues.
Governance: n/a
Social: n/a
Culture: n/a
Environment: n/a

Other Impacts
Policy: n/a
Legislative/Legal: Section 45 of the *Municipal Government Act* gives Council the right to enter into an exclusive or non-exclusive agreement to provide a utility service in all or part of Strathcona County for not more than 20 years. Section 45.1 of the *Municipal Government Act* prohibits an agreement that grants an exclusive right to provide to customers in all or any part of the municipality the functions or services that retailers are permitted to provide under the *Electric Utilities Act* or the regulations under the Act.

Prior to entering into the agreement, the Alberta Utilities Commission (AUC) must approve it and the proposed bylaw or resolution approving the agreement must be advertised in accordance with Section 606 of the *Municipal Government Act*. Advertising gives rise to the right to petition against the bylaw or resolution in accordance with the procedures in Section 231 of the *Municipal Government Act*.
Interdepartmental: n/a

Summary
In 1987, Strathcona County and TransAlta entered into an exclusive electric distribution franchise agreement for a 10-year term. The agreement was not renewed.

In 2012, the Alberta Urban Municipalities Association, the AUC, ATCO and Fortis Alberta negotiated a standard-form agreement for electric distribution system franchises between the electricity providers and municipalities. Fifty-six municipalities participated in the template agreement consultation process. The standard-form agreement was found to meet the public interest and was approved for use in a hearing before the AUC in September of 2012 (Order 2012-255).

The franchise agreement permits the municipality to collect franchise fees, but none are contemplated at this time. The franchise fee cap is 20% should one be contemplated in

Author: Stacy Fedechko, Planning and Development Services
Director: Stacy Fedechko, Planning and Development Services
Associate Commissioner: Kevin Glebe, Infrastructure and Planning Services
Lead Department: Planning and Development Services

future. The agreement contains provisions governing franchise fee adjustments, term (10 years) and renewal option (five years), street lighting, determination of obligations if municipal boundaries change, system maintenance, safety obligations, core services and reporting. Changes to the agreement, amendment or renewal must be approved by the Alberta Utilities Commission.

Communication Plan
Prior to third reading be given, an AUC Notice is published in the local newspaper. The Notice will appear once and must allow a minimum 14 days for residents to respond.

Enclosure
1 Bylaw 31-2016

BYLAW 31-2016

A BYLAW TO GRANT RIGHTS TO PROVIDE UTILITY SERVICES IN STRATHCONA COUNTY

WHEREAS:

(i) Pursuant to Section 45 of the *Municipal Government Act*, RSA 2000, c M-26 (the "*Municipal Government Act*"), a municipality may by agreement, grant a right, exclusive or otherwise, to a person to provide a utility service in all or part of a municipality for not more than 20 years, provided that before the agreement is made, it is advertised and approved by the Alberta Utilities Commission;

(ii) Section 46 of the *Municipal Government Act* permits a Council to, by bylaw, prohibit any other person from providing the same or a similar utility service in all or part of a municipality;

(iii) Section 45.1 of the *Municipal Government Act* provides that an agreement made under section 45 may not grant an exclusive right to provide to customers in all or any part of the municipality the functions or services that retailers are permitted to provide under the *Electric Utilities Act* or the regulations under that Act;

(iv) Section 606 of the *Municipal Government Act* requires that advertising take place once a week for two consecutive weeks in a newspaper or other publication circulating in the municipality, notice be given in the prescribed form not less than 5 days before the meeting at which the thing will be discussed which includes the address where the thing may be inspected and an outline of the procedure to be followed to file a petition against the proposed bylaw or resolution relating to it as provided for in section 231 of the *Municipal Government Act*;

NOW THEREFORE, the municipal Council of Strathcona County enacts:

1 That the Electric Distribution Franchise Agreement between Strathcona County and FortisAlberta Inc., attached as Schedule "A" to this bylaw, be approved when the following conditions are met:

(a) this bylaw is advertised in the manner provided for in the *Municipal Government Act*, and no sufficient petition opposing the agreement is received;

(b) the Alberta Utilities Commission has approved the agreement; and

(c) Council gives third reading to this bylaw, and the bylaw is signed in the manner required by the *Municipal Government Act*.

2 Upon passage of this bylaw, no other person may provide the same or a similar utility service as that identified in the agreement in Schedule "A" to this bylaw, in all or part of Strathcona County, except for retailers providing the functions or services that retailers are permitted to provide under the *Electric Utilities Act* or the regulations under that Act.

3 FortisAlberta Inc. may exercise all of the powers granted to it under the *Water, Gas and Electric Companies Act*, RSA 2000, c W-4, within Strathcona County to implement the agreement in Schedule "A" to this bylaw.

READ A FIRST TIME THIS _____ day of _____, 201__.

READ A SECOND TIME THIS _____ day of _____, 201__.

SIGNED THIS _____ day of _____, 201__.

_____
MAYOR

_____
DIRECTOR, LEGISLATIVE AND LEGAL SERVICES

READ A THIRD TIME THIS _____ day of _____, 201__.

SIGNED THIS _____ day of _____, 201__.

_____
MAYOR

_____
DIRECTOR, LEGISLATIVE AND LEGAL SERVICES

ELECTRIC DISTRIBUTION SYSTEM FRANCHISE AGREEMENT

BETWEEN

STRATHCONA COUNTY

- AND -

FORTISALBERTA INC.

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SCHEDULE “B” 34
SCHEDULE “C” 35

ELECTRIC DISTRIBUTION SYSTEM FRANCHISE AGREEMENT

THIS AGREEMENT made effective the 1st day of January, 2017.

BETWEEN:

STRATHCONA COUNTY,
a Municipal Corporation located in the Province of Alberta
(the "**Municipality**")

OF THE FIRST PART

- and -

FortisAlberta Inc.,
a body corporate and public utility with its
head office in the Calgary, in the Province of Alberta
(the "**Company**")

OF THE SECOND PART

WHEREAS:

The Municipality desires to grant and the Company desires to obtain an exclusive franchise to provide Electric Distribution Service within the Municipal Service Area on the terms and conditions herein contained;

NOW THEREFORE:

In consideration of the mutual covenants and promises herein contained, the Parties hereby agree as follows:

1) DEFINITIONS AND INTERPRETATION

Unless otherwise expressly provided in this Agreement, the words, phrases and expressions in this Agreement shall have the meanings attributed to them as follows:

a) "**Commission**" means the Alberta Utilities Commission, as established under the Alberta Utilities Commission Act (Alberta);

b) "**Company**" means the Party of the second part to this Agreement and includes its successors and assigns;

c) "**Construct**" means constructing, reconstructing, upgrading, extending, relocating or removing any part of the existing Distribution System or proposed Distribution System;

d) "**Consumer**" means any individual, group of individuals, firm or body corporate, including the Municipality, with premises or facilities located within the Municipal Service Area from time to time that are provided with Electric Distribution Service by the Company pursuant to the Company's Distribution Tariff;

e) "**Core Services**" means all those services set forth in Schedule "A";

f) "**Detailed Street Light Patrol**" means a detailed street light patrol of Company-owned street lights conducted by the Company on a schedule reasonably determined by the Company from time to time, currently a seven to nine year cycle as at the date of this Agreement;

g) "**Distribution System**" means any facilities owned by the Company which are used to provide Electric Distribution Service within the Municipal Service Area, and, without limiting the generality of the foregoing, shall include street lighting, where applicable, and poles, fixtures, luminaires, guys, hardware, insulators, wires, conductors, cables, ducts, meters, transformers, fences, vaults and connection pedestals, excluding any transmission facilities as defined in the EUA;

h) "**Distribution Tariff**" means the Distribution Tariff prepared by the Company and approved by the Commission on an interim or final basis, as the case may be;

i) "**Electric Distribution Service**" means electric distribution service as defined in the EUA;

j) "**Electronic Format**" means any document or other means of communication that is created, recorded, transmitted or stored in digital form or in any other intangible form by electronic, magnetic or optical means or by any other computer-related means that have similar capabilities for creation, recording, transmission or storage;

k) "**EUA**" means the *Electric Utilities Act* (Alberta);

l) "**Extra Services**" means those services set forth in Schedule "B" that are requested by the Municipality for itself or on behalf of a Consumer and provided by the Company in accordance with Article 7;

m) "**First Subsequent Term**" means the Term of this Agreement as set out in Article 3;

n) "**HEEA**" means the *Hydro and Electric Energy Act* (Alberta);

o) "**Initial Term**" means the Term of this Agreement as set out in Article 2;

p) "**Maintain**" means to maintain, keep in good repair or overhaul any part of the Distribution System;

q) "**Major Work**" means any work to Construct or Maintain the Distribution System that costs more than One Hundred Thousand ($100,000.00) Dollars;

r) "**MGA**" means the *Municipal Government Act* (Alberta);

s) "**Municipal Property**" means all property, including lands and buildings, owned, controlled or managed by the Municipality within the Municipal Service Area;

t) "**Municipal Service Area**" means the geographical area within the boundaries of the Sherwood Park Urban Service Area, as recognized by the Government of Alberta and as altered from time to time;

u) "**Municipality**" means the Party of the first part to this Agreement;

v) "**Operate**" means to operate, interrupt or restore any part of the Distribution System in a safe and reliable manner;

w) "**Party**" means any party to this Agreement and "**Parties**" means all of the parties to this Agreement;

x) "**Plans and Specifications**" means the plans, drawings and specifications reasonably necessary to properly assess and review proposed Work prior to issuing any approval that may be required under this Agreement;

y) "**Second Subsequent Term**" means the Term of this Agreement as set out in Article 3;

z) "**Term**" means, as the context requires, the Initial Term, First Subsequent Term or the Second Subsequent Term, and "**Terms**" means all of them;

aa) "**Terms and Conditions**" means the terms and conditions contained within the Distribution Tariff in effect from time to time for the Company as approved by the Commission; and

bb) "**Work**" means any work to Construct or Maintain the Distribution System.

The words "hereof", "herein", "hereunder" and other words of similar import refer to this Agreement as a whole, including any attachments hereto, as the same may from time to time be amended or supplemented and not to any subdivision contained in this Agreement. Unless the context otherwise requires, words importing the singular include the plural and vice versa and words importing gender include all genders. References to provisions of statutes, rules or regulations shall be deemed to include references to such provisions as amended, modified or re-enacted from time to time. The word "including" when used herein is not intended to be exclusive and in all cases means "including without limitation". References herein to a section, paragraph, clause, Article or provision shall refer to the appropriate Article in this Agreement. The descriptive headings of this Agreement are inserted for convenience of reference only and do not constitute a part of and shall not be utilized in interpreting this Agreement.

2) TERM

This Agreement shall be for an initial term (the "Initial Term") of ten (10) years, commencing on the later of:

a) 1ST day of January, 2017 or

b) the first day after both of the following have occurred:

   i) Commission approval of this Agreement; and

   ii) the Municipality having passed third reading of the applicable adopting bylaw 31-2016

3) EXPIRY AND RENEWAL OF AGREEMENT

Following the expiration of the Initial Term, this Agreement shall be renewed for a further period of five (5) years (the "First Subsequent Term"), provided the Company gives written notice to the Municipality not less than twelve (12) months prior to the expiration of the Initial Term of its intention to renew this Agreement and the Municipality agrees in writing to the renewal not less than six (6) months prior to the expiration of the Initial Term.

a) During the first (1st) year following the expiration of the Initial Term all the rights and obligations of the parties under this Agreement shall continue to be in effect. Following the expiration of the First Subsequent Term, the Parties agree that this Agreement may be extended for an additional five (5) year term (the "Second Subsequent Term") commencing at the end of the First Subsequent Term, provided that one of the Parties shall provide notice to the other Party of its wish to extend this Agreement for the Second Subsequent Term and the other Party confirms, no later than one (1) year prior to the end of the First Subsequent Term, that it also wishes to extend the Term of this Agreement for the Second Subsequent Term.

b) If the Municipality has not provided notice to the Company to exercise its right under Article 10 to require the Company to sell the Distribution System within the Municipal Service Area to the Municipality, either Party may submit any items in dispute pertaining to the entering into of a new agreement to binding arbitration before the Commission who shall determine the terms of the new agreement;

c) Unless either Party has provided notice to the other Party of its intent to terminate or to extend this Agreement, following any expiration of any Term, the respective rights and obligations of the Parties under this Agreement shall continue to be in effect for a period of one (1) year following the expiration of the applicable Term in order to provide the Parties with a reasonable opportunity to negotiate a subsequent agreement;

d) Commencing one (1) year following the expiration or termination of any Term of this Agreement, unless either Party has invoked the right to arbitration referred to in subparagraph b), this Agreement shall continue to be in effect but shall be amended to provide for the following:

   i) the franchise fee percentage used to calculate the franchise fee payable by the Company under Article 5 shall be reduced to fifty percent (50%) of the average annual franchise fee percentage used to calculate the franchise fee paid by the Company to the Municipality for the previous five (5) calendar years; and

   ii) the costs of any relocation requested by the Municipality pursuant to Article 15 shall be paid by the Municipality.

4) GRANT OF FRANCHISE

a) Subject to subparagraph b) below, and to the terms and conditions hereof, the Municipality hereby grants to the Company the exclusive right within the Municipal Service Area:

   i) to provide Electric Distribution Service;

   ii) to Construct, Operate, and Maintain the electric distribution system, as defined in the EUA, within the Municipal Service Area; and

   iii) to use designated portions of roads, rights-of-way, and other lands owned, controlled or managed by the Municipality necessary to provide Electric Distribution Service or to Construct, Operate and Maintain the Distribution System, including the necessary removal, trimming of trees, shrubs or bushes or any parts thereof.

This grant shall not preclude the Municipality from providing wire services to municipally owned facilities where standalone generation is provided on site or immediately adjacent sites excepting road allowances. Such services are to be

provided by the Municipality directly and not by any other third party wire services provider.

Subject to Article 12 of this Agreement, in the event that a third party (including a Rural Electrification Association (REA)) owns, operates or controls any electrical distribution facilities or lighting within the Municipal Service Area at any time during the Term of this Agreement, the Municipality agrees that it will support the Company's efforts, as is reasonable, to purchase such electrical distribution facilities or, to the extent that it has the authority to do so, the Municipality shall otherwise require such third party to sell such facilities to the Company. Where the Municipality supports the Company's efforts to purchase such electrical distribution facilities or, to the extent that it has the authority to do so, otherwise requires a third party to sell its facilities to the Company, the Company shall be responsible for all reasonable fees, costs and disbursements of external legal counsel incurred by the Municipality in expending such good faith efforts.

b) The Company agrees to:

i) bear the full responsibility of an owner of an electric distribution system within the Municipal Service Area and to ensure all services provided pursuant to this Agreement are provided in accordance with the Distribution Tariff, insofar as applicable;

ii) Construct, Operate and Maintain the Distribution System within the Municipal Service Area;

iii) use designated portions of roads, rights-of-way, and other lands including other lands owned, controlled or managed by the Municipality necessary to Construct, Operate and Maintain the Distribution System, including the necessary removal, trimming of trees, shrubs or bushes or any parts thereof; and

iv) use the Municipality's roads, rights-of-way and other Municipal Property granted hereunder solely for the purpose of providing Electric Distribution Service and any other service contemplated by this Agreement.

5) FRANCHISE FEE

a) Calculation of Franchise Fee

In consideration of the provisions of Article 4 and the mutual covenants herein, the Company agrees to pay to the Municipality a franchise fee. For each calendar year, the franchise fee will be calculated as a percentage of the Company's actual revenue in that year from the Distribution Tariff rates charged for Electric Distribution Service within the Municipal Service Area, excluding any amounts refunded or collected pursuant to riders.

For the first (1st) calendar year of the Term of this Agreement, the franchise fee percentage shall be 0 percent (0%).

By no later than September first (1st) of each year, the Company shall:

i) advise the Municipality in writing of the revenues that were derived from the Distribution Tariff within the Municipal Service Area for the prior calendar year (excluding any amounts refunded or collected pursuant to riders); and

ii) with the Municipality's assistance, provide in writing an estimate of revenues to be derived from the Distribution Tariff (excluding any amounts refunded or collected pursuant to riders) within the Municipal Service Area for the next calendar year.

b) Adjustment to Franchise Fee

At the option of the Municipality, the franchise fee percentage may be changed annually by providing written notice to the Company.

If the Municipality wishes to amend the franchise fee percentage so that the amended franchise fee percentage is effective January first (1st) of the following calendar year, then the Municipality shall, no later than November first (1st) of the immediately preceding year, advise the Company in writing of the franchise fee percentage to be charged for the following calendar year.

If the Municipality provides such notice after November first (1st) of the immediately preceding year for a January first (1st) implementation, or at any other time with respect to a franchise fee change that will be implemented after January first (1st) of the following year, the Company will implement the new franchise fee percentage as soon as reasonably possible.

c) Franchise Fee Cap

The municipal franchise fee cap is 20 percent (20%) and shall not at any time exceed twenty percent (20%), unless there has been prior Commission approval and provided that the Municipality has complied with Article 5d) below.

d) Adjustment to Franchise Fee Cap

At the option of the Municipality, the franchise fee cap may be changed annually by providing written notice to the Company, subject to Commission approval. If the Municipality wishes to amend the franchise fee cap so that the amended franchise fee cap is effective January first (1st) of the following calendar year, then the Municipality shall, no later than November first (1st) of the immediately preceding year, advise the Company in writing of the franchise fee cap to be in effect for the following calendar year.

If the Municipality provides such notice after November first (1st) of the immediately preceding year for a January first (1st) implementation, or at any other time with respect to a franchise fee cap change that will be implemented for January first (1st) of the following year, the Company will recognize the new franchise fee cap as soon as reasonably possible, subject to Commission approval.

e) Payment of Franchise Fee

The Company shall pay the franchise fee amount, billed to each Consumer, to the Municipality on a monthly basis, within forty-five (45) days after billing each retailer.

f) Reporting Considerations

Upon request, the Company shall provide to the Municipality along with payment of the franchise fee amount, the financial information used by the Company to verify the franchise fee amount as calculated under this Article.

6) CORE SERVICES

The Company agrees to provide those Core Services to the Municipality as set forth in Schedule "A" and further agrees to the process contained in Schedule "A". The Company and the Municipality may amend Schedule "A" from time to time upon mutual agreement.

7) PROVISION OF EXTRA SERVICES

Subject to an agreement being reached on cost and other terms, the Company agrees to provide to the Municipality those Extra Services, if any, as set forth in Schedule "B", as requested by the Municipality from time to time.

The Company is entitled to receive from the Municipality a reasonable amount for the provision of those Extra Services in accordance with Schedule "B". The Company and the Municipality may amend Schedule "B" from time to time upon mutual agreement.

8) MUNICIPAL TAXES

Amounts payable to the Municipality pursuant to the terms and conditions hereof shall be in addition to the municipal taxes and other levies or charges made by the Municipality against the Company, its land and buildings, linear property, machinery and equipment, and the Distribution System.

9) RIGHT TO TERMINATE ON DEFAULT

In the event either Party breaches any material provision of this Agreement, the other Party may, at its option, provide written notice to the Party in breach to remedy such breach.

If the said breach is not remedied within two (2) weeks after receipt of the written notice or such further time as may be reasonably required by the Party in breach using best efforts on a commercially reasonable basis to remedy the breach, the Party not in breach may give six (6) months notice in writing to the other Party of its intent to terminate this Agreement, and unless such breach is remedied to the satisfaction of the Party not in breach, acting reasonably, this Agreement shall terminate six (6) months from the date such written notice is given, subject to prior Commission approval.

10) SALE OF DISTRIBUTION SYSTEM

Upon the expiration of the Term of this Agreement, or the termination of this Agreement pursuant to the terms and conditions hereof or by operation of law or order of a governmental authority or court of law having jurisdiction, the Municipality may, subject to the approval of the Commission under Section 47 of the MGA, exercise its right to require the Company to sell to it the Distribution System within the Municipal Service Area pursuant to the provisions of the MGA or HEEA, as applicable. If the Parties are unable to agree on price or terms and conditions of the purchase, the unresolved matters shall be referred to the Commission for determination.

The Parties acknowledge that the Distribution System may be comprised of component parts that are not transferable by the Company to the Municipality including technologies that have been licensed by third Parties to the Company, and therefore the Company may not be able to transfer such component parts to the Municipality on any such sale. However, the Company shall acting reasonably assist the Municipality in obtaining the necessary approval or consent to such transfer.

11) STREET LIGHTING

a) Investment Option Rate

The Company agrees to provide and maintain an investment option rate for street lighting within the Municipal Service Area to the level of service and standards specified in the appropriate rate for investment option street lighting. This Commission approved rate includes an allowance for the replacement of street lighting.

The Company will provide Company standard and non-standard street lighting under the investment option rate for street lighting. The Company will maintain an inventory of its standard street lighting as listed in its street lighting catalogue. The Company will use reasonable commercial efforts, based on prudent electrical utility practices, to carry stock of such inventory for a reasonable period of time.

i) In the event that:

A. the Company, in its sole discretion, reasonably exercised, decides to change its classifications of what constitutes standard street lighting in its inventory and such change has relevance to the classes of street lights

used by the Municipality, then the Company shall provide one (1) year's prior written notice to the Municipality of its intention to effect such a change and will use its commercially reasonable good faith efforts to determine appropriate alternative sources of such equipment, and arrangements for the associated maintenance, for the Municipality; and

B. a change in the classifications of what constitutes standard street lighting in the Company's inventory arises as a result of the actions of any third party and such change has relevance to the classes of street lights used by the Municipality, then forthwith upon becoming aware that such a change is forthcoming, the Company shall provide notice to the Municipality of the forthcoming change and will use its commercially reasonable good faith efforts to determine reasonable alternatives for such equipment, and arrangements for the associated maintenance, for the Municipality.

ii) If:

A. the Municipality requests street lighting that is not part of the standard offering of the Company at the time;

B. the Municipality requests street lighting that was previously part of the standard street lighting inventory but, at the time of the applicable request, has ceased to be part of the standard street lighting offering of the Company; or

C. the Municipality converts nonstandard street lighting that is not part of the standard offering of the Company at the time to investment option rate street lighting under Article 11c) below;

then the Municipality will be required to enter into a non-standard lighting agreement with the Company, which form of agreement is referenced on the Company's website or in the Company's street lighting catalogue. For such non-standard lighting, the Company will not be responsible for paying a credit under Article 1b) of Schedule "C" to the Municipality to the extent that a delay in replacing the burnt out light is outside of the reasonable control of the Company, including any delay resulting from the failure by the Municipality to carry replacement parts for non-standard lighting.

The Company shall not be required to install any non-standard street lighting that does not meet the Company's minimum specifications for street lighting, and such street lighting must be metered and owned, installed and operated by the Municipality.

The time periods and deadlines contained in Schedule "C" shall be extended for investment-rate, non-standard street lighting for the period of time, if any, the

Company is waiting for receipt of non-standard equipment, supplies and materials from the Municipality.

b) No-Investment Option Rate

The Company and Municipality agree that all new street lighting provided, and any Municipality-requested relocation of any no-investment option rate street lighting, after the date of this Agreement will be provided or relocated, as the case may be, on the basis of the investment option rate. For no-investment option rate street lighting, the Company agrees to maintain street lighting within the Municipal Service Area to the level of service and standards specified in the appropriate rate for no-investment option rate street lighting. This Commission-approved rate does not include an allowance for the replacement of no-investment option rate street lighting.

c) Conversion of No-Investment Rate to Investment Option Rate

The Municipality has the option to convert all street lighting on the Company no-investment option street light rate to the Company investment option rate upon providing sixty (60) days written notice to the Company. Where such option is exercised, the Municipality has the right to obtain the Company investment for such street lighting up to the maximum Commission-approved Company investment levels for such street lighting. For the purpose of clarity, any calculation of "Commission-approved Company investment level" for street lighting in this Agreement shall be determined at the time of conversion of the applicable street lighting. The investment for street lighting shall be calculated according to the following formula:

$$A \times (1 - N/30)$$

Where:

A = the maximum allowable Commission-approved Company investment level per street light; and

N = the age of the street light in years.

The Company will invest in all, but, unless otherwise decided by the Company in its sole discretion, not less than all, no-investment option street lighting within the Municipal Service Area that is converted to the investment option rate.
The Company, in consultation with the Municipality, may use the average age of street lights and the average contributions made by the Municipality in calculating refunds.

d) Street Light Rates

The distribution rates charged by the Company to the Municipality for street lighting shall include only those costs and expenses that pertain to street lighting facilities all at rates approved by the Commission. Other terms and conditions for non-standard street lighting are outlined in the non-standard street lighting agreement between the Company and the Municipality.

e) Municipality Owned Street Lighting

Notwithstanding any other provision of this Article, it is understood and agreed that the Municipality shall have the right to own street lighting and to pay the applicable rate, recognizing the Municipality's ownership.

In such cases where the Municipality owns its street lighting, the Municipality agrees that:

i) it will bear sole and full responsibility for any liability resulting therefrom and for properly operating, servicing, maintaining, insuring and replacing such street lighting in accordance with good and safe electrical operating practices;

ii) such street lighting is not to form part of the Distribution System and shall be capable of being isolated from the Distribution System; and

iii) such street lighting will be separately metered, provided that this provision will not necessarily require individual street lights to be separately metered.

f) Street Light Inventory

The Company and the Municipality agree to meet annually to discuss and exchange information relating to street light facilities owned by each Party. The Company shall have the right, but not the obligation, to mark street lighting facilities owned by the Municipality. The form and place of marking used by the Company to mark street light facilities owned by the Municipality shall first be approved in writing by the Municipality, who shall act reasonably in granting or denying such approval.

Within twelve (12) months of any request by the Municipality, the Company shall provide to the Municipality an inventory of all street lighting facilities within the Municipal Service Area detailing those that:

i) form part of the Distribution System owned by the Company, and upon request, indicate whether they are jointly used by the Company and a third party, or otherwise; and

ii) are a dedicated street light facility, and upon request, indicate whether they are jointly used by the Company and a third party, or otherwise.

The inventory shall indicate which street lights are at the investment option rate or the no-investment option rate. Any changes to inventory will be updated on an annual basis. The Company will also conduct a Detailed Street Light Patrol and will update the inventory of street lighting facilities within the Municipality after completion of the patrol.

g) Detailed Street Light Patrol

Detailed Street Light Patrols shall include an inspection of each Company-owned street light as well as audit services to verify the quantity, wattage, rate, and ownership of such street lights. Any changes identified during the inspection or audit, in comparison to the then most recently completed previous audit, will be noted and the street light records will be updated after completion of the patrol. It should be noted that a Municipality with multiple street light circuits may not all be audited within the same calendar year, however, all street light circuits will be inspected and audited within the street light patrol cycle. Metered street lights owned by the Municipality will not be part of the Detailed Street Light Patrol and the Municipality is responsible for inspecting its own street lights. Upon request, the Company shall provide to the Municipality a list of the standard street light offerings of the Company at the time of the request.

As of the date of this Agreement, Detailed Street Light Patrols will be conducted by the Company on a seven to nine year cycle. In the event that the Company wishes to change the scheduling of this cycle, no such change in schedule will be effective without:

i) the Company having provided the Municipality with prior notice of its intention to effect any such change; and

ii) the Municipality having a reasonable amount of time to challenge such change before the Commission, if the Municipality wishes to do so.

12) INCREASE IN MUNICIPAL BOUNDARIES

Where the Municipal Service Area is increased through annexation or otherwise by:

a) 640 acres or more; or

b) less than 640 acres, but where such annexation or other increase constitutes at least 25% of the then current area;

the Municipality shall have the right to:

i) purchase the portion of the Distribution System within the increased area provided that the Municipality gives notice in writing to the Company of its intention to purchase within ninety (90) days of the effective date of the increase in area. If the Parties are unable to agree on price or terms and

conditions of the purchase, the unresolved matters shall be referred to the Commission for determination;

ii) add the increased area to the Municipal Service Area already served by the Company so that the rights and obligations contained in this Agreement will apply in respect of the whole Municipal Service Area, including the increased area, except that, and subject to Commission approval, the Municipality may require the Company to charge the Consumers within the increased area a different franchise fee percentage; or

iii) add the increased area to the Municipal Service Area already served by the Company so that the rights and obligations contained in this Agreement will apply in respect of the whole Municipal Service Area, including the increased area.

For all other increases to the Municipal Service Area through annexation or otherwise, the rights and obligations contained in this Agreement will apply in respect of the whole Municipal Service Area, including the increased area. In the event that the Municipality increases its area and the result is that a third party (including an REA) owns, operates or controls any existing electrical distribution facilities or lighting within the newly increased area, the Municipality agrees that it will support the Company's efforts to purchase the electrical distribution facilities or, to the extent that it has the authority to do so, otherwise require such third party to sell such facilities to the Company, unless the Municipality otherwise exercises its rights under this Article, however, nothing in this Article will require the Municipality to take any action which will directly prevent the annexation from being approved.

Where the Municipality increases its area through annexation or otherwise, the Company shall be responsible for all reasonable external legal costs, fees and disbursements incurred by a Municipality in its efforts to have any electrical distribution facilities sold to the Company by any third party owner.

13) RIGHT OF FIRST REFUSAL TO PURCHASE

a) If during the Term of this Agreement, the Company receives a bona fide arm's length offer to operate, take control of or purchase the Distribution System which the Company is willing to accept, then the Company shall promptly give written notice to the Municipality of the terms and conditions of such offer and the Municipality shall during the next ninety (90) days, have the right of first refusal to operate, take control of or purchase the Distribution System, as the case may be, for the same price and upon the terms and conditions contained in the said offer.

b) This right of first refusal only applies where the offer pertains to the Distribution System and the right of first refusal does not apply to offers that include any other distribution systems or distribution facilities of the Company located outside of the Municipal Service Area. If such offer includes other distribution systems of the

Company, the aforesaid right of first refusal shall be of no force and effect and shall not apply.

14) CONSTRUCTION AND MAINTENANCE OF DISTRIBUTION SYSTEM

a) Municipal Approval

Before undertaking any Major Work or in any case in which the Municipality specifically requests any Major Work, the Company will submit to and obtain the approval from the Municipality, or its authorized officers, of the Plans and Specifications for the proposed Major Work and its location. Approval by the Municipality shall not signify approval of the structural design or the ability of the Work to perform the function for which it was intended. The Company agrees that the Municipality may use such Plans and Specifications for any other proper municipal purpose provided that it shall not use such Plans and Specifications for any purpose or in any manner that may reasonably have an adverse effect on the Company without first obtaining the prior written consent of the Company, such consent not to be unreasonably withheld.

In the event that the Municipality uses such Plans and Specifications for any purposes whatsoever other than for the granting of an approval under this Article, the Municipality acknowledges and agrees that the Company shall not be liable for any liability, actions, demands, claims, damages, losses and expenses (including all legal fees, costs and disbursements) whatsoever as a result of the Municipality's use of or reliance upon such Plans and Specifications.

For greater clarity, the Municipality acknowledges that the Company does not represent, warrant or guarantee the accuracy of the Plans and Specifications provided to the Municipality under this Article for any purpose other than enabling the Municipality to conduct its approval process in accordance with this Article. Prior to commencing any Work, the Company shall obtain such other permits as are required by the Municipality.

The Company shall obtain approval from the Municipality for any traffic lane or sidewalk closures required to be made at least forty-eight (48) hours prior to the commencement of the proposed Work.

For the purposes of obtaining the approval of the Municipality for Major Work under this Agreement, the Company will provide the Municipality with the Plans and Specifications for the proposed Major Work in Electronic Format (or upon request, the Company will provide the Municipality with a hard copy of the materials). The Plans and Specifications will include a description of the project and drawings of a type and format generally used by the Company for obtaining approvals from Municipalities, and will illustrate the proposed changes to the Distribution System. Notwithstanding anything to the contrary that may be contained in any approvals granted under this Agreement, as liability and indemnification are dealt with under the EUA (and the regulations promulgated thereunder) and in Article 19 of this

Agreement, the Company and the Municipality agree that any approval granted under this Agreement that incorporates an indemnity provision different than the indemnification provisions set out in the EUA (and the regulations promulgated thereunder) and in Article 19 of this Agreement, shall, to the extent necessary to eliminate such difference, be deemed to be rejected and shall form no part of the agreement between the Company and the Municipality regarding the subject matter of this Agreement unless such approval:

i) explicitly amends the liability and indemnification provisions of this Agreement, wherein this Agreement is specifically referenced as being superseded; and

ii) is accepted in writing by both Parties. In addition, for the purpose of clarity, any approval granted under this Agreement shall be subject to the indemnification provisions set out in the EUA (and the regulations promulgated thereunder) and in Article 19 of this Agreement.

b) **Restoration of Municipal Property**

The Company agrees that when it or any agent employed by it undertakes any Work on any Municipal Property, the Company shall complete the said Work promptly and in a good and workmanlike manner and, where applicable, in accordance with the approved Plans and Specifications. Further, the Company shall forthwith restore the Municipal Property to the same state and condition, as nearly as reasonably possible, in which it existed prior to the commencement of such Work, subject to reasonable wear and tear and to the satisfaction of the Municipality acting reasonably. The Company shall, where reasonable and prudent, locate its poles, wires, conduits and cables down, through and along lanes in preference to streets.

The Company further covenants that it will not unduly interfere with the works of others or the works of the Municipality. Where reasonable and in the best interests of both the Municipality and the Consumer, the Company will cooperate with the Municipality and coordinate the installation of the Distribution System along the designated rights-of-way pursuant to the direction of the Municipality. During the performance of the Work, the Company shall use commercially reasonable efforts to not interfere with existing Municipal Property. If the Company causes damage to any existing Municipal Property during the performance of any Work, it shall cause such damage to be repaired at its own cost to the same state and condition, as nearly as reasonably possible, in which it existed prior to the commencement of such Work, subject to reasonable wear and tear.

Upon default by the Company or its agent to repair damage caused to Municipal Property as set out above, the Municipality may provide written notice to the Company to remedy the default. If the default is not remedied within two (2) weeks after receipt of the written notice or such further time as may be reasonably required and requested by the Company using best efforts on a commercially reasonable basis to remedy the default, the Municipality may undertake such repair work and the Company shall be liable for the reasonable costs thereof.

c) **Urgent Repairs and Notification to Municipality**

If any repairs or maintenance required to be made to the Distribution System are of an urgent nature because of safety concerns or because reliability is materially compromised or potentially materially compromised, the Company shall be entitled to conduct such repairs or maintenance as are commercially reasonable, without prior notice to the Municipality, on the understanding and agreement that the Company will provide written or verbal notice to the Municipality as soon as practicable, and in any event no later than seventy-two (72) hours after the repairs are commenced.

For the purposes of providing notice under this Agreement to the Municipality of the Work, the Company will provide the Municipality with the Plans and Specifications for the proposed Work to be completed in Electronic Format (or upon request, the Company will provide the Municipality with a hard copy of the materials). The Plans and Specifications will include a description of the project and drawings of a type and format generally used by the Company for obtaining approvals from Municipalities, and will illustrate the proposed changes to the Distribution System.

d) **Company to Obtain Approvals from Other Utilities**

The Company shall be solely responsible for locating, or causing to be located, all existing utilities or utility lines on or adjacent to the work site. The Company shall notify all other utility asset operators and ensure that utilities and utility lines are staked prior to commencement of construction. Unless the Municipality has staked such utility assets and lines, staking shall not be deemed to be a representation or warranty by the Municipality that the utility assets or lines are located as staked. The Municipality shall not be responsible for any damage caused by the Company to any utility assets or any third party as a result of the Company's Work, unless the Municipality has improperly staked the utility assets or lines. Approval must be obtained by the Company from the owner of any third party utility prior to relocation of any facility owned by such third party utility.

e) **Revised Plans and Specifications**

Following completion of the Major Work, the Company shall provide the Municipality with the revised Plans and Specifications, updated after construction, in Electronic Format (or upon request, the Company will provide the Municipality with a hard copy of the materials) within three (3) months of the request. The Company shall provide the Municipality with copies of any other revised Plans and Specifications as reasonably requested by the Municipality. For the purposes of this paragraph, the Company may satisfy its obligations to provide revised Plans and Specifications in Electronic Format by:

i) advising the Municipality that the revised Plans and Specifications are posted to a web-based forum that contains such information; and

ii) allowing the Municipality access to such web-based forum.

f) **Approvals**

Where any approvals are required to be obtained from either Party under this Article, such approvals shall not be unreasonably withheld. Where an approval is requested from a Party under this Article, an approval, or a disapproval along with a reasonable explanation of the disapproval, or, at a minimum, the reasons for the delay shall be communicated to the other Party within ten (10) business days of receipt of the request for an approval.

15) RESPONSIBILITIES FOR COST OF RELOCATIONS

a) Subject to Article 15b), upon receipt of one (1) year's notice from the Municipality, the Company shall, at its own expense, relocate to, on, above or below Municipal Property such part of the Distribution System that is located on Municipal Property as may be required by the Municipality due to planned Municipal construction.

b) The cost of any relocations referred to in Article 15a) shall be recovered on a specific municipal based rider or any other method approved by the Commission, or if such a rider or other method is not approved by the Commission, the Municipality shall be responsible for such costs. In order to encourage the orderly development of Municipal facilities and the Distribution System, the Municipality and the Company agree that they will meet regularly to:

i) review the long-term facility plans of the Municipality and the Company;

ii) determine the time requirements for final design specifications for each relocation; and

iii) determine the increased notice period that may be required beyond one (1) year for major relocations.

In cases of emergency, the Company shall take measures that are commercially reasonable and necessary for the public safety with respect to relocating any part of the Distribution System that may be required in the circumstances.

If the Company fails to complete the relocation of the Distribution System in accordance with the preceding paragraph, or fails to repair or do anything else required by the Company pursuant to this clause in a timely and expeditious manner to the satisfaction of the Municipality, acting reasonably, the Municipality, in addition to and not in limitation of any other rights, remedies or damages available to it at law or in equity, shall be entitled to, but is not obligated to, seek an order of specific performance to require the Company to complete the work.

In the event the relocation, or any part thereof, requires the approval of the Municipality or a third party, the Municipality will assist the Company in obtaining municipal approvals and the Municipality will use reasonable efforts to assist the Company in any negotiation with such third party to obtain the necessary approval(s).

In the event the relocation results from the demand or order of an authority having jurisdiction, other than the Municipality, the Municipality shall not be responsible for any of the costs of such relocation.

16) DISTRIBUTION SYSTEM EXPANSION AND UPGRADE

At no cost to the Municipality, with the exception of customer contributions, the Company shall, at its sole cost and expense, on a timely basis and pursuant to its Terms and Conditions, use its best efforts on a commercially reasonable basis to meet the Distribution System expansion requests of the Municipality or a Consumer, and provide the requisite facilities for connections for new Consumers to the Distribution System.

For the purposes of this Agreement, and subject to Schedules "B" and "C", it is understood and agreed that the Municipality cannot insist on relocating or upgrading any overhead lines to an underground service, if there is a less expensive or more practical solution. If there is not a less expensive or more practical solution, the Municipality and the Company will meet to negotiate suitable arrangements.

17) JOINT USE OF DISTRIBUTION SYSTEM

a) Municipal Use

The Municipality may, upon notice to the Company and upon confirmation from the Company that the intended use of the Distribution System by the Municipality complies with good and safe electrical operating practices, applicable legislation, and does not unreasonably interfere with the Company's use thereof, make use of the Distribution System of the Company for any reasonable municipal purpose (that is not commercial in nature or that could reasonably adversely affect the Company's exclusive franchise, as granted by the Municipality under this Agreement), at no charge by the Company to the Municipality, provided at all times that such use complies with the intended use.

The Municipality is responsible for its own costs, for the costs of removing any signage or repairing any of the facilities of the Company, and any necessary and reasonable costs incurred by the Company, including the costs of any alterations that may be required in using the poles and conduits of the Company.

The Municipality may, upon notice to the Company and upon confirmation from the Company that the intended use of the rights of way by the Municipality complies with good and safe electrical operating practices, applicable legislation, and does not unreasonably interfere with the Company's use thereof, make use of the rights of

way of the Municipality, at no charge by the Company to the Municipality, provided at all times that such use of the rights of way complies with the intended use.

The Company agrees to act reasonably and in a timely manner in making its determination above. Where a request is made by a Municipality to the Company under this Article 17a), the confirmation, the inability to provide a confirmation along with a reasonable explanation of the reasons why a confirmation cannot be provided, or the reasons for the delay shall, at a minimum, be communicated to the Municipality within five (5) business days of receipt of the request.

b) Third Party Use and Notice

The Company agrees that should any third party, including other utilities, desire to jointly use the Company's poles, conduits or trenches or related parts of the Distribution System, the Company shall not grant the third party joint use except in accordance with this Article, unless otherwise directed by any governmental authority or court of law having jurisdiction.

The Company agrees that the following procedure shall be used in granting permission to third parties desiring joint use of the Distribution System:

i) first, the third party shall be directed to approach the Company to initially request conditional approval from the Company to use that part of the Distribution System it seeks to use;

ii) second, upon receiving written conditional approval from the Company, the third party shall be directed to approach the Municipality to obtain its written approval to jointly use that part of the Distribution System on any Municipal Property or right-of-way; and

iii) third, upon receiving written conditional approval from the Municipality, the third party shall be directed to obtain final written approval from the Company to jointly use that part of the Distribution System.

Providing the Company has not precluded the Municipality's ability to obtain compensation or has entered restrictive agreements with any third parties using any Municipal Property, the Municipality agrees that the procedure outlined above shall apply only to agreements made after January 1, 2011.

c) Cooperation

The Company and the Municipality agree they will use reasonable efforts to cooperate with each other in any negotiations with third parties desiring joint use of any part of the Distribution System located on Municipal Property.

d) Payment

The compensation paid or to be paid by such third party to the Municipality for the use of the Municipal Property including its rights-of-way, shall be determined between the Municipality and the third party.

The compensation paid or to be paid by such third party to the Company for the joint use of its poles, conduits or related parts of the Distribution System shall be determined between the Company and the third party, subject to the jurisdiction of any governmental authority over the matter and the Municipality's right to intervene in any related regulatory proceeding.

e) Provision of Agreements

Upon request by the Municipality, the Company shall provide to the Municipality a copy of all agreements between the Company and any third parties involved in the joint use of any part of the Distribution System. The Company shall be entitled to redact:

i) any confidential or proprietary information of the Company or the third party; and

ii) such information that it reasonably determines to be of a commercially or competitively sensitive nature, from any such copy provided.

An inventory listing of these agreements shall be updated by the Company and provided to the Municipality upon request and at no cost to the Municipality. The Municipality agrees that the requirement to provide the Municipality with a copy of all agreements between the Company and any third parties involved in the joint use of any part of the Distribution System outlined above shall apply only to agreements made after January 1, 2001.

The Company acknowledges that it does not have the authority to allow nor to grant to any third party the right to use any right-of-way that the Municipality authorized the Company to use.

f) Compensation for Costs

Subject to Article 17c), in the event that either Party to this Agreement is required by law to appear before any applicable regulatory authority, including the Canadian Radio-television and Telecommunications Commission ("CRTC"), the Commission, or a court of law, as a direct result of the actions of the other Party (the "Denying Party") relating to the denial of use to a third party of any part of the Distribution System, then the Denying Party shall pay all reasonable and necessary legal costs incurred by the other Party that are directly related to any such regulatory or judicial proceeding.

18) MUNICIPALITY AS RETAILER

The provisions of this Agreement shall not in any way restrict the right of the Municipality to become a retailer within the meaning of the EUA.

19) RECIPROCAL INDEMNIFICATION AND LIABILITY

a) It is intended that this provision create reciprocal rights and obligations between the Company and the Municipality.

b) The Company, as an owner of the Distribution System, is provided liability protections under the EUA, and nothing in this Agreement is intended to abrogate, alter or diminish the liability protections granted to the Company under the EUA. The Company further acknowledges and agrees that the liability protection provisions, if any, under the EUA shall apply, with the necessary changes, to the Municipality with reciprocal rights thereunder.

c) The Company will indemnify and save the Municipality, its servants, agents, employees, licensees, contractors and invitees, harmless from and against any and all liability, actions, demands, claims, damages, losses and expenses (including all legal costs and disbursements) which may be brought against or suffered, sustained, paid or incurred by the Municipality, its servants, agents, employees, contractors, licensees and invitees, arising from, or otherwise caused by:

   i) any breach by the Company of any of the provisions of this Agreement; or

   ii) the negligence or wilful misconduct of the Company, or any of its servants, agents, employees, licensees, contractors or invitees in carrying on its business within the Municipal Service Area.

d) The Municipality shall indemnify and save the Company, its servants, agents, employees, licensees, contractors and invitees, harmless from and against any and all liability, actions, demands, claims, damages, losses and expenses (including all legal costs and disbursements) which may be brought against or suffered, sustained, paid or incurred by the Company, its servants, agents, employees, licenses, contractors and invitees, arising from, or otherwise caused by:

   i) any breach by the Municipality of any of the provisions of this Agreement; or

   ii) the negligence or wilful misconduct of the Municipality, or any of its servants, agents, employees, licensees, contractors or invitees, that has a direct adverse effect on the Electric Distribution Service of the Company.

e) In accordance with the liability protections under the EUA, notwithstanding anything to the contrary herein contained, in no event shall the Municipality or the Company be liable under this Agreement, in any way, for any reason, for any loss or damage other than direct loss or damage, howsoever caused or contributed to. For the

purpose of this Article, “direct loss or damage” does not include loss of profits, loss of revenue, loss of production, loss of earnings, loss of contract or any other indirect, special or consequential loss or damage whatsoever, arising out of or in any way connected with this Agreement or the actions or omissions of the Company or the Municipality.

20) ASSIGNMENT

In the event that the Company agrees to sell the Distribution System to a third party purchaser, the Company will request that the third party purchaser confirm in writing that it will agree to all the terms and conditions of this Agreement between the Company and the Municipality. The Company agrees that it will provide to the Municipality a copy of the third party purchaser’s confirmation letter.

The Company agrees to provide the Municipality with reasonable prior written notice of a sale of the Distribution System to a third party purchaser. The Parties shall thereafter meet to discuss the technical and financial capabilities of the third party purchaser to perform and satisfy all terms and conditions of this Agreement.

The Municipality has thirty (30) days from the meeting date with the Company to provide written notice to the Company of its intention to consent or withhold its consent to the assignment of this Agreement to the third party purchaser. The Municipality agrees that it may provide notice of its intention to withhold its consent to the assignment of this Agreement to the third party purchaser solely on the basis of reasonable and material concerns regarding the technical capability or financial wherewithal of the third party purchaser to perform and satisfy all terms and conditions of this Agreement. In this case, such notice to the Company must specify in detail the Municipality’s concern.
Should the Municipality not reply within the thirty (30) day period, it is agreed that the Municipality will be deemed to have consented to the assignment. The Company further agrees that, when it applies to the Commission for approval of the sale, it will include in the application any notice received from the Municipality, including the reasons given by the Municipality for withholding its consent. The Municipality shall have the right to make its own submissions to the Commission.

Subject to the Company having fulfilled the obligations outlined in the preceding three paragraphs, the Company shall be entitled to assign this Agreement to an arm’s length third party purchaser of the Distribution System without the consent of the Municipality, subject to having obtained the Commission’s approval for the sale of the Distribution System and, the third party purchaser’s confirmation in writing that it agrees to all the terms and conditions of this Agreement.

Where the Commission approves such sale of the Distribution System to a third party and the third party provides written confirmation to assume all liabilities and obligations of the Company under this Agreement, then upon the assignment of this Agreement, the Company shall be released from all its liabilities and obligations hereunder.

The Company shall be entitled to assign this Agreement to a subsidiary or affiliate of the Company without the Municipality's consent. Where the Company assigns this Agreement to a subsidiary or affiliate, the Company will remain jointly and severally liable.

Further, it is a condition of any assignment that the subsidiary, affiliate or third party purchaser, as the case may be, shall provide written notice to the Municipality indicating that it will assume all liabilities and obligations of the Company under this Agreement. Any disputes arising under the operation of this Article shall be submitted to the Commission for determination.

21) NOTICES

All notices, demands, requests, consents, or approvals required or permitted to be given pursuant to the terms of this Agreement shall be in writing and shall be deemed to have been properly given if personally served or sent by registered mail or sent by fax to the Municipality or to the Company, as the case may be, at the addresses set forth below:

a) To the Company:

FortisAlberta Inc.
Address: 100 Chippewa Road
Facsimile: (780) 464-8398
Attention: Rick Burden, Stakeholder Relations Manager

With a copy to:

FortisAlberta Inc.
Address: 320 -17th Ave, South West, Calgary, Alberta, T2S 2V1
Facsimile: 403-514-4001
Attention: Legal Department

b) To the Municipality:

Municipality: Strathcona County
Address: 2001 Sherwood Drive Sherwood Park, AB T8A 3W7
Facsimile: (780) 464-8111
Attention: Mr. Robert Coon, Chief Commissioner

c) The date of receipt of any such notice as given above shall be deemed to be as follows:

i) in the case of personal service, the date of service;

ii) in the case of registered mail, the seventh (7^{th}) business day following the date of delivery to the Post Office, provided, however, that in the event of an interruption of normal mail service, receipt shall be deemed to be the seventh (7^{th}) day following the date on which normal service is restored; or

iii) in the case of a fax, the date the fax was actually received by the recipient.

22) DISPUTE SETTLEMENT

a) If any dispute or controversy of any kind or nature arises relating to this Agreement or the Parties' rights or obligations hereunder, the Parties agree that such dispute or controversy will be resolved by negotiation, and where such negotiation does not result in the settlement of the matter within thirty (30) days of notice of such dispute being provided by one Party to the other Party, and to the extent permitted by law, the Company and Municipality agree that unresolved disputes pertaining to this Agreement, other than those contemplated in Articles 3 and 20 and Section 3 of Schedule "A", or those related to the sale of the Distribution System as contemplated in Article 10 and 12 hereof, or any other matter that is within the exclusive jurisdiction of a governmental authority having jurisdiction, shall be submitted to arbitration for determination and may be commenced by either Party providing written notice to the other Party stating the dispute to be submitted to arbitration.

The Parties shall attempt to appoint a mutually satisfactory arbitrator within ten (10) business days of the said notice. In the event the Parties cannot agree on a single arbitrator within the ten (10) business days, the dispute shall be forwarded to the Commission for resolution or determination.

In the event the Commission declines to assist in resolving the dispute or declines to exercise or claim jurisdiction respecting the dispute, both Parties agree to have the dispute resolved by an arbitration panel in accordance with the following procedure. Each Party shall appoint an arbitrator within the ten (10) business days thereafter by written notice, and the two arbitrators shall together appoint a third arbitrator within twenty-five (25) business days of written notice for arbitration. The dispute shall be heard by the arbitration panel within forty-five (45) business days of the written notice for arbitration unless extended by mutual agreement between the Parties. The arbitration panel shall render a decision within twenty (20) business days of the last day of the hearing.

Save as otherwise expressly provided in this Agreement, the provisions of the Arbitration Act (Alberta) (as amended from time to time) shall apply to any arbitration undertaken under this Agreement subject always to the Commission's jurisdiction over any matter submitted to arbitration. Pending resolution of any dispute, the Municipality and the Company shall continue to perform their respective obligations hereunder.

b) The Company shall advise the Commission of any dispute submitted to arbitration within ten (10) business days of it being submitted and shall advise the Commission of the results of arbitration within ten (10) business days following receipt of the decision of the arbitrator(s).

23) INTERRUPTIONS OR DISCONTINUANCE OF ELECTRIC SERVICE

Subject to its Distribution Tariff, the Company shall use its best efforts on a commercially reasonable basis to avoid and minimize any interruption, reduction or discontinuance of Electric Distribution Service to any consumer. However, the Company reserves the right to do so for any one of the following reasons:

a) Where the Company is required to effect necessary repairs or changes to the Distribution System;

b) On account of or to prevent fraud or abuse of the Distribution System;

c) On account of defective wiring or other similar condition which in the opinion of the Company, acting reasonably, may become dangerous to life or property;
d) Where insufficient energy or power is available for distribution by the Company to a consumer; or
e) Where required by a retailer, due to non-payment of power bills.

To the extent the Company has any planned major interruptions, reductions or discontinuances in Electric Distribution Service, it shall notify the Municipality as soon as practicable in the circumstances. For any other major interruption, reductions or discontinuances in Electric Distribution Service, the Company shall provide verbal notice to the Municipality as soon as is practicable in the circumstances.

24) APPLICATION OF WATER, GAS AND ELECTRIC COMPANIES ACT

This Agreement shall be deemed to operate as consent by the Municipality to the exercise by the Company of those powers which may be exercised by the Company with the consent of the Municipality under and pursuant to the provisions of the *Water, Gas and Electric Companies Act* (Alberta), as amended.

25) FORCE MAJEURE

If either Party shall fail to meet its obligations hereunder within the time prescribed, and such failure is caused or materially contributed by an event of "force majeure", such failure shall be deemed not to be a breach of the obligations of such Party hereunder, but such Party shall use best efforts on a commercially reasonable basis to put itself in a position to carry out its obligations hereunder. The term "force majeure" shall mean any acts of God, strikes, lock-outs, or other industrial disturbances, acts of the Queen's enemies, acts of terrorism (either foreign or domestic), sabotage, war, blockades, insurrections, riots, epidemics, lightening, earthquakes, storms, fires, wash-outs, nuclear and radiation activity or fall-out, restraints of rulers and people, orders of governmental authorities or courts of law having jurisdiction, the inability to obtain any necessary approval from a governmental authority having jurisdiction (excluding in the case of the Municipality that requires an approval from itself, the particular Municipality), civil

disturbances, explosions, mechanical failure, and any other causes similar in nature not specifically enumerated or otherwise specified herein that are not within the control of such Party, and all of which by the exercise of due diligence of such Party could not have been prevented. Lack of finances shall be deemed not to be an event of "force majeure".

26) TERMS AND CONDITIONS

The Terms and Conditions that apply to the Company and are approved by the Commission, as revised or amended from time to time by the Commission, shall apply to the Municipality.

27) NOT EXCLUSIVE AGAINST HER MAJESTY

Notwithstanding anything to the contrary herein contained, it is mutually understood and agreed that the rights, powers and privileges conferred and granted by this Agreement shall not be deemed to be exclusive against Her Majesty in the right of the Province of Alberta.

28) SEVERABILITY

If for any reason any covenant or agreement contained in this Agreement, or the application thereof to any Party, is to any extent held or rendered invalid, unenforceable or illegal, then such covenant or agreement will be deemed to be independent of the remainder of this Agreement and to be severable and divisible from this Agreement. The invalidity, unenforceability or illegality will not affect, impair or invalidate the remainder of this Agreement or any part thereof. The intention of the Municipality and the Company is that this Agreement would have been executed without reference to any portion which may, for any reason and extent, be declared or held invalid, unenforceable or illegal.

29) AMENDMENTS

This Agreement may only be amended by written agreement of the Parties, such amendments to be subject to regulatory approvals as required by law.

30) DISSOLUTION

In the event that the Municipality intends or resolves to dissolve:

a) this Agreement shall be assigned to the successor governing authority to the Municipal Service Area;

b) subject to an agreement to the contrary between the Company and the successor party, the Municipal Service Area of the Municipality as at the date of dissolution shall thereafter be the Municipal Service Area of the successor party for the purposes of this Agreement; and

c) the rights and obligations contained herein shall otherwise continue and shall be binding upon the Company and the successor party.

31) WAIVER

A waiver of any default, breach or non-compliance under this Agreement is not effective unless in writing and signed by the Party to be bound by the waiver. No waiver will be inferred from or implied by any failure to act or delay in acting by a Party in respect of any default, breach or non-observance or by anything done or omitted to be done by the other Party. The waiver by a party of any default, breach or non-compliance under this Agreement will not operate as a waiver of that Party's rights under this Agreement in respect of any continuing or subsequent default, breach or non-compliance under this Agreement (whether of the same nature or any other nature).

32) CONFIDENTIALITY

The Company acknowledges that the Municipality is governed by the provisions of the *Freedom of Information and Protection of Privacy Act* (Alberta).

IN WITNESS WHEREOF the Parties hereto have executed these presents as of the day and year first above written.

MUNICIPALITY

PER: _____
Name: Roxanne Carr
Title: Mayor

PER: _____
Name: Rob Coon
Title: Chief Commissioner
(Bylaw attached)

FORTISALBERTA INC.

PER: _____
Name: Karl Bomhof
Title: Vice President, Corporate and Customer Service

PER: _____
Name: Cam Aplin
Title: Vice President, Field Operations

SCHEDULE "A"

Core Services

The Company shall provide to the Municipality the following basic services as Core Services:

1) The Electric Distribution Service required to be provided by the Company pursuant to the Company's Distribution Tariff, the EUA, any regulations thereto, and any Commission orders and decisions;

2) The Company shall provide to the Municipality, on request, copies of any and all Electric Distribution Service related written information or reports required to be filed with the Commission, with the exception of responses to questions from interveners or the Commission related to rate hearings. A list of service area wide distribution services related measures requested by the Commission could include:

   a) The results of customer satisfaction surveys relating to the services provided by the Company;

   b) The indices of system reliability;

   c) The responses to notification of outages and hazards;

   d) Call Centre targets and statistics as related to the services provided by the Company;

   e) Consumer connect service and disconnect service statistics;

   f) Meter reading frequency and accuracy statistics;

   g) Consumer complaints related to the services provided by the Company; and

   h) Employee safety statistics.

   Notwithstanding the above, should the Company implement Commission approved Performance Based Regulation ("PBR"), it will provide the Municipality, on request, the results of the Performance Standards as set out in the PBR.

3) The Company shall provide to the Municipality, upon request, an annual report on the following standards specific to the Municipality:

   a) Reliability measures, to the extent that distribution feeders are an appropriate indicator of the overall reliability for the Municipality. In some cases, the distribution feeder information will be an appropriate indicator of the overall reliability in a Municipal Service Area. In other cases, where the distribution feeder serves customers outside of the Municipal Service Area, it may not be appropriate indicator;

b) The total number of outages, by distribution feeder, for each of the preceding three (3) years;

c) The average duration of the outages, by distribution feeder, for each of the preceding three (3) years;

d) Street light performance, as discussed in Schedule "C";

e) Subject to any applicable privacy legislation, the Code of Conduct Regulation under the EUA, or other rules prohibiting or restricting such disclosure, a spreadsheet listing:

   i) The total number of sites within the Municipal Service Area, by Company rate class, per month, for each of the last three (3) years;

   ii) The total number of Municipality owned sites within the Municipal Service Area, by Company rate class, per month, for each of the last three (3) years;

   iii) The total kWh of electricity consumed by Consumers within the Municipal Service Area, by Company rate class, per month, for each of the last three (3) years;

   iv) The total kWh of electricity consumed at Municipality owned sites within the Municipal Service Area, by Company rate class, per month, for each of the last three (3) years;

   v) The franchise fee revenue collected from Consumers within the Municipal Service Area, by Company rate class, per month, for each of the last three (3) years;

   vi) The franchise fee revenue collected from the Municipality from sites the Municipality owns within the Municipal Service Area, by Company rate class, per month, for each of the last three (3) years; and

   vii) Such other information as may be agreed upon by the Parties from time to time, and

f) A copy of the Annual Service Quality Report as provided by the Company to the Commission as per Rule 2 which provides overall company Service Reliability Measures and Customer Satisfaction Measures.

   Where privacy legislation, the Code of Conduct Regulation under the EUA, or other rules under the EUA prohibiting such disclosure prevent the Company from providing the information above, the Company shall make reasonable attempts to aggregate the information by aggregating rate classes in order to comply with the applicable rules, but shall not be obligated to provide such aggregated information if

the Company does not believe such aggregation will allow the Company to comply with the applicable rules.

In the event that the service levels indicated in the Annual Service Quality Report referred to in Section 3f) of this Schedule A show deterioration to the extent that the Municipality or Municipal Service Area is materially adversely impacted, the Municipality shall contact its appropriate Company representative in an effort to remedy any identified deficiencies. If such discussions are not successful in addressing the Municipality's concerns, the Municipality shall then contact senior management of the Company to determine appropriate solutions.

SCHEDULE "B"

Extra Services

1) Where the Municipality requests Extra Services, the Company will provide its applicable operations and maintenance standards for Distribution System field services.

2) If the Company and the Municipality agree that the Company will provide Extra Services requested by the Municipality, the Parties shall complete the information required in subparagraph 3), and subparagraph 4) shall apply in respect of such Extra Services.

3) In consideration for the provision of the Extra Services, the Municipality shall pay to the Company the sum of _____ ($_____.00) which may be deducted from the franchise fee.

4) Annually, the Company shall provide a written report to the Municipality, outlining the actual performance of the Extra Services provided and the related costs for each service for the Municipality to assess if the performance standards have been met.

5) Nothing in this Agreement precludes the Company from subcontracting with the Municipality to provide all or any part of the Extra Services to the Municipality.

SCHEDULE "C"

Street Lighting

1) As set out in Article 11c) of this Agreement, once all street lighting within the Municipal Service Area has been converted to the applicable Company investment option rate, the Company agrees to provide the following services for street lighting within the Municipal Service Area as part of its Core Services:

a) **Lights-out Patrols:** On a monthly basis, during the time period of September 15th to May 15th, the Company will conduct a "lights-out" street light patrol to identify lights that are not working. Formal street light patrols will not be conducted during the summer months; however, normal reporting and replacement procedures will be maintained.

b) **Lights-out:** The Company will replace or repair a failed light identified in its patrol or reported by customers, within two (2) weeks. If the reported light is not replaced or repaired within two (2) weeks, the Company will provide a two (2) month credit to the Municipality based on the rate in the Distribution Tariff for the failed lights. Such two (2) month credit shall continue to apply for each subsequent two (2) week period during which the same failed light(s) have not been replaced. The Company agrees to use good faith commercially reasonable efforts to replace or repair:

i) failed street lights at critical locations; or

ii) failed street lighting circuits at any location, as the case may be, as soon as possible. The location of the critical street lights will be agreed to by both Parties.

c) **Underground Breaks:** As a minimum, the Company will provide a temporary overhead repair within two (2) weeks of an identified or reported outage. Underground breaks identified during the summer months of April 15th to September 15th will be repaired (underground) by October 31st of the current summer construction period. A permanent repair will be made by October 31st of the next year if the outage is identified between the winter months of September 15th to April 15th.

d) **Street light Painting:** The Company will provide a regular street light "painting" patrol as part of its Street light inspection program. The Municipality may request that it participates in select street light inspection patrols and may review the results of the street light inspection program. Street lights that are identified as requiring immediate work through the Street light inspection program will be re-painted by October 31st of the next maintenance season.

e) **Street light Pole Test Program:** Street lights will be tested at least every nine (9) years as part of the Company's Pole Test Program. This program will identify poles that need to be replaced and those that should be treated. This replacement and treatment work will be completed by October 31st of the next summer maintenance season.

f) **Street light Patrols**: The Company will include regular street light inspection patrols as part of its inspection of equipment and lines, as specified in the Alberta Electrical Utility Code.

2) On an annual basis, the Company will provide the Municipality with:

i) the number of "lights-out" identified from the street light patrols;

ii) the number of temporary overhead repairs of street lights at year-end; and

iii) the number of permanent underground repairs of street lights made during the year.

Councillor Request Report

July 19, 2016

#	Elected Official Name	Subject	Req type	Meeting date	Due date	Resp Dept	2nd Dept	Request	Reponse date	Reponse	Status
105	SMITH Paul	**Gravel and Clay Extraction Regulations**	Information	21/06/2016	06/07/2016	PDS		Please provide an explanation of how gravel and clay extraction is regulated in Strathcona County including zones such as where it is allowed, and the permitting process through to reclamation? Why is aggregate and clay extraction a listed use in our agricultural zones, given its negative impact on agricultural production?			Outstanding
109	BELAND-QUEST Fiona	**Savour Strathcona**	Information	12/07/2016	26/07/2016	EDT		Please provide information regarding the Savour Strathcona event including its history, growth, event attendance, staff resources required, budgetary impacts both revenue and expenses, as well as information on the partnership with Travel Alberta.			

Expenditure of Council Priority Funds Report

Clover Bar Pioneer Court

Recommendation
THAT an expenditure of $8000.00 from Council Priority Funds as follows:

Mayor Carr	$1500.00
Councillor Bidzinski	$2000.00
Councillor Anderson	$500.00
Councillor Botterill	$500.00
Councillor Howatt	$1500.00
Councillor Smith	$500.00
Councillor Delainey	$500.00
Councillor Beland-Quest	$1000.00

for the purpose of providing funds to Clover Bar Pioneer Court for costs associated with replacing the atrium floor, be approved.

Enclosure
1 Clover Bar Pioneer Court Council Priority Funds Application

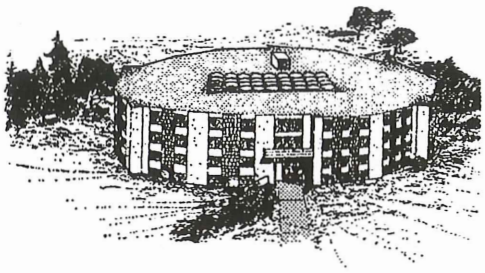
Cheque Payable to:

Vendor: 31671

Clover Bar Pioneer Court
6 Mission Street
Sherwood Park, AB T8A 0V3

Clover Bar Pioneer Court

Telephone: (780) 467-8206



6 Mission Street
Sherwood Park, Alberta
T8A 0V3

Strathcona County Council, June 10, 2016

My name is Sandra Lennox and I am the manager of Clover Bar Pioneer Court, located on Mission St. in Sherwood Park. Clover Bar Pioneer Court is a condominium that provides affordable housing for seniors in Sherwood Park. As you are aware, there is a huge need for this. The Friends of the Pioneers is a nonprofit society made up of various volunteers. They hire 2 employees, sell suites, and ensure proper maintenance is completed as well as advise the building manager.

Pioneer Court is a 56 year old building in need of many repairs. While it has been taken care of very well, these repairs are unavoidable. These repairs are very costly and as we are non profit our funds are stretched about as far as they can go.

We are looking to council for funding for replacement of our atrium floor. The atrium is used by all of the 50 residents that live here as well as their family members. Several activities take place in the atrium: yoga classes which are attended by seniors that live within Strathcona County, dinners, dances, family parties (those family that live in the community are welcome here), caroling at Christmas time and many other activities. Our atrium is a huge part of our building and is in desperate need of a new floor. The existing floor is scratched beyond repair and is quite frankly an eyesore.

In the past council has been generous to us and we greatly appreciate your assistance. We are returning funds that we received form you for a ramp as we now feel that it is not a good use of your money as there are too many obstacles to our building to provide true wheelchair accessibility through the front door.

Please consider our request for the flooring so that we can reserve the beauty of this unique building in Sherwood Park that provides the much needed service of affordable housing for our seniors.

Sincerely,

Sandra Lennox

Manager

I am currently in negotiation with this vendor to provide us with a discount. I am anticipating that the cost of the flooring will be less than presently quoted.

Sherwood Flooring
for all your flooring needs
PH: 780-467-0082 FAX: 780-467-0092
70 - 130 Broadway Blvd, Sherwood Park, Ab, T8H 2A3

ESTIMATE

CUSTOMER: Sandy Lennox
ADDRESS: **6 Mission Street**
Sherwood Park, AB

email:

SALES PERSON	Date	PHONE
Greg	20-May-16	780-467-8206

QUANTITY	UNIT	DESCRIPTION	PER UNIT	TOTAL
1180		Delivery	$0.30	$354.00
1180	1173.9	Insigil Laminate	$2.50	$2950.00
1		Floor prep max	$200.00	$200.00
		Material		
1180		Laminate	$3.65	$4307.00
1200		Pad	$0.59	$708.00
2		Reducer	$52.00	$104.00
			SUBTOTAL	$8623.00
			GST	$431.00
			TOTAL	$9054.00

GST# 821710639

WCB# 5072592

Above information is not an invoice and only an estimate of service described and agreed upon.

There may be additional charges applied due to unforeseen floor prep.

All items returned for credit are subject to a restocking fee (to a maximum of 50%)

If you have any questions or would like to book, please contact the office staff as they would be glad to help.

Please visit our website at www.sherwoodflooringltd.ca or
email us at: info@sherwoodflooringltd.ca

Sherwood Flooring
for all your flooring needs

Customer Name: Sandy Lennox

____We do not accept deposits for labour, however we expect **full payment upon completion**.

____Payment can be made by *cash* or *cheque* (to the crew) or *mc/visa* (in the shop **&** same day) **only.**

____Payment for materials is due on order (in full for special/custom orders).

____If your project is done in stages, we require payment at the end of each stage. We will invoice separately.

____When the material arrives please *open (at least) 1 box* to ensure it is the correct product.

____It's the **homeowner's responsibility** to have their underlayment (pad) approved by their condo board.

____Square-Footage is calculated by the *number of boxes* we require to complete the job.

____We suggest you have *at least* 1 box of maintenance material.

____Plywood is charged by the *number of sheets* we use.

____Charges for stair installation are in addition to the charges per square foot.

____All installations are done to Sherwood Flooring specifications.

____Please ensure all security/water/electrical lines are clear of our path. These are **not** our responsibility.

____If you do your own removal of the existing flooring and it's not to our standards, extra charges will apply.

____How do we **access** your home? Lock Box, neighbour, etc. Sandy

____Please provide a safe location for your pets and children during the installation process.

____Please remove **all valuables** (Inc. electronics), small objects and fragile items from the installation area.

____Items such as fridges, stoves, doors, baseboards etc. *may not fit* after the added height of flooring is installed.

____We suggest that wood based material be on-site to acclimate for 48 hours prior to install.

____We require a safe cutting area; Garage or Shop? If not provided, **bad weather may delay install.** Parking lot west wall in Room

____The installation crews arrive on-site between **8 and 10 AM** unless other arrangements are made.

____Please let us know where we are able to *park* during your days of installation. street

____Please be aware that there will be a lot of dust from cutting the flooring and/or new baseboards.

____The approximate length of time for the installation is 2-3 day(s).

Customer	*Date* May 20/16
Salesperson	*Date* May 20/16

Expenditure of Council Priority Funds Report

Strathcona 4-H Rein Riders

Recommendation
THAT an expenditure of $1500.00 from Council Priority Funds as follows:

Mayor Carr	$500.00
Councillor Smith	$500.00
Councillor Riddell	$500.00

for the purpose of providing funds to Strathcona 4-H Rein Riders for costs associated with hosting an Exchange Canada event, be approved.

Enclosure
1 Strathcona 4-H Rein Riders Council Priority Funds Application

Cheque Payable to:

Vendor: 71055

Strathcona 4-H Rein Riders
53340 Range Road 212
Ardrossan, AB T8G 2B5

Enclosure 1

June 16, 2016

Dear Councillor Paul Smith,

I am the General Leader of the Strathcona 4-H Rein Riders, and I am writing to you to request some financial support for our Exchange Canada Adventure this July.

Our exchange group consists of eight young ladies and gentlemen ranging from 14 to 17 from the Strathcona District and two others from the Sturgeon District. We will be hosting ten youth from Durham County, Ontario from July 7 to 16 and during this time we have planned adventures to encourage a healthy outlook of our fine Alberta province.

Upon arrival, we will be meeting for a BBQ at the Bodell's family farm where we will get to meet our twins face to face for the first time after a month of Facebooking each other. We are expecting approximately five people per participating family so plan to feed fifty people on the first night. Throughout the week we will be touring local farms, feedlots, and driving by the refineries to show off our many resources directly linked to Strathcona County. As part of the exchange, the Durham group had to study and write a report on a local landmark so we suggested the Ukrainian Cultural Heritage Village which we will be touring as well. Other than a two day visit to Jasper we will be taking advantage of everything in our own backyard. Elk Island National Park and Strathcona Wilderness Center are sure to be a fun time as not everyone has bison next door.

Exchange Canada states that we are required to donate back to the community that we are visiting. This winter our construction members learned to build garden boxes for local schools. We are planning on hosting a clinic to teach and build two more boxes with the exchange members. I'm expecting some very fancy garden boxes with both Strathcona and Durham Counties stamped on the finished product.

These exchange trips give our youth the opportunity to experience other parts of Canada and see for themselves what each province has to offer. We hope to show the Ontario group that Alberta is not just Oil Sands but is agriculture at its best. Building community across the nation is the most important part of this trip as lifelong friends are made.

Our final night, July 15th, our plan is to host a baseball game, BBQ and pleasure horseback riding at the Josephburg Riding Club/Josephburg Agricultural Societies grounds. We open this night to all of our club members and to you, the Councillors of Strathcona, to come out and enjoy an evening of fine food and fond memories of a fantastic week. We hope to have at least 100 people stop in to say farewell to our new friends from Durham County.

On this note, I am hoping that the Council Priority Fund would be able to help us fund some of this adventure. Our members have done a substantial amount of fundraising but anything extra would help make their experience more enjoyable.

Sincerely

Kathy Corcoran

Dreamcatcher212@live.ca

Enclosure 1

Strathcona 4-H Rein Riders/Durham West Exchange Trip

2016

EXPENSES	
FLIGHTS	$125.00 X 12 = 1500.00
ARRIVAL BBQ	5.00 X 50 = 250.00
WEST ED WATERPARK	30.00 X 24 = 720.00
UKRAINIAN CULTURAL VILLAGE	10.00 X 24 = 240.00
CLINIC FOR BUILDING GARDEN BOXES	25.00 X 24 = 600.00
ENTRANCE TO ELK ISLAND PARK	6.80 X 24 = 163.20
GEOCACHING AT SWC	3.90 X 24 = 93.60
HOSTEL	60.00 X 24 = 1440.00
JASPER TRAM	40.00 X 24 = 960.00
MIETTE HOTSPRINGS	6.00 X 24 = 144.00
FAREWELL BBQ	5.00 X 100= 500.00
DONATION TO USE JRC RIDING EQUIPMENT	150.00
EXTRA COSTS INCURRED	198.12
TOTAL	6958.92
INCOME	
PARENTS	$125.00 X 12 = 1500.00
BOTTLE DRIVE	1252.45
PAINT NIGHT	1206.47
STRATHCONA 4-H REIN RIDERS	500.00
JOSEPHBURG AG SOCIETY	1000.00
TOTAL	5458.92

Difference between income and expenses is $1500.00. This is what we are requesting from the Council Priority Fund.

Expenditure of Council Priority Funds Report

District 99 Toastmasters

Recommendation
THAT an expenditure of $1,500.00 from Council Priority Funds as follows:

Mayor Carr	$260.00
Councillor Anderson	$260.00
Councillor Howatt	$260.00
Councillor Smith	$260.00
Councillor Delainey	$200.00
Councillor Beland-Quest	$260.00

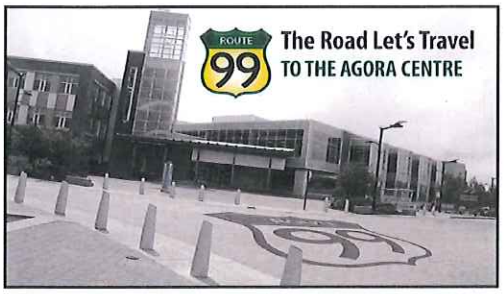
for the purpose of providing funds to District 99 Toastmasters for costs associated with refreshments and gifts for speakers at the upcoming District 99 Toastmaster 2016 Fall Conference, be approved.

Enclosure
1 District 99 Toastmaster Council Priority Funds Application

Cheque Payable to:

Vendor: 71101

c/o 535, 22560 Wye Road
Sherwood Park, AB T8A 4T6



July 7, 2016

Office of the Elected Officials
Strathcona County
2001 Sherwood Drive
Sherwood Park, AB T8A 3W7

Dear Mayor Carr and members of Council,

It is indeed my pleasure to advise that the first-ever Toastmasters Conference is coming to the Agora/Community Centre on October 21-22, 2016. We are anticipating that 150-200 Toastmasters and their families will be in attendance for the first-ever District 99 Toastmasters 2016 Fall Conference, *"Route 99 – The Road Let's Travel"*. We are so very honoured to have the Toastmasters International President, Jim Kokocki, DTM attending the Conference as our keynote speaker.

District 99 Toastmasters comprises the northern parts of Alberta and Saskatchewan. District 99 came into existence on July 1st, 2016. However the journey began long before that when our former District 42 realized that they had become very large and needed to reform into two districts. The southern half of Alberta and Saskatchewan remained as District 42 and the new district became known as District 99. As a result of the reformation, we ended up with two districts with approximately half the membership. But, District 99 still ended up being the geographical big brother. Our district covers a fairly wide geographical area. With over 150 clubs and 3000 members strong, our district is a force within the Toastmasters world.

We are requesting Priority Funding from the Mayor/Elected Officials to help cover the costs of two coffee breaks (approx. $1,000.) from Vicky's Catering, and gifts of pottery for our Keynote speaker and Plenary Speaker, as well as gifts of pottery for the four speakers presenting educationals for the District 99 Toastmasters attending the Route 99 Conference (please see attached budget)

Thank you in advance for your time and your consideration of our request for Priority Funding for the first-ever District 99 Toastmasters 2016 Fall Conference. Please feel free to contact me at (780) 907-9424 or social@d99tm.org if any further information is required.

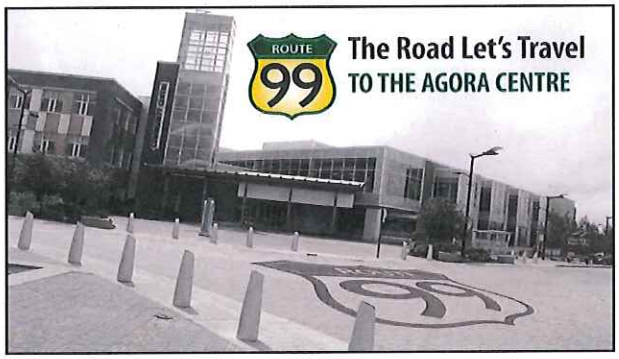
Kind Regards,

Glenda Sheard

Glenda Sheard, DTM
District 99 Toastmasters 2016 Fall Conference Committee
Chair - Speakers

District 99 Toastmasters

2016 Fall Conference, "Route 99 – The Road Let's Travel"



Gifts for Speakers

Budget $500.00

Total of 1 pottery bowl (approx. $150) and 10 pottery mugs (approx... $35-$40 per mug)

Pottery made by local artisan

Keynote Speaker – Toastmasters International President, Jim Kokocki, DTM – 1 pottery bowl

Four Educational Speakers – 2 pottery mugs each = 8 mugs

Plenary Speaker – Toastmasters International President, Jim Kokocki, DTM = 2 mugs

Coffee Breaks x 2

Budget $1,000.00

Provide coffee from Vicky's Catering for 150-200 Toastmasters for 2 coffee breaks during the Conference in the Agora on October 22, 2016

Total $1,500.00

Expenditure of Council Priority Funds Report

ZOE's Animal Rescue Society

Recommendation
THAT an expenditure of $5,000.00 from Council Priority Funds as follows:

Mayor Carr	$900.00
Councillor Anderson	$900.00
Councillor Howatt	$900.00
Councillor Delainey	$500.00
Councillor Riddell	$900.00
Councillor Beland-Quest	$900.00

for the purpose of providing funds to ZOE's Animal Rescue Society for costs associated with the Dog Days of Summer event on Sunday, September 11, 2016, be approved.

Enclosure
1 ZOE's Animal Rescue Society Council Priority Funds Application

ZOE'S ANIMAL RESCUE SOCIETY

ABOUT US

BE THE CHANGE YOU WISH TO SEE IN THE WORLD – GANDHI

Those are words which Sasha Campbell – a Strathcona County resident – lives by. And words which inspired both Sasha and Kath Oltsher, when they co-founded *Zoe's Animal Rescue Society* in 2012.

Zoe's is a volunteer run, shelterless, registered animal rescue society. The rescue team at *Zoe's* shares the objective of saving vulnerable and at-risk animals. The team is dedicated to each and every rescue animal – from intake, to medical care & standard vetting, fostering, home screening & finally adoption!

The goal of *Zoe's* is undoubtedly admiral. This year Zoe's is on target to help over 300 at risk animals - an average of 5-6 times as many pets as most other local rescue groups.

With *Zoe's,* 100% of all revenues and donations go towards helping the animals. There are no overhead costs and no administration fees. Donations and fundraisers help to pay ongoing vet bills and purchase supplies for the foster homes (everything from pet food to pet toys, bedding, supplies, etc).

The spay-neuter cost for an average, healthy cat is approximately $200, plus an additional $25/ month while they are in *Zoe's* care. The spay-neuter for an average healthy dog is $350, plus an additional $50/ month while in *Zoe's* care. Those costs increase considerably, when animals are not healthy. The latter are the focus of *Zoe's* efforts.

$2-5	De-worming pills
$10-20	Collar and leash
$25	Advantage medication
$15-30	Basic vaccinations
$30-50	Microchip
$60-150	Wire kennel
$90-120	Wire exercise pen
$100	Parvo test for a dog
$140	Igloo and straw bale
$150-400	Spay or neuter
$3000	Mini spay and neuter clinic

The 2015 Financial Statement for *Zoe's Animal Rescue Society* is as follows:

REVENUES:	$248,795
EXPENSES:	($282,965)
SHORTFALL:	($34,170)

ZOE'S ANIMAL RESCUE SOCIETY

THE DOG DAYS OF SUMMER EVENT

EVENT: DOG DAYS OF SUMMER
LOCATION: BROADMOOR LAKE PARK
DATE: SUNDAY, SEPTEMBER 11, 2016
TIME: 11AM UNTIL 3PM

Zoe's 2015 financial shortfall was cleared by early 2016 through enthusiastic fundraising by the group's dedicated volunteers. A high profile annual event though, would ease the financial stress on our volunteers ... and allow *Zoe's* to focus on even more animals in need.

The proposed **Dog Days of Summer** event would be the ideal solution! In addition to helping Zoe's bring in necessary revenues, it would a great promotional event for Strathcona County too!

Ultimately the **Dog Days of Summer** would be similar to *Pets in the Park*, hosted by the Edmonton Humane Society. Naturally it will take a few years to reach the participation and attendance they have. However we expect the **Dog Days of Summer** event to grow quickly - based not only on existing recognition of the EHS event, but the uncomplicated public access that our community's venue allows.

The **Dog Days of Summer** will be open to the public. Our goal is to attract a minimum of 2,500 visitors this year, and grow every year afterwards. There will not be an admission charge, although we will be encouraging those attending to bring pet donations (ie. pet food, pet toys, supplies, etc). *Berkeley's Place* and *A Pet's Pantry* will be in attendance to accept the donations. *Berkeley's Place* and *A Pet's Pantry* will then re-distribute the donations back to the various rescue groups – and the Bissell Centre.

ACTIVITIES

There will be a variety of activities, including:

- Music
- Dog Trainers, Dog Agility Demonstrations, Pet Groomers, etc
- Children's Activities (Catnip Gardening, Pet Glitter Tattoos and Painting for Children of all ages)
- Market Place Vendors (target 50 Vendors – from Garden Market, Pet Food, Pet Turf, Crafts etc)
- And, Other Community-Based Rescue Groups!

ADVERTISING

Although already underway, official advertising for the event in general - and more specifically for Market Place Vendors – will begin the week of July 25, 2016. We will be putting free ads in the local papers every week until the event.

In addition, we would like to run at least 4 – 1/16 page color advertisements in the Sherwood Park News to attract even more attention. These will further increase name recognition and attendance. We will also be using Facebook and Kijiji to promote the **Dog Days of Summer**!

The **Dog Days of Summer** has the potential to be a noteworthy special event in Strathcona County. However - as a not-for-profit organization - *Zoe's Animal Rescue Society* requires financial assistance to achieve that goal. Thank you for reviewing our Priority Funding Application.

ZOE'S ANIMAL RESCUE SOCIETY

BUDGET 2016, DOG DAYS OF SUMMER

GENERAL REVENUES	REVENUES
Potential Sponsor - Children's Activities	$ 500.00
Potential Sponsor - Pet Photo Booth	500.00
Projected Vendor Revenues	5,000.00

GENERAL EXPENSES	EXPENSES
Advertising and Signage	$ 1,500.00
Children's Activities	500.00
Community Notfications	150.00
Music / DJ	300.00
Pet Photo Venue	500.00
Site Permits	200.00
St John's Ambulance	250.00
Volunteer Appreciation Area	150.00
Volunteer / Security Vests	100.00
Misc (ie. Dog Water Bowls, etc)	50.00
FACILITY EXPENSES	
Rental (Porta Potties)	850.00
Rental (Field and Picnic Area)	500.00
Rental (Damage Deposit)	500.00
Rental (Power)	200.00
Rental (Site Clean Up)	250.00
Rental (Extra Garbage, Recycle and Green Bins)	-
TOTAL:	**$ 6,000.00** **$ 6,000.00**

2016 Capital Budget Amendment – Strathcona Public Services Yard Facility Master Plan–Design and Transit Bus Barn–Functional Program Development

Report Purpose

To request an amendment to the 2016 Capital Budget to decrease the allocation for Transit Bus Barn – Functional Program Development project in the amount of $20,000 to fund a corresponding increase in the allocation for the Strathcona Public Services Yard Facility Master Plan – Design Project.

Recommendation

THAT an amendment to the 2016 Capital Budget to increase the funding for the Strathcona Public Services Yard Facility Master Plan – Design project in the amount of $20,000 (from $630,000 to $650,000) to be funded from the Municipal Projects Reserve (1.3773); and a corresponding amendment to the 2016 Capital Budget to decrease the funding for the Transit Bus Barn – Functional Program Development project in the amount of $20,000 (from $700,000 to $680,000) to be released back to the Municipal Projects Reserve (1.3773), be approved.

Council History

December 8, 2015 Council approved the 2016 Capital Budget

Strategic Plan Priority Areas

Economy: The Strathcona Public Services Yard Expansion contributes towards effective and efficient municipal infrastructure to meet the needs of our growing community.
Governance: n/a
Social: n/a
Culture: n/a
Environment: n/a

Other Impacts

Policy: FIN-001-024: Financial Reserves; FIN-001-027: Tangible Capital Assets Financial Reporting Policy;
Legislative/Legal: n/a
Interdepartmental: n/a

Summary

The capital budgets for the Transit bus Barn – Functional Program Development and the Strathcona Public Service Yard Facility Master Plan – Design were approved by Council during the last budget cycle. After further evaluation of the capital budget needs for each of each of these projects, Administration is proposing to move $20,000 from capital budget for the Transit Bus Barn – Functional Program Development to the Strathcona Public Service Yard Facility Master Plan – Design.

Author: Diehl Townsley, Facility Services

Director(s): Diehl Townsley, Facility Services; Laura Probst, Financial Services
Associate Commissioner: Grant Heer, (Acting) Corporate Services, Greg Yeomans, Chief Financial Officer
Lead Department: Facility Services