

Agenda Item: 11.1 – Bylaw 2-2019

Proposed Amendment to the Municipal Development Plan Bylaw 20-2017

East of Highway 21, South of Pointe-Aux-Pins Creek, West of Range Road 222, and North of the CN Rail Line

and

Agenda Item 11.2 – Bylaw 3-2019

Proposed adoption of the Bremner and LEA Area Concept Plan

East of Highway 21, South of Pointe-Aux-Pins Creek, West of Range Road 222, and North of the CN Rail Line

Date: May 21, 2019

Time: 5:00 p.m.

Speaker number	Name	Verbal or Written Submission	In favour (✓) Opposed (X) Undecided
1	Pastor Markus Wilhelm	Verbal and Written	X
2	Lori, Trenton and Austin Dowling	Verbal and Written	X
3	Arthur Boytinck	Verbal	Undecided
4	Ross Taylor	Verbal and Written	X
5	Coleen Taylor	Verbal and Written	X
6	Bob Weller	Verbal	X
7	Lois Gordon	Verbal and Written	X
8	Gary Hacking	Verbal	X
9	Shane Parker	Verbal and Written	✓
10	Marilyn Kieran	Verbal	X

Collection and use of personal information

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11	Fred Johannesen	Verbal	✓
12	Sparky Huculiak	Verbal	Undecided
13	Laurie Scott	Verbal	✓
14	Wade Zwicker	Verbal	✓
15	Alan Dunn	Verbal and Written	X
16	Barbara Johnston	Verbal	X
17	Colin Jackson	Verbal and Written	✓
18	Reanna Rehman	Verbal	✓
19	Blaine Hill	Verbal and Written	X
20	Daryl Clarkson	Verbal and Written	X
21	Brad Armstrong	Verbal and Written	✓
22	Marlea Sleeman	Verbal	✓

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23	Todd Banks	Verbal and Written	✓
24	John Brown	Verbal	✓
25	Arnie Piontkowski	Verbal	X
26	Bill Bocock	Verbal and Written	X
27	Mickey Cameron	Verbal	X
28	Sam Johnson	Verbal	X
29	Doreen Aleth	Verbal	X
30	Wayne Latam	Verbal	Undecided
31	Evelyn Brown	Verbal	✓
32	Brett Dermott	Verbal	X
33	Jordan Gulayets	Verbal	✓
34	Orleen Pearson	Verbal	X

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From: [Legislative Officer](#)
To: [Legislative Officer](#)
Subject: FW: Views on Bremner
Date: May 15, 2019 11:34:27 AM

From: Rod Frank
Sent: Friday, May 10, 2019 10:34 AM
To: Mavis Nathoo
Subject: FW: Views on Bremner

[Willing to share...](#)

From: Markus Wilhelm [<mailto:pastormarkus@glorylutheran.ca>]
Sent: May 10, 2019 9:12 AM
To: Rod Frank
Subject: RE: Views on Bremner

Thank you, Mayor Frank, for your encouraging reply.

Please feel free to share my letter with the council and at the public hearing.

I should clarify, however, that while many of our congregational members are of the same mind as I on this issue, there are some who do support the Bremner plan. We have not taken a vote as a congregation, nor do we have an official position. I plan to come to the public hearing on May 21.

Thank you again!

Markus Wilhelm

On Wed, 8 May 2019 23:57:43 +0000, Rod Frank wrote:

Pastor Wilhelm – Thank you for your kind and considerate letter.

I appreciate your thoughts on the matter as a representative for an important stakeholder group, both within the Bremner area, the County as a whole, and of course as a private citizen.

I appreciate your feedback, and would like to share it with the rest of my Council colleagues. Please let me know if I may do that, and after removing your personal information, make your correspondence available as part of the public hearing that will take place on the Bremner ACP on May 21, 2019 at 5:00 pm.

I believe that careful consideration must be given before choosing to develop prime agricultural land (as is reflected in our Agricultural Master Plan), that taxpayers should not be exposed to the financial risks of high-stakes development, and that it is important that the information Council is using to make a decision is as complete and accurate as possible. I do have a concern that the population projections being used as the basis of this plan are double the actual growth we have seen over the past 65 years on average.

Please feel free to register and come out to speak at the planned public hearing on May 21, as I

am looking forward to hearing from our residents. Below is a link to information on how to register to speak:

Please note that all the information on registering for the public hearing is online:
<https://www.strathcona.ca/council-county/mayor-council/council-meetings/public-hearings-and-meetings/>

The appropriate email address for registration is LegislativeOfficer@strathcona.ca and the number is 780-464-8137.

Anyone registering should provide their full name, the bylaw number, and indicate if they are in favour or opposed.

I appreciate your support, and please do not hesitate to reach out should you have further questions or concerns on Bremner or any other matter.

Yours truly,

Rod FRANK

Mayor
Strathcona County

2001 Sherwood Drive
Sherwood Park, AB T8A 3W7
Tel.: 780-464-8000

From: Markus Wilhelm [<mailto:pastormarkus@glorylutheran.ca>]
Sent: May 3, 2019 4:02 PM
To: Rod Frank
Subject: Views on Bremner

Mayor Rod Frank, Strathcona County

**2001 Sherwood Drive
Sherwood Park, Alberta T8A 3W7**

Dear Mayor Frank,

Peace be with you!

One year ago you visited with me and a number of clergy from the Sherwood Park area at Glory Lutheran Church, the congregation which I lead. You may remember that we are located southeast of the interchange of Highways 16 and 21, occupying a portion of land that includes part of the Oldman Creek, as well as about 20 acres of

hay field. Our church sits on the edge, but within, the area which has been slated for "light industrial" according to the Bremner plan.

I remember how excited and relieved I was to hear your comments about the Bremner proposal. You had expressed doubts about the financial feasibility of the plan, and misgivings about paving valuable agricultural land, saying that the younger generations would not stand for it. I believe you also mentioned at the meeting, or at some point afterwards, that you were being lobbied by developers on an almost daily basis.

Given the pressure developers and other financial stake holders can exert, I am hoping that your views on the project have not changed. The Bremner project is as much a bad idea now as it was a year ago, for the reasons you expressed. Financially, whenever developers look for land to build, they look for the easiest places to do so. A relatively even, unoccupied parcel such as what most of Bremner is, suits them best because it guarantees the highest profits. As you mentioned, however, costs to the county, to taxpayers and to future generations who need to deal with the upkeep of the infrastructure, must be factored in. A project of this magnitude would no doubt saddle our children with a great burden of debt.

Certainly, the situation we find ourselves in with regard to agricultural land hasn't changed. The need for good soil only grows with the growth of the county and world's population. While there is an acknowledged need for housing in the county, I was happy that you had expressed confidence that we have enough parcels within existing urban areas to accommodate ten years of growth or more.

I am worried that as a result of building industry lobbying and with the change in provincial government the pressure on you to change your views has increased greatly. I hope you will assure me that they have not succeeded. In any case, I would like to offer you my support to stick to your plans from a year ago and oppose the building of what amounts to an unsustainable new city on precious agricultural county land.

Sincerely,

Markus Wilhelm, Pastor

Glory Lutheran Church

Highway 16, Sherwood Park AB T8A 4T7

22577

Telephone: 780-416-9594, email: pastormarkus@glorylutheran.ca

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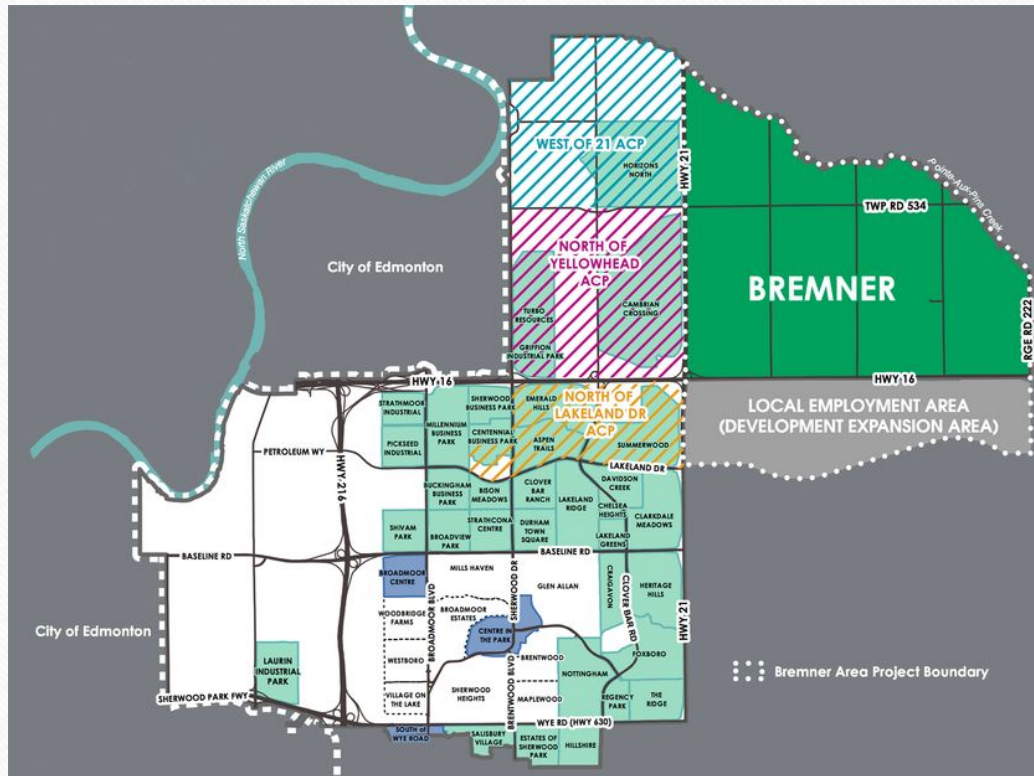
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Dowling Background

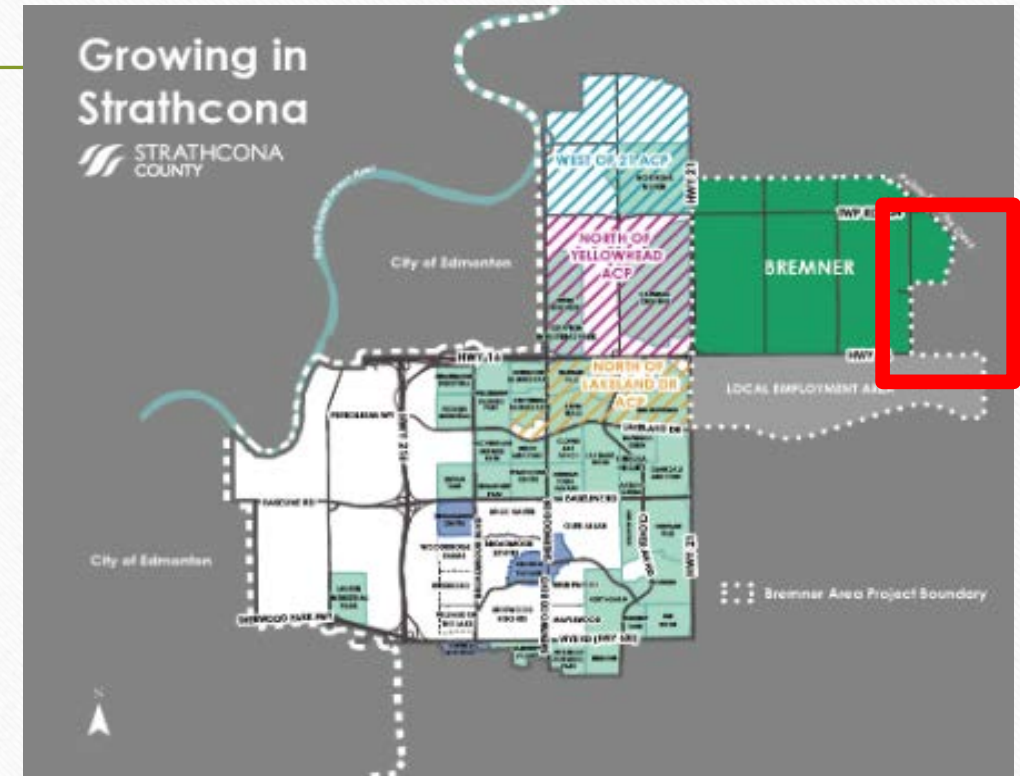


- Purchased 480 acres of land (S.W 22-53-22-W4th, S.E.22-53-22-W4th and N.E.15-53-22-W4th) on April 6, 1913 (106 years ago)
- Residents of Strathcona County since 1890
- Five generations of the Dowling family have resided on this section of land

2019 Proposed Alteration to the Bremner Boundary Lines



Bremner Development Plan



Proposed Bremner Development Plan

Areas Within the 2019 Proposed Omission (Eastern Boundary)



- Subdivisions within the proposed omission areas include North and South Queensdale Place
- Business development such as IC Forming, Three Seasons Landscaping and Pioneer/DuPont
- Two quarter sections of land owned by Dowling family

Proposed Bremner Eastern Boundary (Aerial Photograph)



- New eastern boundary to follow a tree line
- This ultimately shifts the boundary from the Pointe-aux-Pins creek to another tree line slightly to the west

Proposed Eastern Bremner Boundary in Reality

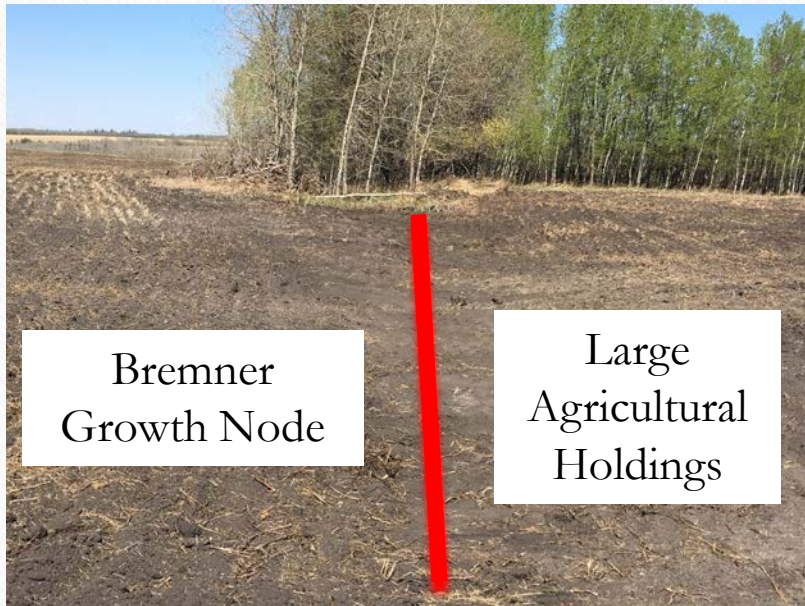


Bremner Boundary Facing East (Photo taken
within proposed Bremner Growth Node)



Bremner Boundary Facing West (Photo taken
within large agricultural holdings)

Bremner East Boundary Cont.



Bremner Boundary Facing North

- Proposed eastern boundary is at the intersection of two agricultural fields
- Residential development is proposed adjacent to large agricultural holdings

Treed Section on Proposed Boundary



- Approximately 30 feet wide
- No natural flow in 25 years
- Land could be cleared for additional farmland if desired
- The new proposed eastern boundary is only a perceived boundary. It is not a natural divide.

Implications



- Proposed large agricultural holdings are inaccessible from all sides rendering farming these quarters impossible.
- Large agricultural holdings directly adjacent to residential development creates significant co-existence challenges (ie. spraying crops, noise, dust complaints from residents, etc.)
- Proposed treed boundary is artificial in nature and development would likely progress into the large agricultural holdings as the boundary is approached.

Conclusions

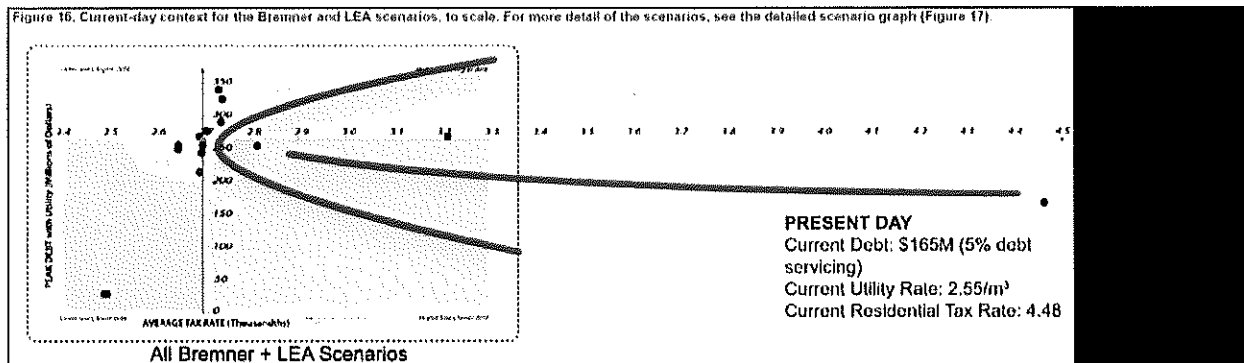
- Reassess the proposed eastern boundary of the Bremner development area
- Consider re-zoning the two large agricultural holdings quarters as either Bremner development or small residential holdings

Bremner Open House May 21, 2019

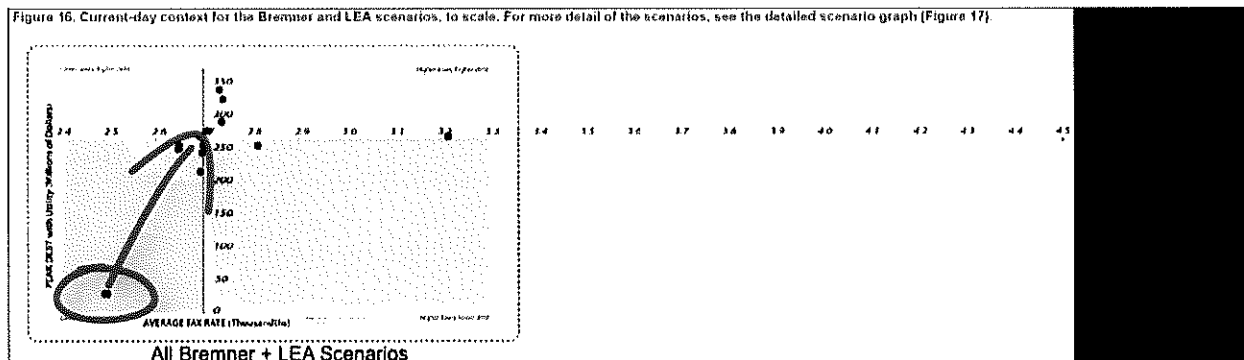
LLS
May 21

The Financial Viability Analysis that has been provided as support for the Bremner Area Concept Plan is based upon unsupported assumptions, misuse of statistical methods, and exclusions of major expenses, but most importantly its foundation is a flawed projection of future revenue.

This graph from the FVA appears to show that Bremner will reduce our taxes while having little effect upon the debt.

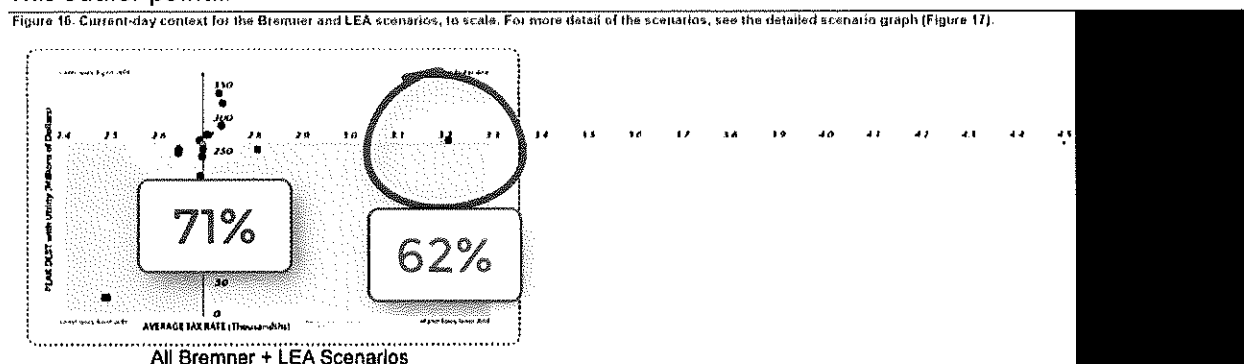


However, Holly Parkis, in her presentation to council, stated that the values in the lower left corner are “pretty close to what would happen if Bremner doesn’t happen at all”.



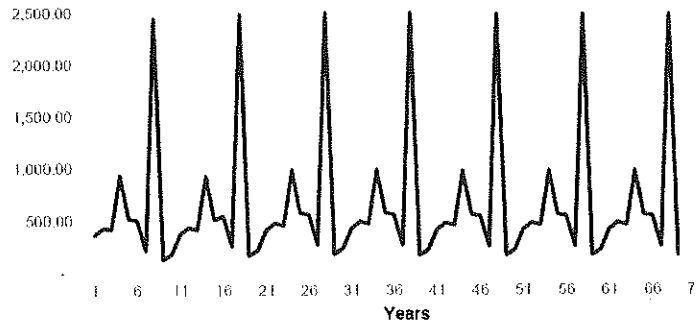
Compared to this point of reference, Bremner clearly raises tax rates and elevates debt.

This outlier point...

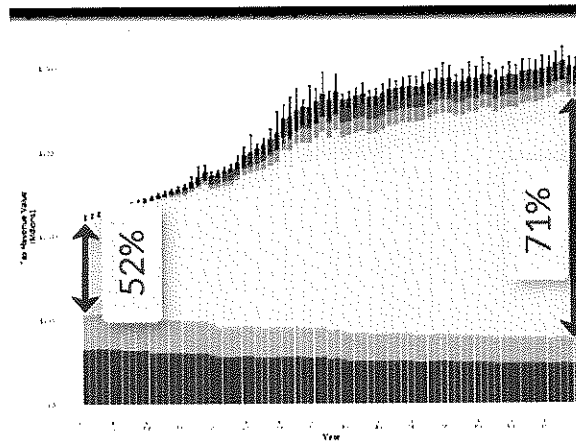


...predicts what would happen if growth in the industrial sector was amazing but not stupendous, leading us to investigate the revenue projections, which are based on industrial growth.

The writers of the FVA state "Strathcona County experiences a certain 'background' level of industrial growth, with large and very large developments occurring about once every ten years". They provide no evidence for this, and a quick check shows no such historical pattern. However, they copy/pasted a decade of their choice over and over for the next seventy-five years.

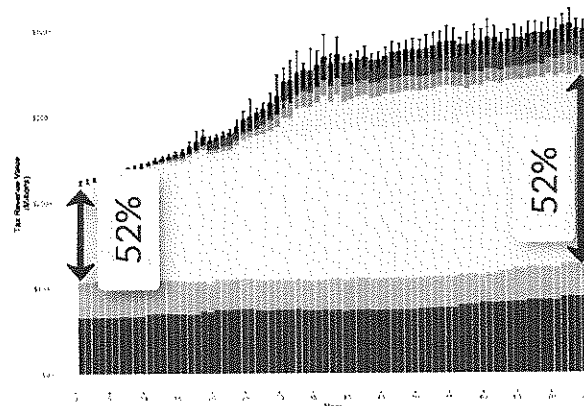


From this, they projected that industry's tax contribution would increase from today's 52% to a massive 71%.

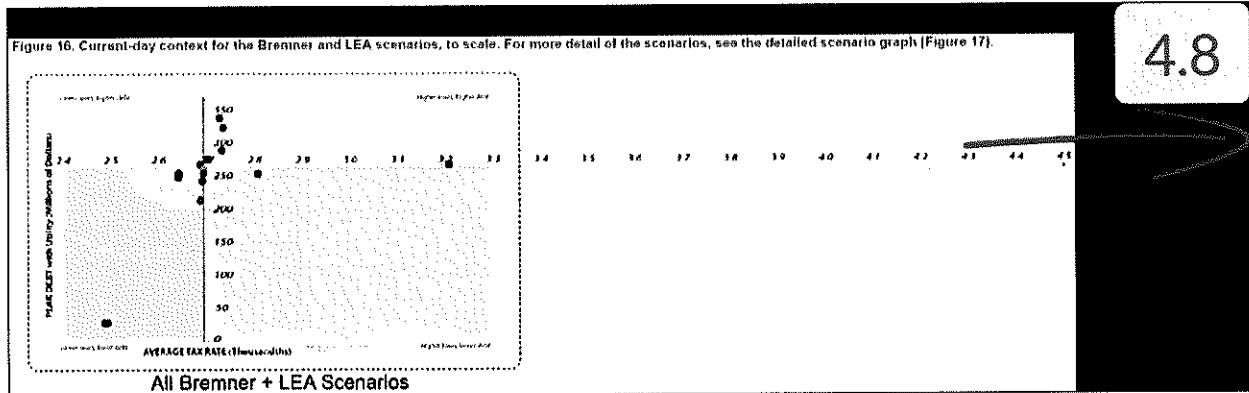


There's a dual assumption: That today's industrial properties will still be productive seventy-five years from now; and that industrial growth will continue as it did during the decade chosen by the writers of this report.

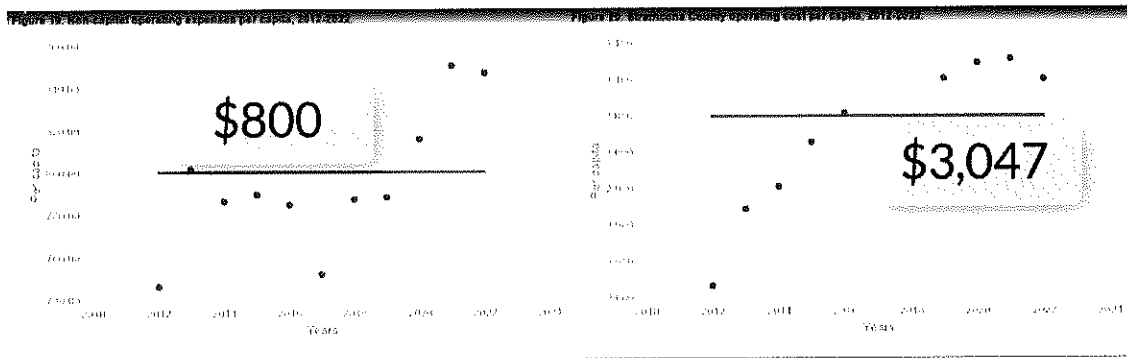
As most municipalities rely primarily on residential taxation, even maintaining today's 52% industrial revenue is optimistic.



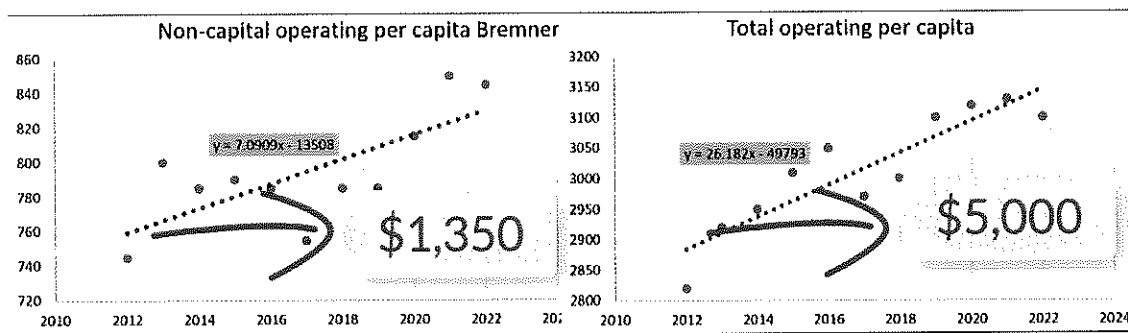
Based on this, the taxation rate needed to pay for Bremner is off this graph.



From these graphs...



...the writers of the report predict county operating costs will stay constant for seventy-five years at \$3,047 per person, \$800 of which covers Bremner. Simple straight-line analyses of the graphs...

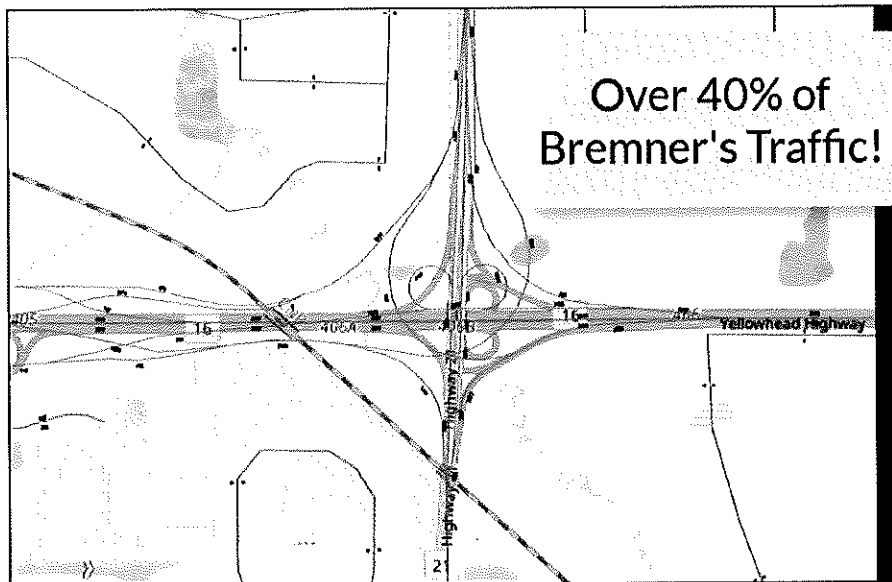


show increasing trends that predict costs by year seventy-five of \$5,000 per person, \$1,350 of which is attributed to Bremner. If per person costs increase AND the population almost doubles, this in itself becomes a significant tax burden.

Now for project costs. In 2014, ISL provided, for the Comparison Matrix, a detailed cost analysis for the Bremner project, coming in at \$4.494 Billion for a population of 54,000. This year, Stantec provided a cost analysis of just \$2.135 Billion dollars – for a population of 79,000. That's less than half ISL's cost, and is less than a third of the cost per capita.

Here are the explanations provided in the report and by county administration:

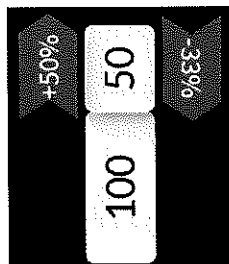
First, they say not all of ISL's costs need to be included in the Bremner price tag, because some of the items aren't "directly benefitting Bremner". One example is the multimillion dollar interchange at highways 16 and 21, even though a detailed traffic analysis in 2014 indicated that over 40% of Bremner's traffic would use that intersection.



ISL told the county they needed to limit the population to 53,600 because, even with six interchanges and two flyovers, traffic would be bottle-necked in Bremner. The FVA proposes four interchanges and two flyovers to service 79,000 people, and the county chooses to include only the costs for the cheaper three. That explains about \$600 Million.

Second, contrary to standard practice, the report is hopeful that our debt-crippled province and even the federal government will contribute significantly to highway improvements – even though Bremner is responsible for the majority of the increase in traffic.

Third, administration blames the discrepancy on a 50% contingency included by ISL. But removing a 50% contingency is just a 33% discount.



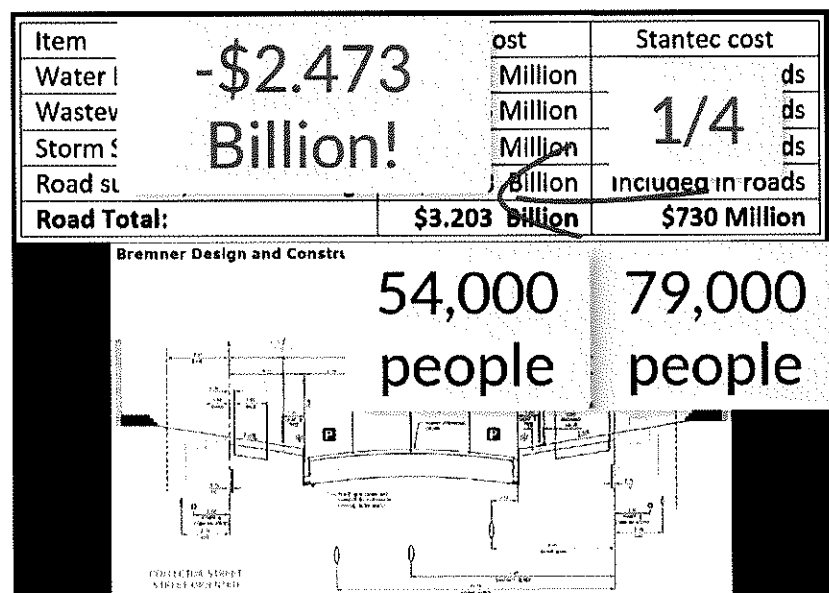
Furthermore, where ISL and Stantec provide costs for the same items, ISL is almost always lower than Stantec, not 50% higher:

	ISL	Stantec
Highway 21 Flyover	\$25 Million	\$20 Million
16/223 Interchange	\$60 Million	\$60 Million
Highway 16 Flyover	\$25 Million	\$40 Million
16/224 Interchange	\$60 Million	\$80 Million
21/534 interchange	\$85 Million	\$104 Million
Offsite water mains	\$45 Million	\$53 Million
Wastewater Main	\$24 Million	\$50 Million
Reservoirs	\$78 Million	\$114 Million
Storm Ponds, etc.	\$12 Million	\$169 Million

The biggest difference shows up in arterial trunks and associated hard infrastructure. ISL broke these out for careful analysis, but Stantec bundled them together:

Item	ISL cost	Stantec cost
Water Distribution Mains	\$401 Million	Included in roads
Wastewater	\$376 Million	Included in roads
Storm Sewers	\$593 Million	Included in roads
Road surface, creek crossing	\$1.833 Billion	Included in roads
Road Total:	\$3.203 Billion	\$730 Million

Stantec's bundled number is one quarter of ISL's detailed breakdown. And Stantec's "Complete Streets with Low Impact Design" is a much fancier road. And it's for 79,000 people, not 54,000.



So, the FVA is based upon unsupported assumptions, misuse of statistical methods, and exclusions of major expenses; and it depends entirely upon a flawed projection of future revenue. It would be irresponsible for council to pass this document without getting dependable answers to these concerns.

LLS

Copy of
presentation
Coleen Taylor
May 21

Bremner ACP Presentation to Public Hearing May 21, 2019

Bremner has been repeatedly identified as too expensive and too valuable to use for development, so make sure it really is the right place to grow.

Does the Bremner ACP meet strategic goals 1, 2, and 6 as claimed? How will it be a community that meets diverse needs if the infrastructure costs are so high that there is no affordable housing? Note: the earliest proposed housing in the ACP is neither affordable nor dense.

Will the infrastructure be sustainable? Building in a remote new community is the least efficient way to grow, and siphoning off 75% of grants for 75 years to pay for it will be detrimental to the rest of the county.

"Facilities for all" hardly applies to Bremner – which will not serve Sherwood Park, due to distances. Other facility needs won't be met if Bremner becomes the focus.

Does Bremner meet regional priorities? The priority for all future growth is to avoid prime farm land and not to develop free-standing communities. Bremner fits neither. Since it didn't even have an ACP when this policy was passed, it wasn't grandfathered. Instead, administration arranged to change the actual meaning of contiguous at the regional level. Bremner is touching Sherwood Park? Maybe years from now, if adjacent development still happens. The regional policy was meant to change the nature of development – not to create loopholes to start new communities, nor to imply that there was no choice but to destroy good farm land, when that simply was not so.

Does Bremner meet our own Agricultural Masterplan's policy to avoid developing on prime farm land unless as a last resort? Obviously not.

Each time Bremner comes to county, the council is given a reduced amount of infrastructure to be financed and also told that how it will be paid for and by whom has changed. Then council is pressured to approve it quickly.

With this background, careful examination of the ACP is wise. One obvious red flag is the number and nature of the financial assumptions in the fiscal viability document - 98 disclaimers regarding assumptions isn't standard practice, even in a predictive document.

What are some of these assumptions?

The interest rate will be at current levels, plus or minus ten percent of those levels – around 3% for 75 years. This is a time of record low interest rates. Some of us have seen 21% in our lifetimes. Why not use an average from a representative time period? Bremner could involve big debts. Likely interest rates of 7% or higher will matter.

The FVA assumes it's OK not to have contingencies for cost over-runs, and makes no adjustments for inflation.

It assumes the county will no longer have to pay its share of large transportation infrastructure projects, just when other levels of government will be paying off large debts. The alternate assumption is that if the province won't cover county's costs, then the developers will. "20% of" sounds low until you realize it's 20% of \$244,000,000. If developers could cover those costs, the possibility of affordable housing is eliminated, because the costs will be passed on to the customer.

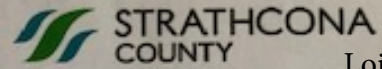
It assumes almost no up-fronting of funds, but when these unlikely assumptions fail, future councils may be forced to upfront funds to cover both other governments' and developers' costs, adding greatly to the county's debts.

The fva assumes no worst case scenarios. What would a worst case scenario look like? The feds and province insist on the county paying its share of the infrastructure costs on all the transportation, which is quite likely and would involve large debts. Add to that a more realistic interest rate, and industrial growth projections that are based on a longer time period than a rosy ten years, and the fva would predict much higher debt and taxes. The model being used to produce scenarios was only changing one item at a time. You need to see the range of multiple possibilities at a time - to assess costs accurately.

There's another assumption – that the current transportation infrastructure can handle additional traffic. We've already had deaths at our level intersections, there are lines of traffic at key access points, and our roads are so narrow that two vehicles can't always pass. New infrastructure would have to precede any development if you have any concern for those of us who live there.

Council has a duty to make a decision that's based on facts, not "trust". Using the Carver model, boards give clear directives and insist on solid data and adherence to policies which guide their decisions. Regardless of your position on growth and where it should happen, anyone with a sense of what's right would want due diligence.

Please don't say you are powerless to change decisions on future plans. They will change over time anyway, but you can make intentional changes. Why not start following policies and priorities, and then find solutions that involve innovative thinking? You have time right now, due to a slower economy and lowered demand, to insist on a proper fiscal analysis that includes all the costs. You could lay all the facts before the EMRB and work with the region to do development sustainably. This county should not be the tired old man on that board saying "it can't be done."



Lois Gordon Submission
Bremner and LEA Area Concept Plan
May 21, 2019 Public Hearing

Bremner Agricultural Impact Assessment

April 2019

Agricultural Impact Assessment

An Agricultural Impact Assessment is a requirement of the Agriculture Master Plan, intended to “inform decision-making at all levels of the planning process and address a proposed development’s effects on existing and future agricultural activities. . .”

"IT'S EASY to
TAKE THE SOIL
BENEATH
OUR FEET
for GRANTED

BECAUSE
IT'S
ALWAYS
BEEN THERE.



Prime farmland will be lost when
Bremner is developed.

“Stripping and grading land for urban
development will result in the loss of
agricultural land.”

Strathcona County's Agricultural Master Plan Principle:

The conversion or fragmentation of large tracts of primary or unique agricultural lands to non-agricultural uses to accommodate growth (residential, commercial, industrial) will only be done as a last resort.



New Agriculture Policy Area

Agricultural Objectives:

1. Identify and conserve an adequate supply of prime agricultural lands to provide a secure local food source for future generations;
2. Minimize the fragmentation and conversion of prime agricultural lands for non-agricultural uses; and
3. Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system.



EMR Growth Plan

“Collaborate and coordinate as a Region to manage growth responsibly and to ensure the wise management of prime agricultural resources.”

“What seems like a smart economic decision might not be.”





Bremner's prime farmland has global value

The Edmonton Metropolitan Region, which includes Strathcona County has only 3.5 % of the land mass of the province, but it has 35% of the best agricultural land. Development on Bremner's farmland will destroy a prime agricultural resource.





Alberta Farmer

Your provincial farm and ranch newspaper

VOLUME 15, NUMBER 2

MARCH 24, 2018

WWW.ALBERTAFARMEXPRESS.CA

EXPRESS

Do more to save farmland, say two new reports

U of A study says hundreds of thousands of acres have been lost while Senate committee calls for help for young farmers

STAFF

A pair of new reports are urging government to do more to save good farmland from being lost to agriculture.

And there's a lot that has been lost already, according to researchers at the University of Alberta.

University of Alberta research shows that between 1974 and 2012, the amount of land in urban uses in the Edmonton-Calgary corridor increased from 3,127 square kilometres to 4,763 square kilometres, an increase of 52 per cent," says a report from the university's Alberta Land Institute.

That 1,636 square kilometres of urban expansion translates to 404,264 acres.

And while the rate of urban expansion around Calgary, Edmonton, and Red Deer was highest in the first part of that 30-year period, the demand for residential and industrial land in the Highway 2 corridor continues to be ravenous, with just under 155,000 acres lost from 2000 to 2012.

"Some of the good news is that everything else (being) equal, the best-quality lands were less likely to be converted than lower-quality lands," said co-author Brent Swallow, a professor in the agricultural life and environmental sciences department.

"Nonetheless, much of the land converted out of agriculture during the 2000-12 period was prime cropland."

Researchers at the Alberta Land



Alberta's big cities have an insatiable appetite for nearby farmland. PHOTO: DAVID HANCOCK/ISTOCKPHOTO/GETTY IMAGES

Institute are now working with municipalities on planning tools — such as maps that overlay farmland loss with zoning designations — Swallow told the university's news website.

Using remote sensing to assess the quality of farmland and then using that data for land-use planning is one of the recommendations in a new report from

the Senate standing committee on agriculture.

Federal departments such as Agriculture Canada and StatsCan should work with their provincial counterparts "to take advantage of initiatives such as the national research project on farmland protection, in order to enhance the tools they need to better track land transactions,"

says the Senate report titled *A Growing Concern: How to keep farmland in the hands of Canadian farmers*.

The Senate report also focuses on the challenges faced by young farmers trying to acquire land. The committee, which heard from dozens of witnesses (including Alberta Federation of Agriculture president Lynn

"Nonetheless, much of the land converted out of agriculture during the 2000-12 period was prime cropland."

Jacobson), also recommended Ottawa consider "increasing the amount of the lifetime capital gains exemption for qualified farm property to make it easier for new farmers to acquire farmland."

The current lifetime capital gains exemption for qualified farm property is \$1 million.

"This tax exemption may facilitate farm transfers. However, considering the large average size of farms and the rise in the value of farmland, this tax exemption is not sufficient to enable the financing necessary to increase the amount of farmland under cultivation and therefore keep farms viable," the committee's report states.

The senate committee report can be found at www.sencanada.ca (search for 'farmland' and then click on the 'Farmland-final' link). The University of Alberta report can be found at www.albertalandinstitute.ca.

WE ALL BETTER
START PAYING
MORE
RESPECT
to the
SOIL.

+ Submission

LLS

received May 21

1

SLIDE #1 Impact Assessment Cover Page

Good evening Mayor Frank and Members of Council.

I'm here this evening to ask council to reject the proposed adoption of the Bremner Area Concept Plan.

Further study and consideration must be given to the Agricultural Impact Assessment which merited a 15 second mention from the consultant and very few questions from council.

SLIDE #2 Ag Impact Requirement

An Agricultural Impact Assessment, which is a requirement of the county's own Ag Master Plan, is intended to "inform decision-making at all levels of the planning process and address a proposed development's effects on existing and future agricultural activities."

I would suggest that the Ag Impact Assessment for Bremner has not informed decision making, in fact, it has been ignored.

SLIDE #3 Soil beneath our feet

Somehow in all the discussion one basic fact has been forgotten, or maybe it's just that you've heard it so often, it has stopped having any impact. But I'll repeat it.

Bremner's prime farmland should never have been considered for urban development.

SLIDE #4 Seeding

Bremner is located in the Thick Black Soil Zone of Alberta. It is nearly 90% Class 1 and 2 soil, the most productive soil. You can quibble over the classification system or mislabel the maps, but the best soil is still the best.

SLIDE #5 Stripping and Grading

The executive summary of the Ag Impact Assmt states clearly that the stripping and grading of land for urban development will result in the loss of agricultural land. Those words - **stripping and grading** - have a visceral effect on a farmer's daughter like me.

Clr Tonita confirmed with administration the fact that Bremner would destroy farmland but **without** pursuing that devastating prospect any further. But that's the main point, isn't it?

SLIDE #6 Ag Master Plan

Prime agricultural land will be lost to this development, despite the fact that the county's own Agricultural Master Plan, a plan that won an award and was approved by council, states:

"The conversion or fragmentation of large tracts of primary or unique agricultural lands to non-agricultural uses to accommodate growth . . . will only be done as a last resort."

SLIDE# 7 A combine

Bremner is not a last resort. It is a **conscious and deliberate choice**.

The Ag Impact Assessment cites a new (2017) Agriculture Policy Area from the Edmonton Metropolitan Region Growth Plan which "recognizes future food security issues and the economic value of agriculture in the region."

SLIDE #8 Ag Impact

The objectives of the new plan aim to conserve prime ag land for future generations, minimize fragmentation and conversion, and promote a regional food system.

SLIDE#9 Crop

Strathcona County has again not followed these principles, which have been agreed upon by the whole region. Instead it will be converting prime ag land to development by building Bremner.

SLIDE #10 Collaborate

This is in contravention of the guiding principles from the EMR Growth Plan, including those to “collaborate and coordinate as a Region to manage growth responsibly and to ensure the wise management of prime agricultural resources.”

SLIDE #11 Bulldozer

In its conclusion, the Ag Impact Assessment acknowledges that a broader regional discussion may be needed to address the long term costs of the loss of ag land. It states, “What seems like a smart economic decision might not be.”

SLIDE #12 Combines

The EMR Growth Plan has acknowledged the need for “further work” to determine the critical mass of ag land needed to sustain the ag industry in the region. A Regional Agricultural Master Plan is expected in April of 2020. Surely Strathcona County has an obligation to wait for this plan before moving ahead with Bremner.

On May 14, representatives from Edmonton Global, a regional economic development corporation, made a presentation to this council. Strathcona County is a founding shareholder of this corporation which aims to capitalize on the global economic potential of the region, including that of its prime farmland.

Slide #13 Global

While the Edmonton Metropolitan Region, which includes Strathcona County, has only 3.5 % of the land mass of the province, it has 35% of the best agricultural land. There is opportunity to increase the region’s global value in terms of agriculture and food production, but developing Bremner will limit that opportunity.

SLIDE#14 Seeding

While others are exploring ways to preserve farmland and regenerate soil, which was described by one farmer as “the foundation of life,” Strathcona County is planning to take out of production almost 5000 acres of its best farmland.

SLIDE #15 Hand

Urban agriculture and large-scale rural ag are not equivalent. Land removed for topsoil doesn't produce at the same level, and backyard gardens don't feed thousands. The development of Bremner fundamentally diminishes the likelihood that Strathcona County will be able to achieve agricultural sustainability.

SLIDE# 16 Do more to save farmland

Preserving and protecting farmland is a global issue, one made more urgent by climate change, one that is much larger and more critical than Strathcona County's plans for an unnecessary new development. As a council you are the stewards of this county's prime farmland. You have an obligation to wait for the further work of the EMR Growth plan which would “identify natural and ag lands for conservation and give firm direction on where growth should and should not occur.” By not doing so, you are risking the future of Strathcona County's agricultural sustainability.

SLIDE # 17 Respect

There is certainly sufficient evidence in the supporting documents for the Bremner Area project, including the ag impact assessment, for council to oppose the passing of this ACP.

From: [Shane Parker](#)
To: [Legislative Officer](#)
Subject: Bremner - Growth in Strathcona - Support the ACP
Date: May 16, 2019 3:23:44 PM

Mayor, Members of Council, good evening.

My name is Shane Parker, a Salisbury graduate from a few years ago - and - President of Carton Land Inc. which has Options in the Bremner area. Our optioned lands belong to the Schroter - Parkin - Young families who first settled , in 1903, in East Clover Bar which was formerly known as Bremner. I grew up in the 70's in the new area of Mills Haven - Sherwood Park has always been a special place for me. We have named a related company, Sabre Insurance, after the Salisbury Sabres. It would be a project close to my heart to be involved with the future growth of Strathcona.

Many years ago, politicians and builders had a vision - and the marketing of Sherwood Park began - Thomas Wilner of Los Angeles introduced " the key to your heart" with 68 ranch homes in Campbelltown - if you earned \$3,000 a year a new home was possible - those were exciting times. You can not find Thomas Wilner today on Google but Strathcona remains. This Council has an opportunity to embrace a vision for Strathcona for the next 50 years - this Council has that mantel of responsibility.

Would commend Council and Administration for a diligent and thoughtful process - comparing growth nodes took time and money but as Councillor Smith pointed out you needed to compare, " a gala apple with a gala apple" - we agree and support Bremner as the growth node. It remains a pleasure to be a part of the BDG with Cameron, Qualico and Strathcona Lands. We fully support the ACP.

Thank - You,

Shane Parker
President
Carton Land Inc.

Phone: 780.444.8404
Fax: 780.487.8662
Cell: 780.932.3742
email: sparker@cartonland.ca
website: www.cartonland.ca

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Date: 21 May 2019 17:00 MDT

By: Alan M.F.Dunn, PEng

Sherwood Park

Re: OPPOSITION TO: Proposed Bylaws 3-2019 *Adoption of the Bremner and LEA Area Concept Plan* and 2-2019 *Amendment to the Municipal Development Plan Bylaw 20-2017*

I am speaking in OPPOSITION to the Bremner development and these two proposed bylaws.

The reasons **not to go forward** with the Bremner development are so well known as not to require much further discussion. Here they are in summary:

1. **Loss of irreplaceable arable land:** everyone on the planet seems to understand that loss of this resource coupled with the relentless increase in population has become a global crisis. This will become ever more critical as the need for local food production becomes more acute.
2. **Direct costs to residents** through increased taxation to fund front-end costs of P&D and Infrastructure. Every dime that has been spent so far on this project has come directly from taxpayers' pockets. Contributions, and commitments, from Government or developers have been zero and would continue to be zero for years to come.

So much for development funding itself.

3. **Degraded lifestyle: Our brand,** Genteel country living, an alternative to the chaos of the big city will evaporate, replaced with traffic, congestion, crowding, crime, and noise.

There are no reasons to proceed with this project. In spite of numerous requests no one has shown a single **financial, social, cultural, or environmental** benefit to County residents. Not one. All we get are vague clichés about the generic benefits of growth. No actual **need** has been demonstrated by these criteria.

Date: 21 May 2019 17:00 MDT

By: Alan M.F.Dunn, PEng

Sherwood Park

Re: OPPOSITION TO: Proposed Bylaws 3-2019 *Adoption of the Bremner and LEA Area Concept Plan* and 2-2019 *Amendment to the Municipal Development Plan Bylaw 20-2017*

Should residential growth in fact be of value – which I doubt - current actual population increases indicate clearly that the projections quoted by proponents are simply **fantasy** and pink smoke and that there is already ample land to absorb whatever growth may appear.

The only purpose of the Bremner project is to serve the agenda of a tiny coterie of landowners, developers, and ambitious politicians, driven by their own self-interest. None is concerned with the welfare and betterment of Strathcona County or its residents.

To the many reasons why the Bremner development is a bad idea, must be added the observation that in spite of the time and resources invested, this project is an organisational disaster.

In years of engineering and project management, I have never seen anything quite like this: a project where the major, key items of infrastructure are neither understood nor financed and the potential benefits have not been established.

It is like committing to a new refinery without knowing whether equipment is available, if there is feedstock, or if there is a market for the output, all without even bothering to visit the banks with a business plan.

Any CEO in the private sector who presented this to a Board of Directors, would be working in a car wash before the week was out.

This brings us to the increasing groundswell of public demands for a plebiscite. When elected officials increasingly demonstrate indifference to the needs and wishes of their constituents, together with an inability to plan realistically, it should not be surprising that there be a desire to take back the power of decision making.

Date: 21 May 2019 17:00 MDT

By: Alan M.F.Dunn, PEng

Sherwood Park

Re: OPPOSITION TO: Proposed Bylaws 3-2019 *Adoption of the Bremner and LEA Area Concept Plan* and 2-2019 *Amendment to the Municipal Development Plan Bylaw 20-2017*

The calls for plebiscite should be a red flag to councillors that it is time to remember whom they represent.

Bremner Development

16 The Sherwood Park-Strathcona County News • Friday March 1, 2019

Local farm honoured for 125 years-plus in agriculture

Travis Dossier
News Staff

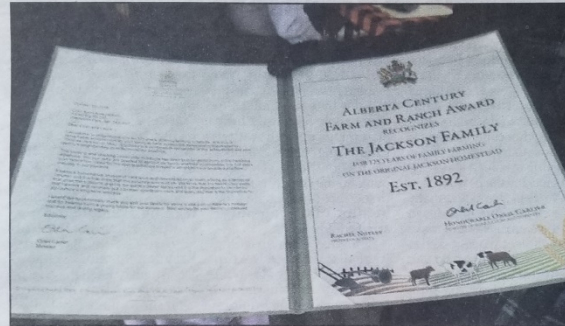
If you could go back 138 years and visit Strathcona County, it would be a cold, barren place. Fort Edmonton was in operation nearby however few had ventured west to homestead on the prairies, but one family in the area and is still in operation.

Thomas Jackson was one of the first and his family continues the tradition to this day.

"My great grandfather Thomas Jackson who came west, he was born in Bruce Mines, Ontario in 1850, with the Ottewell's and Carscaden's and homesteaded here in 1881 and moved to this property a year or two later and farmed here," explained Colin Jackson, a great-grandson of Thomas, and is the youngest of five siblings, who runs the farm with his oldest brother Thomas. "They were homesteading three-quarters before the end of the 1890s."

On Friday, Feb. 22, the provincial government honoured the family for their contribution to the community and the agricultural with a certificate of recognition for over 125 years in agriculture in the area.

The family is still actively participating in agriculture on the Jackson Homesteaders farm, as well as farms elsewhere in the province. Thomas, the eldest brother of the five said it must have been a daunting endeavour for their great grandfather to settle here.



Sherwood Park MLA Annie McKittrick and Ward 4 Councillor Bill Tonita share a few words about the award with the Jackson Family.

"There first crop was in 1883 and they went to Winnipeg with a team of horses and wagon. It took 30 days because there was no train yet and they brought supplies back in the summer to make it through the winter," explained Thomas. "Their first crop was oats and Fort Edmonton was getting all their oats from Great Falls, Montana, and everybody said you'll never grow oats in Edmonton it is too far north, but the first crop was 70 bushels an acre."

Their great grandfather didn't let the naysayers deter him from planting crops and it paid off.

"They thought if we can grow oats here we can grow hard red wheat, spring wheat, and they (Fort Edmonton) said

there was no way hard red spring wheat will ever grow," explained Thomas Jackson. "The next year they grew number one hard red spring wheat at 40 bushels an acre and they were the first guys up here to grow oats and wheat."

The farm has been in the family ever since and though it has changed over the years, they have been continually farming in the area the whole time.

"130-some years ago, can you imagine what the land was like then?" Strathcona County Ward 5 Coun. Paul Smith asked. "How entrepreneurial those people were to walk in here with maybe a couple cows to plow the land and raise their families.

Would you like to be doing that right now? I don't think I'd have the jam to do it."

Sherwood Park MLA Annie McKittrick awarded the family with the certificate and said she was proud of their accomplishments.

"This is such an interesting farm because it has been here for over 125 years, they've done all sorts of interesting things in the community," explained Annie McKittrick, MLA for Sherwood Park. "They have a pony, they have a community garden and I think it demonstrates the importance for everyone in Alberta, especially those in urban areas to work together to preserve our farmland and support our farmers."



Nearly the entire Jackson family poses in front of the farms sign with their new Alberta Century Farm and Ranch Award 125 year recognition. The farm has existed in Strathcona County for 138 years.

The farm, which is about 180 acres large and sits just north of Sherwood Park on the edge of town, continues to thrive despite being close to 140 years old.

"It is wonderful to be here on this auspicious occasion just to mark the fact they have been here for over 125 years and it signals the importance of agriculture in our community," explained Ward 4 Coun. Bill Tonita. "Strathcona County is a specialized municipality where agriculture is very important and the fact that this family has been here for so long is a true

testament to the importance agriculture continues to play and will play in the years ahead."

The original buildings are no longer standing and development close by the family has no plans to get out of the farming business. The Alberta Century Farm and Ranch Award 125 year recognition is new to the province, which is why the farm is only receiving it now despite the homestead being nearly 140 years old.

tdossier@postmedia.com
twitter.com/travisdossier

Growth in Capital region continues

- Beaumont 30%
- Fort Saskatchewan 27%
- Leduc 23%
- Edmonton 15%
- St Albert 7%
- Sherwood Park 6%
 - Delany – Sherwood Park News

Bremner Development Plan

- Mixed Density
- Natural Areas
- Wildlife Corridors
- Sensitive Ecological Areas
- Designed for Community life
- Bremner House and Multi-Purpose Ag Facility

Farm land Vs Natural Areas



- **UN Report: Nature's Dangerous Decline 'Unprecedented';**
- **Species Extinction Rates 'Accelerating'**
- **Bremner already altered from its 'Natural' state**
- **Preservation of Natural areas is becoming Paramount**
- **Beaver Hills Moraine – UNESCO Biosphere**

From: [Blaine Hill](#)
To: [Legislative Officer](#)
Subject: Re: Proposed Bylaw 3-2019
Date: May-21-19 9:18:31 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[Imagine Bremner in Concrete . docx \(2\).docx](#)

Hello

This is what I will be speaking on today if I can make it. If not please pass this on to the mayor and council as part of the meeting today. I will not read the past presentations attached as it is 11 pages. Just the first part of the document into page 7.

Thanks !

Blaine Hill

On Fri, May 17, 2019 at 11:25 AM Legislative Officer <LegislativeOfficer@strathcona.ca> wrote:

Good morning,

We have received your request to speak at the Public Hearing to be held on May 21, 2019 regarding Bylaws 2-2019 and 3-2019. Your name has been added to our Speaker's List. If you have any questions regarding the process, please contact either myself or Joanne Onciul at the number below.

Regards,

Susanne Semchuk

Legislative Officer

Strathcona County

2001 Sherwood Drive

Sherwood Park, AB T8A 3W7

Phone: 780-464-8014

Fax: 780-464-8194

LegislativeOfficer@strathcona.ca

www.strathcona.ca



From: Blaine Hill
Sent: May 17, 2019 9:25 AM
To: Legislative Officer
Subject: Proposed Bylaw 3-2019

Hi I am opposed to the bylaw and will speak to council on May 21 .

Thanks for registering me

Blaine Hill

Sherwood Park

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May 16, 2019

Mayor Frank and Members of Strathcona County Council:

I am strongly opposed to urban development in Bremner.

I do not support approval of the Area Concept Plan for the Bremner Area Project.

This development will destroy prime farmland (Class 1 and 2 soil) that should be

protected by the county's own Agriculture Master Plan under the following

principle:

"The conversion or fragmentation of large tracts, primary or unique agricultural

lands to non-agricultural uses to accommodate growth (residential, commercial,

industrial) will only be done as a last resort."

Further to this I do want to address the fact that council has not supported the vision of the past Mayor Roxanne Carr or support of the platform of the current Mayor Rod Frank on the Bremner issue, who's newspaper add for Mayor clearly showed that Bremner should be overturned and alternative growth areas could then be considered. This is a chance to show Albertans and Canadians that great soil is to be protected not squandered when there are other obvious choices.

To date council has not grasped this concept and continue to be pompous, arrogant, belligerent, naive and show they are not willing to educate and survey the general public fairly.

It's the children of the county for the most part that will be impacted in the future years by the decision made on Bremner vs other land development areas but it's also an opportunity to show the world that scarce land for producing

bountiful harvests should be preserved in light of those starving around the world.

Also at a prior meeting on Bremner a few years back we asked about annexation by the Fort and were told, almost scolded by council that there was a 30 year agreement. As we know that fell by the wayside and respectfully we understand why. Point is council was wrong in assuming that it would not happen and did not show foresight.

The same question was asked about Colchester and the City of Edmonton and the proposal was that Colchester area should be developed as it was poor soil and Edmonton was likely to annex it in the future anyway.

As for referendums perhaps an educated survey would be better. Take it right into the school systems as a social study project for example. I am confident they would easily recognize arable land that has such low percentage around the world as being a top priority. Seek input.

Have you gone door to door with the facts and spoken to the community, much like you would do to get elected? Or how about visiting the schools and using the gymnasiums with parents and students. Perhaps others of us should have taken that tact.

It seems that present council is fearful that it would be an embarrassment to be proven wrong by not doing their due diligence with the public and not respecting the leadership on this issue by past and presently mayors. It is their job to listen carefully and represent best interests as a whole. Has the home work really been done? On this particular subject it's not on par with the other great work that has been done by councils present and past.

On educating the public for example I asked a bank employee who does financial planning on thoughts on Bremner and that 13 year employee in the

Sherwood Park mall area had not even heard of Bremner. Something is missing here.

Sure a referendum was held for Millennium place and as a young growing community with a lot of dollars at stake from what people were use to. It was voted in to keep people healthy and active and to dissuade crime in the community. That is why we were all for it. It was the right thing to do. It was not a waste of time to have the referendum on this important community issue

Here is an example of a poor plan that was righted at the Pigeon Lake back in around 1990 at the Summer Village of Silver Beach. The current council was not in favor to put in a sewer system around the lake. A meeting was held and throughout the course of the meeting there was opposition by council to put the sewer system in and on my 3rd request for an on the spot survey vote we had a vote by show of hands in a packed legion hall. The support by cabin owners was over

90% in favor of going for the sewer project. Council then recognized this overwhelming support their demeanor changed, the right thing for the lake was passed and the sewer system was installed on 4 of the main beaches. The other beaches are following suit years later.

Back to Bremner, there was a presentation by Stantec on agricultural credits so those owners that had land in close proximity could get a fair value for the land and it could continue to be used as agricultural land, much the same way we treat and respect park land.

What happened to that initiative?

The cost for upgrading the Yellowhead and highway 21 (for Bremner) leading into the Industrial Heartland will be huge in comparison to connecting to the Hendy from Colchester.

Imagine Bremner

Imagine Bremner in concrete,

It isn't hard to do,

Only poor soil to plant on

We wish that wasn't, true.

Blaine Hill

Note:

As there are new members on council here are some letters from the past years when Roxanne Carr was Mayor.

2016 presented to council

Water under the Bridge or Bridge Over Troubled Water.

The motion and decision by council was made a few months back on Bremner as the new growth area and I was disappointed with the proceedings.

On reflection and review of the video of the meeting I found that the sound advice from the Mayor and councilor Paul Smith was not heeded and taken to heart.

Unfortunately City Slicker mentality prevailed and the concerns for:

- future annexations by the City of Edm and Fort Sask.**
- congestion and high way costs for highway 16 and 21 not factored**
- loss of 56 ,80 acre parcels vs 16 of prime farmland**

Were just blown off.

One comment from a councilor proposing the motion for Bremner was that food in the future would be grown hydroponically. This parallels history were it was stated "let them eat cake" . Ludicrous and naive at best.

A process proposed for Land Credits for farmers who are in the pressured land areas was not pursued.

The AG master plan ignored.

50000, vs 30000 both areas met the target, bigger is not in this case better.

Why was Colchester not put forth as an option into a motion? The study showed no real issues?

The wet lands were brought up for Colchester but no comparison for total wet lands in the county or other reserve land such as the Blackfoot Grazing reserve or Elk Island. South cooking lake area is also a large wet land area.

Not a wise choice with respect to farmland preservation.

Presented to council 2015

Bremner vs. Colchester

Well, I have been observing, participating and following the process for development and growth in the County of Strathcona# 20 (now Strathcona County) for a good many years.

My Great Ancestors (relatives) settled and farmed in the Sherwood Park and fertile valley surrounding areas. The family name in fact was honored by naming a park within Sherwood Park called McGhan Park in the Clarkdale Meadows area. The plaque at the park shows the homestead in 1912 and refers to the fact it had hot running water. The home place farm was called Pleasant View. The McGhan and other pioneering farming families particularly chose the area because of the prime land and relatively flatter terrain. It was well known that the best land laid north of the Wye road towards the North Saskatchewan River valley. The land to the South of Wye to the east where Colchester is was referred to as scrub land not prime agricultural land.

It seems that the last few articles that I have read in the paper while appearing to be factual seem to have an undermining element that seem to be driven forward by developers. I am sure the developers are keen on making the easiest money they can with disregard to the overall best plans for humanity. They would choose Bremner over Colchester as their "Soul" purpose is to make the most money they can. Undoubtedly thought, prime agricultural lands need to be protected not squandered.

The one previous article referred to the number of wild life in the Colchester area but no mention of the wildlife in Bremner. I have seen coyotes, rabbits, lynx, fox, deer and moose in Bremner as well. Not to mention the beavers, pheasants, grouse and others.

The agricultural master plan is another piece of that needs to be considered and revered. Possibly the Bremner House which the county owns can be the focal point for agriculture in the County. The potential to capture the historical spirit in conjunction with the tractor pulls, community gardens and focus on

agriculture will be lost if the area turns into a housing community. There are dreams for the Bremner house to be a cross between Fort Edmonton and the Ukrainian Village for example.

Comparisons have been made in the paper on the soil quality and classifications. The closest thing that is in common between the two areas is the weather. The article refers to the fact that there can be no #1 soil as the growing season is too short. Well prime soil is prime soil no matter how you look at it. Bremner has tons of it, Colchester as little to none. Really my ancestors who settled this area would roll over in their graves at such trite. Giving up such prime soil in the Bread Basket of Canada would be a shame. These Gems need to be protected. There are agricultural development credits that can be applied to preserve the land but reward the owners of those areas in jeopardy of wanton development. This is the road that needs to be travelled.

It would be a great social exercise to present the cases to the schools and let them access the value to society. You can see that most children are environmentally sensitive and not swayed by the mighty dollar. I would be interested in seeing their input taken to heart. This will be their community!

I hope that others can read between the lines and get involved with this important decision. It's a chance to do it right and it will effect generations. Edmonton does not lead a very good example to follow unfortunately. The land towards Rabbit Hill and adjoining river lands continues to be squandered. Notably the past councils and reeves for the county were very conscious of keeping the green space and many areas were deemed as green space, not for development. They all had a good farming background and an appreciation for agriculture in the county.

Another area of concern is the huge dollars for road and traffic upgrades that would be required for the Bremner area. Having driven from Sherwood Park to Fort Saskatchewan for over 35 years I can see its at capacity over the last few years. I feel this area and the fact that it intersects with the Trans-Canada Highway has been underestimated.

To paraphrase Joni Mitchell

Why Pave Prime land to put up a Parking lot?

**Let's not let the developers steam roll their way through on this important
Historical decision.**

Regards

Blaine Hill

Sherwood Park

44

Daryl Clarkson

LLS Copy

(need to scan)

Bremner

The unneeded, unwanted, unaffordable, Prime Farmland Destroyer

Good Evening: I am certain that you all know that I am opposed to the Bremner Development. You have been provided with many factual documents to explain why. It is disappointing that you have never responded!

You should also know that I am opposed to the approval of this ACP as it has been found to lack credibility for a document of this magnitude – it contains numerous factual errors, has omitted critical cost estimates and contains no references to cost sharing agreements. Let me address what I believe are three critical factors.

#1 Population. You would surely agree with me that if an adequate population cannot be assured for an urban growth proposal then it SHOULD/MUST not be allowed to go forward.

This ACP uses a 1.79% annual growth rate for Bremner to justify an estimated 79,000 population in 39 years. Earlier in the report it used 1.79% as the growth projection for the entire County. This was either an error or a deliberate attempt to deceive council & the public.

There are NO statistics that would make 1.79% a creditable estimate for the entire County let alone for just Bremner. It would amount to dishonesty on the part of Council to use false population figures in a submission to EMRB?

Based on this false application alone The Bremner ACP should not be approved but should be rejected. To continue would be a further waste of taxpayer dollars?

#2. Council Commitment to Prime Agricultural Farmland

Councils have had a Municipal Agricultural Master plan as well as an Implementation Plan in place since June of 2015. The previous Council and now if a submission is made to the EMRB, this council, would be acting in violation of your own policies and by laws.

Additionally This Council is a member of EMRB and as a member you voted to approve RFP #23 which initiated a contract to develop a –

“Regional Agriculture Master Plan and Land Evaluation Process and Site Assessment Tool”

This is to be delivered to the EMRB on April 9th, 2020 to be studied, debated and approved at some later date.

It raises the question - What are the Terms and Conditions of your EMRB membership? Do you not have an obligation to comply with decisions you have made?

Since Strathcona County has no emergency requirement for space in the immediate future it would irregular if not irresponsible and possibly illegal to ask the EMRB members to make a ruling on Bremner until after the Regional Master Plan is approved.

#3. The ACP Fiscal Analysis and Cost Estimates

It is virtually impossible to comprehend what this ACP actually tells Council and the County taxpayers what the Bremner Development will cost, given the left out estimates and the number of uncertainties.

The GMS fiscal estimates which Council received in September 2014 clearly laid out the various cost estimates for each of the components of the Bremner Development.

First of all someone (?) changed the rules for the two studies – was it Council (?) by increasing the population from 55,000 to 79,000 – there is no explanation why. Secondly, it added an LEA which was not included in the GMS. With these major additions one would expect the cost to increase, but now we are expected to believe it is reasonable to believe it will cost \$2.4 Billion less. How is this possible?

We have recently seen a councillor “opinion” article in the *NEWS* that advised us that Council had undertaken a “expensive study” of the GMS cost estimates and had “debunked” the GMS figures. All attempts to verify this happened have failed to prove it to be true. Did in fact this happen?

What figures are this Council, the Public and the Taxpayers expected to believe? We know that the ACP contains 13-14 different cost scenarios & over 30 “assumptions & uncertainties.” An investigation needs to be approved to verify what costs are actually being used and what cost details will be approved for the EMRB submission.

Conclusion: From all we have seen and heard there is no urgent need to approve this ACP or to give first reading to a by-law to EMRB.

You are therefore asked Not to do so at this time.

Strathcona County Population Growth Percentages



* Sherwood Park will become the New Beverly of old Strathcona County!

* Feb. 12, 2019
uses 1.79% to show
future growth of
Bremner.

* Since 2007 the
entire "County Growth"
has averaged only 1.6.

* what is a realistic
growth to show for
Bremner?

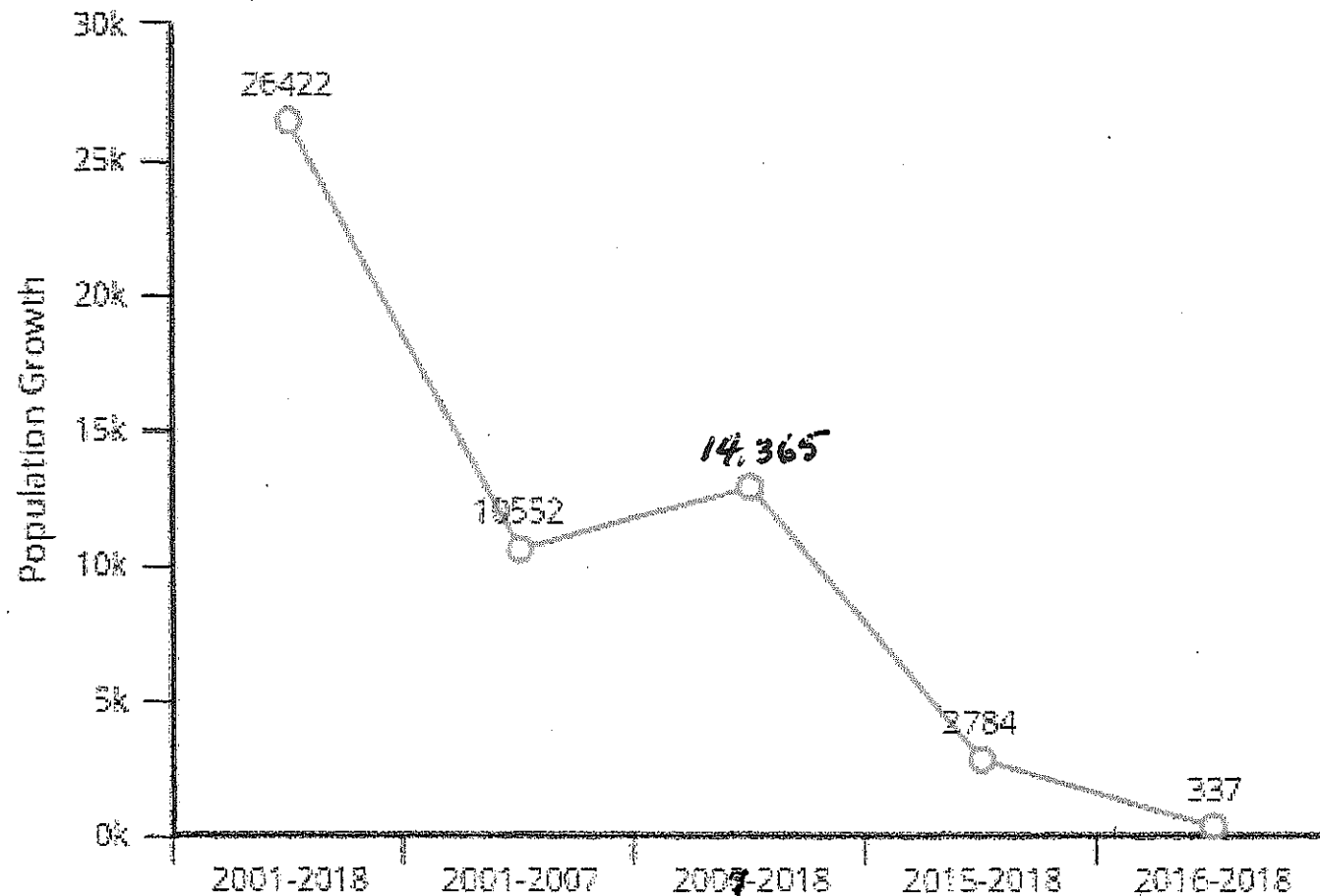
* Does Council plan
to stop all growth in
Ardrossan, Sherwood Park,
Josephburg & the Rural
areas - are they home in
Colchester since 2007?

* Ardrossan Supporters
who have made request
to RCSC - say Bremner
will kill future of the
community - Promise of
County & Rural Councils
to grow to 5-6,000 people

* What about Cambrian
projects 15,000?

* No Justification
FOR BRENNER

Strathcona County Population Growth



**Presentation to
Strathcona County Council
Public Hearing
Bylaws 2-2019 & 3-2019
Bremner & LEA Area Concept Plan
May 21, 2019**

Presented by: Brad Armstrong, RPP, MCIP
Vice – President, Community Development
Qualico Communities

Good evening Mayor Frank and Council:

My name is Brad Armstrong, and I am the Vice President of Qualico Communities – the land development branch of Qualico – a fully integrated home building and real estate development company, with a long history of community development in Sherwood Park including developments in such neighbourhoods as the Ridge, Foxboro, Foxhaven, Nottingham, Forrest Greens, Heritage Hills and Summerwood.

I first moved to Sherwood Park in 2000, and I have been a proud resident of Strathcona County where I have had the pleasure of raising my family here over the past 19 years. I am also the past chair of the Urban Development Institute - Edmonton Region - I am also a proud member of the Alberta Professional Planners Institute and the Canadian Institute of Planners for over 25 years. Finally, I was a senior planner with Strathcona County until 2004, prior to joining Qualico Communities.

I tell you this because I am passionate about community development, and I am very passionate about the future of what I now consider to be my home town here in Sherwood Park.

I am very proud of Qualico and our record of community development, the quality of the homes that we build, and the employees that help us build great neighbourhoods that are affordable and attainable. I believe it to be an extreme privilege to be able to build new neighbourhoods.

SUPPORT

So today, I am here to encourage you to support the Bremner Area Concept Plan.

After engaging in this process over the past several years, it occurs to me that there are two main issues that continue to be raised as concerns:

1. The Fiscal Impacts of Bremner; and
2. The Use of Agricultural Land.

FISCAL IMPACTS

The Financial Viability Analysis that was prepared as part of the Bremner Area Concept Plan does an excellent job of addressing the fiscal impacts of Bremner.

The two key findings are:

- a. Bremner is a viable project; and
- b. It will not result in a net increase in taxes to existing ratepayers.

In spite of this, there are still some people who are questioning the viability of Bremner.

A couple of observations:

1. The costs and benefits of community development are very complex;
2. When Sherwood Park first began, we did not have the benefit of a financial viability analysis, and yet it became a huge success, resulting in a very desirable community in which to live;
3. I view this Financial Viability Analysis as the Proforma for a new neighbourhood – which is based on engineering cost estimates and a set of reasonable assumptions. We will not know the true costs until development begins. But in my experience, the final costs are likely to be less than the projections for three reasons:
 - a. Engineers are conservative and tend to build contingency into each of the infrastructure costs, especially at such a high level;

- b. Cost efficiencies will be found as we move into detailed planning and engineering; and,
- c. The Introduction of new technologies and engineering practices will lead to savings

Don't forget, despite what anybody tells you, it is not the municipality that pays for the cost of servicing – it is the new homeowner that pays through the purchase of their serviced land.

AGRICULTURAL LAND

The second issue, of course, is the discussion around the use of prime agricultural land for urban development.

There is no question that much of this land is excellent for agricultural crop production – and we can have endless debates about whether it is Class 1, 2 or 3 land – no matter what rating system you use.

The fact is, these lands are excellent for growing crops. There is no question.

But we also need good land for urban development. And it is also a fact that these lands are excellent for growing communities.

1. Geotechnically: supports the development of roads and basements – and ultimately reduces the long term costs of repair and replacement;
2. Good proximity to existing services
3. Good drainage;
4. Interesting natural amenities
5. Great regional access
6. And close to existing servicing – one of the most important of which is the sanitary sewer system.

CONFLICT

So there is always going to be this conflict between urban development and agricultural development – we will never get away from that because there will always be competing interests for uses for land, and there will always be a difference of opinion.

So what do we do to address this conflict? We seek to find a balance between all of the interests – and we do that by entering into a comprehensive planning process – which is exactly what the County has done.

SUSTAINABLE DEVELOPMENT

As planners we advocate for the triple bottom line approach to sustainable development and ultimately what is in the best interests of the public.

Triple bottom line, of course meaning: The Social, Environmental AND the Fiscal impacts of planning and development. The idea being that if we check all of these boxes, we ensure a balanced approach to planning.

As a professional planner I can tell you that the Bremner Area Concept Plan checks all of the boxes of sustainability – In fact, I don't recall ever seeing a statutory planning document that has gone through such an extensive and rigorous process.

But this was a necessary process to ensure that all stakeholders had an opportunity to participate in the planning process. And I believe that the County has done a remarkable job of building a community consensus through the creation of the Bremner Area Concept Plan.

CLOSING

In closing, the Bremner Plan is a notable achievement by your Planning Department, it is something to be celebrated, and it is a plan that all of us should be proud of.

Thank you for the opportunity to speak today.

Sherwood Park & District

Chamber of Commerce

Proposed Bylaw 3-2019 Proposed adoption of the Bremner and LEA Area Concept Plan

May 21, 2019

The Sherwood Park & District Chamber of Commerce has been part of the debate regarding the development of the Northeast Growth Node versus the Colchester Growth Node since 2007. Please see our attached presentation to council on March 5, 2007 where the chamber was in support of the Northeast Growth Node. (attachment #1)

That presentation reviewed future needs from a business perspective as it pertains to Light and Medium Industrial lands, Commercial Lands and Housing Requirements.

The Northeast Growth Node, now called Bremner, was identified by the chamber as the choice for future development from a business perspective as that area was preferred by our member stakeholders for the following purposes;

- Proximity to future employment
- Utilization of existing Strathcona County businesses
- Convenience and efficiency of Strathcona County services
- Environmental impact (Wetland preservation of the Beaver Hills Moraine)
- Fiscally achievable by developers

March 5, 2007 council voted to adopt the Northeast Growth Node and designated the Colchester area for cluster residential development. (attachment #2)

Council reopened the debate in 2016 with a further study to once again address the location of Strathcona County's growth area. A report was prepared at that time by Stantec named "Strathcona County Growth Areas Development Feasibility Report." This report was derived from data provided in the fiscal impact assessments, the Bremner

Growth Management Strategy, the technical papers released and Citizens' Bulletin for the Colchester Lands, which was completed by ISL Engineering, Urban Strategies and Application Management Consulting on behalf of Strathcona County. This report once again compared the two areas with findings supporting the Bremner Development. (attachment #3 Executive Report)

On March 22, 2016, council endorsed the "Urban Reserve" (Bremner) as its next area for urban development and giving administration direction to develop an Area Concept Plan. (attachment #4)

The Bremner Financial Viability Analysis Report prepared by SMA Consulting was released April 8, 2019. The document's conclusion supports the viability for the Bremner Area Project based on the stated assumptions in the Executive Summaries conclusions on page 37 of the report.

In conclusion, the Sherwood Park & District Chamber of Commerce continues to support growth of our community and is in support of the adoption of the Bremner and LEA Area Concept Plan.

Todd Banks

Executive Director
Sherwood Park & District
Chamber of Commerce

Sherwood Park & District Chamber of Commerce

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Tel: 780.464.0801 Toll Free: 866.464.0801 Fax: 780.449.3581

Email: exec@sherwoodparkchamber.com : www.sherwoodparkchamber.com

March 5, 2007

The Sherwood Park & District Chamber of Commerce has met with various member organizations and Businesses who we feel are stakeholders in regards to the proposed new MDP for Strathcona County.

The approach taken was to review future needs from a business perspective as it pertains to the following areas:

- 1) Light and Medium Industrial land
- 2) Commercial land
- 3) Housing requirements

There were 33 sales of serviced Light and Medium Industrial and commercial serviced land in 2006 ranging from 1 acre to 46 acres. This represented approximately 212 acres of serviced land. Strathcona County now sits with very little serviced land to accommodate future growth in relationship to the announced, as well as proposed, heavy industrial development occurring over the next 7 -10 years. The sections of land directly north of Sherwood Park (North of Hwy 16 & West of Hwy 21) were determined as the ideal location for suppliers to service the heavy industrial developments of northern Strathcona County, as well as the Fort McMurray oil industry. This area was preferred because of its proximity to the heavy industrial sites as well as major road, rail access and utilities.

Commercial land needs for a new residential node was discussed and a point was made to ensure the commercial areas were identified well in advance. This would ensure they were easily identifiable by new residents. This would minimize many commercial development issues during new applications, as residents would have full knowledge that these areas are zoned for future commercial development.

Information presented at our meeting suggested that the Capital Regions' population could double within the next 20 years. The Hamlet of Sherwood Park will soon be at its capacity for residential and commercial growth and with this in mind, we looked at where a new residential node should be located. From our business organizations' point of view the following points were considered:

- Proximity to future employment for commuting to and from work
- Utilization of Strathcona County businesses
- Convenience and efficiency of Strathcona County services.
- Environmental impact
- Fiscally achievable by developers

It was concluded that both proposed locations had merit and with the anticipated doubling of the regions population both Colchester and the North location (North of Hwy 16 & East of Hwy 21) could be considered to proceed, but the Chamber of Commerce feels the north is the place to locate a densely populated community.

The North was considered the best location for the new residential node for these reasons:

- Close proximity to the AIH where the future job growth is predicted to be.
- Less traffic congestion for Sherwood Park, as employees would not have to commute through or around Sherwood Park to access the AIH or future industrial and commercial growth north of the existing hamlet.
- Close proximity to the RCMP, new hospital, library and Municipal services.
- Less cost to put infrastructure in. There would be approximately 8 km. Of sewer and water services versus 18 km to the south. 18 km of sewer service would cost approximately \$84 million to install making the project less attractive for developers to pay for it upfront.
- Commercial retail and services in Sherwood Park would be more attractive to residents located in the north due to logistics where they may find south Edmonton services more convenient from Colchester.
- The lands in the north are not currently sub-divided to the same extent as the south making it easier to develop.
- A northern development would save the Beaverhills/Cooking Lake Moraine's wetlands and native habitat from heavy development.

In conclusion we submit this document for your consideration and as mentioned above, see the north as the most beneficial area for new light and medium industrial lands as well as a major residential development, from a business perspective.

Regards,

Mike Roppelt
President
Sherwood Park & District Chamber of Commerce

canoe.ca



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Council selects North of 16 growth node

Council selects North of 16 growth node

Posted 5 years ago

by Dave S. Clark

A 9,600-acre area north of Highway 16 and east of Highway 21 may become Strathcona County's next urban area, once Sherwood Park has filled up.

Council has passed first reading on the Municipal Development Plan, which is a document that sets out planning for the municipality over the next 20 years.

Within that document, council was faced with the decision of choosing a future growth area to be developed over the next 50 years as Sherwood will be filled up within about 10 years. In the latest revision of the MDP, council had to choose either the Colchester area south of Sherwood Park and north of Highway 14 or the area north of Highway 16 and east of Highway 21.

Council chose to go with the northern area and designate the Colchester area for cluster residential development.

But for the growth area to be finalized, council will have to pass two more readings of the bylaw, but that won't be done until the county can come to an agreement with Edmonton, who sent a letter of objection over the MDP.

But the decision to go with the north area didn't come easy.

Coun. Brent Jewell made the original motion to take Colchester off the table and designate the northern area as the growth node.

But that move came with opposition from councillors Alan Dunn and Linda Osinchuk.

"We have a large body of evidence supporting Colchester, if we need to have a growth node," said Dunn. "We haven't had a single compelling reason to put it somewhere else."



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That prompted Coun. Ken Lesniak to give several reasons why he supported the North of 16 area, such as being closer to the Alberta Industrial Heartland, closer to Sherwood Park's new hospital, less traffic congestion in Sherwood Park and the ability to keep residents from heading into east Edmonton to shop.

Mayor Cathy Olesen said she originally only supported Colchester, but changed her mind after many discussions with residents.

'A lot of communities are facing tremendous growth pressures, why would we be the one to support only one area?' she asked. '(Colchester) is valuable land whether we (develop) it or the City of Edmonton does.'

She then proposed having a cluster-estate hybrid type development in Colchester.

Coun. Glen Lawrence, who was originally on the fence of what area to choose, said he would support the north node, as long as there was some sort of 'creative development' in Colchester.

Dunn also said that if Colchester wasn't chosen the area would be a 'vacuum.' He said it is no longer a farming community and he didn't want it to be forgotten.

Council then gave the direction that it would choose the North of 16 area as the urban growth node and Colchester as a cluster-estate hybrid. Council unanimously passed the motion to do so.

dclark@sherwoodparknews.com

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Executive Summary

Strathcona County Growth Areas Development Feasibility Report

This version has been revised to reflect the latest concept and information pertaining to the development of the Colchester lands (Released by Strathcona County on November 2015).



Prepared for:
Cameron Development
Corporation,
Qualico Communities,
Carton Land Inc., and
Strathcona Lands LP.

January 27, 2016

File No. 1161 104600

EXECUTIVE SUMMARY

STRATHCONA COUNTY GROWTH AREAS DEVELOPMENT FEASIBILITY REPORT

Executive Summary – Strathcona County Growth Areas Feasibility Report
January 27, 2016

1.0 EXECUTIVE SUMMARY – STRATHCONA COUNTY GROWTH AREAS FEASIBILITY REPORT

1. Purpose

This summary condenses the key factors which were studied in a report that assessed and presented factors that affect the viability of the two proposed growth areas within Strathcona County, namely Bremner and Colchester.

The base of the study assessed the physical parameters of development, the availability of infrastructure and limitations, costs of development, and addresses their influences on the development of each community. The costs of infrastructure per area as well as the percentage of low, medium and high-density development are the same for each growth area to evaluate the financial impacts. It is imperative and necessary to thoroughly assess these factors and their influence on the future development of each area to provide rational decision-making.

The basis of information in this executive summary is derived from the data provided in the fiscal impact assessments, the Bremner Growth Management Strategy, the technical papers released and Citizens' Bulletin for the Colchester lands, which were completed by ISL Engineering, Urban Strategies, and Applications Management Consulting on behalf of Strathcona County. There are some discrepancies in the numbers as the recommended concepts for both areas differ from the concepts which were analyzed in the fiscal impact assessments as well all numbers within the report and executive summary are amended to be in accordance with Strathcona County policies and standards and the Municipal Government Act.

2. Legislative Framework

The legislative framework governing each of the growth areas permits future development to occur. The Capital Region Board (CRB) designates both areas as Priority Growth Areas. Within Strathcona County Municipal Development Plan, Bremner is designated as Urban Reserve and Colchester is designated as Urban/Rural Transition.

EXECUTIVE SUMMARY

STRATHCONA COUNTY GROWTH AREAS DEVELOPMENT FEASIBILITY REPORT

Executive Summary – Strathcona County Growth Areas Feasibility Report
January 27, 2016

3. Infrastructure Factors

The impacts of providing infrastructure for Bremner and Colchester vary significantly. The following sets out the development parameters and planning metrics for each community:

Bremner	Colchester
<ul style="list-style-type: none">Estimated cost of offsite water (including reservoirs) \$170,000,000 or \$118,055 per gross developable hectare. Volume for reservoirs calculated using Strathcona County standards	<ul style="list-style-type: none">Estimated cost of offsite water (including reservoirs) \$120,000,000 or \$158,374 per gross developable hectare. Volume for reservoirs calculated using Strathcona County Standards
<ul style="list-style-type: none">Estimated cost of offsite sanitary sewer trunks \$20,000,000 or \$13,888 per gross developable hectare. Proximity to Capital Region Waste Water Treatment Plan	<ul style="list-style-type: none">Estimated cost of offsite sanitary sewer trunks of \$110,000,000 or \$145,176 per gross developable hectare. If there is enough capacity at the tie in at Highway 16, cost would be reduced to approximately \$65,000,000. Any future extension to the Capital Region Waste Water Treatment Plant would be an additional \$45,000,000
<ul style="list-style-type: none">Potential cost sharing / recovery of offsite water, sanitary and transportation infrastructure from adjacent Cambrian Crossing and West of 21 developments	<ul style="list-style-type: none">Limited cost sharing / recovery of offsite water, sanitary and transportation infrastructure from adjacent country residential developments
<ul style="list-style-type: none">Cost of major transportation infrastructure is \$640,000,000 or \$444,000 per gross developable hectare, which is subject to approval and funding from various levels of government	<ul style="list-style-type: none">Cost of major transportation infrastructure is \$415,000,000 or \$547,000 per gross developable hectare, which is subject to approval and funding from various levels of government
<ul style="list-style-type: none">Land is relatively flat and cleared for agricultural use, therefore efficient and lower costs to regrade for development	<ul style="list-style-type: none">Higher costs to grade and develop due to required tree clearing and grading of the hummocky landscape

EXECUTIVE SUMMARY

STRATHCONA COUNTY GROWTH AREAS DEVELOPMENT FEASIBILITY REPORT

Executive Summary – Strathcona County Growth Areas Feasibility Report
January 27, 2016

4. Environmental Factors

The environmental components of the Communities of Bremner and Colchester vary significantly. The following sets out the key environmental parameters of each community:

Bremner	Colchester
<ul style="list-style-type: none">• Substantially fewer environmentally sensitive features such as tree stands and wetlands	<ul style="list-style-type: none">• Significant presence of environmentally sensitive features such as tree stands and wetlands
<ul style="list-style-type: none">• Majority of the lands cleared for agricultural use	<ul style="list-style-type: none">• Some lands cleared for agricultural use
<ul style="list-style-type: none">• Portions of the lands recharge and discharge groundwater	<ul style="list-style-type: none">• Majority of lands recharge and discharge groundwater
<ul style="list-style-type: none">• No portion of the Bremner growth area within the Beaver Hills Moraine	<ul style="list-style-type: none">• 89% of the Colchester growth area is in the Beaver Hills Moraine
<ul style="list-style-type: none">• Soil classes are 1,2 & 3 (Canada Lands Inventory)	<ul style="list-style-type: none">• Soil classes are 3,4 & 5 (Canada Lands Inventory)
<ul style="list-style-type: none">• Soil classes are 2 (Land Suitability Rating System)	<ul style="list-style-type: none">• Soil classes are 2 & 3 (Land Suitability Rating System)

EXECUTIVE SUMMARY

STRATHCONA COUNTY GROWTH AREAS DEVELOPMENT FEASIBILITY REPORT

Executive Summary – Strathcona County Growth Areas Feasibility Report
January 27, 2016

5. Financial Impacts

The financial impacts of the communities of Bremner and Colchester are impacted by developable land with various land uses. The parameters by which the statistics have been calculated have used the same parameters for both Bremner and Colchester to provide a fair assessment. The percentage of development types have been held constant at 65% low density, 30% medium density and 5% high density. The following provides land use generation statistics:

Bremner	Colchester
<ul style="list-style-type: none">Gross Area (GA) 4,190 ha	<ul style="list-style-type: none">Gross Area (GA) 2,291 ha
<ul style="list-style-type: none">Lands preserved for agriculture 2,352 ha	<ul style="list-style-type: none">Lands preserved for agriculture 0 ha
<ul style="list-style-type: none">Gross Developable Area (GDA) 1,658 ha. Measured as GA minus agricultural lands and environmental reserve	<ul style="list-style-type: none">Gross Developable Area (GDA) 1,332 ha. Measured as GA minus agricultural lands and environmental reserve
<ul style="list-style-type: none">Strathcona County policies require a 30 m buffer to be provided around wetlands. Taking into consideration the additional wetlands on site and a 30 m buffer, additional environmental reserve lands are 219 ha	<ul style="list-style-type: none">Strathcona County policies require a 30 m buffer to be provided around wetlands. Taking into consideration the additional wetlands on site and a 30 m buffer, additional environmental reserve lands are 575 ha
<ul style="list-style-type: none">The modified GDA is 1,440 ha	<ul style="list-style-type: none">The modified GDA is 758 ha
<ul style="list-style-type: none">The Net Developable Area (GDA minus public utilities and roads) is 907 ha	<ul style="list-style-type: none">The Net Developable Area (GDA minus public utilities and roads) is 477 ha
<ul style="list-style-type: none">Provides a total of 24,094 residential units and 60,879 people	<ul style="list-style-type: none">Provides a total of 11,923 residential units and 30,569 people
<ul style="list-style-type: none">Provides 35.9 units per net residential hectare	<ul style="list-style-type: none">Provides 36.2 units per net residential hectare

EXECUTIVE SUMMARY

STRATHCONA COUNTY GROWTH AREAS DEVELOPMENT FEASIBILITY REPORT

Executive Summary – Strathcona County Growth Areas Feasibility Report
January 27, 2016

6. Summation

The above information sets out the development parameters for each of the growth areas identified in Strathcona County. Bremner and Colchester each have attributes and constraints that impact the feasibility of development. These factors are important to identify so that stakeholders (including County Council and administration) can understand the components that affect development of the growth areas. The variables identified in this report will have an effect on how Bremner and Colchester will ultimately function and the associated costs to develop each area. It should be acknowledged that the resulting costs will be borne by future homeowners and may affect where future community members choose to reside. The statistics generated below use current Strathcona County policies and the Municipal Government Act to summarize potential for each growth area. Please see the full Feasibility Report for further details.

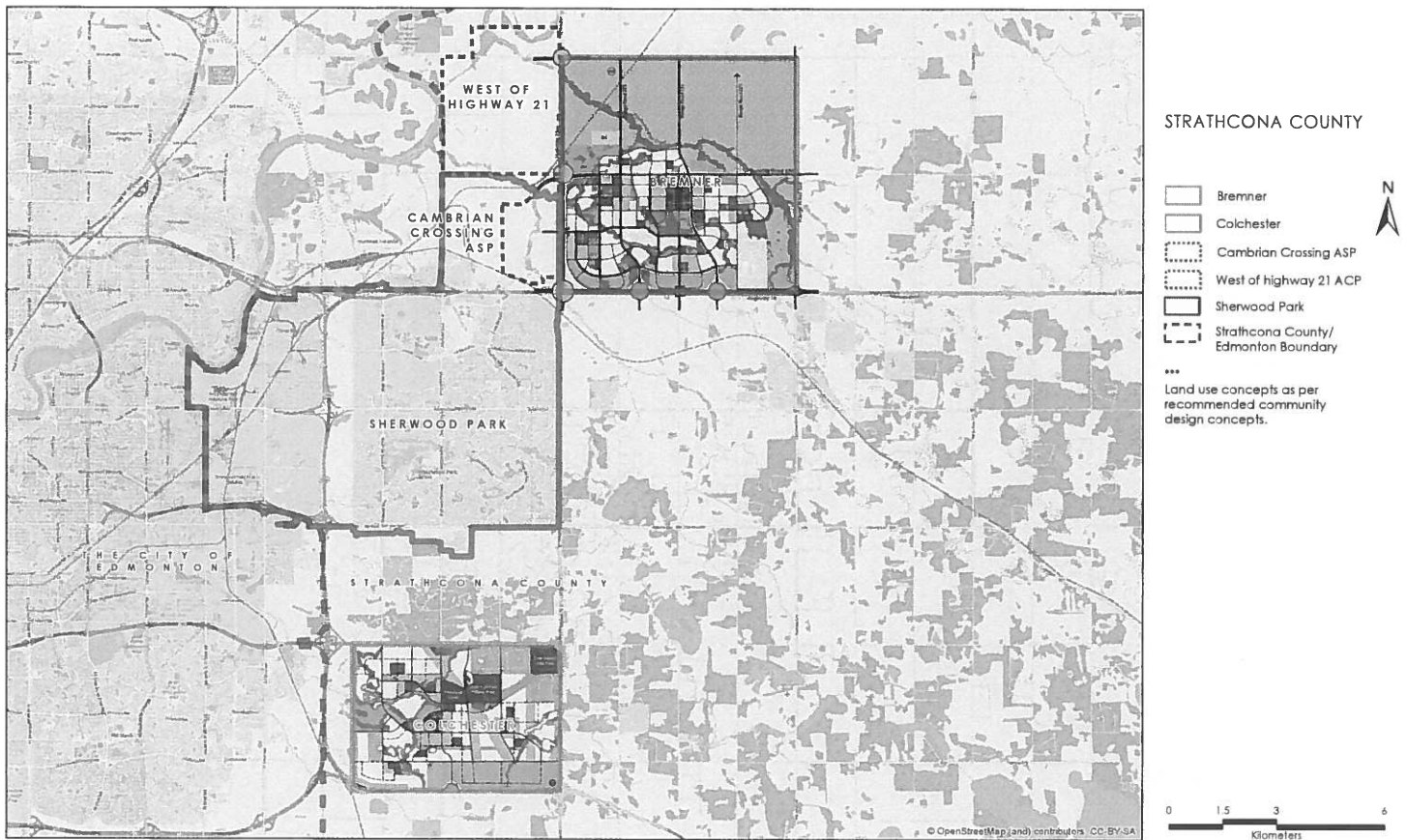
	Bremner	Colchester
Gross Area	4,190 ha	2,291 ha
Preserved Agricultural Land	2,352 ha	0 ha
Environmental Reserve*	399 ha	843 ha
Gross Developable Area	1,440 ha	758 ha
Municipal Reserve**	144 ha	75.8 ha
SWMF and Circulation (27%)	389 ha	205 ha
Net Developable Area	907 ha	477 ha
Non-Residential Area (as measured off of recommended concept or the same percentage as recommended concept)	236 ha	172 ha
Residential Units	24,112	11,062
Projected Population	60,879	30,569
Units per Net Residential Ha	35.9	36.2

*Includes 30 m buffer around wetlands as per Strathcona County Policy (MDP 8.25)

**Municipal Reserve is taken as 10% as per the MGA



Figure 1 - Strathcona County Growth Areas & Planned Areas



On March 22, 2016 Council endorsed the Urban Reserve (Bremner) as its next area for urban development. Now administration will develop an Area Concept Plan as the next step in more detailed planning for Bremner.

As a result, Council has directed administration to include consideration of land use options within the rural/urban transition policy area (Colchester) in the current Municipal Development Plan Update.

More information regarding the Bremner Area Concept Plan will be provided in the coming months. The July 12 Priorities Committee Meeting agenda can be found here **providing Bremner Area Concept Plan next steps**. Although the document has been endorsed, the Area Concept Plan must be completed prior to the county accepting any new applications for Area Structure Plans, rezoning or subdivision within the boundaries of the Urban Reserve (Bremner) area.

Growth Management Strategies

Following the completion of Growth Management Strategies for both the Bremner and Colchester areas, a comparison matrix of the two growth nodes was provided to Council on March 22, 2016 to assist in their decision on where to grow. Although growth management strategies were completed for both the Bremner and Colchester areas; only the **Bremner Growth Management Strategy** was endorsed by Council to proceed to the next stage of planning.

View the Bremner Growth Management Strategy

[Printable version of endorsed Bremner Growth Management Strategy \(12.9 MB\)](#)



A growth management strategy is a high-level document that describes and illustrates a vision, community design concept and set of policy directions intended to guide more detailed planning should the county decide to proceed with development.

It identifies potential locations for residential neighbourhoods, commercial areas and employment areas. It also identifies potential locations for major roads and other infrastructure networks, such as water and wastewater servicing.

Information in the growth management strategies assisted Council in comparing how growth could occur between different areas in the County. The growth management strategies also provided a foundation that will inform the process moving forward.

[Timeline](#)

[Document Library](#)

Growth Management FAQs

1. Why does Strathcona County need to grow?

The [Edmonton Metropolitan Region Board](#) has projected that the region will double its population reaching 2.2 million people and 1.2 million jobs by 2044. Strathcona County's population is anticipated to grow by between 41,000 and 63,000 people in that time. Managing growth can be a challenge, but it also brings opportunities, including a population and tax base that supports a broader range of services, amenities and housing choices. Since Sherwood Park will likely be built out within the next decade, we recognize that planning for Bremner must begin now. The Bremner Growth Management Strategy provides a strong foundation as we move through the process and complete more detailed planning through the Bremner Area Project.

2. How did we get here? [↗](#)

Events over the past number of years have created a framework for where growth would be best accommodated in Strathcona County. In 2007 the Municipal Development Plan identified Colchester as a “Rural/Urban Transition Policy Area” and Bremner as an “Urban Reserve Policy Area” and directed that Growth Management Strategies be prepared for both areas.

In 2010, the Province approved the Capital Region Growth Plan which included both Colchester and Bremner within two of seven “Priority Growth Areas” across the region slating both of these areas for urban level development. To make an informed decision about where in the County to grow next, Council required unbiased information on both areas. A growth management strategy for Bremner was completed in 2014, and a growth management strategy for Colchester was completed in 2016. Only the Bremner Growth Management Strategy was endorsed by Council to proceed to the next stage of planning.

3. When will development begin? [↗](#)

There is no set timeline for development to begin. The Area Concept Plan is expected to take approximately 18 months to complete. The timing of development will also depend on the pace of remaining development in Sherwood Park, and development in Cambrian Crossing (to the west of Bremner).

While planning for the future begins now, it will not be rushed. We want to ensure the appropriate level of study so the best decisions are made for the County as a whole.

4. What is happening to current Bremner residents? [↗](#)

Development is driven by landowners and developers – following the approval of area structure plans. Current and future residents will have a say in the future of their land. No current residents are required to sell their land.

5. Who will pay for the infrastructure to support future growth? Will my taxes increase?

Strathcona County has traditionally required that growth pay for itself through development levies and developer-funded infrastructure. It is assumed that this will also occur for the development of a new community. A financial viability analysis will be completed as part of the Area Concept Plan for Bremner. A Fiscal Impact Analysis (FIA) was used to evaluate the cost of growth for the Bremner Growth Management Strategy. The FIA produced in March 2016 concluded that the Residential tax rates were projected to remain relatively stable over time, meaning that growth in Bremner would have a neutral impact on taxes.

6. What types of land uses are planned for Bremner?

Bremner is intended to be built as a complete community with a variety of housing opportunities, shopping, institutional uses and employment.

7. What considerations were given to the Bremner area's prime agricultural land?

The Edmonton Metropolitan Region Growth Plan outlines that Agricultural Impact Assessments are required for new urban growth areas. The Agricultural Impact Assessment for the Bremner Area Project will provide information on planning and contextual factors, agricultural viability, and potential impacts to agriculture and mitigation measures.

As part of the Bremner Growth Management Strategy process, it was recognized that due to the increased density that Bremner is required to achieve compared with historic growth, lands north of Pointe-aux-Pins Creek could remain agricultural land, and were removed from the Bremner Urban Reserve Area.

8. How many people will live in Bremner?

The Bremner Growth Management Strategy projected a population for Bremner is of 54,000; however, that number was based on a lower population density than what is now required by the Edmonton Metropolitan Region Growth Plan. An update to the population will be estimated through the Bremner Area Project based on the newly required density of 40 dwelling units per net residential hectare and more detailed analysis. The build-out of a new community will not happen all at once and will gradually occur over several decades.

More Information

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Last updated: Monday, May 14, 2018

Page ID: 45403

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My family owns the SE quarter section 28 township 53 range road 22, West: what is part of the Bremner Project adjoining Port Due Prens Creek.

It is farmed by Allan Farms my nephews. My brother and I are exploring the possibility of implementing a Conservation Easement ~~to~~ on that property to protect it from iderignated "development".

My closing quote is from Mayor Kathy Veron as recently written in The St. Albert Gazette. "In a very short time food could be just as valuable as oil & gas. There is a huge economic advantage to preserving agricultural land."

As everyone here knows the advantages are not limited to economic advantage.

Fwd: Land use planning

1 message

Highest and best use is the criterion for assessing property values. There is a growing awareness in society that nutritious food, clean water, and green space are important. In California the price of an acre foot of water jumped from \$135 to \$1,350 in one year. Orchards are reverting to desert.

cannot be taken for granted

Throughout history societies failed when productivity of their "food shed" failed. The highest and best use for good agricultural land is agriculture. A cumulative effects study in Southern Alberta, by Brad Stelfox, predicts Alberta will be a net importer of food by 2040 unless we change. If we give in to the belief that growth and GDP are the way to progress, one day we may feel as though we have been pulled under the pavement, like the land.

In 2015 the St. Albert Gazette quoted an Agriculture Canada spokesperson; "Alberta has lost over 1.6 million acres of farmland in 5 years, more than any 5 year period in our history. Where do you want your food to come from?"

In 1960, Alberta educator, Dr. Longman wrote; "Land is a gift of nature to mankind. The occupier of the land holds a privilege granted by society. To enforce this obligation is the duty of government." Longman's contemporary, Dr. Fred Bentley, added emphasis with; "Future generations will find inexcusable our squandering of agricultural land."

In the fine print is an explanation by Dr. Bentley in support of his prediction.

One of three results must inevitably follow from continuing conversions of high quality agricultural land to other uses. If replacement food is produced on lower quality land in Canada, the cost per unit of food will increase. Alternatively, food imports can make up for lost production capability — usually at higher costs and with dependency on uncertain external sources for a vital necessity, FOOD. The third alternative, a change (decline) in the quality of the Canadian diet, is generally unattractive too.

Author Frances Lappe, told an Edmonton audience; "The loss of agricultural land is one of the greatest symbols of the irrational economic times we live in."

In summary, Cochrane rancher Harvey Buckley, adds; "We need to avoid an economy of plunder."

My generation inherited a bountiful, sustainable homeland. What will be our legacy?

Yours truly

Agenda Item: 11.1 – Bylaw 2-2019

Proposed Amendment to the Municipal Development Plan Bylaw 20-2017

East of Highway 21, South of Pointe-Aux-Pins Creek, West of Range Road 222, and North of the CN Rail Line

and

Agenda Item 11.2 – Bylaw 3-2019

Proposed adoption of the Bremner and LEA Area Concept Plan

East of Highway 21, South of Pointe-Aux-Pins Creek, West of Range Road 222, and North of the CN Rail Line

Date: May 21, 2019

Time: 5:00 p.m.

Submission number	Name	Verbal or Written Submission	In favour (✓) Opposed (X) Undecided
1	Michael Haas	Written	X
2	Ken Rankin	Written	X
3	Rich Mundle	Written	X
4	Deloris Willes	Written	X
5	Bob Beveridge	Written	X
6	Amy Nahnybida	Written	X
7	Don and Lynn Marshall	Written	X
8	Thomas Spratlin	Written	Position not provided
9	Patrick Lamb	Written	X
10	Shirley Dul	Written	X

Collection and use of personal information

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Date: May 21, 2019**Time:** 5:00 p.m.

11	Chris Nicholas	Written	✓
12	Deep Shergill	Written	✓
13	Bard Golightly	Written	✓
14	Doreen Moisey	Written	✓
15	Zen Moisey	Written	✓
16	Zena Sillers	Written	✓
17	Brad Stone	Written	✓
18	Jerry and Coleen Shimek	Written	✓
19	John Kelly	Written	✓
20	Irene Petersen	Written	X
21	Bev, Bob, Brad and Veda Evans	Written	✓
22	Ruth Petersen	Written	X

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Date: May 21, 2019

Time: 5:00 p.m.

23	Ashmeet Kaur Khaira	Written	✓
24	Gurdeep Khaira	Written	✓
25	Dhruv Gupta (Akash Homes)	Written	✓
26	Richard Hart	Written	✓
27	Przemyslaw Skiba	Written	✓
28	Arshdeep Khaira	Written	✓
29	Mike Williams	Written	✓
30	John Mac Donald	Written	✓
31	Gurpreet Khaira	Written	✓
32	Robin Nasserdeen	Written	✓
33	Dave Tarkowski	Written	✓
34	Robert Locskai	Written	✓

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35	Rob Lali	Written	✓
36	Lesley Bowman	Written	✓
37	Rachel Cruz	Written	✓
38	Sandra (Young) Turgeon	Written	✓
39	Johnny and Melanie Corrigan	Written	✓
40	Erin Davis	Written	✓
41	Jim Sheasgreen	Written	✓
42	Charles Fay	Written	✓
43	Priscilla Pouliot	Written	✓
44	Lloyd Dumonceaux	Written	✓
45	Ryan C. Bosch	Written	✓
46	Tom and Marilyn Grabowski Sarah and Jordon Gericke Kristen and Tyler Honeyford	Written	✓

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47	Brad and Jamie Kotowich	Written	✓
48	Laura Newstead Jackson	Written	✓
49	Don Kraus	Written	X
50	Brent Moore	Written	X
51	Jack Andrews	Written	X
52	Joyce Andrews	Written	X
53	P Hamel	Written	X
54	Mike Foisy	Written	X
55	Jodi Kadla	Written	X
56	Marilyn Sochatsky	Written	X
57	Wasylyshen Family (5)	Written	X
58	Leigh Melnychuk	Written	✓

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Date: May 21, 2019**Time:** 5:00 p.m.

59	Bruce Hagstrom	Written	✓
60	Shane Erickson	Written	✓
61	Elaine Chance	Written	X
62	Jane Hill	Written	X
63	Larry Hill	Written	X
64-70	7 Form Letter Submissions	Written	X
71	Donna Myers	Written	X
72	Joan Clish	Written	X
73	Marilyn Macyk	Written	X
74	Jennifer Kiesman	Written	X
75	Matthew Kiesman	Written	X
76	Daniel Macyk	Written	X

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Date: May 21, 2019

Time: 5:00 p.m.

77	Norman Johnson	Written	X
78	Louise Johnson	Written	X
79	Canadian Home Builders' Association - Bryce R. Milliken	Written	✓

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From: [Legislative Officer](#)
To: [Legislative Officer](#)
Subject: FW: Bremner Plebiscite
Date: May 15, 2019 11:25:14 AM

From: Rod Frank
Sent: Thursday, May 9, 2019 12:41 PM
To: Mavis Nathoo
Subject: Fwd: Bremner Plebiscite

Willing to share...

Begin forwarded message:

From: Michael Haas
Date: May 9, 2019 at 11:56:03 AM MDT
To: Rod Frank <Rod.Frank@strathcona.ca>
Subject: RE: Bremner Plebiscite

Yes you can share it. My letter will also be published in the News this Friday.

Thanks for doing what you can to stop the Bremner madness.

Michael

On May 8, 2019 4:56:02 PM PDT, Rod Frank <Rod.Frank@strathcona.ca> wrote:
Hi Michael – Thank you for including me on your email.

I appreciate your feedback, and would like to share it with the rest of my Council colleagues. Please let me know if I may do that, and after removing your personal information, make your correspondence available as part of the public hearing that will take place on the Bremner ACP on May 21, 2019 at 5:00 pm.

I believe that careful consideration must be given before choosing to develop prime agricultural land (as is reflected in our Agricultural Master Plan), that taxpayers should not be exposed to the financial risks of high-stakes development, and that it is important that the information Council is using to make a decision is as complete and accurate as possible. I do have a concern that the population projections being used as the basis of this plan are double the actual growth we have seen over the past 65 years on average.

Please feel free to register and come out to speak at the planned public hearing on May 21, as I am looking forward to hearing from our residents. Below is a link to

information on how to register to speak:

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Please do not reach out should you have further questions or concerns.

Yours truly,

Rod FRANK

**Mayor
Strathcona County**

2001 Sherwood Drive
Sherwood Park, AB T8A 3W7
Tel.: 780-464-8000

From:

Sent: May 5, 2019 12:32 PM

To: Dave Anderson; Brian Botterill; Bill Tonita; Paul Smith; Linton Delainey; Rod Frank

Cc: Robert Parks; Glen Lawrence; Katie Berghofer

Subject: Bremner Plebiscite

News: Council tosses Bremner plebiscite possibility? Councillor suggests asking taxpayers to vote is considered a desperate attempt to derail and hijack government process?

- Just because **Coun. Anderson** hasn't seen enough taxpayers show up to complain at poorly publicized open houses doesn't mean that the majority of taxpayers are in favor of unprecedented spending that will change life in the County forever.
- Just because **Coun. Smith** prefers to default to previous councils and proceed with decisions made without formal public input years ago, doesn't mean that residents agreed then or now with those decisions. That this issue remains the #1 story in every edition of the Sherwood Park News ever since the words Colchester and Bremner were ever brought forth, that must indicate that this decision should not be a slam-dunk.
- Just because **Coun. Botterill** prefers to move forward with Billion Dollar investments (and compare that to the relatively small Millennium Place investment) and demonstrate his blind faith in previous councils so much that he says he is willing to wait until the next election for voters to toss him, doesn't mean that taxpayer's right to have a proper say in this complex decision should be trampled on today.
- Just because **Coun. Tonita** believes the budget issue is debunked by "sunny days" financial projections, doesn't assure anyone that such blue-sky projections are plausible in the real world. Please tell us Coun. Tonita what your 10-year plan is to find the \$6 Billion in new industrial development needed to finance this. I suspect that little detail (actually doing something) surely isn't as easy as reading some BWAG projections on a paid consultant study.

Strathcona County is not an island of prosperity in the middle of a struggling Alberta economy. This is no oil boom going on and never will be again. New investment in industrial economic growth isn't available as easy as the consultants suggest it would be, and this Council's feet had better start landing in the real world of 2019. Growth decisions made during boom years don't apply today. Voters across this County rejected the free-spending liberal values of the previous provincial government for exactly those reasons, and this council should listen to the economic realities that are

driving taxpayers to want a say in Bremner. Don't shut us out.

Kudo's to **Coun. Delaine** and **Mayor Rod Frank** for asking the right questions and for looking out for us. To this taxpayer, the arrogance shown by other members of council by suggesting that a Bremner plebiscite is a stall and a waste of time and money is insulting to the people of Strathcona County.

Regards,
Michael Haas

Sherwood Park, AB

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--

Sent from my Samsung Galaxy S7

From: [Legislative Officer](#)
To: [Joanne Onciul](#)
Subject: FW: Bremner
Date: May 15, 2019 10:18:36 AM

From: Rod Frank
Sent: Wednesday, May 8, 2019 11:46 PM
To: Mavis Nathoo
Subject: Fwd: Bremner

This individual willing to share email

Begin forwarded message:

From: Ken Rankin
Date: May 8, 2019 at 7:15:54 PM MDT
To: Rod Frank <Rod.Frank@strathcona.ca>
Subject: Re: Bremner

Thank you,I really appreciate your response. Yes please share email as you deem will be beneficial. I hate to say it but I do not think Strathcona administration have not grasped "change " that has and is evolving in Alberta. I am hopeful Strathcona Council will provide the leadership by recognizing that the consultant 's population growth projections are unlikely to be realized, and that development of bremner may not be sustainable as well as a waste of an irreplaceable asset.

Ken Rankin
Sent from my iPad

On May 8, 2019, at 5:55 PM, Rod Frank <Rod.Frank@strathcona.ca> wrote:

Hi Ken - Thank you for including me on your email.

I appreciate your feedback, and would like to share it with the rest of my Council colleagues. Please let me know if I may do that, and after removing your personal information, make your correspondence available as part of the public hearing that will take place on the Bremner ACP on May 21, 2019 at 5:00 pm.

I believe that careful consideration must be given before choosing to develop prime agricultural land (as is reflected in our Agricultural Master Plan), that taxpayers should not be exposed to the financial risks of high-stakes development, and that it is important that the information Council is using to make a decision is as complete and accurate as possible. I do have a concern that the population projections being used as the basis of this plan are double the actual growth we have seen over the past 65 years on average.

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Yours truly,

Rod FRANK

Mayor
Strathcona County

2001 Sherwood Drive
Sherwood Park, AB T8A 3W7
Tel.: 780-464-8000

-----Original Message-----

From: Ken Rankin
Sent: May 6, 2019 7:45 AM
To: Dave Anderson
Cc: Rod Frank

Subject: Bremner

I wish to advise that I vote NO to proceeding any further with this proposed community. I think Council are being swayed with little thought to the financial impact to the tax payers. Loading tax payers with the expenditure will be the downfall to this community. Strathcona County has already spent monies that we really do not have, when we consider the economic reality of the oil and gas sector and the deficits of the provincial government.

I suggest you ask your constituents to provide input electronically so you understand what people are really thinking and willing to support. Also I must have missed the consultation of the environmental impact to proceeding with this project.

Again I VOTE. NO. To proceeding with this project.

Ken Rankin , a Strathcona tax payer

Sent from my iPad

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From: [Legislative Officer](#)
To: [Legislative Officer](#)
Subject: FW: Plebiscite
Date: May 15, 2019 11:12:38 AM

From: Rich Mundle [<mailto:richmundle@gmail.com>]
Sent: May 9, 2019 7:55 AM
To: Rod Frank
Subject: Re: Plebiscite

Rod,
I have no problem sharing my feedback with your council colleagues.

Rich

Rich Mundle
Remax Elite (Associate Broker)
116, 150 Chippewa Road,
Sherwood Park, AB. T8A 0T1

Direct: 1-780-908-4088
Email: richmundle@gmail.com
Website: www.richmundle.com

On Wed, May 8, 2019 at 5:54 PM Rod Frank <Rod.Frank@strathcona.ca> wrote:

Hi Rich – Thanks for your email.

I appreciate your feedback, and would like to share it with the rest of my Council colleagues. Please let me know if I may do that, and after removing your personal information, make your correspondence available as part of the public hearing that will take place on the Bremner ACP on May 21, 2019 at 5:00 pm.

I believe that careful consideration must be given before choosing to develop prime agricultural land (as is reflected in our Agricultural Master Plan), that taxpayers should not be exposed to the financial risks of high-stakes development, and that it is important that the information Council is using to make a decision is as complete and accurate as possible. I do have a concern that the population projections being used as the basis of this plan are double the actual growth we have seen over the past 65 years on average.

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[hearings-and-meetings/](#)

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Please do not reach out should you have further questions or concerns.

Yours truly,

Rod FRANK

Mayor
Strathcona County

2001 Sherwood Drive
Sherwood Park, AB T8A 3W7
Tel.: 780-464-8000

From: rich mundle
Sent: May 7, 2019 8:12 AM
To: Rod Frank
Subject: Fwd: Plebiscite

From: rich mundle
Date: May 7, 2019 at 8:04:33 AM MDT
To: brian.botterill@strathcona.ca
Cc: rod.frank@strathona.ca, linton.delainey@strathcona.ca
Subject: Plebiscite

Mr. Botterill,
I am reaching out to you as I reside in your Ward.

Our local news indicated there was no appetite for a public vote on Bremmer.

I say otherwise and would definitely support a plebiscite.

There are too many unknowns and I would not want to gamble on my property taxes going up.

I don't envy the position that you are put in as a politician trying to please

everybody, but I do not trust the councillors lack of expertise when it comes to making decisions on a project of this magnitude, nor the developers projections.

Perhaps we could feel out the interest by advertising a survey through the news?

Thankyou, Rich

Rich Mundle
Remax Elite (Associate Broker)
1-780-908-4088 (Direct)
Richmundle@gmail.com
www.richmundle.com

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From: [Legislative Officer](#)
To: [Legislative Officer](#)
Subject: FW: Bremner
Date: May 13, 2019 2:26:44 PM

From: Rod Frank
Sent: Wednesday, May 8, 2019 6:41 PM
To: Mavis Nathoo
Cc: Zach Herbers
Subject: Fwd: Bremner yet again

Mavis this resident is willing to share comments

Begin forwarded message:

From: Deloris Willes
Date: May 8, 2019 at 6:35:20 PM MDT
To: Rod Frank <Rod.Frank@strathcona.ca>
Subject: Re: Bremner yet again

Mayor Frank,

You are more than welcome to share any of my comments. I believe the lack of response from citizens is due to the long and arduous path this has taken. This has gone on forever and people are bored with it and have other issues to deal with.

It's not that I'm in favour of one development over another, my concern is the cost to the present citizens and your article in the Sherwood Park news opened my eyes tremendously.

Once true, current and exact \$\$ amounts are available for us, and the cost to each of us, the current residents, to develop this land, I believe residents will step up with opinions. Most don't realize this is on our dime, they think it doesn't affect them or doesn't concern them, it does.

Deloris Willes

Sent from my iPad

On May 8, 2019, at 5:56 PM, Rod Frank <Rod.Frank@strathcona.ca> wrote:

Hi Deloris - Thank you for including me on this.

I appreciate your feedback, and would like to share it with the rest of my Council colleagues. Please let me know if I may do that, and after removing your personal information, make your correspondence available as part of the public hearing that will take place on the Bremner ACP on May 21, 2019 at 5:00 pm.

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Yours truly,

Rod FRANK

Mayor
Strathcona County

2001 Sherwood Drive
Sherwood Park, AB T8A 3W7
Tel.: 780-464-8000

-----Original Message-----

From: Deloris Willes

Sent: May 4, 2019 10:38 AM

To: Robert Parks

Cc: Rod Frank

Subject: Bremner yet again

Mr. Parks, We are saddened to learn that you voted against a plebiscite on the Bremner issues. This is something that will affect Strathcona County residents for many years, decades to come, in a very big way. The lack of so called interest cited by Anderson is because people are tired of this. Attending another meeting that goes no where is a waste of our time. A vote would settle it. Because voting is one of our only ways to be heard, I hope you recall this bad decision come election.

Deloris Willes

Sent from my iPad

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From: [bob.beveridge](mailto:bob.beveridge@postmedia.com)
To: [Legislative Officer](#)
Cc: Imorey@postmedia.com; [Linton Delainey](#)
Subject: Bremner Area Concept
Date: May 9, 2019 4:48:34 PM

I strongly disagree with going ahead with any expansion here . If a Strathcona County future plan to add population base is to be considered it could realistically expand to hamlet of Ardrossan , where that community wants to add food supermarket , and convenience enhancements. Serviced lots are available there now and infill could expand now. Sherwood Park has a lot of open spaces within it's existing boundaries today , and these should be utilised before any rich fertile crop land be ruined for eternity by non required population growth . No where is it written that some of Alberta's best farm land be wasted for the profit of some developers greed . Only these mega – rich corporations benefit . The taxpayers of Strathcona County should not be duped into believing this expansion won't cost every one of them property tax increases for the next few decades . This entire undertaking should not go forward without a plebiscite allowing every Strathcona County taxpayer to express their opinion by democratic vote . The councillors shudder at the thought of a plebiscite , but the present group that is supposed to represent their public , is not responding in their best interests . When this amount of public money is at stake , in this economy , for this future period of time – a much larger public opinion must be considered and respected .

Bob Beveridge

-----Original Message-----

From: Rod Frank
Sent: Thursday, May 16, 2019 7:03 PM
To: Mavis Nathoo
Subject: FW: Bremner Expansion

Willing to share

-----Original Message-----

From: Amy Nahnybida
Sent: May 16, 2019 11:21 AM
To: Rod Frank
Subject: Re: Bremner Expansion

Hello Mayor Frank,

Thank you for your response, I am hopeful that there will be dialogue and responsible decisions made regarding this issue.

We hoped that council would take steps to end the development of Bremner after the results of the last election as we, obviously among many others voted for you as mayor in part due to your stance on this topic. My husband is planning to attend the Bremner ACP on May 21st, and we are looking forward to hearing other residents opinions on this topic as well. You may absolutely use this email to share with council.

Sincerely,
Amy Nahnybida

Sent from my iPhone

> On May 15, 2019, at 7:01 PM, Rod Frank <Rod.Frank@strathcona.ca> wrote:

>

> Hi Amy - thank you for including me on your email.

>

> I appreciate your feedback, and would like to share it with the rest of my Council colleagues. Please let me know if I may do that, and after removing your personal information, make your correspondence available as part of the

public hearing that will take place on the Bremner ACP on May 21, 2019 at 5:00 pm.

>

> I believe that careful consideration must be given before choosing to develop prime agricultural land (as is reflected in our Agricultural Master Plan), that taxpayers should not be exposed to the financial risks of high-stakes development, and that it is important that the information Council is using to make a decision is as complete and accurate as possible. I do have a concern that the population projections being used as the basis of this plan are double the actual growth we have seen over the past 65 years on average.

>

> Please feel free to register and come out to speak at the planned public hearing on May 21, as I am looking forward to hearing from our residents. Below is a link to information on how to register to speak:

>

> Please note that all the information on registering for the public hearing is online:

> <https://www.strathcona.ca/council-county/mayor-council/council-meeting/s/public-hearings-and-meetings/>

>

> The appropriate email address for registration is LegislativeOfficer@strathcona.ca and the number is 780-464-8014.

>

> Anyone registering should provide their full name, the bylaw number, and indicate if they are in favour or opposed.

>

> Please do not hesitate to reach out should you have further questions or concerns.

>

> Yours truly,

>

>

> Rod FRANK

>

> Mayor

> Strathcona County

>

> 2001 Sherwood Drive

> Sherwood Park, AB T8A 3W7

> Tel.: 780-464-8000

>

>

>

>

> -----Original Message-----

> From: Amy Nahnybida [<mailto:amy.nahny@gmail.com>]

> Sent: May 8, 2019 8:52 AM

> To: Bill Tonita

> Cc: Rod Frank

> Subject: Bremner Expansion

>

> Dear Mr. Tonita,

>

> I was dismayed to see council vote down a motion to have taxpayers have a say in the creation of the massive development Brenmer. It is a huge financial burden to place on taxpayers, especially in these times of poor economic growth, as well, it seems excessive to build a brand new town when there is already Ardrossan, Josephburg, and South Cooking Lake among others that could be better developed. In addition, we are talking about the permanent loss of Grade A farmland in a time when food scarcity, changing climate, and other environmental concerns are very real and will impact future generations if not us ourselves.

> Why is council so opposed to hearing from it's constituents? I think it fair to let us have a voice-especially those of us who are directly affected. This is a massive project-and if the majority of the paying public are for or against it you would think that our leaders would want to be aware of it. The nature of the discussion in chambers, basically

stating that those of us with concerns are asking for frivolous plebiscites is both untrue and condescending. We have carefully watched this process and have valid concerns.

> I am a landowner both in Sherwood Park and as well we have property backing onto the proposed development, my spouse has attended as many meetings offered by the county as he was able-many times he reported that it seemed as though they were not interested in what anyone had to say-it was a matter of going thru the motions.

> I read the Sherwood Park news where it was stated that not many people had spoken to councillors about their concerns, this might be true, many do not live or own land in this area and perhaps have no opinion on this project. There are those of us however who feel very strongly and have not been heard. This is the second time I have personally have written to Mayor Frank on this issue.

> I am asking that we be given a voice on this issue. The decision of Strathcona County residents would then put this issue to rest-even if those of us who disagree with the project turn out to be the minority.

> Sincerely,

> Amy Nahnybida

>

>

>

> This communication is intended for the recipient to whom it is addressed, and may contain confidential, personal, and or privileged information. Please contact the sender immediately if you are not the intended recipient of this communication, and do not copy, distribute, or take action relying on it. Any communication received in error, or subsequent reply, should be deleted or destroyed.

From: Rod Frank
Sent: Thursday, May 16, 2019 7:02 PM
To: Mavis Nathoo
Subject: FW: Bremner

Willing to share

From: Don Marshall
Sent: May 16, 2019 11:42 AM
To: Rod Frank
Subject: Re: Bremner

Hello, Mayor Frank!

Thank you for your response. Unfortunately, but my wife plans to attend the public hearing with her friend as a show of support AGAINST Bremner. We would be very pleased if you would share our letter with your colleagues and make it available as part of the hearing.

This is a very important decision and we sincerely do believe that the decision should be revisited and rejected.

Thank you for standing up for the people of Strathcona County.

Don

On Wed, 15 May 2019 at 19:00, Rod Frank <Rod.Frank@strathcona.ca> wrote:

Hi Don - thank you for including me on your email.

I appreciate your feedback, and would like to share it with the rest of my Council colleagues. Please let me know if I may do that, and after removing your personal information, make your correspondence available as part of the public hearing that will take place on the Bremner ACP on May 21, 2019 at 5:00 pm.

I believe that careful consideration must be given before choosing to develop prime agricultural land (as is reflected in our Agricultural Master Plan), that taxpayers should not be exposed to the financial risks of high-stakes development, and that it is important that the information Council is using to make a decision is as complete and accurate as possible. I do have a concern that the population projections being used as the basis of this plan are double the actual growth we have seen over the past 65 years on average.

Please feel free to register and come out to speak at the planned public hearing on May 21, as I am looking forward to hearing from our residents. Below is a link to information on how to register to speak:

Please note that all the information on registering for the public hearing is online:

<https://www.strathcona.ca/council-county/mayor-council/council-meetings/public-hearings-and-meetings/>

The appropriate email address for registration is LegislativeOfficer@strathcona.ca and the number is 780-464-8014.

Anyone registering should provide their full name, the bylaw number, and indicate if they are in favour or opposed.

Please do not reach out should you have further questions or concerns.

Yours truly,

Rad FRANK

Mayor
Strathcona County

2001 Sherwood Drive
Sherwood Park, AB T8A 3W7
Tel.: 780-464-8000

From: Don Marshall

Sent: May 13, 2019 1:22 PM

To: Robert Parks; Dave Anderson; Brian Botterill; Bill Tonita; Paul Smith; Linton Delainey; Glen Lawrence; Katie Berghofer; Rod Frank

Subject: Bremner

Dear Mayor Frank and Strathcona Councillors,

We are very disappointed that the decision to proceed with Bremner is ongoing and would like to be on record as being totally AGAINST this development.

It is hard to believe, as we read in the papers, that most of the councillors heard "little or nothing" (to paraphrase) about this project from their constituents while campaigning during the last election. Why do you think Mayor Frank was elected as handily as he was? Without a doubt, it was because he was willing to stand up and challenge this horrible decision made by a previous council.

It doesn't matter how much money has already been spent. As has been recently pointed out population growth projections for the future are extremely speculative. Additionally, the topics of the day are climate change and the environment and Bremner is a slap in the face to both. Why not continue to build up Ardrossan, if we need expansion so badly?

This decision should be a slam dunk. If council is unable to grasp the severity of the situation, then we need to put this to a plebiscite. Ask the people who will be paying for this project, financially and environmentally, now and in the future, what they think.

Again, we are AGAINST this project and insist that our views be acknowledged, especially by those councillors who have turned a deaf ear to the many, many voices of dissent. If Bremner goes ahead it will permanently alter the urban/rural mix of the county and destroy valuable farmland forever.

Sincerely,
Don and Lynn Marshall

Sherwood Park

This communication is intended for the recipient to whom it is addressed, and may contain confidential, personal, and or privileged information. Please contact the sender immediately if you are not the intended recipient of this communication, and do not copy, distribute, or take action relying on it. Any communication received in error, or subsequent reply, should be deleted or destroyed.

From: [Thomas Spratlin](#)
To: [Legislative Officer](#)
Cc: [Rod Frank](#); [Robert Parks](#); [Dave Anderson](#); [Brian Botterill](#); [Bill Tonita](#); [Paul Smith](#); [Linton Delainey](#); [Katie Berghofer](#); [Glen Lawrence](#); eric.alailedoye@gov.ab.ca; ["Wakefield, Kim"](#)
Subject: Written submission to the Public Hearing for the Bremner and LEA Area Concept Plan, Tuesday, May 21, 2019
Date: May 16, 2019 12:52:44 PM
Attachments: [20190516120233.pdf](#)

Dear Strathcona County Councillors,

Over the past several years I have provided you with considerable information concerning some dramatic slumpage which has been occurring on our property adjacent to the North Saskatchewan River which we suspect is being caused by sewage leaking from the old sewage trunk line located on the LEA Area lands through our property into the river. I am now enclosing a copy of some correspondence I recently had with one of our neighbours concerning this matter for your further information.

While you are considering the proposed LEA Area Concept Plan I would ask that you be aware that notwithstanding Stantec's recent report on the CCTV inspection that was done on the sewage trunk line earlier this year, my observations and those of other more knowledgeable persons would indicate that there may still be a problem with the sewage trunk line adjacent to our lands and that more testing is required to determine if there is exfiltration of sewage from the trunk line into the North Saskatchewan River. Moreover our consultants should be permitted to review the video and inspector's report from the recent CCTV inspection of the sewage trunk line adjacent to our property.

Regards,

Tom Spratlin

Subject: Fwd: Slumpage

Begin forwarded message:

From: Tom Spratlin
Date: May 11, 2019 at 6:16:01 AM MDT
To:
Subject: Re: Slumpage

Apparently the water table rises and falls throughout the year depending on the season or weather conditions so that you can have both infiltration and exfiltration from the same pipe depending on the circumstances. One constant however is that the water table falls the closer you are to the river bank and the pipe is pretty close to the bank at our property especially where the worst slumpage is occurring.

When I alerted the Waste Commission to the problem in the Fall of 2016 they just ignored me until I followed up with the County six months later and they required the Commission to respond to me. The Commission's response then was that the pipe was a gravity flow pipe (non pressurized) and that therefore if there was a leak it would result in infiltration not exfiltration. This, of course, is not necessarily the case as it also depends on the water table not just whether or not the pipe is pressurized. Of course the Waste Commission knows this very well.

Sent from my iPhone

On May 10, 2019, at 11:01 PM, wrote:

I assume water tables changes, but I don't recall any water in the ditches during construction of the pipeline.

Sent from my iPad

Begin forwarded message:

From: Tom Spratlin
Date: May 10, 2019 at 6:10:41 PM MDT
To:
Subject: Re: Slumpage

I am quite sure that the Waste Commission is very pleased that they have been able to convince Alberta Environment that there is nothing wrong with their pipe.

I think that I sent you a copy of the report from Stantec which they provided when I asked to see a video

of the CCTV inspection they did of the pipe this Spring. I will send it to you again just in case I forgot to send it to you.

It admits that there is evidence of infiltration but neglects to mention that whether infiltration or exfiltration occurs where there is a leak in the pipe depends on whether the pipe is located above or below the water table. If the pipe is located above the adjacent water table exfiltration occurs. The closer you get to the river bank the lower the water table is because it drops to the level of the river at river's edge.

I think that if I can come up with one more piece of convincing evidence of sewage flowing through my property that I can persuade either Alberta Environment or a Court that the Waste Commission should be required to pay for an "independent" geotechnical report to establish whether or not they are the cause of the problem.

The City, the County, the Waste Commission and Alberta Environment are all circling the wagons. I am baffled by this as I would have thought that all of them other than the Waste Commission would have wanted to get to the bottom of this. I guess it all boils down to financial risk.

Sent from my iPhone

On May 10, 2019, at 5:36 PM, [REDACTED] wrote:

So the river in front of your property must selectively choose your area to emit a sewer smell. No smell in front of my place.

On a more serious mind, given the test results from the recent environmental test, I continue, with the mind, that the cause are from emitting affluent from the sewer pipe line. I'm not certain that if a bored hole, either adjacent or just along your property line and produced affluent, it would affect the minds of the Capital Regions Waste Management personnel.

Sent from my iPad

On May 10, 2019, at 8:52 AM, Tom Spratlin [REDACTED] wrote:

That was my experience too and the odor was fleeting. The wind had to be blowing from the West up the slope.

Sent from my iPhone

On May 10, 2019, at 8:43 AM, [REDACTED] wrote:

Could you continue smelling sewer when you backed away from the bank? I could not, and that's what caught my attention.

Sent from my iPhone

On May 10, 2019, at 8:20 AM, Tom Spratlin

wrote:

Hi

I was out at the slumpage yesterday and, like you, I too smelled sewage while standing where you had dumped some tree branches over the edge.

I am currently enquiring of a Geotechnical Engineering firm whether they can recommend some other less expensive tests that could be done to confirm that sewage is flowing through our land. I will keep you posted on that.

Tom

Sent from my iPhone

To: Jerry Yang, M.Sc., P.Eng., PMP ACRWC, Fort Saskatchewan, AB. File: 110120032 - 224	From: Dave Krywiak / Olugbenga Ibikunle Stantec Consulting Ltd, Edmonton, AB. Date: March 7, 2019
--	---

Reference: Condition Assessment of Sewer Section Between 911MH15 and 911MH13
Summary of the Sewer Condition Assessment

The CCTV Inspection data on file for the inspection of the lines between 911MH15 and 911MH13 were reviewed in accordance with NASSCO¹ PACP² guidelines to establish the condition of the sewer and the summary of the key findings is provided in the following sub-sections. Within the PACP guidelines, each defect has a code which is assigned a condition grade from 1 to 5. The most severe defects, or those defects requiring immediate attention, are assigned a condition grade of 5. The lower the assigned number the better is the pipe condition.

Two defect categories were identified across the entire reach of the sewer under investigation here, namely: (i) Surface Damage (i.e. Visible Surface Aggregate only) and (ii) Infiltration (i.e. Infiltration Stain and Infiltration Weeper). The former is a structural related defect category, while the latter is operational and maintenance (O&M) related.

The NASSCO's PACP Pipe Rating, which provides a systematic approach for grading pipes based on the severity of the defects observed during CCTV inspection, has been utilized to analyze the defects found along the sewer. **Table 1** shows the pipe rating index for each inspected segment of the sewer. The mean pipe rating index for O&M is 1.0 (good), while the mean structural pipe rating index is 2.0 (good). The sewer is considered to be in good structural condition, with no immediate action required.

Table 1 Summary of Overall PACP Rating

Line	Pipe Segment		Length Surveyed (m)	PACP Pipe Rating Index	
	From MH	To MH		Structural Defects	O&M Defects
1	911MH15	911MH14	320.8	2.0	1.0
2	911MH14	911MH13	198.1	2.0	1.0
Total:			518.9		

¹ NASSCO (National Association of Sewer Service Companies) is an association that brings together professionals dedicated to evaluating and repairing sewers.

² PACP (Pipeline Assessment Certification Program) is the North American Standard for pipeline defect identification and assessment, providing standardization and consistency to the methods in which pipeline conditions are identified, evaluated and managed.

March 7, 2019

Jerry Yang, M.Sc., P.Eng., PMP

Page 2 of 2

Reference: Condition Assessment of Sewer Section Between 911MH15 and 911MH13

Conclusion

Only two categories of defects were found in the entire section of the sewer, i.e. Surface Damage and Infiltration. The analysis of those defects using NASSCO's PACP guidelines and scores, reveals that they are not critical and not deemed to require any immediate action. The reinforced concrete pipe, installed in 1980, appears to be in good structural condition.

Stantec Consulting Ltd.

Olugbenga Ibikunle M.Sc., Ph.D.

Civil Designer – Tunneling & Trenchless Technology

NASSCO-PACP License No: U-0418-070300068

Phone: 780 989 2134

Olugbenga.Ibikunle@stantec.com

Dave Krywiak

Principal

Direct: 780 917-7101

Mobile: 587 930-1524

Fax: (780) 917 -7069

Dave.Krywiak@stantec.com

April 10, 2019

File No.: 576943-1/KDW

SENT VIA E-MAIL : eric.alaladaye@gov.ab.ca

Alberta Environment and Parks
1st Floor, Twin Atria Building
4999 – 98 Avenue
Edmonton, AB T6B 2X3Attention: Eric Alaladaye
Environmental Protection Officer

Dear Sir:

RE: Christina Spratlin

Further to our previous correspondence, can you please advise whether Alberta Environment is satisfied with the CCTV scan and whether Alberta Environment intends to conduct or have conducted any other studies or tests in order to discharge its environmental mandate.

The advice we have received is that a CCTV scan is unlikely to show exfiltration from the sewer line. Exfiltration remains the most likely cause of the slumpage because:

1. the sewage trunk line was built in the 1970's and 80's. The sewage line was highly susceptible to leakage at its joints and was also subject to "microbial induced corrosion" – see "The Sustainability of Concrete Tunnel – A Narrative Review of Acid Corrosion in the City of Edmonton, Canada". A section of this pipe to the north of the subject property had to be replaced in 2014 and another section of pipe a mile to the south is currently being replaced due to observed corrosion in the pipe;
2. the pipe immediately upstream from the subject property is subject to turbulence within the pipe in two locations:
 - a. where several pipes converge into one pipe and another at the northerly top of the Old Man Creek bank where an inverted syphon carries sewage under the creek and pumps it into the pipe which runs in front of the subject property. Turbulence is a factor in the creation of sulfuric acid which corrodes pipe and the presence of sulfuric acid would explain the rotten egg smell emanating from the manholes across the road from the subject property;
 - b. whether there is infiltration of ground water or exfiltration of sewage depends, largely, on whether the pipe, at a given time, is located above or below the adjacent water table. If the pipe is below the water table, ground water will infiltrate; if the pipe is above the water table sewage will exfiltrate into the adjacent land. Given that the water table varies throughout the year it is possible to have both exfiltration and infiltration in the same pipe

at different times. The closer to the river bank, the lower the water table drops to the level of the river at river's edge. The pipe adjacent to the property in question is close to the bank where the slumpage has occurred.

3. exfiltration is more likely if a pipe is under pressure. The pipe across from a property in question, although technically a gravity flow pipe, is pressurized by the fact that it usually runs full and pressure is increased further by the inverted syphon at the Old Man Creek immediately upstream.

To address the foregoing, an exfiltration test should be performed. The best time to do such a test would be in October when the water table is at its lowest;

Other tests which should be done involve test bores to measure the water table adjacent to the sewer pipe over a period of time and to test the adjacent soil for sewage across the entire frontage of the slumpage area.

As well, has Alberta Environment conducted any tests of the water quality from the shore of the North Saskatchewan River at the slumpage point to see if the water contains sewage?

We look forward to hearing from you.

Yours truly,
Dentons Canada LLP

Kim Wakefield, Q.C.
Counsel

KDW

cc: clients (via email)

April 24, 2019

File No.: 576943-1/KDW

SENT VIA E-MAIL : eric.alailedoye@gov.ab.ca

Alberta Environment and Parks
1st Floor, Twin Atria Building
4999 - 98 Avenue
Edmonton, AB T6B 2X3

Attention: Eric Alailedoye
Environmental Protection Officer

Dear Sir:

RE: Christina Spratlin

I refer to my letter dated April 10, 2019 (copy enclosed) and would appreciate hearing back from you.

We look forward to hearing from you.

Yours truly,

Dentons Canada LLP

Kim Wakefield, Q.C.
Counsel

KDW

cc: clients (via email)

From: Eric Alailedoye <Eric.Alailedoye@gov.ab.ca>

Sent: April 24, 2019 4:17 PM

To: Krys, Mary <mary.krys@dentons.com>

Subject: RE: Sent on behalf of Kim Wakefield - Letter to Alberta Environment and Parks - April 24, 2019 - Christina Spratlin - 14604 - 33 Street, Edmonton, AB

Hi Krys,

The CCTV inspection report did not indicate any environmental concern. Please inform AEP if you have additional information concerning the incident.

Thank you.

Eric Alailedoye., EP.

MSc (Env. Health), BSc (Env. Mgt.), BSc (Env. Toxicology).

Environmental Protection Officer (EPO)

Municipal Program.

Phone: 780-422-1326

email: eric.alailedoye@gov.ab.ca

 Alberta ■ Environment
and Parks

From: Rod Frank
Sent: Thursday, May 16, 2019 7:01 PM
To: Mavis Nathoo
Subject: FW: Proposed Bremner Development

FYI, but do not know if citizen wants in package

From: Paddy Lamb
Sent: May 16, 2019 12:47 PM
To: Rod Frank
Cc: Glen Lawrence; Linton Delainey; Robert Parks; Dave Anderson; Brian Botterill; Bill Tonita; Paul Smith; Katie Berghofer
Subject: Proposed Bremner Development

As a resident of Strathcona County I am concerned and dismayed by the proposed development of Bremner. Most of the facts distributed about the issue have centred on the economic and financial viability of an “urban growth node”. In my view this is disappointing and short-sighted. While other progressive municipalities around the country and the world realize the importance of mixed density housing and infill as key ingredients of a healthy community, Strathcona County seems to have missed the point.

The current structure of Sherwood Park and its surrounding acreage development is neither environmentally sustainable, nor conducive to the future growth of community spirit. Given the current climate crisis, the idea that a community's success should be measured in terms of its physical growth, or compared to its neighbours seems to belong to another era. Why aren't we considering more innovative approaches to the existing areas of residential and industrial development? Why are there not more services and infrastructure available in Ardrossan? These are just a few of the many questions members of council should be asking themselves.

In my thirty years as a county resident I have watched and participated in the cultural, recreational, and economic development of Strathcona County and Sherwood Park. These things take time and we are still such a relatively young community. It is naive to think that true community can be created with roads and houses. My greatest fear is that all the development of Bremner will do is create an environmental nightmare without a soul.

Patrick Lamb

Instagram @artmachian

"If you're after getting the honey, hey
Then you don't go killing all the bees"

Sherwood Park,
May 16, 2019

Strathcona County Councillors
County of Strathcona
2001 Sherwood Drive
Sherwood Park, AB T8A 3W7

Dear Councillors,

RE: PUBLIC HEARING - Bylaw 2-2019 and Bylaw 3-2019

I have been a resident of Strathcona County for almost 30 years. Please accept this input as an objection to the direction Council is going with respect to developing what is known as the "Bremner" development:

- 1) Class 1 and Class 2 agricultural land is limited, and cannot be replaced. This land should not be lost as agricultural land.
- 2) The cost of development would be a substantial burden on taxpayers,
- 3) The growth projections, suggesting a need, appear most optimistic, and not supported by past growth, investment in the area, or reasonable projections for the future.
- 4) It would not appear the majority of the residents of Strathcona County support this development.

I urge Council to reconsider the continued stream of approvals they are giving this development, and not support the above Bylaws.

Sincerely,

Shirley Dul

From: [Chris Nicholas](#)
To: [Legislative Officer](#)
Subject: Proposed Bylaw 3-2019 Proposed adoption of the Bremner and LEA Area Concept Plan
Date: May 16, 2019 2:14:09 PM

Tom whom it may concern,

I am writing in support of the approval of the above mentioned bylaw, the Bremner LEA Concept plan.

I am writing both as a land developer and proponent of Sherwood Park. As a developer I appreciate very much, the time and effort that has gone into this plan to date both by City administration and the proponent. The plan embodies a well conceived master planned community and is exemplary of great City building. This plan is necessary to facilitate the growth projected in the EMRB Growth Plan, but moreover is vital to ensure affordability and choice in housing for the future.

As a proponent of Sherwood Park I believe that this plan represents the continuance of the City's tradition of rationale and well conceived growth. It will support existing and future businesses and attract new families that are not able to currently enter the market.

Should you have any questions regarding the above submission of endorsement I am reachable at the number below.

Best regards,

Chris Nicholas | President | MLC GROUP
Dir 780.401.2246 | cnicholas@mlcland.com

www.mlcland.com

From: [Deep Shergill](#)
To: [Legislative Officer](#)
Subject: Proposed Bylaw 3-2019 Proposed adoption of the Bremner and LEA Area Concept Plan
Date: May-16-19 5:10:04 PM

Dear Sir/Madam

My full name is Baldev Singh Shergill, I am owner and President of Prominent Homes Edmonton Ltd. and we along with all our employees and trade partners support the Bremner Plan.

I would like it to be noted that we feel that a well planed growth as presented by the Bremner plan is the right direction for Sherwood Park to take. The needs for housing in the future should make Sherwood Park the destination of choice for people looking at the Edmonton area for settling with their families or to start business in this part of the province. Bemner plan represents the best of good planning and location.

Thank you for your time. Look forward to being there.

Deep Shergill
President
Prominent Homes Ltd.
1638-10th Ave SW
Calgary, AB
T3C 0J5
(403)681-1814

From: [Bard Golightly](#)
To: [Legislative Officer](#)
Subject: Proposed Bylaw 3-2019 Proposed adoption of the Bremner and LEA Area Concept Plan
Date: May-16-19 5:36:31 PM

To Whom it May Concern:

I am in favour of the Bremner and LEA Area Concept Plan.

The plan is well thought out, it has been vetted by a wide range of stakeholders and subject matter experts. It will a critical contribution to the future of not only Strathcona County but the Province of Alberta.

This plan will provide the much need land uses Strathcona County to grow and prosper. Without it, Strathcona County is at significant risk of loosing it's competitive advantage and support required to give the citizens of Strathcona County the quality of life they have come to enjoy

Thanks

Bard Golightly
Vice President
Christenson Group of Companies
780.431.5180 www.cdlhomes.com

From: [Doreen Moisey](#)
To: [Legislative Officer](#)
Subject: Bremner
Date: May-16-19 7:09:27 PM

LegislativeOfficer@strathcona.ca)

BYLAW..... proposed bylaw 3-2019 proposed adoption of the Bremner and LEA Area
Concept Plan

I support above bylaw 3-2019:

For many reasons; but primarily because all my grandchildren wish to live near their parents who live in Sherwood park.

Unfortunately, according to the Alberta Real Estate Industry (board) Sherwood park has the highest cost residential lot prices of all the Edmonton adjacent communities, including Edmonton. WHYbecause there are not sufficient lots in Sherwood park as compared to the above mentioned communities to have competitive pricing. My youngest grandchildren understand supply/demand pricing which they experience when buying items using the digital world. We needed more lots on the market several years ago.

County hesitance to expand I have
lived in Strathcona County for 59 years and am so disappointed with the few extremely negative councillors and the mayor. Also I am aware of a self-serving Councillor that has a conflict of interest when he favours Colchester and votes to stop Bremner and is extremely proactive in this matter. It is a criminal offence if he is allowed to vote and I am seeking legal advice on this matter. Administration must strongly inform the Colchester Councillor of his self-serving conflict of interest.

Doreen Moisey

Sherwood park , ab,

From: [Zen Moisey](#)
To: [Legislative Officer](#)
Subject: Bremner I strongly support
Date: May-16-19 8:26:27 PM

legislativeofficer@strathcona.ca (attention <mailto:LegislativeOfficer@strathcona.ca>

reference: Bylaw (proposed bylaw 3-2019 proposed adoption of the Bremner and LEA Area Concept Plan

I support this bylaw 3-2019: because:

1. It is time for Sherwood Park to become positive again **and grow** at least at the rate of Edmonton and their bedroom communities. Our growth rate has been low because our County has and is over regulated, negative which has driven folks and businesses to our neighbouring communities. I have many examples.
2. It is time to stop wasting money with procrastinating studies about growth.
3. As we procrastinate and have procrastinated; Edmonton and Ft Saskatchewan keep annexing. What a way to rob existing Sherwood Park residents and businesses from enjoying better amenities and profits that accompany growth.
4. Because we have stifled growth, which cannot be stopped, the void is filled with by the proven annexations, which can not be denied. What a shame!
5. Lack of agricultural land on planet earth is and has been, and has proven to be a **RED HERRING** for decades. China, one of some 200 countries contains 1 of every 4 people on earth; and **only 12%** of their land **is arable** (and they have no starvation) and you can buy dozens of their agricultural and other products in every Sherwood park shopping center. Agriculture products such as garlic, packaged snacks and even fish are in our stores. China also exports food to most of the world's countries. This is true because of **technical agricultural progress** with hundreds of produce. In addition the earth's folks have a higher standard of living. Incredible.
6. As a civil engineer specializing in wastewater treatment I know Bremner flows by gravity to the Edmonton-region treatment plant. Poop flows downhill. Colchester needs the poop pumped up-hill before finding a gravity flow, etc. etc. etc....my young grandson understands this principle.
7. Other
8. Other

Zen Moisey Sherwood
Park,

From: [Zena Sillers](#)
To: [Legislative Officer](#)
Subject: Support for Bremner
Date: May-16-19 10:11:28 PM

From: Zena Sillers <zenasillers@gmail.com>
Date: May 16, 2019 at 6:36:05 PM MDT
To: LegislativeOfficer@strathcona.ca
Subject: Support for Bremner

Dear Legislative Officer:

Regarding Bylaw (proposed bylaw 3-2019 proposed adoption of the Bremner and LEA Area Concept Plan), I support this bylaw.

Zena Sillers,
Resident of Sherwood Park/Strathcona County

From: [Brad Stone](#)
To: [Legislative Officer](#)
Subject: Proposed Bylaw 3-2019
Date: May-17-19 8:29:31 AM

To finally see Bremner being built will be a relief as I love this County and want to see future growth opportunities so our family can continue to live here for generations to come.

Brad

From: [Jerry Shimek](#)
To: [Legislative Officer](#)
Subject: Bylaw 3-2019 Bremner and LEA Area Concept Plan
Date: May-17-19 9:48:01 AM

Dear Sir or Madam

This information is provided as support for **Bylaw 3-2019 Proposed adoption of the Bremner and LEA Area Concept Plan**. We are in favor of the Bremner Area Concept Plan for the following reasons:

- Information provided suggests that the careful planning will provide needed and affordable housing for families in the County.
- Years of studies, consultations and reviews have supported this alternative and it is time for Strathcona County Council and administration to go forward with the plan. Efforts and the expenditures related to the continued deliberation need to stop.
- The Bremner Area is most adjacent to new commercial development in Emerald Hills and employment opportunities in the Industrial Heartland. Environmental impact of travel by residents would be minimized. Development would help to support all existing Sherwood Park businesses and amenities.
- Loss of agricultural production could be more than offset by urban food production, provided the soil resource is properly managed/banked. Backyard gardens and community gardens could produce high valued food, versus current low valued agricultural production involving less environmentally friendly fuel, pesticides and chemical fertilizers.

Submitted by

Jerry and Coleen Shimek

Sherwood Park Alberta

From: [John Kelly](#)
To: [Legislative Officer](#)
Subject: Proposed Bylaw 3-2019, Proposed adoption of the Bremner and LEA Area Concept Plan
Date: May-17-19 9:57:53 AM

To whom it may concern,

I am writing to support the proposed adoption of the Bremner and LEA Area Concept Plan. I have been aware of the process to identify an area(s) for the future growth of Sherwood Park and feel that a thorough process was undertaken to analyze various potential areas and, after a number of years, Bremner was identified as the best option based on land use planning and technical parameters .

Housing costs have become quite high, making it difficult for young families to get a start in life. Bremner offers a good opportunity to develop the housing that Sherwood Park needs for the future at an affordable cost.

To support ongoing prosperity in the region we need additional housing to support growth in the region.

In closing, I support the bylaw.

Yours Truly,

John Kelly

From: [Irene Petersen](#)
To: [Legislative Officer](#)
Subject: Objection to Bremner and LEA Area Concept Plan
Date: May-17-19 10:13:26 AM

RE: PUBLIC HEARING - Bylaw 2-2019 and Bylaw 3-2019

-

Dear Councillors,

I have been a resident, property owner & tax payer in Strathcona County since 2001. It is a remarkable community and Councillors have made great decisions regarding many matters brought before them. I strongly object to the continued stream of approvals Councillors are giving the 'Bremner' development for the following reasons:

1. This land should not be lost as agricultural land. Class 1 and Class 2 agricultural land is very limited and cannot be replaced.
2. Optimistic growth projections, which is not supported by past growth, investment in the area, or reasonable projections for the future.
3. Substantial burden on taxpayers - the cost of this development is not warranted.
4. Majority of Strathcona County residents do not support this development.

I petition Council to withdraw support of Bylaw 2-2019 & Bylaw 3-2019 and reconsider their approvals of this unnecessary and unwanted development known as 'Bremner'.

Sincerely,

Irene Petersen

From: [brad Evans](#)
To: [Legislative Officer](#)
Subject: Bylaw (proposed bylaw 3-2019 proposed adoption of the Bremner and LA Area Concept Plan)
Date: May-17-19 10:27:16 AM

Good morning,

In regards to the "Bylaw (proposed bylaw 3-2019 proposed adoption of the Bremner and LA Area Concept Plan)"

Please accept this email as support of the Bylaw from;

- Bev and Bob Evans as well as;
- Brad and Veda Evans

Both residents of the Strathcona County.

Our family has been residents in this area for over 60 years.

We feel this Bylaw will improve the area and its surrounding communities and provide revitalization to the County.

Thank you for acknowledging our support.

Bev, Bob, Brad and Veda Evans

Sent from [Mail](#) for Windows 10

May 14, 2019

County of Strathcona
2001 Sherwood Drive
Sherwood Park, AB T8A 3W7

Strathcona County Councillors

RE: PUBLIC HEARING - Bylaw 2-2019 and Bylaw 3-2019

I believe Strathcona County Council is being very short-sighted in continuing to pursue the development of Bremner. Class one and Class two agricultural land are extremely valuable for the production of food and other agricultural use. Class one and Class two soil cannot be replaced at another time. It is important that a province/country be able to produce its own food, and agriculture, while having highs and lows, will always be extremely important for the well-being of its citizens.

It seems very strange that Council continues to make decisions furthering this development, as in my discussion with many people, it does not appear there is much support for this development. In addition to the concerns about the loss of highly valued agricultural land, all projections appear to suggest a very substantial cost for the development, meaning a considerable impact on taxes.

The need for this development to the extent that has been proposed is unrealistic based on past growth, and the more realistic projections for the future.

I urge you to reconsider the proposed Bylaws, and protect the valuable agricultural asset we have in this county.

Yours truly,

Ruth Petersen

Sherwood Park, AB

From: [ashmeet kaur khaira](#)
To: [Legislative Officer](#)
Subject: Bremner Plan
Date: May-17-19 12:24:53 PM

Dear Sir/Madam,

My name is Ashmeet Khaira, I have been a resident of Sherwood Park / Strathcona County for the past 9 years

I am writing this email to express my support for the Bremner Plan. I believe this is the right step for Strathcona County to take as it will provide sustainable growth and many business opportunities for decades to come.

I have a very hopeful outlook for this project and I look forward to hearing more about it.

Thank you,

Ashmeet Khaira

From: [Gurdeep Khaira](#)
To: [Legislative Officer](#)
Subject: Proposed adoption of the Bremner and LEA Area Concept Plan
Date: May-17-19 12:06:41 PM

Hello,

My name is Gurdeep Khaira, and I reside in the Ranchlands subdivision of Sherwood Park and Strathcona County

As a resident of Strathcona County for the past 15 years, I wholeheartedly support the Bremner Plan. My family and I believe this is the right direction for Strathcona County to take. This initiative will provide great opportunities for businesses in the area and will also provide sustainable growth to our community.

I look forward to hearing more about this project.

Thank you,

Gurdeep Khaira



#207 3132 Parsons Rd. NW, Edmonton, AB T6N 1L6

RE: Proposed Bylaw 3-2019 Proposed adoption of Bremner and LEA Area Concept Plan

To Whom It May Concern,

We at Akash Homes ("Akash") are in favour of the Bremner Area Concept Plan. Akash is a mid-sized homebuilder in the Greater Edmonton area and has been in business since 2002. Throughout Akash's history, it has been a builder in Strathcona County in various neighborhoods such as Nottingham, Emerald Hills and Aspen Trails. Akash in support of Bremner as we believe Strathcona County requires additional housing than is currently in place. Akash would invest significant capital in Bremner should it be approved and continue to provide housing for the region. Bremner represents the best location for the future growth of Strathcona County. Should there be any other questions, please do not hesitate to contact the undersigned.

Sincerely,

Dhruv Gupta
Vice-President, Akash Homes

Akash Homes builds new single and multi-family homes, offering a great selection of starter, move-up and semi-estate models in Edmonton. Our core values embrace the concept of quality and value for our customers, we believe every customer should be afforded the qualities of an estate home. Our corporate vision is to provide Edmontonians with the best possible homes with the best possible value as well as growing and enriching the Greater Edmonton area.

From: [Richard Hart](#)
To: [Legislative Officer](#)
Subject: Bylaw 3-2019
Date: May-17-19 11:12:17 AM

Good Afternoon,

As per the notice of public hearing for the proposed adoption of bylaw 3-2019 (Bremner). I am in full support of this bylaw as it is the best option for the next area of growth within the County.

Thank-you,
Richard Hart

Sherwood Park, Alberta

From: [Przemyslaw Skiba](#)
To: [Legislative Officer](#)
Subject: Proposed Bylaw 3-2019 Proposed adoption of the Bremner and LEA Area Concept Plan
Date: May-17-19 12:29:05 PM

Hello,

My name is Prez Skiba and I'm the General Manager of Lafarge Construction, Infrastructure and Asphalt operations in the Greater Edmonton Area. We have performed road work for Strathcona County in the past and continue to work for Strathcona County today.

My family and I are proud residence of Strathcona County and have called it home since moving to the area in 2001. Our involvement in SPDSA (Soccer), SPRA (Ringette) and SBA (Basketball) whether it was coaching, managing, or serving on the board of directors, speaks to the commitment and love we have for the community.

I am in support of the Bremner Area Concept Plan as I want to continue to see this community grow and flourish. This plan has been well thought out, represents modern and good planning practices and gives our community a strong growth plan into the future.

Thank you for your time,

Prez

Przemyslaw (Prez) Skiba, P.Eng.
General Manager - Asphalt, Construction and Infrastructure

Lafarge Canada Inc.
22131-112 Ave NW
Edmonton, Alberta
T5S 2T8

Office: (780) 732-6456

prez.skiba@lafargeholcim.com
www.lafarge-na.com

A member of LafargeHolcim

This e-mail is confidential and intended only for the use of the above named addressee. If you have received this e-mail in error, please delete it immediately and notify us by e-mail or telephone.

From: [Arshdeep Khaira](#)
To: [Legislative Officer](#)
Subject: Bremner Plan
Date: May-17-19 12:15:11 PM

Hello,

My name is Arshdeep Khaira, I have been a resident of Sherwood Park / Strathcona County in the Ranchlands subdivision for the past 15 years

I am writing this email to express my support for the Bremner Plan. I believe this is the right direction for our community to take as it will provide sustainable growth and many business opportunities for decades to come.

I look forward to hearing more about this wonderful project.

Thank you,

Arsh Khaira

--

Arshdeep Khaira M.A., M.B.A.
PhD Candidate

From: [Mike Williams](#)
To: [Legislative Officer](#)
Subject: Proposed Bylaw # 3-2019
Date: May-17-19 11:35:38 AM

To Whom it may Concern;

As a 50 year resident of the county I am pleased to see this expansive area of growth finally becoming a reality.

As a community member and business owner I fully endorse the growth of the County in the Bremner node.

I believe this to be the best option and look forward to the resolution of this important decision.

Mike Williams

From: [John Mac Donald](#)
To: [Legislative Officer](#)
Subject: Proposed Bylaw 3-2019 Proposed adoption of the Bremner and LEA Area Concept Plan
Date: May-17-19 11:27:46 AM
Attachments: [Proposed Bylaw 3-2019 proposed adoption of the Bremner and LEA Area Concept Plan..pdf](#)

Hello

I am corresponding to the County council as both a resident of Sherwood Park and business owner representative to endorse , support and acknowledge that we are in favor of Proposed Bylaw 2-2019

.

Please register our support for public record.

Respectfully submitted

John Mac Donald



1453 91 Street SW
Edmonton, AB
T6X 0W8
Ph: (780) 435-8338

Strathcona County
2001 Sherwood Drive
Sherwood Park, AB
T8A 3W7

May 17, 2019

Subject: Proposed Bylaw 3-2019 Proposed adoption of the Bremner and LEA Area Concept Plan

Attn: Legislative Officer

Park Paving Ltd. is in favour of the Bremner Area Concept Plan.

Park Paving Ltd. was founded in Strathcona County over 40 years ago and currently has multiple properties and facilities that operate within the County's borders. Myself, several of the directors and management team are fortunate enough to call Strathcona County home. Over the last 40 years we have witnessed the County grow steadily to a point where the hamlet of Sherwood Park has run out of area for growth and continued development of residential and complimentary business space types of land.

The approval of this bylaw will give the County years of developable land that will contribute to its growth and longevity, it will also be the successful result of years of planning by this and previous administrations and we fully support adopting this bylaw.

Sincerely,

John MacDonald
Vice President and General Manager
Park Paving Ltd.

From: [Janna Widmer](#)
To: [Legislative Officer](#)
Subject: FW: Bremner and lea area concept plan
Date: May-17-19 11:13:02 AM

-----Original Message-----

From: Gurpreet Khaira
Sent: May 17, 2019 10:54 AM
To: Janna Widmer
Subject: Bremner and lea area concept plan

My name is Gurpreet khaira i am a resident of Strathcona County and live at Sherwood park,
I am writing in support of proposed bylaw 3-2019Proposed adoption of Bremner and Lea Area concept plan. Thank you.
Sent from my iPhone

From: [Robin Nasserdeen](#)
To: [Legislative Officer](#)
Subject: RE: Proposed Bylaw 3-2019 Proposed adoption of the Bremner and LEA Area Concept Plan
Date: May-17-19 12:36:00 PM
Attachments: [image001.png](#)
[Support of Proposed Bylaw 3-2019 Proposed adoption of the Bremner and LEA Area Concept Plan.pdf](#)

Good afternoon,

Attached please find my written submission in favour of the proposed Bylaw 3-2019. If you have any questions, please feel to reach me directly at the number below.

Best Regards,



Robin Nasserdeen Director of Sales

P: 780.453.5100 ext. 223 | **F:** 780.453.5113 | 17615 - 111 Avenue, Edmonton, AB T5S 0A1

robin.nasserdeen@coventry-homes.com | coventry-homes.com

May 17, 2019

RE: Proposed Bylaw 3-2019 Proposed adoption of the Bremner and LEA Area Concept Plan

Dear Members of Strathcona Council:

By way of introduction, my name is Robin Nasserdeen, Director of Sales and Partner of Coventry Homes, a large volume builder servicing Edmonton and surrounding areas. I am reaching out to the County of Strathcona, by way of this letter, to express our organizational support of Bylaw 3-2019, as it relates to the proposed adoption of Bremner and LEA Area Concept Plan.

Coventry Homes has been an active member in the Strathcona community for close to 20 years. In that time, we have built several hundred homes, employed thousands of people and helped create the residential landscape in the community. We truly feel that we are not just a business that happens to work in the county; more so, members of a diverse and vibrant community. From our perspective, this type of community has been achieved, in large part, to the strategic and consistent residential growth in the area.

We strongly support Bremner and the LEA Area Concept Plan as, first and foremost, we are proponents' growth in the County. As a builder, we have a unique perspective as we get a chance to connect with hundreds of families throughout the year; by doing so, get a strong sense of what is important to people in our community. We have seen an overwhelming amount of support as it relates to Bremner as residents in the community are looking for housing options that can meet their needs.

Looking at Edmonton and surrounding areas, Strathcona County is definitely considered as a "step up" community. Limiting the growth and housing options in the area will have significant impact on the County's standing in the region. Although, the housing industry is currently facing some hardships, relatively speaking Sherwood Park has consistently outperformed other areas showing us there is a demand for good housing options. As the economy grows more favorably, these housing options will be in higher demand and it is important the growth, provided by Bremner specifically, be a priority for us all.

In addition to the community needing to address the looming shortfall in housing options, from our perspective, Bremner simply represents good solid planning. For starters the location is in close proximity to Sherwood Park's current boundaries, meaning not only will it attract new residence, but it will also retain current residence who would have otherwise been forced to relocate due to limited housing options. In addition, the critical residential mass that this community will achieve will have a positive impact on employment and job creation in the region. Simply put, Bremner makes sense.

Although we are a builder in the County, first and foremost we are members of a dynamic community. It is in all of our interests to make sure this community can continue to thrive, from an economic, social and community perspective for years to come. The growth opportunity provided by Bremner will provide essential housing opportunities vital for the long-term sustainability of the community. Sherwood Park is will be faced with and impending housing shortages and strongly feel that Bremner, from a growth, location and planning perspective is not only warranted, but essential.

Thank you in advance for taking the time to review our submission.

Sincerely,
Coventry Homes Inc.

Robin Nasserdeen
Director of Sales, Partner Coventry Homes Inc.

From: [Dave Tarkowski](#)
To: [Legislative Officer](#)
Subject: Proposed Bylaw 3-2019 Proposed adoption of the Bremner and LEA Area Concept Plan
Date: May-17-19 1:10:36 PM

Good Afternoon,

I David Tarkowski of Sherwood Park am writing the email as a resident regarding the Proposed Bylaw 3-2019 Proposed adoption of the Bremner and LEA Area Concept Plan.

I am in favor of the proposed plan for the following reasons.

I am proud to reside in Strathcona County and have witnessed the evolution of Sherwood Park into becoming a dynamic community. We have excellent facilities and infrastructure all of which were made possible by past expansions. The continued growth of Sherwood Park is important. I want my children to have the same opportunity to raise their family in a single family residence as I have close to their extended family and the Bremner area would afford that opportunity. Well planned neighborhoods are expected with blends of low, medium and high density housing. Development planning for Sherwood Park has been well done in the neighborhoods near Lakeland Drive. The Bremner Plan will create similar neighborhoods. These areas are vibrant with families attracting many businesses and facilities creating employment and opportunities for people to succeed. Why let these opportunities succeed elsewhere in the greater Edmonton area when Strathcona County and Bremner will be a great place to live.

Regards.

David Tarkowski
COO

JATEC
people + power

Since 1984

100, 2304 119 Ave NE
Edmonton, AB T6S 1B3

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From: [Robert Locskai](#)
To: [Legislative Officer](#)
Subject: Bylaw 3-2019 proposed Bremner Area Concept Plan
Date: May-17-19 1:20:50 PM

To Whom it may Concern,

I am a long time Sherwood Park Resident and I am **in favour** of the proposed Bremner Concept Plan.

I have young adult children and foresee them not being able to afford to live in the community they grew up in due to high housing costs in Sherwood Park. I believe a Bremner development would allow them to eventually move close to the area which they love instead of being forced to move to Edmonton.

I cannot understand why this proposed development keeps getting delayed after getting approved by the last council. Is the County going to keep debating this to the point that nothing every gets done? Bremner was already voted on, let's proceed with development and not put taxpayers through continued in-decision and wasted money in debates and alternate proposals.

I urge you to positively move forward and approve the development.

Robert Locskai
Sherwood Park, AB

From: [Rob Lali](#)
To: [Legislative Officer](#)
Subject: Proposed Bylaw 3-2019 Proposed adoption of the Bremner and LEA Area Concept Plan
Date: May-17-19 1:44:04 PM

To Whom it May Concern,

I am writing in to support that I am in favour of the Bremner Area Concept Plan. I support our local growth for increasing housing within the Sherwood Park area. Sherwood park is limited in options and my family fully supports housing options for the future.

Regards,

Rob Lali, P.Eng
General Manager
RMC Group of Companies

From: [Lesley Bowman](#)
To: [Legislative Officer](#)
Subject: Proposed Bylaw 3-2019
Date: May-17-19 1:46:44 PM

Good Afternoon,

I am writing you concerning the proposed Bylaw 3-2019 to express my support; I am in favour of the Bremner Area Concept Plan.

I have lived in this county my entire life and I am a current business owner here. I would like to offer my support for this concept plan as the county needs growth and Bremner is our best option.

I appreciate the opportunity to voice my opinion. Thank you.

Lesley Bowman

Sherwood Park, AB

Sent from my iPhone

From: [Rachael Cruz](#)
To: [Legislative Officer](#)
Subject: Proposed Bylaw 3-2019 Adoption of the Bremner and LEA Area Concept Plan
Date: May-17-19 2:23:49 PM

Good afternoon,

I am writing today as a resident of Sherwood Park in support of the proposed Bylaw 3-2019 to adopt the Bremner and LEA Area Concept Plan. I have lived in Sherwood Park for over 13 years and it has proven to be wonderful community to raise my family in. It is my hope that one day my boys will have the opportunity to raise families of their own near home, I believe the Bremner ACP may provide them that opportunity.

Thank you,
Rachael Cruz

From: [Sandra Young](#)
To: [Legislative Officer](#)
Subject: Proposed Bylaw 3-2019 Proposed adoption of Bremner and LEA Area
Date: May-17-19 2:27:18 PM

Good afternoon,

Please accept this email as my written submission for public hearing. My name is Sandra Turgeon and I am a 15 year resident of Strathcona County.

I support the proposed bylaw as our community needs to have a sustainable growth plan for the future. Without this, we will stagnate, provide little opportunities for our children to raise their families in the same community they grew up in, and little reason to attract business and employment.

This plan provides Sherwood Park and the Strathcona County community a tremendous opportunity to provide more choice in housing types, and help our overall community achieve the critical mass we need to be able to keep a high value statement for those residents already here.

The location of Bremner with highway access and close proximity to shopping, is, I feel, our best option.

Thank-you,

Sandra Turgeon

Sent from my iPhone

From: johmel@telus.net
To: [Legislative Officer](#)
Subject: RE: Proposed Bylaw 3-2019
Date: May-17-19 4:04:07 PM

To Whom it may concern

RE: Proposed Bylaw 3-2019, Proposed adoption of the Bremner and LEA Area Concept Plan. As long term County residents I am looking forward to seeing a successful resolution to this long process and am happy that Bremner was the area chosen.

Regards
Johnny and Melanie Corrigan

From: [Erin Davis](#)
To: [Legislative Officer](#)
Subject: Proposed Bylaw 3-2019 Proposed adoption of the Bremner and LEA Area Concept Plan
Date: May-17-19 3:12:03 PM

Good Afternoon,

As a resident of Sherwood Park, I would like to express my support of the Bremner Area Concept Plan.

Having an availability of housing for future needs and community growth should be a high priority and considered foundational to the long term sustainability of our community and the services within it.

Moving forward with this plan shows responsiveness to our communities needs and supports our businesses. It is development and forward thinking like this that makes Sherwood Park the place we love to call home.

Thank you,
Erin Davis

From: [Jim Sheasgreen](#)
To: [Legislative Officer](#)
Cc:
Subject: Public Hearing - Bylaw 3-2019 Bremner and LEA ACP
Date: May-17-19 3:26:53 PM
Attachments: [image001.png](#)
[UDI SC Bremner Letter of Support 20190517.pdf](#)
Importance: High

Dear Legislative Officer:

Please accept this email as my request to speak **in favour** of Bylaw 3-2019.
I also attach a letter in support for the record.

Regards,

Jim Sheasgreen
Chair, UDI Strathcona County Committee

JIM SHEASGREEN, P.ENG.

St. Albert AB T8N 6B9 // [landrex.com](#)



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Urban Development Institute
EDMONTON REGION



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info@udiedmonton.com
www.udiedmonton.com

P 780.428.6146
F 780.425.9548

May 17, 2019

**Strathcona County
Mayor and Councilors**

Re: Bylaw 3-2019 Bremner and LEA Area Concept Plan - Letter of Support

Please accept this letter in support of the noted subject line.

As an affiliate of the Urban Development Institute – Edmonton Region (UDI ER), the Urban Development Institute – Strathcona County Committee (UDI SC), is a committee representing the land development industry *specifically* within Strathcona County.

Approval of the Bremner and LEA ACP is significant to facilitate short, medium and long-term growth and will be an important economic driver for development both locally and within the region. The plan supports many sound principles, including, but not limited to, wise, efficient and productive urban growth.

Thank you in advance and we look forward to the area's future.

Regards,

Jim Sheasgreen, P.Eng.
Chair, UDI Strathcona County Committee

Cc: Rick Preston, UDI-ER, Executive Director
Andrew Usenik, UDI-ER, Chair

From: [Fay, Charles](#)
To: [Legislative Officer](#)
Subject: Proposed Bylaw 3-2019 Proposed adoption of the Bremner and LEA Area Concept Plan
Date: May-17-19 3:53:08 PM

To whom it may concern,

Jayman Built is completely in favour of the Bremner Area Concept Plan.

We have been building new homes in Sherwood Park for over 20 years. We completely support the area concept plan and hope it is approved so we can continue building new homes in Sherwood Park for many years to come.

Thank you.

Sent from [Mail](#) for Windows 10



CHARLES FAY GENERAL MANAGER EDMONTON SINGLE FAMILY

D. (780) 443-6727 C. (780) 782-3887 F. (780) 481-7711

102, 5083 WINDERMERE BLVD SW , EDMONTON , ALBERTA , T6W 0J5

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From:
To: [Legislative Officer](#)
Subject: Proposed Bylaw 3-2019 Proposed adoption of the Bremner and LEA Area Concept Plan
Date: May-17-19 3:02:37 PM

I have been a resident of rural Strathcona county for over 25 years, and wish to state that I am in favour of the Bremner Area Plan. I believe it will give greater access of services to County residents north and east of Sherwood Park, including upgrades to our infrastructure, with added choices for shopping, services and housing.

Thank you

Priscilla Pouliot
Ardrossan, Alberta

From: [Lloyd Dumonceaux](#)
To: [Legislative Officer](#)
Subject: Proposed Bylaw 3-2019 Proposed adoption of the Bremner and LEA Area Concept Plan:
Date: May-17-19 2:54:15 PM

Good day,

As Vice President of Pacesetter Homes, a major home builder doing business in Strathcona County for over 15 years, I would like to state that we are strongly in favour of the Bremner Area Concept Plan. Having built and sold several hundred homes, bringing new residents to your community, it is our belief that this plan will facilitate much needed growth for the County, providing infrastructure and housing to support that growth, while contributing to the local economy.

We look forward to a favourable decision on the fate of the Bremner Area.

Lloyd Dumonceaux
VICE PRESIDENT



3203 93 Street NW
Edmonton AB T6N 0B2

Direct: 780.733-7373

Fax: 780.483.4691

Web: www.yourpacesetter.com

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May 17, 2019

Strathcona County
Legislative and Legal Services
3rd Floor North Wing, Community Centre
401 Festival Lane
Sherwood Park, AB

via email: legislativeofficer@strathcona.ca

Dear Sir or Madam:

Re: Proposed Bylaw 3-2019 – Proposed adoption of the Bremner and LEA Area Concept Plan

This letter is provided in support of the Bremner and LEA Area Concept Plan.

Having grown up, and now raising my own family in the community, I have personally experienced the growth and changes over the last 40 years in Sherwood Park. The areas for development within the existing community are shrinking, such that boundary expansion has become a necessity.

What started as Campbelltown, has expanded to more than 50 neighbourhoods within Sherwood Park. The Bremner development would be an extension of Sherwood Park, however, one which affords the prime opportunity to guide development that optimizes cooperation for all affected parties. The proposed location provides ample opportunities for individuals and businesses to explore, develop and adapt to current principles and policies that drive and shape a community and its residents. More specifically to the Bremner area, to foster the harmony between the existing agricultural uses and natural reserves, with the desire to provide future neighbourhoods which place an emphasis on diverse housing and transportation options, compliment business growth, as well as expansion of our already at capacity recreational and cultural amenities.

In essence, Bremner provides a fresh framework to develop the County's vision, as opposed to being constrained by pre-existing areas and limited pockets of opportunities for its residents. The remaining question then turns to implementation, which I believe the Bremner and LEA Area Concept Plan affords.

In light of the above, I am in full support and ask that you adopt the Bremner and LEA Area Concept Plan.

Sincerely,

Ryan C. Bosch

Bremner and LEA Area Concept Plan
May 21, 2019 Public Hearing

From: [Tom Grabowski](#)
To: [Legislative Officer](#)
Cc: [Tom Grabowski](#)
Subject: Bremner Bylaws 2-2019 and 3-2019
Date: May-20-19 7:01:57 PM

We are all in support of Bylaws 2-2019 and 3-2019 (Tom and Marilyn Grabowski, Sarah and Jordon Gericke, Kristen and Tyler Honeyford).

We are writing as a long time Strathcona County residents and (part-time) farmers (for well over 30 years). We understand the value of agricultural land and we understand the value of the ecosystem services which all land provides. The Bremner debate has been focused too much on the value of land for large scale agriculture and not enough on the value of other services which the land provides.

Our family owns farmland in Strathcona County (both inside Bremner and outside). The noisy minority (including the very few who publish almost weekly letters to the editor in the Sherwood Park News) would have us believe that the Bremner farmland is among the best land in Alberta – this simply is not true. There is some good farmland there, and some marginal land. To claim that these few quarters of land are among the best farmland in Alberta (or even in Canada) is false. Our yields and growing potential are nowhere near the top in Alberta or Canada. The alternate proposed growth node (Colchester), would deteriorate other ecosystem services as these lands are far better for biodiversity, wildlife habitat and riparian services. Decisions on land use must consider all services the land can provide – not just large scale ag potential. Trade-offs are always necessary.

We believe that the silent majority in Strathcona County wants Council to do their job, and honor the planning that has been undertaken for decades. The Bremner area has been set aside for many, many years to provide for orderly expansion of Sherwood Park. Now is the time to get on with the job. Our children and grandchildren need affordable places to live. The ever growing Heartland refinery and petrochemical district will be a key source of local jobs. The logical place for these families working in the Heartland district is Bremner. If we don't build the required residential capacity, Edmonton and Fort Saskatchewan will. And if they do, even more Strathcona County land (as good or better than Bremner) will be expropriated to facilitate their ambitions. The land between the International airport and Ellerslie is much higher quality than Bremner – yet the city of Edmonton knows it is the logical place for development. The land on the outskirts of Fort Saskatchewan is better than the land in Bremner – but it will be developed. Some tradeoffs must be made and they will be made – by us or by our neighbors.

The Bremner plan that has been created over the past few years is a showpiece for responsible development. The planners have started with what is essentially a blank canvas (due to the thoughtful restrictions by many previous Councils who put a hold on development in the Bremner area for decades) and have created a tremendous vision for a modern, densified, ecologically friendly urban community. The County and their consultants should be commended for creating such an exciting vision for our future.

We hope that Council can put personal interests aside and get on with the job of building Bremner

for future generations.

If you have any questions, please do not hesitate to contact us at this email address.

Regards

Tom & Marilyn Grabowski

Sherwood Park

And our kids and grandkids

Sarah and Jordon Gericke (grandkids names withheld for privacy)

Sherwood Park

Kristen and Tyler Honeyford (grandkids names withheld for privacy)

Sherwood Park

From: [Brad Kotowich | Focused Leadership Group](#)
To: [Legislative Officer](#)
Subject: RE: Proposed Bylaw 3-2019 Proposed adoption of the Bremner and LEA Area Concept Plan
Date: May-20-19 6:27:16 PM
Importance: High

Good Afternoon,

This email serves to indicate my favorable support for the Bremner Area Concept Plan!! As residents of Sherwood Park for the past 23 years, my wife Jamie and I are supportive of well-planned & developed growth plans that meet the ongoing demands of our current and future residents. Our adult children find it difficult to live in their community due to the cost of living. Consequently, our community needs good housing options; options that accommodate the needs of many citizens who wish to make Sherwood Park/Strathcona County home. The proposed location of Bremner appears to be an ideal location, close to the current business model that continues to develop in the northern part of Sherwood Park.

Please accept this email as a pledge of our support for Proposed Bylaw 3-2019 – Bremner LEA area concept plan.

Regards,
Brad & Jamie Kotowich

Brad Kotowich Principal
brad@focusedleadershipgroup.com
Office: 780.417-3037 Cell: 780.983-4965
www.focusedleadershipgroup.com



From: [Laura Jackson](#)
To: [Legislative Officer](#)
Subject: Bremner Development support
Date: May-17-19 6:00:47 PM

To Mayor Frank and Members of Council,

As a farmer and a resident of Strathcona County, I am writing a letter to show my full support of the Bremner development (Proposed Bylaw 3-2019 Proposed adoption of the Bremner and LEA Area Concept Plan). There has been much debate for the past decade over this proposed development. I feel that the County is moving in the right direction with Bremner, has amended and improved upon the design of the Area Concept Plan to take land use and wildlife corridors into consideration and has also meticulously reviewed other options for development, finding all other options less appealing, more expensive or will be infringing on sensitive ecological areas. There have been many opportunities to listen to those opposed as it seems to sell newspapers. Now it's time to hear from those in favour.

Thank you for your time,

Laura Newstead Jackson BSc ENCS (MSc candidate – Disturbance Ecology)



Virus-free. www.avg.com

From: [Legislative Officer](#)
To: [Legislative Officer](#)
Subject: FW: BREMNER EXPANSION PLEBISCITE
Date: May-20-19 8:26:43 PM

From: Don Kraus
Sent: May 17, 2019 9:23 AM
To: Rod Frank; Robert Parks
Cc: Linton Delainey
Subject: BREMNER EXPANSION PLEBISCITE

Dear Mr. Rod Frank and Robert Parks:

As a long-time resident of Sherwood Park, almost 45 years, I have not been in agreement with the way Sherwood Park has been developed in the past. The high density housing and high rise buildings in my opinion have had a negative impact on our community. Now to further diminish our community and lifestyle, our Council is seemingly pushing ahead with Bremner. I don't see a need for Sherwood Park to expand any further especially considering the current financial environment within our province.

Our province and economic outlook has changed dramatically since Bremner was first discussed back in 2014. I believe Bremner to be a folly that will be much regretted in the future. However with that said, if a plebiscite were to be held and the majority of the voters agreed with Bremner, then at least the residents have had a 'direct' say. This is too large a project to proceed with Council's approval only.

I ask you both to please consider bringing forth a plebiscite to settle this matter once and for all in a truly democratic manner.

Thank you for your consideration,

Don Kraus

This communication is intended for the recipient to whom it is addressed, and may contain confidential, personal, and or privileged information. Please contact the sender immediately if you are not the intended recipient of this communication, and do not copy, distribute, or take action relying on it. Any communication received in error, or subsequent reply, should be deleted or destroyed.

May 14, 2019

Mayor Frank and Members of Strathcona County Council:

I do not support approval of the Area Concept Plan for the Bremner Area Project.

This development will destroy prime farmland (Class 1 and 2 soil) that should be protected by the county's own Agriculture Master Plan under the following principle:

"The conversion or fragmentation of large tracts, primary or unique agricultural lands to non-agricultural uses to accommodate growth (residential, commercial, industrial) will only be done as a last resort."

Signature

Address

SHERWOOD PARK, AB

Jac Andre s - Submission
Bremner and LEA Area Concept Plan
May 21, 2019 Public Hearing

May 14, 2019

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Signature (Jack B. Andrews)

Address

ARDROSSAN AB



Joyce Andrews - Submission
Bremner and LEA Area Concept Plan
May 21, 2019 Public Hearing

May 14, 2019

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Signature (Joyce Andrews)

ARDROSSAN

AB

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Signature

Address

Sherwood Park, AB

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Signature

MIKE FOISY, C.E.T.

Address

SHERWOOD PARK, AB

From:
To: [Legislative and Legal](#)
Subject: Against Bremner Letter
Date: May 20, 2019 1:11:23 PM
Attachments: [SKM_C224e19052013290.pdf](#)

Hello,

Attached please find my signed letter, adding my voice to the "People against Bremner" development.

This development is wrong on so many levels, I fail to understand how Council cannot see this. Two of three experts declared Colchester the better parcel of land to develop, and yet you have chosen to ignore this?

The fact that the Mayer and Council are choosing to ignore not only expert opinion, but also the rules laid out by our own Agriculture Master Plan, speaks volumes to the hidden agenda you all must have. Wanting to destroy a gold mine of prime agricultural land lends credence to the atrocious mind set of our Council. Wanting to destroy the livelihoods of so many farmers.....wanting to destroy an ecosystem spanning a hundred years is completely immoral.

It's become obvious that the Mayer and Council do not care what the People think, (ie. squashed plebiscite) but are determined to keep the investors and developers happy, no matter what the great cost.

Shame on you.

Jodi Kadla

Sherwood Park Resident

May 14, 2019

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Jodi Kadla

Signature

Address

➤ How can you blatantly ignore this?!!
I voted for you, Mayor Frank, because
you said you'd reverse the Bremner
decision! Obviously, you had NO
intention of keeping your promises. Typical!

From: [Marilyn Sochatsky](#)
To: [Legislative and Legal](#)
Subject: Re: Bremner
Date: May 20, 2019 8:38:13 PM
Importance: High

May 20th, 2019

Attention: Mayor Frank and members of the Strathcona County Council,

Our family which owns 2 properties, _____, Sherwood Park **does not support** the Area Concept Plan for the Bremner Area Project. **We are in favour** of a plebiscite to allow the taxpaying residents the opportunity to voice their concern and not leave this huge decision to past and present council members.

The development will destroy prime farmland that should be protected by the county's own Agriculture Master Plan under the following principle:

"The conversion or fragmentation of large tracts, primary or unique agricultural lands to non-agricultural uses to accommodate growth (residential, commercial, industrial) will only be done as a last resort".

Mayor Frank received our votes as mayor with his platform against developing Bremner. There is plenty of land available and in Campbelltown Heights and Wye Gardens alone land is ready for developing.

Until the council can say Sherwood Park is using all its land to the highest and best which it now has available it makes no sense to start a new community with the good agriculture land.

Hopefully council will go forward with sensibility and make the right decision.

Marilyn Sochatsky on behalf of the Sochatsky family.

Marilyn, Beverly, Karen, Susanne, Marcia and Michael Sochatsky

Sherwood Park, Alberta

May 16, 2019

Mayor Frank and Members of Strathcona County Council:

I am strongly opposed to urban development in Bremner.

I do not support approval of the Area Concept Plan for the Bremner Area Project.

This development will destroy prime farmland (Class 1 and 2 soil) that should be protected by the county's own Agriculture Master Plan under the following principle:

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Signature

From: [Leigh Melnychuk](#)
To: [Legislative Officer](#)
Subject: Support of Bremner Plan and Development
Date: May 21, 2019 11:28:13 AM

Genstar Developments is in support of the proposed Bremner Plan and Development.

The location and area make economical and common sense.

As a long time developer within Strathcona with the largest overall area developed, and as a 15 year personal resident, we are in support.

Thanks

Leigh Melnychuk
Vice President – Edmonton Communities

Genstar Development Company
202, 17420 Stony Plain Road
Edmonton, Alberta T5S 1K6
Phone: 780.784.9722
Cell: 780-966-6615
Main: 780-484-4366

www.genstar.com



From: [Bruce Hagstrom](#)
To: [Legislative Officer](#)
Subject: Bylaw 2-2019 and Bylaw 3-2019
Date: May 21, 2019 12:03:26 PM
Attachments: [Sureway_e6f9769a-feef-4c1b-8a2b-2e3a0d180e7c.png](#)

Dear Council,

Sureway Construction Group Ltd. is a large group of companies with over 60 businesses. We operate a number of businesses in Strathcona County including the following, which would likely be familiar names to most of council and administration:

- Sureway Construction
- Sil Industrial Minerals
- Yellowhead Aggregates

Sureway Construction Group is very supportive of the development of Bremner. It is essential for our businesses and other large businesses like us, if we are going to continue to choose to operate in Strathcona County.

Here is what it means to Sureway Construction Group alone:

- Over 150 of our staff live in Strathcona County
- Over 90 of our vendors and suppliers are based in Strathcona County

We find Strathcona County not only to be an ideal location to source critical talent, but very importantly to become the ideal community for employees choosing to relocate to be closer to our operations. These relocating employees have quite a few choices - but we find that most prefer to relocate to Strathcona County – and for them to continue to do so, they require **choice** in developments, and access to the benefits that growing and vibrant communities offer.

Our vendor and supplier partners tell us the same thing. Please support the business community in Strathcona County by enabling critical residential housing communities. For this reason, we see Bremner as a key economic driver and an important part of the future of Strathcona County.

Please approve this Area Concept Plan. We believe it is long overdue.

Yours truly

Bruce Hagstrom, CET | President
D: 780.485.8607 | C: 780.916.4550
9175 14 Street, Edmonton, AB | T6P 0C9
E: bruce@sureway.ca | sureway.ca



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Shane Erickson
Sherwood Park AB

May 17, 2019

Mayor Rod Frank and Councillors
2001 Sherwood Drive
Sherwood Park AB T8A 3W7

Dear Mayor Frank and Councillors:

**RE: Proposed Bylaw 3-2019 Proposed Adoption of the Bremner
and LEA Area Concept Plan**

My name is Shane Erickson and I have been a resident of Strathcona County since 1963. I was raised and have raised my family here and I am now supporting my children's efforts to build a home in the County. The County's population has increased from 13,000 when I moved here to 98,000 today. I have witnessed many changes in the name of growth over the past 55 years here and, at no time, did I question whether the growth was good or bad. Growth is inevitable.

Growth, however, needs to be managed and that is the essence of the proposed Bremner Area Concept Plan. This plan has been carefully studied and vetted and it achieves long term sustainable planning for the future of Strathcona's urban requirements. As a longtime resident, I fully support the adoption of this plan and encourage council to adopt it as well.

Sincerely,

Shane Erickson

From: Elaine Chance
Sent: May 17, 2019 9:00 AM
To: Rod Frank
Subject: Bremner vote

Dear Mayor Frank,

After reading as much as I can about Bremner, I have come to the conclusion that I am against the development of this nodule. I have two main reasons.

We moved from Edmonton to Sherwood Park almost nine years ago to grow our young family because we liked the small-town, family-friendly atmosphere. Since moving here, we have seen much development north of Lakeland Drive and now south of Wye Road. We have also noticed Hwy 21 to be busier and noisier with increased traffic, loud motorcycles, modified mufflers and excessive speeding. The development of Bremner will further increase traffic on Hwy 21, as well as Baseline (as a direct route into Edmonton). We moved out here to get away from the city, the traffic, the noise and the crime. We will lose that small-town feel by developing a big, new community as planned for Bremner and the quality of life that we enjoy now will go down.

The other reason I am against Bremner has to do with responsibility. I was surprised to learn in my research that plans are to develop on prime farmland. I do not support this at all. Once that land is paved over, we will never get it back. We should be proud of our agricultural strengths and history and should be helping it thrive for generations to come. Some countries are not so fortunate to have rich agricultural land. I can only imagine what they must think that some people are suggesting we pave over it. It is wrong for us to destroy this land and take it from our children and future generations.

Some people who have written in favour of Bremner are excited about trails and the use of green energy. We already have trails in Sherwood Park but they are so poorly maintained in the winter that they are dangerous to use in some areas. I would like to see the trails we have better maintained in the winter so they can be used all year long. Why not make some of our trails into ski trails in the winter? Why not renovate facilities in Sherwood Park to be greener when they are up for renewal? Why not add wind shelters and sun shades in Sherwood Park to create a more liveable four-season community? Sherwood Park is a good place to live but it could be better with the ideas that have been suggested for Bremner, and at a fraction of the cost of creating a big, new community. Why don't we improve what we have instead of tossing it aside for something new and shiny? It is a complete contradiction to talk about Bremner being a green community while contributing to urban sprawl and building over excellent farmland.

Let's take the great ideas put forward about Bremner and use them in Sherwood Park and other communities in Strathcona County to use what we have and make it better for now, for our children and for future generations.

Thank you for taking the time to read my comments. A reply is not necessary. I just wanted my position to be considered before you vote.

Sincerely,
Elaine Chance

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Jane Hill

May 14/19

Mayor Frank and members of
Strathcona County Council.

I do not support approval
of the area concept plan for
the Bremner Area Project.

I feel a plebiscite should be
held as my area councillor,
Brian Betterill, has not in
his previous ^{years} of office supported
the constituents he was elected
to represent. My neighbours are
also not in favour of the
Bremner plan and yet Betterill
feels he knows best and is
voting for it. A plebiscite is the
only way to move forward!

The fertile farmland of the
Bremner area must be protected
by the county's own Agriculture
Master Plan under the following

principle:

"The conversion or fragmentation of large tracts, primary or unique agricultural lands to non-agricultural uses to accomodate growth (residential, commercial industrial) will only be done as a last resort."

Bremner should not be considered for development. This area is not to be considered as a last resort. Save our class 1 and 2 soils to feed future generations!

Thank you for your consideration to this highly contentious issue. Councillors should not be making this decision without asking the constituents they are supposed to represent. Sincerely,

Sh PK

LLS
COPY
(Scanned)

Sent to
Council

May 16, 2019

Mayor Frank and Members of Strathcona
County Council.

I do not support approval of
the Area Concept Plan for the Brenner
area project.

This development will destroy prime
farmland (Class 1C2 soil) that should
be protected by the county's own
Agricultural Master Plan under the
following principle:

The conversion of fragmentation of
large tracts; primary or unique agricultural
lands to non agricultural uses to accommodate
growth (residential, commercial or industrial)
will only be done as a last resort.

At the very least the project should
be brought to plebiscite before approval
since this project was proposed by the
previous council several members of
which are no longer on council

HARRY HILL

Thank you
Sherwood Park 'AB

May 14, 2019

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Signature

Sherwood Park AB

Address

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Signature

Address

Various - Submissions (5 of 7)
Bremner and LEA Area Concept Plan
May 21, 2019 Public Hearing

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D. SALANCHUK / PER REQUEST
(COUNCIL OF COUNTRIES)

Signature

Address

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L. Jaramila / per request
(out of country)

Signature

Address

May 14, 2019

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Signature

Address

Sherwood Park, AB.

Various
May 21, 2019

May 14, 2019


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"The conversion or fragmentation of large tracts, primary or unique agricultural lands to non-agricultural uses to accommodate growth (residential, commercial, industrial) will only be done as a last resort."

Signature

 Sherwood Park

Address

May 14, 2019

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Signature

Kender Farms [REDACTED] Ardrossan

Address

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Matthew Kirsman

Signature

[REDACTED] Sherwood Park [REDACTED]

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Daniel Mack

Signature

[REDACTED] Sherwood Park, AB

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SHERWOOD PARK, AB

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Signature

Address

SHERWOOD PARK, AB



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Edmonton, AB T6X 0P5
(91 Street & Parsons Road)

(780) 425.1020
(780) 425.1031
info@chbaedmonton.ca

Mayor and Council
Strathcona County
2001 Sherwood Drive
Sherwood Park, AB, T8A 3W7

May 17, 2019

The Canadian Home Builders' Association – Edmonton Region (CHBA-ER) supports the adoption of the proposed Bylaw 3-2019 that is intended to adopt the Bremner and LEA Area Concept Plan.

CHBA-ER has followed with great interest the work and planning around the Bremner development. It is very much our view that Council's approval of this Bylaw will be a statement of support for, and expression of confidence in, the future of the community you represent.

CHBA-ER is a not-for-profit organization representing 475 member companies in the region. For 65 years, CHBA-ER has taken a principled, long-term approach to building sustainable and healthy communities. Working on housing issues like affordability and choice CHBA-ER takes pride in having open and effective engagement with all its municipal partners across the region.

The County's rigorous planning processes has created quality of communities that are benchmarks for development. In 2018 the CHBA-ER Award of Excellence for 'Best New Community' was awarded to Salisbury Village in Sherwood Park. Winners of this highly sought after and prestigious award represents the very best in new community design and approaches to community building in this region.

It is clear that this same planning rigor has been applied to the Bremner concept. As Bremner is developed, it will support and reinforce the widely recognized high quality of life that is found in Strathcona County.

To maintain competitiveness and affordability in the housing market, an adequate land supply is required. CHBA-ER looks forward to the opportunities the Bremner area will offer our members. A well-functioning housing market depends directly on there being an adequate supply of land to build a range of housing product types. The Association's position is that a competitive housing market is a municipality's best strategy to attract growth to your community.

Thank you for considering our views on this important item.

Sincerely,

Bryce R. Milliken
President, CHBA-ER, (Partner, Ogilvie LLP)



Mission: We provide tools for members' success.
Vision: To be the go-to resource for the home building industry.