

Agenda Item: 9.5

Bylaw 28-2020 map and text amendment to Land Use Bylaw 6-2015 (Ward 5)

Date: June 9, 2020

Time: 7:00 p.m.

Speaker number	Name (please print)	Verbal or Written Submission	In favour (✓) Opposed (X) (optional)
1	B. Shroter	Written	not provided
2	W.H. and L. Gordon	Written	X
3	G.Sommer	Written	X
4	R. Gorman	Written	X
5	S. Norlander	Written	X
6	G. Brookview	Written	X
7	L. Paccagnan	Written	X
8	L. and R. Davis	Written	X
9	C. Darrach	Written	X
10	D. Henze	Written	X
11	M. Kieran	Written	X
12	E. and S. Burchmore	Written	X
13	J. Bowes	Written	X
14	G. Alexander	Written	X
15	L. Noton	Written	X
16	L. and J. Levy	Written	X
17	D. and C. Barrie	Written	X
18	P. Singleton	Written	X
19	D. Clarkson	Written	X
20	K. Carr	Written	X
21	C. and M. Sarasin	Written	X
22	F. Abdulla	Written	X
23	K. Seutter	Written	X
24	F. Gorsalitz	Written	X
25	L. Goulet	Written	X

Collection and use of personal information

Personal information is being collected under the authority of Section 33 (c) of the Freedom of Information and Protection of Privacy Act and will be used for purposes of managing and administering the public hearing and to schedule you as a speaker. If you have any questions regarding the collection and use of your personal information, please contact the Legislative Officer at 780-464-8014.

From: [Brad Schroter](#)
To: [Legislative Officer](#)
Subject: Bylaw 28-2020
Date: May 29, 2020 12:18:57 PM

CAUTION: This email originated from outside the organization.

To whom it may concern,

These are my concerns with the potential land use proposed bylaw

1. It is the best agricultural soil around. Why are we taking away good farmland? It has very rich soil and is a flat surface. A future recreation area should be placed in a treed area on non valuable soil.
2. What will happen with the increased traffic on range road 225 and township road 534? Will these roads be properly maintained and be doubled?
3. What will the cost be to tax payers for land development to get it ready. Including sewer development.

Thanks
Brad Schroter

June 1, 2020

Attention: County of Strathcona Legislative and Legal Services

Written submission to Council re: Bylaw 28-2020.

Lest our silence be interpreted as assent, we once again voice our **strong opposition** to the rezoning of farmland for the Multipurpose Agriculture Facility project for the following reasons:

- 1) Farmland should never be wasted. This facility will be built atop prime farmland. Clearly, there were more suitable locations.
- 2) In the present economic climate, this is a risky and unnecessary debt. "Nice to have" projects should be far down the list or shelved indefinitely.
- 3) Why are any further steps to move this project forward being taken BEFORE the end of June when the financial information requested by council as to the impact of Covid 19 is to be presented?
- 4) How can the attitude of "build it and pay the bills as they come in" be the principle guiding this project? Precise costs are not known and estimates keep climbing. What prudent financial planner would advise such a reckless approach to a major expenditure?
- 5) How many taxpayers support this project, especially now? Less than 25% of the 400 residents originally surveyed saw this project as a "need." Since that time, jobs and livelihoods have been profoundly impacted by Covid 19. Surely this facility is no longer a priority with anyone but those who first proposed it?
- 6) The facility will also impact the wildlife corridor of Pointe aux Pins Creek. (Yes, we realize there is an Environmental Reserve.)

Council's support for this facility is baffling. Similar projects have failed in far more favorable financial climates. Is this a matter of legacy building? Favors owed to financial backers of council campaigns? Fear of making a bold correction?

We will speak out against this project until there is no further opportunity to do so, though our words fall on deaf ears. The county's Agricultural Master Plan objective of converting prime farmland to non-agricultural uses only "**as a last resort**" has once again been ignored. We want to be on the record as having done all we could to stop an ill-conceived, unpopular, expensive, risky venture.

W.H. (Skip) & Lois Gordon

From: [Legislative Officer](#)
To: [Legislative Officer](#)
Subject: RE: read this one first - FW: Strathcona County proposed Agriculture Complex - A Constituents Voice
Date: June 8, 2020 2:41:06 PM

Forwarded to Legislative Services for agenda.

From: Rod Frank <Rod.Frank@strathcona.ca>
Sent: Saturday, June 6, 2020 11:18 AM
To: Mavis Nathoo <Mavis.Nathoo@strathcona.ca>
Subject: Fwd: Strathcona County proposed Agriculture Complex - A Constituents Voice

Begin forwarded message:

From: G&K Sommer Family
Date: June 6, 2020 at 10:08:22 AM MDT
To: Glen Lawrence <Glen.Lawrence@strathcona.ca>, Paul Smith <Paul.Smith@strathcona.ca>
Cc: Rod Frank <Rod.Frank@strathcona.ca>
Subject: **Strathcona County proposed Agriculture Complex - A Constituents Voice**

CAUTION: This email originated from outside the organization.

Glen / Paul,

For the record **I do not support Strathcona County proposed "Agriculture Complex or Facility"**. I understand there is a public meeting being held online June 9; let this communication serve as my formal input into that process.

Furthermore spending tax payer money on an project that has no clear funding model (cost to build has doubled), no formal commitments, contracts or bookings that would indicate a solid income stream and only a small segment of the population that have a need (wealthy hobby farmers or horse owners). Let the users fund, manage and operate this project; no tax money should be provided. This is not a project that serves the people of this county; there is no proof that shows an accurate profit model and no business or household for that matter would proceed without one.

Having been employed with a large organization that has been involved in large projects and I being a Project Management Professional (PMI PMP designation) I believe I have the right to voice my opinion on this poorly planned and ill-conceived project Strathcona County continues to promote.

I have my opinions on other projects such as Bremner however those projects are more political in the sense of Nimby issues and land acquisition. I for one am not in favour of expansion albeit a necessary evil as urban population continues to grow. I

will stop here.

I've been a resident in ward 7 for 19+ years and have paid my taxes faithfully (albeit begrudgingly) as I do not see much in the way of improvements in my area such as things like internet and road improvement but I also understand priorities, the democratic process and the big picture "everyone has different needs". I am also not one to aggressively pursue a cause unless warranted hence I have not written or pushed this issue until now.

Lastly I do not envy your roles in the local government and in fact applaud you and your service; it is not easy but I again implore you to listen and understand that your position serves the people and not the agenda of only a few. These are trying times and I will continue to support your decisions however I have learned many times when projects are shown to not be profitable or are no longer viable then stop and walk away even though some cost has been incurred. This is not about you as individuals, it about your service to the people of which I'm sure you know.

Regards,

Garry Sommer

Sherwood Park

Home:

Personal Mobile:



Virus-free. www.avast.com

From: [Legislative Officer](#)
To: [Legislative Officer](#)
Subject: FW: Ag Facility
Date: June 8, 2020 3:40:40 PM

Begin forwarded message:

From: Robin Gorman
Date: June 6, 2020 at 11:45:07 AM MDT
To: Katie Berghofer <Katie.Berghofer@strathcona.ca>
Cc: Rod Frank <Rod.Frank@strathcona.ca>, Paul Smith <Paul.Smith@strathcona.ca>, Glen Lawrence <Glen.Lawrence@strathcona.ca>, Linton Delainey <Linton.Delainey@strathcona.ca>
Subject: Ag Facility

CAUTION: This email originated from outside the organization.

Hi Katie,

I have written to you before as the councillor representing my riding. I am writing today to voice my dismay that there is still talk of the Ag facility going ahead. I thought it was off the table. As my councillor, I believe you were elected to represent the people in your riding. Neither my neighbours in The Ridge or anyone else that I have talked to, support this facility. What people are you representing when you voted in favour of this? Who have you consulted with in order to make your decision? This, just as the "Bremner" development, would not pass a residential vote. Having a vote costs money but the estimated increased costs on the Ag facility are beyond the cost of a vote. The people of Sherwood Park do not support either Bremner or the proposed Ag facility. Have a vote!

Councillors will be held to account in the next election and people won't forget the choices that have been made. It would appear that some councillors are benefiting by making their decisions- what's in it for you?

We are living in very difficult times and people are feeling the financial strain. It will be us, the taxpayers in Sherwood Park, that will be servicing the debt for years to come. Strathcona County is blessed with an excellent tax base and should not be borrowing money to build facilities which cannot be self-sustaining.

We need to preserve our prime farmland. We may be more dependent on our own food supply in the years to come and plowing it under to build non-essential buildings is against all reason. Destroying prime farmland to build an Ag facility? ? ? How does this make sense?

Do the right thing. Represent your constituents in an honest way.

If council really wanted to represent the people, not developers and individual stakeholders, they would have a vote. It appears that they have already made up their minds and made commitments to outside parties and don't really care what the taxpayers want. This discussion, it seems, is just to make it look good. You make certain you have one more vote in favour, and it gets passed!

Each councillor must vote to do what is in the best interest of their constituents.

Robin Gorman

Sent from my iPad

From: [Rod Frank](#)
To: [Mavis Nathoo](#)
Subject: Fwd: Objection to Multipurpose Agricultural Facility
Date: June 6, 2020 4:18:44 PM

Begin forwarded message:

From: Stan & Vicky
Date: June 6, 2020 at 12:08:19 PM MDT
To: Paul Smith <Paul.Smith@strathcona.ca>
Cc: Rod Frank <Rod.Frank@strathcona.ca>
Subject: **Objection to Multipurpose Agricultural Facility**

CAUTION: This email originated from outside the organization.

Paul, its Stan Norlander, I used to work with you on the NR CAER Mutual Aid BOD group, so first of all "Hi", and I hope you and your family are well as we work our way thru the Covid situation. I normally do not get into letter writing to municipal officials on local issues trusting that our elected officials will make the correct decisions in the best interest of residents, but I feel strongly enough on this issue that I must communicate my opposition to the Agricultural facility. Usually our Council gets path forward decisions right, however in this case a significant mistake is being made if Councilors think that the majority of residents support the requirement and cost of this facility. Let me be clear, everyone that I've talked to on this issue do not support it and can't understand why its being forced thru. There are so many reasons why this initiative is wrong for the County and its resident tax payers, both in the short term as well as in the long term future. Please bear with me as I list my objections for your considerations;

- its wrong that a small special interest group can play the system to get all residents to pay for a facility that only a small minority of resident will use.
- there are a large number of private equine facilities in the county that are currently available for use and this facility will become a publicly funded competitor.
- from reports I've seen the initial capital cost projections used to raise interest and support have doubled to a figure that is unsupportable as a taxpayer.
- various residents have done background reviews on similar facilities that currently exist in other locations and determined that maintenance and operating costs far out weigh the revenue it will generate, so it will require a significant annual subsidy to operate.
- I generally don't personally utilize taxpayer funded services such as transit, swimming pools, Recreation centers such as Millennium Place & Ardrossan Rec Complex, but I support them being built and their costs as they are used daily by a large percentage of residents. However I cannot support a narrow focus facility that will never be visited/used by the majority of our residents.
- lastly, in this difficult financial time we all need to carefully control the money we spend. In other words both personally and professionally we should only spend money that you currently have, and expenditures should be focused on essential needs. The proposed Ag Facility is clearly not an essential need, not now or in the future.

In summation, I can't express how strongly I oppose the proposed Ag facility and its time that everyday residents like me start to voice our opposition to this facility.

I'm ordinarily not a betting man, but I suspect that if this issue was put forward in a county referendum it would be voted down by a significant majority.

I'm open to a discussion, and please let me know if there is anyway that I can support an effort to get this issue stopped. I plan on attending the virtual public meeting scheduled on June 9th, but cannot find the details on how to send in my objections or how to log in etc. Any help would be appreciated.

Regards

Stan Norlander

From: [Glen Brookview](#)
To: [Legislative Officer](#)
Subject: Bylaw 28-2020
Date: June 6, 2020 12:24:10 AM

CAUTION: This email originated from outside the organization.

To see that my council is proceeding with this project is extremely disappointing. You are catering to a very small minority of citizens that want this facility. We are in desperate times, and do not have the money for such extravagances. It will be a burden on the taxpayers for years to come. Take the money and fix the potholes in the roads, where the entire county will benefit. **You need to take an official plebiscite on this, and other multi million dollar projects to see what the people that elected you actually want.** The arrogance that many councillors have displayed, highlights that they have completely forgotten who is paying their salaries. My council is out of fiscal control, and can no longer be trusted to make these multi million dollar decisions. There have been too many backdoor and blatant conflict of interest dealings. The trusting citizens of this county have voted them into make decisions in the county's best interest, not in the best interest of them.

STOP THIS PROJECT

Glen Brookview
Strathcona County Resident

From:
To: [Legislative Officer](#)
Cc: [Robert Parks](#); [Dave Anderson](#); [Brian Botterill](#); [Bill Tonita](#); [Paul Smith](#); [Linton Delaine](#); geln.lawrence@strathcona.ca; [Katie Berghofer](#); [Rod Frank](#)
Subject: Bylaw 28-2020 to amend Land Use Bylaw 6-2015
Date: June 6, 2020 1:24:13 PM

CAUTION: This email originated from outside the organization.

To whom it may concern

I, Lorne Paccagnan, am writing to register with Strathcona County that I am against the proposal contained in the draft bylaw 28-2020 to amend Land Use Bylaw 6-2015 because the intended project is not needed. This proposed development would only be used by a very narrow segment of the population and requires large, undisclosed, and ongoing public funding. Recovery of the high capital cost and the ongoing operating costs has not been possible on similar complexes in other jurisdictions. Strathcona County Council must know that the likelihood of the same outcome for this facility is very high.

It appears that this project is being driven through Strathcona County Council by a small, self-serving group. Their objective to date has been to get construction started before the majority of the general public are aware of the project and understand what the final capital and operating costs will be. If this project is truly needed and the capital and operating costs of the development can be supported, it should be left to the private sector.

Strathcona County Council must realize that the money needed to fund the record expenditures being undertaken by the Federal, Provincial, and Municipal governments comes from the same taxpayer. Currently, given the state of the economy in Alberta, many of the citizens do not have jobs. The taxpayers are stretched to the limit, even amid record provincial and federal deficits. Strathcona County Council has the obligation to respect taxpayer dollars to properly fund essential municipal services; however, Council should not commit taxpayers to large spending commitments for unessential projects that serve such a narrow segment of our community.

This project of limited usage by a small segment of the population should not be built without public input via referendum and without all the costs identified and on the record. A referendum could occur in conjunction with the Municipal elections to save costs and to obtain the full view of public sentiment.

I ask that Strathcona County not approve Bylaw 28-2020 to amend Land Use Bylaw 6-2015.

Regards,

Lorne Paccagnan

Sherwood Park, AB

From: [Rod Frank](#)
To: [Mavis Nathoo](#)
Subject: Fwd: Ag Complex decision
Date: June 6, 2020 4:16:45 PM

Begin forwarded message:

From: Ray Davis
Date: June 6, 2020 at 1:25:08 PM MDT
To: Bill Tonita <Bill.Tonita@strathcona.ca>, Rod Frank
<Rod.Frank@strathcona.ca>
Subject: Ag Complex decision

CAUTION: This email originated from outside the organization.

The thought of County Council making such a financial commitment to fund/construct the Multi-purpose Agricultural Facility in this economic times is beyond belief. We have no idea the effects of covid 19 on the economic position of Strathcona County and to proceed with a "like to" project benefiting only a small portion of the electorate is absolutely a disrespect for Councillors mandate and representation of the electorate. Businesses are failing, residents are out of work and struggling how will this decision affect our tax base when we are losing a proportionate share of the existing tax base. I for one do not accept the need for this facility at this time and would ask that you do not support this proposed bylaw going before Council on Tuesday June 9/20.

Lynn & Ray Davis

Sherwood Park

From: [Legislative Officer](#)
To: [Legislative Officer](#)
Subject: FW: Multi-purpose Ag.Facility
Date: June 8, 2020 4:08:17 PM

From: Rod Frank <Rod.Frank@strathcona.ca>
Sent: Saturday, June 6, 2020 4:16 PM
To: Mavis Nathoo <Mavis.Nathoo@strathcona.ca>
Subject: Fwd: Multi-purpose Ag.Facility

Begin forwarded message:

From: carol darrach
Date: June 6, 2020 at 1:30:21 PM MDT
To: Rod Frank <Rod.Frank@strathcona.ca>
Subject: Multi-purpose Ag.Facility

CAUTION: This email originated from outside the organization.

Thank you for being a voice of reason on this issue.

59+ million on top of the already 171 million for a "Donkey Dome" was always a bad idea, but at this point in time it would be absolute insanity!!

Thanks,
Carol Darrach

From: [Legislative Officer](#)
To: [Legislative Officer](#)
Subject: FW: Ag Complex
Date: June 8, 2020 4:18:49 PM

From: Rod Frank <Rod.Frank@strathcona.ca>
Sent: Saturday, June 6, 2020 4:15 PM
To: Mavis Nathoo <Mavis.Nathoo@strathcona.ca>
Subject: Fwd: Ag Complex

Begin forwarded message:

From:
Date: June 6, 2020 at 3:00:01 PM MDT
To: Rod Frank <Rod.Frank@strathcona.ca>
Subject: Ag Complex

CAUTION: This email originated from outside the organization.

Dear Sir:

It is appalling that the County of Strathcona is continuing to pursue the construction of the Ag complex in the midst of a major economic setback in this province. The Ag Complex is first of all a very expensive undertaking that will benefit a small minority of the population and secondly is unwarranted in a time of job losses and unprecedented economic decline. Please shelve this project permanently.

Dennis Henze, Resident, Strathcona County

From: [Legislative Officer](#)
To: [Legislative Officer](#)
Subject: FW: Shelve the Ag complex!
Date: June 8, 2020 3:50:13 PM

Begin forwarded message:

From: Paul Kieran
Date: June 6, 2020 at 3:42:16 PM MDT
To: Paul Smith <Paul.Smith@strathcona.ca>, Rod Frank <Rod.Frank@strathcona.ca>
Cc: Brian Botterill <Brian.Botterill@strathcona.ca>
Subject: Shelve the Ag complex!

CAUTION: This email originated from outside the organization.

We are in a financial crunch and we do not need to use good farmland.
Shelve this Ag complex (multi-purpose Agricultural Facility)!
Sincerely,
Marilyn Kieran
Nottingham

Sent from my iPad

From: [Legislative Officer](#)
To: [Legislative Officer](#)
Subject: FW: Multi-purpose Agricultural Facility
Date: June 8, 2020 3:46:13 PM

Begin forwarded message:

From: Ed Burchmore
Date: June 6, 2020 at 4:00:17 PM MDT
To: Rod Frank <Rod.Frank@strathcona.ca>
Subject: Multi-purpose Agricultural Facility

CAUTION: This email originated from outside the organization.

Dear Sir:

We are aware that a vote/decision is about to be made regarding the above mentioned facility. We wish to make our opinion on the County investing in this complex.

We **do not approve** of council spending on such a grandiose facility especially at a time when county income is being stretched and taxation is likely to be increased anyway

Building a structure targeted at a limited community, with in our opinion little economic value and likely limited usage, is a poor business decision and will be a long term "white elephant".

We know that you are not in favour of this! Should our Councillor vote in favour of this, it will definitely impact on our voting decision in the next election. we have been County residents since 1974!

Please feel free to make our opinion known to council at large.

Edward Burchmore
Susan Burchmore
Heritage Hills Residents.

From: [Rod Frank](#)
To: [Mavis Nathoo](#)
Subject: Fwd: Agricultural facility
Date: June 6, 2020 9:37:31 PM

Begin forwarded message:

From: Joan Bowes
Date: June 6, 2020 at 5:10:06 PM MDT
To: Rod Frank <Rod.Frank@strathcona.ca>
Subject: Fwd: Re : Agricultural facility

CAUTION: This email originated from outside the organization.

Please share with all Counsellors . Joan Bowes

Sent from my iPad

Begin forwarded message:

From: Joan Bowes
Date: June 6, 2020 at 5:08:25 PM MDT
To: paul.smith@strathcoan.ca
Subject: Re : Agricultural facility

I am totally opposed to the agricultural facility being built at this time. We know we are facing tough financial times for the foreseeable future and this facility will not bring income into the County for a few years yet. It is my position the all Counsellors need to look at the needs of the County for the near term and into the next few years. The impact of Covid19 is still an unknown financially. This is an exorbitant expense which we cannot afford at this time .

Joan Bowes
Sent from my iPad

From: [Rod Frank](#)
To: [Mavis Nathoo](#)
Subject: Fwd: Bylaw-28-2020
Date: June 7, 2020 11:19:53 AM

Begin forwarded message:

From: Garry Alexander
Date: June 7, 2020 at 10:50:36 AM MDT
To: Robert Parks <Robert.Parks@strathcona.ca>
Cc: Rod Frank <Rod.Frank@strathcona.ca>, Dave Anderson <Dave.Anderson@strathcona.ca>, Brian Botterill <Brian.Botterill@strathcona.ca>, Bill Tonita <Bill.Tonita@strathcona.ca>, Paul Smith <Paul.Smith@strathcona.ca>, Linton Delainey <Linton.Delainey@strathcona.ca>, Glen Lawrence <Glen.Lawrence@strathcona.ca>, Katie Berghofer <Katie.Berghofer@strathcona.ca>
Subject: Bylaw-28-2020

CAUTION: This email originated from outside the organization.

Greetings Councilman Parks.

I am writing to you today to inform you of my position on the upcoming vote June 9th. I am against the vote to have the bylaw allow the rezoning of farmland for the Multi-purpose Agricultural Facility.

I have taken the liberty of copying the following from a website to show some of the concerns that I have with the adoption of the bylaw.

A farmer nearing retirement decides to sell his land to a developer. His neighbor worries about the disruptions the development will cause, and downsizes his operation. Having already struggled with declining revenues due to the loss of other farms, the local agriculture supply store closes. It lays off its employees, and they move their families elsewhere to find new jobs. Then a few farmers decide it's not worth the longer drive to buy supplies, and they sell. The nearby processing plant loses business and is forced to lay off workers too. Other farmers in the area watch their options narrow and fear that others will also sell their land for development. They conclude that their farms will inevitably be lost, so they stop investing in new machinery and labor. Eventually, they leave their fields fallow in anticipation of selling for development.[3] The downward spiral of the local farm economy eventually becomes irreversible.

<https://conservationtools.org/>

The future is *LOST OF PRIME FARMLAND, FARMERS AND JOBS*.

Thereby threatening the future of the food supply for my grandchildren.

I can go on with other reasons but I believe that this is all I need to say at this time. I do vote in all elections available to me .

Therefore, I am asking you and other council members to vote NO.

Thank you

--

Garry W. Alexander,

From: [Rod Frank](#)
To: [Mavis Nathoo](#)
Subject: Fwd: Bremner area developments
Date: June 7, 2020 11:19:14 AM

Begin forwarded message:

From: Leigh Noton
Date: June 7, 2020 at 11:16:57 AM MDT
To: Paul Smith <Paul.Smith@strathcona.ca>, Rod Frank
<Rod.Frank@strathcona.ca>
Subject: Bremner area developments

CAUTION: This email originated from outside the organization.

Fellows, this issue is also continuing to be in discussion, and rightly so. Your column in Friday's Sh Pk News on uncertain times, Mr Mayor, is appropriate,, but I would say, too subtle and diplomatic. We should be loudly urging that Bremner, the Ag Facility, and associated rezoning, be put on hold until the economic outlook is much clearer. This is not just due to the pandemic, but due to the ongoing revolution in the global energy situation. The AB energy economy is undergoing a transition and growth in the county economy and population is very uncertain - they are as likely to shrink as grow. So as well as the impact on prime farmland, the economic risk to the County from these developments begs for a rethink.

I urge you both to implement this at council.

Sincerely,
Leigh Noton

Ardrossan

From: [Legislative Officer](#)
To: [Legislative Officer](#)
Subject: RE: Re Council Meeting june 8,2020. Multi-purpose Agricultural facility/ Bylaw 28-2020
Date: June 8, 2020 4:06:41 PM

From: Rod Frank <Rod.Frank@strathcona.ca>
Sent: Sunday, June 7, 2020 12:18 PM
To: Mavis Nathoo <Mavis.Nathoo@strathcona.ca>
Subject: Fwd: Re Council Meeting june 8,2020. Multi-purpose Agricultural facility/ Bylaw 28-2020

Begin forwarded message:

From: LIL Levy
Date: June 7, 2020 at 11:43:48 AM MDT
To: Rod Frank <Rod.Frank@strathcona.ca>
Cc: Paul Smith <Paul.Smith@strathcona.ca>, Councillor Dave Anderson
<Dave.Anderson.ca@strathcona.ca>
Subject: **Re Council Meeting june 8,2020. Multi-purpose Agricultural facility/ Bylaw 28-2020**

CAUTION: This email originated from outside the organization.

Both my husband and I are AGAINST this proposal....our vote is No

With the Covid -19 crisis and the Financial situation in this province there is no way council should be going ahead with this kind of debt load...
The taxpayer at any level of government is going to be facing many financial restrictions over the next few years without any added debt ..
Plus a virtual meeting just makes it more difficult for any concerned people to present views.

Lillian Levy, Joseph Levy.

Sherwood Park

Sent from my iPad

From: [Legislative Officer](#)
To: [Legislative Officer](#)
Subject: FW: Bylaw 28-2020
Date: June 8, 2020 3:53:17 PM

Begin forwarded message:

From: D Barrie
Date: June 7, 2020 at 1:37:23 PM MDT
To: Robert Parks <Robert.Parks@strathcona.ca>
Cc: Rod Frank <rfrank@rfrank.ca>
Subject: **Bylaw 28-2020**

Mr Parks, I understand there is an upcoming vote Tuesday on bylaw 28-2020, to rezone the tract of land where the Agricultural Facility 'Horse Palace' will be sited. I will hope that you vote against rezoning. I am aware that this project was voted on by the last County Council and your vote against it will be counter to the norms of councils's deliberations.

My concerns are twofold. One, this facility which was budgeted for \$30 million has ballooned to \$60 million. Given the exigent financial circumstances that the County presently finds itself in - I would suggest that this is a foolhardy undertaking.

Secondly isn't it ironical that we are building an agricultural facility on prime farm land but we have to pave over it?

The County presently does not have enough funds and has laid off people. This facility will be funded by tax payers in the County. I would rather see my taxes pay for the County services (County employees) than go to some pie in the sky project like the Horse Palace.

Denzil and Christine Barrie

Sherwood Park

From: [Legislative Officer](#)
To: [Legislative Officer](#)
Subject: RE: Multi-purpose Agricultural Facility
Date: June 8, 2020 2:50:39 PM

Forwarded to Legislative Services for agenda.

From: Rod Frank <Rod.Frank@strathcona.ca>
Sent: Sunday, June 7, 2020 4:02 PM
To: Mavis Nathoo <Mavis.Nathoo@strathcona.ca>
Subject: Fwd: Multi-purpose Agricultural Facility

Begin forwarded message:

From: Marilyn & Paul Singleton
Date: June 7, 2020 at 3:49:44 PM MDT
To: Paul Smith <Paul.Smith@strathcona.ca>, Rod Frank <Rod.Frank@strathcona.ca>
Subject: Multi-purpose Agricultural Facility

CAUTION: This email originated from outside the organization.

I would like to contribute my opinion to the June 9 public meeting regarding the proposed Multi-purpose Agricultural Facility.

I think we should begin by taking a close look at the name of this facility. The multi-purpose label is misleading since this facility is clearly a place that only horse owners will use for the vast majority of time. Call it the Place for Horse Owners. Not catchy but honest.

I am puzzled why a small percentage of county residents, horse owners, would even expect public monies to be used in the construction of such an expensive facility. If this project proceeds then I can't see how county council could refuse the requests of other small, select county residents. For example, many County of Strathcona residents own and ride bicycles. The construction of a velodrome seems to be a reasonable request if horse owners get their wish. The velodrome construction would also be in the interests of a larger percentage of county residents when compared to horse owners. Or perhaps a car racetrack since many people in our county own and drive cars. Or a world class quilting and knitting centre for the hundreds of residents who take part in those activities. A large hole filled with water and stocked with fish would probably be welcomed by just as many county residents as a multi-million dollar horse riding facility.

To even consider the expenditure of public monies for such an extravagant, elitist, narrowly focused project when any responsible citizen knows that stringent economic measures are in our immediate future is nothing less than irresponsible fiscal mismanagement.

Paul Singleton

Sherwood Park

From: [Rod Frank](#)
To: [Mavis Nathoo](#)
Subject: Fwd: Bylaw 28-2020
Date: June 7, 2020 9:59:38 PM

Begin forwarded message:

From: Darrell Clarkson
Date: June 7, 2020 at 7:35:54 PM MDT
To:

<Linton.Delaine@strathcona.ca>, Glen Lawrence
<Glen.Lawrence@strathcona.ca>, Robert Parks <Robert.Parks@strathcona.ca>,
Dave Anderson <Dave.Anderson@strathcona.ca>, Brian Botterill
<Brian.Botterill@strathcona.ca>, Katie Berghofer
<Katie.Berghofer@strathcona.ca>, Bill Tonita <Bill.Tonita@strathcona.ca>, Paul
Smith <Paul.Smith@strathcona.ca>
Subject: RE: Bylaw 28-2020

CAUTION: This email originated from outside the organization.

Good Evening Garry,

Let me commend you for sending out this email I will send copies to the Mayor and each Councillor requesting that they vote "NO" on the supposed Zoning By-Law Changes set for this Tuesday and to all motions related to these unneeded, unaffordable and agriculturally destructive pipedreams. Had any of them done their homework and used common sense they would have realized long ago the was no justification for Cambrian, Bremner, the LEA , the Agriculture Facility or the Sports dome that they have irresponsibly been shoving upon the Strathcona County Taxpayers. There has never been and is not now justification for the Violation of the

County Agriculture Master Plan. Furthermore they have never justified to Residential or Business Taxpayers why they have never been successful in arranging a “joint cost sharing agreement” with either the Federal or Provincial Governments or Developers. As of this date if they vote “Yes” the total cost will have to be borne by County Taxpayers.

I commend you for taking this initiative. Up to this point all citizens committees and individuals who have made submissions have been ignored; in fact they have refused to meet to explain any aspect of these critical points to the Residents. The majority is arrogant to the point where they refuse to be held accountable.

I would especially like to commend Lois Gordon, Ken Walker and all others who have made public submissions to Council and written letters in the Sherwood Park News. Ken’s second email today is sadly very true. The majority of Councillors and the County Administrative Team simply will not listen to the hard facts provided to them by the hired consultants or the two major citizen organizations. One resident wrote a letter saying it will bankrupt the County. I concur with his assessment.

Although I have been side tracked
please keep me in the loop and I will provide as much assistance as possible,

Darrell

Darrell Clarkson

From: [Rod Frank](#)
To: [Mavis Nathoo](#)
Subject: Fwd: Multi-purpose Agricultural Facility
Date: June 7, 2020 9:58:05 PM

Begin forwarded message:

From: Kristine Carr
Date: June 7, 2020 at 8:02:38 PM MDT
To: Rod Frank <Rod.Frank@strathcona.ca>
Subject: Multi-purpose Agricultural Facility

CAUTION: This email originated from outside the organization.

Hello,

As a rural resident of Strathcona County I do not want the Agricultural Facility built.

I do not want to pay taxes toward a building that will cost too much to run and never be used by myself, my family or everyone that I have talked to about it. Please do not waste prime farmland and tax payers money!

Kristine Carr
Rural, Sherwood Park

Sent from [TypeApp](#)

From: [Mavis Nathoo](#)
To: [Legislative Officer](#)
Subject: Fwd: Horse Palace
Date: June 8, 2020 12:13:08 PM

Begin forwarded message:

From: Rod Frank <Rod.Frank@strathcona.ca>
Date: June 8, 2020 at 7:56:29 AM MDT
To: Mavis Nathoo <Mavis.Nathoo@strathcona.ca>
Subject: FW: Horse Palace

From: sarasins
Sent: June 8, 2020 7:51 AM
To: Paul Smith <Paul.Smith@strathcona.ca>; Rod Frank <Rod.Frank@strathcona.ca>
Subject: Horse Palace

CAUTION: This email originated from outside the organization.

We do not support this ag facility. In these uncertain time it would not be in the best interest of the taxpayers,.

I don't know why you support this because all the people I talk to think that it would be a waste of money and who is going to cover the operating costs.. This project only support a few percent of the county population. This money could be better spent on our roads and other infrastructure that would be beneficial to most of the population. I think that the council should talk a good look at this before they waste taxpayers money for years to come.

Thanks Clayton and Maria Sarasin
Sent from my Galaxy Tab® E

From: [Mavis Nathoo](#)
To: [Legislative Officer](#)
Subject: Fwd: Multi Purpose Ag. Facility.
Date: June 8, 2020 12:13:41 PM

Begin forwarded message:

From: Rod Frank <rfrank@rfrank.ca>
Date: June 8, 2020 at 11:32:05 AM MDT
To: Mavis Nathoo <Mavis.Nathoo@strathcona.ca>, Zach Herbers
<Zach.Herbers@strathcona.ca>
Subject: Fwd: Multi Purpose Ag. Facility.

CAUTION: This email originated from outside the organization.

Begin forwarded message:

From:
Date: June 8, 2020 at 10:32:21 AM MDT
To: Rod Frank <rfrank@rfrank.ca>
Subject: Multi Purpose Ag. Facility.

Good Morning Mr. Mayor!

With reference to the meeting regarding the above -
which is to occur tomorrow - may I please submit:

I am opposed to this project and am not in favor of the
\$60M proposed investment.

Thank you, Mr. Mayor sir!

Sincerely,

Farouk Abdulla

From: [Legislative Officer](#)
To: [Legislative Officer](#)
Subject: FW: Proposed bylaw 28-2020 rezoning - Submission

From: Karen Seutter
Sent: June 8, 2020 10:32 AM
To: Linton Delainey <Linton.Delainey@strathcona.ca>
Cc: Rod Frank <Rod.Frank@strathcona.ca>; Paul Smith <Paul.Smith@strathcona.ca>
Subject: Proposed bylaw 28-2020 rezoning

CAUTION: This email originated from outside the organization.

Good Morning Linton :-)

I trust you and your family are faring well these days and that the endless issues you deal with on a daily basis as our councillor are not becoming too onerous.

I'm sure you already know where we stand on the Ag Palace, but for the record, we are NOT wanting to see this proposal move forward in any way, shape or form. We would give our eye teeth to farm such beautiful land, and will likely never have any reason to set foot in this facility, should it move forward, even though we still farm on the original family homestead that's been in the family for over 100 years. Sadly, that legacy is coming to a close as we near retirement with none of our kids interested in continuing to farm, and we aren't alone. (There is also a zero percent chance that a fancy multi-purpose Ag Facility will persuade them back to the farm either.)

I can think of many other ways for council to spend our tax dollars (and those of our children and grandchildren) that would be better utilized to benefit a greater proportion of people in our County. This proposed facility is also an embarrassment to those of us who are in the agricultural sector, since clearly, we can ill afford to fund it.

Please shelve this project once and for all so that we all pick up the pieces and move forward.

Respectfully,

Karen Seutter

Sent from my iPad

From: [Legislative Officer](#)
To: [Legislative Officer](#)
Subject: FW: Multipurpose Agricultural facility

From: FRED GORSALITZ
Sent: June 8, 2020 11:47 AM
To: Rod Frank <Rod.Frank@strathcona.ca>
Subject: Multipurpose Agricultural facility

CAUTION: This email originated from outside the organization.

Mayor Frank , Please note our opposition to this project. I feel the funds should not be spent at this time until the economy sorts itself out. The high initial cost is one thing but the cost to operate year after year is like condo fees that are great at the time of purchase and two years later you are stuck. Make it self sufficient or not at all. than you. Fred Gorsalitz

From: [Legislative Officer](#)
To: [Legislative Officer](#)
Subject: FW: Bylaw 26-2020
Date: June 15, 2020 12:42:08 PM

Forwarded for Public Hearing.

From: Leonard Goulet
Sent: June 6, 2020 9:07 AM
To: Legislative Officer <LegislativeOfficer@strathcona.ca>
Subject: Bylaw 26-2020

CAUTION: This email originated from outside the organization.

I am opposed to bylaw 2020 on several levels, first and foremost, the pandemic alone gives a clear and essential message of the need for good agricultural soil for food. Second the fact that there has not been a substantial growth in population in strathcona To justify such an expansion. The declaration that agricultural production be deemed “essential “from both sides of provincial and municipal governments, leads me to believe that the pursuit of this project is deceptive and misleading. Elected officials who were backed by developers are suspect and complicit in their decision to support such a project. Our economy alone is strained and despite that, council gives themselves raises, and per diem increases, it is a clear message to taxpayers that this council may not be the body to decide such projects. What is the benefit to the taxpayer, what is the cost, what is the desired outcome and how is it measured?

Regards;
Leonard Goulet

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