

Yodanda Lew Submission for

Bylaws 14-2021 and 15-2021 – Revision of Cambrian Crossing ASP and North of Yellowhead ACP

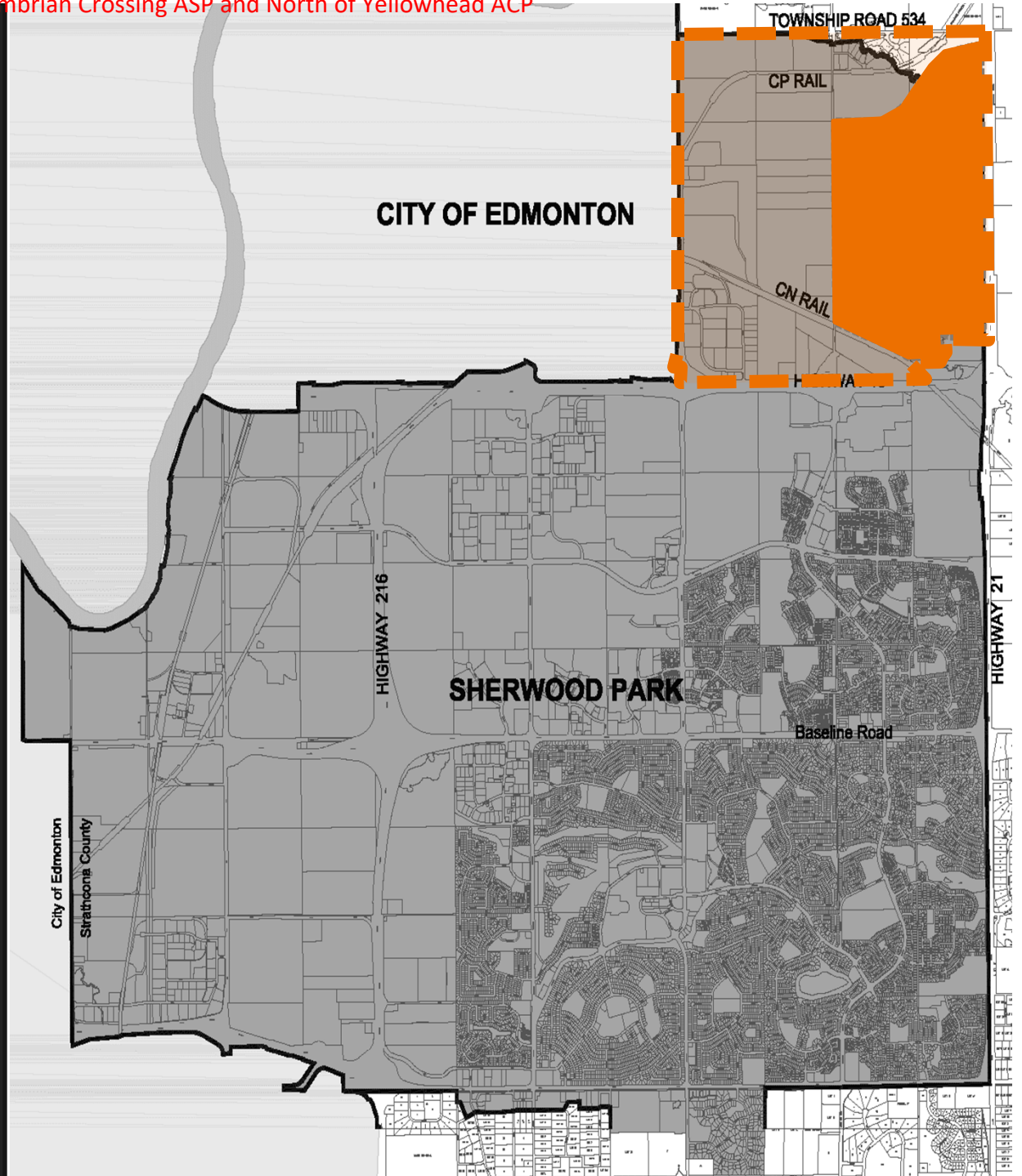
April 27, 2021 Public Hearing

Council Public Hearing – April 27, 2021

Amendments to the North of Yellowhead ACP & Cambrian Crossing ASP



LOCATION



PROPOSED AMENDMENTS



Approved



Proposed

SCHOOLS & PARKS

Amendment

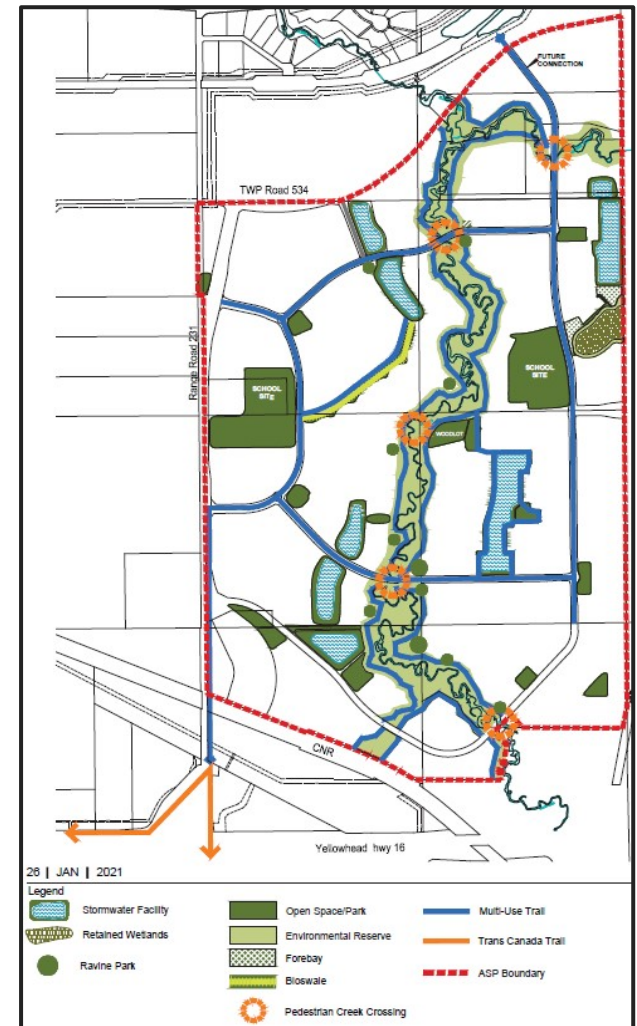
- Consolidation of school sites
- Relocation and reconfiguration of neighbourhood parks

Rationale

- Alignment with MR requirement in MGA
- Greater distribution of open space throughout the amendment area



Approved



Proposed

STORMWATER MANAGEMENT & CREEK BOUNDARY

Amendment

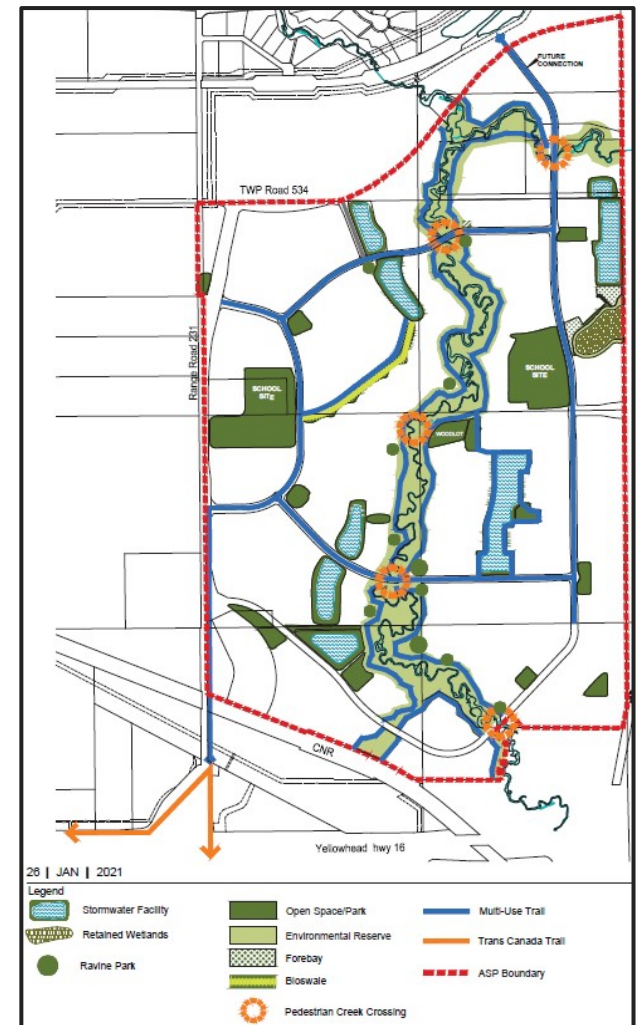
- Revised location and size of stormwater management ponds
- Revised eastern top of bank for Oldman Creek

Rationale

- Proper alignment with recently completed Servicing Design Brief and Geotechnical Study
- More efficient design – long term maintenance costs reduced



Approved



Proposed

NEIGHBOURHOOD FOCAL POINTS

Amendment

- Centrally located mixed-use node

Rationale

- Alignment with finding of commercial needs assessment



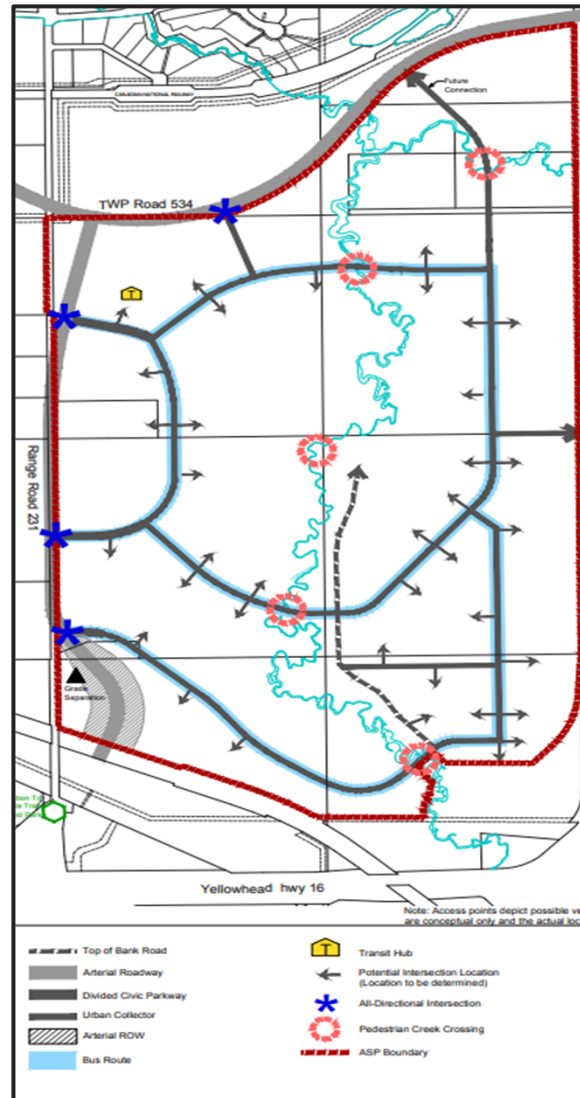
ROADS & PEDESTRIAN CONNECTIONS

Amendment

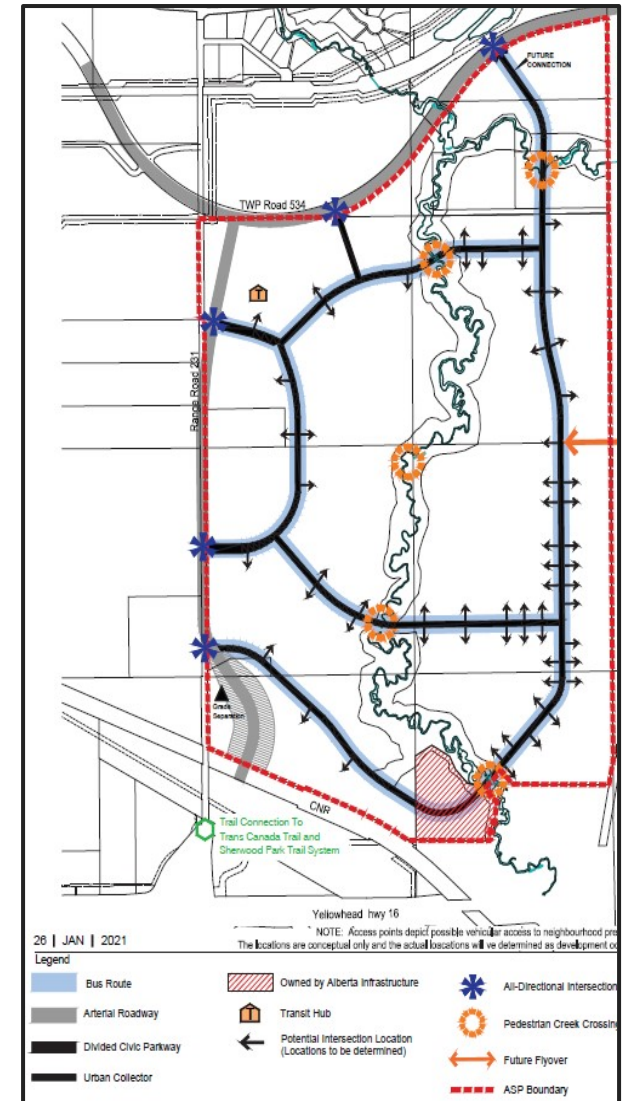
- Minor adjustments to roadway network
- TOB roadways dispersed more evenly along Oldman Creek
- Creation of integrated pedestrian network

Rationale

- Alignment with TIA and proposed amendments
- Greater connection to west Cambrian and Bremner



Approved



Proposed

PUBLIC CONSULTATION



**LANDOWNER
LETTER**



**NEWSPAPER
NOTIFICATION**

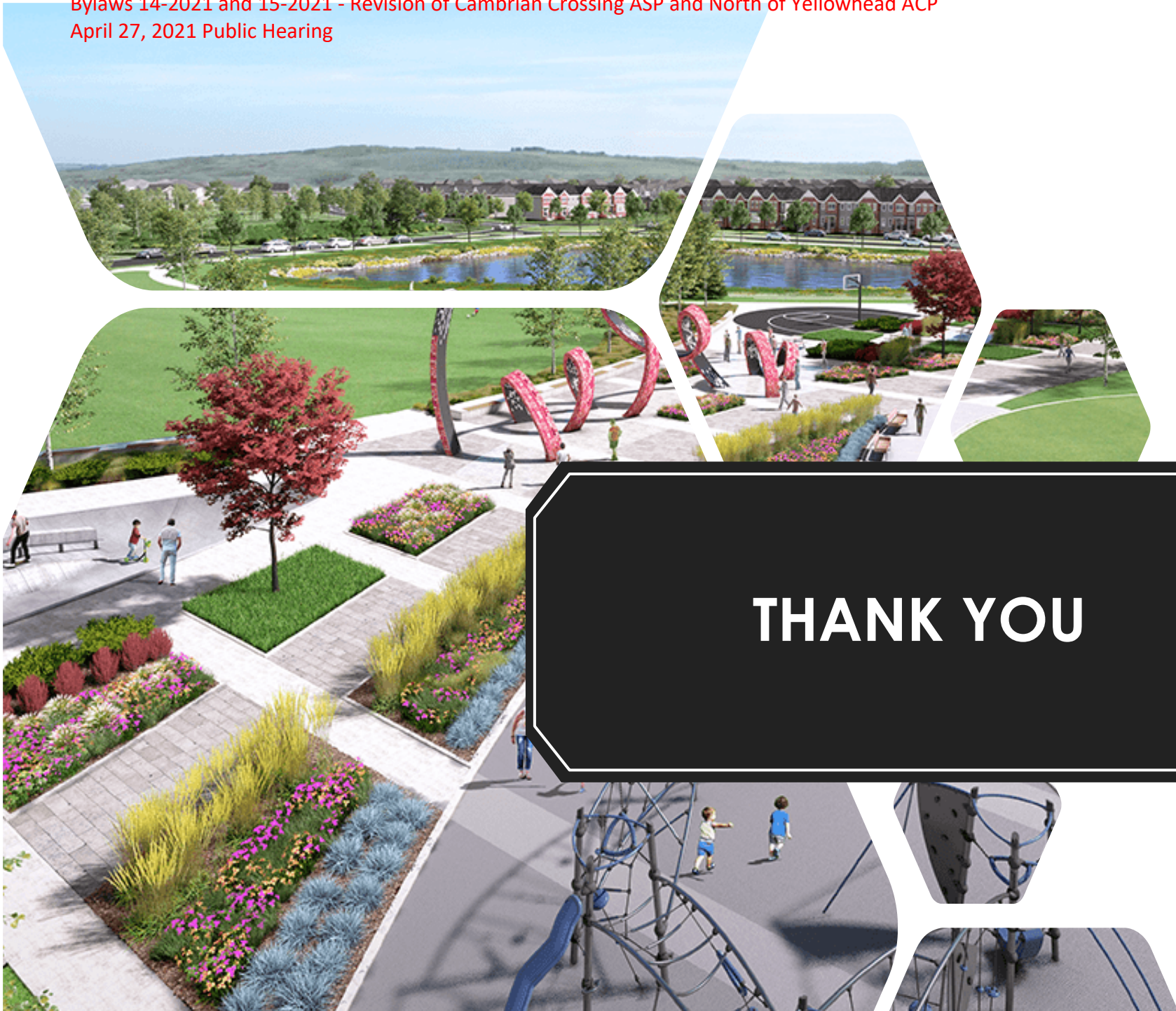


**PROJECT
WEBSITE**



**ONLINE
SURVEY**

Yodanda Lew Submission for
Bylaws 14-2021 and 15-2021 - Revision of Cambrian Crossing ASP and North of Yellowhead ACP
April 27, 2021 Public Hearing



THANK YOU

W.H. (Skip) and Lois Gordon Submission for

Bylaws 14-2021 and 15-2021 - Revision of Cambrian Crossing ASP and North of Yellowhead ACP

April 27, 2021 Public Hearing

From: [Lois Gordon](#)
To: [Legislative Officer](#)
Subject: Submission for Public Hearing: Cambrian Crossing
Date: April 22, 2021 1:11:17 PM

CAUTION: This email originated from outside the organization.

April 21, 2021

Members of Council:

Please do not assume that the “silent majority” supports development in Cambrian. Silence does not equal assent. What you “assume” residents are thinking is not sufficient justification for any initiative. What you should be seeking before moving forward with major development is enthusiastic support. Where is the enthusiastic support for Cambrian beyond that of developers? Where are the population numbers that support the need for a new development?

The public no longer trusts you to report accurately what the majority of residents tell you. Nor do they believe that you listen to their concerns. Submissions take time and effort for very little gain with the majority of this council. People are either unaware of the Cambrian ASP or have too many other pressing concerns. And council is very fond of saying, despite all evidence to the contrary, that the angry crowd opposing them is really not representative of public opinion.

Most people, during a pandemic which has taken jobs, businesses, and health, have bigger issues on their minds. Many are not even aware of what is planned for Cambrian – more subsidized development on more good land.

Some of you will, as always, dismiss these comments as the “usual sniping from the usual small group of disgruntled residents.” Nonetheless, we register our strong opposition to development in Cambrian which is the back door into Bremner and the beginning of the loss of more prime farmland.

W. H. (Skip) & Lois Gordon

Sherwood Park, Alberta



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Donna Meyers Submission for
Bylaws 14-2021 and 15-2021 - Revision of Cambrian Crossing ASP and North of Yellowhead ACP
April 27, 2021 Public Hearing

From: [Donna Myers](#)
To: [Legislative Officer](#)
Subject: Cambrian Crossing Public Hearing
Date: April 22, 2021 1:13:22 PM

CAUTION: This email originated from outside the organization.

April 22, 2021
Members of Council:

If not for Councillor Delainey's columns of January 29 and March 26 in the Sherwood Park News, describing the issues with the Cambrian development, it would have been easy for residents to miss the significance of the upcoming hearing. In the very fine-print "Notice of Public Hearing" on page 11 of the April 16th edition, the word Cambrian is not immediately visible and the details, no doubt legally required, are not useful to the average resident.

I fully support Councillor Delainey's suggestion to defer approval of the Cambrian Crossing Project. Developer requests for \$60M, a lack of accurate financial estimates, pandemic financial pressures, huge infrastructure costs, uncertain provincial grant funding, slow population growth, and the loss of more prime land are strong arguments supporting this deferral.

Making unnecessary, expensive growth a priority during a pandemic is ill-advised to say the least. Council has not provided a compelling case for Cambrian nor have they sought or received public buy-in for this project.

Donna Myers

Sherwood Park, AB

Sent from my iPhone

Darrell Clarkson Submission for

Bylaws 14-2021 and 15-2021 - Revision of Cambrian Crossing ASP and North of Yellowhead ACP

April 27, 2021 Public Hearing

From: [Darrell Clarkson](#)
To: [Legislative Officer](#)
Cc: [Rod Frank](#); [Robert Parks](#); Dave.Anderson@straathcona.ca; Botterill@drathconaa.ca; [Bill Tonita](#); [Paul Smith](#); [Linton Delainey](#); [Glen Lawrence](#); [Katie Bergner](#)
Subject: Cambrian Crossing Public Hearing Submission
Date: April 23, 2021 12:04:32 PM
Attachments: [Cambrian Crossing Public Hearing Submission.pdf](#)

CAUTION: This email originated from outside the organization.

To Legislative officer,

Would you please include this submission on the Agenda of the Cambrian Crossing agenda of April 27, 2021. I ask that it be read out and that council provide a formal response of their decision .

Thank You

Darrell Clarkson

Cambrian Crossing Public Hearing Submission

April 27, 2021

Request to Council -- That you vote to place this newly resurfaced, many times cancelled, component of the Strathcona County Urban Development project on hold for a thorough Review and Decision by the New Council which is to be elected in October 2021.

As a resident taxpayer, I have followed this initiative from its beginning back in early 2000. I personally learned about this component, in the Sherwood Park/Strathcona County News less than a week ago and the majority of residents with whom I have since made contact had not seen it in the local newspaper or any other media. Clearly this development, should it illogically go forward will come with another massive Capital Price Tag to Municipal Taxpayers. There is simply no urgency for it to be pushed forward at this time.

This urgent request is being made for the following reasons:

- 1. From its outset, back in the early 2000s, our Municipal Councils, including this one, have treated this potential Urban Development project as if Council was the “Public Developer.” It should have been left to the “Private Sector.” The role of Council should have been and still should be to debate expanding the boundaries of existing urban centers and rural subdivisions – in order to maximize the use of existing services and minimize cost to taxpayers, within the county.**
- 2. Upwards of \$12,000,000 of public monies have been spent on Consultants with expertise in Urban Development only to have the majority Councilors , acting in the best interests of Private Sector Developers, ignore their findings and recommendations,**

instead of acting in the best interests of their electorate. This should have been investigated and stopped.

- 3. Each member of this 2017 - 2021 Council knew or should have known the contents of the consultant's submissions to Council and acted upon them. In fact the majority of you accepted much of your campaign funds from specific Developers and have repeatedly voted in their best interests and not those of your electorate.**
- 4. Our municipal electorate deserves to know why the majority of this Council blanked out the addresses on the official Campaign Documents of the Developers & others who made financial contributions. You are responsible to have this investigated and be held accountable. These are legal documents which our Legal Services Department should have reported.**
- 5. Each of you, prior to or upon being elected, learned or should have learned that a senior County Finance Official had submitted a "Whistle Blower" document that detailed what had been happening within the "Administration Team" with regard to financing these capital projects. Upon being elected you had an obligation to initiate an investigation, informed the public and refrained from voting until this was legally ruled upon. At present we are faced with a cover-up that may result in all motions related to these projects declared null and void and involved Councilors being held accountable.**

- 6. Upon being elected each Councilor signed the Supplementary Councilor Code of Ethics and then within six months – June 2018- abolished both the existing Councillor Code of Conduct and the Councillor Code of Ethics – removing all clauses that would have held you accountable for the actions you were elected to perform.**
- 7. This Council unanimously approved a new Councillor Code of Conduct which was in violation of numerous guidelines required by the Department of Municipal Affairs, including a clause that was to provide for a citizen Complaints process. This must be rectified and this Bylaw rewritten.**
- 8. Further, You as a Council ignored the admission of a senior member of the Planning Department and the Administration Team that had changed a Consultant’s Report on the estimated Cost of Bremner by \$491,000,000. In fact you allowed the Whistleblower to be terminated without due process, the CAO to resign with compensation and promoted the Planning Department Official. This must be investigated and ruled upon.**
- 9. Additionally this Council has failed to draft and approve a Whistleblower Bylaw that would allow internal staff to report internal irregularities to which staff become privy.**

All this and now without providing any substantive information to the Public you call this “Public Meeting” in a last minute attempt to say the Public was properly consulted about the details of Cambrian Crossing prior to sending it off to the Edmonton Regional Development Board.

Darrell Clarkson Submission for
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The entire process appears to have been filled with deceit and deception of the Electorate of Strathcona County. Let me repeat my request: that you terminate all the initiatives on Cambrian Crossing proposal and call for an 'Independent, Legal, Forensic Audit' of the entire Process. Then turn the entire initiative over to the soon to be elected New Municipal Council.

Darrell Clarkson

Sherwood Park, AB

Trina Boymook Submission for
Bylaws 14-2021 and 15-2021 - Revision of Cambrian Crossing ASP
and North of Yellowhead ACP April 27, 2021 Public Hearing

From: [Carol Langford-Pickering EDEX](#)
To: [Legislative Officer](#)
Cc: [Dave Anderson](#); [Katie Berghofer](#); [Brian Botterill](#); [Linton Delaine](#); [Glen Lawrence](#); [Robert Parks](#); [Paul Smith](#); [Bill Tonita](#); [Darrell Reid](#); [Trina Boymook TRUS](#)
Subject: EIPS Feedback Submission letter: Cambrian Crossing - Bylaw 14-2021 and Bylaw 15-2021
Date: April 23, 2021 1:57:56 PM
Attachments: [EIPS Letter CambrianCrossingSubmission Bylaw 14-2021 Bylaw 15-2021 April2021.pdf](#)
[EIPS Comments re Cambrian Crossing ASP 04142020.pdf](#)

CAUTION: This email originated from outside the organization.

To: His Worship Mayor Rod Frank and Council

On behalf of Elk Island Public Schools Board of Trustees, and as directed by Board Chair Trina Boymook, we have attached a Feedback Submission letter on Bylaw 14-2021 and Bylaw 15-2021.

It is our understanding that should the Board Chair wish to present to the Council during the public hearing, we must register no later than 9 a.m. on April 27, 2021.

Kind regards,



Carol Langford-Pickering
Executive Assistant | Education Executive
Elk Island Public Schools (EIPS)
683 Wye Road
Sherwood Park, AB T8B 1N2
P 780.417.8203
www.eips.ca | Twitter: [@eips](#) | Facebook: [elkislandpublicschools](#)

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Trina Boymook Submission for
Bylaws 14-2021 and 15-2021 - Revision of Cambrian Crossing ASP
and North of Yellowhead ACP April 27, 2021 Public Hearing

April 23, 2021

His Worship Mayor Rod Frank and Council
Mayor and Council, Strathcona County
2001 Sherwood Dr.
Sherwood Park, AB T8A 3W7

Dear Mayor Frank and Council:

The following letter is a written submission from Elk Island Public Schools (EIPS) concerning bylaws 14-2021 and 15-2021. As you're aware, since starting Cambrian Crossing Area Structure Plan (ASP), EIPS has actively worked with Strathcona County throughout the process. The Division sincerely appreciates the opportunity to provide feedback. Overall, EIPS is excited about the potential development of a school in Cambrian Crossing. As we all know, education is an important public service and an essential component of building vibrant, healthy and livable communities. What it ensures is access to educational and ancillary services for generations to come.

Over the past few decades, we've seen significant changes to the planning and development of communities. New communities are now constructed more sustainably, compact and livable. With that change, municipalities and school divisions have had to adapt. For school divisions, it means limited available land through municipal reserve—governed by section 666 of the *Municipal Government Act*. As a result, school divisions are now constructing fewer but larger centralized educational facilities. For both parties, its critical municipalities and school divisions work collectively to equitably distribute lands to meet the community's recreational, educational and environmental goals—which is certainly the case with Cambrian Crossing.

Since the inception of the joint school site, EIPS has been clear the proposed 6.12-hectare site in East Cambrian Crossing is inadequate to accommodate two schools—each with an approximate student capacity of 900 to 950. There are various reasons for this position. One concern is the site quality and possible transportation conflicts because of minimal site separation, neighbourhood development patterns and limited road frontage. Another concern is the space allotted for sports fields. And, another is future enrolment pressures. Overall, it's the Division's belief, the proposed space does not meet the educational and recreational needs of the community. Instead, the proposed joint school site sets an unsustainable precedent for future communities and will have lasting negative impacts on residents. The Division's assessment is based on regional best practices, changes in provincial capital-funding practices and a student-generation review for the Cambrian Crossing ASP.

In terms of rightsizing the proposed joint school site, the Division advises a site no less than 8.13 hectars—a figure shared with Strathcona County Land Development Services during a meeting on April 15, 2020 (see document enclosed). EIPS also understands Strathcona County's actively working to reduce the size of school sites—as mentioned at a School Site Allocation Committee Meeting on March 15, 2021. At the meeting, Strathcona County stressed its desire for communities to build up rather than out.

When conceptualizing a school, EIPS does everything possible to build compact schools. In fact, the last two new school builds for EIPS are perfect examples of that. Both Davidson Creek Elementary, which opened in 2019, and Heritage Hills Elementary, which opened in 2020, are two-storey facilities. Davidson Creek

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Elementary has a capacity of 600 student spaces, and Heritage Hill Elementary has a capacity of 650 student spaces. Already, Davidson Creek Elementary is experiencing enrolment pressures. Unfortunately, there are limited opportunities to expand the facility to accommodate additional students. What this points to is the challenge created by inadequate school site sizes. EIPS can't modify the facility to meet the growing needs of the surrounding community. For that reason, EIPS feels strongly the proposed joint school site in East Cambrian Crossing must expand in size.

Furthermore, Alberta Education and Alberta Infrastructure continuously evolve the school construction practice to provide Albertans with the services they have come to expect. The adaptability and flexibility of these practices have not fully been realized. As school site sizes decrease and school capacities increase, jurisdictions face increased pressure to maximize site functionality while also meeting timelines to get the infrastructure in place. To reduce cost overruns and streamline the delivery of educational facilities, Alberta Education developed a gated approval process for school capital projects. The process is in response to past issues with school sites of poor quality and project cost overruns. As such, another concern for EIPS is the quality of the proposed joint school site may cause delays in project approval and create limitations in providing high-quality educational services as the Cambrian Crossing community develops.

The size of the sports fields is another point of concern for EIPS. The sheer number of students on-site requires staggered access, which limits the rest time of sports fields. Additionally, the site constraints limit program opportunities for students and residents. Students use the fields for both passive play, during recess and lunch, and meeting learning objectives of core subjects—physical education and outdoor electives such as outdoor education and recreational fitness. Meanwhile, fields and recreational spaces are used for extracurricular activities for children in grades 4-9 and by the community members all day—often from 7 a.m. to 7 p.m. The allotted space jeopardizes programmable space within the Cambrian Crossing community.

Lastly, EIPS is concerned the proposed joint school site could result in future enrolment pressures for the Division. As you know, the Cambrian Crossing ASP has a higher density than most areas in Sherwood Park. EIPS has evaluated the ASP and student-generation numbers to determine the site requirements. The ASP identifies roughly 2,000 students, kindergarten to Grade 9, for the public division. While the rate and pace of development play a key role in the peak number of students, a review of several Sherwood Park communities suggests a generation of 0.64 public students per unit is reasonable for a peak enrolment—in line with what the Division's experiencing with the Aspen Trails community in Sherwood Park. Without a larger school site, the Division has limited opportunities to expand the facility to accommodate student capacity.

In the spirit of collaboration, EIPS has developed three solution-oriented options. The first solution is reviewing the number and size of the pocket and trailhead parks within Cambrian Crossing. The second involves an evaluation of drainage practices. The third proposal encompasses tools available through the *Municipal Government Act*.

The first: A review of the small pocket and trailhead parks. Currently, the municipal reserve allocation creates significant amounts of fragmentation from the many small-pocket parks. As a result, this limits the joint school site and available programmable space within the community. There are also costs associated with the maintenance and upkeep of the small-pocket parks—not fully accounted for within the ASP.

Trina Boymook Submission for
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The second option involve re-evaluating the drainage system. After consulting with EPCOR, Stantec and Mattamy Homes, it's clear the county can investigate the use of dry ponds as part of a functioning drainage network. A dry pond can function as both a high-water reservoir and a passive recreational area. A gravity-fed, dry-pond design allows Strathcona County to redistribute its municipal reserve allocations away from stormwater-management facilities and create more space for a joint school site.

The third option is to use the conservation reserve tool available to municipalities within the *Municipal Government Act* (see section 664.2). Currently, there's a dedicated 0.96-hectare woodlot allocated through the municipal reserve. However, the ASP and Design Brief Version 6 supports using the conservation reserve tool to protect these lands instead of using municipal reserve—a strategy EIPS also supports. In general, the Division values the goals and objectives of tree conservation for the environmental and aesthetic benefits along with their intrinsic value. It also recognizes the importance of developing a community that has access to various natural and semi-natural environments. As such, EIPS encourages Strathcona County to evaluate the method of retention used to protect the woodlot in relation to the number of pocket parks, the large hill in West Cambrian Crossing and the large area of environmental reserve provided for Oldman Creek.

Again, thank you for the opportunity to provide feedback on the Cambrian Crossing ASP. Thanks also to Strathcona County Land Development Services, Rohit Group of Companies, Mattamy Homes and Stantec for their hard and dedicated work on this project. The Division looks forward to continuing its collaborative efforts with all parties as Cambrian Crossing moves from plan to reality.

Regards,



Trina Boymook, Board Chair
Elk Island Public Schools

Enclosures: 1

cc: Dave Anderson, Councillor, Strathcona County
Katie Berghofer, Councillor, Strathcona County
Brian Botterill, Councillor, Strathcona County
Linton Delainey, Councillor, Strathcona County
Glen Lawrence, Councillor, Strathcona County
Robert Parks, Councillor, Strathcona County
Paul Smith, Councillor, Strathcona County
Bill Tonita, Councillor, Strathcona County
Darrell Reid, Chief Commissioner, Strathcona County

Trina Boymook Submission for
Bylaws 14-2021 and 15-2021 - Revision of Cambrian Crossing ASP
and North of Yellowhead ACP April 27, 2021 Public Hearing

April 15, 2020

Janna Widmer,
Coordinator, Long Range Planning
Land Development Services
Strathcona County,
2001 Sherwood Drive
Sherwood Park, AB T8A 3W7

Indication of non-support for Cambrian Crossing Area Structure Plan amendment (File: 2014P004 & 2014P002)

Dear Ms. Widmer,

Elk Island Public Schools (EIPS) is writing to indicate that the proposed school site contained within the Cambrian Crossing ASP amendment related to the above-noted circulation is undersized and the EIPS does not support the ASP amendment.

It is in the opinion of the Division that the 6.12 hectares joint school site will be insufficient to adequately meet our educational requirements and our commitment to providing high-quality student-centred education that builds strong, healthy communities, therefore EIPS will not support the proposed School site. The following information outlines the Division's concerns and rationale for identifying non-support for the proposed school site as written within the current ASP.

Student generation numbers provided within the Cambrian Crossing ASP indicate more than 1,900 public elementary junior high students are anticipated as part of the long-term stable population. The peak student generation number will depend on several factors including the pace of development and average housing price. To accommodate the long-term stable student population of the entire Cambrian Crossing ASP EIPS will require two 950 capacity schools.

The proposed Cambrian Crossing school site is approximately the same area as the park site on which Lakeland Ridge School and Holy Spirit Catholic School are located. EIPS experiences significant challenges with student arrivals and departures, sports fields, passive play areas, parking and modular classroom expansions at Lakeland Ridge School. EIPS anticipates increased challenges with the proposed Cambrian Crossing school site as a result of higher student densities.

EIPS has conducted a review of joint school sites within the Edmonton Metropolitan region and identified two joint-use sites that meet a need comparable to the proposed site in Cambrian Crossing ASP. The first site is within the Webber Greens neighbourhood. EPSB operates Michael Phair School and ECSD operates Bishop David Motiuk School on a 11.25 hectare joint school site, as identified in the Webber Greens NSP. Michael Phair School opened with a capacity of 600 student spaces and is expandable to 900 through the addition of modular classrooms. Bishop David Motiuk Catholic School opened with a capacity of 750 student spaces and is expandable to 900 through the addition of modular classrooms. Also allocated to this site is approximately 1.81 hectares for community league use.

Trina Boymook Submission for
Bylaws 14-2021 and 15-2021 - Revision of Cambrian Crossing ASP
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The second joint school site is 9.92 hectares and is located within the Windermere neighbourhood. EPSB operates Constable Daniel Woodall School which has a capacity of 650 student spaces. ECSD operates St. John XXII Catholic School which opened with a capacity of 750 student spaces and is expandable to 900 student spaces through the addition of modular classrooms. This site contains a tree stand that is approximately 1.79 hectares.

EIPS strongly feels that at a minimum a joint school park site should range in size from 8.13 to 9.44 hectares.

Furthermore, EIPS anticipates that the proposed Cambrian Crossing site will have significant issues with the green space. Both EIPS and ECIS are proposing schools with elementary components. The sports fields and passive green space will have to be programmed and in constant use throughout the day. This will increase stress and reduce the quality of the sports fields ultimately limiting community access.

EIPS anticipates significant traffic concerns associated with two schools as identified in section 8.2 School Site Circulation and Layout in the East Cambrian Transportation Impact Assessment. Given the proposed pickup and drop off location for both schools are located along the collector road traffic management will be a significant concern. EIPS proposes that the joint school site allows for school buildings to be constructed on opposite corners. The local road would need to be able to accommodate two lanes of traffic and two lanes of parking.

By increasing the size of the joint school site and improving the separation between the schools the joint school site will better serve as a community hub. EIPS values that the proposed school site is located centrally within the community but within proximity Phase 1B. However, should concerns arise about the distribution of park space due EIPS is open to a conversation that would see two separate school sites located in different parts of the East portion of Cambrian Crossing ASP. Similar to the Cambrian Crossing Area Structure Plan Bylaw 47-2013.

EIPS would like to thank you for your time and looks forward to engaging in conversations with Strathcona County and the Developer. EIPS values the roles and objectives of all stakeholders but cannot support the Cambrian Crossing ASP as presented. Please know that EIPS is looking to collaborate with Strathcona County and the Developer to come to a resolution.

Regards,

Brent Dragon,
Planner
Facility Services,
Elk Island Public Schools
683 Wye Road,
Sherwood Park, AB T8B 1N2

Dr. Ted Paszek Submission for
Bylaws 14-2021 and 15-2021 - Revision of Cambrian Crossing ASP
and North of Yellowhead ACP April 27, 2021 Public Hearing

From: [Zach Herbers](#)
To: [Legislative Officer](#)
Subject: FW: Written Submission for Public Hearing Bylaw 14-2021 and Bylaw 15-2021
Date: April 23, 2021 4:41:11 PM
Attachments: [EICS Letter April 23, 2021 \(2\).pdf](#)
[NPH Bylaw14 15 10x130 ag \(1\) \(1\) \(1\).pdf](#)

As received in advance of Tuesday's public hearing

From: Susan Johnson
Sent: April 23, 2021 4:35 PM
To: Rod Frank <Rod.Frank@strathcona.ca>; Darrell Reid <Darrell.Reid@strathcona.ca>
Cc:

Subject: Written Submission for Public Hearing Bylaw 14-2021 and Bylaw 15-2021

CAUTION: This email originated from outside the organization.

Dear Mayor Frank and Chief Commissioner Reid,

On behalf of Elk Island Catholic Schools Board of Trustees Chair, Dr. Ted Paszek, please accept our written submission for Public Hearing Bylaw 14-2021 and Bylaw 15-2021.

Please do not hesitate to contact us if you have any questions or comments.

Many thanks,
Susan Johnson

**Susan Johnson, Director
Communications
Elk Island Catholic Schools**
Phone: (780) 449-7487
Mobile: (780) 278-2386
@EICSCatholic
www.eics.ab.ca
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Dr. Ted Paszek Submission for
Bylaws 14-2021 and 15-2021 - Revision of Cambrian Crossing ASP
and North of Yellowhead ACP April 27, 2021 Public Hearing



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Elk Island Catholic Separate Regional Division No. 41
310 Broadview Road, Sherwood Park, AB T8H 1A4

Dr. Ted Paszek Submission for
Bylaws 14-2021 and 15-2021 - Revision of Cambrian Crossing ASP
and North of Yellowhead ACP April 27, 2021 Public Hearing

April 23, 2021

His Worship Mayor Rod Frank and Council
Mayor and Council, Strathcona County
2001 Sherwood Dr.
Sherwood Park, AB T8A 3W7

Dear Mayor Frank and Council:

RE: Strathcona County Bylaw 14-2021 and Bylaw 15-2021

As an engaged school division within the community, Elk Island Catholic Schools (EICS) is appreciative for the opportunity to share our thoughts on these proposed bylaws as it will impact the learning environment for our students and their families in the years to come.

The proposed Area Structure Plan (ASP) consolidates two school sites on the east side of the Oldman Creek into one shared school site. This proposal shrinks the total area of school sites from 10 hectares to a combined 6.1 hectares for two schools.

The proposed joint school site is approximately the same area as the Trillium site, on which Holy Spirit Catholic School and Lakeland Ridge School are located. As you are aware, the families have experienced significant challenges with a number of issues including traffic safety, playground crowding, insufficient parking and modular classroom expansion. The proposed joint site will not mitigate and may in fact create another set of issues for the council and school divisions to manage in the future.

Both EICS and Elk Island Public Schools (EIPS) share the same concerns and have been working collaboratively with the Strathcona County administration with information to support a more reasonable solution. We want to continue to work together cooperatively and ensure that any proposals are viewed through the lens of how this will impact our educational communities.

EICS fully recognizes the requirement of the 10% municipal reserve land according to the Municipal Government Act. We believe that the proposed change in the joint site will not be able to serve the growing pressures of the three authorities in this area.

We share the common goal of best serving the needs of our students and families in Strathcona County. We are confident that by re-visiting the different components of the area structure plan and working together we can create a larger school site that will benefit the community as a whole.

Best regards,



Ted Paszek, Board Chair
Elk Island Catholic Schools

cc: Darrell Reid, Chief Commissioner, Strathcona County
Shawn Haggarty, Superintendent of Schools, Elk Island Catholic Schools

Strathcona County Notice of Public Hearing Bylaw 14-2021 and Bylaw 15-2021

Dr. Ted Paszek Submission for
Bylaws 14-2021 and 15-2021 - Revision of Cambrian Crossing ASP
and North of Yellowhead ACP April 27, 2021 Public Hearing

April 27, 2021, 5 p.m.

A PUBLIC HEARING on these bylaws will be held on **April 27, 2021 at 5 p.m.**, or as soon thereafter as possible. The live webcast can be viewed at: strathcona.ca/council-county/mayor-council/council-meetings/agenda-packages-minutes-webcasts/

Due to continued need for physical distancing during the COVID-19 Pandemic, Strathcona County has implemented non-contact ways to allow public input and to continue Council meetings and public hearings safely. Public hearing submissions may be made in writing by email, in advance, or verbally by registering to make a presentation by telephone or video conference or in person during the public hearing.

Members of the public who wish to provide written submissions or make a verbal presentation to Council on Bylaw 14-2021 and Bylaw 15-2021, must notify the Legislative and Legal Services office in advance at 780-464-8014 or at legislativeofficer@strathcona.ca.

Please note:

- Written submissions must be emailed to the address above by no later than **12 noon on April 26, 2021**. Late submissions will not be considered by Council.
- Please note that anything that may have previously been submitted to the municipality is not considered a Public Hearing submission and you must send your submissions in accordance with the guidelines in this advertisement.
- Only registered speakers may present to Council during the public hearing. Members of the public must register with Legislative and Legal Services by no later than 9 a.m. on April 27, 2021.
- For those wishing to make verbal presentations by telephone or video conference, you will need to obtain call-in instructions from Legislative and Legal Services.
- Each speaker will be limited to five minutes.
- The names of presenters and the written submissions received become part of the public record and written submissions are made available for public inspection on the County's website. Other personal information is protected by the privacy provisions of the Freedom of Information and Protection of Privacy Act.
- Meetings are webcast live and recordings will be available on the County's website after the meeting.

If you have questions about the public hearing process (including viewing the proposed bylaws, making submissions, and presenting to Council), please contact Legislative Officer at 780-464-8014 or at legislativeofficer@strathcona.ca.

If you have questions about the details of proposed Bylaw 14-2021 and Bylaw 15-2021, please contact Janna Widmer at janna.widmer@strathcona.ca or 780-464-8127.

Director, Legislative and Legal Services



April 27, 2021, 5 p.m.



The purpose of proposed Bylaw 14-2021 is to adopt a revised Cambrian Crossing Area Structure Plan that revises the currently planned land uses within portions of the east half of the Cambrian Crossing plan area only and changes the text to align with the proposed revised land uses. The revisions result in the following:

1. Creation of neighbourhood nodes at the collector roadway intersections on the east side of Oldman Creek that include park and medium density residential;
2. Consolidation of community commercial/mixed use nodes on the east side of Oldman Creek into one centralized site;
3. Reorganized municipal reserve sites and consolidate the two school sites on the east side of Oldman Creek into one larger site;
4. A revised Top of Bank Road to be spread north, south and central within the plan area on the east side of Oldman Creek;
5. Clarification that the residential area may include single, semi and town housing dwelling types;
6. An increase in density and population based on the proposed product type and development concept on the east side of Oldman Creek;
7. A revised collector road layout on the east side of Oldman Creek;
8. A revised stormwater management facility layout on the east side of Oldman Creek;
9. Updated figures to reflect updated technical information and adjusted land uses; and
10. Minor text amendments to adjust outdated references within the Area Structure Plan.

Bylaw 15-2021 is a concurrent bylaw that proposes to adopt a revised North of Yellowhead Area Concept Plan that:

1. Reflects the proposed amendments to the east half of the Cambrian Crossing Area Structure Plan to ensure plan consistency in accordance with the Municipal Government Act, RSA 2000, c M-26;
2. Proposes map updates to reflect updated technical information and adjusted land uses; and
3. Proposes minor text amendments to adjust outdated references within the Area Concept Plan document.

A copy of the proposed bylaws and related documents are available now for inspection by contacting legislativeofficer@strathcona.ca or 780-464-8014.

The proposed bylaws and related documents can also be accessed online at strathcona.ca/agenda on or after April 21, 2021 in the Council meeting agenda package.