

July 18, 2023 Public Hearing

From: Kevin and Alison O'Keefe



To: Strathcona Council via legislativeofficer@strathcona.ca

Re: Support for Bylaw 30-2023

We are taking this opportunity to submit our comments supporting the ongoing advancement of the proposed bylaw.

This long-standing process has received due scrutiny that has involved financial and many opportunities for public inputs. The county has completed its due diligence in its entirety, but yet appears to continue to waver in supporting this proposed by law. This results in continued inefficient use of time for county administration, enduring costs and lack of clarity of the future of our county and for many of its residents and the businesses in the community.

My wife and her family have been life long residents of the county. The family has always worked and lived on this Century farm within the development area of the mentioned bylaw. All three families that reside in this area are working on proposals from a developer (not Qualico). That being said we have been following the development of this growth node since its original inception from 1998, as well as its progression since that time.

We would like to point out that all reviews, studies and public input have brought our leaders to this logical point. We also feel that continued opposition to the advancement of are not based on the best interests of the county as a whole and are clearly being influenced by groups that also do not have the best interest of the future of our county.

We would like to point out the points that we as a family farm have supported to this point;

- i. We need new growth to bring in new tax payers
- ii. New workers for growth of industry
- iii. New young families
- iv. Future amenities for the people of Strathcona
- v. The fact that a lot of money has been spent and that this was decided long ago – time to move forward.

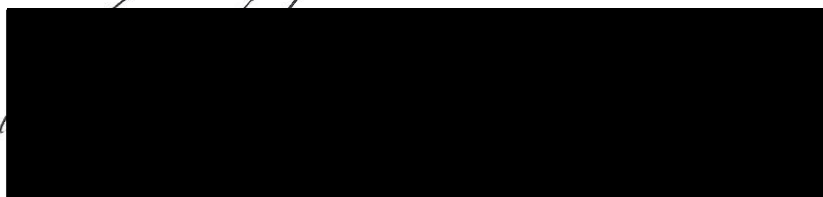
To add to this infrastructure currently exists west of Highway 21 to support the growth that is proposed via this bylaw. This includes proposed innovations such as "Hydrogen Homes" that will be leading the future of sustainable communities.

We appreciate the challenges that aspects of this bylaw evoke from many perspectives, but that is the also the hallmark of leadership of elected governance. Please look to the past, the future, the information at hand and make the wise decision to continue to support the county's growth via this bylaw for the same reason we have.

Thank you

Kevin and Alison Okeefe

July 17, 2023



Mike and Cheryl Williams
[REDACTED]
[REDACTED]

July 13, 2023

Strathcona County Council
via Director, Legislative and Legal Services
2001 Sherwood Drive
Sherwood Park, AB T8A 3W7

To the Strathcona County Council,

My name is Mike Williams and I am writing this letter on behalf of my family. We have been proud residents of this esteemed county for over 60 years. Having grown up here, I am deeply rooted in this community where I chose to raise my family and establish my businesses. I want to take this opportunity to let the Strathcona County Council know that my family and I express our unequivocal support for Bylaw 30-2023 and the new zoning in the Bremner area that is being discussed at the upcoming July 18th, 2023 public hearing.

As a local business owner whose family started their business here in Sherwood Park in 1973, I have first-hand experience of how the growth of our community has positively impacted local businesses. Previous development and growth initiatives have significantly increased local commerce and created a robust economy in our county. These initiatives brought new customers to our doorsteps, leading to expanded services, growth, and prosperity. I am confident that the proposed residential development in Bremner will provide similar, if not greater, benefits to local businesses.

As someone who has witnessed the evolution of our county over the years, I understand the importance of ensuring affordable accommodation for all residents. This rezoning initiative is crucial for new and young families who are striving to secure suitable housing.

In addition to its social benefits, the new Bremner zoning will enhance the economic prosperity of our county. The availability of affordable housing attracts a diverse workforce, and this local workforce becomes the engine of our local economy, driving growth and development.

There will always be the challenge of trying to find the balance between the mix of urban and rural areas that make our county unique. That said, I trust the now decades of planning and review that have gone into the concept and structure plans that have already been established and are in place today.

In conclusion, I believe Bylaw 30-2023 offers extensive benefits to our community, both socially and economically. I am hopeful that this proposal will be considered seriously, paving the way for a prosperous future for Strathcona County.

Thank you for your time and consideration.

Sincerely,

A black rectangular redaction box covering the signature of Mike and Cheryl Williams.

Mike and Cheryl Williams
Ward 6 Residents, Strathcona County

From: Bill Moe <[REDACTED]>
Sent: July 17, 2023 11:34 AM
To: Legislative Officer
Subject: Proposed Bylaw being presented July 18, 2023.

To Whom It May Concern,

The "THREE" people named below have been residents of Strathcona County for 28 years.

They are all "AGAINST" the proposed bylaw being presented on July 18, 2023.

Bill Moe

Luba Moe

Percy Moe

--

Bill & Luba Moe
[REDACTED]

From: Debi Zimmermann <d[REDACTED]>
Sent: July 17, 2023 12:39 PM
To: Legislative Officer
Subject: Bremner Development

Please let it be known that as a constituent of Strathcona County-I strongly oppose the development of the Bremner development in our County.

Sincerely,
Dr. Debi Zimmermann

[REDACTED]

July 13, 2023

To: Director, Legislative and Legal Services – Strathcona County
Legislativeofficer@strathcona.ca

Re: Support for Bylaw 30-2023 at the July 18th, 2023 Public Hearing

Dear Director,

I hope this letter and others like it find you well. As a resident of Strathcona County, my purpose in writing this letter with other residents of our county is to express my wholehearted support for Bylaw 30-2023 to Strathcona County Council. The passing of Bylaw 30-2023 is an important step in the development of the Bremner area and the growth of our county.

Firstly, I believe that the introduction of new and affordable housing is a much-needed initiative, and it comes at a crucial time. Many people in our community, especially young families, are finding it increasingly difficult to secure suitable and affordable housing. We cannot afford to let what has happened to housing prices in cities like Vancouver and Toronto (where only rich landlords can afford to buy) spread to our community because we are not in a position to meet future demand. The proposed new zoning and the consequent housing development could provide them with much-needed relief and opportunities for a secure living environment in one of the best communities in the country.

Secondly, this development initiative is not only a response to a critical social issue but also an investment in the future economic prosperity of our county. The availability of housing will encourage more people to consider our county as their home bringing new business and attracting industry, thereby stimulating economic activity and development. Moreover, it will ensure that our workforce can live closer to their places of work, reducing commute times and enhancing their quality of life, leading to an increase in productivity.

Furthermore, new construction in our county leads to job creation, both during the building phase and thereafter, with the necessary services and amenities that would accompany a more populated area. This would boost our local economy and help provide employment opportunities for our residents.

In conclusion, I believe the proposed new zoning districts offer multiple benefits, and it signifies our commitment to social and economic progress. I strongly urge all members of Strathcona County Council to vote in favour of Bylaw 30-2023, and I look forward to seeing our community grow and prosper in an inclusive, sustainable, and harmonious manner.

Thank you for your time and consideration. I am confident that our elected officials will make a decision that will best serve our community.

Best regards,

Byron Metz



Cc: Glen Lawrence , Strathcona County Councillor for Ward 7

From: Lorne Harvey
Sent: July 17, 2023 1:24 PM
To: Legislative Officer

From: Bonnie Hoffmann <[REDACTED]>
Date: July 17, 2023 at 1:07:53 PM MDT
To: Lorne Harvey <Lorne.Harvey@strathcona.ca>
Subject: Bremner

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside the organization.

Hi Councillor Harvey,
I wanted to send you a quick note ahead of the Bremner discussion, just for info...

Dennis and I are strongly opposed to the Bremner development. We don't have any reasons other than those already expressed by so many constituents.

Just needed to say so... :)
Bonnie Hoffmann

Sent from my iPhone

From: Lorraine Hanson [REDACTED]
Date: July 17, 2023 at 1:22:08 PM MDT
To: Rod Frank <Rod.Frank@strathcona.ca>
Subject: Re: Bremner

[You don't often get email from [REDACTED] Learn why this is important at
<https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside the organization.

Dear Mayor Frank,

We are 100% in support of your decision that our County has committed to enough projects in the current budget. Delaying the Bremner project at least one year will allow us the ability to build our reserves and we can look into the proposal again next year.

Sincerely,
Gary and Lorraine Hanson
Ward 2
Sent from my iPad

From: Lorraine Hanson [REDACTED]
Date: July 17, 2023 at 1:48:08 PM MDT
To: Lorne Harvey <Lorne.Harvey@strathcona.ca>
Subject: Re: Bremner

[You don't often get email from [REDACTED] Learn why this is important at
<https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside the organization.

Dear Coun. Lorne Harvey,

We strongly agree with you that Bremner is not needed and it may not be needed for some time. The Chamber of Commerce wants us to believe that we're losing businesses but it's not because of the lack of housing. Small businesses are closing because of Federal Gov't increases in red tape and increases in taxes.

Sincerely,
Gary and Lorraine Hanson

Ward 2
Sent from my iPad

LENBETH

WEeping TILE (EDM)



Over 35
YEARS STRONG



July 17, 2023

Dear Mayor and Council,

On behalf of the Lenbeth Group of Companies, I am writing to express our disappointment regarding the recent rejection of Qualico's applications for rezoning districts and subsequent land use bylaws in Bremner.

We are family-owned and operated, having served Western Canada for over four decades. We are proud of our community involvement and to be Canada's largest drainage tile company.

We value the communities we serve, including Strathcona County. We are excited about the Bremner development and the benefits that it will bring. The recent reversal of Council's vote degrades the trust and positive relationships we have come to rely on, amongst our peers.

The decision to reject Qualico's project has raised questions about the future projects in Strathcona County within our company.

Strathcona County holds tremendous potential for economic growth. Approving the rezoning districts and subsequent land use bylaws in Bremner, you will contribute to that future. That includes significant employment opportunities for your residents and the business community, in an economic environment where that spark is desperately needed.

As an organization committed to excellence, we believe in fostering transparent communication and collaboration. We ask you to provide a clear explanation for what led to the vote reversal.

Thank you for your attention to this matter. Strathcona County's future and our relationship with you and your residents is important to us. We want to succeed together and look forward to the public hearing on July 18th.

Together, we can realize the full potential of Bremner and contribute to Strathcona County's vision to be the most livable city in Canada.

Sincerely,

Owner / Partner



EDMONTON
CONSTRUCTION
ASSOCIATION



Canadian
Home Builders'
Association



July 17, 2023

To Councillor Bill Tonita – Ward 4

Re: Bylaw 20-2023 and Public Hearing July 18, 2023

Change is inevitable. As a fourth generation farmer in the Strathcona County area, I am well aware of this. My great grandfather, Thomas Jackson, moved here in 1881, long before Bremner and Strathcona County existed. He came here to claim and clear some land so he could start a new farm and a new life. He settled, in 1883, on the piece of land we still live on today and we're quite proud of that fact - that our farm has passed the test of time for 140 years and we're still growing crops on the land in the greater Edmonton and Strathcona County area.

Over the years, however, the land has been slowly developed. Land prices are very expensive so we rent the vast majority of our land from developers and pipeline companies. As that land gets stripped for houses and other developments, we lose more acreage every year. Our farm is already part of the urban service area and we're getting completely boxed in by the new overpass and Cambrian developments. You'd think that this would mean that we'd be opposed to the Bremner development but you'd be incorrect. We support Qualico and other developers that have been investing in land in the Bremner area.

Strathcona seems to pride itself on being an agriculturally-friendly county but that statement has always confused me. If the soil is that valuable in the Bremner area, why did you give your blessing and approval to build a multi-million-dollar Equestrian Facility, to go where the land is at its supposed richest? How could you possibly have approved Cambrian, as that soil is every bit as fertile, if not more-so, than Bremner? If agriculture is so important, why do we have to beg the County to allow us proper access to our fields? We, and many other farmers in the area, need to negotiate traffic circles, curbs, narrow streets, busy main streets, medians, angry motorists and myriad other obstacles in order to reach our crops. If the County truly wanted farmers to stay in the area, we'd have easier access to our fields, cheaper land prices and a more supportive community.

Finally, as a resident and taxpayer of Strathcona County, I am appalled that you would risk a massive lawsuit with a Developer, such as Qualico, on a whim. The County could be liable for tens, if not hundreds of millions of dollars as you gave your blessing to the development companies to purchase land from farmers. Many of those sales have gone through, now, and the developers are not going to lose their shirts over your inability to commit to the decisions you've made. These are major companies and all the developers talk to one another. If you pull the rug out from under one of them, there aren't any reputable companies that will show up to build when you decide to continue to grow your communities.

I offer my support, as a farmer and a County resident, to Qualico and the other development companies involved in the Bremner community development.

Sincerely,

Colin Jackson

Jackson Homesteaders Farms Ltd

Mayor Frank and Council

July 18, 2023.

My name is Brad Severin, and I am the past president of the Sherwood Park & District Chamber of Commerce. I am also an Accountant who represents businesses and residents of Strathcona County.

The Sherwood Park & District Chamber of Commerce is in favour and supports the recommendations to the proposed Bylaw 30-2023.

Members of Council we would be remiss as a business organization if we did not appear tonight as our mission of the Chamber is.

Improving the economic, Industrial, and civic life of the community through the development and promotion of free enterprise.

The Chamber of Commerce consistently supports the premise of growth within Strathcona County and work in partnership with the Economic Development & Tourism's mandate to attract and grow economic development in our community.

Mayor Frank and Council words cannot express the importance of this project to the business community and to the residents of our municipality economically and the unbelievable recognition we will receive globally.

The re-zoning of these lands kick starts new economic development in our municipality.

Economically Bremner will create \$1.5 Billion Dollars of work to thousands of County residents and the region. Bremner will also create many spin-off jobs in existing retail and service industries. The Strathcona County Economic Development Department traditionally report that a multiplying factor of six spin-off jobs are created above the new project's investment. These are significant dollars that existing and new businesses would use to create employment and pay taxes within the municipality.

There are many proposed new industrial projects being considered here in Strathcona County. One of the concerns for these new industrial projects to go ahead is the ability to hire a local workforce. Bremner will mean good local jobs for residents and more businesses to serve the county with competitive goods and services.

Bremner will create competitively priced housing due to an increase in housing choices. This will help to alleviate the glaring gap in residents aged 20 to 34 years old. People in this age group cannot afford housing in Strathcona county but return to our community in their late thirties to start a family and return to where their parents live.

The utilization of hydrogen as a home and commercial heating source in a project of this magnitude will put Strathcona County on the world stage for our net zero goals in carbon emissions. Utilizing our natural gas to produce the hydrogen supports our existing and potentially new industrial partners. This innovative technology will tell the world that we are serious about environmental sustainability and send a message to international business that we are a serious competitor in green technologies.

Severin Submission for Bylaw 30-2023 Text Amendment to Land Use Bylaw 6-2015
July 18, 2023 Public Hearing

Mayor Frank and Council this area was called Campbelltown in the 1950's. if the leaders of that era did not look to grow their community, Sherwood Park would not be here today. With that in mind, I respectfully ask you to invest in the future by passing this bylaw ensuring we not only grow our community but do so utilizing technology that is the future!

Brad Severin

Past President
Sherwood Park & District
Chamber of Commerce

BREMNER

**AN OPPORTUNITY
TOO BIG
TO GET WRONG**

WE HAVE QUESTIONS ABOUT STRATHCONA COUNTY'S FUTURE. MAYBE YOU DO TOO.

**HOW WILL WE KEEP HOUSING
AFFORDABLE FOR SHERWOOD
PARK'S NEXT GENERATION?**

**WHAT'S THE OUTLOOK FOR
SMALL BUSINESSES IN
STRATHCONA COUNTY?**

**ARE WE OPEN FOR BUSINESS
HERE, OR DO WE HAVE A CASE
OF GATEKEEPER SYNDROME?**

**HOW WILL ALBERTA'S
INDUSTRIAL HEARTLAND
ATTRACT THE INVESTMENT IT
NEEDS TO GROW?**

**WHAT WILL STRATHCONA
COUNTY BE KNOWN FOR IN 10,
20 OR 50 YEARS?**

THERE'S AN ANSWER TO ALL OF THIS SITTING RIGHT IN FRONT OF US. IF APPROVED, BREMNER WOULD...

**CREATE UP TO 30,000 NEW
HOMES TO ENSURE HOUSING
SUPPLY CAN MEET DEMAND.**

**GENERATE \$13 BILLION IN
RESIDENTIAL DEVELOPMENT
AND CONSTRUCTION
ACTIVITY**

**SHOW THAT BUSINESSES
CAN TRUST COUNTY COUNCIL
TO FOLLOW ESTABLISHED
REGULATORY PROCESSES
AND WELCOME BOLD,
INNOVATIVE PROJECTS.**

**HELP ALBERTA'S INDUSTRIAL
HEARTLAND CLOSE THE DEAL
ON \$30 BILLION IN INVESTMENT
BY KEEPING HOUSING FOR
WORKING FAMILIES AVAILABLE
AND AFFORDABLE.**

**MAKE STRATHCONA COUNTY
THE SITE OF CANADA'S FIRST
HYDROGEN-POWERED
COMMUNITY – POISED TO
BECOME A HUB FOR NEW
HYDROGEN TECHNOLOGIES.**

WHAT ARE LOCAL BUSINESSES AND COMMUNITY LEADERS SAYING ABOUT BREMNER?

“”

Land use planning is critical for the success of any municipality. Bremner has been discussed for over two decades. Compromises have been made, people have been consulted, and much debate has occurred. Past planning decisions of previous councils have limited the ability of Sherwood Park to grow naturally because of the establishment of country residential subdivisions. For that reason, past councils had identified two potential growth nodes to accommodate the economic and residential growth we worked hard to attract. There has been a lot of undue interference in this development project.

These delays have damaged the reputation of Strathcona County as a place to invest and do business.

CATHY OLESEN
FORMER COUNCILLOR, MAYOR AND MLA FOR STRATHCONA COUNTY

“”

Founded in 1973, Sureway has evolved from a modest sewer and water construction company into one of the most recognized and reputable civil contractors in Alberta. Sureway is headquartered in Sherwood Park and has been involved in key developments in the area, such as Lakeland Ridge, Aspen Trails and Summerwood. We are incredibly honoured to be a member of the community and excited to have the opportunity be part of Strathcona County's continued growth and expansion. In particular, we see the importance and value in the next major development area, Bremner. The utilization of modern technology, along with forward thinking infrastructure and amenities planning; the story of Bremner will forever be stamped as one of the most pivotal developments in the history of Strathcona County.

BRUCE HAGSTROM
PRESIDENT, SUREWAY CONSTRUCTION GROUP

“”

My Father and Grandfather founded Park Paving Ltd. back in 1973 when we were known as Sherwood Park Paving. Since that time, we have managed to grow our operations as Sherwood Park grew. We understand the importance of a growing community, providing jobs and supporting other local businesses. I own another business in Sherwood Park, I live here and I raise my children here. I consider the growth of the community to be of utmost importance and understand that the housing built in Bremner, the next phase of Sherwood Park, will play an important role in keeping our community affordable for those who choose to live here. This is why I am proud to support the next phase of Sherwood Park with the introduction of Bremner.

LESLEY WILLIAMS
BOARD CHAIR, PARK PAVING LTD. WARD 6 RESIDENT

“”

Lafarge along with its 1300 employees, of which around 250 work in Strathcona County, is an integral part of growth in the capital region.

My family and I are proud to call Strathcona County home and consider the future growth of the county vital to its success. Bremner represents that opportunity with its forward thinking on sustainability and innovation; this development is essential to the future growth of Strathcona County.

PREZ SKIBA, P. ENG
SENIOR VICE PRESIDENT, LAFARGE NORTHERN ALBERTA, WARD 6 RESIDENT

**THE BREMNER DEVELOPMENT WILL SUPPORT
LOCAL BUSINESSES – AND LOCAL BUSINESSES
SUPPORT THE BREMNER DEVELOPMENT.**

HYDROGEN TECHNOLOGY 101

If approved, Bremner could become Canada's very first hydrogen-powered community. What would that mean for Strathcona County?

01

SAFE, SUSTAINABLE, AFFORDABLE ENERGY

Want to avoid the carbon tax and do something good for the planet? Advanced hydrogen technology shows promise as a safe, reliable, attainable pathway to net zero.

02

TAKING THE LEAD ON WORLD-CHANGING INNOVATION

There are a few hydrogen-powered communities in Europe, but none in Canada yet. Strathcona County could be one of the first regions in the world to introduce and benefit from this technology.

03

A BOLD NEW MODEL FOR 21ST CENTURY LIVING

By showing how hydrogen power can work in a Canadian context, Bremner could become the blueprint for vibrant, modern, sustainable communities across the country.

04

A WHOLE NEW WORLD OF ECONOMIC OPPORTUNITY

The sustainable energy sector is on the cusp of rapid, dramatic growth in the global economy. If we become recognized as a global leader in hydrogen technologies – building on our existing energy sector infrastructure and expertise – that will go a long way to securing Alberta's economic future.



From: [REDACTED]
Sent: Monday, July 17, 2023 5:32 PM
To: Corey-Ann Hartwick <Corey-Ann.Hartwick@strathcona.ca>
Subject: Bremner

Hello Corey-Ann,

I wish to add some of my perspective on the Bremner development.

1. The need to build an overpass. Consultants claimed that 80% of costs would be covered by the province, since 80% of overpass usage would be by Albertans and only 20% by Bremner residents. The reality is Albertans don't need the overpass - the existing highway serves their needs quite nicely. Therefore, it is very unlikely the Alberta government will fund the project to that extent, and Strathcona county will probably be stuck with 80% of the cost.

2. The use of farmland coupled with the future of fossil fuels. Notwithstanding immediate impacts caused by the destruction of prime agricultural land, any long range payout, i.e. 30 years, will be affected dramatically by these factors, as farmland becomes more and more critical in the generation of green fuel alternatives.

Thank you,
Reuben Fuhr
[REDACTED]

From: Leigh Noton <[REDACTED]>

Date: July 17, 2023 at 7:00:20 PM MDT

To: Rod Frank <Rod.Frank@strathcona.ca>, Aaron Nelson <Aaron.Nelson@strathcona.ca>

Subject: Bremner meeting

Fellows, I encourage you to hold the line during tomorrow's meeting and vote and don't be overly pressured by the developers. We do not need the Bremner development at present. It contravenes our agricultural policy and consumes non-renewable farmland. In these times of heightened environmental concerns and threats, we need to conserve the environment, not pave it over.

Sincerely,
Leigh and Donna Noton

[REDACTED]

**Brown Submission for Bylaw 30-2023 Text Amendment to Land Use Bylaw 6-2015
July 18, 2023 Public Hearing**

July 17, 2023

Strathcona County Mayor & Council
County Hall
2001 Sherwood Drive
Sherwood Park, Alberta
Canada T8A 3W7

Dear Council:

RE: **Public Hearing for Bylaw 30-2023**
Bremner Zoning Districts

This is to advise that I am a resident or landowner within Strathcona County and I support the development of Bremner, in Sherwood Park and Strathcona County.

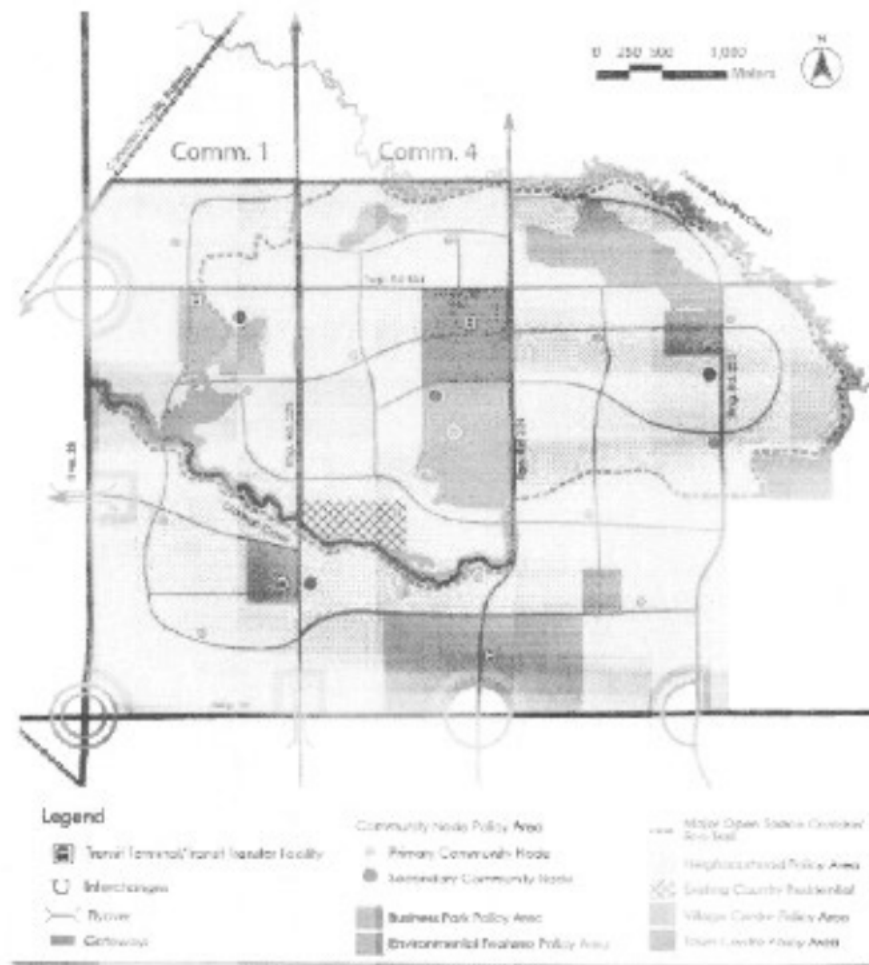
BREMNER: THE FUTURE OF GROWTH IN STRATHCONA COUNTY!

After nearly 25 Years of planning and study, Strathcona County adopted the Bremner and LEA Area Concept Plan, setting the course for the future growth of residential and business employment areas within Strathcona County.

Purpose of the Bremner Area Concept Plan (ACP): the purpose of the Bremner Plan is to provide urban growth area for Strathcona County and Sherwood Park. The Bremner Plan Area is approximately 5,000 acres in size, is designed to accommodate approximately 32,000 housing units and an overall population of 85,000 people when complete.

Preparation of this Plan involved an extensive community engagement and plan preparation process that took place between 2017 and 2019.

Figure 1: Bremner
Area Control Plan
Adopted in 2019
by Strathcona
Council



Bremner Sub Area Structure Plans: Following approval of the Bremner ACP, developers started purchasing land in Bremner because the ACP provided the certainty from Strathcona County Council that the municipality was ready to accept applications for new growth.

After officially acquiring their first Bremner land holdings in 2019, the Developer was required to prepare the next level of planning documents, at its own expense, to support community development. This led to another community engagement and plan preparation process for the first two "Sub-Area Structure Plans" in Bremner that were that were adopted by Council in July of 2021.



Making the Right Decision: We recognize that certain individuals within the community do not support growth of any kind. The two primary concerns that are often cited for reasons to oppose development altogether are: the importance of preserving agricultural land; and, concerns about the cost of development and potential increases to municipal taxes. These issues, along with all other primary planning concerns have been dealt with through a lengthy and comprehensive process in the adoption of the Area Concept Plans and the Area Structure Plans for Bremner. It is now time to move on with this development.

- Strathcona County has invested millions of dollars into the planning and financial analysis of the expansion of Sherwood Park through Bremner, ensuring that all of the issues have been properly addressed.

- Sherwood Park and the Edmonton Metro Region is growing and we must be ready to accommodate this growth when it occurs,
- We need a workforce for new industrial development, which includes up to \$30 billion of announced projects over the next 8 – 10 years in Alberta's industrial heartland
- We need workers and new residents to support local businesses.
- We need market affordable housing to support new and young families who will be our future work force to replace an aging workforce in business and industry, as well as the public sector including teachers, doctors, nurses, and volunteers.
- The County has taken over a decade to make this decision, and it is time to move forward.

In consideration of the above, we are urging Council to approve Bylaw 30-2023 and allow Bremner to proceed.

No.	Name (printed)	WARD	Address	Date	Signature
	John Brown	6		July 13	
	Scott Rawlin	6		July 13	
u	Cam Spicer	6		July 13	
	Christine Spicer	6		July 13	
	Ralphine Rozema	6		July 13	
	Martin Rozema	6		July 13	
	Susan Wiebe	6		July 13	
	Ron Eliasson	6		July 14	
	Santos Alvarado			July 14	
	Juan Carlos Alfaro			July 14	
	JAY JABDE			"	
	MORRIS GELLER	6		July 14	

Brown Submission for Bylaw 30-2023 Text Amendment to Land Use Bylaw 6-2015 July 18, 2023 Public Hearing

- Sherwood Park and the Edmonton Metro Region is growing and we must be ready to accommodate this growth when it occurs;
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- We need workers and new residents to support local businesses.
- We need market affordable housing to support new and young families who will be our future work force to replace an aging workforce in business and industry, as well as the public sector including teachers, doctors, nurses, and volunteers.
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In consideration of the above, we are urging Council to approve Bylaw 30-2023 and allow Bremner to proceed.

No.	Name (printed)	WARD	Address	Date	Signature
	DOREEN MOISEY			13/07/23	
	Corey Evans			13/07/23	
	Shaun Webb			13/07/23	
	Kim Webb			13/07/23	
	Brad Evans			15/07/23	
	Jo JAMIESON			16/07/23	
	BOB EVANS			16/07/23	
	Angela Nieto			16/07/23	
	Evelyn Brown			17/07/23	
	Jose Nieto			17/07/23	
	Leo Bilodeau			17/07/23	

From: Allan Baker <[REDACTED]>
Date: July 18, 2023 at 10:07:43 AM MDT
To: Lorne Harvey <Lorne.Harvey@strathcona.ca>
Subject: FW: Bremner Subdivision

Dear Mr. Harvey

As a 25 year taxpayer in Strathcona county let me thank you for your decision NOT to support the immediate construction of Bremner subdivision.

I think that at some point there may be an opportunity for Bremner although I really think Colchester may be a better option from the standpoint of not using up choice and valuable farm land. However now is not the time. I think that there are still many choice real estate locations being offered up in Strathcona county including the new Cambrian development, Ardrossan including Centre In the Park and others.

I would much rather see my tax dollars used to support other initiatives that have been studied and that would readily add to the quality of life in Strathcona county.

Thank you,

Allan Baker
[REDACTED]

- *How will we keep housing affordable for Sherwood Park's next generation?*
Define affordable. That young families or immigrants will have the means to purchase new homes at Bremner, is laughable.
 - *What is the outlook for small businesses in Strathcona?*
Excellent!
 - *Are we open for business or do we have a case of gatekeeper syndrome?*
This is not an either/or question. We are open for businesses that benefit the community, and, Councillors are gatekeepers to keep out those that do not.
 - *How will Alberta's Heartland attract the investment it needs to grow?*
Industrial investors are either indifferent or negative toward residential development. A developed Bremner means more traffic and more complaints about the noise and smells of industrial installations.
 - *What will Strathcona County be known for in 10, 20, or 50 years.*
With Bremner, Strathcona will be known for how hubris, greed, and incompetence can ruin a municipality; how one of the best communities in Alberta can overnight attract ridicule and opprobrium.
-
- *Create up to 30,000 new homes to ensure housing supply can meet demand.*
No evidence has been provided to illustrate that there is a Supply/Demand crisis that requires immediate County subsidisation.
 - *Help Alberta's Industrial Heartland close the deal (sic) on \$30 Billion in investment by keeping housing for working families available and a affordable (sic)*
There is no evidence that corporations will consider Bremner housing a deal breaker, if in fact there were such a "deal".

- *Generate \$13 Billion in residential development and construction activity.*
While there may indeed be short-term benefits to a small, specialised group of contractors and trades, no proof has been offered to demonstrate that this will benefit the municipality as a whole, long term.
 - *Make Strathcona County the site of Canada's first Hydrogen-powered community – poised to become a hub for new hydrogen technologies.*
This claim is nonsense, a science fiction absurdity advanced by folks who should know better. This will never happen, not now, not in 100 years time, for reasons of cost, danger, operation, efficiency, and most important, an increased carbon footprint.
 - *Show that businesses can trust County Council to follow established regulatory processes and welcome bold, innovative projects.*
Councils have a demanding job making decisions in the best interests of their constituents. While we often disagree with the outcomes of their deliberations, calling into question their regulatory rectitude is both inaccurate and insulting. What's more, a project can be bold and innovative, but still a bad idea.
-

Hydrogen Technology 101...Bremner could become Canada's first hydrogen-powered community...

- 1. At present, Hydrogen is neither Safe, nor Sustainable, nor Affordable Energy.**
- 2. In spite of these claims, there are NO hydrogen-powered communities in Europe, nor anywhere else. There is one experimental house in Italy.**
- 3. Hydrogen technology has been around for decades. It has never been used to "power" communities because it is impractical to do so.**
- 4. The whole brave, new world of economic opportunity touted here in no way depends on Bremner.**

Larocque Submission for Bylaw 30-2023 Text Amendment to Land Use Bylaw 6-2015
July 18, 2023 Public Hearing

From: Bill Larocque <[REDACTED]>
Date: July 18, 2023 at 11:09:01 AM MDT
To: [REDACTED]
Cc: Rod Frank <Rod.Frank@strathcona.ca>, Dave Anderson <Dave.Anderson@strathcona.ca>
Subject: Bremner

Your premise(s) for supporting Bremner is all wrong and has nothing to do with all the benefits. This is all about profits and money for chamber businesses and members, nothing more, nothing less. Qualico is in the same boat. They need to make some profits on this deal asap as the price of land etc is falling fast. From now on I will not shop at any Chamber member that supports Bremner and you can pass that to your members although I don't think you have the wherewithal to do so. When I first came to Sherwood Park many years ago there were several home builders here then, probably before your time and I don't think I need to tell you which one I was told to avoid given the poor construction quality of their product. I'm sure happy I listened to this bit of advice and it is my understanding that nothing has changed since that time.

At the moment in Sherwood Park, do you know how many people don't have a Dr. or don't have access to proper health care? Where is the Chamber with their big ads supporting more and better health care and more Doctors etc coming to Sherwood Park to support such a vibrant community, blah, blah, blah; whatever the Chamber can do with their best PR spin, probably written by a PR firm. They were nowhere, and are still nowhere. Who wants to live in a community that has no Drs. or no proper health care or a second rate hospital. Don't blame the Province or the Feds. Sherwood Park has had representation at the Prov. and Federal levels since Christ was a cowboy with the exception where there was a Prov. hiccup when a Liberal MLA tricked everyone and was elected for one term in Sherwood Park.

Frankly if money is not involved (read profits) the Chamber could care less. Your rhetoric about the benefits of Bremner are nothing more than pipe dreams, just like the idea of developing Bremner is. Already the County has cut services to residents due to budget cutbacks yet one has to ask how the hell can we afford to pay for something that is just a plot on a Map. My property taxes have gone up \$600 in one year and yet Services have declined. The Chamber has planted the seed that they have no regard for taxpayers in Sherwood Park, only for their own membership and more profits for their members. Remember how the Reform Party began in Alberta. One person's idea that once the seed was planted it grew like a weed. The Chamber should be cautious given the fact that a movement to do our business outside of Sherwood Park. although just a seed at the moment could eventually grow into something bigger and full scale protest. Take off your rose colored glasses Mr. Banks and tell your supporting members to do the same.

Bill Larocque

June 13, 2023

Strathcona County Council
City of Edmonton
1 Sir Winston Churchill Square
Edmonton, AB T5J 4R7

Re: Bremner Development

Dear Mayor Frank and Strathcona County Council,

The Urban Development Institute – Edmonton Metro (UDI-EM) represents 170+ member companies that contribute to economic growth through billions of dollars in private investment, job creation, and improvements to the built environment every year. As city builders, we are united as champions of economic growth and are trusted expert leaders in real estate development. Our members develop commercial, industrial, residential, and institutional projects in both greenfield and infill contexts and have been successfully building neighbourhoods across the region to house 1.5 million residents in the region for the last 100 years.

As the industry association that represents all facets of land and real estate development in the metro region, we are actively engaged in policy creation and implementation activities that set the stage for future growth. Our industry and members have participated in and actively contributed to: Growth Management Strategies for both the Bremner and Colchester areas (2016), the EMRB Growth Plan (2017), the Strathcona County MDP (2017), the Bremner Area Concept Plan (2019), and Bremner Sub-Area Structure Plans (2021). After such a lengthy and involved body of work, we are deeply disappointed and concerned to see that County Council voted against zoning that would enable land development to occur in this critical growth node in alignment with approved statutory plans after nearly a decade of planning, engineering, design and community engagement.

Our industry relies on good, predictable, and sound decision making and planning from our municipal government.

While this decision pertains to one development area within the County, the effect is universal in terms of the lack of confidence it creates within the local business and investment community in the greater Edmonton market. Investment decisions take

years and are increasingly made nationally. Our concern is that actions such as this send a negative message to investors not just locally, but also across Canada and internationally about the reliability of regional municipalities to follow approved planning processes and to bank on the predictability of outcomes related to political decision-making processes. Decisions like this leave a significant and unnecessary wake through our industry at a time when we all need to work together to support our region's economy and city-building objectives.

Without speaking to any technical elements related to this particular project, which is not a position we take as an industry association, we would like to highlight the following key concerns from a principles-based perspective:

- **Business friendly region:** investment capital is fluid, moving rapidly between sectors and geographies, which means that if decisions are reversed or stalled, locally, the investment dollars may simply move elsewhere and deals can be lost entirely; predictability and reliability are important factors to incent investment.
- **Good governance:** in order to support the private sector growth required to enable public goals and aspirations, in partnership, it is important to build and maintain trust and uphold the reliability of decision-making across time; uncertainty and delay is not conducive to a thriving business environment.
- **Thriving economy:** we must remain sensitive to the ongoing recovery and fragility of the economy and how important it is to attract investment dollars from our business community and from others interested in the Edmonton market; as Canada faces a national housing shortage and affordability crisis now is not the time to create new gates where none previously existed.

Based on these concerns we strongly recommend changing course on this decision.

Sincerely,



Kalen Anderson, RPP/MCIP
Executive Director, UDI-EM



Susan Keating
Chair, UDI-EM

Copy: Darrell Reid, Chief Commissioner, Strathcona County
Stacy Fedechko, Associate Commissioner, Infrastructure & Planning
Services, Strathcona County

Bylaw 30-2023

Shirley Danyluk [REDACTED]

Fri 6/30/2023 9:50 AM

To:Legislative Officer <LegislativeOfficer@strathcona.ca>

Preserve Farm Land in Bremner. We oppose Bylaw 30-2023 to change Bremner area Farmland to Residential land.

That will be 2 votes "NO" for Bylaw 30-2023.

The by-laws to change Bremner area farmland to residential land is part of the process of facilitating development in Bremner. Qualico is anxious to start development in Bremner, even though Cambrian is far from built out and there is nothing to indicate a need for more development at this point. Certain infrastructure costs will be passed on to taxpayers as this development occurs, so it will have implications for all area taxpayers and those hoping to see other items funded in the county - never mind the unnecessary loss of prime farm land.

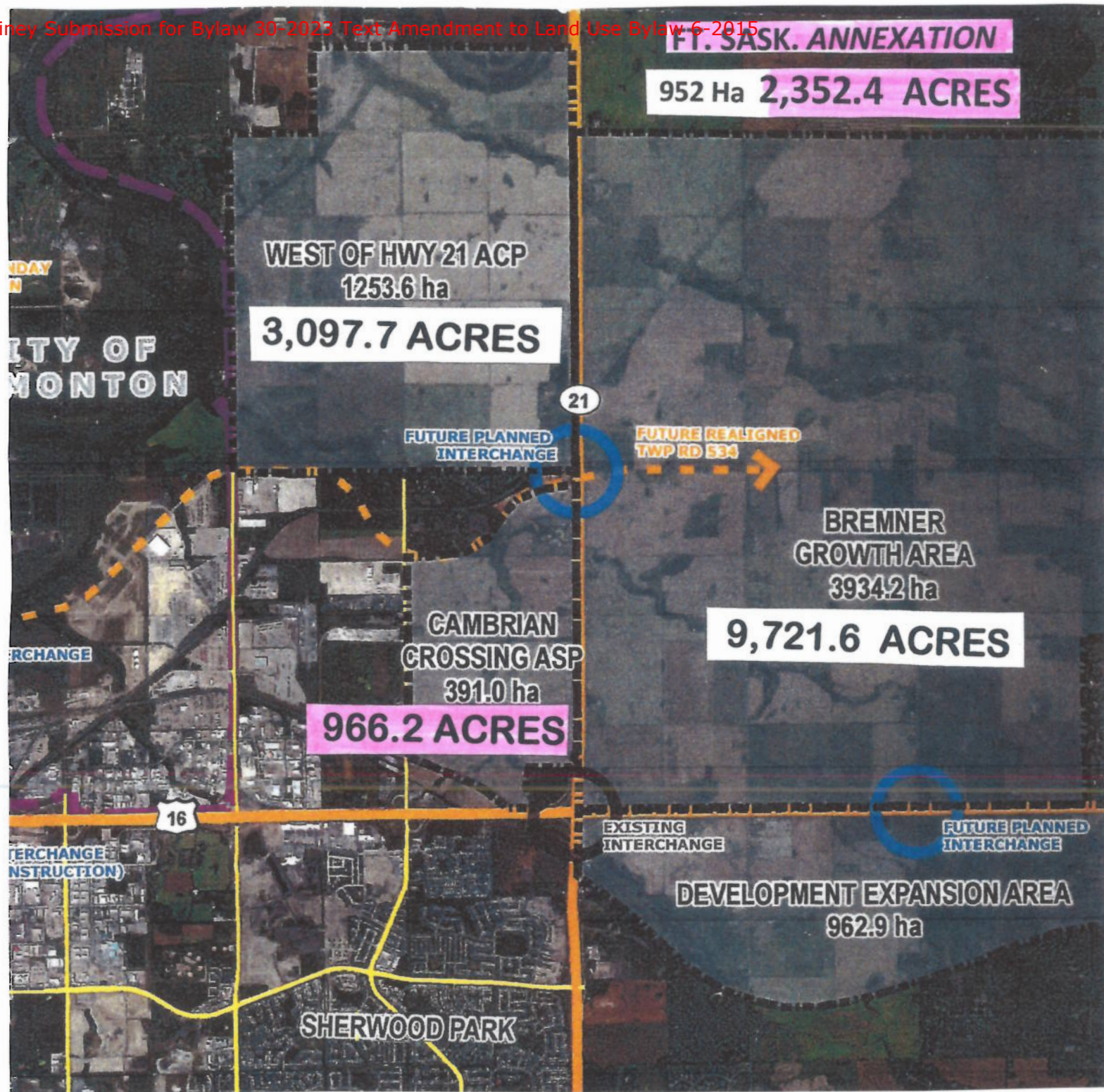
Given council was in a "majority" not to proceed with Bremner at this time (Bylaw 14-2023), and clearly wanted to proceed with the priorities they had unanimously agreed to, instead of adding further new development costs, why has council suddenly changed their minds and want to look at this again. It makes no sense.

Shirley Danyluk and Victor Danyluk

[REDACTED]
Ardrossan, AB
[REDACTED]

EMRB MUNICIPALITIES CENSUS POPULATION GROWTH SUMMARIES

	2016	2018	2019	2020	2021	2022	3 YEAR			
							Total Growth (B-A)	Average Growth (C÷3)	Percent Growth (C÷B)	Percent Yearly Growth
LEDUC	-	32,448 (A)	33,032	34,003	34,094 (B)	-	1646 (C)	549	5%	1.7%
	2016	2018	2019	2020	2021	2022	4 YEAR			
							Total Growth (B-A)	Average Growth (C÷4)	Percent Growth (C÷B)	Percent Yearly Growth
ST. ALBERT	65,589 (A)	66,082	-	-	68,232 (B)	-	2,643 (C)	529	4%	1.0%
EDMONTON	932,546 (A)	-	-	-	1,010,899 (B)	-	78,353 (C)	19,588	8%	2.0%
FT. SASK.	24,169 (A)	-	26,942	-	27,088 (B)	-	2,919 (C)	730	11%	2.8%
BEAUMONT	17,457 (A)				20,888 (B)	-	3,431 (C)	858	16%	4.0%
STRATHCONA		98,381 (A)	-	-	-	100,362 (B)	1981 (C)	495	2%	0.5%



Strickler Submission for Bylaw 30-2023 Text Amendment to Land Use Bylaw 6-2015
July 18, 2023 Public Hearing

From: Karl Strickler <[REDACTED]>

Sent: Tuesday, July 4, 2023 4:00 PM

Subject: Bremner

Dear Sir

I read with dismay in the Sherwood Park news that Brad Armstrong of Qualico Development and the Chamber of Commerce will again be pressing Council to approve the Bremner development. I sincerely hope that you, and your fellow councillors who voted against the project, don't change your minds. We have plenty of new developments going on at the moment. It would be wise to first see how much demand there is for these places before going even more into debt.

Thank you for listening.

Priska Strickler

From: Lin Zurawell
To: Rod Frank; Robert Parks; Dave Anderson; Lorne Harvey; Bill Tonita; Aaron Nelson; Corey-Ann Hartwick; Glen Lawrence; Katie Berghofer
Subject: Subject: Strong Disappointment in the Decision to Reopen Debate on Bylaw 14-2023
Date: July 7, 2023 9:31:21 AM

Subject: Strong Disappointment in the Decision to Reopen Debate on Bylaw 14-2023

Dear Members of Strathcona County Council,

I hope this letter finds you well. I am writing to express my profound disappointment in your recent decision to reopen the debate on Bylaw 14-2023, specifically regarding the rezoning of farmland in Bremner for development. It is disheartening to witness a council that was elected to represent the taxpayers of Strathcona County bend to the wishes of developers and the Sherwood Park Chamber of Commerce, disregarding the democratic process and the will of the people.

I must emphasize my deep concern that the democratic defeat of Bylaw 14-2023, by a 5-4 vote, following public hearings and consultation, is being disregarded. These public hearings were conducted to allow the citizens of Strathcona County to voice their opinions and concerns about the proposed rezoning. It is both undemocratic and unethical to undermine the democratic process by reopening these hearings simply due to pressure from land developers and business organizations.

This is reminiscent of the previous council's decision to move forward with the development in Bremner, despite studies indicating that it was not be the best option. It raises serious questions about your commitment to the best interests of the county and its residents. It is distressing to note that the primary factor in this decision appears to be the preference of developers and their heavy investments in land purchases in the area, which were made before the farmland had been rezoned for development. Using their risky investment as a rationale to push Council to re-do the public hearings and vote on the rezoning bylaw is unjust and sets a dangerous precedent.

As a concerned citizen, I implore you to reconsider this decision and stand firm in upholding the democratic principles that are at the core of our society. The interests of the taxpayers and the welfare of our community should be your foremost priority, not the preferences of developers or business organizations. By reopening the debate on Bylaw 14-2023, you undermine the faith that residents have placed in your ability to represent their voices and protect the integrity of our democratic processes.

I urge you to reconsider this course of action and act in accordance with the democratic principles that our county holds dear. It is my sincere hope that you will recognize the significance of your position as representatives of the people and stand up against this undemocratic and unethical move.

Thank you for your attention to this matter. I trust that you will carefully consider the concerns expressed in this letter and take appropriate action to restore faith in our democratic processes.

Sincerely,

Lin Zurawell

Bylaw 30-2023

Strathcona County Public Hearing

July 18, 2023



- e) Despite 7.8C.5.d) the setback from one side lot line for a single dwelling may be reduced to 0.0 m where the other setback from a side lot line is a minimum of 1.5 m and the abutting lot(s) have an easement registered against title, as required in section 7.8C.4.b).

- iv) detached garages shall match or compliment the principal structure style and materials; and
- v) where a common wall of detached garage for a semi-detached dwelling is located on a shared lot line, the setback shall be 0.0 m.

7.8D.7 Development Regulations – Site Coverage

detached garages shall match or compliment the principal structure style and materials; and

- v) where a common wall of a detached garage for a semi-detached dwelling is located on a shared lot line, the setback shall be 0.0 m.

7.8E.7. Development Regulations – Site Coverage

All the other typos are still there!

7.8E.2. Permitted Uses and Discretionary Uses

Subject to any fundamental use criteria for certain uses set out below, the permitted uses and the discretionary uses for this zoning district are:

Permitted Uses	Discretionary Uses
Dwelling, semi-detached	Home business, intermediate*
Dwelling, single	
Dwelling, stacked townhouse	
Dwelling, townhouse	
Garden suite*	
Group home, minor	
Home business, minor*	
Residential sales centre*	
Secondary suite*	

Our Strategic Goals

Goal 2 - Healthy and Safe Community

Goal 3 - Responsible Development

Report

On June 6, 2023, Council directed administration to prepare a report and a new bylaw to create new residential zoning districts primarily for use in the Bremner area (based on Bylaw 10-2023 dealt with on April 25 and May 2, 2023) that would address concerns raised by Council at the April 25, 2023 public hearing and at the May 2, 2023 Council meeting, including those related to timing and cost to taxpayers.

A summary of the Council concerns raised and how they have been addressed is attached as Enclosure 2. In addition, Bylaw 30-2023 has an effective date of February 1, 2024.

Concerns raised by Council:

Future costs associated with Bremner

Sherwood Park has been building out over the past 70 single neighbourhood in the 1950's to what it is today. but over time based on the needs of the community as on circumstances, current priorities, and growing needs

It is important to note that these questions were asked Council back in 2019. Prior to consideration of an Area Council of the day required that a Financial Viability Analysis development area. The purpose of this analysis was to identify and revenues over time, and the corresponding financial

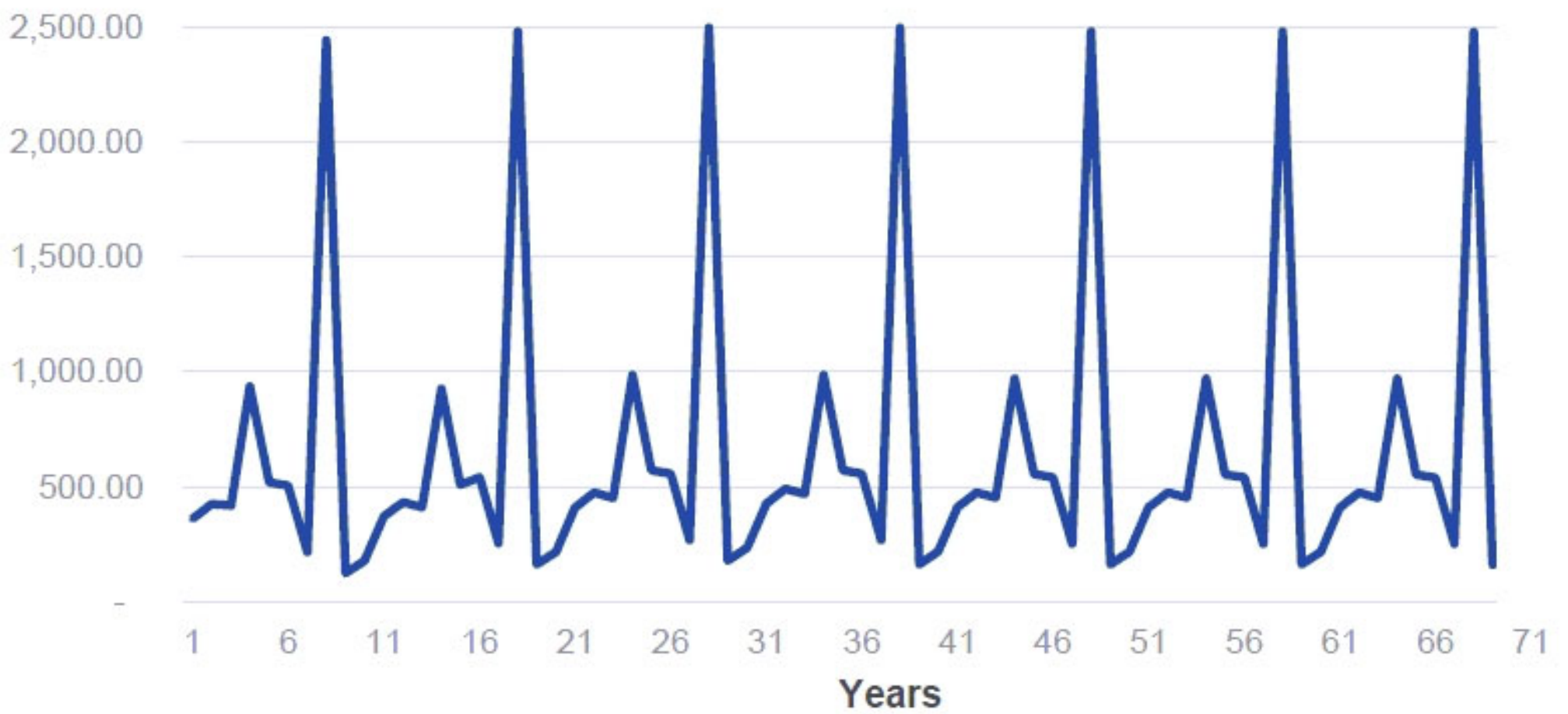
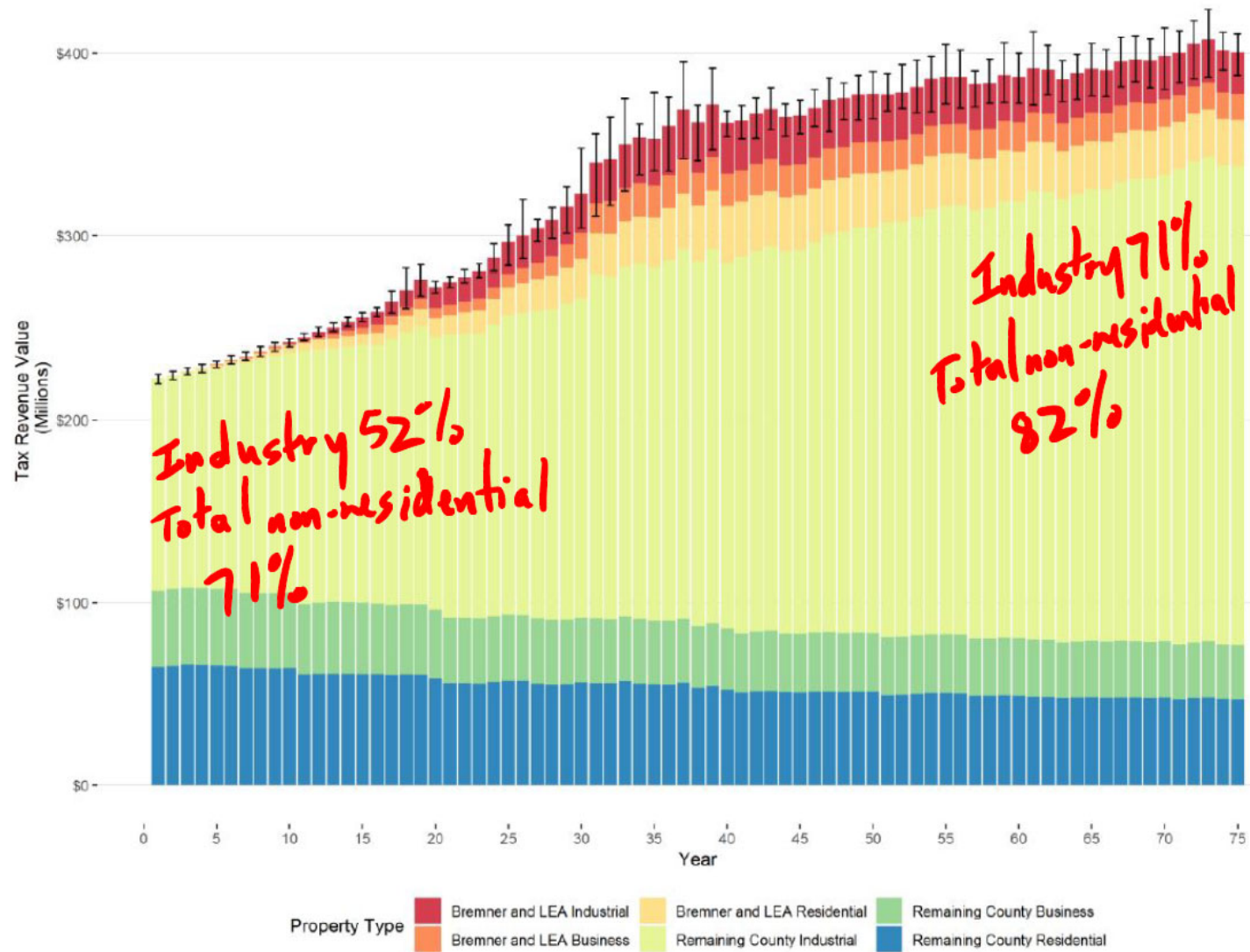
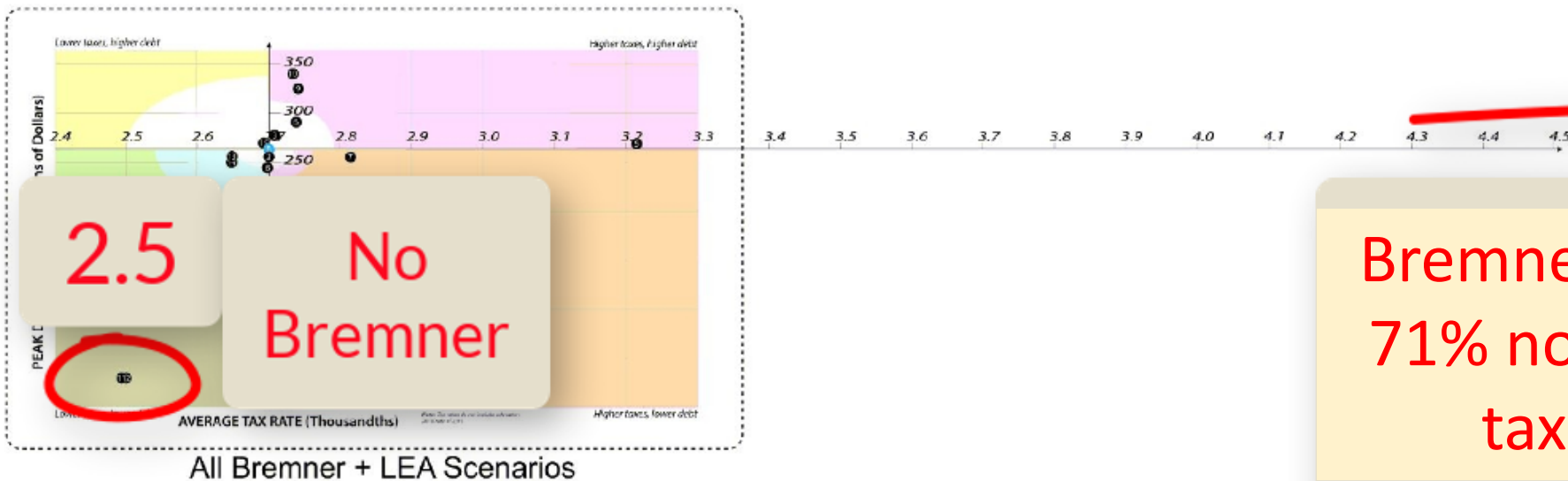


Figure 3. Total tax revenue from all types of property



4.8

Figure 16. Current-day context for the Bremner and LEA scenarios, to scale. For more detail of the scenarios, see the detailed scenario graph (Figure 17).





2022: ~~72%~~ 44%



circumstances, current priorities, and growing needs.

Strathcona County is not developing a "new town" that would be competing with Sherwood Park. Future development in Bremner is within the existing Urban Service Area and this urban area would continue to evolve over time, developing new neighbourhoods.

is desirable as it enables econ

5. As a self-contained community, it would include a land mass that has an appropriate mix of residential, commercial and associated industrial.

Community Principles

All three areas would be perceived as independent communities 'seamless addition' to Sherwood Park. There are advantages

■ Stand alone community

■ Clo

wisely for growth, the County has initiated Imagine Bremner, a process to develop a growth management strategy for a new urban community northeast of Sherwood Park. The strategy will consider how the area should

**land being earmarked
new Strathcona County city of
Bremner**

- Bremner is a contiguous expansion of the Sherwood Park Urban Service Area

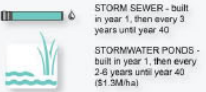
to the County's Urban Service Area. Bremner will be a community within Sherwood Park no different than our other various communities located within the Urban Service Area.

BREMNER ASSET THRESHOLDS by YEAR and POPULATION with FUNDING

ANNUAL/FRONTAGE



EVERY FEW YEARS



POST DEVELOPMENT



LEGEND

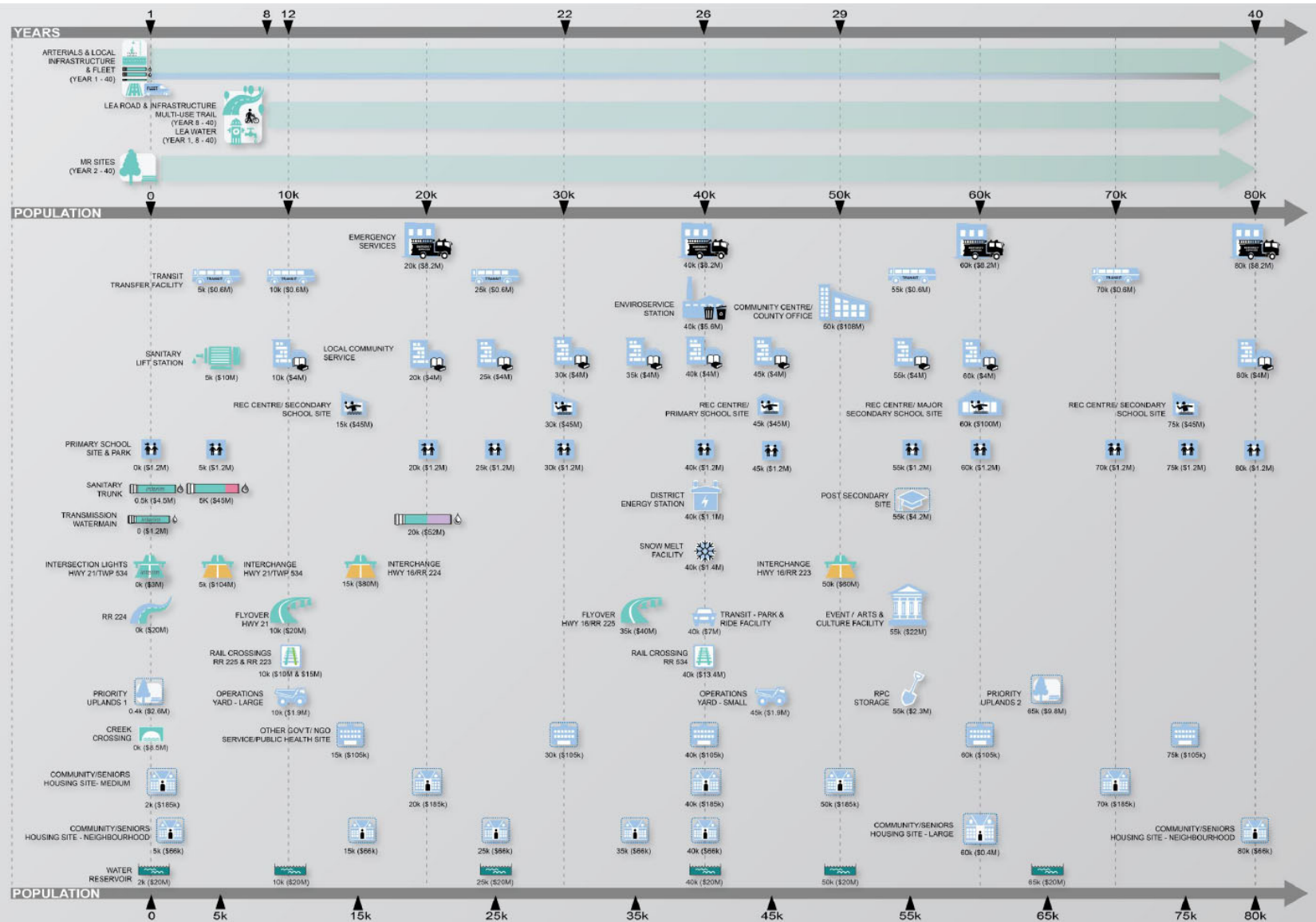
COUNTY COUNTRY LAND ONLY

FUNDING



*COUNTY includes Bremner

*provincial gov't provides a lump sum grant (-\$11M) to be used as needed



- 9.2 Borrowing Bylaw 12-2023 - Bremner Stage One Water Reservoir Pumphouse and Supply Project
- To give first reading to a borrowing bylaw for the construction of the Bremner Stage One Water Reservoir Pumphouse and Supply.

Multiple development areas and land supply

As noted above, Bremner is not a new "town". The Bremner growth area was approved by Council and incorporated into the County's Municipal Development Plan in 2017 as an expansion to the County's Urban Service Area. Bremner will be a community within Sherwood Park no different than our other various communities located within the Urban Service Area such as Cambrian Crossing, Salisbury Village or Hillside.

Some members of Council expressed concern with having multiple development areas proceeding at the same time. It is not uncommon for municipalities, including the County, to have multiple development areas under construction at the same time. Multiple development areas located within the County's Urban Service Area progressing at the same time is beneficial as it provides residents with choice. It also facilitates healthy competition in the development sector, increasing affordability of housing.

Multiple development areas provide for a range of housing choices for all stages of life in terms of mix of housing, sizes and types to meet affordability, accessibility and lifestyle needs of different people and family types. Providing housing options that meet all our residents' needs is challenging. The housing market should have a supply that meets all our unique needs and accommodate different income levels and different lifestyles from young families to seniors wanting to age in place. The County needs to ensure we have a variety of housing options, a choice to rent or own, and a variety of housing sizes and types.

The County needs to ensure a sufficient supply of readily available developable lands within a variety of locations to facilitate competitive land and housing markets while also ensuring responsible fiscal management of County resources.

Strathcona County to 2044

Growth Plan Update

Capital Region Board



Strathcona County Council
March 8, 2016

Look! No
Bremner!

Timing of development

Some individual Councillors provided feedback during the April 25, 2023 and May 2, 2023 Council meetings that, while they understand development in Bremner will eventually occur, they are not prepared to support developing at this time.

To help address this timing concern, administration recommends that Council could consider imposing an effective date for Bylaws 30-2023 and 14-2023. Should Council wish to delay Bremner imposing an effective date to sometime in early 2024 could help mitigate concern that the development would progress in 2023.

300 homes / 18.4 ha
= 16.3 du/ha

	Low Density Neighbourhood	
Singles	60%	
Semis/duplexes	20%	
Townhouses	20%	
Low-rise Apartment	-	
Mid-rise Apartment	-	
AVERAGE DENSITY	28 UPH*	

(du/nrha)

Density of Recommended Concept	35 du/nrha
Proposed	



7.8C.4. Subdivision Regulations

- a) The minimum lot area for a single dwelling shall be 209.0 m² for an interior lot, and 218.0 m² for a corner lot.
- b) The minimum lot area for a semi-detached dwelling shall be 200.0 m² for an interior lot, and 218.0 m² for a corner lot.



New Bylaw: 0
+ New Information: 0
+ New Answers: 0
+ New Timing: 0

= New Vote: 0

Options

A group of hands holding up large red letters spelling 'Options'. The letters are thick and three-dimensional. The hands are of various skin tones and are positioned at the bottom of the frame, holding the letters up against a plain white background. The word 'Options' is written in a bold, sans-serif font.

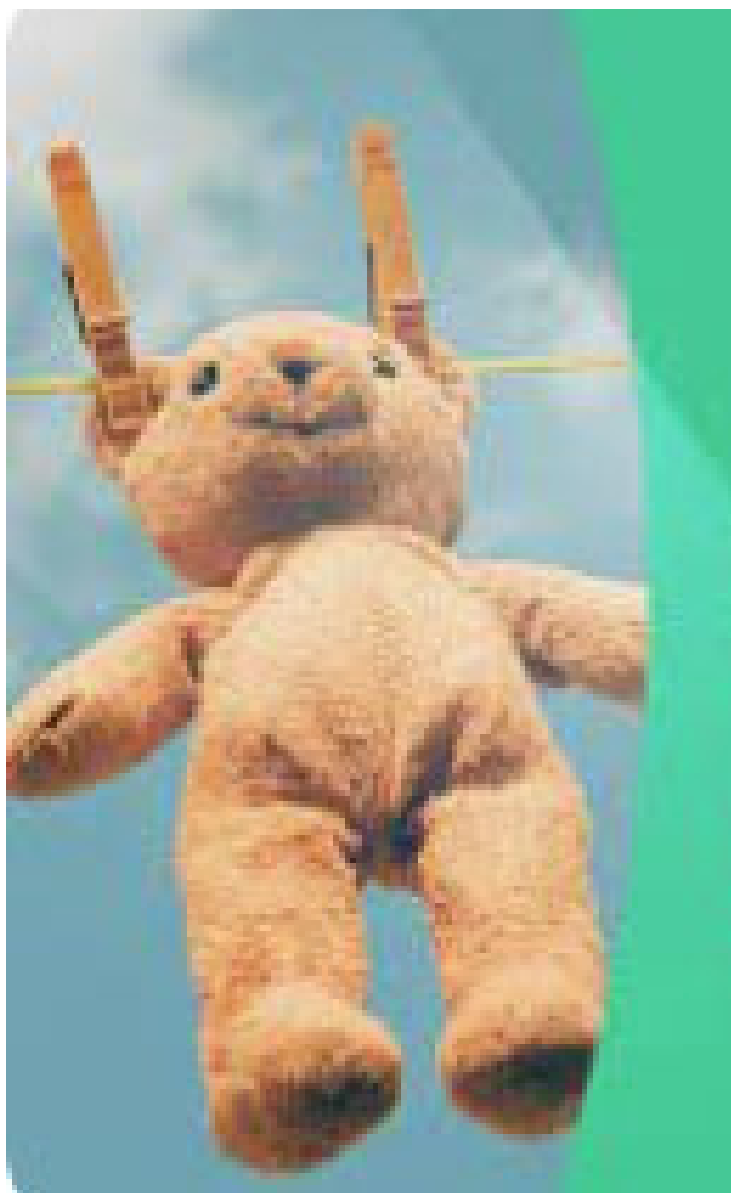


Responsible development

Responsible
Development



- Growth and development that prioritizes community well-being and economic benefits
- Investment in our infrastructure that supports development and complete communities
- Environmental stewardship that addresses climate change and demonstrates responsible use of land and natural resources





BREMNER
...
TOO BIG!!

(to get wrong)

Do what's right

Where it's right

When it's right



July 2 2023

To Whom It May Concern,

I took the time and trouble to travel to Glenwood Park to voice my concern regarding locating a town on prime agricultural land.

I'm happy with the response you require me to revisit the subject.

I own farmland in the project area and will do all I can in opposition. I am asking the Taylors to state my position.

Yours truly
Bill Bockock

July 10, 2023

Brad Kotowich
[REDACTED]
[REDACTED]

Mr. Glen Lawrence & Mayor Rod Frank
c/o Director, Legislative and Legal Services
Strathcona County Council
Sherwood Park, Alberta

Dear Mr. Lawrence and Mayor Frank,

RE: BYLAW 30-2023

Firstly, I want to let you know that I am in **full support of Bylaw 30-2023**. The development of zoning districts in the Bremner area is essential to the continued evolution and sustainability of Strathcona County for both residential and business development and sustainability purposes.

Secondly, I wish to voice my concern over the recent actions of this Council. Overturning a large-scale decision made by a previous Strathcona county Council which initially approved the development of the Bremner area is irresponsible governance. Not only will your actions throw away large sums of taxpayer money spent for early pre-development purposes, but the precedent you are setting in reversing a previous Council's decision is very dangerous. How can residents and businesses trust in any one Council's decisions. Why would any future business want to invest in Strathcona County knowing this!

I have been a proud citizen of Strathcona County since 1997, both living and working in our County, previously living in Ward 4 and now currently residing in Ward 7. Strathcona County is a vibrant blend of different communities, which is what makes us unique. I ask that you vote not with personal bias, or with re-election concerns; but rather with governance decision-making that current and future residents and businesses can rely upon.

Respectfully,
Brad Kotowich

BYLAW 30-2023

July 11, 2023

Cheryl Kurek

[REDACTED]

[REDACTED]

Mr. Glen Lawrence and Mayor Frank.

RE: BYLAW 30-2023

My name is Cheryl Kurek and I live in Ward 6. I have been a resident of Strathcona County since 1998. I am in full support of Bill 30-2023.

As a real estate agent since 2005, I have witnessed Strathcona County to become an increasingly desired place for families to live. Business has also been attracted to our diverse economic base. The development of Bremner is essential for the continued growth and prosperity of the County. Developers must have certainty that the decisions made by Council indeed move forward. When large scale decisions are made, involving millions of taxpayer and Developer dollars, public consultation, and many years of planning become stalled **without explanation**, that is concerning to me as a resident. There is a massive housing shortage in this country, and Strathcona County is no exception. We need housing for families and workers here in the County, and Bremner addresses those needs.

Responsible governance means the public can trust the decisions that Council makes on behalf of its residents. Reversing a decision previously made only aggravates the development process and prevents growth which is not only harmful to future residents of Strathcona County but harmful to future investment here.

Businesses and residents must be able to rely on responsible decision-making. The vast majority of people want Bremner to move forward – moving backwards is not an option.

Sincerely,

Cheryl Kurek

Doreen Moisey, Sherwood Park

July 10/23

Attention Councillors, Strathcona County:

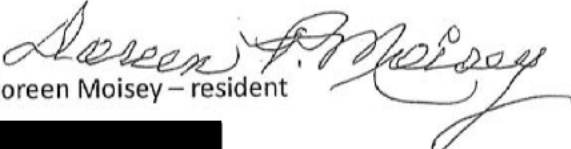

I and my family have been in Strathcona County (since before it was known as Strathcona County) for 59 years.

As an extended family we have contributed to the betterment of quality of life in the County in countless ways.

Concerning Bremner; our very near extended family have agreed that Strathcona County Council has committed a grave error, in that that you intentionally restrict development of residential properties (such as where Qualico has been recently denied development in Bremner). This is delinquent in many ways and contributes to Strathcona County having the most expensive properties in the Edmonton region according to the Real Estate industry.

KISS principle is usually correct. In this case, the basic understanding of simple economics of has been ignored and without consideration of SUPPLY and DEMAND of lots, in Strathcona County.

Councillors, please reconsider and allow the market to determine if my seven grandchildren can afford to buy a home in Strathcona County rather than more economical homes in other areas of the Edmonton region. I would like them to live near me to continue maintaining our tight family union.


Doreen Moisey – resident


Ps: I encourage and support Qualico to take legal action against Strathcona County because it is obvious Council is endeavoring to cease the Bremner development.

July 18/23

I hope this letter finds you well. I am an affected owner in Area Structure Plan 2.

The reason I am writing to you today is to express my concern regarding the recent rejection of Qualico's applications for rezoning districts and subsequent land use bylaws in Bremner.

As we all know Sherwood Park and Strathcona County have a great reputation for business. To uphold that we must progress. Bremner has great potential for responsible and sustainable growth within our community. Preparation of Area Structure Plan 2 ensures that any developments align with our long-term vision, however this process and investment has been paused as a result of council's decision.

Many stakeholders I've talked to have raised their concern towards the rejection of Qualico's project. While we respect Council's right in decision-making, the lack of a clear explanation for the rejection has left us confused. Approving the rezoning districts and subsequent land use bylaws for Qualico's development in Bremner would demonstrate your commitment to open doors to attract business.

As a major stakeholder I ask that you reconsider the decision and evaluate the long-term consequences for our community.

The Bremner development presents a significant opportunity to stimulate our local economy. By embracing this opportunity, we can send a positive message to investors and provide housing options that align with the needs of our residents.

I respectfully ask for transparent explanations regarding the rejection and urge you to work towards finding a resolution.

I look forward to a positive outcome that facilitates sustainable growth in Bremner.

Sincerely,

Doreen P. Moisey

Doreen Patricia Moisey

From: Tamara Luchak <[REDACTED]>

Date: July 13, 2023 at 8:57:08 AM MDT

Subject: Loss of farm land

I can not believe that there folks out there who have no problem concreting farm land. Lands north of the Yellowhead has some very good farm land .As the county progresses towards Fort Saskatchewan that land is some of the best in this nation not only this county and some of our councillors have no problem destroying it? There is not more farm land being created. We need to protect what we have, either these folks are non caring and not knowledgeable or they are being paid off by investors. Can I get a list of the councillors in favour of this destructive move? For now I will send my message to each councillor but some of us residents would like to know who supports this removal of farm land .Thank you for listening and all the best.

Tamara Luchak,

Resident of Sherwood Park but also a farm land owner.

July 13, 2023

To: Director, Legislative and Legal Services – Strathcona County
Legislativeofficer@strathcona.ca

Re: Support for Bylaw 30-2023 at the July 18th, 2023 Public Hearing

Dear Director,

I hope this letter and others like it find you well. As a resident of Strathcona County, my purpose in writing this letter with other residents of our county is to express my wholehearted support for Bylaw 30-2023 to Strathcona County Council. The passing of Bylaw 30-2023 is an important step in the development of the Bremner area and the growth of our county.

Firstly, I believe that the introduction of new and affordable housing is a much-needed initiative, and it comes at a crucial time. Many people in our community, especially young families, are finding it increasingly difficult to secure suitable and affordable housing. We cannot afford to let what has happened to housing prices in cities like Vancouver and Toronto (where only rich landlords can afford to buy) spread to our community because we are not in a position to meet future demand. The proposed new zoning and the consequent housing development could provide them with much-needed relief and opportunities for a secure living environment in one of the best communities in the country.

Secondly, this development initiative is not only a response to a critical social issue but also an investment in the future economic prosperity of our county. The availability of housing will encourage more people to consider our county as their home bringing new business and attracting industry, thereby stimulating economic activity and development. Moreover, it will ensure that our workforce can live closer to their places of work, reducing commute times and enhancing their quality of life, leading to an increase in productivity.

Furthermore, new construction in our county leads to job creation, both during the building phase and thereafter, with the necessary services and amenities that would accompany a more populated area. This would boost our local economy and help provide employment opportunities for our residents.

In conclusion, I believe the proposed new zoning districts offer multiple benefits, and it signifies our commitment to social and economic progress. I strongly urge all members of Strathcona County Council to vote in favour of Bylaw 30-2023, and I look forward to seeing our community grow and prosper in an inclusive, sustainable, and harmonious manner.

Thank you for your time and consideration. I am confident that our elected officials will make a decision that will best serve our community.

Best regards,

David Calderhead

[REDACTED]

Cc: Bill Tonita, Strathcona County Councillor for Ward 4

From: Dean Kakoschke <[REDACTED]>
Date: July 13, 2023 at 2:24:40 PM MDT

In my opinion this bylaw is redundant as there are many areas to build on that have yet to be saturated with new families moving in. Until the time comes where this needs to be considered there's no point in taxing the community of Strathcona with any further developmental issues and rushing through additional bylaws. Down the road when there is a greater need to expand yes, but that is not the case at this time. Utilize and complete the districts that are already zoned and being built on. Leave future development for the future. A place to expand if and when it's necessary.

Dean Kakoschke

July 13, 2023

To: Director, Legislative and Legal Services – Strathcona County
Legislativeofficer@strathcona.ca

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Thank you for your time and consideration. I am confident that our elected officials will make a decision that will best serve our community.

Best regards,



Trevor Moore



Cc: Lorne Harvey, Strathcona County Councillor for Ward 3

From: [REDACTED]

Date: July 13, 2023 at 1:20:37 PM MDT

Dear Councillors,

Every court case is unique and complex, and the MGA protects Councillors in the performance of their duties. Your role is challenging, but your efforts are much appreciated.

Thank you,

Lois Gordon

Town of Canmore given right to appeal approval of massive Three Sisters developments

<https://calgaryherald.com/news/local-news/town-of-canmore-given-right-to-appeal-approval-of-massive-three-sisters-developments>.

"The Alberta Court of Appeal concluded that the town is within its rights to seek to control development within its jurisdiction."

The Municipal Government Act

Protection of councillors and municipal officers

535(1) In this section,

(a) "municipal officers" means

(i) the chief administrative officer and designated officers, and

(ii) employees of the municipality;

(b) "volunteer worker" means a volunteer member of a fire or ambulance

service or emergency measures organization established by a municipality, or any other volunteer performing duties under the direction of a municipality.

(2) Councillors, council committee members, municipal officers and volunteer workers are not liable for loss or damage caused by anything said or done or omitted to be done in good faith in the performance or intended performance of their functions, duties or powers under this Act or any other enactment.

Exercise of discretion

529 A municipality that has the discretion to do something is not liable for deciding not to do that thing in good faith or for not doing that thing.

Clarkson Submission for Bylaw 30-2023 Text Amendment to Land Use Bylaw 6-2015
July 18, 2023 Public Hearing

From: [REDACTED]

Date: July 13, 2023 at 11:15:52 AM MDT

To: Rod Frank <Rod.Frank@strathcona.ca>, Robert Parks <Robert.Parks@strathcona.ca>, Dave Anderson <Dave.Anderson@strathcona.ca>, Lorne Harvey <Lorne.Harvey@strathcona.ca>, Bill Tonita <Bill.Tonita@strathcona.ca>, Aaron Nelson <Aaron.Nelson@strathcona.ca>, Corey-Ann Hartwick <Corey-Ann.Hartwick@strathcona.ca>, Glen Lawrence <Glen.Lawrence@strathcona.ca>, Katie Berghofer <Katie.Berghofer@strathcona.ca>, [REDACTED]

Subject: FW: Justice?

CAUTION: This email originated from outside the organization.

What is Justice????

Subject: Justice? To whom are politicians Accountable? – Their electorate? Strathcona County Taxpayers?

You will be faced with such a decision on July 18th. Will you act in the best interests of SC County Residents or the Chamber of Commerce Business Interests? If you are a legitimate member of both organizations, the perception is that you have a Conflict of Interests.

To: [REDACTED]

From: Rural Resident – Strathcona County

Darrell Clarkson

[REDACTED]
Sherwood Park, T8A 0A7

From: Jerry Shimek [REDACTED]
Sent: July 13, 2023 8:44 PM
To: Legislative Officer
Subject: Bremner Meeting Bylaw 30-2023

Strathcona County Council

Subject: Bremner Development

Dear Strathcona County Council,

My wife and I farm in the Bremner area SW20-53-22 W4 and have lived in the County for over forty five years. We support the Bremner Development. We encourage the council to proceed with bylaw 30-2023 because there is a need to provide new housing for the anticipated population growth.

I am writing this letter also, to express my frustration and disappointment regarding the council's continuous flip-flopping on the Bremner issue that has persisted for over 15 years. It is disheartening to witness a voted-on decision being reversed. Council should endeavor to make decisions that can be trusted as these decisions can have a significant financial impact on residents, businesses and future development. Councilors should weigh the interests of all residents and businesses not just those of a select and vocal few. It appears that some Councilors who voted against the decision continue to impede the process which undermines the integrity of the democratically reached decision.

I request that the council members reconsider their position and get on with the development process in regard to Bremner.

Sincerely,

Jerry Shimek

[REDACTED]

[REDACTED]

Eifler Submission for Bylaw 30-2023 Text Amendment to Land Use Bylaw 6-2015
July 18, 2023 Public Hearing

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

From: Sheldon Eifler <[REDACTED]>
Sent: Friday, July 14, 2023 3:36 AM
To: Councillors <Councillors@strathcona.ca>
Subject: Bremner

[You don't often get email from [REDACTED] Learn why this is important at
<https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside the organization.

I support the development of Bremner, and we have gone down this road too far not to approve this development.

You folks are stifling Business (local growth and opportunities) instead of encouraging it.

Regards;
Sheldon Eifler
Cell: [REDACTED]

From: ccadieux1 <[REDACTED]>
Sent: July 14, 2023 8:23 PM
To: Legislative Officer
Subject: Bylaw 30-2023

To whom it may concern,

It is my opinion that bylaw 30-2023 should be declined in looking towards the meeting on July 18, 2023.

C Cadieux

Sent with [Proton Mail](#) secure email.



July 15, 2023

Re: Letter in Support of Bylaw 30-2023

Dear Director, Legislative and Legal Services,

Lafarge along with its 1300 employees, of which around 250 work in Strathcona County, is an integral part of growth in the capital region. With sustainability and innovation at the forefront in both the use and construction of Bremner, we believe that this development could be used as a platform for future sustainable development in the region.

Success of any region depends strongly on its ability to grow. Bremner represents that opportunity with its forward thinking on sustainability and innovation; this development is essential to the future growth of Strathcona County.

Sincerely,

A handwritten signature in blue ink, appearing to read 'P. Skiba'.

Prez Skiba, P. Eng
Senior Vice President Northern Alberta
Lafarge Canada Inc.
Ward 6 Resident

Cell:

Email:

Cc: legislativeofficer@strathcona.ca
rod.frank@strathcona.ca
corey-ann.hartwick@strathcona.ca

July 15, 2023

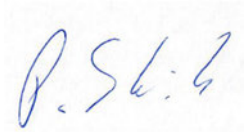
Re: Letter in Support of Bylaw 30-2023

Dear Director, Legislative and Legal Services,

My family and I are proud to call Strathcona County home for over 22 years. We chose Strathcona County to raise our 2 daughters due to its forward thinking on growth, sustainability and innovation. With its parks and trail system, world class and family friendly facilities, and its undeniable community spirit, this has become the place to live in the capital region.

With all that in mind, we consider the future growth of the county vital to its success. Bremner represents that opportunity with its forward thinking on sustainability and innovation; this development is essential to the future success of Strathcona County.

Sincerely,

A handwritten signature in blue ink, appearing to read "P. Skiba", is shown within a light blue rectangular border.

Prez Skiba, P. Eng
Ward 6 Resident

Cell: [REDACTED]
Email: [REDACTED]

Cc: legislativeofficer@strathcona.ca
rod.frank@strathcona.ca
corey-ann.hartwick@strathcona.ca

From: Gurpreet Khaira <[REDACTED]>
Sent: July 15, 2023 7:58 PM
To: Legislative Officer; Corey-Ann Hartwick
Subject: Bylaw 30-2023

To Whom It May Concern,

This letter is regarding Bylaw 30-2023 and related to the Public Hearing of July 18, 2023.

My name is Gurdeep Khaira, I am a long-time resident of Strathcona county, and a self-employed businessman. I am a proponent of planned developments, and this is not the first time that I have written in favour of this development. Unplanned growth is not the way to go - but putting up hurdles just for the sake of putting up hurdles is no way of attracting new investment into the community. I feel this developer has done everything asked of them and more, but it seems the council has neither the will, nor the wisdom to let it proceed. At what point can an investor have the confidence to come into our county and put their investment dollars at risk.

Growth is not a bad thing, it in fact is good for the community at large. A more diverse and larger tax base allows everyone living here to benefit from the scale of the population and to enjoy the services that this can bring.

I humbly submit that it is time to let this development proceed.

Thank you for taking the time to read my letter.

Gurdeep Khaira

Resident Ward 6

July 13, 2023

From: [REDACTED]
Sent: July 15, 2023 9:36 PM
To: Legislative Officer
Subject: Bremner

To whom it may concern,

My husband, myself, and our severely disabled daughter live in Tidan Heights. We attended the very first discussion on Bremner. There were a number of plans as ideas for what it would look like. We went to the offices of the county to ask how and when this would affect us. We were told it would never happen in our lifetime as the county was not committing money for the infrastructure, it would be done on the developers dime. Later that changed to a named plan with our subdivision saved, but surrounded by major roads, homes, and other facilities. We were told it still would be decades before it would affect us, as they would start at the far east corner.

The County has misrepresented this from the start. Now because of pressure from a developer, they are spending taxpayers money to proceed with Bremner, starting close to us. It really does not make sense. When we drive through Sherwood Park, we see many buildings going up. We see Cambrian just starting, and the traffic issues are a nightmare. Where are all these people going to come from? The apartments and condos may be filled with seniors downsizing. This puts all their homes on the market for buyers to fill. We have enough! Not to mention filling Cambrian.

Our home happens to be one of 2 that will be most effected by Bremner. We paid more money for our home because of its position in the subdivision. This will devalue our property value considerably and take away a natural corridor for the wildlife that use it. No more moose, deer, fox, or grouse. Will the county, or developer compensate us? I feel sad, that we will lose our quality of life for an ill conceived plan that there is no need for.

Please say no.

Sincerely
Mrs. Nicoline Roden

July 13, 2023

To: Director, Legislative and Legal Services – Strathcona County
Legislativeofficer@strathcona.ca

Re: Support for Bylaw 30-2023 at the July 18th, 2023 Public Hearing

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In conclusion, I believe the proposed new zoning districts offer multiple benefits, and it signifies our commitment to social and economic progress. I strongly urge all members of Strathcona County Council to vote in favour of Bylaw 30-2023, and I look forward to seeing our community grow and prosper in an inclusive, sustainable, and harmonious manner.

Thank you for your time and consideration. I am confident that our elected officials will make a decision that will best serve our community.

Best regards,

Johnny Corrigan

[REDACTED]

Ward 5

Cc: Aaron Nelson Strathcona County Councillor for Ward 5

Mayor Frank and Members of Council:

I am opposed to **Bylaw 30-2023** for several reasons, but first let me say that I've heard that speakers at the public hearing will be limited to focusing on the bylaw, and not on Bremner in totality. I believe this infringes upon freedom of speech and is manipulative. Bremner has never been a unanimous vote and there has never been a plebiscite on the matter. Separating out one bylaw from the overall concept of a huge, unpopular development is not possible.

Further, badgering council, belittling their decisions, and resorting to high pressure tactics and threats of lawsuits are not the actions of a developer that the county should be comfortable working with. Consider as well that election platforms have been funded by developers. That in itself, though legal, creates bias and is an attempt to sway votes to make money. There is no attempt to preserve the agricultural value of the land.

This is not the right time for development in Bremner. Bremner is not a priority when there are already developments underway, including Cambrian. People are angry about the impending increase in utility costs due for Bremner's reservoir. It sounds small at \$4 a month, or \$50 a year, but over 10 years that is an unnecessary \$500 when there are other areas such as Cambrian that will accommodate all the build out required for many years to come. It does not make sense to penalize current residents when Bremner's build out was planned for 30-50 years. Cambrian stands on its own in terms of funding and transportation; Bremner does not.

All Albertans will be expected to pay for new interchanges for Bremner that are not required at this time; that is, if the provincial government chooses to build them. But more likely, we'll end up with traffic lights and accidents, with interchanges coming two or three decades after they're needed. The Chamber of Commerce has stated that the Sherwood Drive and Broadmoor overpasses were built "in consideration of Bremner," but they are to the WEST of Bremner and serve the industrial and commercial areas and Sherwood Park proper. Bremner is on the EAST side of Highway 21. New interchanges for Bremner will be required and will frustrate commuters as they travel Highway 21 to the Fort Heartland Industrial area and beyond. Those coming in the TransCanada Highway 16 will also face delays with new interchanges.

Why are new bylaws required for Bremner when the existing bylaws are fine for Cambrian and all the other developments that the county has worked with in the past? And why an effective date of Feb 2024? Did the developer not do their homework and suddenly realize they need new bylaws? Does it speak to poor foresight and planning or Is it a high pressure plan to start Bremner's development prematurely with no integration plans for the busy farming area in Bremner? What is the plan to handle the huge agricultural combines, tractors, cultivators, and sprayers on the roads?

Yes, Bremner is "too big to get wrong" so the opinions of the taxpayers, including those living and farming in Bremner, need to be heard and respected.

Blaine Hill
Sherwood Park

From: Lynda McLeod <[REDACTED]>
Sent: July 16, 2023 8:46 PM
To: Legislative Officer
Subject: Bylaw 30-2023

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside the organization.

To Director, Legislative and Legal Services; Strathcona County Councillors,

No offence intended but how many times do we have to say “no” to Bremner development. We’ve been saying it for years. Finally thought it was over and here we are againjust a few weeks later. Just because some businesses want it, doesn’t make it good for the citizens of this county - current and in my opinion, future.

We DO NOT NEED Bremner development. We have more than enough housing development going on, to last for many years. Please say “NO” to Bremner!

We DO NOT WANT Bremner development. It’s prime farmland! With crop failures happening all over the world, including here in Alberta, we should be more aware than ever of the need to keep our good farmland. We need to keep good farmland producing crops to sustain us, our country and even the world. Please say “NO” to Bremner.

We CANNOT AFFORD Bremner. We, as citizens of the county, can’t afford to pay more taxes, levies, or whatever you want to call it to subsidize developers’ incomes. Just maintaining what we have and doing what NEEDS to be done is costly enough right now.
Please say “NO” to Bremner.

Trying to push this through as an environmentally friendly development is just fudging the above issues. There is nothing environmental about paving over prime farmland.
Also, as I understand it, it takes more energy to produce hydrogen than the hydrogen actually produces. Using hydrogen to heat homes is an unproven theory. There are always extra costs involved in “ first time” use of anything. Who pays for that?

Many people have provided many reasons to leave Bremner alone.
Thank you to the mayor and councillors who have voted against this development.
To those of you who voted for it, please rethink it, then vote “NO”.

Yours truly,
Lynda McLeod

From: Denise Grace <[REDACTED]>
Sent: July 16, 2023 10:15 PM
To: Legislative Officer
Subject: Bylaw 30-2023

Denise Grace
[REDACTED]

July 16, 2023

Legislativeofficer@strathcona.ca

Sherwood Park, AB

To Whom It May Concern:

RE: Bylaw 30-2023

-

-

Please be advised that I am **AGAINST** Bylaw 30–2023, for the following reasons along with a few questions.

Why are we addressing this issue under a new bylaw?

Who authorized this bylaw to be written up and why?

This bylaw will allow for the implementation of an old development plan. Since the time of these plans development, many things have changed that include rising costs for construction, soaring costs of utilities, increased inflation, and a significant rise in the interest rates. The economy has changed significantly and thus the original plan is not suitable.

As a taxpayer in this community, I am gravely disappointed that I was not given a chance to voice my concerns for this plan. It simply is a colossal waste of prime farmland.

It is a fact that Strathcona County has not seen an influx in new residents. Are you willing to build a new community, wasting taxpayer money, to have it sit empty for years? Our tax dollars can go to many more necessary projects.

Thank you for your time.

Sincerely,

Denise Grace

Boisvert Submission for Bylaw 30-2023 Text Amendment to Land Use Bylaw 6-2015
July 18, 2023 Public Hearing

From: MVBoisvert <[REDACTED]>
Sent: July 16, 2023 10:31 PM
To: Legislative Officer
Subject: By-Law 30-2023

TO: Mayor R. Frank & Strathcona County Council

FROM: Madeline Boisvert
Ward 5, Bremner Land Owner/Farmer

SUBJECT: By-Law 30-2023

I am in favour of this by-law and see no need to continue hashing out the pros and cons of development of Bremner.

Since January 2, 2006 when I first heard about the proposed development, Sherwood Park population has grown 28.4%, rural Strathcona 6.61%, for a combined growth rate of 21.63%. The total population of Strathcona County, including Sherwood Park, was 100,362 as of the 2022 census¹.

It is obvious that few people are taking up the rural lifestyle so residential development is needed. Affordable development. Many people attending open houses since 2006 have expressed the fact that either they can't afford to live here on a fixed income, aka retirement, or that they can't see their adult children moving to Sherwood Park because it is too expensive.

The Municipal Development Plan has reduced the Bremner development from 10,000 acres to 5,000 acres to preserve agricultural lands, and increased the population density plan from 67,000 to 85,000 people. That kind of growth will certainly add sufficient tax revenues to cover the costs of Bremner infrastructure like firehalls, police stations, recreational facilities, etc. To clarify, for those citizens unaware of how new developments work, costs for said infrastructure is covered by Bremner taxpayers not the existing taxpayer base.

We need that residential development for housing a skilled trade force to build and operate the \$30 billion worth of new projects announced for the Industrial Heartland in the next 8 – 10 years. With the continued housing crisis in the Edmonton Metro Region, Bremner possesses a highly prized location to support this growth.

Continued delay of the Bremner development will drive up the cost to future taxpayers or drive them away altogether, hardly making Strathcona County Canada's most livable community as stated in the 2023-26 Strategic Plan².

The cost to existing County taxpayers is already at approximately \$4 million to date for the Bremner and Colchester Growth Management Strategies and the Bremner and Local Employment Area Concept Plan. In accounting terms, those are sunk costs, spent in prior budgets and not recoverable.

I have lived long enough to witness cost escalation due to political posturing, or to "save the taxpayer." The cost of the Edmonton Convention Centre doubled due to the lack of foresight, or posturing – you choose, but it has become an invaluable asset for the entire Edmonton Metro Region.

Let's work together to ensure that Bremner becomes an invaluable asset to this region and to this province.

Thank you.

¹ <https://www.strathcona.ca/council-county/history-and-heritage/at-a-glance/population-through-the-years/>

² <https://www.strathcona.ca/council-county/plans-and-reports/strategic-plan/>

BYLAW 30-2023

July 14, 2023

Strathcona County Bylaw 30-2023
2001 Sherwood Drive
Sherwood Park, Alberta T8A 3W7

Dear Mayor and Council,

My wife and I are reaching out to you today to express our unwavering support for Strathcona County's newest future development of Bremner. We will be in attendance to support Bylaw 30-2023 at the public hearing on July 18th.

As you are aware, the County is running out of affordable places to live and with interest rates climbing, we are concerned that our children will need to move farther away from Strathcona County to find an affordable place to live and we believe Bremner would offer an amazing alternative.

This future development of Bremner would be a great community for both of our boys to purchase their first homes, keeping them close keeping would mean the world to our family.

We were fortunate enough to find a beautiful piece of land to build our dream home on, where we have lived for the past 13 years. We raised our two boys, who graduated from Ardrossan High School and played hockey for the Strathcona Warriors. As parents, we would love nothing more than to see them raise their future families in the County they call home.

Warmest Regards,

Craig & Jamie Illenseer

On Sat., Jul. 15, 2023, 17:05 Denzil Barrie, <[REDACTED]> wrote:

Dear Councillor Parks,

I am writing to express my concerns regarding the Bremner project and respectfully request a temporary delay in funding for this development.

I recall that the developers promised that not one penny of tax money would be required for the project, so why are they requesting funding? And why would you support their request? At a council meeting recently, Councillor Lawrence's comment that this is a typical bait and switch operation is apropos.

This project should have been rejected primarily on the ridiculous population projections alone and yet we have some councillors such as yourself, wholeheartedly supporting this item.

It should be appreciated that experts predict a dramatic shift in worldwide population demographics resulting in a significant decline by the end of this century.. This trend, coupled with falling demand for fossil fuels, underscores the need for caution in committing substantial resources to projects that may not align with future needs and sustainability goals.

In light of these concerns, I kindly request that you advocate for a temporary delay in funding the Bremner project, until a comprehensive review can be conducted, taking into account the aforementioned issues. Your thoughtful consideration of this matter is highly valued and will contribute to shaping a sustainable and prosperous future for Strathcona County.

Thank you for your attention to this important matter.

Sincerely,

-Denzil Barrie
[REDACTED]

Hello again, Mr. Mayor and councillors.

It was impossible to ignore the industry-biased propaganda provided with the Sherwood Park News this week.

The advertisement promoted the use of hydrogen for residential energy use.

This has been widely studied and REJECTED by other countries and communities.

I encourage you to do your own research.

I hope that you will not permit the overreach which is the Bremner development, but should it proceed you must take the residential use of hydrogen off the table.

Some reading:

<https://www.theguardian.com/environment/2022/sep/27/hydrogen-is-unsuitable-for-home-heating-review-concludes>

<https://cleantechnica.com/2020/12/14/can-hydrogen-replace-natural-gas-looking-at-the-numbers/>

<https://www.sightline.org/2022/05/24/hydrogens-dead-end-home-heating/>

It would be more prudent economically – as well as environmentally – to mandate requirements such as increased R-value and incorporation of heat pumps. These are proven valuable technologies. Don't be swayed by the interests of industry. Put your current and future citizens first.

Regards,

-Laura

Laura Jackson

From: Laura Jackson

Sent: Tuesday, April 25, 2023 9:12 AM

To: rod.frank@strathcona.ca

Cc:

[REDACTED]

Timely again, Mr. Mayor.

I'm writing again to register my opposition to the Bremner development. The case in support of the development is weak and the negative consequences are immense. It is not too late to let reason prevail.

Regards,

-Laura

Laura Jackson

52249 Range Road 222
Sherwood Park, AB
780 922 6570

From: Laura Jackson
Sent: May 10, 2019 3:18 PM
To: rod.frank@strathcona.ca
Cc: [REDACTED]

Subject: proposed Bremner development

Dear Mr. Frank;

I'm part of the (regrettably) silent majority that does not support the proposed Bremner development. You may not have noticed marching in the streets, but all of my Strathcona County friends, family and neighbours are opposed to the development.

First, the requirement of the additional residential units must be questioned. We have seen contradictory projections of growth but I have seen no viable research that supports the volume of growth suggested.

Second, does Strathcona County WANT more expansion of the residential area? While some growth cannot be avoided, do we have to *encourage* it? Additional residences do not lower costs for current citizens and only serves to dilute the 'industrial subsidy' that reduces residential property taxes. Increased population will not add to anyone's quality of life. More traffic congestion, less farmland and higher residential taxes makes this a lose-lose proposal.

Third, is the proposed development in the correct location? Most citizens and analysts would say 'NO'. The location is too distant from the existing urban centre and ineffective for vehicle commuters, public transit, utilities, police and fire service. Consider the orphan development of Ardrossan, where there are attractive single family homes but limited range in value, few rentals, and virtually no services such as fuel, groceries, coffee shop, restaurant, off-leash areas, playgrounds, parks – the typical businesses and services that a community requires. It also requires a commercial core for trade-based businesses such as plumbing, electrical and framing – and a hardware store. Ideally a community is somewhere that you work, sleep and play. In that, you really cannot call Ardrossan a community. This level of 'success' with the Ardrossan development does not provide confidence for success with Bremner. Efforts should be made to develop Ardrossan into a 'liveable' community with all services (including transit) before initiating a new development.

Fourth, like any mature community, we must embrace infill. Garden suites, 4-plexes and other increased density options must be promoted for our existing residential urban neighbourhoods.

My last point is that we must have a long-term plan for the doughnut of residential acreages around the Sherwood Park urban core. Again, some discussion of increased density including subdivision of the 3-acre parcels and second residences or suites is indicated. Approval of more of these developments in proximity to the urban core should stop.

Jackson Submission for Bylaw 30-2023 Text Amendment to Land Use Bylaw 6-2015
July 18, 2023 Public Hearing

The 1970's type of thinking which takes greenfield space for urban sprawl cannot be accepted. We must work toward a sustainable, low-emission, greener community and this proposal is the absolute opposite. Think forward, not backward.

Regards,

Laura Jackson

Strathcona County resident since 1962

[REDACTED]

Email:

[REDACTED]

From: Kirsten Warwick <[REDACTED]>
Sent: July 17, 2023 8:45 AM
To: Legislative Officer
Subject: Bylaw 30-2023

Hello,

My husband and I are residents of Ward 8 and are writing to express our SUPPORT for Bylaw 30-2023.

Thank you.

Kirsten Warwick and Peter Warwick

Bylaw 30-2023

Doug Holloway [REDACTED]

Mon 7/17/2023 11:10 AM

To:Legislative Officer <LegislativeOfficer@strathcona.ca>

Submission to Strathcona County Council re Bylaw 30-2023

Thank you for the opportunity to present my thoughts on the Bremner project.

I would like to spend my time bringing forward the implications of the Bremner project on a seldom mentioned group of people - the taxpayers of Strathcona County. In my opinion, most council members give little consideration to this group that they were elected to represent.

We all know that the developers and the Chamber of Commerce want Bremner to proceed,for the reason that it will fatten their already bulging wallets - but they don't pay for the community infrastructure and its' operation and maintenance.

They don't pay for the fire hall or the playgrounds or the snow clearing or additional staff- or - or -the list goes on and on. So who pays for stuff to get built and operated and maintained out in Cambrian Crossing - because no taxpayers live there yet. We pay -the existing taxpayers of Strathcona County.

The community fo Ardrossan has been there for years and the resident taxpayers can't possibly pay the cost of building, operating and maintaining the infrastructure - so who pays the difference - the existing taxpayers of Strathcona County.

The same can be said about Hillshire and the Pointe - with the exception of developer costs - everything else falls to the same group - the existing taxpayers of Strathcona County.

For how long? Will Cambrian Crossing be filled in 10 years - doesn't look good when rumour has it there are no basements being dug. How about Hillshire or Ardrossan - will they be filled up? No one really knows but recent past population growth in Strathcona County would indicate it will take much, much longer. Summerwood still isn't finished and how long ago did that developement get started.

Other capital intensive projects in the works include the indoor fieldhouse, the river valley footbridge, Boys and Girls Club, affordable housing and more.

D. Holloway Submission for Bylaw 30-2023 Text Amendment to Land Use Bylaw 6-2015

The real elephant in the room is the Pointe - \$67 million is only the starting point - the taxpayers of Strathcona County will pay and pay and pay - for as long as it is in operation - and beyond.

AND - Bremner is being pushed -pulled -and dragged to the starting line. Who has to pay the infrastructure and operating costs there - the existing taxpayers of Strathcona County.

Somebody needs to think about the taxpayer !

Thank you.

D.B.Holloway



Sherwood Park

Councillor Tonita - as my elected representative on Strathcona County Council
I ask that you vote NO to the development of Bremner at this time.

Sincerely
D.B.Holloway
Sherwood Park



9175 - 14 St NW Edmonton, AB T6P 0C9
T. 780.440.2121 F. 780.440.1092

To: Members of Sherwood Park Town Council

Re: Bremner Development Public Hearing July 18, 2023

Sureway writes this letter of support for the Qualico development at Bremner as long-standing corporate citizens of Strathcona County with a financial interest in this development as well. Sureway's mission statement explains our history in Sherwood Park:

"Founded in 1973, Sureway has evolved from a modest sewer and water construction company into one of the most recognized and reputable civil contractors in Alberta. The company boasts a team of over 950 employees and a vast fleet of construction equipment. Sureway is headquartered in Strathcona County and has been involved in key developments in the area, such as Lakeland Ridge, Nottingham, Aspen Trails and Summerwood. We are incredibly honored to be a member of the community and excited to have the opportunity to be part of Strathcona County's continued growth and expansion."

Because of our deep historical connection with Sherwood Park and our commitment to its on-going economic and social success, we urge Council to pass by-law 30-2023 authorizing the Bremner development.

After many years of consultation and fruitful efforts at community engagement, as well as significant expenditures by Qualico and the municipality, the voiced concerns opposing this development are these.

First, that this development will negatively affect agricultural land. We submit that any development involves the balancing of interests. On the one hand, we acknowledge that preserving agricultural land is important. But on the other hand, we have a growing and vibrant population, and one of the most pressing concerns in Sherwood Park and indeed, across the country, for the next generation – our children – is access to affordable, quality housing. This proposed development directly addresses that pressing social need.

Sherwood Park will benefit from the economic regeneration that will result from the addition of the Bremner community. One of the most effective methods of economic regeneration is through housing developments, which attract multi-level private investment in surrounding areas. Such development will be vital to Sherwood Park's continued prosperity. The Sherwood Park population growth has plateaued to only +2.0% in 2021, a strong indicator of a housing shortage and diminishing business attractiveness.

About 15 to 20% of the employees on Sureway's payroll reside in Sherwood Park, a perfect example of how people choose to live and work in the same community. We are proud to provide stable work opportunities to residents of Sherwood Park. We think that enhancing opportunities for people to live near the industrial heartland has a similar sound policy grounding, and on balance, is the right decision for economic and social policy reasons when balanced against use of agricultural land.



9175 - 14 St NW Edmonton, AB T6P 0C9
T. 780.440.2121 F. 780.440.1092

The second concern that has been raised is that this development will increase the tax burden of existing tax payers. In our submission, if the development proceeds, the new residents in Bremner will add to the tax base in a fashion that meets any additional tax burden. As well, the economic growth resulting from serving the needs of future residents by growth of small businesses will further enhance the Sherwood Park tax base.

In conclusion, for these reasons, we strongly urge Council to support by-law 30-2023. We sincerely believe it is in the economic and social policy interests of the Sherwood Park committee to permit Qualico, and other trusted Corporate Citizens of Strathcona County to proceed with the Bremner development.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce Hagstrom", followed by a period.

Bruce Hagstrom
President

July 15, 2023

To: Director, Legislative and Legal Services – Strathcona County
Legislativeofficer@strathcona.ca

Re: Support for Bylaw 30-2023 at the July 18th, 2023 Public Hearing

Dear Director,

I hope this letter and others like it find you well. As a resident of Strathcona County, my purpose in writing this letter with other residents of our county is to express my wholehearted support for Bylaw 30-2023 to Strathcona County Council. The passing of Bylaw 30-2023 is an important step in the development of the Bremner area and the growth of our county.

Firstly, I believe that the introduction of new and affordable housing is a much-needed initiative, and it comes at a crucial time. Many people in our community, especially young families, are finding it increasingly difficult to secure suitable and affordable housing. We cannot afford to let what has happened to housing prices in cities like Vancouver and Toronto (where only rich landlords can afford to buy) spread to our community because we are not in a position to meet future demand. The proposed new zoning and the consequent housing development could provide them with much-needed relief and opportunities for a secure living environment in one of the best communities in the country.

Secondly, this development initiative is not only a response to a critical social issue but also an investment in the future economic prosperity of our county. The availability of housing will encourage more people to consider our county as their home bringing new business and attracting industry, thereby stimulating economic activity and development. Moreover, it will ensure that our workforce can live closer to their places of work, reducing commute times and enhancing their quality of life, leading to an increase in productivity.

Furthermore, new construction in our county leads to job creation, both during the building phase and thereafter, with the necessary services and amenities that would accompany a more populated area. This would boost our local economy and help provide employment opportunities for our residents.

In conclusion, I believe the proposed new zoning districts offer multiple benefits, and it signifies our commitment to social and economic progress. I strongly urge all members of Strathcona County Council to vote in favour of Bylaw 30-2023, and I look forward to seeing our community grow and prosper in an inclusive, sustainable, and harmonious manner.

Thank you for your time and consideration. I am confident that our elected officials will make a decision that will best serve our community.

Best regards,

Jeremy & Lyndsay Wood


Cc: Aaron Nelson, Strathcona County Councillor for Ward 5

From: Victor and Melody Archer

[REDACTED]
Sherwood Park, AB
[REDACTED]

To: Strathcona Council via legislativeofficer@strathcona.ca

Re:Bylaw 30-2023

We are taking this opportunity to submit our comments supporting the ongoing advancement of the proposed bylaw.

This long-standing process has received due scrutiny that has involved financial and many opportunities for public inputs. The county has completed its due diligence in its entirety, and yet appears to continue to waver in supporting this proposed by law. This results in continued inefficient use of time for county administration, enduring costs, and lack of clarity for the future of our county and for many of its residents and businesses in the community.

My family have been life long residents of the county, we have worked and lived on this Century farm within the development area of the mentioned bylaw. All three families that reside in this area are working on proposals from a developer (not Qualico). That being said, we have been following the development of this growth node since its original inception from 1998, as well as its progression since that time.

We would like to point out that all reviews, studies, and public input have brought our leaders to this logical point. We also feel that continued opposition to the advancement of this node are not based on the best interests of the county as a whole and are clearly being influenced by groups that also do not have the best interest of the future of our county.

We would like to mention some points that we as a family farm support;

- i. We need new growth to bring in new tax payers
- ii. New workers for growth of industry
- iii. New young families
- iv. Future amenities for the people of Strathcona
- v. The fact that a lot of money has been spent and that this was decided long ago – time to move forward.

To add to this, infrastructure currently exists west of Highway 21 to support the growth that is proposed via this bylaw. This includes proposed innovations such as “Hydrogen Homes” that will be leading the future of sustainable communities.

We appreciate the challenges that aspects of this bylaw evoke from many perspectives, but that is the also the hallmark of leadership of elected governance. Please look to the past, the future, the information at hand and make the wise decision to continue to support the county’s growth via this bylaw

July 17, 2023

To: Director, Legislative and Legal Services – Strathcona County
Legislativeofficer@strathcona.ca

Re: Support for Bylaw 30-2023 at the July 18th, 2023 - Public Hearing

Dear Director,

My purpose in writing this letter is to express my support for Bylaw 30-2023 to the Council. I lived in the Bremner house from the late 1980's to 2005, then my parents sold it to Strathcona County. I was also an employee for Strathcona County and worked for small businesses rooted in the County. I also lived in the South Cooking Lake area for 12 years.

I believe the passing of Bylaw 30-2023 is an important step in the development of the Bremner area as it provides a unique product to the market which will attract new residents.

The introduction of new and affordable housing is a much-needed initiative, and it comes at a crucial time. Many people in our community, especially young families, are finding it increasingly difficult to secure suitable and affordable housing. The proposed new zoning and the consequent housing development could provide them with much-needed relief and opportunities for a secure living environment. The development initiative is not only a response to a critical social issue but also an investment in the future economic prosperity of Strathcona County. The availability of housing will encourage more people to consider our county as their home, bringing new business and attracting industry, thereby stimulating economic activity and development. Moreover, it will ensure that our workforce can live closer to their places of work, reducing commute times and enhancing their quality of life, leading to an increase in productivity.

Furthermore, new construction in the county leads to job creation, both during the building phase and thereafter, with the necessary services and amenities that would accompany a more populated area. This would boost our local economy and help provide employment opportunities for our residents.

In conclusion, I believe the proposed new zoning districts offer multiple benefits, and it signifies our commitment to social and economic progress. I strongly urge all members of Strathcona County Council to vote in favor of Bylaw 30-2023, and I look forward to seeing the community grow and prosper in an inclusive, sustainable, and harmonious manner.

Thank you for your time and consideration. I am confident that our elected officials will make a decision that will best serve our community.

Best regards,

Morten Nielsen

Morten Nielsen

From: Trudy Flesher [REDACTED]
Sent: July 17, 2023 9:43 AM
To: Legislative Officer
Subject: Opposition to proposed Bill

We are strongly opposed to the “new” Bill Developers are pushing in front of Council at this July 18 meeting.

In fact we believe it is wrong for a developer to manipulate the situation so the decision our elected officials have already made could be overturned.

The Qualico developer bought advertising space on the front of Sherwood Park weekly publication to sway the public with misleading information as the County already has adequate housing being developed and job creation is not really their purpose. The advertisement did not admit tax payers will be drained paying for

intense infrastructure required for Bremner; the developers will make all the money but still not pay all the costs.

Finally the Agricultural plan was put in place to protect valuable farmland to help ensure our food security. This plan must be respected. The City was established in the midst of our prime farmland and with conscious recognition of the limited land available our national food security could even be compromised. We help feed the country.

Our elected officials must not give in to developers even if they fund election campaigns. The Chamber of Commerce should not endorse private developers. Pushing an agenda should never be part of their role in our community.

Regards,
Trudy and Paul Flesher

[REDACTED]

Sent from my iPhone



July 17, 2023

File No.: 36-21081-1.1

Director of Legislative and Legal Services
Strathcona County Hall
2001 Sherwood Drive
Sherwood Park, Alberta, Canada
T8A 3W7

Dear Legislative Officer:

**Re: Bremner Area
Support for Bylaw 30-2023 for Creation of New Zoning Districts**

This letter is provided to the Director of Legislative and Legal Services to express our support for advancement of the zoning districts for the Bremner Area, and the overall development of Bremner.

Select Engineering Consultants Ltd. (Select) has been retained by Qualico Communities to provide consulting services for land use planning, policy creation, marketing, engineering, and landscape architecture to support the initiation of subdivision within Bremner Community One. Select has also been retained by the landowners within Bremner Community Two for the preparation of the Area Structure Plan and its supporting planning and engineering studies.

Historically, Select's founders have provided consulting services for developments within Strathcona County for over 30 years. Select's legacy includes master planning and engineering for numerous neighbourhoods including: Lakeland Ridge, Clarkdale Meadows, Aspen Trails, Emerald Hills, Summerwood, Salisbury Village, and Hillshire. In doing so, Select has earned a solid reputation as a land development consultant working within Strathcona County.

Trust, partnership, teamwork, and collaboration amongst the land development team and Strathcona County forms the foundation for delivering integrated, strong, and diverse communities. Select has continued to foster and maintain strong relationships with Strathcona County administration and other stakeholders. Select works collaboratively with administration on various development and technical committees. Maintaining a tie to Strathcona County is a corporate priority for Select.

Through our involvement, we have witnessed the benefits of developing multiple neighbourhoods, many of which developed at the same time. These benefits include:

- Providing a variety of residential options and built forms;
- Maintaining affordability with properly managed supply;
- Providing accessibility to other land uses including Urban Village, commercial, and industrial;
- New opportunities for schools and amenities;
- Support for local business;



July 17, 2023
Page 2

- Employment creation;
- Integration and exposure of natural areas;
- Creation of multiple meeting and gathering spaces;
- Opportunities to connect new residents to the Strathcona County community and culture.

Each neighbourhood has a unique set of characteristics which the residents of Strathcona County, and those within the region, can benefit from.

Among the benefits noted above, the new area of Bremner provides opportunity to explore modern planning and engineering practices, including:

- Flexible built forms;
- Investigation of green technology;
- Alternative energy sources;
- Exposure to many unique natural features including Oldman Creek and Pointe-aux-Pins Creek;
- Connection and interaction through smart technology;
- Right-sizing of infrastructure due to evolving trends.

This aligns with Bremner's core pillars of being green, connected, and diverse.

Select believes that the Bremner development is beneficial to Strathcona County. We appreciate our continued opportunity to support development within Strathcona County through consulting services, or other means. We will continue to assist the various stakeholders required to make this development a reality.

Sincerely,

Select Engineering Consultants

A handwritten signature in blue ink, appearing to read 'M. Solikowski'.

Mark Solikowski, P.Eng.
General Manager
msolikowski@selecteng.ca

cc:



Re: Bylaw 30-2023

To Whom it May Concern,

Akash Homes (“Akash”) is a large volume production homebuilder throughout both the Edmonton and Calgary regions. Akash has historically conducted business throughout Sherwood Park and Strathcona County, building in such neighborhoods such as Nottingham, Emerald Heights, Aspen Trails, Summerwood and Salisbury Village. Akash is headquartered in south central Edmonton, a short 15-minute drive to Sherwood Park. Akash employs over 50 full-time employees in the Edmonton region as well as hundreds of contractors, many of which who reside in Sherwood Park and/or Strathcona County.

We unequivocally support the Bremner project for the long-term viability and health of Sherwood Park and Strathcona County. Akash intends to invest significant amounts of capital into the region with the Bremner lands thereby continuing to create employment opportunity for many Sherwood Park and Strathcona County residents. Lastly, the approval of the Bremner lands further strengthens housing choice and affordability for the region in a time in which housing affordability is being eroded nationwide due to a myriad of factors.

Sincerely,

Dhruv Gupta
Encl/sf



BREMNER

New Zoning Districts

Proposed Bylaw 30-2023

Public Hearing: July 18, 2023



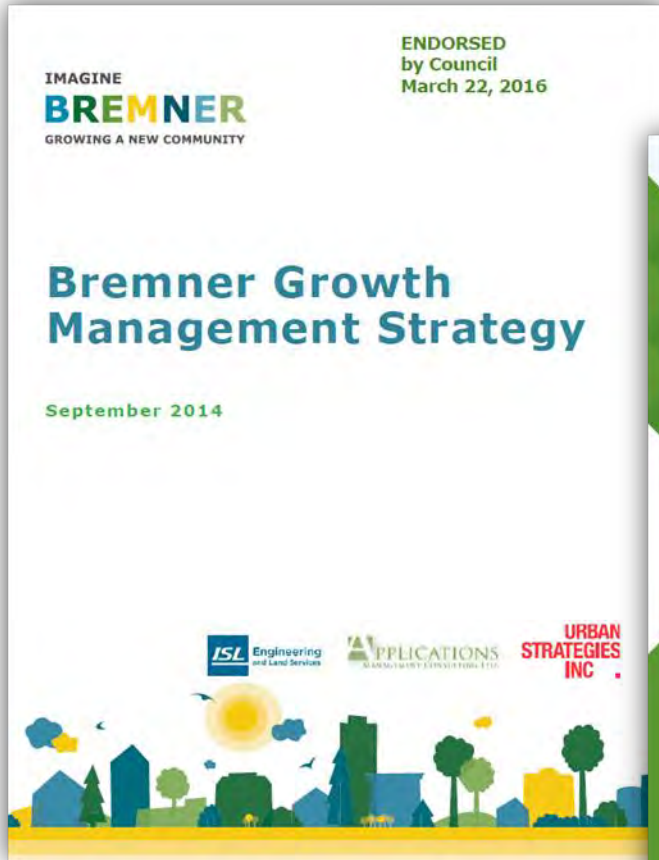
PROPOSED ZONING DISTRICTS



Three new residential zoning districts proposed in Bremner

Prepared by Stantec, on behalf of Qualico Communities, in collaboration with County Administration.

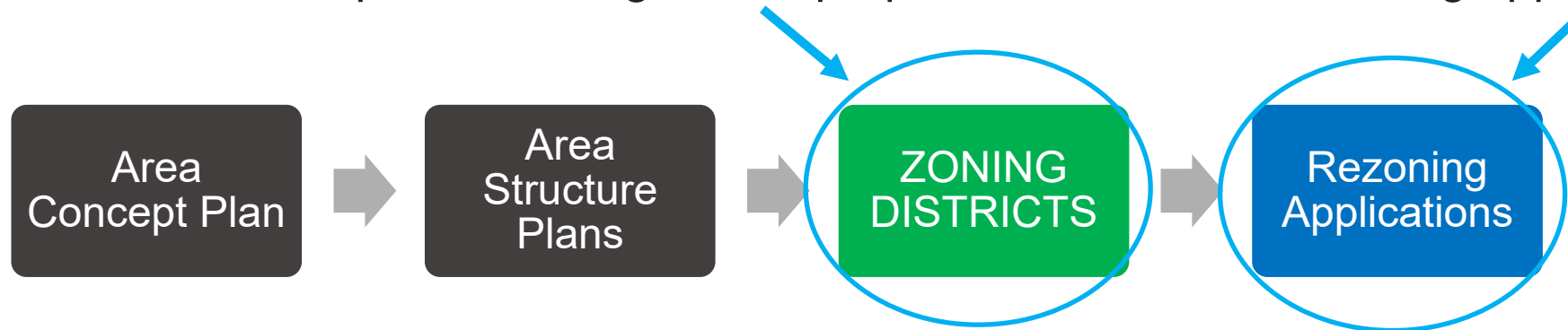
COUNCIL APPROVED PLAN CONFORMANCE



Why are these zoning districts being brought forward now?

Bremner ACP and Community 1 & 4 ASPs (Approved) = County commitment to the public that development of Bremner is moving forward

Implementation Next Step: new zoning district preparation, and then rezoning applications



Initial stages of development are ready to advance – zoning district approval is required for rezoning applications

Why are new zoning districts required?

Bremner ACP and ASP require new zoning districts to:

- Achieve the policy direction within the plans
- Apply the Urban Design Standards
- Execute the vision for Bremner

Area-specific zones have also been created though similar processes for:

- Centre in the Park
- Hillshire
- Centennial
- Cambrian Crossing.



What area these new zoning districts?

1) Small Lot Low Density Residential (RLD1)



2) Standard Lot Low Density Residential (RLD2)



3) Street Oriented Residential (RSO)



Small Lot Low Density Residential (RLD1) District

Purpose:

- Compact single-detached and semi-detached housing
- Front-attached garages

How is it unique?

- Requirements for uninterrupted parking across the street
- Requires appropriate driveway lengths for onsite parking
- Allows one side setback to be reduced to 0.0 m with maintenance easements on abutting lot

What are the benefits?

- Attainable housing options
- Welcomes residents with reduced house/lot size needs
- Visually pleasing, pedestrian-friendly streets
- On-street parking opportunities remain
- Efficient use of land



Standard Lot Low Density Residential (RLD2) District

Purpose:

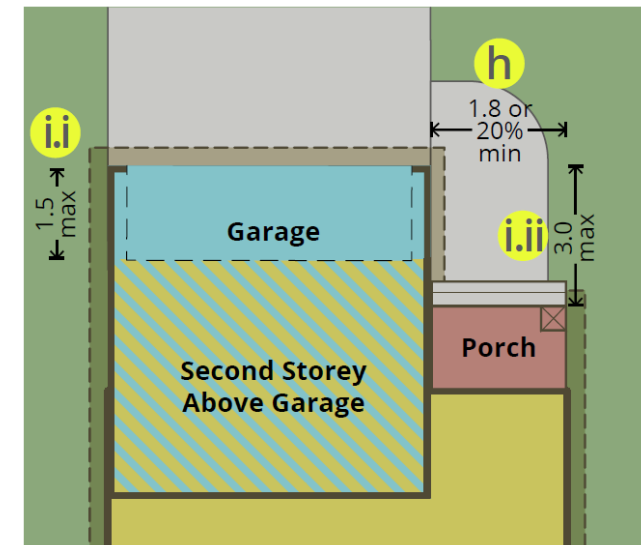
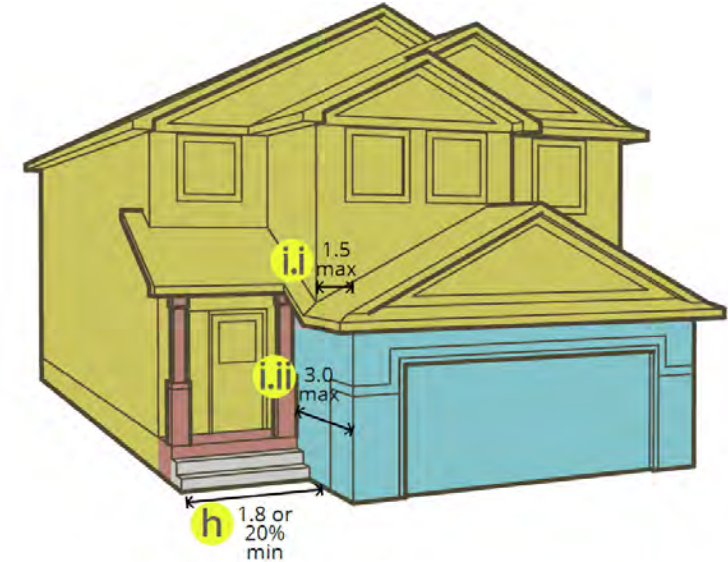
- Wide range of single and semi-detached housing sizes
- Front-attached garages

How is it unique?

- Requires additional design regulations to reduce the dominance of front garages
- Requires appropriate driveway lengths for onsite parking

What are the benefits?

- Variety and flexibility in house/lot sizes
- Visually pleasing, pedestrian-friendly streets



Street Oriented Residential (RSO) District

Purpose:

- Wide range of single-detached, semi-detached, and townhouse

How is it unique?

- Access must be from a lane
- Allows one side setback to be reduced to 0.0 m with maintenance easements on abutting lot

What are the benefits?

- Attainable housing types
- Range of housing types/densities
- Unobstructed, pleasing pedestrian streetscape
- Reduces driveways onto main roads to limit driver / pedestrian conflicts



How do these districts align with the Bremner Vision?

Green

- Incorporate design aspects that focus on the streetscape, for a pedestrian-friendly environment. This encourages residents to be healthy and active—to walk, cycle and generally be outdoors.
- Supports efficient use of land that is designed to retain existing natural features

Connected

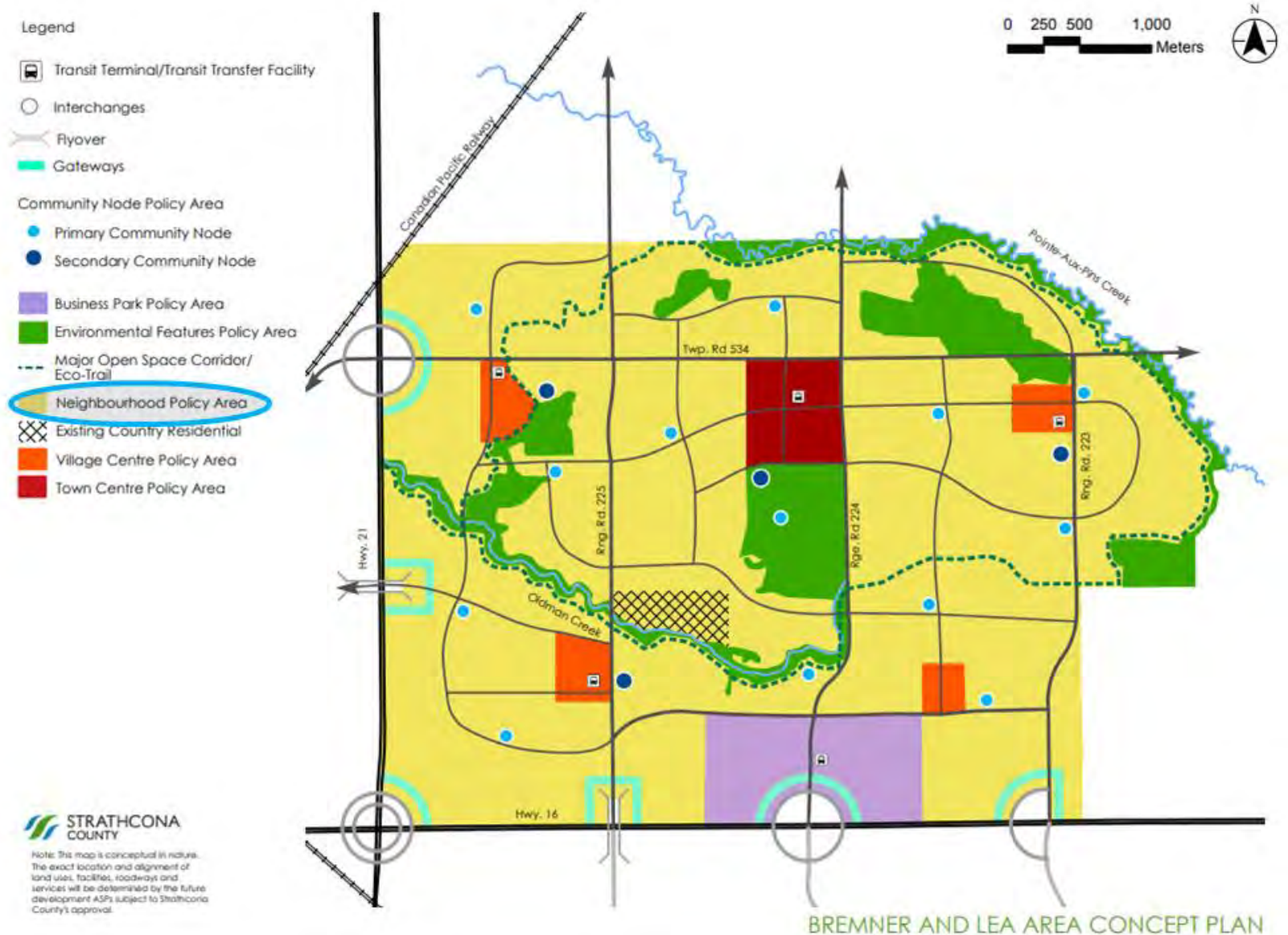
- All people are welcome and can find housing that meets their needs.
- Design aspects focus on interaction of housing with the street, to ensure connection between the private and public realm.
- Connection with several modes of travel will be available for residents

Diverse

- Adds to the mix of land uses for complete communities
- Allows a variety of residential uses and housing types to support a range of residents with diverse needs

Where could these districts be applied?

- ACP Neighbourhood Policy Area
- Any Bremner community (ASP)
- Where ASPs identify Mixed Residential, Street Oriented Residential, and Street Oriented Medium Density Residential land uses.



What happens once these zoning districts are approved?

- Inclusion in the Land Use Bylaw
- Become available to use for rezoning applications within the Bremner ASPs
- Council approval is required for each rezoning application seeking to utilize these districts

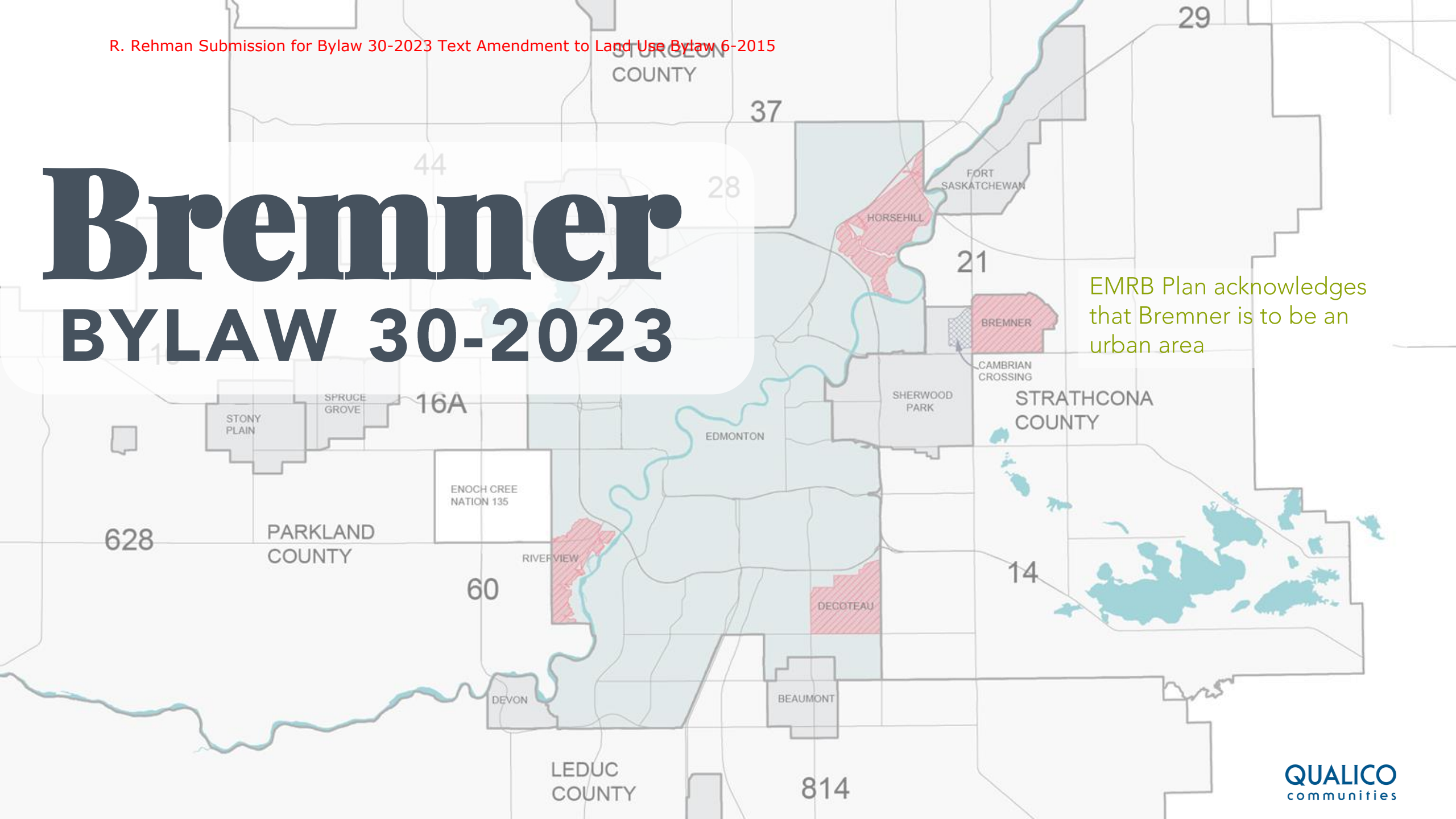


THANK YOU



Bremner BYLAW 30-2023

EMRB Plan acknowledges
that Bremner is to be an
urban area





What We Know:

Many technical studies have been completed to support the adoption of the Statutory Plans:

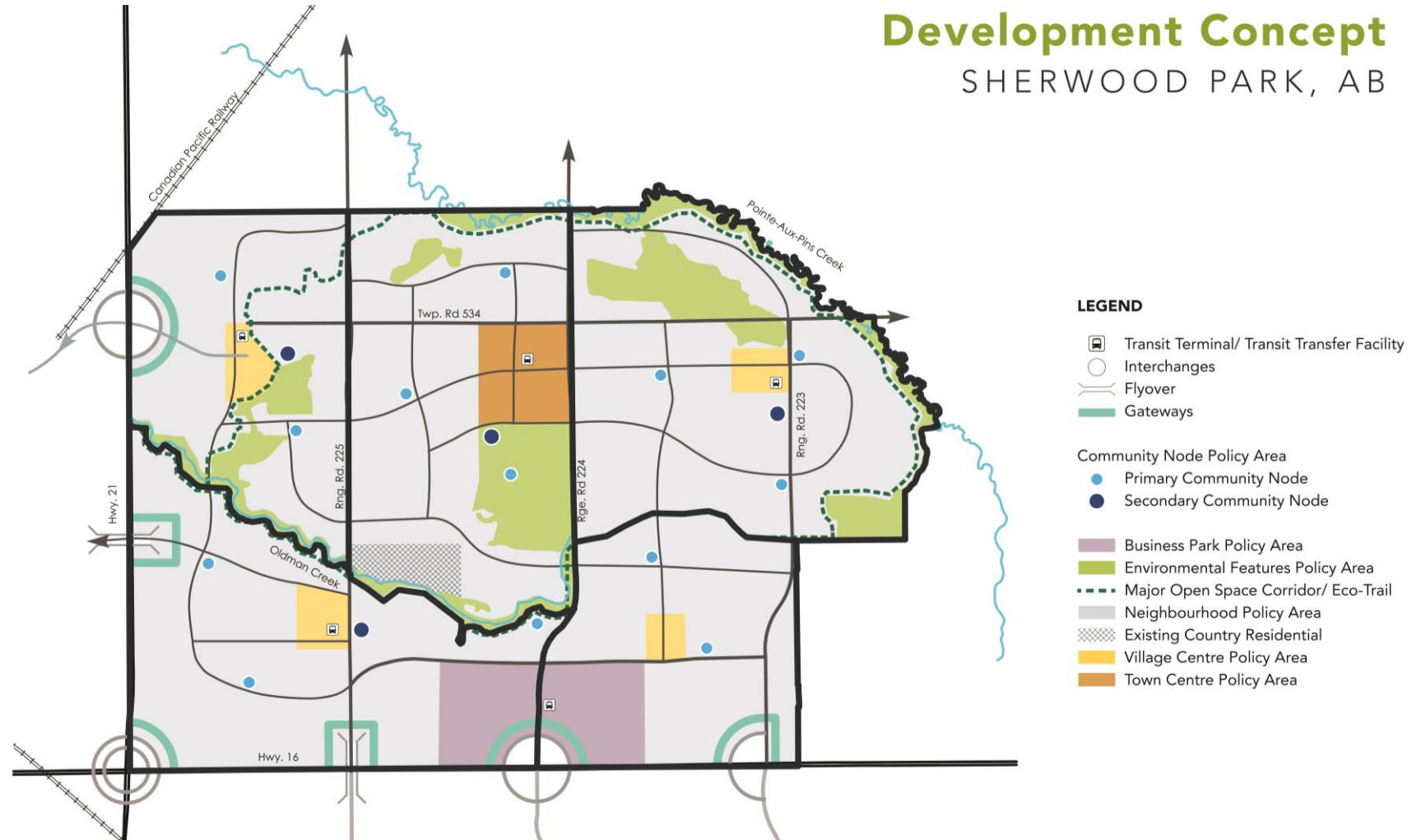
- **Transportation Plan;**
- **Utilities Master Plan;**
- **Financial Viability Analysis;**
- **Agricultural Impact Assessment;**
- **Design and Construction Standards; and**
- **Biophysical Assessment**

Bremner

SHERWOOD PARK, AB

Connected - Green - Diverse Development Concept

SHERWOOD PARK, AB





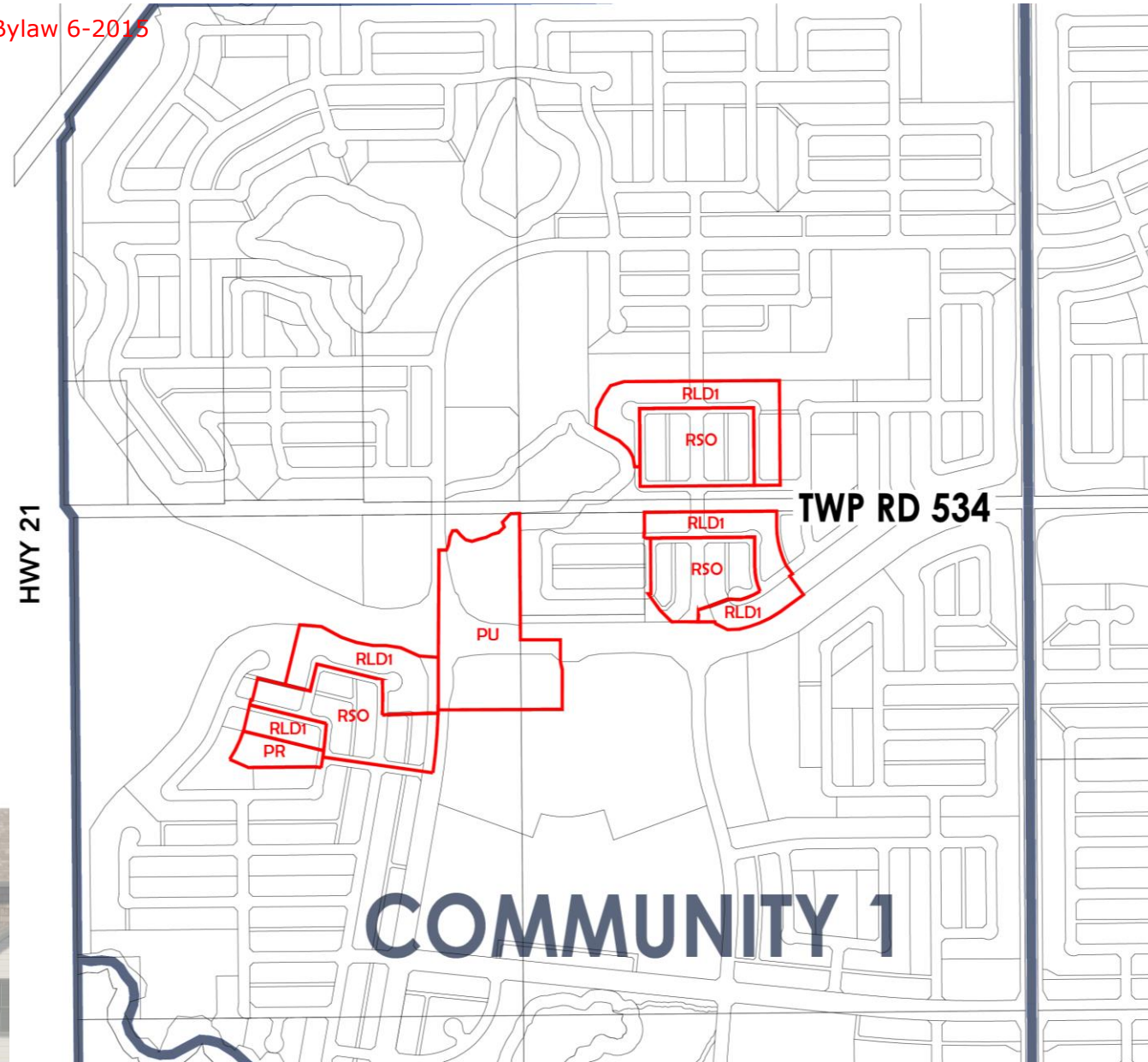
How is Bremner Different?

Unique and flexible Zoning Regulations:

- Promotes Housing Affordability
- Regulates Density
- Respects the Design Policies set forth in the Design & Construction Standards

Unique Design and Construction Standards

- Public Realm and Pedestrian Priority





What Now?





What we've Heard & Shared:

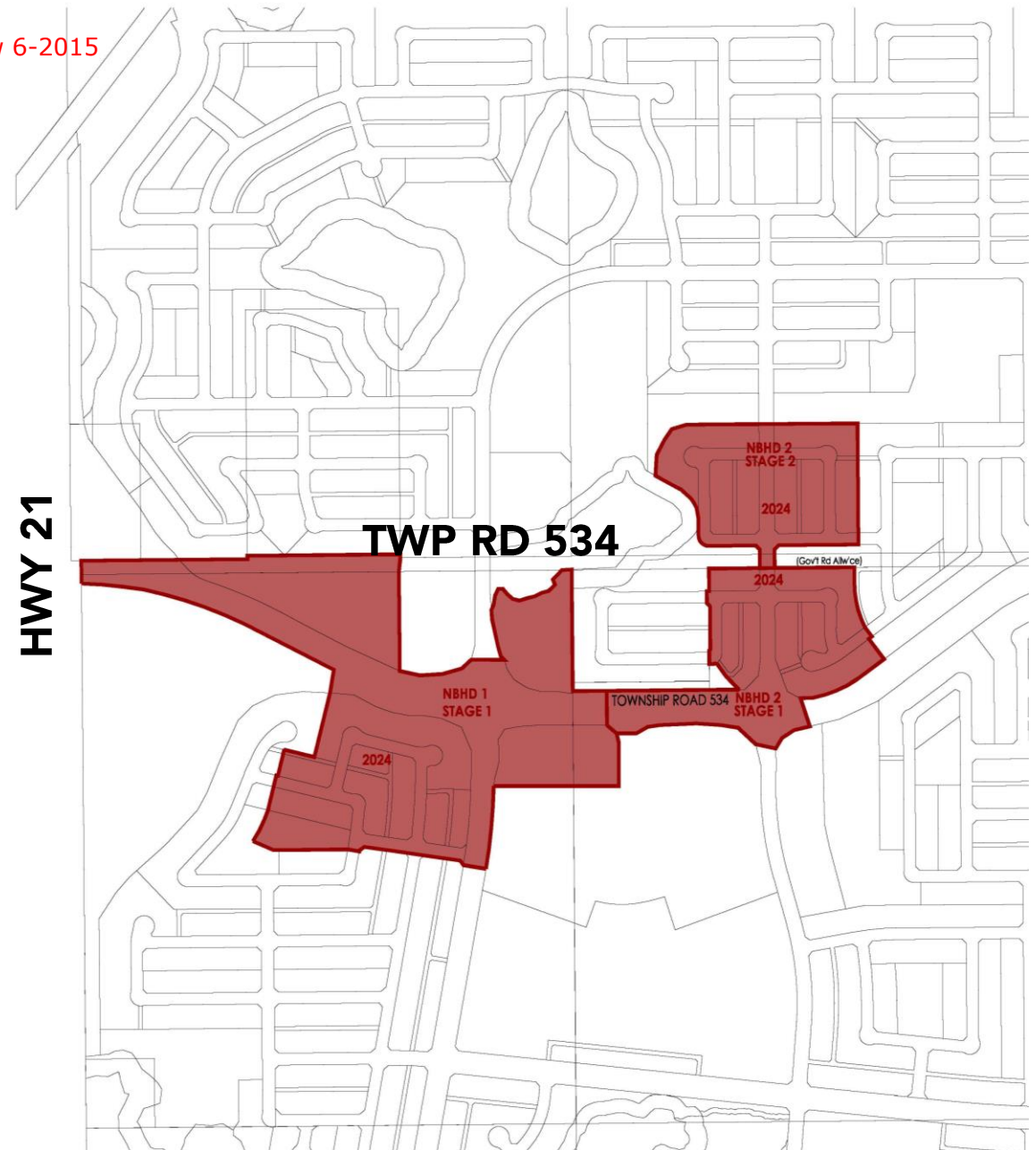




What is Next?

Following adoption of the Zoning Bylaws, additional planning and engineering approvals are required to support the next stages of the development process.

The Zoning Bylaws will come into effect on February 1, 2024.





What is Next?

- 2024: Subdivision and Engineering approvals
(Anticipated approval timelines 8-10 months)
- 2024: Grading, Underground Infrastructure
- 2024 - 2025: On-site construction & road surface completion.
- 2024 - 2025: Off-site construction
- 2025: Showhome construction
- 2026: Showhome open



An aerial photograph of a suburban neighborhood. In the center, there is a large grassy area with a colorful playground. Surrounding the playground are several modern, two-story houses with grey roofs. A paved road runs along the right side of the image, with a blue bus driving on it. The bus has the number 7065 on its side. The background shows more houses and a clear sky.

THANK YOU

July 17, 2023

Strathcona County Council
c/o Strathcona County
2001 Sherwood Drive
Sherwood Park, AB T8A 3W7

Dear Council,

Re: Public Hearing for Bylaws 30-2023

I am writing to you today in support of our applications to rezone the first two stages of our new project, known as Bremner.

The purpose of the public hearing on July 18, 2023, is as follows:

1. to hear any concerns about two new zoning districts that are to be introduced in the Bremner Plan Area; and,
2. to rezone lands for the first two stages of development in Bremner, in accordance with the approved Area Structure Plan.

The purpose of the public hearing is not about when and where future development should occur. This has already been determined by Council's approval of the Area Concept Plan and the Area Structure Plans for Bremner.

With what would normally be a straightforward application and approval process, it has come to my attention that there is a small special interest group who may be using the public hearing as an opportunity to protest all new development within the Bremner Area.

I will not have enough time to address all the concerns that we expect to be raised at the public hearing, so I wish to provide these written comments for your consideration.

Primary Concerns

The three primary issues that have been raised by the public, as we understand them, are as follows:

- ▶ Development of Agricultural Land
- ▶ Cost of Development
- ▶ Timing of Development

Development of Agricultural Land: This matter has been dealt with through all the good planning that the County has undertaken over the last 10 years.

The Agricultural Master Plan Report, which was approved by Council in 2016, states on Page 35 that:

"Urban Reserve Policy Area: This area, generally known as the Bremner area, is primarily Class 1 and 2 soils northeast of Sherwood Park across Highway 16. Strathcona County has recently completed a planning study of this area for potential urban development. Focusing on the area south of Point-aux-Pins Creek, it is now in abeyance until the Colchester area is studied to see which of the two might be a preferred site for the 'new Sherwood Park.'"

So even then, it was acknowledged that Bremner (or Colchester) was going to be urbanized. The Regional Agricultural Master Plan exempts Bremner from the Policy 1 and Policy 2 Land Areas despite its excellent soil characteristics and puts it into the Policy 3 Land Area "Agriculture in Future Transition Lands".

The Municipal Development Plan: The MDP identifies Bremner as the "Urban Service Area-Bremner".

Bremner Agricultural Impact Assessment (prepared by the County as part of the Bremner ACP) acknowledged the County's Agricultural Master Plan and noted that work on the Regional Agricultural Master Plan was under way. The related policies have since been integrated into the EMRB Regional Plan, the MDP, and the Bremner Area Concept Plan.

Cost of Development: A Financial Viability Analysis was completed by the County as part of the approval process for the Bremner Area concept Plan in 2019. It provides a 39-year time horizon for Bremner development commencing in approximately 2023. The Financial Viability Analysis was a key factor in the County adopting the Bremner and LEA Area Concept Plan.

Now that we are on the threshold of developing the first stages of Bremner, all of the costs of hard infrastructure will be paid for by the development community, and the costs will be recovered over time through lot sales. The only exception to that is the water reservoir, which will be covered by Utility Rates, and so-called soft infrastructure costs and maintenance, which will be developed over time from new taxes generated from the development of Bremner.

All of this is in accordance with current county policy on finance and is in alignment with the Financial Viability Analysis for Bremner.

Timing of Development: The idea that we have "too much growth" or that we should take a "wait and see" approach before proceeding on Bremner has recently emerged from certain members of the community who have been opposed to development.

The amount of growth that is available for development at any one time should not be based on public opinion or personal bias.

Demand for Housing

Looking at housing from a regional perspective, it is clear that the market for new housing has remained strong within the region, and even increased throughout the region over the past 10 to 15 years, with annual new home permits of between 7,000 and 10,000.

Sherwood Park has lost market share during this time frame due to the dwindling supply of available land for neighbourhood development. New housing permits were at their peak in Sherwood Park from 2001 to 2016, when multiple new neighbourhoods were under construction at the same time.

With only two small stages of development remaining in Summerwood, and one remaining stage of Salisbury Village, we are nearing the end of residential development in Sherwood Park south of Highway 16.

Now that land is becoming available again, there is renewed development interest from quality developers such as Qualico, Rohit, Mattamy, Strata, and now Genstar, signaling that the housing market is indeed strong, and will provide an opportunity to make Strathcona County an important hub for new housing once again.

Qualico's History in Sherwood Park

Qualico has been creating new neighbourhoods and communities within Strathcona County for many years, and we have earned a reputation as a trusted business and community builder. This is due to our excellent experience of building homes in Sherwood Park since the 1950's and 60's, and creating new communities since the 1990's.

Strathcona County is one of Canada's most livable communities, and Qualico's investment in Sherwood Park over the years has helped to this by providing affordable and accessible homes and neighbourhoods for many families throughout all stages of their lives.

We are proud of the quality of homes and neighbourhoods built in Sherwood Park over the years including the following neighbourhoods:

- ▶ The Ridge
- ▶ Forest Greens
- ▶ Foxboro
- ▶ Foxhaven
- ▶ Heritage Hills
- ▶ Summerwood

In 2014 Qualico acquired the last piece of developable land within the original urban services area of Sherwood Park (i.e., south of Highway 16) when we purchased 100 acres in Summerwood. It was clear at that time Sherwood Park was running out of land for residential development. At the same time the County was initiating the growth management strategy for Bremner. We began our search for new land opportunities in Bremner based on the County's work on the growth management strategy and were able to put together a land assembly with local landowners, all of which was contingent on adoption of a Statutory Plan (Area Concept Plan) for the area.

Investment in Bremner

Qualico's decision to invest in Bremner was based on the adoption of the Area Concept Plan by Strathcona County Council in 2019. **The planning process undertaken by Strathcona County in the preparation of the Bremner Area Concept Plan was one of the most comprehensive and thorough planning processes I have witnessed in over 30 years of professional planning experience.** This was done to ensure that the plan was balanced between the environmental, social and economic pillars of sustainable development, and to ensure that it had a robust public consultation program. The preservation of agricultural land was an important consideration in this process.

Once Council approved third reading of the ACP, this gave Qualico the certainty it needed to move forward with completing the land purchases contracts. This allowed us to initiate the next stage of the development process, which was to prepare Area Structure Plans for the first two Neighbourhoods.

It took an additional two years of planning and engineering, at Qualico's expense, to prepare the ASPs which were approved by Council as Statutory Plans in July of 2021. Approval of the ASPs provided an additional level of certainty that the County was ready to move forward with development Bremner.

Based on the approval of the ACP for Bremner, Qualico invested millions of dollars in detailed planning and engineering design, including: preparation of two Area Structure Plans; neighbourhood engineering design reports for the entire first two neighbourhoods; zoning and subdivision application preparation, submission and review; and, contributions to upgrades for the Capital Region Wastewater Sewer system. We have invested many millions more into securing a land assembly that will ultimately pay for the cost of servicing.

First Stages of Development

Our plan is to commence development of the first two stages of Bremner in 2024. Because this is a new area of development, it will take us approximately two construction seasons to complete all of the onsite and off-site services. New lots will be turned over to home builders in the fall of 2025 and the first homeowners are expected to move in sometime in the summer or fall of 2026.

Finally, it takes several years to get a new neighbourhood off the ground and build momentum – we know this from experience. Real estate development is a cyclical business and is subject to the market conditions where we experience periods high growth and low growth. Bremner is a long-term project that is anticipated to take at least 40 years to develop out, and likely longer. By investing now, it helps ensure that we are ready to capture the periods of high growth when they happen, and it helps keep the cost of major offsite infrastructure to a minimum for future residents thereby helping to maintain market affordability for new housing.

Benefits of Growth

Qualico has been building homes and/or creating new neighbourhoods in Sherwood Park for over fifty years, and while the name of our company may be on the applications and development agreements, it takes a tremendous amount of collaboration of many people and companies to build a new community. This includes our employees, many of whom are long time residents of Sherwood Park and Strathcona County, and numerous local independent contractors and corporations whom we need to build your homes and neighbourhoods.

The reality is that the majority of investment in new communities goes to supporting local trades, contractors and businesses, many of have either started Sherwood Park or have their head offices located in Strathcona County. The diversity of small and medium businesses who contribute to community development and home building in Strathcona County is vast, and includes many local contractors, professionals, consultants and their employees working in areas such as: grading contractors, water and sewer contractors, paving contractors, shallow utility contractors (gas, electric and communications), framers, electricians, plumbers, siders, roofers, concrete companies, flat work contractors, engineering consultants (civil, structural, transportation), environmental consultants, planning consultants, and many more. All of these people create a ripple effect by supporting other local businesses with shopping, restaurants, and charitable causes as a result of building in Strathcona County.

Conclusion

I have had the privilege of living in Sherwood Park with my family for over 20 years now. Strathcona County has become our home and we are proud of the contributions we have made both personally and professionally. I couldn't be prouder of the work that I have done with Qualico in helping build a better city.

Purpose of the Public Hearing: Once again, the purpose of the public hearing on July 18, 2023, is not to consider when and where future development should occur. This has already been determined by Council's approval of the Area Concept Plan and the Area Structure Plans for Bremner and is supported by the Agricultural Master Plan.

The purpose is to hear any concerns about two new zoning districts that are to be introduced in the Bremner Plan Area, and to rezone lands within in accordance with the approved Area Structure Plan.

Recommendation: In consideration of the above, I urge Council to support three readings of Bylaws 30-2023 and 14-2023, for the following reasons:

1. The Financial Viability Analysis for Bremner has demonstrated that Bremner is viable from a municipal perspective, and was a key aspect of the adoption of the Area Concept Plan for Bremner;
2. The Bylaw are consistent with MDP, the ACP and the ASPs for Bremner and are within the Urban Services Area of Sherwood Park;
3. The Bylaws are consistent with the Regional Agricultural Master Plan and are acknowledged by the County Agricultural Master Plan;
4. Qualico and Administration have worked collaboratively to develop these new zoning districts;
5. All ratepayers and businesses rely on Council to follow Approved Statutory Plans so that they can make business and investment decisions.
6. Qualico has invested millions of dollars into the future of Strathcona County and Sherwood Park solely based on the approved Statutory Plans that Council has supported in the past. Failure to approve our rezoning will result in significant delays and will result in huge cost implications to Qualico and its partners.

Thank you for your consideration. Please feel free to call me if you have any questions or concerns.

Regards,



Brad Armstrong, RPP, MCIP
Vice President Community Development
Northern Alberta
Qualico Communities

Connected — Green — Diverse

Bremner

WE CREATE WHAT WE
BELIEVE IN **QUALICO**
communities

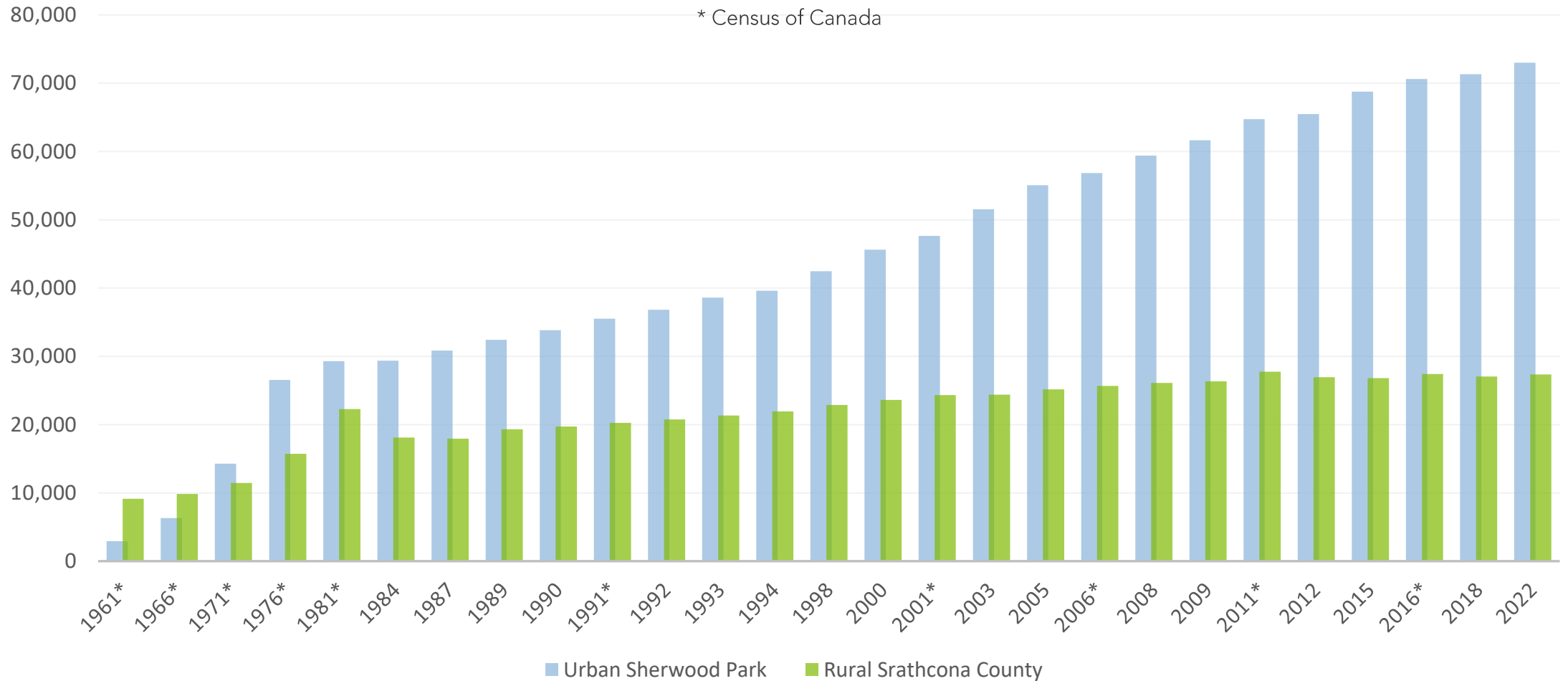


Growth 1961 - 2021

URBAN VS. RURAL

POPULATION GROWTH

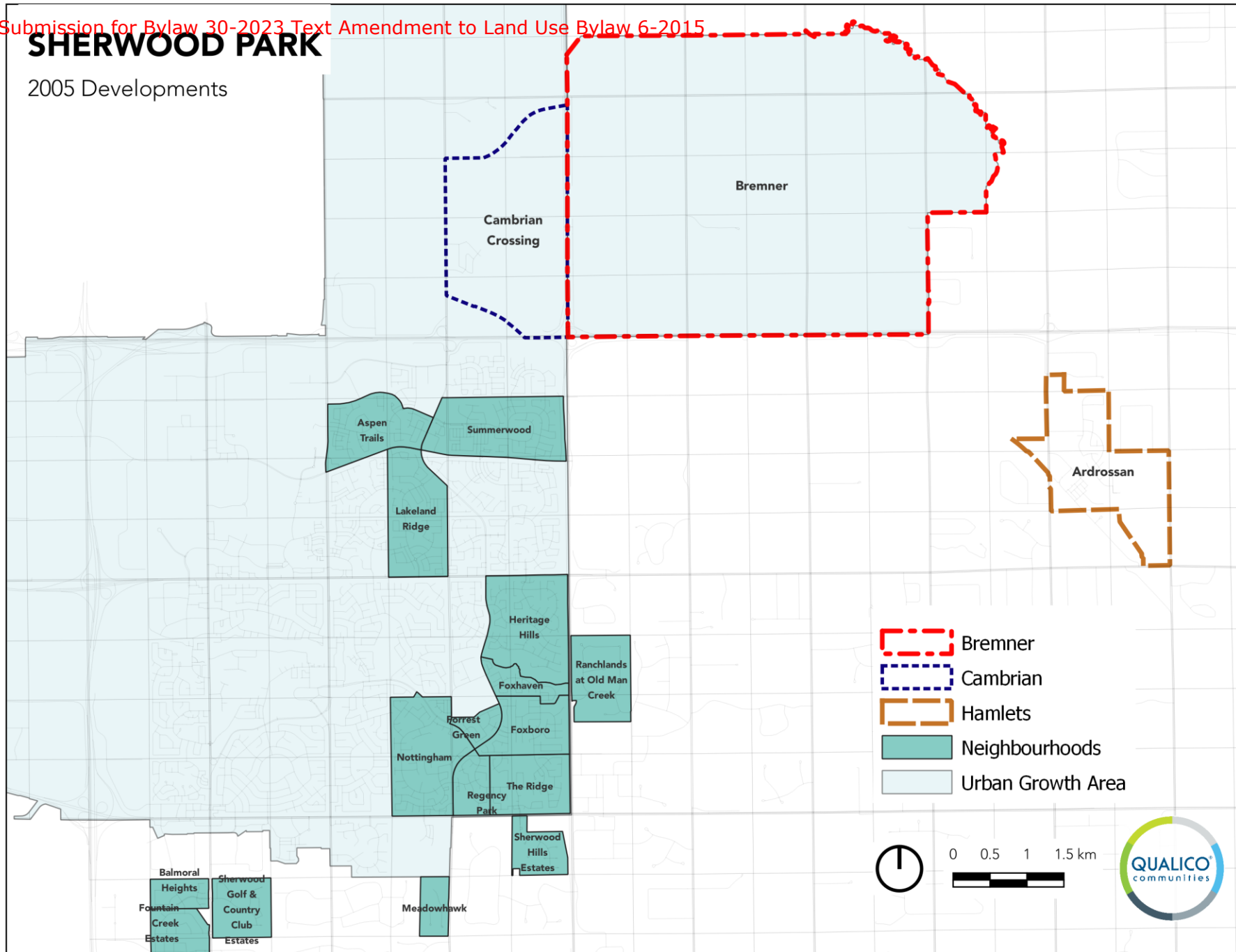
* Census of Canada





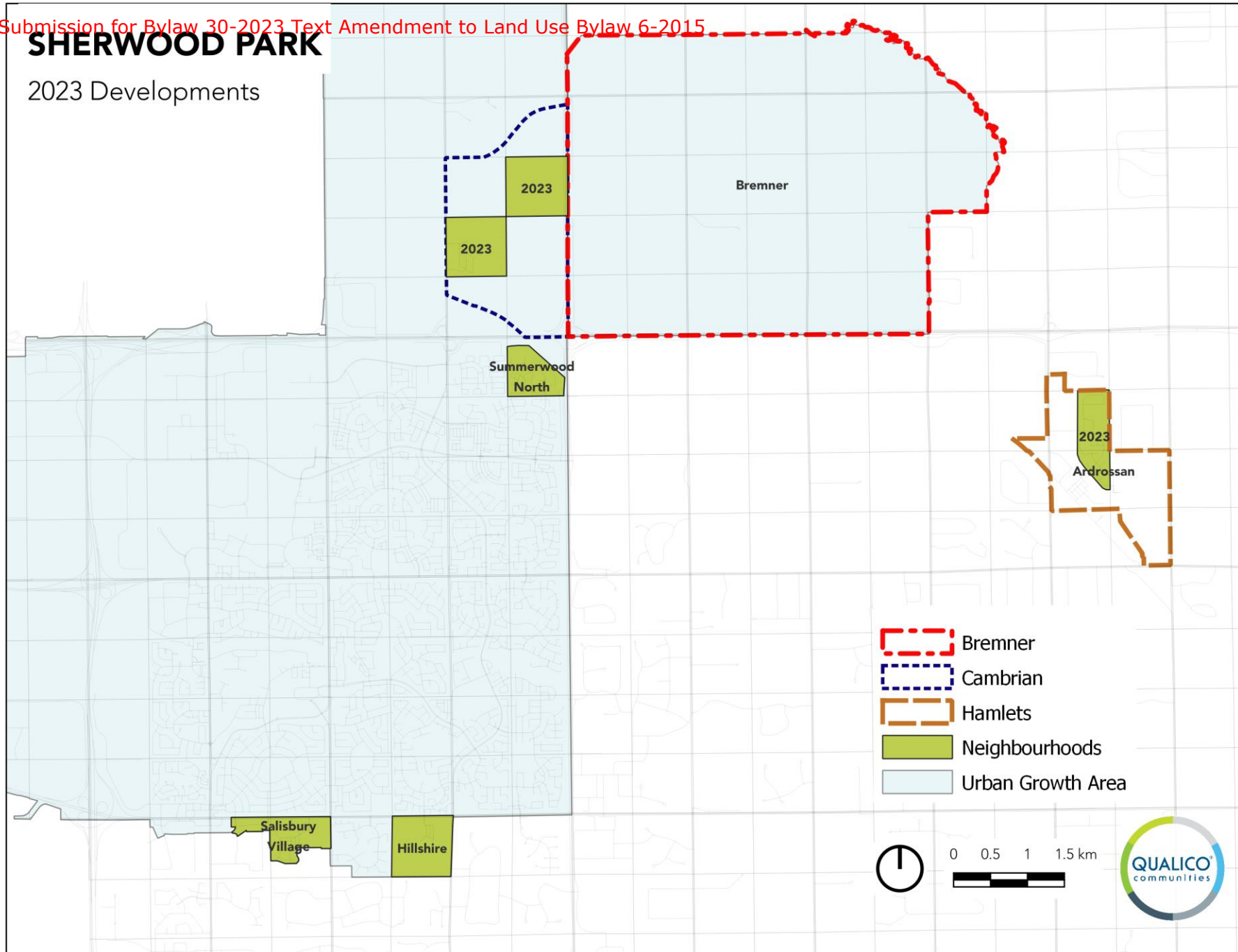
Active Developments

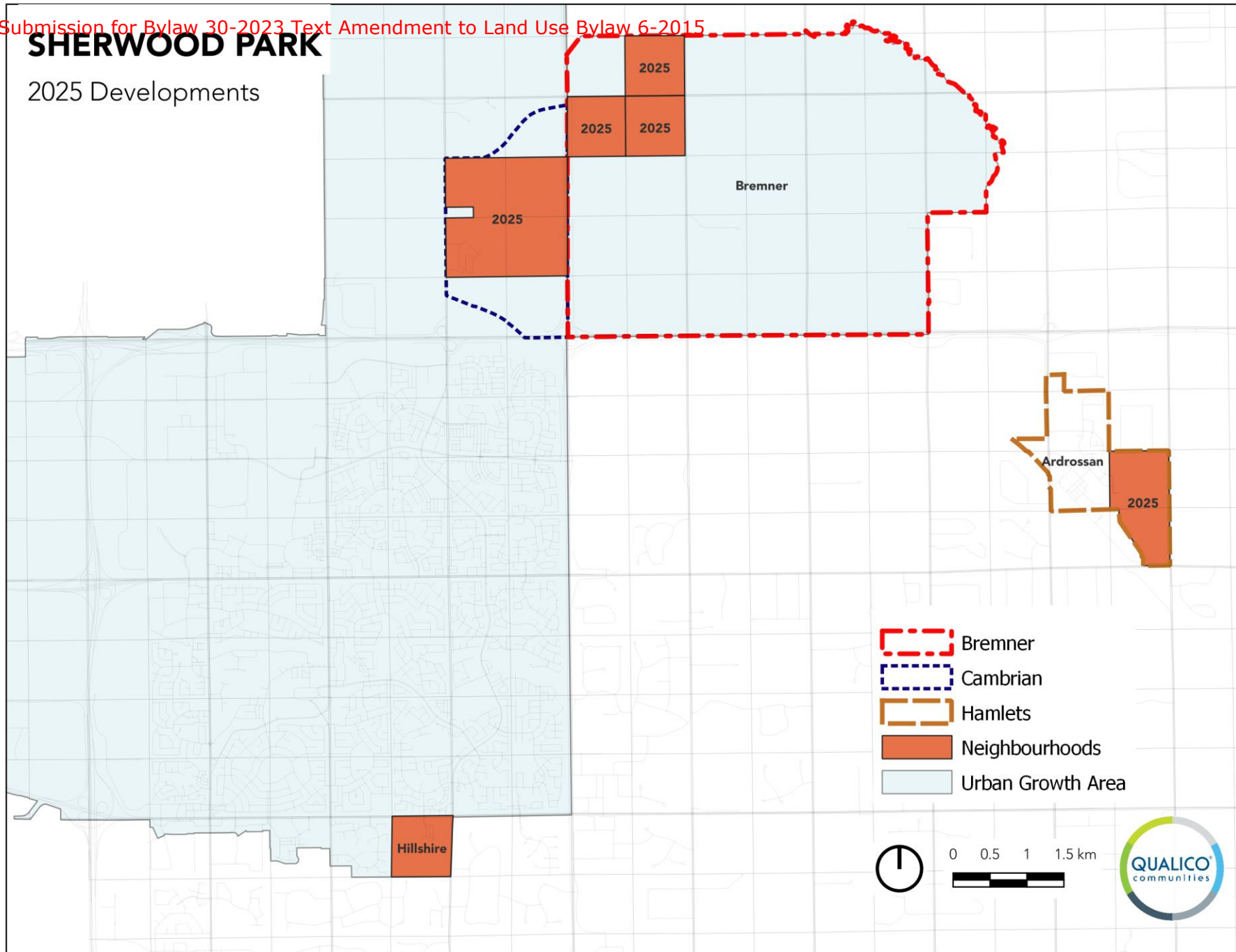
2005 vs. 2023



SHERWOOD PARK

2023 Developments







Economic Impact

\$12.6 Billion of Growth

New Home Construction in Alberta (2022)



36,544
STARTS

*New housing starts are key
to economic growth in
our community.*



61,442
JOBS

*On- and off-site jobs –
a major source of employment in
Alberta.*



\$4.7 B
WAGES

*Dollars that show up
in purchases across
the entire local economy.*



\$10.7 B
INVESTMENT

*Maintains and improves
the largest single wealth-
builder for most families.*

Source: CHBA Canada (2022)

Bremner



32,000
STARTS



53,800
JOBS



\$4.1 B
WAGES



\$9.4 B
HOUSING
INVESTMENT

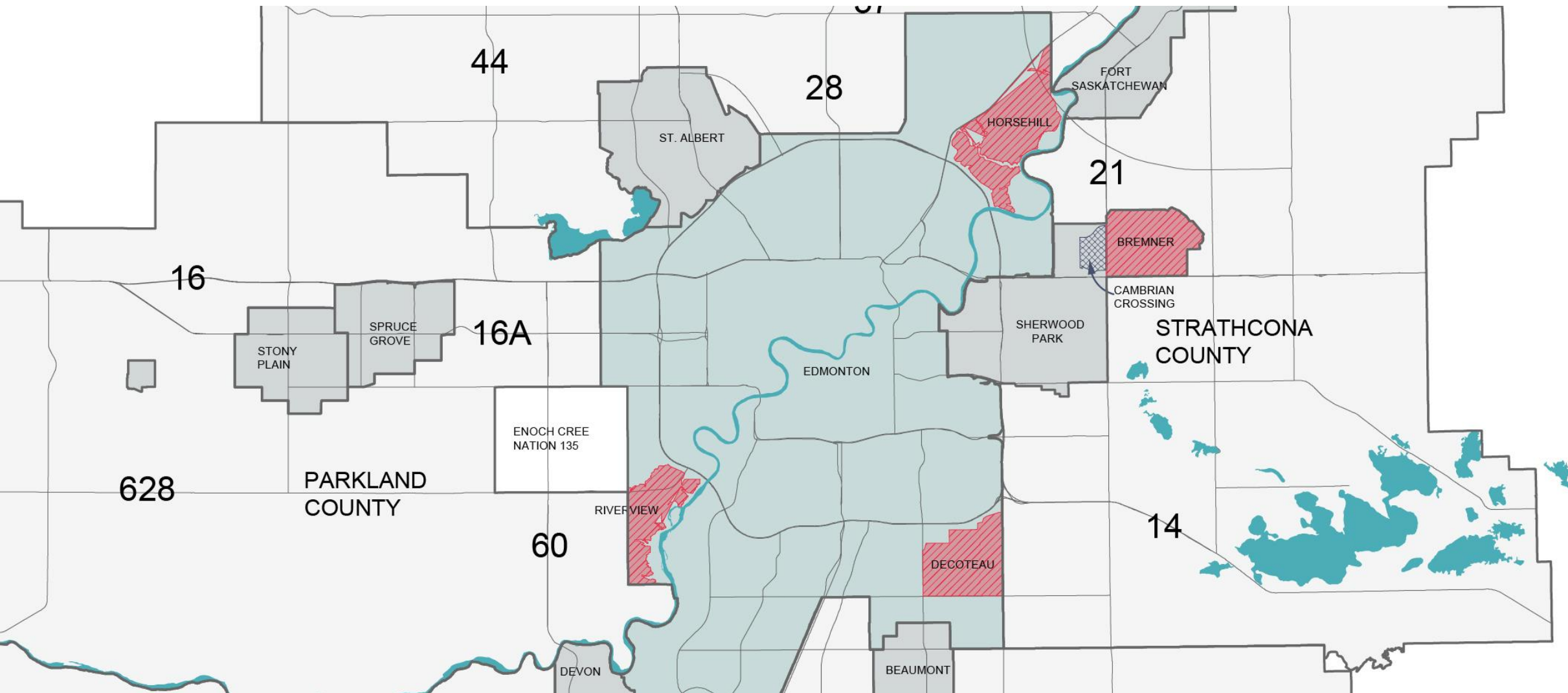
**COMPARES
TO**

\$3.2 B
INVESTMENT IN LAND
DEVELOPMENT



Conclusion

Bylaw 30-2023 Complies with all the Statutory Plans



Edmonton Region

July 17, 2023

Strathcona County Council
County Hall, 2001 Sherwood Drive Sherwood Park
Alberta, Canada, T8A 3W7

Canadian
Home Builders'
Association



Re: Bremner Development – Zoning Bylaw 30-2023

Dear Strathcona County Mayor and Council,

The Canadian Home Builders' Association - Edmonton Region (CHBA-ER) is a not-for-profit organization representing more than 400 member companies in the region including builders, renovators, land developers, trades, suppliers, and more. The residential construction industry in the Edmonton Region is a network of local businesses that represents more than 36,000 jobs, \$3 billion in wages, and \$6.4 billion in built investment. For nearly 70 years, CHBA-ER has taken a principled, long-term approach to building sustainable and healthy places to call home.

The purpose of this letter is to express support for the approval of Zoning Bylaw 30-2023 that will enable Bremner Community development. As active participants in this vibrant community, we believe that the expansion of housing options and the stimulation of the local economy are vital for sustainable growth and prosperity of our region.

Housing affordability is a pressing concern that affects individuals and families across Strathcona County. The escalating cost of housing and increased mortgage rates have made it increasingly challenging for many residents to find suitable accommodation that fits within their budgets. Housing supply is a critical component to maintaining housing attainability in the region. Municipalities across Canada who have restricted supply, have negatively impacted their local housing affordability and contributed to a nationwide housing crisis. In the region, preservation of housing affordability has been a top priority and our competitive advantage in attracting new residents. By approving new community development, we can address this issue head-on, providing a range of housing options that cater to different income levels and lifestyles.

Introducing diverse housing choices, including market affordable housing units, rental properties, and starter homes, will ensure that residents from various socio-economic backgrounds have access to safe, decent, and affordable housing. This will foster inclusivity and diversity within the community, allowing individuals and families to lay down roots, contribute to the local fabric, and enjoy the benefits of a stable living environment.

Moreover, the approval of new community developments will have a positive impact on the local economy. The construction and development industry is a significant driver of economic growth, creating job opportunities for local tradespeople, contractors, architects, engineers, and various other professionals. By promoting sustainable development practices, with a focus on energy efficiency, Strathcona County will be positioned as a leader in environmentally conscious development.

Additionally, the establishment of new residential communities will boost local businesses and services. With an increased population, there will be a greater demand for retail shops, restaurants, healthcare facilities, educational institutions, and recreational amenities. This, in turn, will attract new businesses to the area, fostering entrepreneurship and job creation. By expanding the community, we can create a virtuous cycle of economic growth and prosperity for both residents and local businesses.





In conclusion, I urge the Strathcona County Municipal Council to seriously consider approving Zoning Bylaw 30-2023 for Bremner Development that prioritizes housing affordability and stimulates the local economy. By doing so, we will address the pressing issue of housing affordability while fostering economic growth and enhancing the overall well-being of the community. Industry supports the growth of Bremner, as continued growth and business certainty is vital for the success of the County and the region.

Thank you for your time and consideration. I trust that you will make the best decision for the present and future of Strathcona County. Should you require any further information, or if I can be of assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Laura Bruno", is positioned below the word "Sincerely,".

Laura Bruno
Chief Executive Officer
Canadian Home Builders' Association – Edmonton Region

July 17, 2023

Dear Mayor and Council,

I am writing to you representing Cameron Development Corporation to express our support for the approval of the rezoning districts and subsequent land use bylaws in Bremner.

Cameron has been developing retail Shopping Centres in Sherwood Park for over 25 years. We are currently developing mixed use commercial centres in Centre in the Park and Emerald Hills Urban Village.

Centre in the Park combines municipal services, local government, residences, retail services and public spaces. It links to existing amenities such as Broadmoor Lake Park, Festival Place, the trail system, businesses, and schools.

Emerald Hills is also a mixed-use development, with a variety of housing opportunities, commercial services, recreation, and parks for people with varying lifestyles and age ranges.

Growth in the communities that we develop in is critical to the success of retail tenants and business that are located in them. It is growth that allows these businesses to continue to flourish and expand, supporting the needs of the community.

The communities within Strathcona County have always been strong and sought after for individuals, families, and businesses to live and thrive. And we hope to continue developing communities in Strathcona County so long as the policies support new growth.

The shocking and unprecedented Council votes like the one on May 2nd give us pause.

Bremner has been in the planning stages for over 10 years and is the only logical and practical area for expansion of Sherwood Park. This has been proven over and over again with endless studies and investigation. This area is ideal for the future growth of Strathcona County and Sherwood Park which has been landlocked for many years, limiting the potential and pushing property values higher than the surrounding municipalities as result. The development of Bremner will fuel more customers to all retail centres and attract new Tenants and business that would not have previously considered Sherwood Park because of its current size and limitations. The addition of Bremner will most definitely generate demand for new businesses and amenities including office, manufacturing, distribution, as well as, medical and health care support including a full service regional hospital.

As Cameron Developments looks to those future opportunities, we consider the relationships with the people we work with—elected officials, government administration, home builders, residents and retailers.

I respectfully request your consideration and support in advocating for the approval of the zoning bylaw for Qualico's development in Bremner.

We appreciate your dedication to the success of our community and look forward to the positive impact that the Bremner project can bring Strathcona County as a whole.

Thank you for your time.

Sincerely,

Cameron Naqvi



From: Coreena Gordon <[REDACTED]>
Sent: July 17, 2023 10:04 AM
To: Legislative Officer
Cc: Aaron Nelson
Subject: Bremner Project Decision by Council - Bylaw 30-2023

To: Director, Legislative and Legal Services,

RE: Bylaw 30-2023

Good day,

I have been a Strathcona County resident for most of my life and have been residing in the Hamlet of Ardrossan for over 30 years. I have watched Sherwood Park and the county as a whole transition into a vibrant place to live. In my community we are seeing so much growth and even some commercial construction which is so exciting and so past due.

I have also worked in the home building industry in different capacities for over 20 years so am very familiar with the processes and work involved in developing new communities so when I heard that the council voted against the Zoning Bylaw application in the 3rd and final reading I was confused. Typically, the 3rd reading is just a formality as most issues have been brought forward and rectified. The Developers on these large projects has spent millions of dollars at this point, trades have been contracted and staff have been hired as construction would be started immediately after the approval. With a year delay, it will cause increased millions for the Developer, cancellation of trades, and loss of employment to staff.

The reasoning around the change has little to no documentation to support this decision. Over 60% of the county's revenues are from non-residential sectors such as industrial, commercial, hospitality and retail. This project would aid in the housing shortage the country is seeing and be home to the many families that will be working on the major industrial projects slated to be built in the Heartland.

Even the Sherwood Park Chamber of Commerce has stated on record in the Sherwood Park News of their concern where they state:

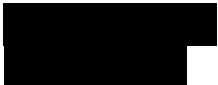
“Bremner has always been promoted as the development that would house the employees needed for the industrial growth in the Heartland. The decision by council to not proceed with Bremner demonstrates council’s lack of support for industry to attract employees,” Severin wrote. “This development would produce a positive, cascading effect for business retention, expansion and attraction for the business community and help achieve our goal of (being) Canada’s most livable community.”

This action by the council is concerning as it tells the industry that Strathcona county it is not easy to do business with and may deter future businesses (Developers, Commercial and Industrial) from entertaining building in the County. Why would any smart business invest millions of dollars to be told at the last minute sorry but no go at this time, come back later. The county is basically leaving the Developer in this first stage holding the proverbial bag so to speak. How much in land taxes is the County now going to get from the developer because they have stopped from moving forward. How is this an ethical practice?

As a concerned resident of Strathcona County, I ask that Council re-consider their decision to hold off on starting the Bremner project for a year and honor their original commitment of timelines and plans. Let's show that Strathcona County is a great place to build, live and thrive. Achieve that goal of being one of Canada's best communities to live.

Respectfully,

Coreena Gordon

A black rectangular redaction box covering the signature of Coreena Gordon.A black rectangular redaction box covering contact information.

c.c. Aaron Nelson - Ward 5

E. Gerlach Submission for Bylaw 30-2023 Text Amendment to Land Use Bylaw 6-2015

Officer,

I oppose the Bremner TUESDAY JULY 18 BY LAW .

Emily Gerlach

From: Scott Calderhead <[REDACTED]>
Sent: July 17, 2023 10:12 AM
To: Legislative Officer
Cc: Aaron Nelson
Subject: Support for Bylaw 30-2023 at the July 18th, 2023 Public Hearing

July 17, 2023

To: Director, Legislative and Legal Services – Strathcona County
Legislativeofficer@strathcona.ca
Re: Support for Bylaw 30-2023 at the July 18th, 2023 Public Hearing

Dear Director,

I hope this letter and others like it find you well. As a resident of Strathcona County, my purpose in writing this letter with other residents of our county is to express my wholehearted support for Bylaw 30-2023 to Strathcona County Council. The passing of Bylaw 30-2023 is an important step in the development of the Bremner area and the growth of our county.

Firstly, I believe that the introduction of new and affordable housing is a much-needed initiative, and it comes at a crucial time. Many people in our community, especially young families, are finding it increasingly difficult to secure suitable and affordable housing. We cannot afford to let what has happened to housing prices in cities like Vancouver and Toronto (where only rich landlords can afford to buy) spread to our community because we are not in a position to meet future demand. The proposed new zoning and the consequent housing development could provide them with much-needed relief and opportunities for a secure living environment in one of the best communities in the country.

Secondly, this development initiative is not only a response to a critical social issue but also an investment in the future economic prosperity of our county. The availability of housing will encourage more people to consider our county as their home, bringing new business and attracting industry, thereby stimulating economic activity and development. Moreover, it will ensure that our workforce can live closer to their places of work, reducing commute times and enhancing their quality of life, leading to an increase in productivity.

Furthermore, new construction in our county leads to job creation, both during the building phase and thereafter, with the necessary services and amenities that would accompany a more populated area. This would boost our local economy and help provide employment opportunities for our residents.

In conclusion, I believe the proposed new zoning districts offer multiple benefits, and it signifies our commitment to social and economic progress. I strongly urge all members of Strathcona County Council to vote in favour of Bylaw 30-2023, and I look forward to seeing our community grow and prosper in an inclusive, sustainable, and harmonious manner.

S. Calderhead Submission for Bylaw 30-2023 Text Amendment to Land Use Bylaw 6-2015
July 18, 2023 Public Hearing

Thank you for your time and consideration. I am confident that our elected officials will make a decision that will best serve our community.

Best regards,

Scott Calderhead



Cc: Aaron Nelson, Strathcona County Councilor for Ward 5

July 17, 2023

Bylaw 30-2023

Dear Mayor and Council

I am writing to support Bylaw 30-2023, which proposes to rezone land in conformance with the Bremner Area Structure Plan (ASP).

My name is Vivian Gamache-Clews; I have lived in Ward 8 for 25 years with my four children. Sherwood Park has so many amenities within a small-town atmosphere. I always felt safe in my community, and we are grateful to live here. I want this quality of life to continue for my young adult children.

After looking at what the Bremner ASP offers, this well-designed area has all the same features that Sherwood Park provides. Approving the rezoning will allow my four young adult children to buy an affordable house surrounded by open space, numerous shared-use paths, access to commercial uses and transit, and gain new friendships.

Please consider approving this rezoning application to allow future generations the same quality of life as Sherwood Park has provided our family.

My sincere regards,

Vivian Gamache -Clews

,

From: Barbara Leckie <[REDACTED]>
Sent: July 17, 2023 10:55 AM
To: Legislative Officer
Subject: Opposed to Bremner Development

Please be advised that I am opposed to the development of the land at Bremner. I believe that our prime farmland should be protected. I am sure Strathcona County has other areas that would be of use to develop instead. Besides, why do we need to continue developing anyhow? When is the size of Strathcona County going to be good enough? Everytime you develop, you displace birds and wildlife. An example of this would be the huge development at the downtown core of Sherwood Park that took place in recent years. I still see geese returning there each year looking lost and forlorn wondering where they should nest. It is time to stand up for nature and our wildlife. No one else will.

Quit continuing to make these developers wealthy and figuring out ways to get more tax dollars for the County.

Yours truly, a very concerned County resident,

Barbara Leckie

From: sharlenethree <[REDACTED]>
Sent: July 15, 2023 12:42 PM
To: Legislative Officer
Subject: Against bylaw presented on July 18th, Bremner. Commanding that u read the unbiased, nonindustry, uncensored, peer reviewed research.

Watch video and get informed. We hold u accountable. <https://youtu.be/uIFkEQ8jnFE>

**Notice: I declare that this letter to be shared with ALL UCP Provincial Board Directors:
Especially those who do not support Danielle Smith**

Praise, to u, Danielle Smith. I think u may have read the book, 'The Real Anthony Fauci', by Robert Kennedy Junior: thus your move on firing, AHS Board and Dr. Deana Hinshaw

Dear Danielle: Thank u so much for all that u have done: 1) Fired AHS Board and Dr. D Hinshaw, 2) Stated that there will be no more coercion of medical procedures or lock-downs. Further to this, We The People, demand UNCENSORED intelligent debate on BOTH sides of these issues, going forward. 3) Thank u for encouraging referendums and reclaiming our jurisdictions away from J. Trudeau's Liberals in our province and for supporting the gas, oil industry. The list goes on, Danielle. Thank u!!

I believe that the ``The Free Zero Point Energy`, technology will eventually phase out the gas and oil industry, as a source of energy. After all, the automobile tech phased out the horse and buggy travel tech yrs ago what- with the natural progression of a free enterprising economy. Search: Hon. Paul Hellyer, former Canadian Minister of Defence (Exopolitics), Dr. Steven Greer and `The Disclosure Project. They have published wonderful documentaries on the cover-up of technologies that would propel humanity to a much better future in regard to energy tech and medical tech. I believe that a free enterprising economy that is driven to create superior energy tech, if allowed to develop, will eventually replace old gas and oil as an energy source.

People r demanding that our politicians get informed about these things, because we r entering into the 4th industrial revolution and its LONG OVERDUE. I think that u, Danielle Smith, might be more in the know of some of these things than most Conservative Party members.

I direct that whoever opens and reads this commentary, to share this letter with ALL of the UCP Provincial Board Directors. If u do not, I will know, and I hold u accountable to NONCENSORSHIP and to ``We The People`.`

Many of us r far more informed than many of the old boys club UCP members: We want leaders who have done their due diligence and got themselves informed about these issues.

Best Regards to You, Danielle Smith,
We are behind you.
Sincerely, Sharlene: Retired RN



July 17, 2023

Via Email: legislativeofficer@strathcona.ca

Strathcona County
2001 Sherwood Drive
Sherwood Park AB T8A 3W7

Attention: Director of Legislative and Legal Services

Re: In Reference to Bylaw 30-2023 and Public Hearing for Bremner on July 18, 2023

My name is Brent Bommes, Vice President of Sterling Homes Edmonton, not only has Sterling Homes been building in Sherwood Park for more than 50 years, (currently Summerwood), I myself have been a resident of Sherwood Park for over 30 years. So, I write this letter in support of The Qualico Bremner Zoning & Subdivision Application, in the capacity of the local business community, supporter and longtime resident.

Without getting into details of future growth for the region, (which I'm sure all involved are aware) there is a long-term need for housing to accommodate the workforce required for the area and it would be an economic benefit for Sherwood Park to provide diversified housing for this workforce rather than having them commute from other parts of the Edmonton Region.

Qualico Communities has worked alongside business leaders and residents of Sherwood Park longer than any other developer and has always done so in a collaborative way. Through this time Qualico has worked with numerous elected councils, always acting in good faith. Following approval of the Bremner ACP, Qualico was one of the first Developers to start purchasing land in Bremner because the ACP provided the certainty from Strathcona County Council that the municipality was ready to accept applications for new growth.

Council has adopted the first two readings following public hearings on April 25th, yet the 3rd reading was defeated on May 2nd, of 2023, resulting in a delay in the development of Bremner until further notice. The implications of this delay and potential costs to a company that has followed all guidelines and council protocols will be exorbitant. Considering the workforce that will be required for new industrial development, (which includes up to \$30 billion of announced projects over the next 8 – 10 years in Alberta's industrial heartland), we must be ready to accommodate this growth when it occurs.

Please reconsider the new zoning districts, so that the housing options that will become available provide some more affordable and diverse choices. I am hoping that someday soon options become available to give my children an opportunity to raise their families in the Sherwood Park region, as currently they now reside outside of Sherwood Park because of the current lack of housing options.

Respectfully submitted by,

Brent Bommes
Vice President
Sterling Homes (Edmonton) Ltd.

July 17th, 2023

Sherwood Park/Strathcona County

Attention: Legislative Officer and Strathcona County Council

**RE: Support for Bylaw 30-2023 – Creation of New Zoning Districts in Bremner Area for
Qualico's Investment Project**

To Whom it May Concern,

I am writing on behalf of Qualico Properties, a leading company in real estate development with long-term income producing properties under the Qualico banner, to express our dedicated support for the implementation of Bylaw 30-2023 in Sherwood Park and Strathcona County. This bylaw, which seeks to create three new zoning districts primarily for use in the Bremner area, is vital to the success of our long-term strategy and will significantly benefit the local community and economy.

As you are aware, Qualico has invested \$100 million into land purchases and comprehensive planning for our upcoming project in Bremner. This development holds significant potential for the region and aligns with our commitment to creating thriving and sustainable communities. In addition, Qualico Properties is planning a mixed used town center project within these lands that will create 612 residential apartment units and 170,434 square feet of commercial building area. This will represent an additional \$250 million of direct investment that will not only contribute to the economic growth of the area but will also create up to 1,000 job opportunities, offering significant employment prospects to the residents of Strathcona County.

I am also pleased to inform you that several Qualico Properties staff members are proud residents of Strathcona County. These residents are deeply invested in the success of this project, which will not only elevate the quality of life for them personally but will also boost the overall welfare of the community they call home.

The proposed zoning districts will provide the framework necessary for the responsible development of the Bremner area. By allowing for mixed-use development, ensuring green spaces, and fostering sustainable urban planning, the bylaw supports the creation of a vibrant, attractive, and harmonious community that aligns with the vision shared by both Qualico Properties and the local county.

We respectfully urge the Sherwood Park and Strathcona County Council to consider the significant positive impact that Bylaw 30-2023 will have on the local economy, job creation, and community well-being. The successful realization of this bylaw will not only benefit Qualico Properties business operations but will be an asset to the entire region, creating a legacy of sustainable growth for future generations.

Thank you for your time and consideration. We are eager to contribute to the ongoing dialogue and collaborate with the council to bring this vision to life. Should you require any further information or clarification, please do not hesitate to contact us.

Sincerely,



Mike Saunders, P.Eng, MBA
Senior Vice President
Qualico Properties

“Mayor and Council”

Mike Roppelt – CEO of GSS Integrated Energy which specializes in the design of alternative clean energy systems and a past president of the Sherwood Park Chamber of Commerce.

Thank you for allowing me to speak in favour of By-law 30-2023.

I currently live in Councillor Corey-Ann Hartwick’s Ward 6, and our office is across the street in the Advico building.

As governments mandate a transition to 100% renewable, I hear from our clients that the cost of this energy transition is making homes and businesses unaffordable and uncompetitive. We have found on-site energy generation and strategic energy management solutions can reduce existing properties utility costs significantly and make them more resilient. New developments will actually see the greatest benefit of reduction in electricity and heating costs.

Our current energy sharing (thermal microgrid) network designs include natural gas cogeneration which are 85-95% efficient. It is a key component that provides the baseload electricity and heat for the homes and communities. We are currently working on new designs that will supplement or replace the natural gas with hydrogen as the fuel source for the combined heat and power units. This will certainly compliment the Bremner intent to be a leader in affordable clean energy community with hydrogen.

Of course, having some successful hydrogen systems completed and operating in Bremner would have a tremendous impact on the credibility and growth of GSS. We are already in the process of hiring new engineers, technologists, and staff to meet the increased demand for our products and services since energy prices have risen so dramatically, especially over the last year.

Bremner is an opportunity to grow the pie by attracting new businesses and people to the community - which should be a good thing. It does not seem logical to build a new community with an old, inefficient, unstable and expensive electrical grid technology. This may be an opportunity for the county to consider recovering capital and ongoing operating costs by expanding their role as a utility for shared energy (electrical and thermal microgrids) within the Bremner community. As the Distribution Facility Owner or Wire Service Provider, a Strathcona County Energy Utility can incorporate non-wire solutions to manage a bi-directional distribution network (electrical microgrid) and operate a shared thermal microgrid. There are many towns of similar size that have operated as a electric utility. Jasper operated for decades as an isolated microgrid.

More reliable less expensive energy could benefit the Bremner home builders who have to cope with unpredictable costs while trying to offer affordable homes.

Thank you for the opportunity to speak.

Good evening, Mayor and Council, and thank you to all that are here today for this important public hearing for Bylaw 30-2023.

My name is John Perozok.

As you may know, I work at the Sherwood Park & District Chamber of Commerce, however at this time I'm not speaking on behalf of the Chamber of Commerce, but as a former resident of Strathcona County.

As a former resident of Strathcona County and still currently employed within the municipal boundary, I love this municipality. I moved from Edmonton to Sherwood Park when I was 5, I attended Wes Hosford Elementary, Brentwood Elementary, I homeschooled for some time, and I finally graduated from Ardrossan in 2013.

I lived on Groveland Road in Sherwood Park, and then my family moved out to an acreage off of Range Road 213 where I grew up for many years in this wonderful community.

In high school, I was honoured to speak at the 2011 Chamber Student Skills Portfolio Breakfast, sitting at the same table with then Premier Ed Stelmach.

More recently, I was proud to serve as a member of the Youth Advisory Committee serving you as Council, and then the Traffic Safety Advisory Committee as the Vice Chair.

I'm proud to have been a resident of Strathcona County for somewhere around 22 years.

However, that all changed this past fall when I got married, and moved from my parents house and we set out to buy our first home in Sherwood Park.

My desire was, and to this day still is, to live here in Sherwood Park.

Sadly, after 7 months of home searching with a local Sherwood Park Realtor, with many showings in Sherwood Park, and even an accepted Sherwood Park offer that fell through... I ended up in Edmonton.

I really wanted to be here, but in the end, my wife and I could not find a suitable home for a first-time homebuyer here in Strathcona County. There are a lack of options, and a corresponding lack of affordability.

According to the County, folks aged 20-29 years old make up 10.1% of the population. While I no longer live here, many folks in my age group were raised here, and we enjoy this community... But, when we set out to leave home, and we want to buy our first home, we may find that we can't stay...

If you'll note the Government of Alberta 2022 population pyramid statistics for Strathcona County, you'll see a telling dip for age ranges of 20-34.

This community is a wonderful community today, but we need to be future focused. We need to grow. We need space for young people to stay here. We need Bremner.

Now I've seen conversations surrounding Bremner that oppose my viewpoint.

With respect to the observation that very few new residents have moved into county annually from 2018-2022.. that is not a demand problem, that is a supply problem...

With respect, I would like to present an analogy: if I left a rain gauge with a 2 inch capacity out at my parents acreage for a year, and at the end of the year I collected it as an “annual rain sample”, there would only ever be 2 inches of rain in it. I could not say that Strathcona County experience a drought that year, I could only point to a capacity issue with my rain gauge.

And with respect to those that don’t want to grow the community; where will your kids live when they move out? From experience, its going to be hard to find something desirable within this County.

I want Strathcona County to be the most livable community, but in doing so we need housing availability and affordability, and therefore, we need Bremner to meet both of these objectives. We need to be future focused. There is another generation coming, and we don’t want push towards high pricing we see in other parts of Canada.

Back to the positives of Bremner; not only does it meet practical applications, it also meets important global aspirations, as it will possibly become the first Hydrogen community in the world.. as a youth fascinated by Alberta Energy, that is amazing.

In closing, I ask you to support Bremner. And while I had hoped today to be living in Sherwood Park, perhaps one day, I’ll be one of those residents in Bremner with a net zero effect on climate.

Thank you for your consideration.

Answers:

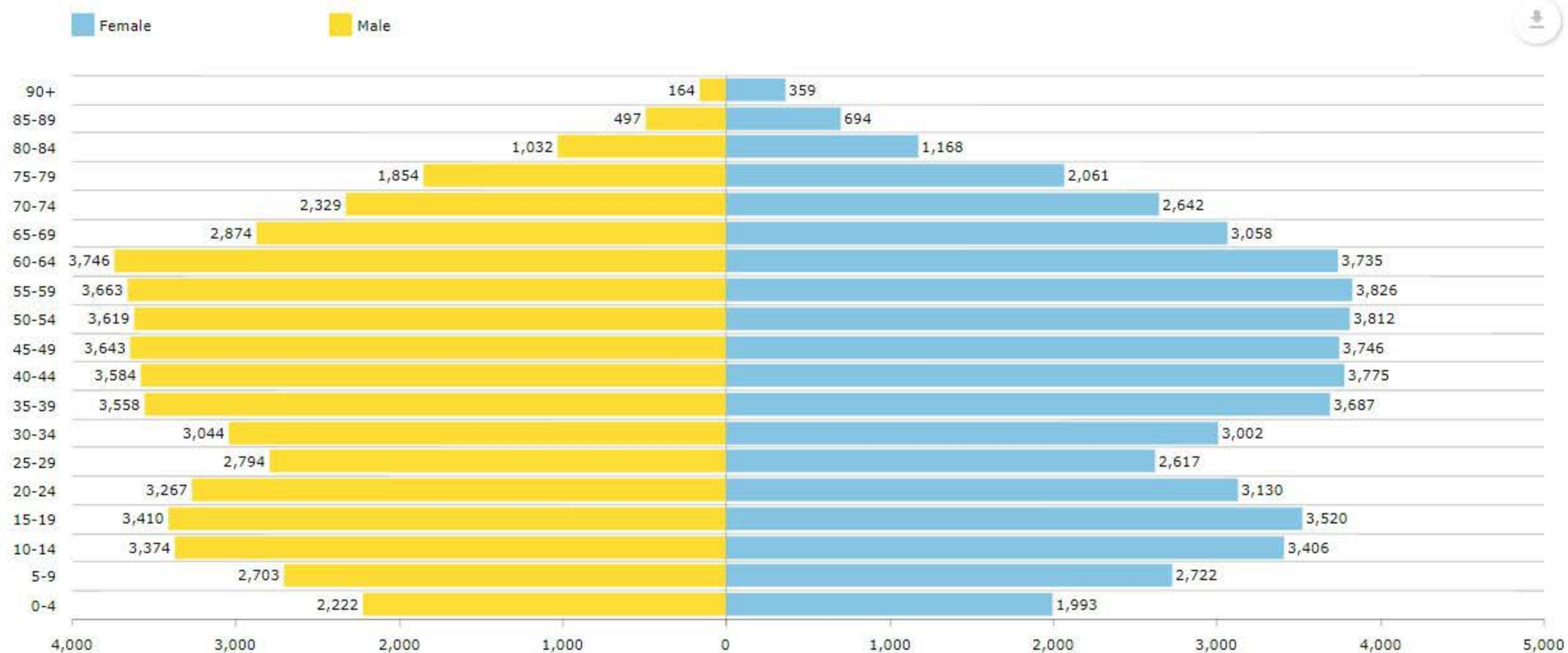
I'm not public relations, I'm the policy analyst.

[All](#)
[Gender](#)
[Age Pyramid](#)

View data for: 2022

Mouse over the graph for more detail or use the sliders below to zoom

5 year 10 year [All available](#)





1453 - 91 Street SW
Edmonton, AB T6X 0W8
Telephone: (780) 435-8338
Fax: (780) 434-5373
Email: administration@parkpaving.com

July 17, 2023

To: Director, Legislative and Legal Services – Strathcona County
& Strathcona County Council

Re: Support for Bylaw 30-2023 at the July 18th, 2023 Public Hearing

Dear Director,

We hope this letter finds you well. We are writing on behalf of Park Paving Ltd. Group of Companies with regards to our position on Bylaw 30-2023 prior to the July 18th approval hearing.

Park Paving is a company with a strong connection to the Strathcona County, having established our roots there in the early 1970's. We have since continued to grow our business in the county by setting up additional locations within the county's limits. We just recently moved our ready-mix concrete manufacturing plant (Park Ready Mix) to Strathcona County, and as of today our RROX Aggregates Ltd. transload facility, transportation yard, and 32,000sq.ft. heavy duty maintenance facility all currently reside within Strathcona County—that's over 80 jobs based in the county. Further, we work directly with the county on such major projects as the Wye Road Rehabilitation and the Baseline Road Rehabilitation Projects and annually with your snow removal program. We also employ a large number of residents of Strathcona County and can proudly say that half of our ownership group are residents of the county too.

With all of that said, we feel wholeheartedly that it is important to support Bylaw 30-2023. We feel that the development of the Bremner area continues the tradition of Strathcona County to be innovative when it comes to utilizing the space available to its businesses and residents.

While we respect the agricultural heritage of our county and understand the value that it brings, we also recognize the pressing need for affordable housing. We feel that the introduction of new communities is a much-needed initiative and comes at a crucial time when many families are struggling to establish secure and affordable housing. The proposed new zoning would provide them with some much-needed relief and the opportunity to secure their living in one of the best communities in the province.

Furthermore, we believe that this new residential development can serve as a catalyst for economic growth, creating jobs, stimulating local businesses like ours, and contributing to the tax base. We cannot underscore enough how important growing the local work force (in both the short and long term) is for



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companies like ours. Growth of the county allows us to grow, which then in turn allows us to provide more opportunities for residents of the county, which then in turn positively impacts the county—it is a positive cycle that everyone benefits from. While the rezoning would mark a significant shift from the status quo, it holds promise for long-term benefits that extend well beyond the provision of affordable housing. We look at areas like Emerald Hills, Millenium Place, or Festival Way's "Centre in the Park" as examples of what is possible when the county prioritizes expansion and growth opportunities for its residents and community.

In conclusion, we believe the proposed new zoning district offers multiple benefits, and it signifies a commitment to social and economic progress. We strongly urge all members of Strathcona County Council to vote in favour of Bylaw 30-2023, and we look forward to seeing our community grow and prosper in an inclusive, sustainable, and harmonious manner.

Thank you for your time and consideration. We are confident that our elected officials will make a decision that will best serve our community.

Best regards,

A blue ink signature, likely belonging to Chris Larente, consisting of a stylized 'C' and 'L'.

A blue ink signature, likely belonging to Richard Hart, written in a cursive style.

Chris Larente & Richard Hart
Co-owners and General Managers
PARK PAVING LTD.

Mayor Frank and Council

July 18, 2023.

My name is Janet Sochatsky, and I am the first vice president of the Sherwood Park & District Chamber of Commerce. I am also a business owner in Sherwood Park serving residents of Strathcona County.

The Sherwood Park & District Chamber of Commerce is in favour and supports the recommendations to the proposed Bylaw 30-2023.

Members of Council we would be remiss as a business organization if we did not appear tonight as our mission of the Chamber is.

Improving the economic, Industrial, and civic life of the community through the development and promotion of free enterprise.

The Chamber of Commerce consistently supports the premise of growth within Strathcona County, and we do this in many ways including support to Strathcona County's Economic Development Departments' Business Retention and Expansion priorities.

The re-zoning of these lands kick starts new economic development in our municipality.

Bremner will create jobs to support many aspects of our business community such as framers, plumbers, electricians, landscapers, equipment operators, HVAC technicians and roofers as well as service providers such as Lawyers, accountants, and the retail sector for purchases such as food, gas, and the many household items a family requires. This new development in Bremner will help all members of the chamber grow their business as well as allow new businesses to develop in Strathcona County.

inflation, labour supply, supply chain issues and mounting interest rates have severely affected profit margins for our members. Bremner will help solve these challenges by attracting new residents that can enter the labour market as well as expanding our client base. This will give our business community hope for the future after the challenges mentioned above and the lingering effects of COVID.

Bremner will have an immediate positive impact on the economy but will also have longer term benefits. It has been identified that there are several Major Announced and Upcoming projects in the County. This investment by industry will result in tens of millions of dollars added to the tax coffers of Strathcona County to provide the facilities and services that County residents require while keeping residential taxes affordable. These non-residential taxes help pay for new community facilities, to increase the quality of life for residents and help make Strathcona County the most livable community in Canada.

I am also very excited about the possibility of Bremner being heated by hydrogen. This new technology will put us on a path of low carbon emissions and offer a choice for environmental sustainability.

In Summary, by approving Bylaw 30-2023 council will open the door for economic growth, growing the GDP of Strathcona County, creating jobs, growing the municipal tax base to support new facilities and services, and providing commercial development opportunities to increase competition and choices for residents to buy local goods and services all while being the only project to date to offer a green solution in a residential development

J. Sochatsky Submission for Bylaw 30-2023 Text Amendment to Land Use Bylaw 6-2015

Thank you for the opportunity to present tonight.

Janet Sochatsky

1st Vice President
Sherwood Park & District
Chamber of Commerce

From: Jennifer Wouters <[REDACTED]>
Sent: July 17, 2023 11:43 AM
To: Legislative Officer
Subject: Oppose Bylaw 30-2023 Bremner

Hi

I oppose bylaw 30-2023 Bremner.

And why wasn't phone submitted accepted as your voice-mail clearly stats it does. So frustrating.

Jennifer Wouters

Mayor Frank and Council

July 18, 2023.

My name is Kyle McKinney, and I am the president of the Sherwood Park & District Chamber of Commerce. I am also a lawyer who represents residents of Strathcona County for purchases and sales of their homes.

The Sherwood Park & District Chamber of Commerce is in favour and supports the recommendations to the proposed Bylaw 30-2023.

Members of Council we would be remiss as a business organization if we did not appear tonight as our mission of the Chamber is.

Improving the economic, Industrial, and civic life of the community through the development and promotion of free enterprise.

The Chamber of Commerce consistently supports the premise of growth within Strathcona County in fact I hold in my hand our public hearing presentation to council from March 5th, 2007, where we supported updating the Municipal Development Plan to include the “Northeast Growth Node” now called Bremner.

The re-zoning of these lands kick starts new economic development in our municipality.

Initially it will utilize many goods and services from small business that employ residents right here in the County. There will be need for construction framers, plumbers, electricians, landscapers, equipment operators, HVAC technicians and roofers as well as service providers such as Lawyers, accountants, and the retail sector for purchases such as food, gas, and the many household items a family requires.

This growth will also have a positive impact on businesses in the hospitality industry that were hit extremely hard from the COVID pandemic such as Hotels, Restaurants, and the Retail Sector. This sector is slowly recovering in sales but inflation, labour supply, supply chain issues and mounting interest rates have severely affected profit margins. You see this on a regular basis in the restaurant industry as more business entrepreneurs shut their operations down.

These are the immediate impacts on the economy but what about longer term benefits? In a recent Strathcona County meeting, it was identified that there are ten Major Announced and Upcoming projects. The value of these projects is estimated to be a combined value of \$21.82 to \$37.82 Billion dollars. This investment by industry will result in tens of millions of dollars added to the tax coffers of Strathcona County to provide the facilities and services that County residents require while keeping residential taxes affordable. Sixty six percent of the county’s tax revenues are industry and business while only one third comes from residential taxes. We in Strathcona County enjoy one of the highest amounts of taxes from industry and business in the province. These non-residential taxes help pay for new Ag facilities, hard court sport facilities and soccer facilities.

One of the concerns for these new industrial projects to go ahead is the ability to hire a local workforce so approving this bylaw will send a clear message to the decision makers that Strathcona County is taking the steps to ensure these projects can go forward.

In Summary, by approving Bylaw 30-2023 will open the door for economic growth, growing the GDP of Strathcona County, creating jobs, growing the municipal tax base to support new facilities and services, and providing commercial development opportunities to increase competition and choices for residents to buy local goods and services.

Mayor Frank and Council, I have also included attachments that have testimonials from the business community.

Thank you for the opportunity to present tonight.

Kyle Charles McKinney

President
Sherwood Park & District
Chamber of Commerce

Sherwood Park & District Chamber of Commerce

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

BREMNER

**AN OPPORTUNITY
TOO BIG
TO GET WRONG**

WE HAVE QUESTIONS ABOUT STRATHCONA COUNTY'S FUTURE. MAYBE YOU DO TOO.

HOW WILL WE KEEP HOUSING
AFFORDABLE FOR SHERWOOD
PARK'S NEXT GENERATION?

WHAT'S THE OUTLOOK FOR
SMALL BUSINESSES IN
STRATHCONA COUNTY?

ARE WE OPEN FOR BUSINESS
HERE, OR DO WE HAVE A CASE
OF GATEKEEPER SYNDROME?

HOW WILL ALBERTA'S
INDUSTRIAL HEARTLAND
ATTRACT THE INVESTMENT IT
NEEDS TO GROW?

WHAT WILL STRATHCONA
COUNTY BE KNOWN FOR IN 10,
20 OR 50 YEARS?

THERE'S AN ANSWER TO ALL OF THIS SITTING RIGHT IN FRONT OF US. IF APPROVED, BREMNER WOULD...

CREATE UP TO 30,000 NEW
HOMES TO ENSURE HOUSING
SUPPLY CAN MEET DEMAND.

GENERATE \$13 BILLION IN
RESIDENTIAL DEVELOPMENT
AND CONSTRUCTION
ACTIVITY

SHOW THAT BUSINESSES
CAN TRUST COUNTY COUNCIL
TO FOLLOW ESTABLISHED
REGULATORY PROCESSES
AND WELCOME BOLD,
INNOVATIVE PROJECTS.

HELP ALBERTA'S INDUSTRIAL
HEARTLAND CLOSE THE DEAL
ON \$30 BILLION IN INVESTMENT
BY KEEPING HOUSING FOR
WORKING FAMILIES AVAILABLE
AND AFFORDABLE.

MAKE STRATHCONA COUNTY
THE SITE OF CANADA'S FIRST
HYDROGEN-POWERED
COMMUNITY – POISED TO
BECOME A HUB FOR NEW
HYDROGEN TECHNOLOGIES.

WHAT ARE LOCAL BUSINESSES AND COMMUNITY LEADERS SAYING ABOUT BREMNER?

“”

Land use planning is critical for the success of any municipality. Bremner has been discussed for over two decades. Compromises have been made, people have been consulted, and much debate has occurred. Past planning decisions of previous councils have limited the ability of Sherwood Park to grow naturally because of the establishment of country residential subdivisions. For that reason, past councils had identified two potential growth nodes to accommodate the economic and residential growth we worked hard to attract. There has been a lot of undue interference in this development project.

These delays have damaged the reputation of Strathcona County as a place to invest and do business.

CATHY OLESEN
FORMER COUNCILLOR, MAYOR AND MLA FOR STRATHCONA COUNTY

“”

Founded in 1973, Sureway has evolved from a modest sewer and water construction company into one of the most recognized and reputable civil contractors in Alberta. Sureway is headquartered in Sherwood Park and has been involved in key developments in the area, such as Lakeland Ridge, Aspen Trails and Summerwood. We are incredibly honoured to be a member of the community and excited to have the opportunity be part of Strathcona County's continued growth and expansion. In particular, we see the importance and value in the next major development area, Bremner. The utilization of modern technology, along with forward thinking infrastructure and amenities planning; the story of Bremner will forever be stamped as one of the most pivotal developments in the history of Strathcona County.

BRUCE HAGSTROM
PRESIDENT, SUREWAY CONSTRUCTION GROUP

“”

My Father and Grandfather founded Park Paving Ltd. back in 1973 when we were known as Sherwood Park Paving. Since that time, we have managed to grow our operations as Sherwood Park grew. We understand the importance of a growing community, providing jobs and supporting other local businesses. I own another business in Sherwood Park, I live here and I raise my children here. I consider the growth of the community to be of utmost importance and understand that the housing built in Bremner, the next phase of Sherwood Park, will play an important role in keeping our community affordable for those who choose to live here. This is why I am proud to support the next phase of Sherwood Park with the introduction of Bremner.

LESLEY WILLIAMS
BOARD CHAIR, PARK PAVING LTD. WARD 6 RESIDENT

“”

Lafarge along with its 1300 employees, of which around 250 work in Strathcona County, is an integral part of growth in the capital region.

My family and I are proud to call Strathcona County home and consider the future growth of the county vital to its success. Bremner represents that opportunity with its forward thinking on sustainability and innovation; this development is essential to the future growth of Strathcona County.

PREZ SKIBA, P. ENG
SENIOR VICE PRESIDENT, LAFARGE NORTHERN ALBERTA, WARD 6 RESIDENT

**THE BREMNER DEVELOPMENT WILL SUPPORT
LOCAL BUSINESSES – AND LOCAL BUSINESSES
SUPPORT THE BREMNER DEVELOPMENT.**

HYDROGEN TECHNOLOGY 101

If approved, Bremner could become Canada's very first hydrogen-powered community. What would that mean for Strathcona County?

01

SAFE, SUSTAINABLE, AFFORDABLE ENERGY

Want to avoid the carbon tax and do something good for the planet? Advanced hydrogen technology shows promise as a safe, reliable, attainable pathway to net zero.

02

TAKING THE LEAD ON WORLD-CHANGING INNOVATION

There are a few hydrogen-powered communities in Europe, but none in Canada yet. Strathcona County could be one of the first regions in the world to introduce and benefit from this technology.

03

A BOLD NEW MODEL FOR 21ST CENTURY LIVING

By showing how hydrogen power can work in a Canadian context, Bremner could become the blueprint for vibrant, modern, sustainable communities across the country.

04

A WHOLE NEW WORLD OF ECONOMIC OPPORTUNITY

The sustainable energy sector is on the cusp of rapid, dramatic growth in the global economy. If we become recognized as a global leader in hydrogen technologies – building on our existing energy sector infrastructure and expertise – that will go a long way to securing Alberta's economic future.

