








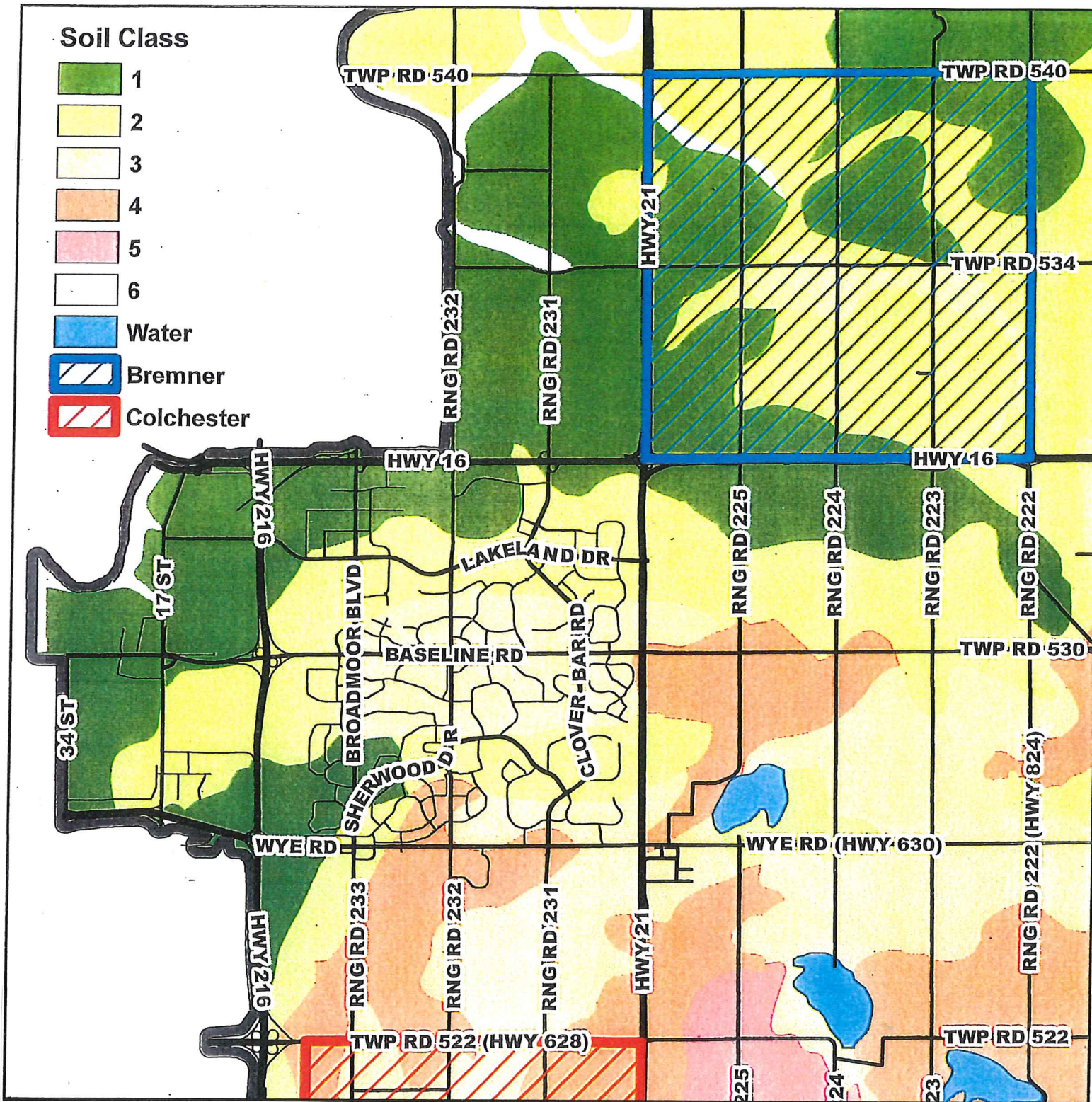
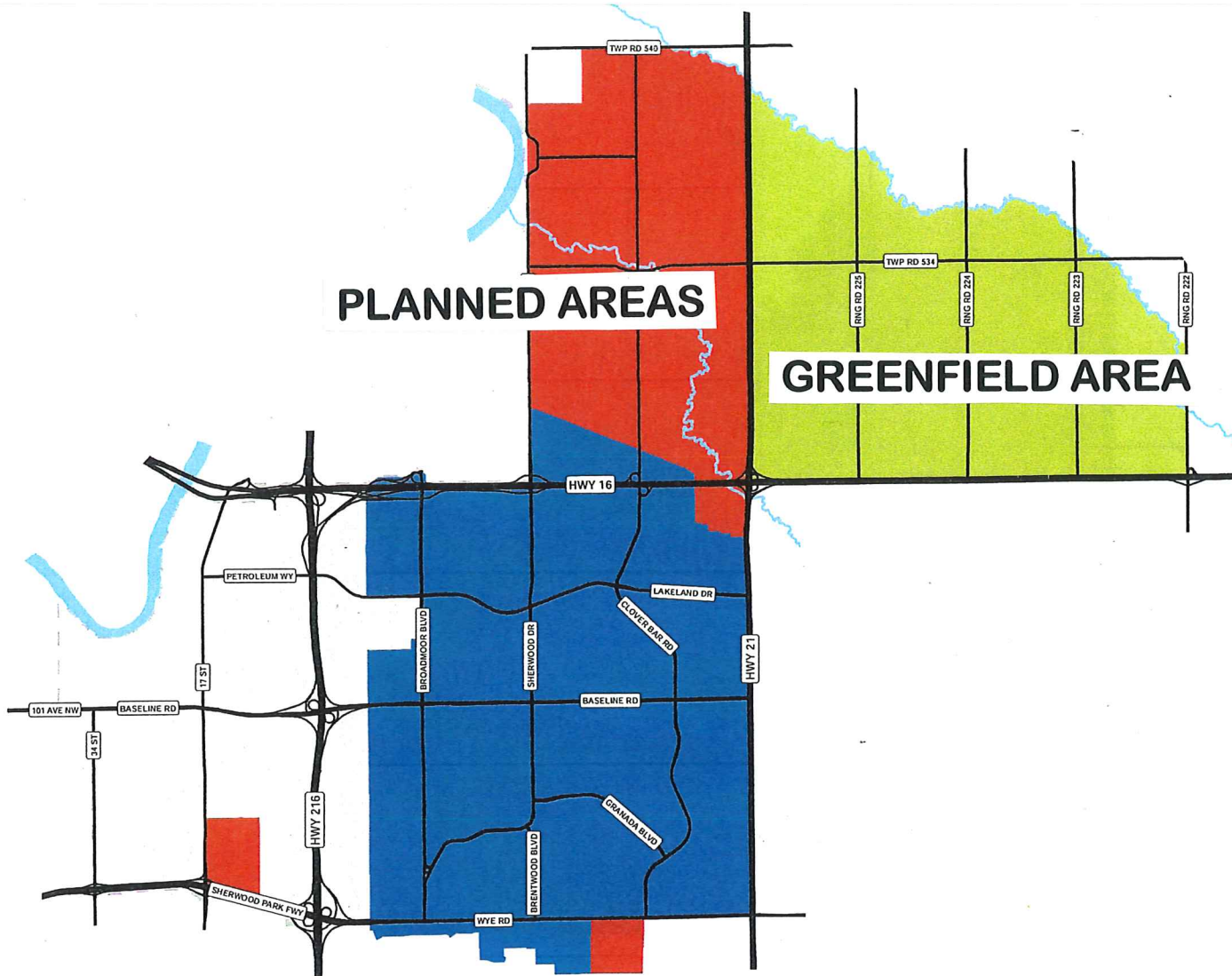


Soil Class

-  1
-  2
-  3
-  4
-  5
-  6
-  Water
-  Bremner
-  Colchester



URBAN SERVICE AREA DESIGNATIONS



FT. SASK. ANNEXATION

952 Ha 2,352.4 ACRES

WEST OF HWY 21 ACP
1253.6 ha

3,097.7 ACRES

CITY OF MONTON

21

FUTURE PLANNED INTERCHANGE

FUTURE REALIGNED TWP RD 534

BREMNER GROWTH AREA
3934.2 ha

9,721.6 ACRES

CAMBRIAN CROSSING ASP
391.0 ha

966.2 ACRES

INTERCHANGE

16

INTERCHANGE (UNDER CONSTRUCTION)

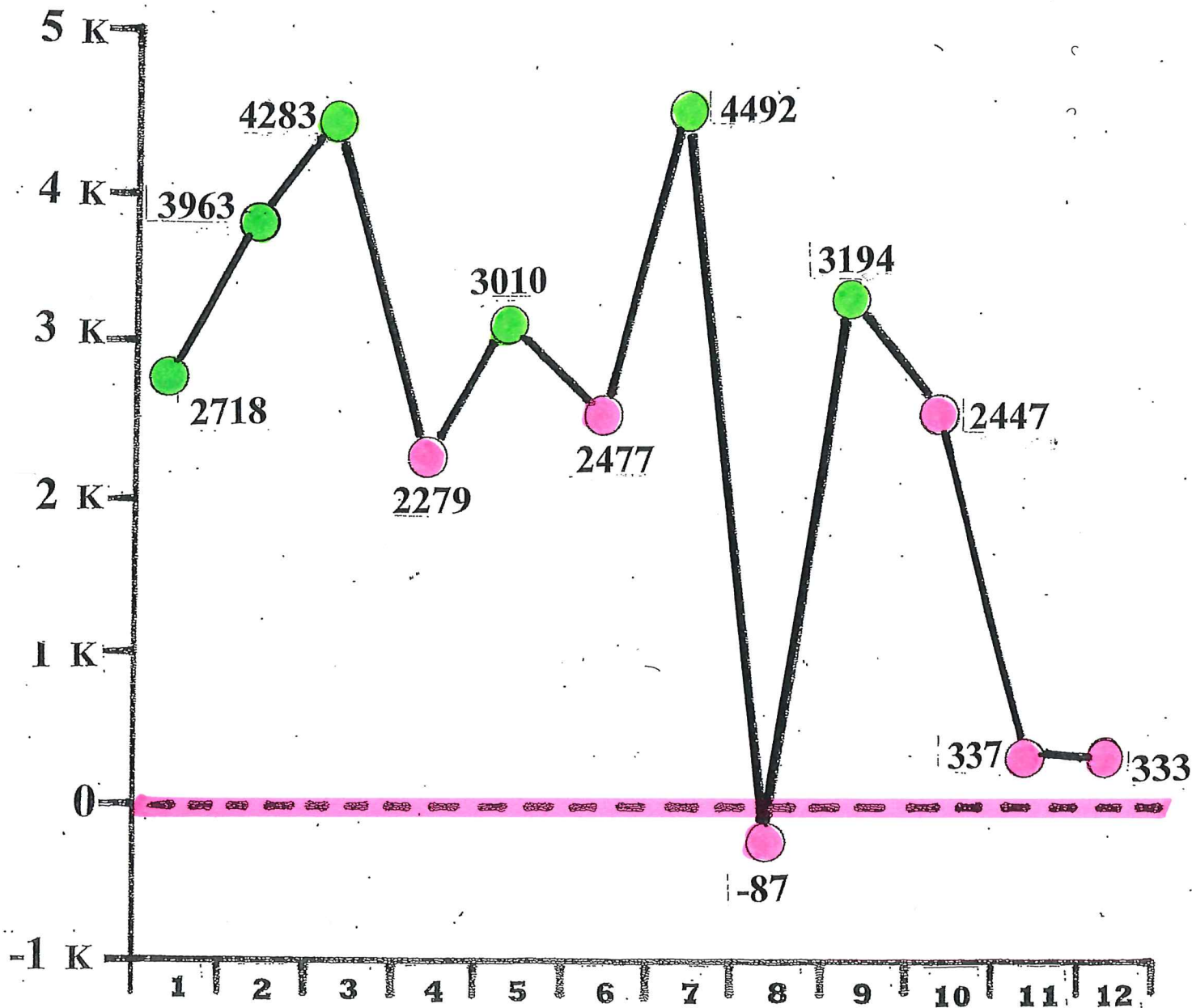
EXISTING INTERCHANGE

FUTURE PLANNED INTERCHANGE

DEVELOPMENT EXPANSION AREA
962.9 ha

SHERWOOD PARK

Strathcona County Population Growth 2000-2020



- 1 2000-2001
 - 2 2001-2003
 - 3 2003-2005
 - 4 2005-2006
 - 5 2006-2008
 - 6 2008-2009
 - 7 2009-2011
 - 8 2011-2012
 - 9 2012-2015
 - 10 2015-2016
 - 11 2016-2018
 - 12 2018-2020
- AHS COVID**

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
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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%

From: Legislative Officer
Sent: MAY 04, 2016
To: COUNCIL et.al
Subject: Response-INFORMATION REQUEST #103 (Councillor Delaine)

BREMNER AREA CONCEPT PLAN:

5. (i) How many (interchanges and flyovers) are required (to connect Bremner to the surrounding road network) and at what locations would they be constructed?

As per both the March 8th and March 22nd 2016 comparison Matrix, there are 3 (three) service interchanges, 1 (one) systems interchange, and 2 highway overpasses (flyovers)

(ii) What are the estimated costs to build them?

3 (three) service interchanges \$205 million

1 (one) systems interchange \$175 million

2 (two) highway flyovers \$ 50 million

(iii) Who will pay for them?

“At this time, the assumption is that overpasses and flyovers will be paid for by developers”

TAXPAYERS | DEVELOPERS

Township Rd 534 - Hwy 21 interim at grade signals (Stage 1A)	\$2,410,200	\$1,904,058
Township Rd 534 - Hwy 21 interim at grade signals (Stage 1B)	\$4,405,000	--
Township Rd 534 - Hwy 21 interim at grade signals (Stage 2)	\$1,843,000	--
Township Rd 534 - Hwy 21 interim at grade signals (Stage 3)	\$5,519,000	\$3,779,257
Township Rd 534 - Hwy 21 interim at grade signals (Stage 4)	\$2,411,710	\$1,765,977
Township Rd 534 - Hwy 21 interchange (Stage 5)	\$134,250,000	\$15,643,481
Township Rd 534 - Hwy 21 interchange (Stage 6)	\$30,115,000	\$3,820,811
NoY Transportation Debenture Interest	\$676,823	\$676,823

\$181,630,733 | \$27,590,407

(iii) ***“At this time, the assumption is that overpasses and overpasses will be paid for by developers”***

Administration’s figures DO NOT SUPPORT THIS ASSUMPTION!!

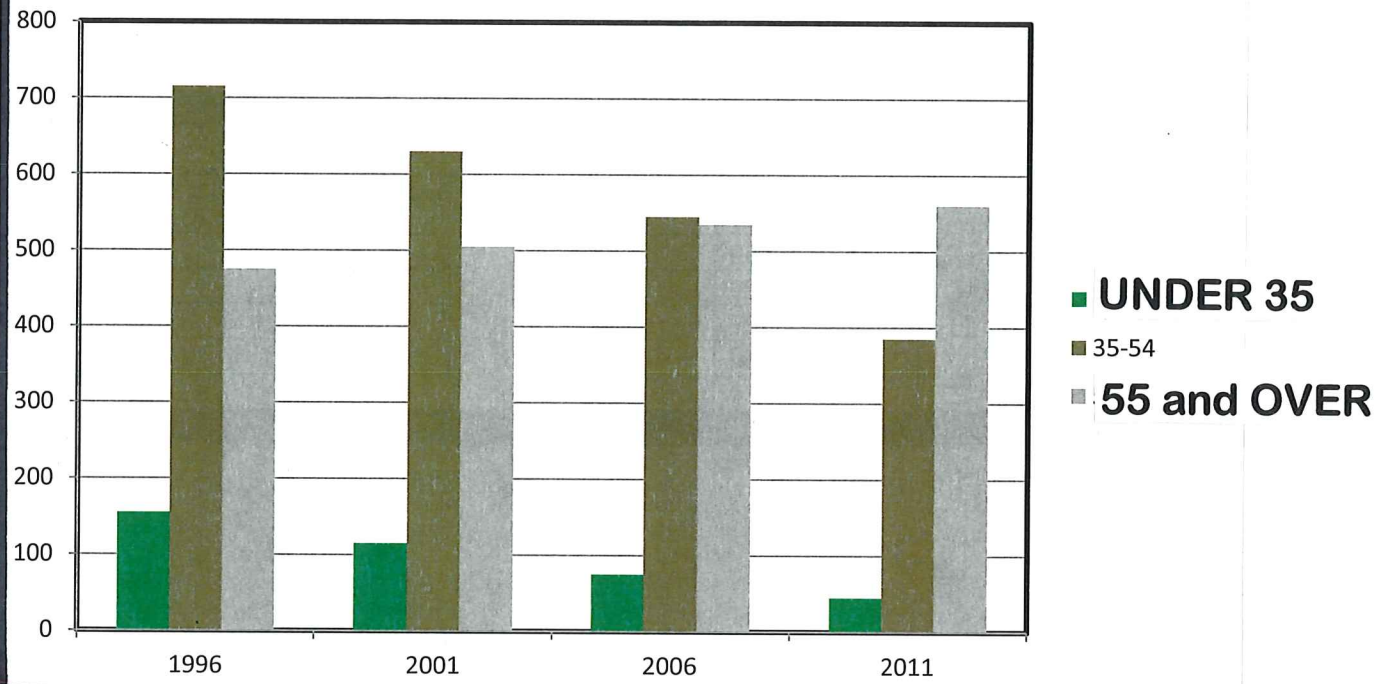
THE ARDROSSAN PROJECT (1977)

BREMNER is not the first massive, stand-alone community envisioned for Strathcona County. The first such project was not successful.

- Over 4 years beginning in 1977, Nu-West spent \$1million planning Ardrossan
- In 1980 Strathcona's General Plan expected Sherwood Park's population to double in 10 years
- Did not double until 2008 and grew to only 59,409 **NEARLY 3 DECADES LATER**
- The Growth Strategy for Edmonton and Alberta's Provincial Cabinet blocked it for **TWO REASONS**
 - Its massive size
 - The major guiding principles for growth at the time was the **PRESERVATION OF HIGH QUALITY AGRICULTURAL LAND**


In July 1981 was advised to “take its lumps and lick its wounds” and declined to challenge Strathcona County in Court... CONCLUSION... *Approval is not guaranteed, especially in uncertain economic times and neither is government funding. Population estimates are just that, estimates. “Speculation is just that—speculation. Developers gamble and must assume risk.*

**Table 2.5 Number of Farm Operators, by Age Category
Strathcona County 1996-2011**



JANUARY 25, 2022 COUNCIL PRIORITIES MEETING PRESENTATION


Before dispelling the concept of holding a referendum on Bremner, Council should consider **two 2006 Sherwood Park News Editorials** from Where do we go from here? and *“especially”* Citizens rejected new town site in '02

- Four years ago during **COMMUNITY CONSTULATION 2002...** citizens not only highlighted growth as their TOP ISSUE of concern....they also **REJECTED THE IDEA of starting a new hamlet!**
- **YES,** the *COUNTY'S OWN SURVEY* asked residents if they supported a “NEW TOWN SITE OUTSIDE OF SHERWOOD PARK.
- **More than half the respondents (53 PER CENT) opposed it...** while **ONLY 16 PER CENT** supported it.
- When asked where future development should occur, **RESPONDENTS SUGGESTED SPREADING IT THROUGHOUT THE COMMUNITY.** 
- **With Sherwood Park filling up within a decade...Strathcona does need to place the CONCEPT of a new town site on the table, BUT Must also release the studies its completed...AND INVOLVE THE PUBLIC IN MAKING THE DECISION!!**

MARCH 16, 2022 Letter to the Editor

Before any kind of urban growth occurs in Bremner and as Cambrian Crossing “slowly” progresses, I want to remind taxpayers and County Council that both developments could potentially end-up like Edmonton’s disastrous 2014 plan to build 2,750 “*net-zero homes*” for 30,000 residents on the old Blatchford City Centre Airport site, where sadly, after nine years, only 32 have been built!

Let’s hope Bremner does not become *Blatchford East!*



*A nation that destroys its soil
destroys itself.* Franklin D. Roosevelt



| www.soils.org

#EarthDay2015 #IYS2015

The Ardrossan Project (1977)

- Bremner is not the first massive, stand-alone community envisioned for Strathcona County. The first such project was not successful.
- Over a period of 4 years, beginning in 1977, Nu-west spent \$1million on planning for a new community at Ardrossan
- They bought 750 acres in the Ardrossan area and had options on more to a total of 4000 acres
- In March, 1980 Ardrossan was described as a city that would be home to 25,000- 40,000 people by the year 2000
- The project's plan was to provide one job for every employable person
- Note: According to Strathcona's General Plan of 1980, Sherwood Park's population was expected to double in 10 years from 29,285 to 58,570, but a decade later, it had only grown to 33,829 or by about 4500 people. Sherwood Park did not double in size until 2008 (59,409), nearly three decades later.
- By August, 1980 the projected population figure for Ardrossan was reported as 60,000
- The first phase was to be a light industrial area on 340 acres which was to be the start of turning Ardrossan into Strathcona County's second major urban centre
- By the following summer (July 1981), it was reported that Nuwest had "gambled" for 4 years and spent \$6million on the project, and that the county had accepted the project in its general plan.
- Meantime, the City Of Edmonton filed an application to annex all of Strathcona County
- When the province's decision on annexation finally came down, the county lost 54,000 acres, 19% of its tax base, and 45% of Refinery Row to Edmonton, and the Ardrossan Project was killed.
- The province announced that the Growth Strategy for Edmonton would not include Ardrossan because growth in the region was to be limited to existing centres
- The provincial cabinet did not want to create any more satellite or bedroom communities, and Edmonton was to remain the dominant community in the region
- The Ardrossan project was blocked for two main reasons:
 - 1) its massive size
 - 2) and because one of the major guiding principles for growth at the time was the preservation of high quality agricultural land
- At the time, Nuwest was advised to "take its lumps and lick its wounds"
- Note: In July 1981, Nuwest declined to challenge Strathcona County in court over roadway levies the county imposed on the developer. Council argued that development put strain on roadways in areas that were adequate before development began.

Conclusion:

A massive project such as Bremner is not guaranteed success, especially in uncertain economic times. Approval is not guaranteed, neither is government funding. Population estimates are just that, estimates. Speculation is just that—speculation. Developers gamble and must assume risk.

MARCH 16,2022 Letter to the Editor...I encourage all residential and business taxpayers to contact their County Council to share their views regarding a recent televised news conference held by three promoters (*to which our eight elected Councillors were disrespectfully not formally invited*) who arrogantly announced that occupant-ready *hydrogen-fueled homes* “will be built” in Bremner by 2025.

However, before Council considers urban sprawl “of any kind” into Bremner, they need to remind these three desperate promoters that it is County Council, “not developers”, who make decisions regarding “what” and “where” something will be built in our County.

Although Strathcona County residents are progressive and open-minded when unique opportunities are presented to them, I suggest the promoters “mistakenly assumed” taxpayers to be so “naive”, “uninformed”, “prideful” and “money-hungry”, that they “couldn’t possibly” reject their project designed for 85,000 residents by 2044.

And further, **before any kind of urban growth occurs in Bremner and as Cambrian Crossing “slowly” progresses, I want to remind taxpayers and County Council that both developments could potentially end-up like Edmonton’s disastrous 2014 plan to build 2,750 “net-zero homes” for 30,000 residents on the old Blatchford City Centre Airport site, where sadly, after nine years, only 32 have been built!**

In addition, comparative current census data reveals that Strathcona County continues to lose the competition for new residents to the five surrounding municipalities at an alarming rate! Leduc grew by 1646 new residents over the last three years at a rate increase of 5%; while over the last

four years, St. Albert grew by 2,643 new residents at a rate increase of 4%; Edmonton by 19,588 at a rate increase of 8%; Ft. Saskatchewan by 2,919 at a rate increase of 11%, and Beaumont grew by 3,431 new residents at an astounding growth rate increase of 16%.

Sadly, over the four-year period since 2018, Strathcona County's new resident population grew by only 1,981 residents at a rate increase of only 2% or 0.5% annually

Going forward, Council must be prepared to explain to taxpayers why their tax supported 2019 Bremner Financial Viability Assessment (FVA) used the term "assumed" 60 times and the word "assumption" 38 times; How and why the original 2016 4.5 billion cost was reduced to 2.1 billion dollars; and why 75% of our County's future grant dollars would be directed to Bremner for the next 25 years!

Council must also be prepared to justify "why" their 2022-26 capital budget of 328.3 million dollars indicates developers will pay "only a miniscule amount of dollars" for off-site road and underground infrastructure, thereby requiring taxpayers to pay most, if not all, upfront costs for Cambrian Crossing and Bremner through annual property-tax and utility-rate increases.

And finally, before the next municipal election, Council must find a way to seek consensus from their taxpayers and ask them whether they would support urban sprawl on over 9,721 acres of irreplaceable prime farmland in Bremner and be willing to endure "unknown" annual property-tax and utility-rate increases for an "unknown" number of years.

"A nation that destroys its soil destroys itself."

(U.S. President Franklin D. Roosevelt)

JANUARY 25, 2022 COUNCIL PRIORITIES MEETING...In the 5 short minutes I have been allotted to speak to Council today, I wish to highlight two pivotal taxpayer funded urban growth studies completed over 20 years ago which refuted the concept that a new city-sized hamlet should be built in **Bremner!**

The 2001 **Future Urban Areas Feasibility Study** and the 2003 **Evaluation of Urban Growth Options** study (**Enclosure 1**), each concluded that, given the presence of Class 1 agricultural land identified in the County's **Municipal Development Plan**, Bremner should be eliminated as a future urban growth area because transportation infrastructure into Bremner would be very expensive; the distance from Sherwood Park made it hard to connect to amenities; the cost of duplicating all services would be substantial" and would contradict our County's Agricultural Master Plan to use prime farmland for urban growth...**"only as a last resort"!**

Unfortunately, the previous Council on which I served as the Ward 6 Councillor, defeated my motion to hold a plebiscite asking taxpayers **"once and for all"**, whether they support urban growth north of Highway 16 into Bremner, while my subsequent motion to ask voters the same question on the 2021 municipal election ballot, was also defeated.

Before dispelling the concept of holding a **referendum on Bremner**, Council should consider two Sherwood Park News Editorials from *16 years ago* **Where do we go from here?** and **"especially" Citizens rejected new town site in '02** of which I have highlighted excerpts of specific concerns (**Enclosure 2**).

Strathcona may have to remove its city-sized hamlet from the draft Municipal Development Plan and deal with it on its own.

If it doesn't, the public may rise-up and reject it just because the county has failed to arm residents with the information they need to get on board.

The lack of information is so serious that even our councillors are embarrassed to admit they don't have answers to the elementary questions of whether we need a new hamlet and if we do, what's the best site for it?

If Strathcona doesn't think its playing with fire, it only needs to dig back a few years into its own files!

Four years ago during COMMUNITY CONSTULATION 2002... citizens not only highlighted growth as their TOP ISSUE of concern....they also REJECTED THE IDEA of starting a new hamlet!

YES, the COUNTY'S OWN SURVEY asked residents if they supported a "NEW TOWN SITE OUTSIDE OF SHERWOOD PARK.

More than half the respondents (53 PER CENT) opposed it... while ONLY 16 PER CENT supported it.

When asked where future development should occur, RESPONDENTS SUGGESTED SPREADING IT THROUGHOUT THE COMMUNITY.

With Sherwood Park filling up within a decade...Strathcona does need to place the CONCEPT of a new town site on the table, BUT

- **Must also release the studies its completed...AND**
- **INVOLVE THE PUBLIC IN MAKING THE DECISION!!**

I know all Council members are familiar with the seemingly endless number of headline articles published in our local newspaper concerning Bremner following its approval at the March 22, 2016, Council meeting.

I'd like Council to consider just a few of those headlines!

- **Majority of residents telling council to stop Bremner (May 24,2019)**
- **Uncertainty hangs over Bremner Build; Developer notes Bremner as 'a gamble' (September 28, 2018)**
- **Bremner blowback: Residents frustrated by lack of financials on Bremner (February 26,2019)**
- **Why is council afraid of a plebiscite? (May 3, 2019)**
- **Stop Bremner or at least shelve it; Bremner survey responses "overwhelmingly negative" (May 21, 2019)**
- **Bremner reversal still on the table (March 20,2018)**

At the present time 9,721 acres of our County's prime farmland are designated to be sacrificed for urban growth in Bremner and an additional 2,353 acres have been annexed by the City of Fort Saskatchewan to fulfill their future urban growth plans (**Enclosure 3**).

Interestingly, the Bremner ***Financial Viability Assessment*** document presented to Council on May 21, 2019, used the term “assumed” 60 times, “assumption” 38 times, reduced the original cost from \$4.5 billion to \$2.1 billion dollars, noted that 75 per cent of County grant dollars would have to be directed to Bremner for the next 25 years, and indicated that development costs may have to be revised upwards if population growth projections do not achieve 79,000 residents by 2044. Unfortunately, this very complicated document has only served to further decrease the level of public confidence among many County taxpayers who remain concerned about funding Bremner with their property-tax dollars.

The **4 Year Population Growth Comparison** chart (**Enclosure 4**) compiled using our County’s own census data, dramatically reveals a current average annual population growth rate of ***only 0.5 per cent*** which represents an annual residential population growth of a ***mere 495 new residents per year***. Going forward, Council must also understand that the competition for new residents is fierce among neighbouring towns, cities, and municipalities in the surrounding Edmonton Metropolitan Region!

Unfortunately, the chart clearly indicates our County is not winning the battle for new residents and ultimately provides Council and taxpayers with a clear indication that any further planning of, and financing for, Bremner “at this time” should be put on hold until “*population growth is spread out throughout our entire county community and Ardrossan, Josephberg, Hillshire, Summerwood, Salisbury Village, and potentially Cambrian Crossing, approach their full population capacities.*”

I believe the taxpayers in our County sincerely want their Council to demonstrate that they are strong stewards of their precious agricultural and environmental assets now and in the future.

In closing, I strongly encourage one member of Council, preferably all of Council, to step-up and champion a motion to delay Bremner indefinitely with the understanding that the law of the land is that Council makes decisions for the good of the County and, until it enters formal contracts with developers...there can be no liability!

SUMMARY OF GROWTH NODE STUDIES

Study 1: Future Urban Areas Feasibility Study, completed by Urban Systems April 2001

"It is recommended that Future Urban Area 2 {Colchester} receive consideration for further analyses as a preferred area for future urban development within Strathcona County". (p.44)

"Given the major presence of Class 1 agricultural lands in Future Urban area 3 {lower part of current Bremner}, it is recommended that Future Urban Area 3, as configured in the Strathcona County Municipal Development Plan, be eliminated from further consideration as a preferred Future Urban Area." (p.48)

The above conclusions were reached despite the use of a Decision Matrix that was skewed in favour of developers' needs over the importance of agriculture. (p.34)¹

This report proposed that additional land be added to Area 3 if it was still going to be considered, so that there would be enough land to develop without using class one soil. (p.57) A lot of the land proposed to be added to this growth node option was also class one soil, and council seemed to lose track of the proviso that land was to be added to this area to avoid developing class one soil.

Study 2: Evaluation of Urban Growth Options, completed by Stantec Consulting December 1, 2003

"A {Colchester area} is the preferred choice – cheaper all round, uses less productive farmland, and is in an area of low habitat ranking." (Executive summary p. 2)

Each of the above studies concluded that:

- developing transportation infrastructure in the Bremner area would be very expensive to the county
- the distance from Sherwood Park made it hard to connect with amenities there, while the cost of duplicating all services would be substantial
- the large amount of agricultural land at risk in Bremner contradicted Strathcona County's agricultural policy of the time (Policy Statement 6.2 "Wherever possible, the County shall encourage the conservation of agricultural lands.") as well as the current objectives stated in the MDP:

"Strathcona County's agricultural objectives are to:

- 1) Maintain and enhance the viability of the existing agricultural community and agricultural industry
- 2) Protect, wherever possible, agricultural land which has a Canada Land Inventory (C.L.I.) soil class ranking of 1 or 2;"

USE ONLY AS A LAST RESORT

Summary of updated data presented to council by county staff on June 27, 2006

Fiscal Impact Analysis Conclusion: "Based on the order of magnitude findings from the fiscal impact analysis, Growth Area 1 (Colchester) was ranked #1 in terms of having the least financial impact on the County." (p.22)

Strathcona County Council Minutes of January 9, 2007

"Draft 3 of the Plan contains the latest revisions identified by Council which include:

The identification of Colchester, north of Highway 14 as the proposed urban growth area;

The identification of the lands south of Highway 14 as future urban (long term); and

A refinement of the "Implementation Policies" contained in chapter 17, of the Plan"

(Council disputed these minutes on January 22, 2007, saying this was the position of administration, and that they would make their decision after Public Hearings in February 2007. Attendance at those hearings was impacted by the belief that Colchester had been chosen, in line with the findings of the studies. Bremner landowners, not understanding that their area was still a target of development, were not well represented.)

¹Agriculture - 4 points under "Land Development", 3 points under "Land Use", Total 7;
Developers - 2 points under "Land Development", 10 points under "Developable Land", Total 12.

Enclosure 1

Citizens rejected new town site in '02

Strathcona may have to remove its city-sized hamlet from the draft Municipal Development Plan and deal with it on its own.

If it doesn't, the public may rise up and reject it just because the county has failed to arm residents with the information they need to get on board.

The lack of information is so serious that even our councillors are embarrassed to admit they don't have answers to the elementary questions of whether we need a new hamlet and if we do, what's the best site for it?

If Strathcona doesn't think it's playing with fire, it only needs to dig back a few years into its own files.

Four years ago during Community Consultation 2002, citizens not only highlighted growth as their top issue of concern, they also rejected the idea of starting a new hamlet.

Yes, the county's own survey asked residents if they supported a "new town site outside of Sherwood Park."

More than half the respondents (53 per cent) opposed it, while only 16 per cent supported it.

When asked where future development should occur, respondents suggested spreading it throughout the community.

With Sherwood Park filling up within a decade, Strathcona does need to place the concept of a new town site on the table, but must also release the studies it's completed on it and involve the public in making the decision.

To date, all we know is administration supports starting a new hamlet in the Colchester area south of the Whitemud Extension and flowing over

Highway 14. We also know this new hamlet will outstrip Sherwood Park in population and size.

On the map, it appears to make some sense, but how can the public truly judge it when the studies on which the county based this decision remain under wraps.

Ignoring residents' thirst for knowledge can prompt more controversy than needed with such an inherently controversial proposal.

— T. K.

EDITORIAL

Where do we go from here?

As prices of homes in Sherwood Park and the entire Edmonton area increase at this rapid pace it's becoming harder and harder for young people who are just starting a career to purchase a home.

Many young people are being priced right out of the market, unable to purchase a house or even a condo and instead having to rent.

It's a shame for Sherwood Park because many of the people who grew up here and truly want to stay in the

community no longer can as there is just nothing for them to purchase.

I grew up in Sherwood Park, but rarely do I see anyone who I grew up with in the community.

Not surprisingly, I run into more old friends and schoolmates when I am in Edmonton, even though much of my time is spent out here.

But it's not just because Edmonton has always been "cooler" than Sherwood Park and young people are flooding there, its just because there

are so few options for them in the Park

There are plenty of affordable homes in older neighbourhoods in Edmonton, but with the way the region is playing catch up to other expensive major cities, they won't be around for long.

The younger generation I have talked to doesn't want to live in this community because of the large houses and upscale neighbourhoods. Many know they can't afford that, just as their parents couldn't afford such things when

they were just starting out.

But what they do want is the quiet streets, the great schools and knowing they can feel safe at night, which are all things Sherwood Park is known for.

The new generation of Sherwood Park residents needs some sort of affordable housing or they are going to become the new generation of somewhere else.

— Dave S. Clark

FT. SASK. ANNEXATION

952 Ha 2,352.4 ACRES

WEST OF HWY 21 ACP
1253.6 ha

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FUTURE PLANNED INTERCHANGE

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FUTURE PLANNED INTERCHANGE

DEVELOPMENT EXPANSION AREA
962.9 ha

SHERWOOD PARK

Enclosure 3

CITY OF MONTON

INTERCHANGE (UNDER CONSTRUCTION)

16

21

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Enclosure 4