J. Mathieson Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

Jacqueline Mathieson

[redacted]

Sherwood Park, AB [redacted]

[redacted]

[redacted]

March 7, 2024

Dear Legislative Officer

I am writing to express my full support for the rezoning of the land designated for the proposed Sherwood Park event centre. As a resident of the county and someone deeply invested in the betterment of our community, I believe that this project holds immense potential to enhance our local amenities and provide numerous benefits to our residents.

First and foremost, the location selected for the event centre is truly outstanding. Situated in close proximity to hotels and easily accessible via the highway, it offers unparalleled convenience for both locals and visitors alike. This strategic positioning ensures that attendees can easily access the facility, fostering increased participation in events and activities hosted at the centre.

Furthermore, the accessibility of the event centre via major highways and its drivability from all corners of the county make it an ideal destination for residents seeking entertainment, recreation, and community engagement opportunities. By providing a centralized location for a wide array of events, ranging from cultural festivals to sports tournaments and concerts, the Sherwood Park event centre has the potential to become a vibrant hub for social gatherings and leisure activities.

The construction of the event centre will not only enrich our community's cultural and recreational offerings but also contribute to the economic growth of the region. By attracting visitors from neighboring areas and stimulating local businesses, the centre will create job opportunities and generate revenue that can be reinvested into further enhancing our county's infrastructure and services.

In addition to its economic and cultural significance, the Sherwood Park event centre will serve as a catalyst for community cohesion and engagement. It will provide a shared space where residents from diverse backgrounds can come together to celebrate our collective identity, foster connections, and build lasting memories.

Finally, I must emphasize a personal connection to this project. Both of my children are actively involved in hockey, with my daughter even serving as a referee with Hockey AB. The proposed Sherwood Park event centre presents a significant opportunity for her as it could potentially serve as a source of employment, aligning perfectly with her passion for the sport and her desire to contribute to its growth

within our community. This center would not only enrich our lives culturally and socially but also provide tangible benefits to families like mine by offering employment opportunities for our youth.

In conclusion, I urge you to consider the immense benefits that the rezoning and subsequent construction of the Sherwood Park event centre will bring to our community. Its prime location, coupled with its potential to serve as a catalyst for economic growth and community development, makes it a project worthy of our support. I am confident that with your leadership and vision, we can work together to make this initiative a reality and create a brighter future for our county.

Thank you for your attention to this matter. Please do not hesitate to reach out if you require any further information or assistance.

Sincerely,

[redacted]

Jacqueline Mathieson

J. Mathieson Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

Good morning,

I'm writing to provide additional information to accompany my letter of support. The property neighbouring the proposed new arena site for the Sherwood Park Crusaders is presently up for sale. Notably, as per Avison Young's Q4 2023 Edmonton Industrial Market Report, the price range for serviced land in Sherwood Park falls between $650,000 and $750,000 per acre.

Regarding the current listing, it's labelled as "market price." However, a similar property nearby, nearly 69 acres in size, is listed at $15,000,000, equating to an average price of approximately $217,000 per acre for non-serviced lots. It's essential to highlight that around 20 acres of this property consist of a functioning farm, including residential structures, barns, and operational space. This portion is serviced land and would likely command a higher price. According to the county tax assessment tool, the current Strathcona County assessment for this 20-acre facility is valued at $519,280. By selling, the family's financial position stands to increase drastically; a rough estimate based on the average price per acre of non-service land alone would bring in $30M ($217,000 average price per acre on comparison property x 136 non-serviced acres).

Additionally, their farm property lies adjacent to RROX (Park Paving), an active medium industrial zoned site with aggregate loading and rail siding serviced by CN. Despite the industrial activity, there have been no reported issues with noise or disturbance from the current landowners. However, concerns have been raised about the proposed arena's proximity and its impact on the farm.

Moreover, ongoing discussions within the community, primarily on platforms like Facebook, indicate that the area earmarked for the arena currently serves as vital space for the farm's water access and grazing needs for horses boarded there. In addition to this, there are concerns about how to turn the large farm equipment and move it between fields. Should the arena be constructed on this site, which the family is using at the discretion of the County as this is not their land, the farm would need to find alternative solutions for these essential requirements, potentially entailing significant investments in securing water sources and purchasing additional feed for the horses they accommodate (for profit).

This raises questions regarding the farm's stance on the arena proposal. Are they opposed to it because of its financial implications and logistical challenges, such as securing adequate water sources and grazing land post-construction and moving their farm equipment?

It's perplexing to understand why noise concerns from the proposed arena would be deemed more significant than those arising from the operational activities of the nearby aggregate business to the north and the bustling rail line. Both of these establishments are active, operational businesses within the immediate vicinity.

Ultimately, regardless of the concerns voiced, it's noteworthy that the family has already decided to list and sell their property, indicating their intention to leave the community. This action can be interpreted as a clear signal that they are moving on, suggesting that the arena construction should proceed as planned. If the proposed arena does not continue, will the family still keep their land up for sale, as all of their public concerns from Facebook will still be present…. Issues which were there long before the arena was proposed to be built.

I trust that this additional information, which I believe is crucial for your deliberations, will provide a more comprehensive understanding of the situation. Please don't hesitate to reach out if you require further clarification or details. I have provided in the below all relevant sources cited as support.

Jackie Mathieson
[redacted]
Sherwood Park
[redacted]

Link to Avison Young report: https://www.avisonyoung.ca/documents/95662/193296756/Q4%20Industrial%20Market%20Report%20FINAL.pdf/eb4ae11f-c299-6b1b-8672-40ad7e598acd?t=1705097420429
Link to property listing: https://royalparkrealty.com/properties/sherwood-park-future-development-land/
Link to comparable land with price per acre: https://royalparkrealty.com/properties/cambrian-crossing-development-land/

J. Mathieson Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

FOR SALE

FUTURE DEVELOPMENT LAND

TWP 532 & RR 231, Strathcona County, AB

HIGHLIGHTS

- Future development land
- North of Yellowhead Area Concept Plan approved, proposed future light/medium industrial zoning
- Direct access to Clover Bar Road
- 158 acres (+/-)

CONTACT

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joanna@royalparkrealty.com

ROYAL PARK REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4
royalparkrealty.com

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

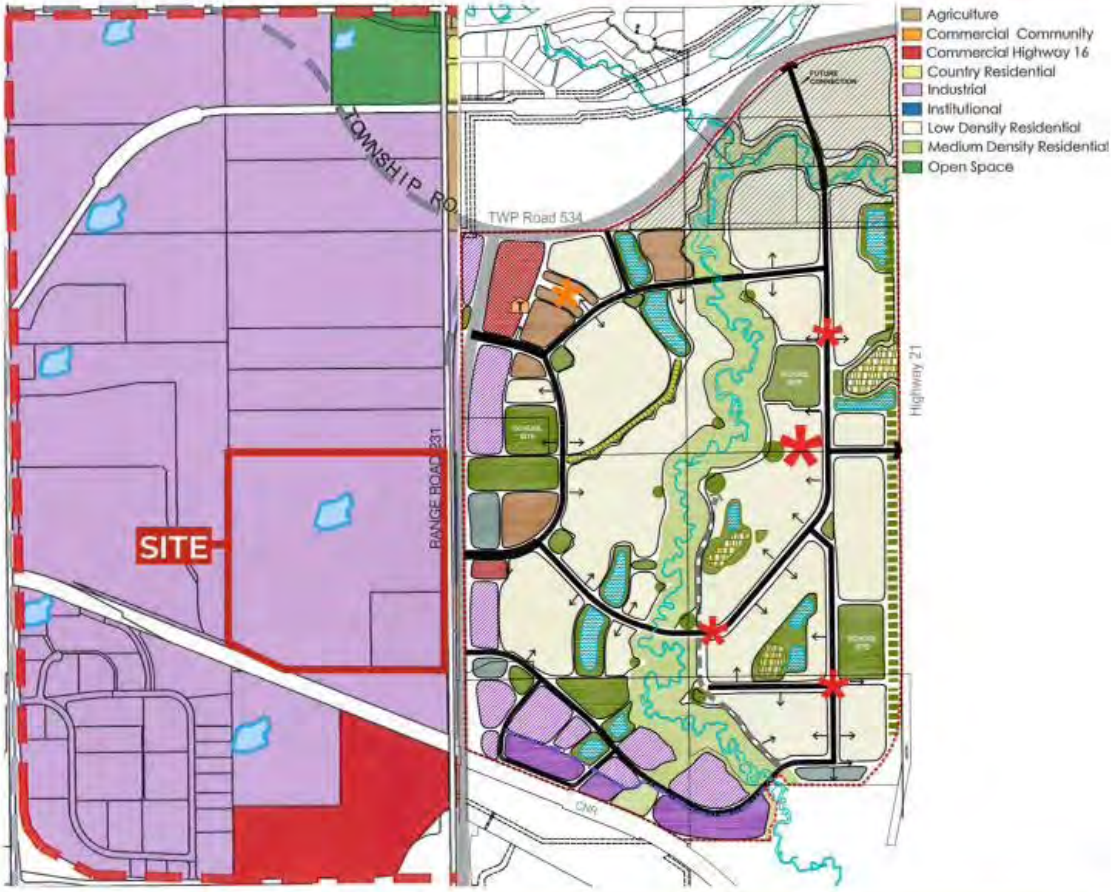
PROPERTY DETAILS

MUNICIPAL ADDRESS	TWP 532 & RR 231, Strathcona County
LEGAL DESCRIPTION	4; 23; 53; 14; NE
TYPE OF SPACE	Land
ZONING	AD (Agriculture: Future Development)
SIZE	158 acres (+/-)

FINANCIALS

SALE PRICE	Market

PROPOSED LAND USE



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J. Winship Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

Sherwood Park Ringette Association

Strathcona County Public Hearing

April 9, 2024

- Sherwood Park Ringette Asso
was the first ringette associatio
the Province of Alberta & was
formed in September 1975.
- SPRA is the second largest Ri
Association in Alberta (of the 3
associations in the province).

J. Winship Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

A Growing Female Sport in the Cou

2023/24 Season		2019/20 Season	
Active Start	47	Active Start	42
U10	102	U10	89
U12	50	U12	76
U14	67	U14	60
U16	63	U16	44
U19	66	U19	46
Open	65	Open	52
TOTAL	**460**	**TOTAL**	**409**

SPRA Hosted Provincial Events

14A Ringette Provincials – Hosted by All Alberta teams

14AA Ringette Provincials – Hosted by All Alberta teams

16AA Ringette Provincials – Hosted by All Alberta teams

19 AA Ringette Provincials – Hosted by All Alberta teams

Platinum Ring Tournament – 2023 Alberta U12-U19 Teams

Mini-Platinum Ring Tournament – 2023 Alberta Active Start and U10 Teams

The Opportunity to Host World Ch
Ringette Events and SPRA

Western Canadian Ringette Champio

Canadian Ringette Champion

J. Winship Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

STRATHCONA COUNTY

Strathcona County

Ringette Week

Ringette was first played in Canada in 1963 and introduced to Alberta in 1975 with 40 players. Now through the Sherwood Park Ringette Association (SPRA) it has grown to nearly 450 players that range from age 4 years old up to adults.

The SPRA provides excellent programming, team building activities and coach certification to support the lifelong enjoyment of sports. We take this time to recognize the SPRA, athletes, officials, volunteers and parents for their ongoing commitment to the sport and our community.

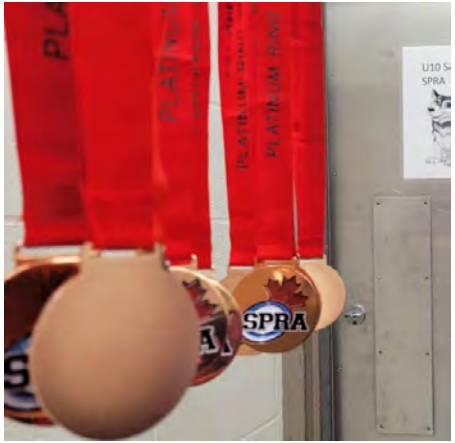
Ringette Week is being proclaimed in conjunction with special ringette events being held around the County and ending with a day of celebration, hosted by SPRA, being held at Millennium Place on October 21.

THEREFORE, I, Mayor Rod Frank, do hereby proclaim October 15 - 21 as "Ringette Week" in Strathcona County.

Dated this 3rd day of October 2023.

Rod Frank, Mayor

J. Winship Submission for Bylaw 13-2024
April 9, 2024 Public Hearing



J. Winship Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

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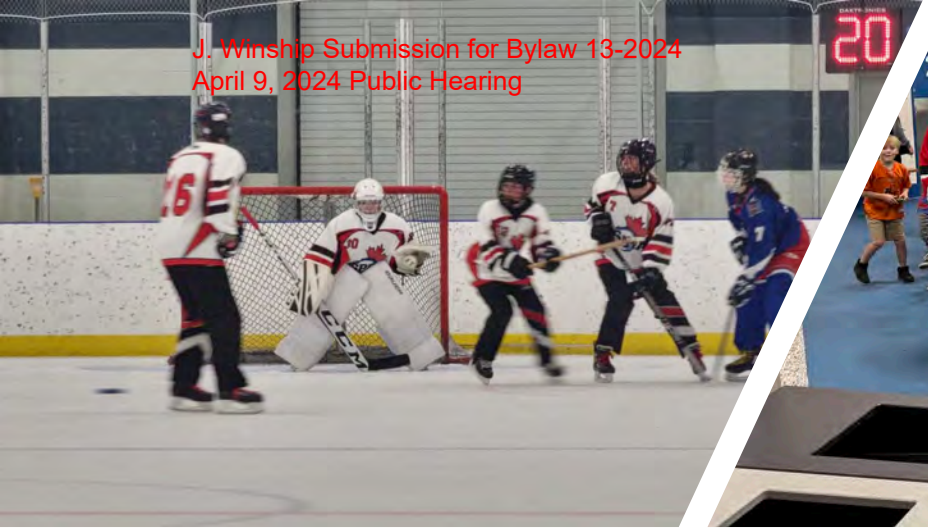
April 9, 2024 Public Hearing



J. Winship Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

J. Winship Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

The Sherwood Park • Strathcona County News

Sign In

NO-FAULT INSURANCE REWARDS BAD DRIVERS
FAIR ALBERTA
Tell Your MLA
FAIRAB.CA

Sports / Other Sports / Local Sports

U16A Red ringette take provincial silver

Lindsay Morey

Published Mar 21, 2024 • 3 minute read

Join the conversation

Sherwood Park Ringette Association's U16A Red took silver at provincials. Throughout league, tournament play, playdowns and provincials, the team finished a 32-9-5 record. Photo supplied

Hard days are the best days because that's when champions are made.

Sports / Other Sports / Local Sports

U19A Surge snaps up BGL championship

Lindsay Morey

Published Mar 21, 2024 • 1 minute read

Join the conversation

Sherwood Park Ringette Association's U19A Surge are Black Gold League champions. The team had a 15-1 regular season record. Photo supplied

With banner in hand, they know they're the best in

J. Winship Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

Exceptional Athletes: SPRA Goalie, Team Alberta Athlete at the Canada Winter Gam Ringette Mentor

TELUS Wi-Fi 8:30 PM 55%

Alberta ringette player...
edmonton.ctvnews.ca

CTV NEWS
EDMONTON

EDMONTON | News

Team Alberta ringette stars get celebrity send-off ahead of Canada Winter Games

Team Alberta competes with the National Ringette League's Edmonton WAM in an exhibition game

Exceptional Athletes: Sportsnet Feature, Hockey Day in Canada

RINGETTE CANADA

Coaches

Home | Play | Athletes | Our Sport | Kids | Events | Safe Sport

"IF YOU THINK YOU CAN, THERE'S ALWAYS A WAY" | CALLIE BIZUK'S STORY OF RESILIENCE & COURAGE

January 20, 2024

From Sportsnet, originally published on January 20, 2024

@Sportsnet

"If you think you can, there's always a way".

Callie Bizuk's passion for ringette ignited at 4 years-old. Despite her challenges, her community came together to make her dreams a reality through teamwork and innovation.

Full 🎥: youtu.be/JgQskeAtEbo

@Scotiabank | #HockeyDay

J. Winship Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

For the Love of this Game…..

"I love the game because it has provided me with countless opportunities f
first as an athlete and then as a coach." Laurie Horne

Ringette is such a fun, fast paced sport that is continually improving to mak
exciting – truly a great sport to play and compete in." Kelly Brow

"I love ringette because of the friends I make. My favorite thing is to play g
other teams. I like learning new plays, new drills and fun games. I like that
me. I like the tournaments and events we do with our team like bottle drives, swimming
just hanging out with my team. I also like going to ringette camp every sum
ROCKS!" CP, SPRA, 10 years old

As a minor ice user group, a potential new arena would mean increased opportunitie for our ringette athlete and the County……

R. Maxwell Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

SHERWOOD PARK MULTIPURPOSE ARENA

A new multi-sport and entertainment venue for all

R. Maxwell Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

R. Maxwell Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

ONE CRU

PLAYERS

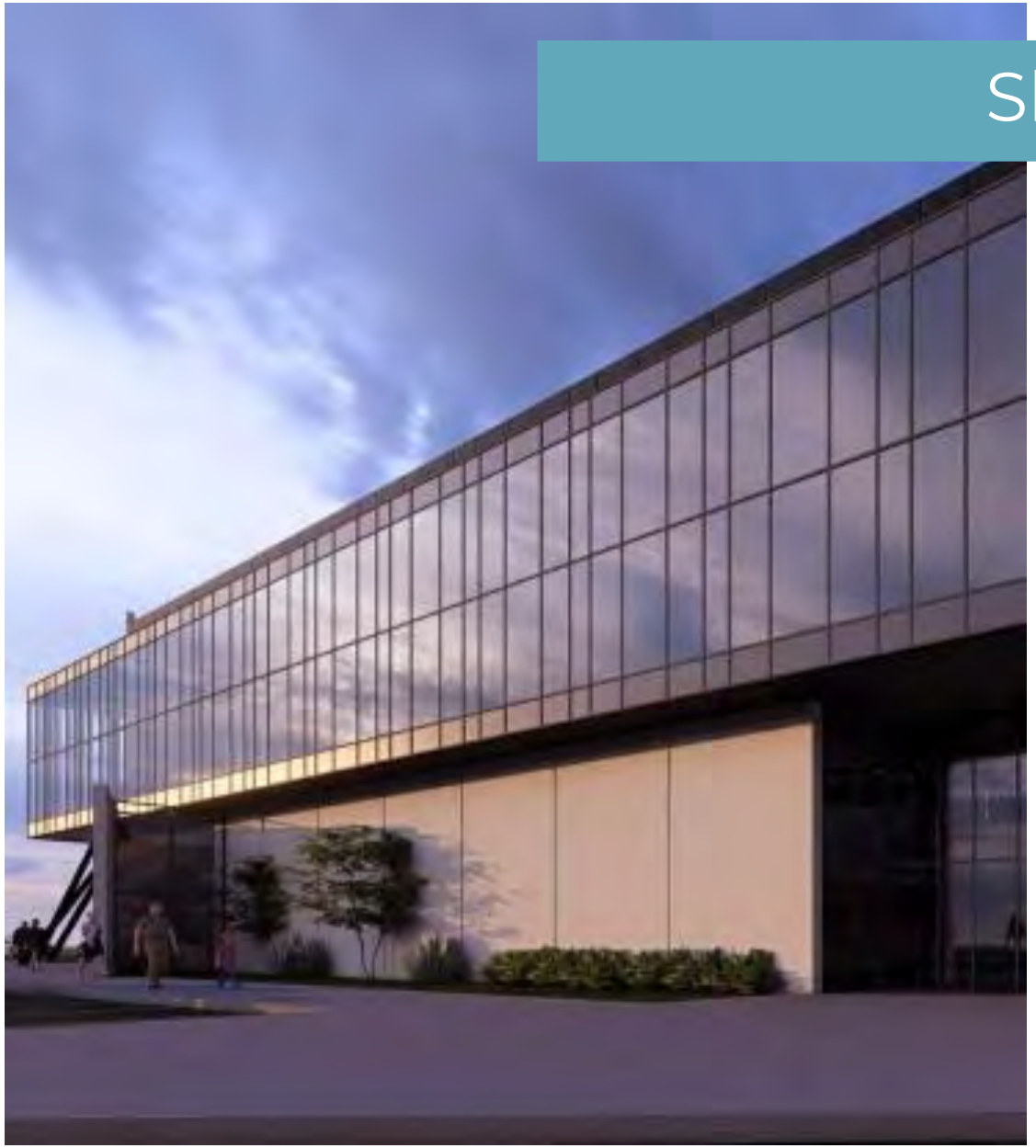
COACHES, ATHLETIC THERAPIST
& EQUIPMENT MANAGER

COORDINATORS, VOLUNTEERS,
PARENTS, MEDICAL STAFF, ACADEMIC ADVISOR,
DIRECTOR OF DEVELOPMENT, CONSULTANTS, SCOUTS, CHAPLAIN
MENTAL SKILLS COACH, BILLET FAMILIES, BROADCASTER, SOCIAL MEDIA

PRESIDENT, GOVERNOR,
GENERAL MANAGER, PRESIDENT OF HOCKEY OPERATIONS,
VP OF OPERATIONS AND BUSINESS DEVELOPMENT

BCHL

R. Maxwell Submission for Bylaw 13-2024
April 9, 2024 Public Hearing



Sherwood Park Multipurpose Arena

This new multi-use sports and entertainment centre will feature a large indoor arena for hosting significant sport events and concerts. The centre aims to provide entertainment options for people of all ages and backgrounds.

The facility will increase the County's access to ice sheet supply from 11 to 15 sheets. It is estimated that the facility will put $500,000 per year back into the community for supplies, services and products.

Meanwhile, an approximate 46 hosted events per year will generate an estimated $4.1M – 5.6M per year in local spending. Events are projected to attract over 300,000 visitors to the County each year.

A Facility for All…

1. Accessible 2. Variety of Socioeconomic Experiences 3. Indigenous Partnership

- ## Ice rinks

  The center will have 4 full-size ice rinks. This will provide much needed ice times (minimum 2430 hours of prime-time ice for the County) for:

  - ✓ Female and male hockey
  - ✓ Ringette
  - ✓ Figure Skating
  - ✓ Sledge Hockey
  - ✓ Curling

- ## Hard Surfaces

  The multi-use facility will allow for professional, recreational and youth leagues including:

  - ✓ Lacrosse
  - ✓ Pickle Ball
  - ✓ Basketball
  - ✓ Volleyball
  - ✓ Ball Hockey

- ## Concerts/Events

  A modern, high-tech concert venue. This will be the largest concert facility in the area.

- ## Outdoor Theatre

  Drive-in theatre for community enjoyment and outdoor concerts

R. Maxwell Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

INTERIOR ICE LEVEL LOUNGE AND LOGE

GOALIE EYE LEVEL

INTERIOR BLEACHERS

INTERIOR BLEACHERS AND RESTAURANT

Venue will feature 4 ice sheets/surfaces, a restaurant and private suites

R. Maxwell Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

Located just north of Hi-way 16, the facility is situated west of the new Cambrian development.

The site is ideal as it is:

1. Accessible – roadways and overpasses underway or complete as outlined in the Area Structure Plan
2. Close to Amenities – hotels, shopping and food options within minutes
3. The Crusaders have already invested approx. $100,000 in the ESA, Geotechnical, Surveys, Design, TIA and legal on the site
4. Kickstarts surrounding residential and commercial developments

R. Maxwell Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

MULTIPURPOSE ARENA ECONOMIC DRIVERS

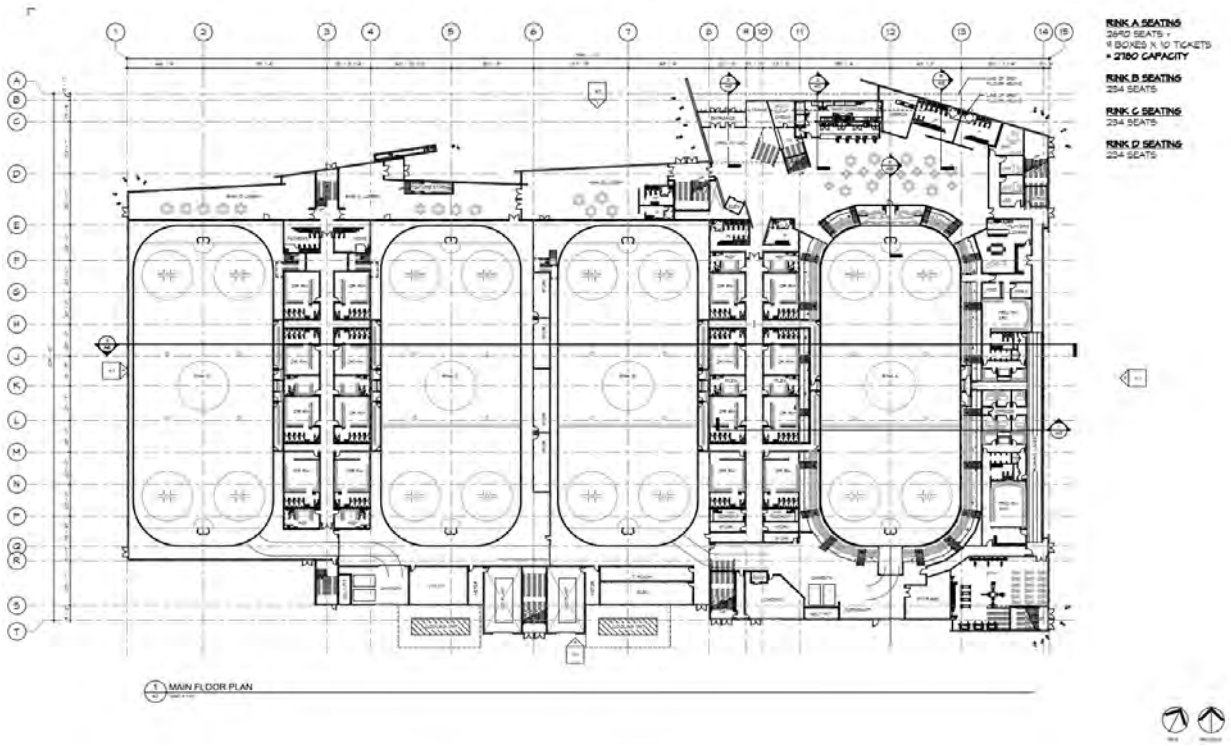
County Returns:

- ✓ Ice times: 2,430 hours of prime-time ice
- ✓ $500,000 direct investment in the community for supplies, services, and products
- ✓ STEAM projects $4.1M-5.6M in local spending through 46 events and 306,600 visitors
- ✓ An equity stake and full return of $4M investment
- ✓ As a private-public partnership, the community gains through this innovative partnership without the County taking on a large capital outlay or posing greater tax impact.
- ✓ The project creates approx. 465 full time construction jobs and as many as 30 full and part time positions to operate.

BRINGING COUNTY PLANS TO LIFE

This initiative aligns with the Recreation and Culture Master Plan Strategy, and public desires expressed through County stakeholder engagement efforts:

- ✓ 73% of surveyed: 'Need for enhanced or new recreational facilities'
- ✓ 90% of surveyed: 'County should explore community partnerships for the delivery of recreation infrastructure'
- ✓ Multi-use recreational opportunities
- ✓ Expanded event hosting opportunities
- ✓ Environmental stewardship
- ✓ More affordable than replacing existing facilities
- ✓ Innovative funding model



Meeting County Needs Now and Into the Future

PROJECT BENEFITS

New recreation and entertainment option for the community as a whole

A new sports and entertainment centre would provide the community with a fun new place for recreation, entertainment, sports, concerts, and other events. This would give local residents more options for leisure activities close to home.

Economic development

In addition to helping to alleviate the shortage of available ice time in the are, the new venue will attract visitors from outside the community and generate revenue for local businesses like restaurants, hotels, and shops. This would stimulate economic growth and development.

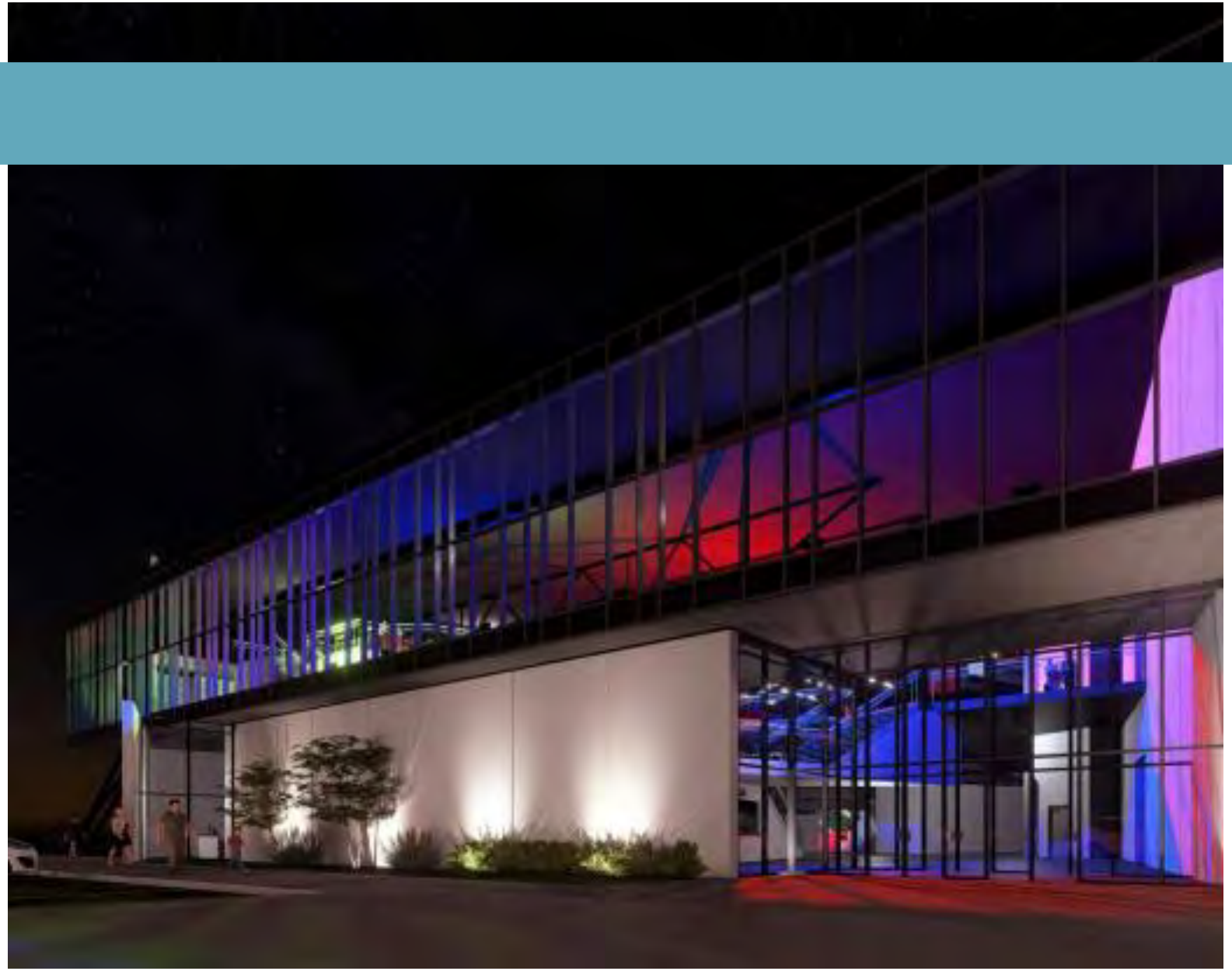
Job creation

Constructing and operating the new venue would create many new jobs, both temporary construction jobs and permanent staff positions. This is a great opportunity for employment growth.

In summary, the proposed sports and entertainment multipurpose arena would provide recreation, spur economic growth, and create new jobs for the community.

TEAM

- Sherwood Park Crusaders
- Kingston Ross Pasnak LLP
- Emery Jamieson LLP
- Eagle Builders
- Strathcona County



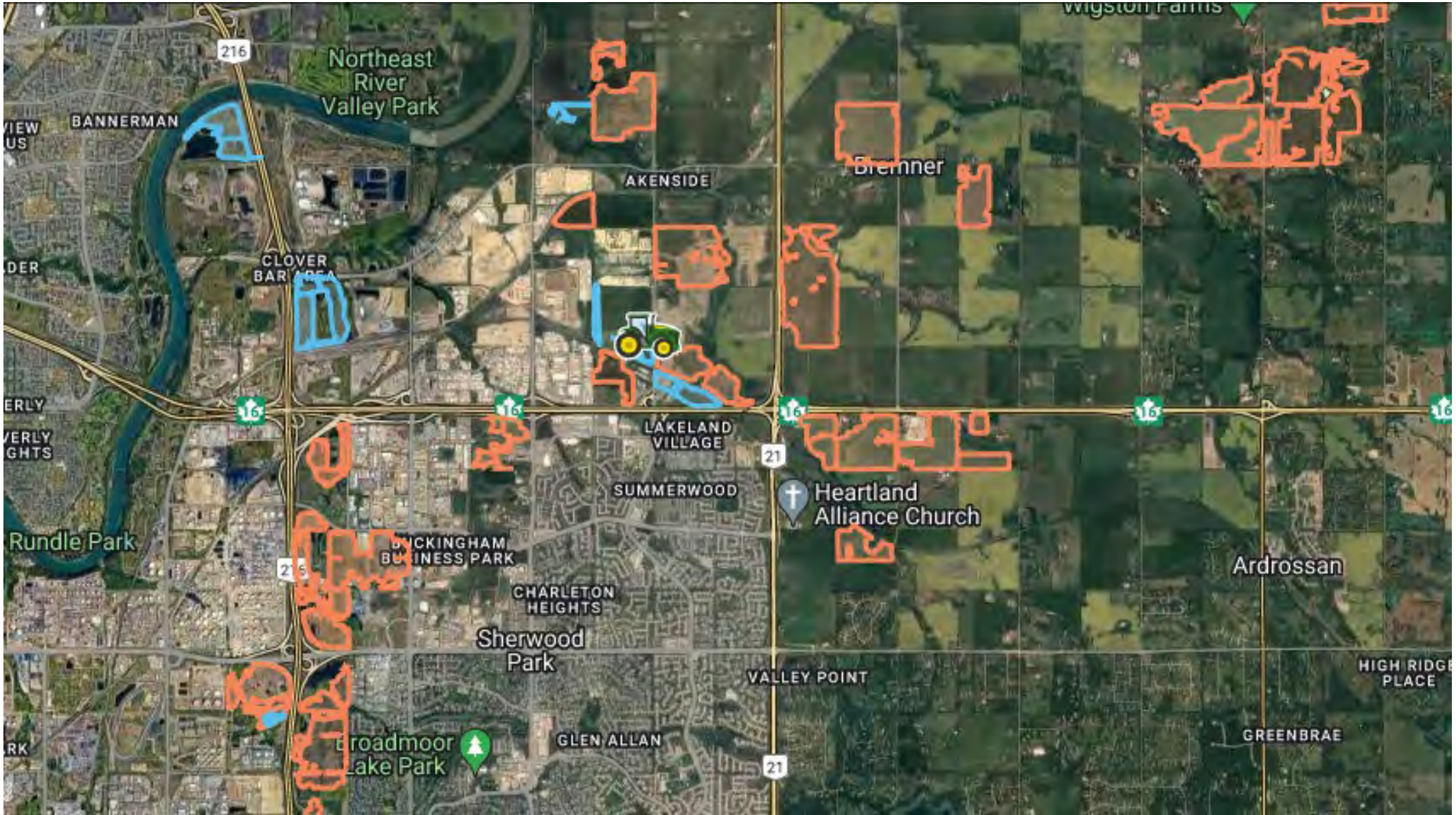
R. Maxwell Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

THANK YOU

On behalf of the many partners and supporters in attendance here today; and the many thousands more who will enjoy and benefit from this local facility, we ask that you support the proposed rezoning motion.

C. Jackson Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

Grain Farming 3000ac from Ardrossan to Ellserlie road



Grain Farming 3000ac from Ardrossan to Ellserlie road

- 45 off site fields
- Between 125,000 and 150,000 bushels of production
- Approx 300 large truckloads of commodities shipped into main yard and out again
- Approx 100 large truckloads of crop inputs
- Approx 12 implements over 12’ - 2 over 18’

Approx 130’(40m)L x 18’(5.5m)W x 16’(4.9m)H

5. Economic Benefits – Hosting Events

- **Estimated facility will generate 46 events per year...attracting an estimated 306,660 annual visitors (25% will be week-end two night stays) – combined spend in the community is estimated to be $55.7m per year (Business Study – OC Leadership).**

STRATHCONA COUNTY

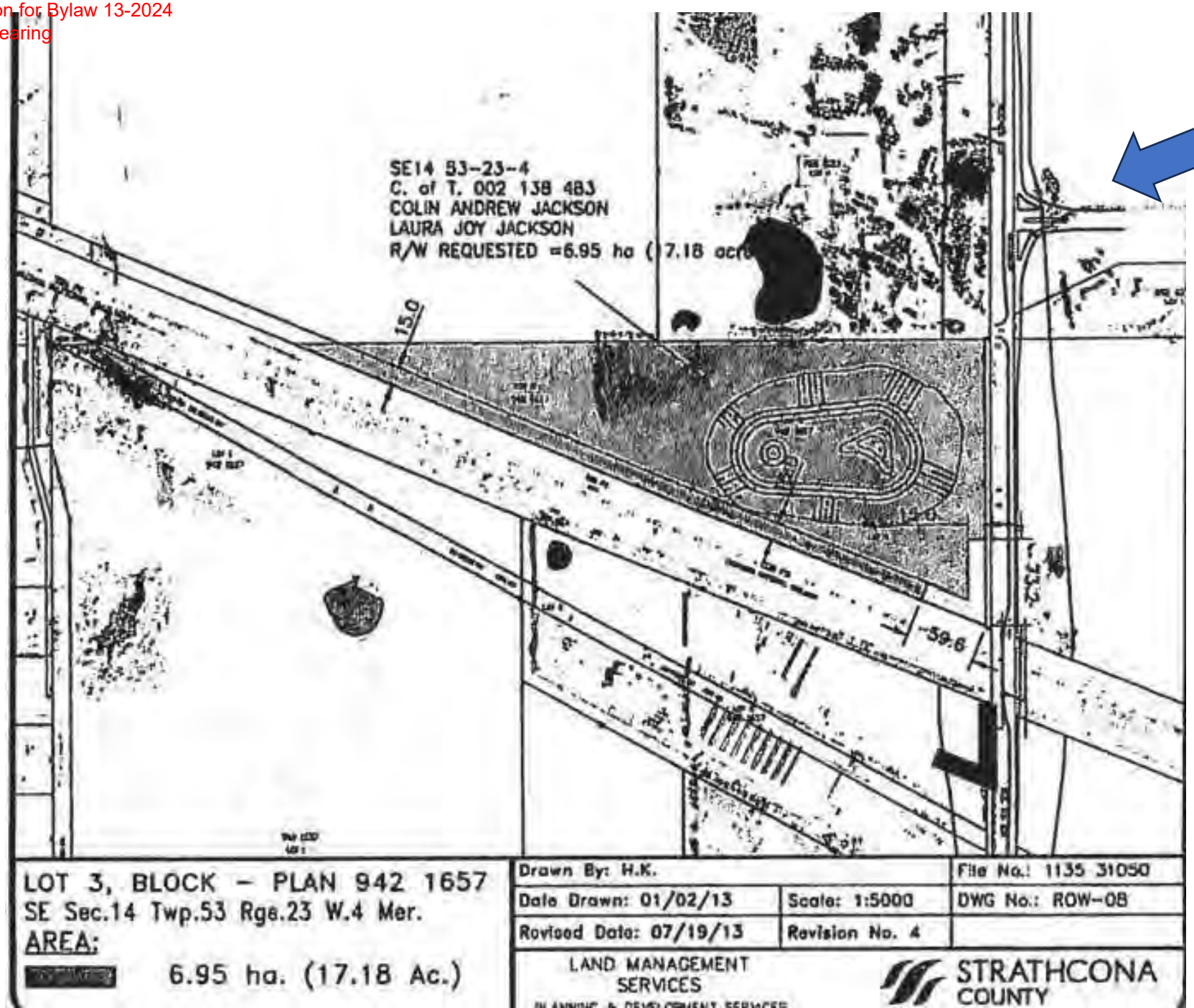
NUSTADIA RECREATION

Bad things happen when people are impatient

C. Jackson Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

Bad things happen when people are impatient

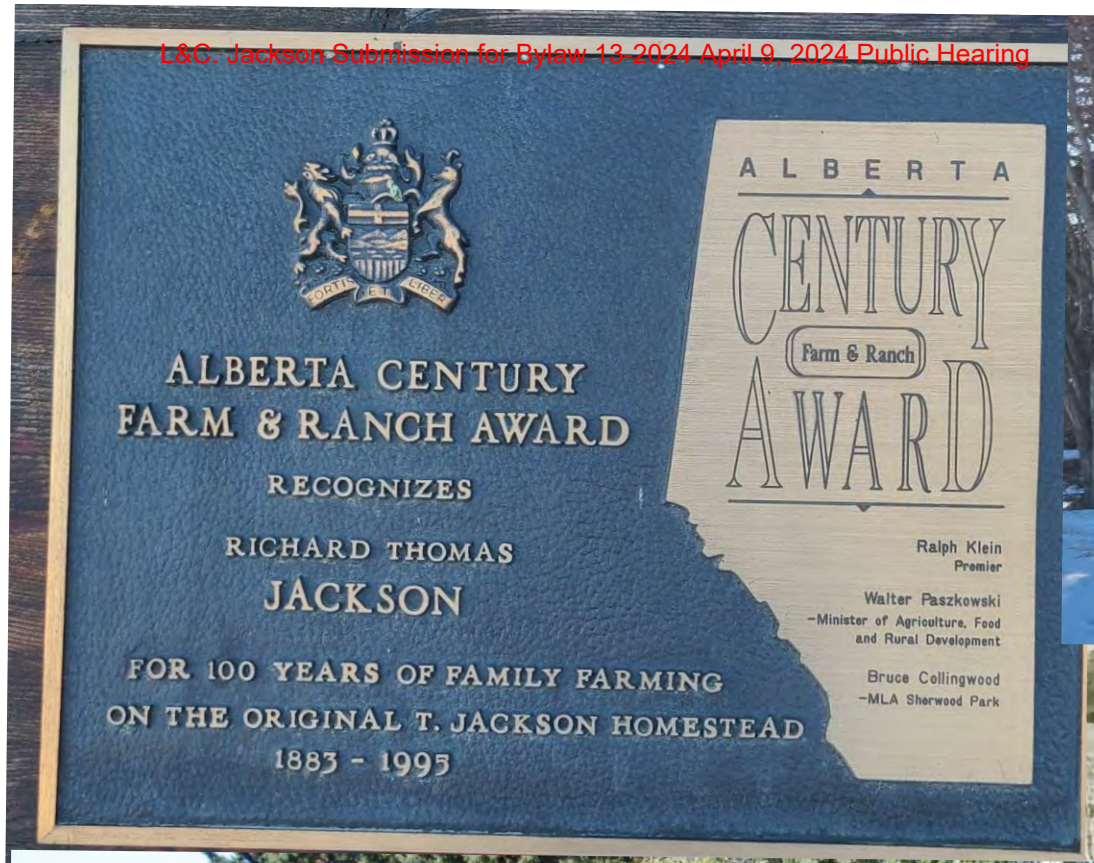
C. Jackson Submission for Bylaw 13-2024
April 9, 2024 Public Hearing



Shared Access

C. Jackson Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

- Clover Bar road will have to be upgraded to 4 lanes before Rohit gets to their threshold
- If the Highway 16 interchange exceeds design capacity because of this project, the county will be required by Alberta Transportation to upgrade and the County's expense $$$
- Current utility right-of-way's and property shape will limit developable land


FORTIS ET LIBER
ALBERTA CENTURY
FARM & RANCH AWARD
RECOGNIZES
RICHARD THOMAS
JACKSON
FOR 100 YEARS OF FAMILY FARMING
ON THE ORIGINAL T. JACKSON HOMESTEAD
1883 - 1995
ALBERTA
CENTURY
Farm & Ranch
AWARD
Ralph Klein
Premier
Walter Paszkowski
-Minister of Agriculture, Food and Rural Development
Bruce Collingwood
-MLA Sherwood Park

Jackson
Homesteaders
1881
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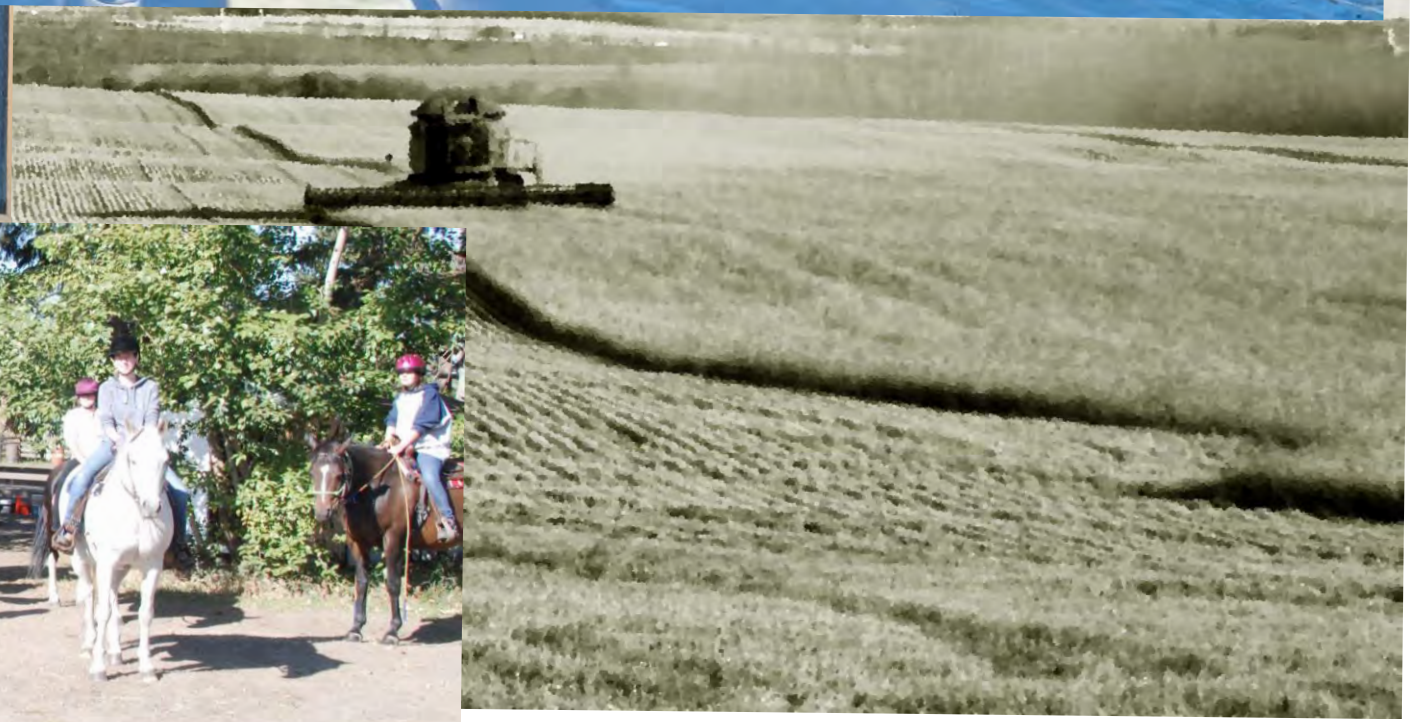
Rge Rd 231



Jackson Homesteaders Farms Ltd – Equestrian Facility

L&C. Jackson Submission for Bylaw 13-2024 April 9, 2024 Public Hearing

L&C. Jackson Submission for Bylaw 13-2024 April 9, 2024 Public Hearing

Horses and Automobiles are a dangerous combination

- Impatient drivers
- Road rage
- Naïve about horse behaviour
- Not just the horse at risk

"Road rage and speeding were reported in 40% of incidents while drivers passing the horse too closely were reported in over 80% of incidents. Close passing distance, alone or when combined with speeding, contributed significantly to collisions, while speeding alone contributed significantly to horse deaths…A horse death caused by a road accident was almost 12 times as likely to result in severe to fatal injury to the rider/handler."

animals MDPI

Article

Equestrian Road Safety in the United Kingdom: Factors Associated with Collisions and Horse Fatalities

Danica Pollard [1,*] and John Duncan Grewar [2]

[1] The British Horse Society, Abbey Park, Stareton, Kenilworth, Warwickshire CV8 2XZ, UK
[2] jDATA Pty (Ltd.), Tambali Village, Sandbaai 7200, South Africa; info@jdata.co.za
* Correspondence: dee.pollard@bhs.org.uk; Tel.: +44-2476-840516

Received: 23 November 2020; Accepted: 11 December 2020; Published: 15 December 2020

Simple Summary: Horse riders report they frequently experience incidents with other road users, including dangerous near-misses and accidents. The British Horse Society has been collecting information about horse-related road incidents via their website since 2010. The aim of this study was to describe the incidents reported, how they have changed over time and across different UK regions, and the factors which may increase or reduce the risk of collision incidents and those resulting in horses being killed. Road rage and speeding were reported in 40% of incidents while drivers passing the horse too closely were reported in over 80% of incidents. Close passing distance, alone or when combined with speeding, contributed significantly to collisions while speeding alone contributed significantly to horse deaths. Wearing high visibility clothing reduced the risk of having a collision. A horse death caused by a road accident was almost 12 times as likely to result in severe to fatal injury to the rider/handler. Loose horses were more likely to be killed than ridden horses or those pulling a horse-drawn vehicle. Driver behaviour of how to pass horses safely on UK roads needs further improvement and will help reduce the risk of collisions and horse and human fatalities.

Abstract: Over 60% of UK horse riders report having experienced a road-related near-miss or accident. The aim of this study was to describe horse-related road incidents (n = 4107) reported to the British Horse Society (2010–2020) and to identify factors associated with higher odds of collisions with another vehicle and horse fatalities using multivariable logistic regression modelling. Drivers passed the horse too closely in 84.2% of incidents while road rage and speeding were reported in 40.3% and 40.1% of incidents, respectively. Close passing distance alone (odds ratio [OR] 18.3, 95% confidence interval [CI] 6.5, 51.6) or in combination with speeding (OR 4.4, CI 1.7, 11.7) was associated with higher collision odds compared to speeding alone. Speeding was, however, associated with higher horse fatality odds (OR 2.3, CI 1.2, 4.6). Wearing high visibility clothing reduced odds of collision (OR 0.2, CI 0.1, 0.4). A fatal injury to a horse was almost 12 times as likely to result in severe to fatal rider/handler injury. Loose horses contribute significantly to road-related horse fatalities. Driver behaviour of how to pass horses safely on UK roads needs further improvement and will help reduce the risk of collisions and horse and human fatalities.

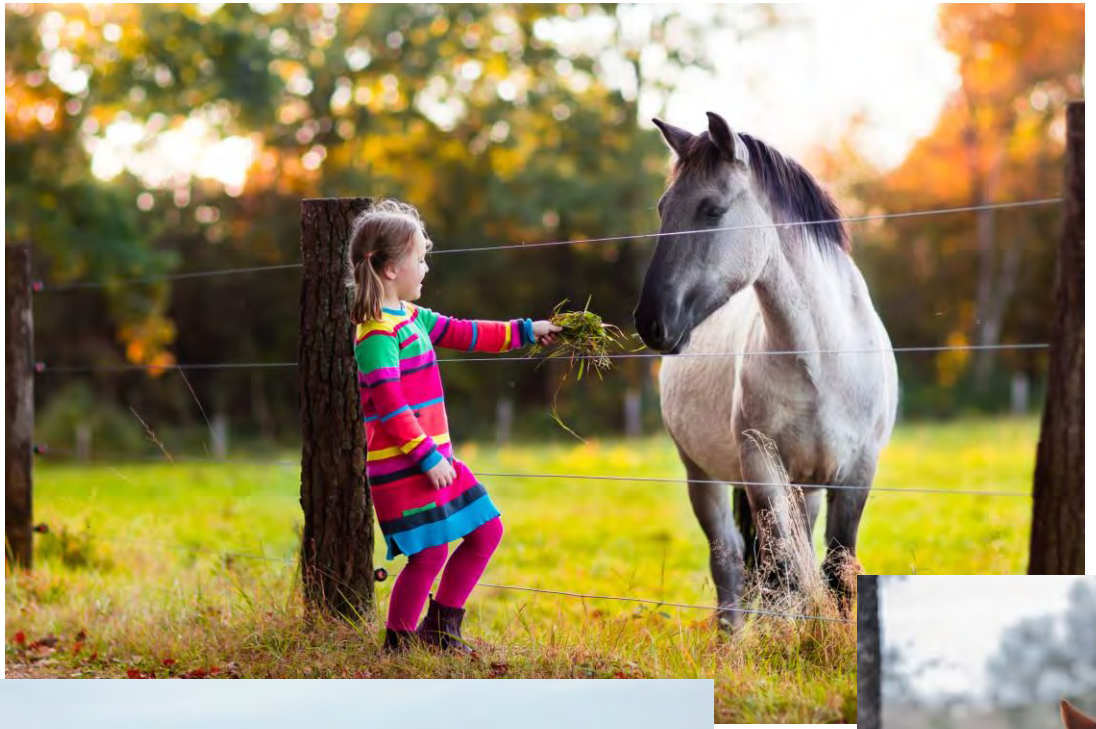
Keywords: accident; near-miss; vehicle; injury; logistic regression; high visibility clothing; road user

1. Introduction

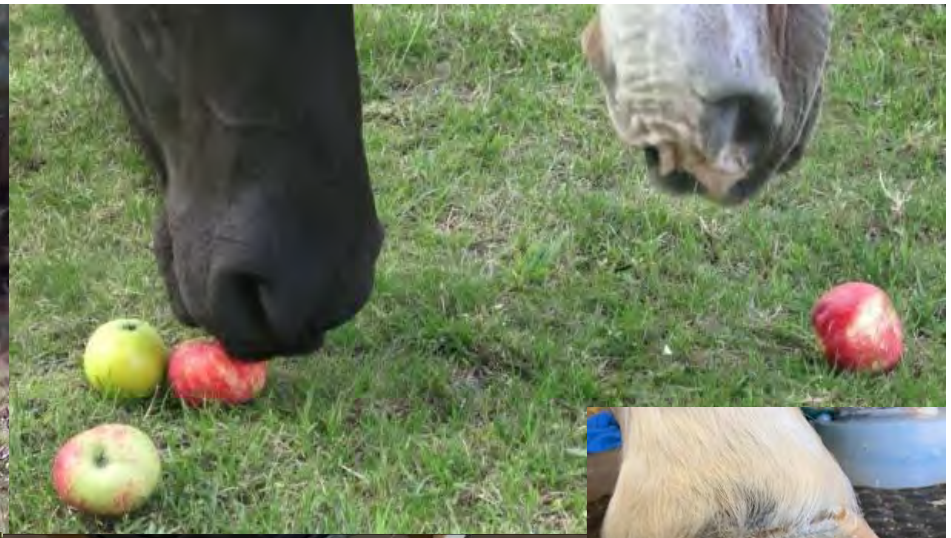
The 2019 National Equestrian Survey estimated that there are 27 million people in Great Britain (GB) with an interest in the equestrian industry with the scale of annual spending in the equestrian sector totalling £4.7 billion [1]. An estimated 1.8 million people are regular riders (riding at least once a

Human – Horse interactions are going to be a daily issue

L&C. Jackson Submission for Bylaw 13-2024 April 9, 2024 Public Hearing

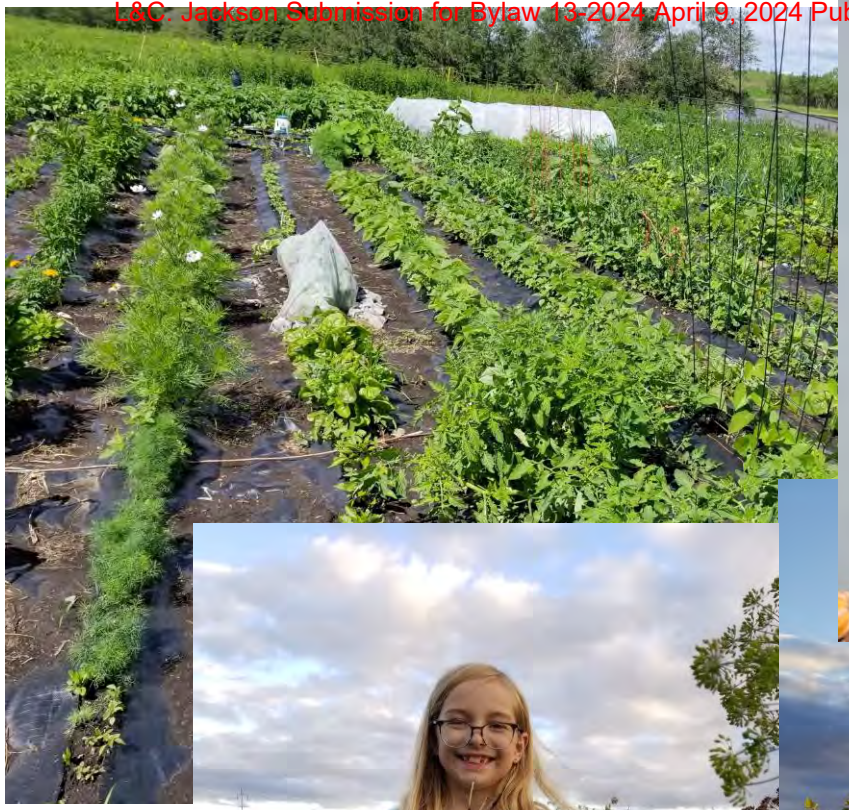


L&C. Jackson Submission for Bylaw 13-2024 April 9, 2024 Public Hearing



Loss of horse boarders is loss of livelihood and income

L&C: Jackson Submission for Bylaw 13-2024 April 9, 2024 Public Hearing



References

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L&C. Jackson Submission for Bylaw 13-2024 April 9, 2024 Public Hearing

L&C. Jackson Submission for Bylaw 13-2024 April 9, 2024 Public Hearing

L&C. Jackson Submission for Bylaw 13-2024 April 9, 2024 Public Hearing

These Audio clips were collected from 2013 meetings with Colin and Laura Jackson and Strathcona county's L. Lunseth and R . Dekker

Larry: When we do an appraisal for, obviously… for… uh… land values, of course it's done under the EXPROPRIATION ACT and whatnot. The appraiser has to do an evaluation of the land and any *attributable damages to that land*.

Laura: I don't want to sell anything. I don't want to sell this, I don't want to sell this… I don't want to sell anything if I don't need to. If Rohit backs out, goes bankrupt, runs away… whatever… I don't want to have anything [sold]. That's my feeling on it. Especially *this*; I don't want to have anything purchased. I want to maintain ownership of it if we don't need to sell it. Neither Colin nor I – neither of us are interested in it.

Laura: There is so much more to this land than just acreage. To start chopping it up and selling it bit by bit is not something that I want to do and I know it's something that Colin doesn't want to do.

Larry: The legislation and the option through the EXPROPRIATION ACT allow you, as the landowner, to be able to determine that [a re-evaluation].

Laura: This number doesn't even… and I realize that you're looking at it from the Medium Industrial… piece of land… but this doesn't even come ***close*** to compensating us… that we have to knock on our neighbour's door and say to them that "You guys have to leave because your house is being bulldozed"… and it just completely messes us our entire farm and you're going to pay $58 000 for it.

Richard: Because while it has to be a municipal roadway here, it does not necessarily need to be to that same standard… while…

Laura: Because it's just servicing our yard

Richard: It's servicing your yard and maintenance access for here – that's all it's servicing.

Laura : and that's why I'm worried - is it going to be an eyesore?

Richard: No

Laura: Or is it going to be something attractive to look at out my window- if we, you know - if we're staring out the window at it, are we just going to see this ugly – you know – gross pond, with mud around it or is it going to be something nice to look at? I mean, it does make a difference to me.

Richard: It will be completely finished and landscaped.

Laura: Am I allowed to keep my vegetable garden there?

Colin: We're going to encourage....

Larry: You'll be the only people there!

Colin: As.. as the community gardens are pushed out of here [Edmonton Nursery] we may encourage you guys to put them back here (into our community garden).

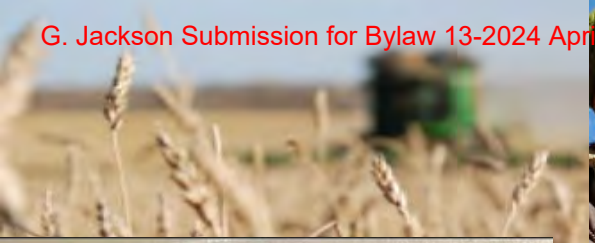
Richard: So, our marching orders right now are to undertake the detailed road and utility design and acquire the land required for the project.

Laura: .... The fact that we're ten minutes from my parents' house, we're three minutes from a Save-On Foods, we're five minutes to Edmonton, we're in the absolute utopia. And for our horse boarding operation, and even for the farming business, it's central. It's central to all our fields out this way, it's central to all our fields out this way and in all directions. And there... it is going to take a LOT to get this family uprooted from this piece of land.

This is what we were told.

This is not what is being delivered.

G. Jackson Submission for Bylaw 13-2024 April 9, 2024 Public Hearing



April 9 2024

Strathcona county public hearing

Who am I?

My name is **Gwenyth Jackson Newstead**. I am the great granddaughter of Thomas Jackson. I was born right here in sherwood park on this very farm. I grew up playing and taking care of the animals. I love to spend my summers walking around the fields and working in the garden. In the spring I love helping my dad get ready for seeding. In the fall I often ride with him in the combine for hours on end. In the winter I help mom feed the horses, and take care of the chickens and ducks, I love to see all the fresh fallen snow and the warm christmas feeling of the community that this farm has built. My whole life is centered around this farm.

Why am I Opposed?

I am opposed, here are ***some*** of the reasons why.

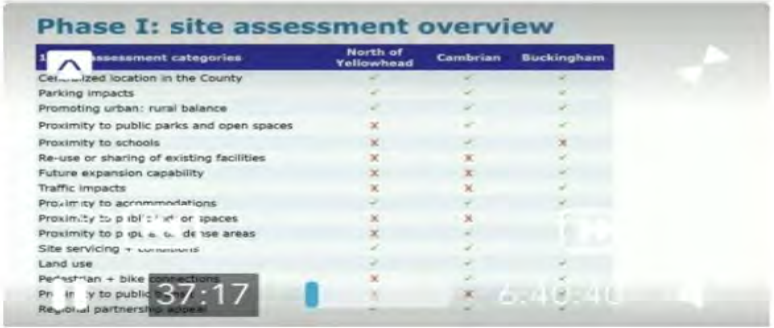
1. The building of the arena would mean the shutting down of the farm that has been running for 141 years, destroying the community that this farm has built and worked hard to maintain
2. The danger of livestock and the people in the area, people could climb over the fence and get hurt if in with livestock, as well as some people might accidentally, or purposely hurt livestock.
3. The disturbance and nuisance factor will be quite high because of loud noises, bright lights, trespassing, traffic, etc.

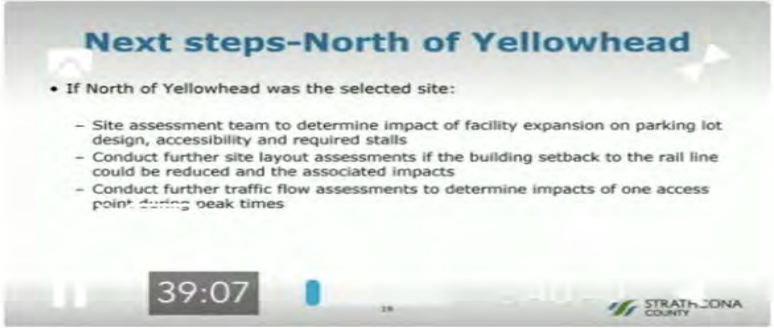
G. Jackson Submission for Bylaw 13-2024 April 9, 2024 Public Hearing

Council Meeting References

that may assist to inform your decision

- **Council Meeting Video Recordings & Meeting Minutes:**
  – January 18, 2022 – Fieldhouse proposal





Clearly unsuitable for a venue of this size, scope, capacity, traffic, infrastructure
*Note that an **Area Structure Plan** was listed as a **requirement** at that time*

Why Should it not go Here?

I will not be talking too much about bio laws or livestock, or the nuisance but I will talk about other things.

To start this area going here would be the end of our farm and the life we spent here. The arena might not fit in the small slice of land that that is the current placement of the arena. Parking would be hard because of little space to put a parking lot. People trespassing onto private property will be a huge issue with the arena going here. People trespassing is a huge danger to wildlife livestock, pets, and even people. Not putting it here will ensure the safety of our livestock and its people, it would solve some of the issues that are a concern, transportation, litter, safety of people and livestock, parking, some bio laws, how close the arena is to the house and our fence line, etc.

Many of the things I can't fit into 5 minute Speech but are just as important - thank you for reading.

Good evening Mayor, Council, Administration, and Members of the Public,

My name is Janice Belyea. My Dad and I have been riding and boarding horses at Jackson Homesteaders for 37 years, it's like my second home and I am there daily to connect with our horses and nature. Over the years I've spent infinite hours sitting in these fields, I'm out there daily, it's the most consistent and peaceful place in my world. I'm deeply rooted here too. Laura and I have been friends our entire lives. I've watched her and Colin fall in love, get married, start their family, all right here on this farm - the Jacksons are my farmily. In addition to the 5 generations of Jacksons that have farmed here, generations of other families have grown up alongside them. This is an incredibly special place and a deeply rooted community.

To be clear, **I oppose** the proposed land use & rezoning of *this* triangle of land, **SE 14-53-23-W4**; Not to the arena itself if it were built in another more appropriate location for a venue of that size. I don't understand how this awkward triangle could possibly be deemed sufficient/suitable for a venue of this scope.

---

5 minutes isn't ***nearly*** enough time to sum up 5 generations of agricultural heritage, how a farm works, how huge farm machinery is, the ***millions of dollars*** in infrastructure & equipment **invested** on this quarter section. The ***noise, nuisance & safety impacts*** of the proposed rezoning. Why this triangle of land is so important to us.

But no one felt it was important enough to tour the farm to understand how it functions, prior to making this monumental decision. Due diligence. And since this is the only opportunity for public consultation, I will try.

Because you truly need to understand the *impacts* of your decisions today. To their established Agricultural businesses, families, livestock and livelihoods.

Jackson Homestead isn't a hobby acreage in Country Residential. Since ***1883***, the NorthEast quarter adjoining this triangle is **the home base infrastructure and hub of their *entire farming operation***, which now extends throughout the County, and beyond. Their family's ***home*,** where they live & work. 140+ years later, to assume "they could just move their farm," is unrealistic & unacceptable. Thomas Jackson homesteaded these same quarter sections starting in 1883, one of the very first pioneers in Clover Bar, before the rest of the County. This farm is a living, breathing museum, not preserved on Heritage Mile because they have not retired or sold it, they are still working on this same farm 4 generations later. It's astounding we're here to justify its continued existence there.

The size & functions of this Multipurpose Event Centre are ***incompatible*** with the function & safety of this farm. **Locating this venue here is a liability and danger for both livestock & people.** I don't understand how this is somehow considered an acceptable use of this beautiful, peaceful, natural outdoor space. That it would be considered even remotely acceptable to make this farm's continued operation

unfeasible and unsafe, affecting the livelihoods of multiple families. This farm is a piece of County history, as well as a still operational farming business, and their **home**. Putting a hockey arena/concert/event centre would not be acceptable over anyone else's back fence, and I struggle to understand how anyone could consider this justifiable to even propose, let alone approve. It belongs in a commercial hospitality area where it would synergistically compliment the area, not obliterate it.

For decades, the County has Progressively surrounded this farm with development, construction, & traffic; limiting/reducing access & feasibility of their farming operation. Rezoning Prime Agricultural Land. Enveloping this farm into the Urban Service Area, which has fewer protections & less regard for agriculture.

The Jacksons do so much for this community, ambassadors of conservation and agriculture. As development encroached around the farm, the Jacksons have done their best to communicate and cooperate with the County and developers to compromise and continue to coexist. They have not been offered the same respect and transparency in return.

- Starting with the North of Yellowhead Area Concept Plan, to convert this area of ***Prime Agricultural land***, into an ***Industrial Zone*.**
- The June 2023 Bylaw amendment to that ACP to "reduce red tape" for future development here, specifically targeting only this one strip of 231. The "red tape" that requires an **Area Structure Plan *before* rezoning.**
- An Area Structure Plan to ensure sustainability, appropriate compatible usage, and mitigate impacts to the environment. That would include traffic and impact assessments to this and adjacent lands and neighbours. Address concerns for Noise and Nuisance.
- Continued issues with getting their farm equipment off of the property and to the approximately 3000 acres they farm across the County and beyond.
- And to find out about the **signed proposal to enter into a sales agreement for *this* piece of land**, via texted screenshot of your media release. To not be offered a meeting with Council Members for 3.5 weeks after that announcement. To refuse a tour of the farm due to "bias" after you have all had 2-4 years of planning and discussion with the Crusaders.

In 2022, Planners presented this triangle as one of three shortlisted options for the Fieldhouse. It wasn't chosen because the column of red x's on the comparison charts clearly proved how unsuitable it is for a large venue like this! Also in 2022, the Crusaders proposed a "sports tourism hub" for a completely different site, near the hotels and other Recreation like Millennium, an area that makes sense for this. Further planning & negotiation regarding this venue & this site have been behind closed doors, Closed Sessions, last minute agenda items, and FOIP.

February 13, 10 seconds after your Agriculture Day Proclamation & Photo Op, you voted 9-0 to enter into a Sales Agreement for ***this*** piece of land, the deal that could end the oldest farm in the County.

We were ***blindsided*** by that announcement.

This triangle of farmland belonged to the Homestead and was **not** for sale. The Jacksons were forced to sell it to the County, threatened with the Expropriation Act, circumstances downplayed repeatedly by Planning & Development. This is the ***only*** reason the County owns this triangle they now call "surplus".

Where's the stormwater pond?! They weren't even offered the opportunity to buy it back when the County decided it ***was not*** actually required. We don't have access to the studies that say it's not required, and it's still included on the latest amendment to the North of Yellowhead ACP. The would have no reason to think you had intentions otherwise.

To now be offered up to a privately-owned sport & concert venue... Not a Need. Not Required. **That triangle should still be part of the homestead.** It was not unwanted or unused. Jacksons leased it back from the County since 2015 for the Agriculture it's zoned for: horses, hay, and our Community Garden.

It's disrespectful and dismissive of their livelihoods & family heritage. In bad faith of the rationale to demand that land to the County. "Expropriation" in this regard is simply semantics: they were not given a choice not to sell.

This venue doesn't fit with current Agricultural zoning, nor the proposed Light Industrial rezoning, requiring more exceptions and amendments. It's not compliant with the Edmonton Garrison Heliport Approach Zone, which requires Department of National Defence approval. The Traffic Impact Assessment has not been completed, which involves the provincial government as well. It's not in line with the defining rural character of this area, that Cambrian embraced in their marketing, neighbourhood concept, and street names. It's a giant square peg being jammed into an unsuitable small triangular hole.

This is being done backwards, these are impacts that should be able to be clearly addressed prior to Rezoning, there has been no public engagement about this. We are having to react and respond to media releases since nothing is publicly available in writing prior to this Rezoning proposal. There have been both public and industry concerns regarding the impacts of this Agricultural area converting to an Industrial area since 2002 when the ACP was initially completed. There are far more arguments against Rezoning than there are justifications. This parcel of prime agricultural land should stay zoned as Agricultural, as it has been for the past 140+ years.

We would happily extend our Community Garden for our new neighbours from Cambrian, that's what farmers do. Community connections and food security in the newest community, built within the oldest community in the County. This land can continue to be Agricultural and also benefit the community, hockey is not the only way. No rezoning or budget outlay required for that.

This venue is a want, not a need. Please reconsider its site.
There are so many other more appropriate places this venue could be built, that won't shut down this farm.

This homestead and its family represents the heart and soul of this community: its defining character and rural roots. An irreplaceable part of this County's agricultural heritage and history.

This field matters. This farm, family, and deep roots in this community matter. If you allow this "multipurpose event centre" to be built there, just bulldoze and pave it all over, you will **destroy an integral part of this County's heritage and agricultural history.** If that happens, that's a decision you can't take back.

Thank you for your time,
Janice Belyea

Strathcona County Council Public Hearing - April 9, 2024

Janice Belyea

in **OPPOSITION**
of **BYLAW 13-2024**

PROPOSING REZONING OF
LOT 3, PLAN 9421657 (SE 14-53-23-W4)

FROM
AD – AGRICULTURE: FUTURE DEVELOPMENT
TO **ILT – LIGHT INDUSTRIAL**

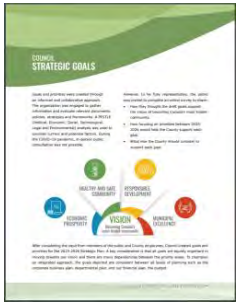
AND **TEXT AMENDMENT** TO
LAND USE BYLAW 6-2015 (WARD 4)

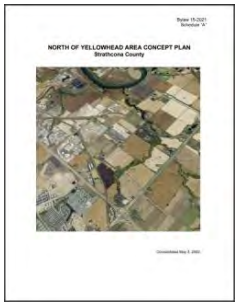
J. Belyea Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

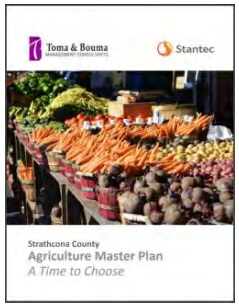
References

that may assist to inform your decision

- **Strathcona County** Plans, Strategies, Policies, and Bylaws

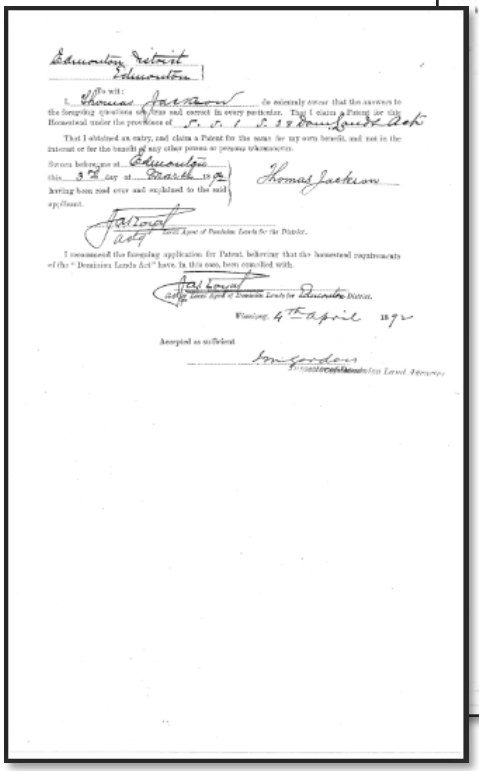






J. Belyea Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

Jackson Homesteaders est. 1883



Edmonton District
Edmonton

To wit:

I, Thomas Jackson do solemnly swear that the answers to the foregoing questions are true and correct in every particular. That I claim a Patent for the Homestead under the provisions of R. S. C. 1. S. 38 Dominion Lands Act

That I obtained an entry, and claim a Patent for the same for my own benefit, and not in the interest or for the benefit of any other person or persons whomsoever.

Sworn before me at Edmonton this 3rd day at March 1892 — Thomas Jackson

Agent Agent of Dominion Lands for the District.

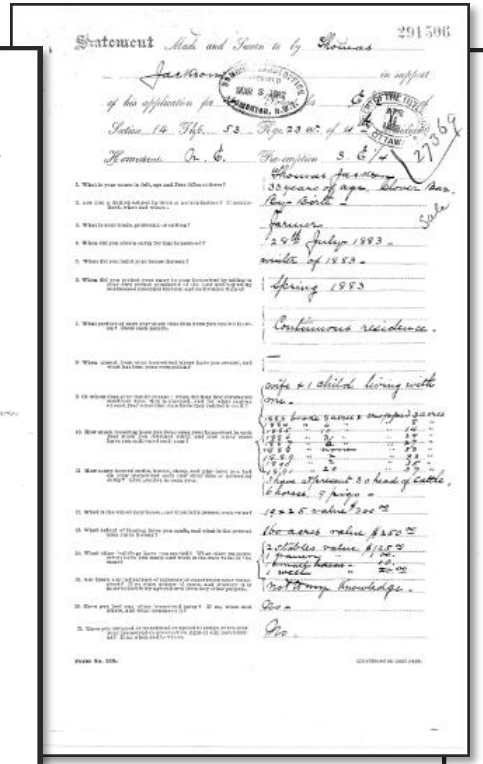
I recommend the foregoing application for Patent, believing that the homestead requirements of the "Dominion Lands Act" have, in this case, been complied with.

Agent Agent of Dominion Lands for Edmonton District.

Winnipeg 4th April 1892

Accepted as sufficient

Jno Gordon
Commissioner Dominion Land Agencies



Statement Made and Sworn to by Thomas Jackson in support of his application for Patent to S. E. 1/4 Section 14 Tp. 53 Rge. 23 W. of 4th Meridian.

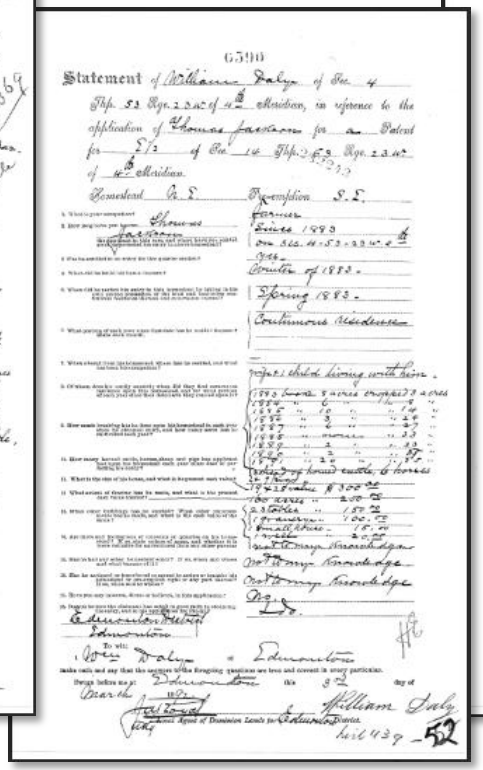
Homestead No. E. Pre-emption S. E. 1/4

1. What is your name in full, age and Post Office address? Thomas Jackson 33 years of age. Clover Bar. Box Box 2
2. Are you a British subject by birth or naturalization? If naturalization, when and where?
3. What is your trade, profession or calling? Farmer
4. When did you commence to reside on this homestead? 25th July 1883.
5. When did you build your house thereon? Middle of 1883.
6. When did you period your entry to your homestead by taking up your abode upon it or by your actual residence upon the homestead according to the law and regulations in force? Spring 1883
7. What portion of each year do you reside upon your homestead since you obtained your entry? Have been absent.
8. When absent from your homestead where have you resided, and what has kept your occupied? Continuous residence.
9. When absent from your homestead where have you resided, and what has kept your occupied? —
10. Of whom does your family consist? Wife & child living with me.
11. How much breaking has you done upon this homestead in each year since the commencement of your residence upon it, and how many acres have you cultivated each year?

1883	Broke 5	acres	cropped 3 acres
1884	" 2	"	" 8 "
1885	" 4	"	" 14 "
1886	" 2	"	" 24 "
1887	" 2	"	" 27 "
1888	" 2	"	" 33 "
1889	" 2	"	" 37 "
1890	" 2	"	" 37 "

12. What number of horses, cattle, sheep, and pigs have you had during the last year? Have about 30 head of cattle, 6 horses, 9 pigs.
13. What is the value of your horses, cattle and other animals? 14 x 25 value $300.00
14. What extent of land have you cultivated, and what is the present value thereof? 100 acres value $250.00
15. What other buildings have you erected? 2 stables value $150.00
16. Have you any other property? Farming tools 50.00
17. Are there any other sources of income or occupation upon your homestead? If so, state nature of income and whether it is from available or unavailable land and other sources. 1 week " 20.00
18. Have you any other property? Not to my knowledge.
19. Have you any other sources of income or occupation? No.
20. Have you any other property, income or occupation, in this neighborhood? No.

Form No. 119.



6590

Statement of William Daly of Sec. 4 Tp. 53 Rge. 23 W. of 4th Meridian, in reference to the application of Thomas Jackson for an Patent for S 1/2 of Sec. 14 Tp. 53 Rge. 23 W. of 4th Meridian.

Homestead No. E. Pre-emption S. E.

1. What is your occupation? Farmer
2. How long have you been Since 1883 on Sec. 4 - 53 - 23 W. 4th
3. Are you entitled to an entry for this quarter section? Yes.
4. When did you build your house? Middle of 1883.
5. When did you perform your entry by taking up your abode upon it or by your actual residence upon the homestead according to the law and regulations in force? Spring 1883.
6. What portion of each year do you reside upon your homestead? Continuous residence
7. When absent from your homestead where have you resided, and what has kept your occupied? —
8. Of whom does your family consist? Wife & child living with him.
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1885	" 10	"	" 14 "
1886	" 3	"	" 24 "
1887	" 3	"	" 27 "
1888	" [illegible]		" 33 "
1889	" 2	"	" 37 "
1890	" 2	"	" 37 "

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16. Have you any other property? Not to my knowledge.
17. Have you any other property, income or occupation, in this neighborhood? Not to my knowledge.
18. Have you any other property? No.
19. Have you any other property, income or occupation, in this neighborhood? No.

Edmonton District
Edmonton

To wit:

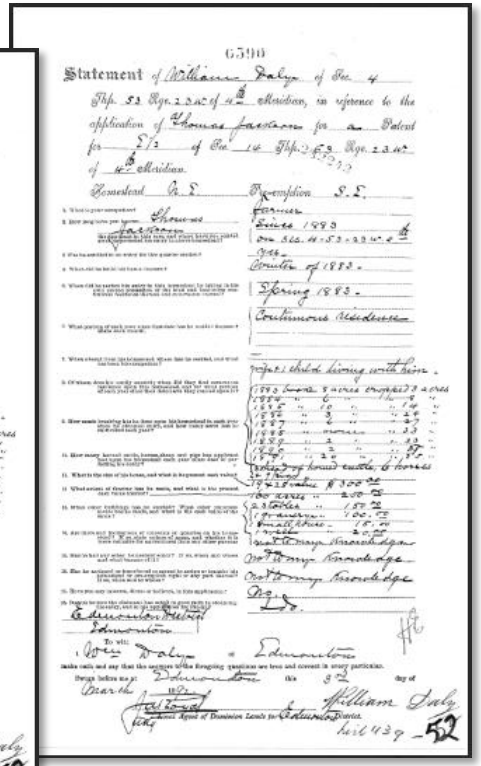
I, Wm Daly of Edmonton make oath and say that the answers to the foregoing questions are true and correct in every particular.

Sworn before me at Edmonton this 3rd day of March 1892

Agent Agent of Dominion Lands for Edmonton District.

William Daly

hil 439 - 52



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9. How much breaking has you done upon this homestead in each year since the commencement of your residence upon it, and how many acres have you cultivated each year?

1883	broke 5	acres	cropped 3 acres
1884	" 6	"	" 8 "
1885	" 10	"	" 14 "
1886	" 3	"	" 24 "
1887	" 3	"	" 27 "
1888	" [illegible]		" 33 "
1889	" 2	"	" 37 "
1890	" 2	"	" 37 "

10. How many horses, cattle, sheep, and pigs have you had during the last year? Have about 30 head of cattle, 6 horses
11. What is the value of your horses, and what is the present value thereof? 14 x 25 value $300.00
12. What extent of land have you cultivated, and what is the present value thereof? 100 acres 250.00
13. What other buildings have you erected? 2 stables 150.00
14. Have you any other property? Farming tools 50.00
15. Are there any other sources of income or occupation upon your homestead? If so, state nature of income and whether it is from available or unavailable land and other sources. 1 week 20.00
16. Have you any other property? Not to my knowledge.
17. Have you any other property, income or occupation, in this neighborhood? Not to my knowledge.
18. Have you any other property? No.
19. Have you any other property, income or occupation, in this neighborhood? No.

Edmonton District
Edmonton

To wit:

I, Wm Daly of Edmonton make oath and say that the answers to the foregoing questions are true and correct in every particular.

Sworn before me at Edmonton this 3rd day of March 1892

Agent Agent of Dominion Lands for Edmonton District.

William Daly

hil 439 - 52

Courtesy of Colin & Laura Jackson Family – Thomas Jackson's Homestead Patents for the NE ¼ and SE ¼ 14-53-23-W4 & Statements of Endorsement

J. Belyea Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

Strathcona County 2023-2026 Strategic Plan

OUR VISION

BECOMING CANADA'S MOST LIVABLE COMMUNITY

STRATHCONA COUNTY, located in the heart of Alberta, is an energetic and thriving community. A leader in North America's petroleum industry and a champion for advancing diverse agricultural business, we use our energy to power our new tomorrow.

We are a specialized municipality, and work cooperatively with our urban and rural residents to govern as a single municipality. Proud of our distinct governance model, we promote and demonstrate our achievements.

We are a welcoming place to live and attract people of all ages, cultures and walks of life to join us. Families thrive in our dynamic, caring and safe community.

We strive to be a model of ecological integrity, protecting our environment and preserving our agricultural heritage.

STRATHCONA COUNTY 2023-2026 STRATEGIC PLAN 3

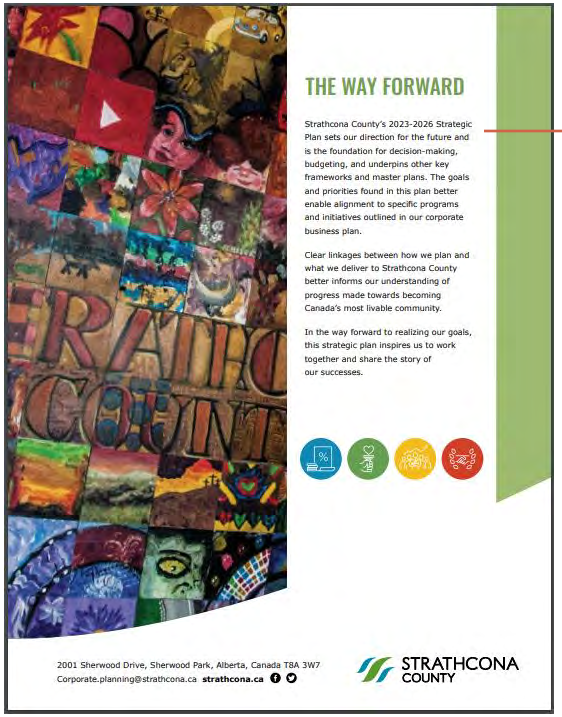
OUR VISION

*"We strive to be a model of **ecological integrity**, **protecting our environment** and **preserving our agricultural heritage**."*

Reference: Strathcona County 2023-2026 Strategic Plan, page 3 – Our Vision

J. Belyea Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

Strathcona County 2023-2026 Strategic Plan



THE WAY FORWARD

Strathcona County's 2023-2026 Strategic Plan sets our direction for the future and is the foundation for decision-making, budgeting, and underpins other key frameworks and master plans. The goals and priorities found in this plan better enable alignment to specific programs and initiatives outlined in our corporate business plan.

Clear linkages between how we plan and what we deliver to Strathcona County better informs our understanding of progress made towards becoming Canada's most livable community.

In the way forward to realizing our goals, this strategic plan inspires us to work together and share the story of our successes.

2001 Sherwood Drive, Sherwood Park, Alberta, Canada T8A 3W7
Corporate.planning@strathcona.ca strathcona.ca

STRATHCONA COUNTY

"Strathcona County's 2023-2026 Strategic Plan sets our direction for the future and is the foundation for decision-making, budgeting, and underpins other key frameworks and master plans.

The goals and priorities found in this plan better enable ***alignment to specific programs and initiatives*** *outlined in our corporate business plan.*

Clear linkages between <u>how we plan</u> and <u>what we deliver</u> *to Strathcona County better informs our understanding of progress made towards becoming Canada's most livable community."*

Reference: Strathcona County 2023-2026 Strategic Plan, page 13 – The Way Forward

J. Belyea Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

Strathcona County 2023-2026 Strategic Plan

COUNCIL
STRATEGIC GOALS

Goals and priorities were created through an informed and collaborative approach. The organization was engaged to gather information and evaluate relevant documents, policies, strategies and frameworks. A PESTLE (Political, Economic, Social, Technological, Legal and Environmental) analysis was used to consider current and potential factors. During the COVID-19 pandemic, in-person public consultation was not possible.

However, to be fully representative, the public was invited to complete an online survey to share:

- How they thought the draft goals support the vision of becoming Canada's most livable community.
- How focusing on priorities between 2023-2026 would help the County support each goal.
- What else the County should consider to support each goal.

HEALTHY AND SAFE COMMUNITY
RESPONSIBLE DEVELOPMENT
ECONOMIC PROSPERITY
VISION
Becoming Canada's most livable community
MUNICIPAL EXCELLENCE

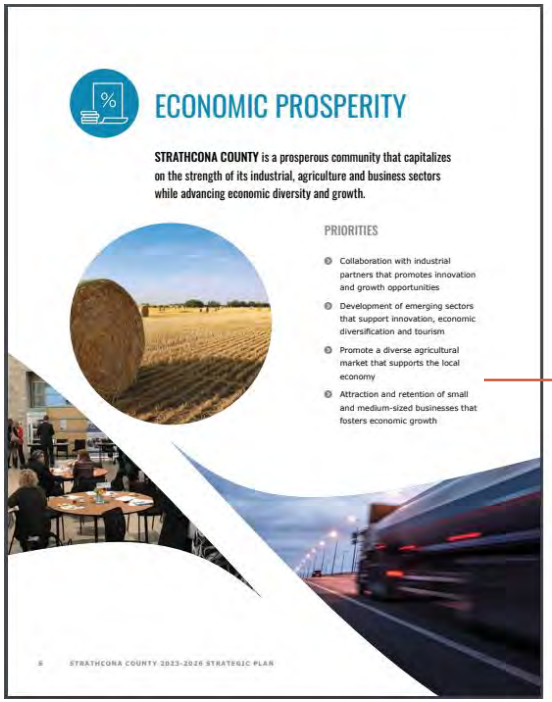
After considering the input from members of the public and County employees, Council created goals and priorities for the 2023-2026 Strategic Plan. A key consideration is that all goals are equally important in moving towards our vision and there are many dependencies between the priority areas. To champion an integrated approach, the goals depicted are consistent between all levels of planning such as the corporate business plan, departmental plan, and our financial plan, the budget.

"A key consideration is that all goals are equally important in moving towards our vision and there are many dependencies between the priority areas. To champion an integrated approach, the goals depicted are consistent between all levels of planning such as the corporate business plan, departmental plan, and our financial plan, the budget."

Reference: Strathcona County 2023-2026 Strategic Plan, page 5 – Council Strategic Goals

J. Belyea Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

Strathcona County 2023-2026 Strategic Plan



ECONOMIC PROSPERITY

STRATHCONA COUNTY is a prosperous community that capitalizes on the strength of its industrial, agriculture and business sectors while advancing economic diversity and growth.

PRIORITIES

- Collaboration with industrial partners that promotes innovation and growth opportunities
- Development of emerging sectors that support innovation, economic diversification and tourism
- Promote a diverse agricultural market that supports the local economy
- Attraction and retention of small and medium-sized businesses that fosters economic growth

6 STRATHCONA COUNTY 2023-2026 STRATEGIC PLAN

ECONOMIC PROSPERITY

STRATHCONA COUNTY is a prosperous community that capitalizes on the strength of its industrial, agriculture and business sectors while advancing economic diversity and growth.

Priorities include:

> *"**Promote a diverse agricultural market** that supports the local economy"*

> *"Attraction and **retention of small and medium-sized businesses** that fosters economic growth"*

$86 million sports-concert-event venue is not a small or medium-sized business,
****140+ yr old family farming operation is.****

Reference: Strathcona County 2023-2026 Strategic Plan, page 6 – Council Strategic Goals: Economic Prosperity

J. Belyea Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

Strathcona County 2023-2026 Strategic Plan

HEALTHY AND SAFE COMMUNITY

STRATHCONA COUNTY is a safe and supportive community that is healthy, active, connected and thriving.

Priorities include:

> *"A **diverse, welcoming, inclusive, and an accessible community for all**"*

> *"**Social supports** that enhance **community well-being and safety**, and **build community connection**"*

Reference: Strathcona County 2023-2026 Strategic Plan, page 8 – Council Strategic Goals: Healthy and Safe Community

J. Belyea Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

Strathcona County 2023-2026 Strategic Plan

RESPONSIBLE DEVELOPMENT

STRATHCONA COUNTY is an innovative community that encourages sustainability and respects the environment.

Priorities include:

> *"Growth and development that **prioritizes community well-being** and economic benefits"*

> *"**Environmental stewardship** that addresses **climate change** and demonstrates **responsible use of land** and **natural resources**"*

Reference: Strathcona County 2023-2026 Strategic Plan, page 10 – Council Strategic Goals: Responsible Development

J. Belyea Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

Strathcona County 2023-2026 Strategic Plan

MUNICIPAL EXCELLENCE

STRATHCONA COUNTY is a leading municipality that moves the community forward through service excellence delivered by engaged and empowered employees.

Priorities include:

> *"**Optimal use of resources** that meets the **community's needs**"*

> *"Relationships with all levels of government and **key stakeholders** that are strategic, **purposeful** and **productive**"*

Reference: Strathcona County 2023-2026 Strategic Plan, page 12 – Council Strategic Goals: Municipal Excellence

J. Belyea Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

Strathcona County Municipal Development Plan

What is the Municipal Development Plan?

Strathcona County's Municipal Development Plan sets out the guidelines for orderly growth and development in the County over the next 20 years and beyond. The Municipal Development Plan provides a comprehensive long-term land use policy framework within which present and projected growth and development may take place.

This document will describe a vision and goals for the future of the County and includes objectives and policies for how the County will achieve that vision through land use decisions, development management and investment in infrastructure and programs.

"Sustainability is about equitable, prosperous human communities living harmoniously with natural systems.

Sustainability for Strathcona County means developing in a manner that ***meets the <u>needs</u> of the present without compromising the ability of <u>future generations</u> to meet their own needs****, while striking a* ***balance*** *between* ***economic prosperity, social responsibility*** *and* ***environmental stewardship****.*

Ultimately, this means healthy ecosystems and citizens.

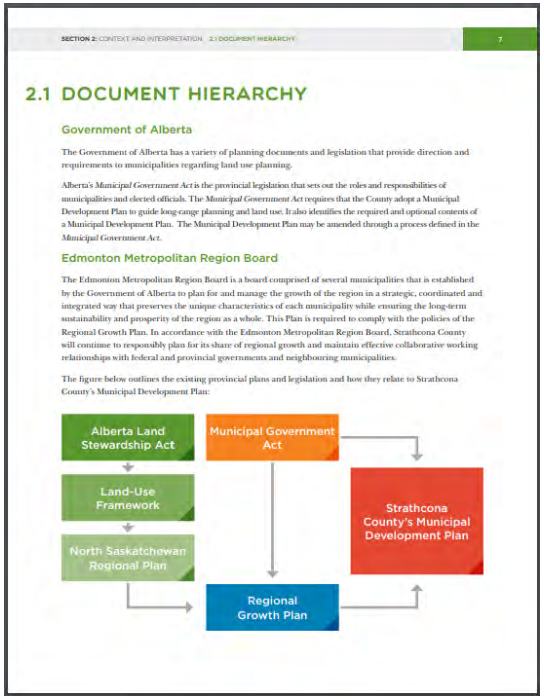
The objectives and policies within the ***Municipal Development Plan*** *work towards sustainability by creating efficient land use and infrastructure, multimodal transportation, fostering local business and economic development, and creating communities that are affordable, accessible and inclusive for people of all ages, incomes and abilities."*

Reference: Strathcona County Municipal Development Plan, Section 1: Introduction, page 4 & 5 – What is the MDP, Sustainability in Strathcona County

J. Belyea Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

Strathcona County Municipal Development Plan

Document hierarchy between levels of government regulation and amongst various plans, policies & frameworks



SECTION 2: CONTEXT AND INTERPRETATION 2.1 DOCUMENT HIERARCHY 7

2.1 DOCUMENT HIERARCHY

Government of Alberta

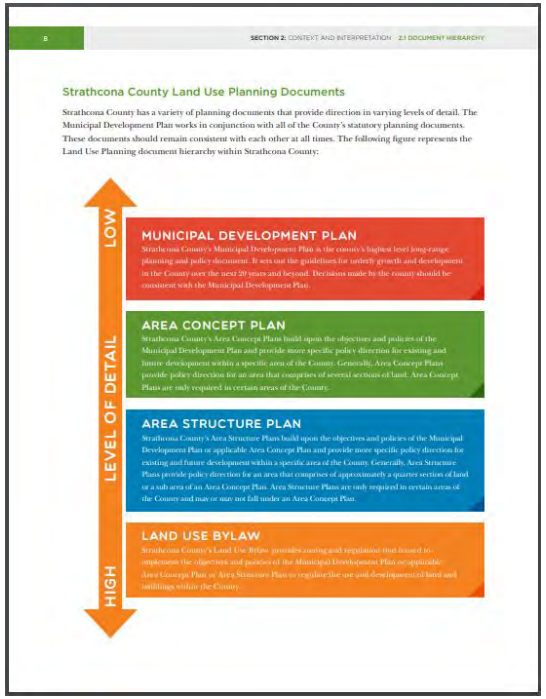
The Government of Alberta has a variety of planning documents and legislation that provide direction and requirements to municipalities regarding land use planning.

Alberta's *Municipal Government Act* is the provincial legislation that sets out the roles and responsibilities of municipalities and elected officials. The *Municipal Government Act* requires that the County adopt a Municipal Development Plan to guide long-range planning and land use. It also identifies the required and optional contents of a Municipal Development Plan. The Municipal Development Plan may be amended through a process defined in the *Municipal Government Act*.

Edmonton Metropolitan Region Board

The Edmonton Metropolitan Region Board is a board comprised of several municipalities that is established by the Government of Alberta to plan for and manage the growth of the region in a strategic, coordinated and integrated way that preserves the unique characteristics of each municipality while ensuring the long-term sustainability and prosperity of the region as a whole. This Plan is required to comply with the policies of the Regional Growth Plan. In accordance with the Edmonton Metropolitan Region Board, Strathcona County will continue to responsibly plan for its share of regional growth and maintain effective collaborative working relationships with federal and provincial governments and neighbouring municipalities.

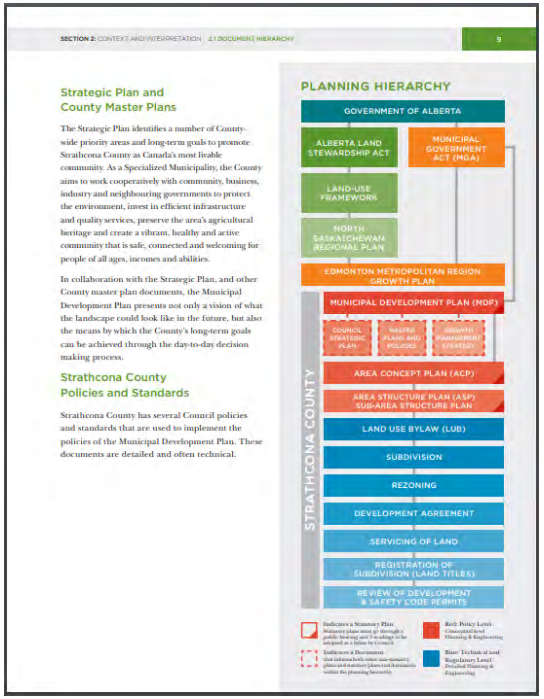
The figure below outlines the existing provincial plans and legislation and how they relate to Strathcona County's Municipal Development Plan:



8 SECTION 2: CONTEXT AND INTERPRETATION 2.1 DOCUMENT HIERARCHY

Strathcona County Land Use Planning Documents

Strathcona County has a variety of planning documents that provide direction in varying levels of detail. The Municipal Development Plan works in conjunction with all of the County's statutory planning documents. These documents should remain consistent with each other at all times. The following figure represents the Land Use Planning document hierarchy within Strathcona County:



SECTION 2: CONTEXT AND INTERPRETATION 2.1 DOCUMENT HIERARCHY 9

Strategic Plan and County Master Plans

The Strategic Plan identifies a number of County-wide priority areas and long-term goals to promote Strathcona County as Canada's most livable community. As a Specialized Municipality, the County aims to work cooperatively with community, business, industry and neighbouring governments to protect the environment, invest in efficient infrastructure and quality services, preserve the area's agricultural heritage and create a vibrant, healthy and active community that is safe, connected and welcoming for people of all ages, incomes and abilities.

In collaboration with the Strategic Plan, and other County master plan documents, the Municipal Development Plan presents not only a vision of what the landscape could look like in the future, but also the means by which the County's long-term goals can be achieved through the day-to-day decision making process.

Strathcona County Policies and Standards

Strathcona County has several Council policies and standards that are used to implement the policies of the Municipal Development Plan. These documents are detailed and often technical.

Reference: Strathcona County Municipal Development Plan, Section 2: Context and Interpretation, page 6, 7, 8 – 2.1 Document Hierarchy

J. Belyea Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

North of Yellowhead Area Concept Plan

AREA CONCEPT PLAN

Strathcona County's Area Concept Plans build upon the objectives and policies of the Municipal Development Plan and provide more specific policy direction for existing and future development within a specific area of the County. Generally, Area Concept Plans provide policy direction for an area that comprises of several sections of land. Area Concept Plans are only required in certain areas of the County.

2002…

NORTH OF YELLOWHEAD AREA CONCEPT PLAN (ACP)

Key Issues identified by participants, Residents and Industry in 2002…

- ***Traffic*** *(noise, safety, proper highway connections)*
- ***Truck & rail traffic*** *(noise, safety, infrastructure inadequacies)*
- ***Cost implications of road improvements***
- ***Loss of Agricultural land***
- ***Land use compatibility*** *(impacts of industry)*
- ***Impacts on the environment*** *(preservation of natural areas, air pollution, water contamination)*
- ***Impacts on quality of life***
- ***Impacts on property values***
- ***Drainage & Stormwater management***
- ***Aesthetics of Industrial / Commercial development***

****AND THE NEED FOR MORE DETAILED STUDIES!****

Reference: Strathcona County Municipal Development Plan, Section 2: Context and Interpretation, page 7 – 2.1 Document Hierarchy

J. Belyea Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

North of Yellowhead Area Concept Plan

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...2024

NORTH OF YELLOWHEAD AREA CONCEPT PLAN (ACP)

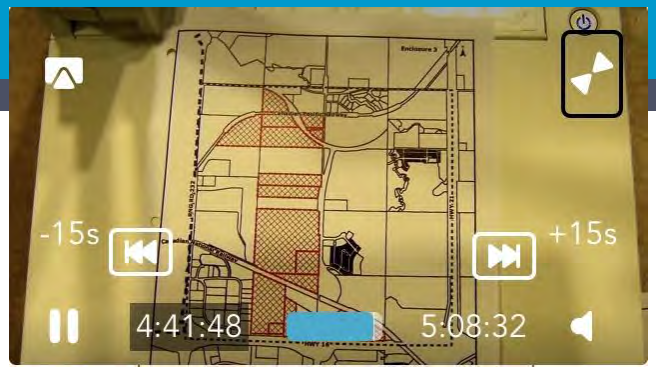
Key Issues identified by us now, in 2024…

- ***Traffic*** *(noise, safety, proper highway connections)*
- ***Truck & rail traffic*** *(noise, safety, infrastructure inadequacies)*
- ***Cost implications of road improvements***
- ***Loss of Agricultural land***
- ***Land use compatibility*** *(impacts of industry)*
- ***Impacts on the environment*** *(preservation of natural areas, air pollution, water contamination)*
- ***Impacts on quality of life***
- ***Impacts on property values***
- ***Drainage & Stormwater management***
- ***Aesthetics of Industrial / Commercial development***

****AND THE NEED FOR MORE DETAILED STUDIES!****

Reference: Strathcona County North of Yellowhead Area Concept Plan

North of Yellowhead ACP > Area Structure Plan



AREA STRUCTURE PLAN

Strathcona County's Area Structure Plans build upon the objectives and policies of the Municipal Development Plan or applicable Area Concept Plan and provide more specific policy direction for existing and future development within a specific area of the County. Generally, Area Structure Plans provide policy direction for an area that comprises of approximately a quarter section of land or a sub area of an Area Concept Plan. Area Structure Plans are only required in certain areas of the County and may or may not fall under an Area Concept Plan.

***ASPs are a Statutory Plan**, which means they **must** have **public engagement**, go through a **Public Hearing**, like this one, and **3 readings to be adopted as Bylaw** by Council.*
Council and Planning & Development skipped this (and many other) steps in this process…

THERE IS NO AREA STRUCTURE PLAN (ASP) FOR THIS SITE'S AREA

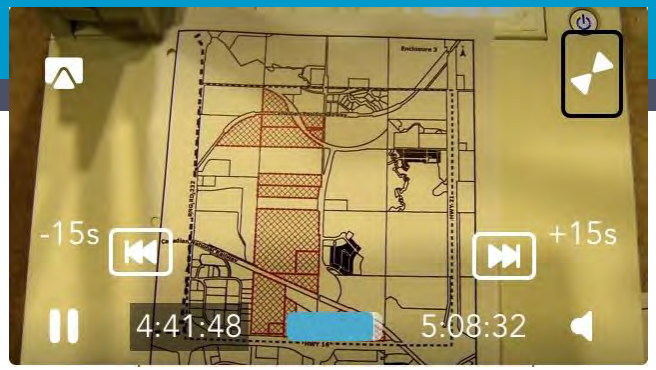
Prior to June 20, 2023, an Area Structure Plan would have been *REQUIRED* *prior to Rezoning* or any new development.

On that date, **Planning & Development** proposed **Bylaw Amendment No.1**, which only applies to one part of the **North of Yellowhead Area Concept Plan (ACP) area**, and only applies to **one strip** along the West side of RR 231, **including THIS SITE triangle & Jackson Homesteaders**.

To "reduce red tape" for future development. And Council voted it right through.

Reference: Strathcona County Municipal Development Plan; Screenshot from Council Meeting Public Hearing June 20, 2023: Agenda Items 10.2 & 10.3

North of Yellowhead ACP > ~~Area Structure Plan~~



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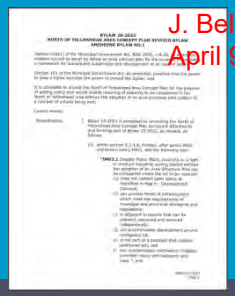
It may have seemed inconsequential at the time, especially if you don't understand ACPs, ASPs & the relationships between all the various strategies and master plans (I was previously unaware too, but I've done a lot of reading and my own due diligence in the past 8 weeks)...

ASPs provide more specific policy direction for existing & future development

Reference: Strathcona County Municipal Development Plan; Screenshot from Council Meeting Public Hearing June 20, 2023: Agenda Items 10.2 & 10.3



J. Belyea Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

North of Yellowhead ACP > ~~Area Structure Plan~~

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?????????

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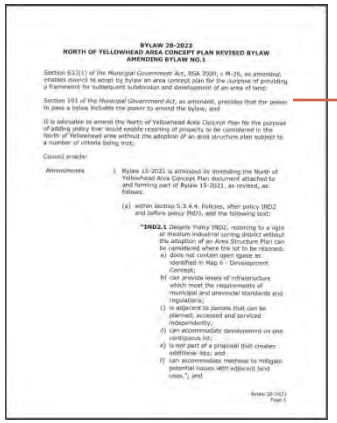


BYLAW 28-2023
NORTH OF YELLOWHEAD AREA CONCEPT PLAN REVISED BYLAW AMENDING BYLAW NO.1

Section 632(1) of the *Municipal Government Act*, RSA 2000, c M-26, as amended, enables council to adopt by bylaw an area concept plan for the purpose of providing a framework for subsequent subdivision and development of an area of land.

Section 191 of the *Municipal Government Act*, as amended, provides that the power to pass a bylaw includes the power to amend the bylaw; and

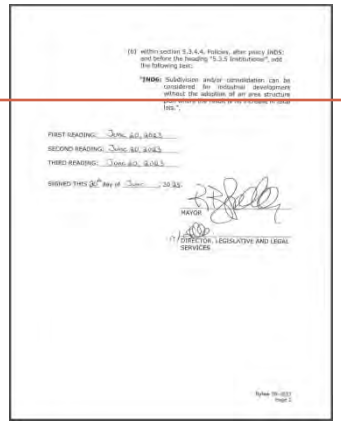
It is advisable to amend the North of Yellowhead Area Concept Plan for the purpose of adding policy that would enable rezoning of property to be considered in the North of Yellowhead area without the adoption of an area structure plan subject to a number of criteria being met;

Council enacts:

Amendments: 1 Bylaw 15-2021 is amended by amending the North of Yellowhead Area Concept Plan document attached to and forming part of Bylaw 15-2021, as revised, as follows:

(a) within section 5.3.4.4. Policies, after policy IND2 and before policy IND3, add the following text:

"**IND2.1** Despite Policy IND2, rezoning to a light or medium industrial zoning district without the adoption of an Area Structure Plan can be considered where the lot to be rezoned:
a) does not contain open space as identified in Map 6 - Development Concept;
b) can provide levels of infrastructure which meet the requirements of municipal and provincial standards and regulations;
c) is adjacent to parcels that can be planned, accessed and serviced independently;
d) can accommodate developments on one contiguous lot;
e) is not part of a proposal that creates additional lots; and
f) can accommodate methods to mitigate potential issues with adjacent land uses."; and



(b) within section 5.3.4.4. Policies, after policy IND3 and before the heading "5.3.5 Institutional", add the following text:

"**IND6:** Subdivision and/or consolidation can be considered for industrial development without the adoption of an area structure plan where the result is a change to land uses."

FIRST READING: June 20, 2023
SECOND READING: June 20, 2023
THIRD READING: June 20, 2023
SIGNED THIS 20th day of June, 2023

MAYOR

DIRECTOR, LEGISLATIVE AND LEGAL SERVICES

<u>North of Yellowhead ACP Revised Bylaw Amending Bylaw No. 1</u>

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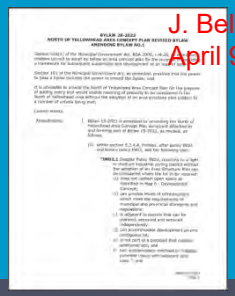
ASPs provide <u>more specific policy direction for existing & future development</u>

Reference: Strathcona County Municipal Development Plan; Bylaw 28-2023 North of Yellowhead Area Concept Plan Revised Bylaw Amending Bylaw No.1



J. Belyea Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

North of Yellowhead ACP Amended Bylaw No.1

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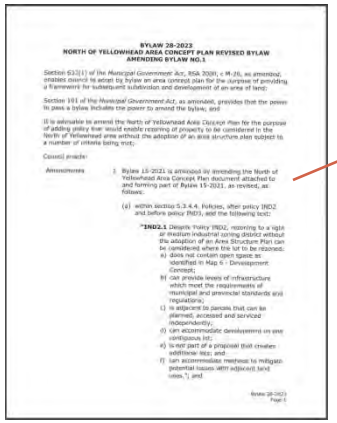

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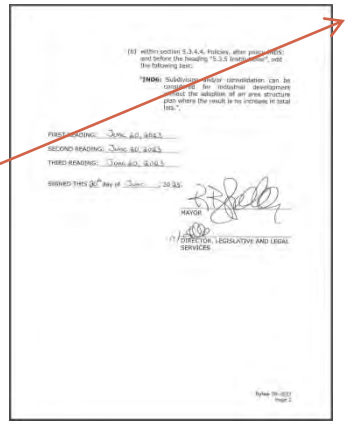
b) can provide levels of infrastructure which meet the requirements of municipal and provincial standards and regulations;
c) is adjacent to parcels that can be planned, accessed and serviced independently;
d) can accommodate developments on one contiguous lot;
e) is not part of a proposal that creates additional lots; and
f) can accommodate methods to mitigate potential issues with adjacent land uses."; and

Bylaw 28-2023 Page 1



(b) within section 5.3.4.4. Policies, after policy IND5 and before the heading "5.3.5 Institutional", add the following text:

"**IND6:** Subdivision and/or consolidation can be considered for industrial development without the adoption of an area structure plan where the result is no increase in total lots.".

FIRST READING: June 20, 2023
SECOND READING: June 20, 2023
THIRD READING: June 20, 2023
SIGNED THIS 20th day of June, 2023
MAYOR
DIRECTOR, LEGISLATIVE AND LEGAL SERVICES

Bylaw 28-2023 Page 2

1 Bylaw 15-2021 is amended by amending the North of Yellowhead Area Concept Plan document attached to and forming part of Bylaw 15-2021, as revised, as follows:

(a) within section 5.3.4.4. Policies, after policy IND2 and before policy IND3, add the following text:

"**IND2.1** Despite Policy IND2, rezoning to a light or medium industrial zoning district without the adoption of an Area Structure Plan can be considered where the lot to be rezoned:
a) does not contain open space as identified in Map 6 - Development Concept;
b) can provide levels of infrastructure which meet the requirements of municipal and provincial standards and regulations;
c) is adjacent to parcels that can be planned, accessed and serviced independently;
e) is not part of a proposal that creates additional lots; and
f) can accommodate methods to mitigate potential issues with adjacent land

(b) within section 5.3.4.4. Policies, after policy IND5 and before the heading "5.3.5 Institutional", add the following text:

"**IND6:** Subdivision and/or consolidation can be considered for industrial development without the adoption of an area structure plan where the result is no increase in total lots.".

ASPs provide <u>more specific policy direction for existing & future development</u>

Reference: Strathcona County Municipal Development Plan; Bylaw 28-2023 North of Yellowhead Area Concept Plan Revised Bylaw Amending Bylaw No.1

J. Belyea Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

North of Yellowhead ACP > Area Structure Plan

AREA STRUCTURE PLAN

Strathcona County's Area Structure Plans build upon the objectives and policies of the Municipal Development Plan or applicable Area Concept Plan and provide more specific policy direction for existing and future development within a specific area of the County. Generally, Area Structure Plans provide policy direction for an area that comprises of approximately a quarter section of land or a sub area of an Area Concept Plan. Area Structure Plans are only required in certain areas of the County and may or may not fall under an Area Concept Plan.

THERE IS NO AREA STRUCTURE PLAN (ASP) FOR THIS SITE'S AREA

ASPs provide more specific policy direction for existing & future development within a specific area

More detailed studies (RED TAPE) typically included in Strathcona County ASPs and be publicly available PRIOR to Rezoning, for due diligence and informed decision-making…

- ***Impacts to Adjacent Landowners*** *(e.g. Jackson Homesteaders)*
- ***More detailed Biophysical Assessment including Geotechnical study, Wildlife, Trees, Wetlands, Historical & Heritage assessments*** *(federally protected Swainson's Hawks nest in those trees, there is a wetland area, and you will hear more about the history & heritage of this site and area later this evening)*
- ***Traffic Impact Assessment & Analysis*** *(noise, safety, proper highway connections, the overpass) *Cambrian is projected to eventually have approximately 12,000 residents, and currently only about a dozen houses occupied – the movement of farm machinery is already challenged*
- ***Can this site provide levels of infrastructure that meets *BOTH* Municipal AND Provincial standards??*** *Proximity to Highway 16 implications, the overpass, the train, volume of traffic…*

Reference: North of Yellowhead Area Concept Plan & Cambrian Crossing Area Structure Plan

North of Yellowhead ACP > Area Structure Plan

AREA STRUCTURE PLAN

Strathcona County's Area Structure Plans build upon the objectives and policies of the Municipal Development Plan or applicable Area Concept Plan and provide more specific policy direction for existing and future development within a specific area of the County. Generally, Area Structure Plans provide policy direction for an area that comprises of approximately a quarter section of land or a sub area of an Area Concept Plan. Area Structure Plans are only required in certain areas of the County and may or may not fall under an Area Concept Plan.

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ASPs provide more specific policy direction for existing & future development within a specific area

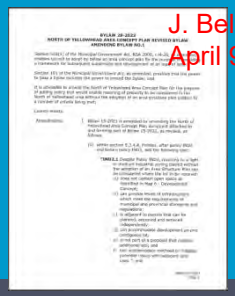
More detailed studies (RED TAPE) typically included in Strathcona County ASPs and be publicly available PRIOR to Rezoning, for due diligence and informed decision-making…

In comparison, Cambrian has a very detailed Area Structure Plan, a series of them! *with repeated geotechnical and biophysical assessments, wildlife studies, tree studies, wetland studies, soil studies, land use, etc.*

And all this information *was and is freely available to the public to review,* ***presented for public consultation & engagement****!*

The majority of detailed information in the ***North of Yellowhead Area Concept Plan*** *is due to* ***Cambrian's studies****, and related* ****specifically* to "EAST of RR 231"*** *– you will see that noted repeatedly throughout the ACP studies, after a vague generalized sentence or two describing the ACP area as a whole.*

Reference: North of Yellowhead Area Concept Plan & Cambrian Crossing Area Structure Plan



J. Belyea Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

North of Yellowhead ACP Amended Bylaw No.1

AREA STRUCTURE PLAN

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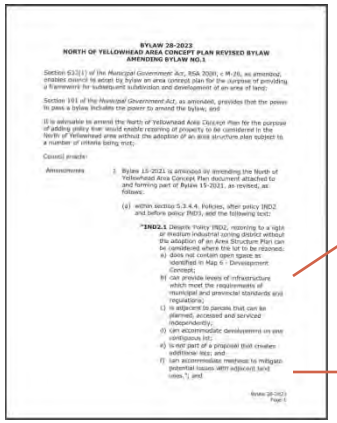
THERE IS NO AREA STRUCTURE PLAN (ASP) FOR THIS SITE'S AREA

Bringing you back to the North of Yellowhead Area Concept Plan Bylaw No. 1 Amendment…



BYLAW 28-2023
NORTH OF YELLOWHEAD AREA CONCEPT PLAN REVISED BYLAW AMENDING BYLAW NO.1

Section 632(1) of the *Municipal Government Act*, RSA 2000, c M-26, as amended, enables council to adopt by bylaw an area concept plan for the purpose of providing a framework for subsequent subdivision and development of an area of land;

Section 191 of the *Municipal Government Act*, as amended, provides that the power to pass a bylaw includes the power to amend the bylaw; and

It is advisable to amend the North of Yellowhead Area Concept Plan for the purpose of adding policy that would enable rezoning of property to be considered in the North of Yellowhead area without the adoption of an area structure plan subject to a number of criteria being met;

Council enacts:

Amendments: 1 Bylaw 15-2021 is amended by amending the North of Yellowhead Area Concept Plan document attached to and forming part of Bylaw 15-2021, as revised, as follows:

(a) within section 5.3.4.4. Policies, after policy IND2 and before policy IND3, add the following text:

"**IND2.1** Despite Policy IND2, rezoning to a light or medium industrial zoning district without the adoption of an Area Structure Plan can be considered where the lot to be rezoned:
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d) can accommodate development on one contiguous lot;
e) is not part of a proposal that creates additional lots; and
f) can accommodate methods to mitigate potential issues with adjacent land uses."; and

Bylaw 28-2023
Page 1

An Area Structure Plan *IS REQUIRED*

b) can provide levels of infrastructure which meet the requirements of municipal and provincial standards and regulations;

f) can accommodate methods to mitigate potential issues with adjacent land uses."; and

} ???

ASPs provide more specific policy direction for existing & future development

Reference: Strathcona County Municipal Development Plan; Bylaw 28-2023 North of Yellowhead Area Concept Plan Revised Bylaw Amending Bylaw No.1

J. Belyea Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

LAND USE BYLAW

Strathcona County's Land Use Bylaw provides zoning and regulation that is used to implement the objectives and policies of the Municipal Development Plan or applicable Area Concept Plan or Area Structure Plan to regulate the use and development of land and buildings within the County.

Land Use Bylaw 6-2015
ILT – Light Industrial

7.16 ILT – Light Industrial

7.16.1. **Purpose**

To provide an area that will facilitate services or businesses of an industrial nature which do not create or generate nuisance factors outside an enclosed building. Outdoor storage in this Zoning District will provide for a limited amount of products, supplies or vehicles, which shall be completely screened from roads and adjacent properties.

7.16.2. **Permitted Uses and Discretionary Uses**

Permitted Uses	Discretionary Uses
Broadcasting studio	Auctioneering establishment (indoor storage only)^
Business support service^	Care centre, intermediate^
Commercial school^	Care centre, major^
Commercial storage (indoor storage only)	Contractor service, general
Contractor service, limited	Equipment, major
Convenience vehicle rental	Flea market (indoor sales only)^
Custom indoor manufacturing	Fleet services
Custom workshops	Food and beverage products
Drive through vehicle service	Funeral service^
Equipment, minor	Gas bar
Financial services^	Greenhouse
Food service, drive-in^	Government service^
Food service, mobile catering	Industrial, general
Food service, restaurant (located within a multi-lot industrial development)^	Parking, non-accessory
Food specialty (located within a multi-lot industrial development)^	Recreational vehicle storage, major* *(Bylaw 39-2015 – July 7, 2015)*
Household repair service	Recycling depot
Office^	Recycling drop-off
Recreation, indoor^	Recycling oil depot
Utility service, minor	Residential security/operator unit^
Vehicle repair, minor	Retail, alcohol^
Veterinary service, minor	Retail, cannabis*^ *(Bylaw 16-2018 – April 24, 2018)*
Warehousing and storage (indoor only)	Retail, secondhand^
	Utility service, major
	Vehicle repair, major
	WECS, small*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

Uses containing a carat (^) may be prohibited or subject to additional regulations within Section 7.19, Heavy Industrial Transition Overlay

7.16.3. **Fundamental Use Criteria**

a) (none)

7.16.4. **Subdivision Regulations**

a) The minimum lot width shall be 30.0 m.

b) The minimum lot depth shall be 35.0 m.

7.16.5. **Development Regulations**

a) The maximum floor area ratio shall be 0.5.

b) The maximum height shall be 15.0 m.

c) The minimum setback from the front lot line shall be 7.5 m.

d) The minimum setback from a side lot line shall be 4.0 m.

e) The minimum setback from a side lot line that abuts a flanking road shall be 6.0 m.

f) The minimum setback from a rear lot line shall be 4.0 m.

g) The minimum setback from a rear lot line that abuts a residential Zoning District shall be 7.5 m.

7.16.6. **Other Regulations**

a) No operation or activity associated with any use in this Zoning District shall be permitted which would create a nuisance factor from noise, odour, earthborne vibrations, heat, intense light sources or dust, outside an enclosed building.

b) All loading, service, garbage collection and storage areas (where permitted), shall be located to the rear and sides of the principal building and shall be screened from view from any road other than a lane, and from adjacent sites by a wall, landscape materials, berms, fences, or a combination of these features, to the satisfaction of the Development Officer.

c) Commercial vehicles and equipment associated with convenience vehicle rental, fleet services or mobile catering food service may be stored on-site, provided the area used for storage of these vehicles does not exceed the area of the building used by the business to carry out its operations. No materials, equipment or vehicles shall be in a state of disrepair.

d) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

Reference: Strathcona County Land Use Bylaw 6-2015 – Part 7: Urban Service Area Zoning Districts, 7.16 ILT – Light Industrial, page 87-88

J. Belyea Submission for Bylaw 13-2024
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Land Use Bylaw 6-2015
ILT – Light Industrial

The proposed Rezoning requires MORE exceptions and amendments*

More detailed studies (RED TAPE) are needed and *REQUIRED PRIOR to Rezoning,* for **due diligence & informed decision-making** regarding the **impacts** this will have.

Impacts to this farm, this family, their home, their livelihoods, and this community. Lost agricultural heritage & Prime Agricultural Land. Unacceptable collateral damage.

This odd little triangle parcel of land, part of a *previous forced sale* by the County, should remain AGRICULTURAL.

It's same invaluable purpose for the last 140+ years.

It should not be given away, traded, or transferred to anyone else.

Reference: Strathcona County Land Use Bylaw 6-2015 – Part 7: Urban Service Area Zoning Districts, 7.16 ILT – Light Industrial, page 87-88

J. Belyea Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

APPENDIX B

CORPORATE VALUES

Integrity

- We demonstrate ethical standards and behaviours
- We display honest behaviour at all times
- We do what we say we will do

Respect

- We treat others with care and dignity
- We pay attention to each other
- We welcome a variety and diversity of ideas

Safety

- We consistently demonstrate safe work practices
- We build an environment of openness and trust
- We make it safe for each other to voice opinions or concerns

Fairness

- We consider how our actions might affect others
- We treat everyone impartially and equitably
- We are willing to share the reasoning behind our thinking and decisions

Cooperation

- We support, assist and learn from each other
- We give credit to others for their contributions
- We compromise when needed to achieve common goals

STRATHCONA COUNTY

Please consider carefully the **impacts** of your vote today.

This is not the right place
for this venue, there are many other more suitable sites.

It is the right place
for this farm & this family,
5 generations, 140+ years of agricultural legacy. Right here.

This is a WANT not a NEED
and affects the livelihoods of multiple families, and their home.

Thank you for your time.

Reference:
Strathcona County Corporate Business Plan 2022-2026, page 40

Planning & Development References

that may assist to inform your decision

Many of these docs are connected, the screenshots at the end help explain how the various plans, strategies, frameworks and documents work together and the hierarchy between them (EMRB is provincial, and above Strathcona County which is municipal).

Strathcona County 2023-2026 Strategic Plan

"The strategic plan is Strathcona County's core guiding document for governance, community development, infrastructure, program and service delivery. It serves as the foundation for other key plans such as the corporate business plan, department plans, budget plans and master plans. The current strategic plan was approved by Council in December 2022."

"Our strategic plan guides the County's future work. It tells us what we aim to achieve to meet the needs of our community and what we will focus on to get there."
https://www.strathcona.ca/council-county/plans-and-reports/strategic-plan/

- **2023-2026 Strategic Plan PDF**
  https://storagecdn.strathcona.ca/files/files/fss-2023-2026-strathcona-county-strategic-plan.pdf

Strathcona County Our Vision

"BECOMING CANADA'S MOST LIVABLE COMMUNITY"

*"This statement summarizes what we aspire to be as a municipality, and paints a picture of what the community could look like in the future. Our vision statement outlines elements that make our community livable and **describes County-wide priorities and the results necessary to achieve that vision.** Strathcona County, located in the heart of Alberta, is an energetic and thriving community. A leader in North America's petroleum industry and **a champion for advancing diverse agricultural business**, we use our energy to power our new tomorrow.*

*We are a specialized municipality, and **work cooperatively with our urban and rural residents** to govern as a single municipality. Proud of our distinct governance model, we promote and demonstrate our achievements.*

We are a welcoming place to live** and attract people of all ages, cultures and walks of life to join us. Families thrive in our dynamic, **caring and safe community."

"We strive to be a model of ecological integrity, protecting our environment and preserving our agricultural heritage."

Planning & Development References

that may assist to inform your decision

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- **Definitions**
  https://storagecdn.strathcona.ca/files/files/pds-mdp-7-definitions.pdf
- **Land Use Bylaw 6-2015 & Amendments**
  https://www.strathcona.ca/council-county/bylaws-and-policies/land-use-bylaw/
- **Land Management Policy** *(Acquisition, Disposition, Expropriation, Surplus, etc.)*
  https://www.strathcona.ca/files/files/at-lls-mph-ser-012-011-land-management.pdf
- **Strathcona County 2019 Municipal Land Framework**
  https://storagecdn.strathcona.ca/files/files/pds-municipallandframework-2019.pdf
- **Strathcona County Municipal Development Plan**
  https://www.strathcona.ca/council-county/plans-and-reports/strategic-documents/land-use-plans-and-frameworks/municipal-development-plan-review/
  - **Implementation & Review** *(explains relationships between policies, plans & documents, and that they will fall in line with EMRB Regional Growth Plan)*
    https://storagecdn.strathcona.ca/files/files/pds-mdp-6-implementation-and-review.pdf
  - **Urban Centre Policy** *(farm is in this area)*
    https://storagecdn.strathcona.ca/files/files/pds-mdp-4-3-2-urban-centre-policy-area.pdf
  - **Light/Medium Industrial** *(want to rezone triangle to Light Industrial)*
    https://storagecdn.strathcona.ca/files/files/pds-437_light_medium_industrial_policy_area.pdf
  - **Agriculture Large Holdings Policy Area** *(for comparison)*
    https://storagecdn.strathcona.ca/files/files/pds-mdp-5-5-agriculture-large-holdings-policy-area.pdf
  - **Agriculture Small Holdings Policy Area** *(for comparison)*
    https://storagecdn.strathcona.ca/files/files/pds-54_agriculture_small_holdings_policy_area-july31.pdf
  - **Country Residential Policy Area** *(for comparison)*
    https://storagecdn.strathcona.ca/files/files/pds-mdp-5-3-country-residential-policy-area.pdf
  - **Rural Service Area** *(for comparison)*
    https://storagecdn.strathcona.ca/files/files/pds-mdp-5-0-and-51-rural-service-area.pdf

J. Belyea Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

Planning & Development References

that may assist to inform your decision

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- **Strathcona County Corporate Business Plan 2022-2026 & Corporate Values** (page 40)
  https://storagecdn.strathcona.ca/files/files/fss-2023-2026-strathcona-county-corporate-business-plan.pdf
- **North of Yellowhead Area Concept Plan & Bylaw Amendment No. 01:**
  - **North of Yellowhead Area Concept Plan - Bylaw 15-2021**
    https://storagecdn.strathcona.ca/files/files/pds-north_of_yellowhead_acp_-_bylaw_15-2021_1.pdf
  - **North of Yellowhead Area Concept Plan Revised Bylaw Amendment No. 1**
    https://storagecdn.strathcona.ca/files/files/pds-bylaw_28-2023_amend_bylaw_15-2021_north_of_yellowhead_area_concept_plan67.pdf
  - **Council Meeting Public Hearing – June 20, 2023**
    https://pub-strathcona.escribemeetings.com/Meeting.aspx?Id=683cfcba-56a6-4ca5-8539-0c9f6616f35b&Agenda=Merged&lang=English&Item=33&Tab=attachments

J. Belyea Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

Regional Agricultural References

that may assist to inform your decision

Many of these docs are connected, the screenshots at the end help explain how the various plans, strategies, frameworks and documents work together and the hierarchy between them (EMRB is provincial, and above Strathcona County which is municipal).

Edmonton Municipal Region Board (EMRB) Growth Plan

- **EMRB Growth Plan**
  https://www.emrb.ca/growth-plan
- **Fact Sheet**
  https://static1.squarespace.com/static/6091a8036dae4b4781f5d71b/t/61a945bfd86e595b17945cdb/1638483393521/Growth+Plan+Fact+sheet+%28Oct2021%29.pdf

Edmonton Municipal Region Board (EMRB) Regional Agriculture Master Plan (RAMP)

"RAMP policies are supplemental to the agriculture policies in the growth plan and are intended to advance and support the implementation of the agriculture policy area. Policies in RAMP set the minimum requirements and member municipalities are encouraged to exceed those requirements, wherever possible."

"Agriculture in Alberta will lead our economic recovery in Alberta. Alberta's farmers, ranchers and processors are global leaders in innovation - making Alberta the best place in the world to invest." – MINISTER DEVIN DREESHEN, Alberta Agriculture & Forestry

- **EMRB Regional Agriculture Master Plan (RAMP)**
  https://www.emrb.ca/agriculture
- **Fact Sheet**
  https://static1.squarespace.com/static/6091a8036dae4b4781f5d71b/t/64b84f0f7b4a3b01c5645893/1689800467704/EMRB-8.5x11-RAMP-REV4.pdf
- **RAMP - "Agriculture: Our Legacy & Our Future"**
  https://static1.squarespace.com/static/6091a8036dae4b4781f5d71b/t/6115544dbe6db151c243bbbb/1628787809569/pln+-+Regional+Agriculture+Master+Plan+-Growth+Plan%7B2%7DRegional+Agriculture+Master+Plan+%28RAMP%29%7B2%7DEdmonton+%28ID+72524%29.pdf
- **Economic Imperative for RAMP**
  https://static1.squarespace.com/static/6091a8036dae4b4781f5d71b/t/617b01d2e70ecb2b7e4125a2/1635451349313/RAMP+Economic+Imperative+%28Dec2019%29.pdf
- **Land Evaluation Site Assessment (LESA) Model Technical Document - June 2021**
  https://static1.squarespace.com/static/6091a8036dae4b4781f5d71b/t/610af8da402060449a15b214/1628109020946/rpt+-+Land+Evaluation+Site+Assessment+%28LESA%29+Final+Report+-+Regional+Agriculture+Master+Plan+%28RAMP%29+%28ID+72359%29.pdf

Strathcona County Agricultural References

that may assist to inform your decision

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Strathcona County Agriculture Master Plan (AMP)

- **Strathcona County Agriculture Master Plan 2015**
  https://strathconacablob.blob.core.windows.net/files/files/at-tas-agriculture-master-plan-2015.pdf
- **Strathcona County Agriculture Implementation Strategy 2015**
  https://www.strathcona.ca/files/files/at-tas-2015-implementation_strategy-amp.pdf

Strathcona County Agriculture & Food Sector Development - Public Engagement - Nov 2023

(County working on new Agriculture Master Plan, this public feedback is fantastic – please listen to the public!)
https://www.strathcona.ca/council-county/plans-and-reports/strategic-documents/agriculture-master-plan/agriculture-and-food-sector-development-strategy/

- **"Read about what we've learned"**
  https://storagecdn.strathcona.ca/files/files/pds_-_ag_and_food_sector_development_strategy_-_booklet_-_2024.pdf

Agricultural Impact Assessments in the Municipal Development Plan Definitions

Definitely something we should advocate for before they rezone Ag land connected with farms.
Personally, I think even areas that were planned as "AD Future Development" should be reviewed, the Agricultural policies have advanced significantly in the past decade and may transition more due to the EMRB RAMP - seems to be a transitional phase right now both regionally and municipally (County is working on their new AMP now due to the EMRB RAMP).

- **Municipal Development Plan Update: Agriculture (2022)**
  https://www.strathcona.ca/council-county/plans-and-reports/strategic-documents/land-use-plans-and-frameworks/municipal-development-plan-review/agriculture/
- **Bremner Agricultural Impact Assessment 2019**
  https://www.strathcona.ca/files/files/bremneragimpactdraft3reduced.pdf
- **Local Employment Policy Area Agricultural Impact Assessment 2019**
  https://www.strathcona.ca/files/files/pds-leaapr2019final_signed.pdf

Strathcona County Community References

that may assist to inform your decision

Many of these docs are connected, the screenshots at the end help explain how the various plans, strategies, frameworks and documents work together and the hierarchy between them (EMRB is provincial, and above Strathcona County which is municipal).

Strathcona County Recreation and Culture Strategy 2019

https://www.strathcona.ca/files/files/rpc_-_recreation_and_culture_strategy-update_jan_6.pdf

"The top five indoor and outdoor priorities identified in the Household Survey were:

» Indoor:

1. Fitness/wellness spaces
2. Fitness tracks
3. Swimming pools
4. Indoor playgrounds
5. Indoor fields

» Outdoor:

1. Trails (non-mechanized)
2. Campgrounds
3. Swimming pools
4. Natural areas
5. Dog parks"

Strathcona County Urban Agriculture Strategy 2016

https://www.strathcona.ca/council-county/plans-and-reports/strategic-documents/agriculture-master-plan/urban-agriculture-strategy/

- **Strathcona County** Community Garden Program
  https://www.strathcona.ca/agriculture-environment/urban-agriculture/community-gardens/
- **Strathcona County** Public Agriculture & Edible Landscaping
  https://www.strathcona.ca/agriculture-environment/urban-agriculture/edible-plants/

J. Belyea Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

History & Heritage References

that may assist to inform your decision

- **Alberta Century Farm and Ranch Award**
  Provides provincial recognition of farm families who have continuously owned and actively operated the same land for 100 years or more.
  https://www.alberta.ca/alberta-century-farm-and-ranch-award#jumplinks-2

- **Alberta Provincial Archives**
  Township Maps for Clover Bar, Homestead Patents, Land Deeds, Land Ledgers

- **Strathcona County** History & Heritage
  - **Strathcona County Community Heritage Legacy Framework**
    https://www.strathcona.ca/files/files/at-comc-history-clover-bar-in-the-making.pdf
  - **Historical Timeline: From Time to Time**
    https://www.strathcona.ca/council-county/history-and-heritage/at-a-glance/timeline/
  - **Listen for the echoes of Clover Bar**
    https://www.strathcona.ca/council-county/history-and-heritage/narratives-and-accounts/listen-echoes-clover-bar/
  - **Clover Bar in the Making 1881 – 1931 (50th Jubilee)** by J.P. Berry
    https://www.strathcona.ca/files/files/at-comc-history-clover-bar-in-the-making.pdf
  - **Heritage Mile**
    https://storagecdn.strathcona.ca/files/files/rpc-heritagemile-booklet-2023.pdf
  - **Strathcona County Museum & Archives**
    https://www.strathma.ca/visit
  - **Settlement of Strathcona County**
    https://www.strathcona.ca/council-county/history-and-heritage/themes/settlement/
  - **Strathcona County: A Brief History** by Linda Redekop and Wilfred Gilchrist
    Available at Strathcona County Museum & Archives

Council Meeting References

that may assist to inform your decision

- **Council Meeting Video Recordings & Meeting Minutes:**
  – January 18, 2022 – Fieldhouse proposal

Clearly unsuitable for a venue of this size, scope, capacity, traffic, infrastructure
*Note that an **Area Structure Plan** was listed as a **requirement** at that time*

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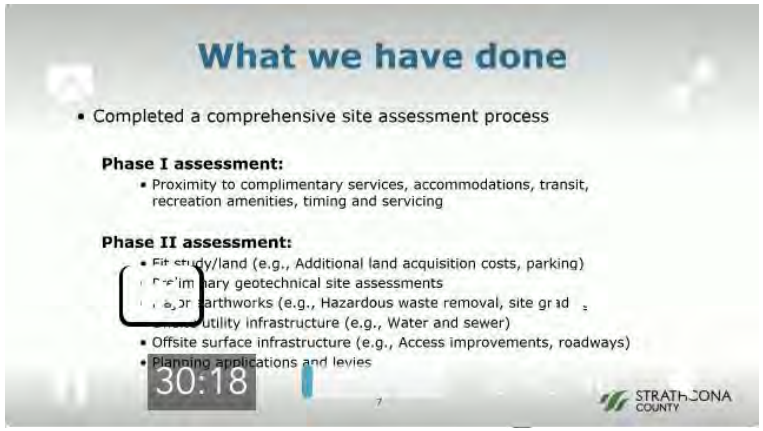

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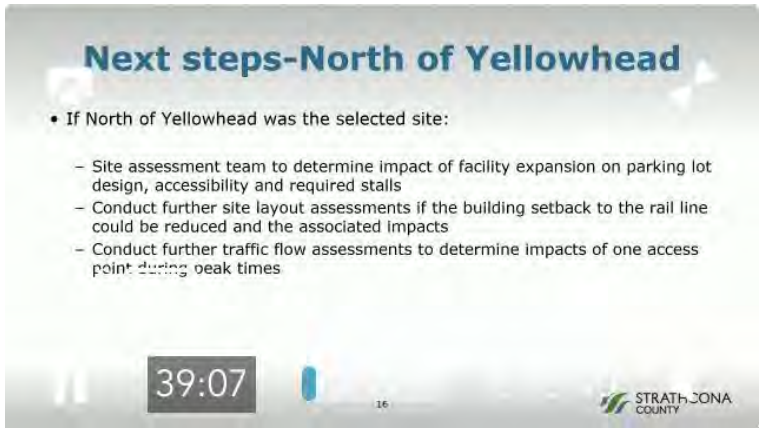

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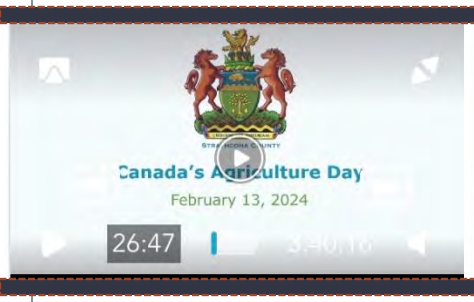
J. Belyea Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

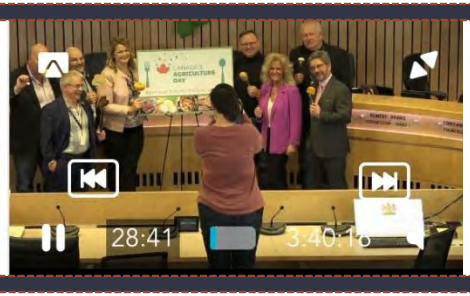
Council Meeting References

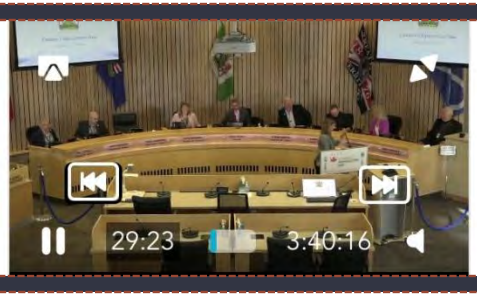
that may assist to inform your decision

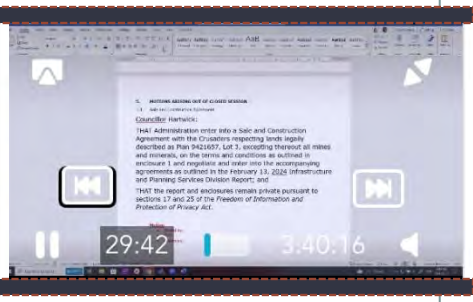
- **Council Meeting Video Recordings & Meeting Minutes:**
- – January 18, 2022 – Fieldhouse proposal *(row of **x's** triangle was proposed & unsuitable!)*
- – January 25, 2022 – Crusaders initial proposal *(2 rinks, totally different site, private land)*

- **February 13, 2024**
  - **– Closed Session FOIP discussions**
  - **– Open Session begins**
  - – Canada Agriculture Day Proclamation…









– See Agenda 3.4. Sit down & vote to Enter into Sales Agreement with the Sherwood Park Crusaders, for **Prime Agricultural Land, directly adjacent to <u>140+ year old Jackson Homesteaders farm</u>**

C. Kozyra Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

I am a long time resident of Sherwood Park as well as an advocate for maintaining as much of our agricultural lifestyle and history as possible.

I feel council has a very limited knowledge of the negative impact the proposed arena with parking lots, vehicle access, noise, lights and general congestion will have on the people, livestock and the farm operation it will immediately border. People with limited knowledge might feel the obvious solution is to "just move". This is where some education would be helpful and I suggest you find out what that would entail. It is also a dismissive and condescending attitude.

If the land was previously purchased for a use that would not impact the farm and then found to be unnecessary why was it not sold back to the land owners?

If the land was not suitable for the field house why is it suitable for a much larger project. Were there not four locations available at that time?

Your council seems at odds with your presumable mandate to conserve farm land and culture. This attack on a historical farmstead seems contrary to all I hear you promote.

It is all very disappointing.

I look forward to explanations for my queries and your decision.

Sincerely

Connie Kozyra

A. Lee Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

Proposed Bylaw 13-2024 Public Hearing

I have been a resident of Sherwood Park since 1973, now residing in Ward 3. I fully support the rezoning initiative for the Event Centre and believe it will provide many opportunities for the betterment of the County of Strathcona.

This submission provides my explanation of why the Event Center is advantageous to the community and why I believe this location would work:

The selected location provides accessibility to major arteries, restaurants, and accommodations.

The Event centre would attract a wide range of activities, benefiting participating locals and drawing visitors from outside the community.

Lastly the revenue generated from hosting events in the centre can be reinvested into the community.

As a Strathcona County resident I feel that this a win-win situation for all involved.

Thank You

Al Lee

[redacted]

S. Mottershead Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

I have been coming to Strathcona County for over 45 years specifically to ride horses at Jackson Homesteaders. I live in Edmonton and I could do my shopping in Edmonton but I choose to shop in Sherwood Park 2 or 3 times a week (after I have visited the horses). Because Sherwood Park is so convenient to Jackson's it makes sense to shop there.

I am wondering if you understand the environmental impact this hockey arena/concert hall will have on all the animals housed at the Homestead. They have chickens, cows and horses and I feel the impact will be horrendous. Now they could "just move" but do you realize the huge undertaking that will be?

Jackson Homesteaders is a 5 generation farming family. THAT'S RIGHT, 5 GENERATIONS that you want to wipe out with your construction. All for progress??

As it is, the way you have the new residences across the road and the roadways there you are making it extremely difficult to farm their land on the other side of the new community.

Your mayor seems to talk out of both sides of his mouth. On one hand he is expounding on how important farming is and on the other hand he is supporting building an arena complex directly next door to a viable farming operation.

I have questions on where you plan to put a parking lot plus a complex (with 4 ice arenas) on only 17 acres? Are you planning on having overflow parking on the road (RR 231)?

Now I understand we can't sit back for progress but when you do it at the expense of a working farm there is something wrong with your logic.

With all due respect I hope you study this a bit more.

My name is Rebecca Witty. I board my horse at the farm and I'm a Community Garden member. Laura is one of my best friends. I oppose this bylaw.

This is not just where my horse lives. It's where I found my solace during the pandemic and where I still find it as a healthcare worker, a mother, and the daughter and wife to a father and husband with cancer.

I understand you declined the group invitation to see and try to understand the farm in person, so I'll provide some heartfelt visualization.

Nearing the homestead, the overpass and the towering houses of Cambrian have DRASTICALLY changed the approach, but I still see the community garden; a sea of green with hundreds of bright yellow sunflowers. The pasture is between the garden and the tracks. Hopefully the horses will be grazing there…tension releases as I turn in the driveway. I see the front yard and house, then the back yard, chicken barn and chicken pens where a large number of free-range chickens and ducks are kept, many of which are rescued.

I see the cows, then more horses…horses that bring us solace, stress relief, wholesomeness, peace, humour and true happiness that words just aren't sufficient for.

To the left is the dugout that accommodates countless Canadian geese and other wild birds, framing breathtaking sunsets in every season…

Granaries and huge quonsets filled with massive pieces of farming machinery tower over me.

I enter the building where our lockers, extra horse feed, vet and medical spaces are. Beyond it are hitching rails, outdoor arena, another dugout and the field that accommodates more equipment…

This is a 4TH GENERATION FARM, and was started in 1881.

I learned on many horses here 24 years ago and now my kids are too. I've made lifelong friendships here, standing in quiet contemplation, or laughing wholeheartedly in ways that other areas of life don't always allow.

Laura runs the Community Garden, about an acre in size, accommodating gardens of family, friends, and neighbours, some of whom she's met while running errands in Sherwood Park.

If the county builds here, (on the triangle of land that was TAKEN from the Jackson's back in 2015 via FORCED sale) the Community Garden will be lost.

Laura and Colin harvest so much from their gardens that Laura shares produce via Strathcona County Community groups. Last fall she provided relief to hungry families in need.

This is NOT a safe place to build a facility, due to the proximity to the very busy railroad tracks, the roadways that will AGAIN need to be altered to accommodate access to such a facility, and the traffic congestion and worrisome foot traffic which will result, not to mention the loss of the wildlife corridor…where horses graze, where winter crops are harvested and where we're seeing deer, moose and coyotes more than ever before as they move through the farm and even onto the overpass.

Laura and Colin are welcome hosts to school field trips, and as Junior Forest Wardens group members, hosting events at their property.

Soon will be our Earth Day Clean-Up. Last year, a noticeable difference was made to MANY roadside and highway areas near the farm.

Laura has volunteered with WILDNorth; Northern Alberta Wildlife Rescue and Rehabilitation for over 25 years, providing time, support and avian expertise to fellow rescuers.

The Jacksons have hosted Open Farm Days, requiring a HUGE amount of work and support from friends and family. Masses of people attend in the spirit of sharing the Jackson's love for sustainable farming, food production, and proper care of animals.

Colin is a farmer in EVERY sense of the word, and Laura is his true blue partner, sustaining and caring for the land through no-till agriculture (looking after the micro biomes in the soil, reducing erosion and preserving much-needed

moisture), commercially harvesting grain and seed.

Each year, Laura and Colin donate a portion of their harvest to “Share the Harvest”, farmers dedicated to helping the poor achieve food security.

Laura has a BSc in Environmental Conservation Sciences and is finishing her MSc in Forest Ecology. Our lifelong-learner IS the best ornithophile, equestrian, earth-friendly mother, friend and farmer.

Colin and Laura are LEADERS in sustainable farming. They are pillars and contributors to the community, carers of the environment, and educators to the public. They are second to none.

We have the most affordable, soul-feeding place to keep horses, tend garden and observe agriculture in Sherwood Park. A Multipurpose Event Centre looming over it WON’T allow its sustainment, crushing the “assets and abilities” of this precious LAND.

The Centre needs to be built in a city area, where people who appreciate and can afford indoor recreating will access it conveniently and SAFELY.

PLEASE, demonstrate your caring for ALL county tax-paying residents and consumers, thus proving that you are capable of “tackling all municipal problems", not just those that cater to recreating indoors in city areas.

No farms, no food…and remember, “food is personal”.

Thank you,

Rebecca Witty

R. Witty Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

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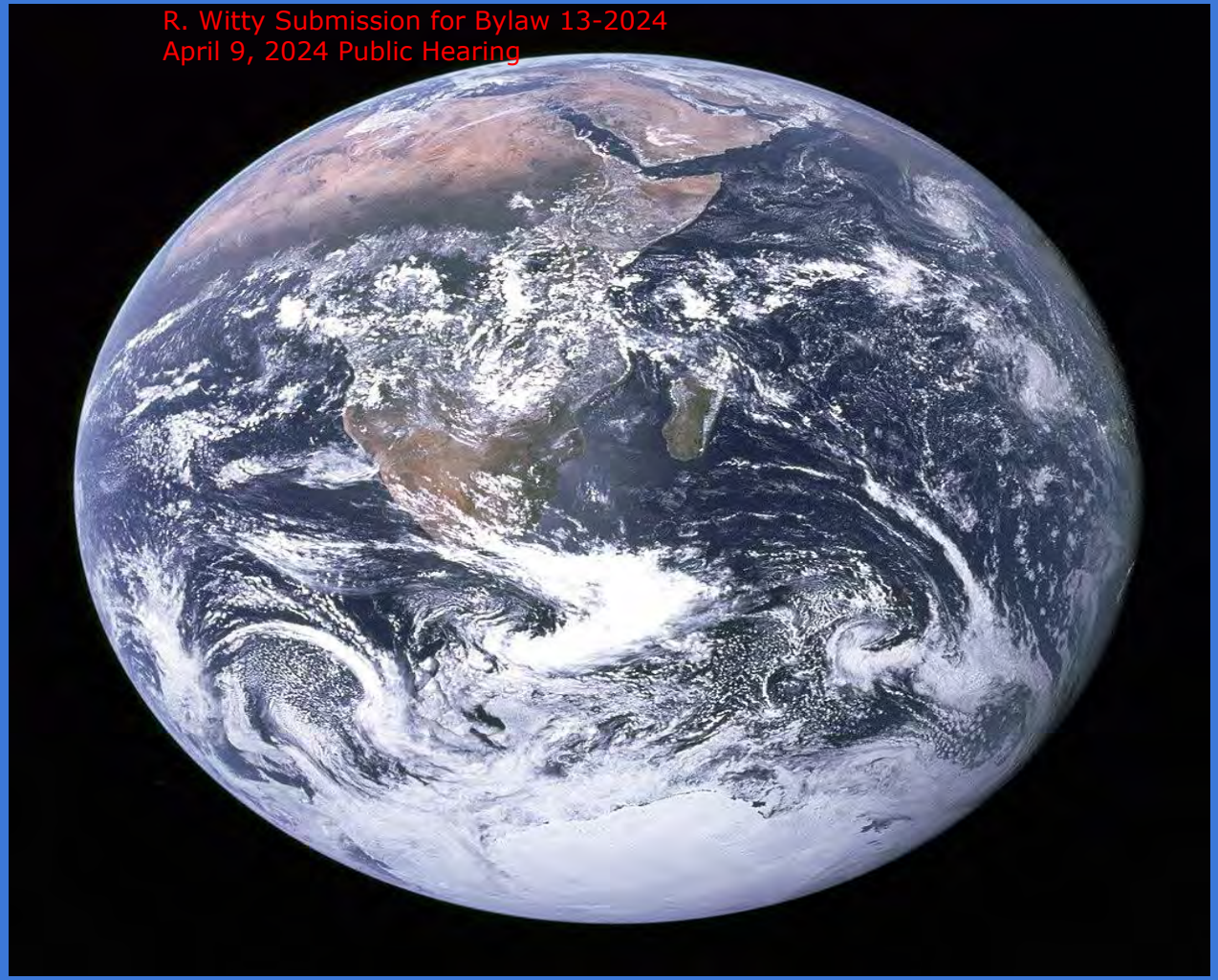

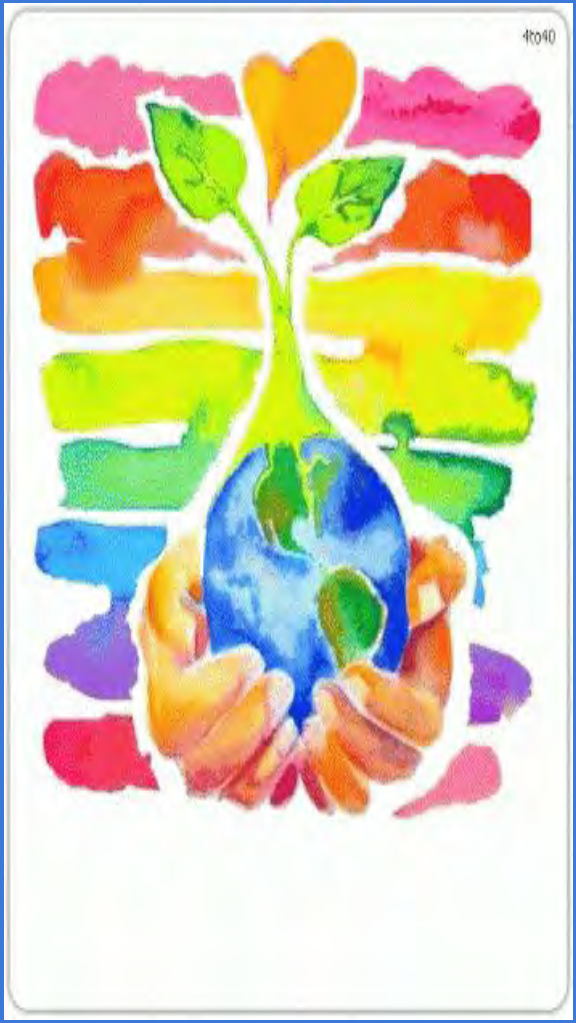

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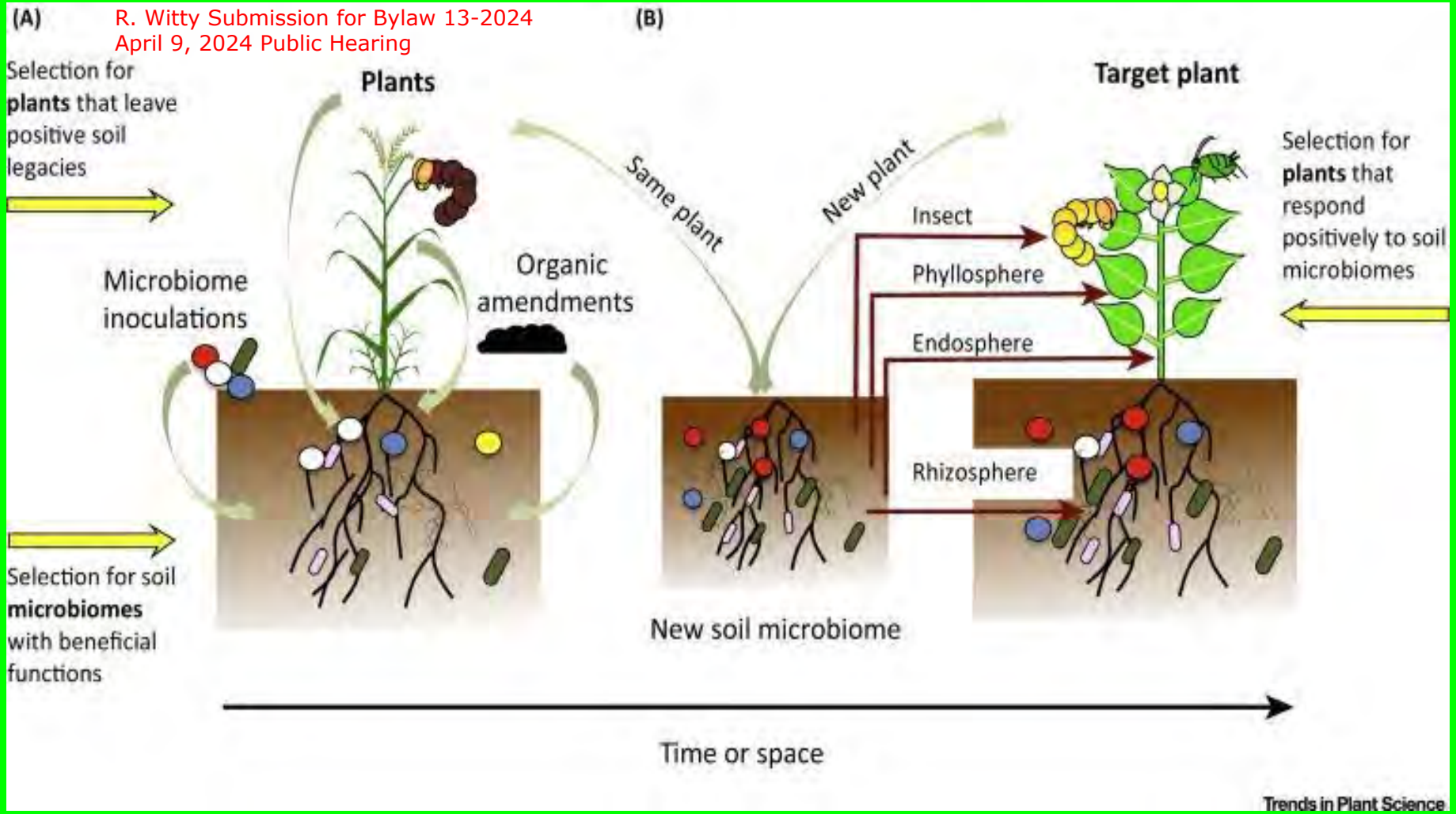

R. Witty Submission for Bylaw 13-2024
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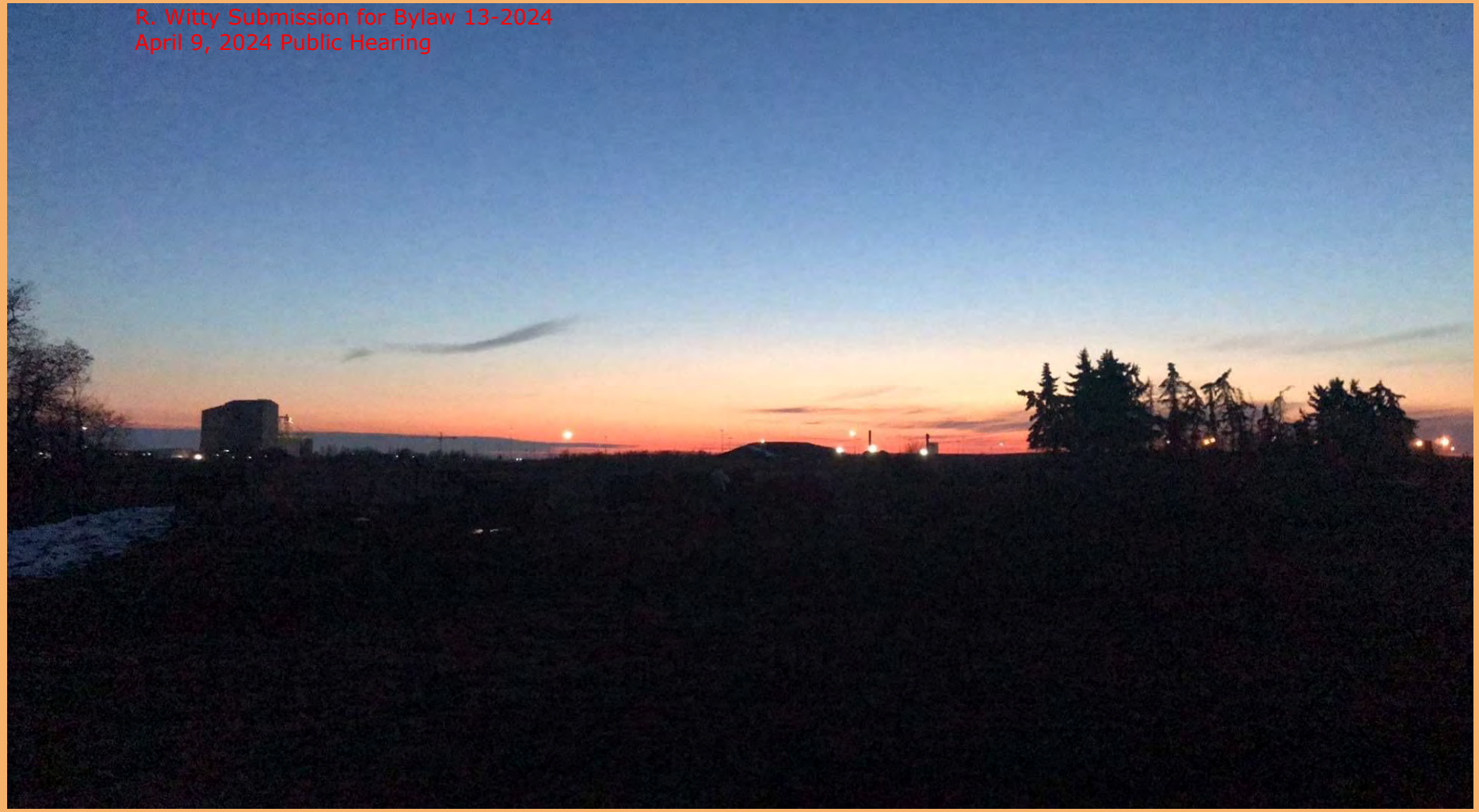


T. Weiman Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

FOR SALE

FUTURE DEVELOPMENT LAND

TWP 532 & RR 231, Strathcona County, AB

HIGHLIGHTS

- Future development land
- North of Yellowhead Area Concept Plan approved, proposed future light/medium industrial zoning
- Direct access to Clover Bar Road
- 158 acres (+/-)

CONTACT

JOEL WOLSKI
Director, Associate
[redacted]

SCOTT ENDRES
Partner, Broker
[redacted]

JOANNA LEWIS
Associate
[redacted]

ROYAL PARK REALTY™

T [redacted] F [redacted]
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4
royalparkrealty.com

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

T. Weiman Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

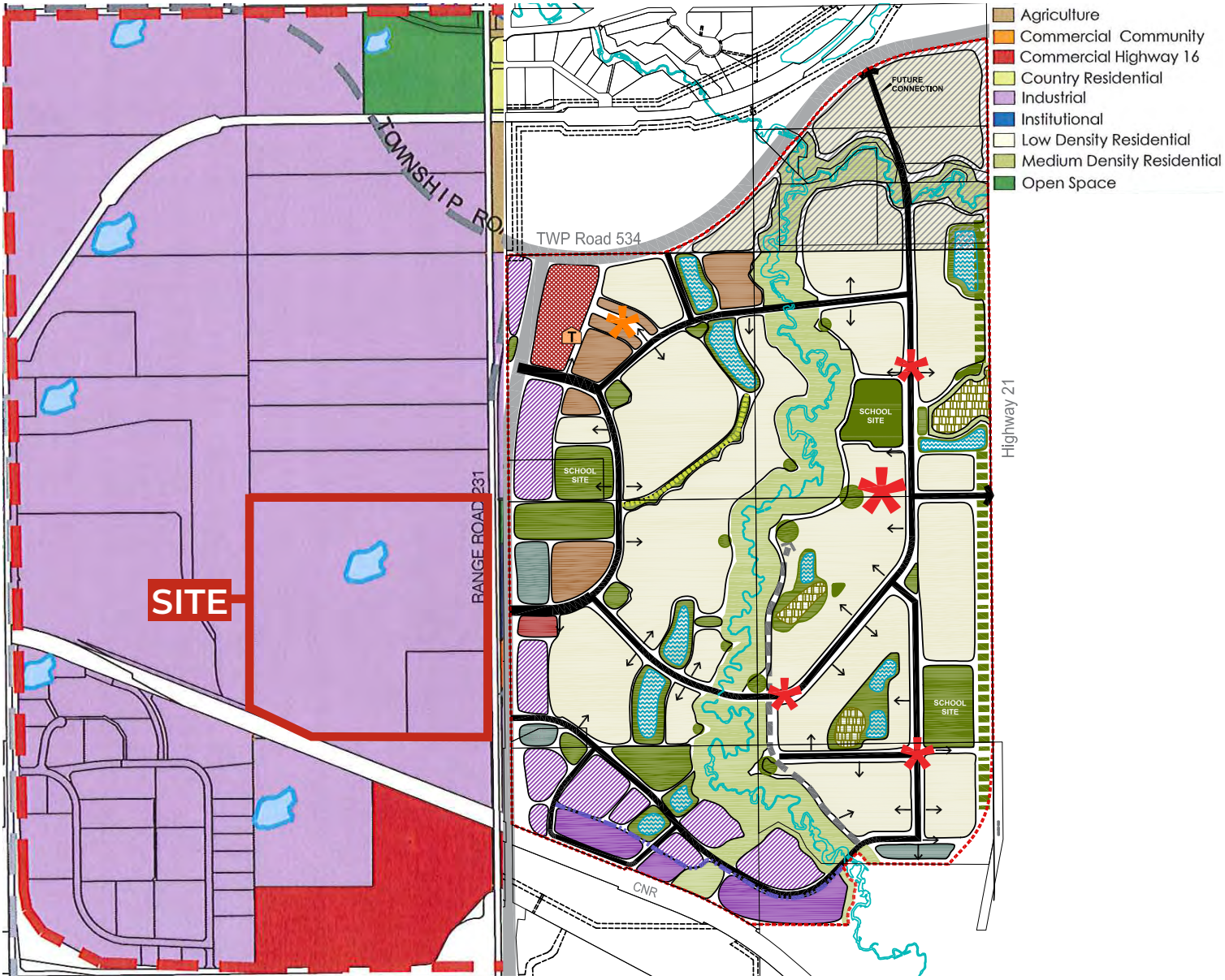
PROPERTY DETAILS

MUNICIPAL ADDRESS	TWP 532 & RR 231, Strathcona County
LEGAL DESCRIPTION	4; 23; 53; 14; NE
TYPE OF SPACE	Land
ZONING	AD (Agriculture: Future Development)
SIZE	158 acres (+/-)

FINANCIALS

SALE PRICE	Market

PROPOSED LAND USE



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J. Killoh Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

Rohit™
Bold Goes Further

[redacted]
P: [redacted] F: [redacted]
[redacted]

March 28, 2024

Strathcona County Mayor Rod Frank and Councilors

Submitted via email to: legislativeofficer@strathcona.ca

Dear Mayor Frank and Members of County Council:

RE: Bylaw 13-2024 – April 9, 2024 Public Hearing

I am writing to express our company's support for the above noted Bylaw, both in regard to the rezoning of the subject property to ILT Land Use District to accommodate an Event Centre and the proposed increase in maximum building height in the ILT District from 15.0 m to 17.0 m, specifically for this property.

The development of the Event Centre at this proposed location, adjacent to the Cambrian neighborhood, is a key component for the area. The first sentence in the vision statement of the Cambrian Crossing Area Structure Plan reads "this leading edge, sustainable community will be uniquely integrated for living, working, learning, playing and relaxing." In effect, the project will help fulfill this vision and further the desire for Cambrian to be a complete, self-contained community.

It can also be said that the Event Centre will serve as a catalyst for development in the area. In addition to being an obvious attraction for residents in terms of convenient access to the facility, the Event Centre will help to attract complementary businesses in Cambrian's first Business Park strip along Clover Bar Road. The development will also benefit future commercially zoned areas in a similar fashion, as well as institutional (school) uses in the neighborhood in terms of programming options.

We are pleased to advise that more than 3,000 people attended our Grand Opening for the Cambrian neighborhood last fall. This initial excitement has translated into a strong sense of support and the community has become a popular choice of residence for young families. In submitting this letter of support, we genuinely feel we are advocating for the nearly 13,000 future residents of the Cambrian neighborhood.

In closing, thank you for your time in reviewing and considering Rohit's position on this matter and we urge County Council to support passing Bylaw 13-2024.

Yours truly,

[redacted]

Luciano Salvador
EXECUTIVE VP, ROHIT COMMUNITIES

Naomi Dechaine Written Submission in Opposition to Bylaw 13-2024

To accompany Presentation and Speech given at the hearing April 9, 2024

My Grandma was my childhood hero, teaching me about farm life, raising horses, honoring our history, about morals and most of all about how to love people and make a difference in people's lives. And let me tell you, my grandma would NOT have approved of what is going on with this proposed bylaw, and neither do I.

My name is Naomi Dechaine, daughter to Thomas Richard Jackson, eldest son to Richard and Reta Jackson, who were born to homesteaders and children of pioneers of the area that is now called Strathcona County, which makes me 5th generation farmer, and my four children are the coming 6th generation.

While I consider myself a farmer and still part of carrying on the farming legacy of my family, it is difficult to make a living as a farmer, so I am also a registered nurse, and with my Masters in Counselling currently work as a Mental Health Therapist as my day job.

It is becoming more and more rare that farmers can sustain their agricultural operations as their main source of income, and many in the agriculture sector have to find another source of income to support the rising costs of living while still working hard on their farms to produce food for this world. There is growing difficulty of operating farms as profitable business, as well as pressures of expanding development to support Canada's rapidly growing population (the last two years over 450,000 immigrants a year), therefore many homesteads have been swallowed up in the passage of time.

Many in this room are not farmers, and you may not have a family legacy in this area, and so it will be difficult to truly identify with what this bylaw change means to us.

In considering this bylaw change it is important for each of us to understand the importance of farms to our future, the impact of the bylaw change on the Jackson Homesteaders farm, as well as honoring the investment our forefathers were working hard to make into our very future that we are living right now. This valuably fertile land lent to the success of farmers to build a vibrant community over the years. It is known to be some of the most fertile land in Canada, and in fact some of the most fertile in the world. Sherwood Park and Strathcona County would not be what they are today without the success the homesteaders found in the incredible land here.

I would like to take you on a journey to touch on this rich history - the roots of the community - I am talking about.

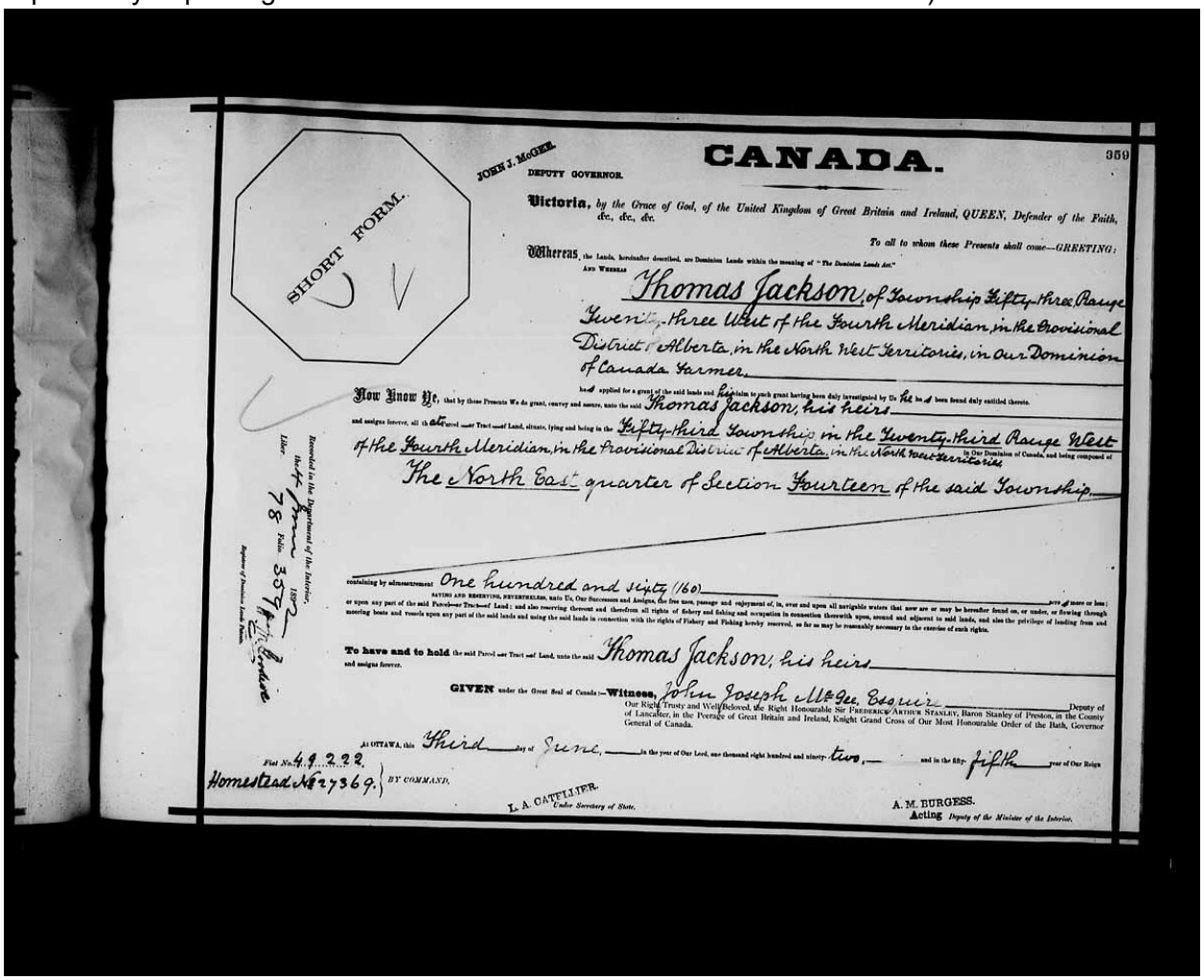
This land in question was part of the three original family homesteads settled in 1881. And the land that is proposed in this bylaw to be changed from Ag for future development to Industrial Light is also part of the LAST original homestead of the early 1880's in the County. I say this land IS part of it, because even though the County forced it's sale in 2015, the County has permitted use of this land by Jackson Homesteader's in the years since then, as it's purpose was supposed to be as a storm water pond that would not prohibit some continued use by the farm.

1873-1881

In what was to become Alberta, the Northwest Mounted Police began training troops in 1873 to begin patroling the newly surveyed land, and after signing treaties with the indigenous groups in the area, started selling 160 ac plots of land to settlers.

1881-1883

Even before the railways to Calgary were finished in 1885, the (original) Thomas Jackson arrived from Manitoba, originally from Ontario - with R.P. Ottewell, William Carscaden and Edward Langrell. These were the first official settlers to the Clover Bar area to begin homesteading the area in 1883, Thomas Jackson purchasing 160 acre plots of land that was titled to him AND HIS HEIRS. The land in question of bylaw change today was among that land originally purchased with the rest of the homestead, along with the rest of that parcel which the homestead still resides on.(Source: Archives, and https://storymaps.arcgis.com/stories/fb83a8f865fc4de8a073daccc373244b)



SHORT FORM.

JOHN J. McGEE.
DEPUTY GOVERNOR.

CANADA.

359

Victoria, by the Grace of God, of the United Kingdom of Great Britain and Ireland, QUEEN, Defender of the Faith, &c., &c., &c.

To all to whom these Presents shall come—GREETING:

Whereas, the Lands, hereinafter described, are Dominion Lands within the meaning of "The Dominion Lands Act."

And Whereas Thomas Jackson, of Township Fifty-three, Range Twenty-three West of the Fourth Meridian, in the Provisional District of Alberta, in the North West Territories, in our Dominion of Canada, Farmer,

has applied for a grant of the said lands and has claim to such grant having been duly investigated by Us, he has been found duly entitled thereto.

Now Know Ye, that by these Presents We do grant, convey and assure, unto the said Thomas Jackson, his heirs

and assigns forever, all the said Parcel and Tract of Land, situate, lying and being in the Fifty-third Township in the Twenty-third Range West of the Fourth Meridian, in the Provisional District of Alberta, in the North West Territories, in Our Dominion of Canada, and being composed of

The North East quarter of Section Fourteen of the said Township

containing by admeasurement One hundred and sixty (160) acres more or less;

SAVING AND RESERVING, NEVERTHELESS, unto Us, Our Successors and Assigns, the free use, passage and enjoyment of, in, over and upon all navigable waters that now are or may be hereafter found on, or under, or flowing through or upon any part of the said Parcel or Tract of Land; and also reserving thereout and therefrom all rights of fishery and fishing and occupation in connection therewith upon, around and adjacent to said lands, and also the privilege of landing from and mooring boats and vessels upon any part of the said lands and using the said lands in connection with the rights of Fishery and Fishing hereby reserved, so far as may be reasonably necessary to the exercise of such rights.

To have and to hold the said Parcel and Tract of Land, unto the said Thomas Jackson, his heirs and assigns forever.

GIVEN under the Great Seal of Canada:—**Witness,** John Joseph McGee, Esquire, Deputy of Our Right Trusty and Well-Beloved, the Right Honourable Sir Frederick Arthur Stanley, Baron Stanley of Preston, in the County of Lancaster, in the Peerage of Great Britain and Ireland, Knight Grand Cross of Our Most Honourable Order of the Bath, Governor General of Canada.

At OTTAWA, this Third day of June, in the year of Our Lord, one thousand eight hundred and ninety-two, and in the fifty-fifth year of Our Reign

Fiat No. 49222.
Homestead No. 27369.

BY COMMAND,

L. A. CATELLIER.
Under Secretary of State.

A. M. BURGESS.
Acting Deputy of the Minister of the Interior.

Recorded in the Department of the Interior, this 4th day of June 1892 Liber 78 Folio 359

Superior of Dominion Lands Patents

1883-1892

The crew of settlers started breaking land further from Cloverbar, however within a year or two had found that the most fertile soil was in what became the Cloverbar/Bremner area, and so that is where their homesteads were established in 1883, then filed for patent in 1892.

Edmonton District
Edmonton

To wit:

I, Thomas Jackson do solemnly swear that the answers to the foregoing questions are true and correct in every particular. That I claim a Patent for this Homestead under the provisions of 5. 6. 1 S. 38 Dom Lands Act

That I obtained an entry, and claim a Patent for the same for my own benefit, and not in the interest or for the benefit of any other person or persons whomsoever.

Sworn before me at Edmonton this 3rd day of March 1892 having been read over and explained to the said applicant.

Thomas Jackson

J. A. Loyal
acting Local Agent of Dominion Lands for the District.

I recommend the foregoing application for Patent, believing that the homestead requirements of the "Dominion Lands Act" have, in this case, been complied with.

J. A. Loyal
acting Local Agent of Dominion Lands for Edmonton District.

Winnipeg, 4th April 1892

Accepted as sufficient

W. Gordon
Inspector of Dominion Land Agencies

291506

Statement Made and Sworn to by Thomas Jackson in support of his application for Patent for E ½ of Section 14 Twp. 53 Rge. 23 W. of 4th Meridian.

DOMINION LANDS OFFICE RECEIVED MAR 3 1892 EDMONTON, N.W.T.

APR 11 1892 OTTAWA

2369

Homestead N. ½ Pre-emption S. ½

1. What is your name in full, age and Post Office address? — Thomas Jackson 33 years of age, Clover Bar.

2. Are you a British subject by birth or naturalization? If naturalized, when and where. — By Birth!

3. What is your trade, profession or calling? — Farmer

4. When did you obtain entry for this homestead? — 28th July 1883.

5. When did you build your house thereon? — winter of 1883.

6. When did you perfect your entry to your homestead by taking in your own person possession of the land and beginning continuous residence thereon and cultivation thereof. — Spring 1883

7. What portion of each year since that date have you resided thereon? State each month. — Continuous residence.

8. When absent from your homestead where have you resided, and what has been your occupation? — —

9. Of whom does your family consist; when did they first commence residence upon this homestead, and for what portion of each year since that date have they resided upon it? — wife + 1 child living with me.

10. How much breaking have you done upon your homestead in each year since you obtained entry, and how many acres have you cultivated each year?

1883	broke 8 acres	cropped 3 acres
1884	" 6 "	" 8 "
1885	" 10 "	" 14 "
1886	" 6 "	" 24 "
1887	" 6 "	" 27 "
1888	" none	" 33 "
1889	" 2	" 33 "
1890	" 2	" 35 "
1891	" 20	" 37 "

11. How many horned cattle, horses, sheep, and pigs have you had on your homestead each year since date of perfecting entry? Give number in each year. — I have at present 30 head of cattle, 6 horses, 9 pigs.

12. What is the size of your house, and what is its present cash value? — 19 x 25 value $300.00

13. What extent of fencing have you made, and what is the present cash value thereof? — 160 acres value $250.00

14. What other buildings have you erected? What other improvements have you made, and what is the cash value of the same? — 2 stables value $125.00; 1 granary " $100.; ~~1 small house~~ " 10.; 1 well " 20.00

15. Are there any indications of minerals or quarries on your homestead? If so, state nature of same, and whether it is more valuable for agricultural than any other purpose. — Not to my knowledge.

16. Have you had any other homestead entry? If so, when and where, and what became of it? — No.

17. Have you assigned or transferred or agreed to assign or transfer your homestead or pre-emption right or any part thereof? If so, when and to whom. — No.

Form No. 15S.

(Continued on next page.

1892-1927

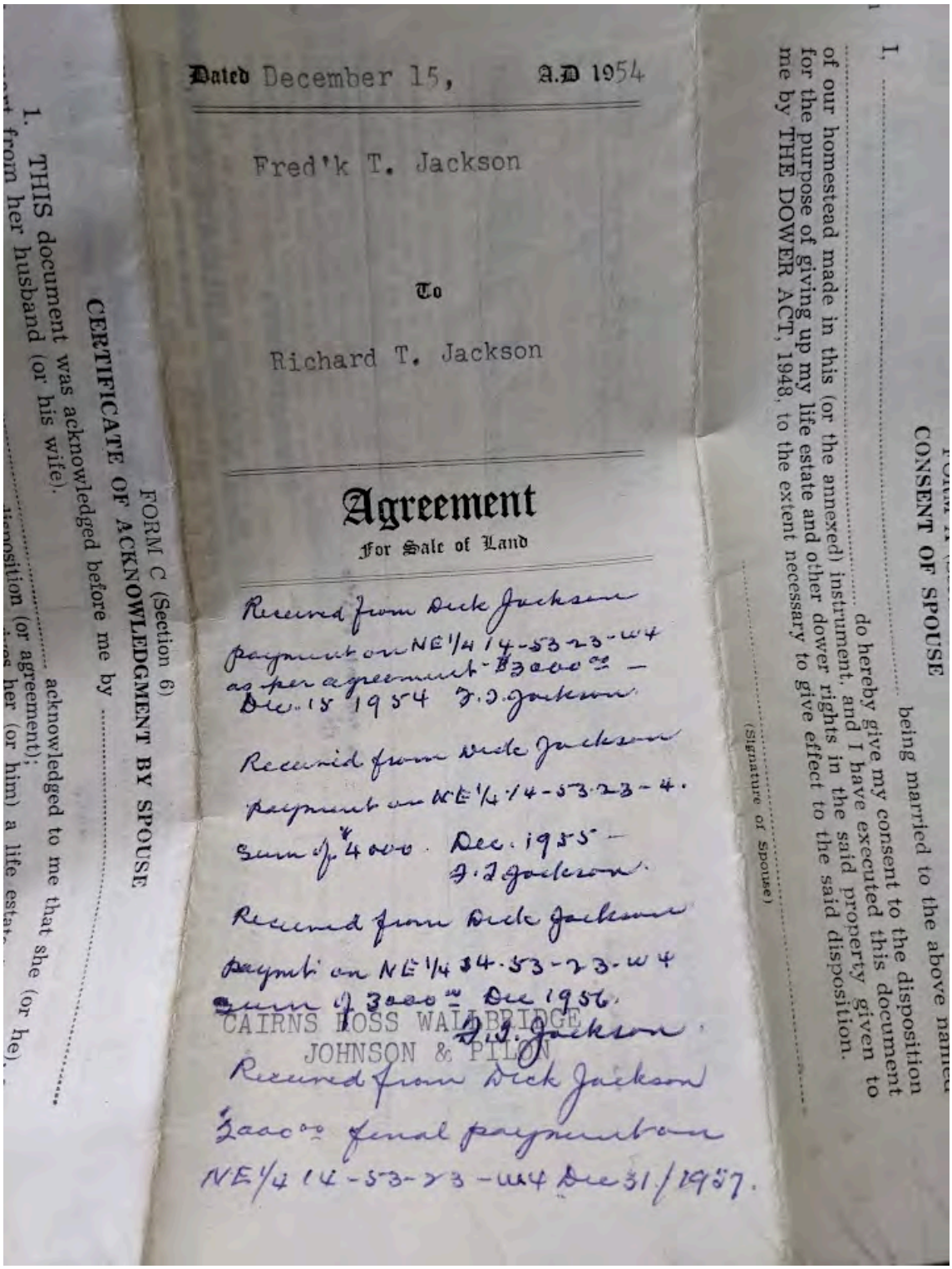
Not long after turn of the century, from the Iowa, Clayton McGhan came to the Bremner area. He is my Great Grandaddy born in 1899 and passed away in 2000 - meeting his goal of living in three centuries. My Grandma Reta was close to her dad, and so of his almost 101 living years he spent a great many of his last 20 years on the homestead and retirement home nearby in the very area he grew up, which had McGhan Park named after him. I had the pleasure to sit at his knee while growing up, hearing many of the otherwise forgotten stories, such as hauling coal with his horses in Bremner and helping build bridges across the North Saskatchewan River and all the tragic lives lost in both efforts.

Many other of my ancestors were part of the foundations of the community as well, including the Carscaddens and Smiths. My Grandfather Richard Jackson's own Maternal Grandparents were Dr. Harry Smith, early superintendent of the Royal Alexandra Hospital, and Martha Doyle Smith, one of the first female doctors in Canada.

My Grandfather Richard Jackson grew up in a house that was located across highway 16 from the current homestead, where the current Emerald Hills Walmart now stands. His father Fredrick Jackson had to start farming young at the death of his father Thomas Jackson around 1927, one of the original settlers. Frederick with his mother Margaret and his siblings kept the homestead going. Frederick also became a pillar of the community, helping build the united church and becoming school superintendent.

1954-1997

After he was married, in 1954 Richard Jackson purchased some of the homesteaded land from his father Frederick and together Richard and Reta build a small home just across the road from Richard's birth home.



FORM C (Section 6)

CERTIFICATE OF ACKNOWLEDGMENT BY SPOUSE

1. THIS document was acknowledged before me by ..... acknowledged to me that she (or he) ..... from her husband (or his wife).

..... disposition (or agreement); ..... her (or him) a life estate

CONSENT OF SPOUSE

I, ... being married to the above named ..... do hereby give my consent to the disposition of our homestead made in this (or the annexed) instrument, and I have executed this document for the purpose of giving up my life estate and other dower rights in the said property given to me by THE DOWER ACT, 1948, to the extent necessary to give effect to the said disposition.

..... (Signature of Spouse)

Dated December 15, A.D 1954

Fred'k T. Jackson

To

Richard T. Jackson

Agreement

For Sale of Land

Received from Dick Jackson payment on NE¼ 14-53-23-W4 as per agreement - $3000.00 — Dec. 15 1954 F. T. Jackson

Received from Dick Jackson payment on NE¼ 14-53-23-4. sum of $4000. Dec. 1955 — F. T. Jackson.

Received from Dick Jackson paymt on NE¼ 14-53-23-W4 sum of 3000.00 Dec 1956. F. T. Jackson.

CAIRNS ROSS WALLBRIDGE JOHNSON & PILON

Received from Dick Jackson $2000.00 final payment on NE¼ 14-53-23-W4 Dec 31/1957.

Richard and Reta expanded their part of the homestead with a dairy operation, and to support that with growing oats and hay, then began to expand back into the Jackson roots of growing grain again. Before long, the dairy operation was replaced by horses, and the grain operation took off in the 1970's. My Grandma Reta grew her operation to over 120 head of primarily purebred Arabian Horses, and a herd of ponies for the kids, over the 1960's through to the 1990's.

My Grandma Reta nee McGhan was born and grew up in Cloverbar, as did her mother before her, and my grandma was truly my role model growing up. While my dad and grandpa worked the homestead farm fields, and my mom did the bookwork, my siblings and I would be helping my grandma care for the animals and soak up her resilient way of living on the homestead. Through running 4-H, as well as hosting church groups and supporting Christian Camps young people became familiar with Jackson Homesteaders through the 60's and 70's.

By the time I came along in the early 80's, Reta Jackson had created a whole community of people on the homestead that she mentored in horse and farm life, where she encouraged anyone who was willing from any walk of life to learn the incredible gift of working with horses. When one of the girls who was integral to that community married my Uncle Colin, my grandma passed on the farm to the capable hands of Colin and Laura to navigate the joys and difficulties the future would bring.

JACKSON, Reta Annie

December 5, 1934 ~ November 19, 2016

It is with sadness that we announce the passing of Reta Annie Jackson of Sherwood Park at the age of 81 years. Reta will be lovingly remembered by her sisters Eileen and Joyce as well as her children Joyce, Tom, Peter, Charles and Colin (and their spouses) as well as by her 13 grandchildren and 7 great-granddaughters.

Reta was born to Clayton and Annie McGhan December 5, 1934 and lived most of her life in the Clover Bar/Bremner area of Strathcona County. She became a school teacher and taught in northern Alberta before marrying Richard (Dick) Jackson and moving back to the homestead in Bremner. Together they started a dairy, raised a family and started a horse boarding operation. The horses brought many young people to the farm and she became a second mom to many, welcoming all to her home and her dinner table. Reta came to know Jesus as her personal Saviour as a teen, reflecting Him in all she did throughout her life in her own quiet way. She has gone Home to be with Dick (2014), her husband of 59 years, as well as her parents Clayton (2000) and Annie (1969) McGhan and her siblings Alfred (2016) and Viola (2011). A memorial service will be held at Calvary Lutheran Church (10815-76 Avenue, Edmonton) at 2:00 pm on Monday, November 28, 2016.

Because of Reta's love for people, especially youngsters, and her passion for horses, we would like donations to be sent to Teen Time (13013 156 St NW, Edmonton, AB T5V 0A2) in lieu of flowers.

1997-today

It was difficult for the farming communities in Strathcona County through the 1990's, many of the fertile lands farmed by Jackson Homesteaders were being rezoned and turned from agricultural land into residential, industrial, and commercial use. In 1997 as my grandparent's retired, Colin and Laura took on the Homestead. At that time my dad moved an hour and a half South East of Sherwood Park to purchase and farm more land that was less at risk of future development. My family continues to farm joint venture with Jackson Homesteaders between the two hubs of Sherwood Park and Killam. Down here in Killam we still rely on the Sherwood Park portion of the farm for sharing machinery, farm workers, grain storage, hay production and many other aspects of the joint farm operations. What happened in the changes of land use caused my family to move away from our heritage. But even so, what happens in Sherwood Park still significantly affects us out here today.

The Future

It is a matter of both history and future generations of agriculture. As part of the 5th generation of farmers, I am passionate about seeing our land stay in our family to pass on to the 6th generation and beyond. I feel like we have started over again here in Killam, with my dad's moving his part of things out here in 2001. Our roots remain in Sherwood Park as the place of

our origins. Families cannot go out and simply settle pieces of land and apply for a homesteading patent anymore. The cost of buying land, building infrastructure, and the skyrocketing prices of machinery are cost prohibitive to most who would consider becoming first generation farmers. Those in our society who have accumulated enough wealth to buy entry level farms, for the most part are not attracted to that hardworking get your-hands-dirty-lifestyle.

In other words, there has been an incredible decline in family owned and operated farms in Alberta, and as mentioned before - very few original homesteads left. Families like Jackson Homesteaders are a dying breed, and will soon be extinct if we don't find ways to make room for them to continue.

When thinking of this in context of the land in question, one of the closest areas still being developed and with a published plan is Bremner. Bremner has changed SIGNIFICANTLY since it was founded by the pioneers of the area, but Strathcona County has several goals, ambitions, and values published that continue to uphold and honor all that our forefathers stood for. Such as to be green, connected and diverse. That it will incorporate green infrastructure, open space, and urban agriculture into each community and neighborhood.

Open Space

Ensure *integration of gathering spaces and areas for social interaction by* **requiring**:

21. that all residences are within close proximity to a park or open space network access point.

Ensure *connectivity and accessibility by* **requiring**:

22. the inclusion of a Major Open Space Corridor which links each Community in Bremner to Pointe-Aux-Pins Creek, Oldman Creek and the Regional Park.

23. active transportation connections from the Village Centres, the Town Centre and Community Nodes to the Major Open Space Corridor.

24. all municipal reserve owing to ultimately be dedicated as land within the Urban Service Area-Bremner.

25. the connection of active transportation infrastructure to open spaces through medium density residential, Community Nodes and commercial areas.

25A. the provision of well-designed open space that is located on highly visible lots with large street frontage.
(S.1(m), Bylaw 3-2023, March 14, 2023)

Promote *respect for the natural landscape by* **encouraging**:

29. the conservation of wetlands and integration of wetlands into stormwater management facilities.

30. the integration of public agriculture into parks and open spaces.

Support *respect for the natural landscape by* **considering**:

31. the recommendation of a biophysical assessment when locating municipal reserves.

Agriculture

Promote *viability in the long term by* **encouraging**:

32. the continuation of agricultural operations until such time as urban development occurs on the parcel.

33. urban agriculture such as rooftop gardens and urban farms.

Promote *integration of gathering spaces and areas for social interaction by* **encouraging**:

34. public agriculture such as community gardens and edible landscapes.

What Jackson Homesteaders represents in the community lines up completely with open spaces, connectivity and accessibility, respect for natural landscape, and most especially promoting and encouraging agricultural operations. As other speakers will discuss in more detail, the community gardens grown on this fertile land now, and we are challenging you to look further into whether this land is still needed for drain water and could sustain some wetlands for the community.

While I could not find soil studies for the land in question in this bylaw, a study in 2013 just East of Highway 21 showed that 97.9% of the land in this area is Class 1 and Class 2 "Which is the best soil capability with no significant limitations for agriculture use for crops," or some "moderate limitations" for class two. Approximately 70% of the land in the Bremner study was still being used for agriculture in 2013, however these maps have been quickly changing, and it is time to push for conservation of some of this prime agricultural land to continue to be used for agriculture. (https://www.strathcona.ca/files/files/at-pds-bremner_gms-final-sept17.pdf page 18)

My family in Killam can attest that there are not many locations in Alberta or Canada with as fertile soil as was found by our ancestors in the Cloverbar area. Prizes were won globally by homesteaders at the turn of the 19th century by the incredible yields of quality grains. These yields continue to help to feed our families in this community, province, nation and around the world.

It may seem that filling a 24 acre parcel of land with recreation shouldn't displace that much agriculture in the grand scheme of things. But please understand the impact of this. Jackson Homesteaders was not just the 160 acres of land that the little triangle was part of. Jackson Homesteaders farms over 3000 acres of land around Sherwood park and even the outskirts of Edmonton. Huge machinery must travel to all these parcels of land, in and out of the hub that is the land beside the 24 acre triangle.

Have you seen in the news lately of the farmers protesting the carbon tax by driving their machinery into Edmonton? Trust me, they did not take their biggest tractors, and there was not a single combing. Just watch some of those videos of the moderate sized tractors holding up traffic and trying to fit between parked cars. It doesn't work very well. A larger tractor with big equipment or a combine would have been impossible to take through all that traffic without massive damage to other vehicles on the roadway, as well as taking out signs and anything else within their 20-30 foot swath. With the traffic that would come with this proposed recreation center, it would not be possible to continue to get machinery to and from the thousands of acres of land across the county. Therefore we are all deeply impacted by a rezoning like this, as it would be the end of the Jackson Homesteader's farm.

I hope my write-up gave a deeper understanding as to why we are so opposed to this re-zoning, as the proposed recreation centre would be a tragic end to a deep history, a food producing homestead, a home to 4th, 5th and 6th generation farmers, and a tragic end to the loving community my Grandma Reta worked her whole life to build on this land. She would not approve if she were alive today and would be up here speaking out with the rest of us.

I ask you, is it really so hard to find another spot for your rec center?

I implore you, would you consider use of this land as storm water and community greenspace, agriculture use and community garden? Because the consequences of moving forward to the Jackson Homesteaders farm if you go ahead with the rec center would be detrimental to

everyone who is and could be connected to this rich, vibrant, loving, wholesome gem of a community. This IS the roots of Strathcona County.

References:

Archives
https://storymaps.arcgis.com/stories/fb83a8f865fc4de8a073daccc373244b

https://www.statista.com/statistics/443063/number-of-immigrants-in-canada/

https://storagecdn.strathcona.ca/files/files/pds-mdp-4-4-1-bremner-general.pdf

https://www.serenity.ca/obituaries/Jackson-Reta-Annie?obId=27543481

Clover Bar In The Making, 1881-1931 by J.P. Berry BA
(https://www.strathcona.ca/files/files/at-comc-cloverbarinthemaking-36pp.pdf)

Listen for the Echoes of Clover Bar

https://www.strathcona.ca/council-county/history-and-heritage/narratives-and-accounts/listen-echoes-clover-bar/

Oral History: Don & Helen Jackson (née Schroter) - Don is Colin's uncle, Jackson Farm was behind Greenland

https://www.strathcona.ca/files/files/rpc-helen-and-don-jackson-interview.pdf

Oral History: Don & Helen Jackson (née Schroter) - Don is Colin's uncle, Jackson Farm was behind Greenland

https://www.strathcona.ca/files/files/rpc-helen-and-don-jackson-interview.pdf

Clover Bar Cemetery

https://www.edmonton.ca/programs_services/municipal_cemeteries/clover-bar-cemetery#:~:text=Clover%20Bar%20Cemetery%20is%20a,behind%20the%20Clover%20Bar%20Church.

https://www.prairiesouls.com/Clover%20Bar%20Cemetery/Mycemetery--Clover-Bar-Cemetery-cem-index.htm

Clover Bar Cemetery, SE 15-53-23-W4 (Edmonton rural)
Print Book1985
Edmonton : Alberta Genealogical Society, 1985.
https://bac-lac.on.worldcat.org/oclc/25201330?lang=en

Clover Bar Cemetery Gates

Presented fors1881-ented for 1881-1931 Jubilee, blacksmith sign, stones provided by locals, plaques dedicated to the pioneers

Strathcona County Museum & Archives

https://www.strathma.ca/visit

Settlement of Strathcona County

https://www.strathcona.ca/council-county/history-and-heritage/themes/settlement/

Strathcona County Century Families Project

https://www.strathcona.ca/council-county/history-and-heritage/people/century-families/R
ural History from the Skies (Aerial Photos)

https://www.strathcona.ca/council-county/history-and-heritage/places/rural-strathcona-skies/

Rural History from the Skies (Aerial Photos)

https://www.strathcona.ca/council-county/history-and-heritage/places/rural-strathcona-skies/

Alberta Century Farm and Ranch Award

https://www.alberta.ca/alberta-century-farm-and-ranch-award#jumplinks-2

Alberta century farm and ranch award : a storied family tradition (publication)

https://open.alberta.ca/dataset/1f6d84cf-022f-4dd7-8812-394b3eafb8af/resource/a4aea9ec-b4e9-463a-b1a0-f70cb7d33988/download/afred-century-farm-and-ranch-award-tradition-2022.pdf

Alberta Agriculture Hall of Fame Award

Nomination deadline 3 May 2024

Recognizes exemplary agricultural leadership and accomplishment in the province since 1951.

https://www.alberta.ca/alberta-agriculture-hall-of-fame

N. Dechaine Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

My Grandma Was my Hero

And She Would NOT Have Approved

Presentation to Strathcona County Council at the Public Hearing April 9, 2024
In Opposition to the proposed Bylaw Change (for Bylaw 13-2024)

Naomi Dechaine BSc, BScN, MCC
(nee Jackson)

1873-1883

N. Dechaine Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

SHORT FORM.

JOHN J. McGEE.
DEPUTY GOVERNOR.

CANADA.

Victoria, *by the Grace of God, of the United Kingdom of Great Britain and Ireland, QUEEN, Defender of the Faith, &c., &c., &c.*

To all to whom these Presents shall come—GREETING:

Whereas, the Lands, hereinafter described, are Dominion Lands within the meaning of "*The Dominion Lands Act.*"

AND WHEREAS

Thomas Jackson, of Township Fifty-three Range Twenty-three West of the Fourth Meridian, in the Provisional District of Alberta, in the North West Territories, in Our Dominion of Canada Farmer.

has applied for a grant of the said lands and his claim to such grant having been duly investigated by Us he has been found duly entitled thereto.

Now Know Ye, that by these Presents We do grant, convey and assure, unto the said Thomas Jackson, his heirs and assigns forever, all th at Parcel or Tract of Land, situate, lying and being in the Fifty-third Township in the Twenty-third Range West of the Fourth Meridian, in the Provisional District of Alberta, in the North West Territories in Our Dominion of Canada, and being composed of

The North East quarter of Section Fourteen of the said Township.

containing by admeasurement One hundred and sixty (160) more or less;

SAVING AND RESERVING, NEVERTHELESS, unto Us, Our Successors and Assigns, the free use, passage and enjoyment of, in, over and upon all navigable waters that now are or may hereafter found on, or under, or flowing through or upon any part of the said Parcel or Tract of Land; and also reserving thereout and therefrom all rights of fishery and fishing and occupation in connection therewith upon, around and adjacent to said lands, and also the privilege of landing from and mooring boats and vessels upon any part of the said lands and using the said lands in connection with the rights of Fishery and Fishing hereby reserved, so far as may be reasonably necessary to the exercise of such rights.

To have and to hold the said Parcel or Tract of Land, unto the said Thomas Jackson, his heirs and assigns forever.

GIVEN under the Great Seal of Canada:—**Witness,** John Joseph McGee, Esquire Deputy of Our Right Trusty and Well-Beloved, the Right Honourable Sir FREDERICK ARTHUR STANLEY, Baron Stanley of Preston, in the County of Lancaster, in the Peerage of Great Britain and Ireland, Knight Grand Cross of Our Most Honourable Order of the Bath, Governor General of Canada.

At OTTAWA, this Third day of June, in the year of Our Lord, one thousand eight hundred and ninety-two, and in the fifty-fifth year of Our Reign

Fiat No. 49222.
Homestead No. 27369.

BY COMMAND,

L. A. CATELLIER.
Under Secretary of State.

A. M. BURGESS.

Recorded in the Department of the Interior, the 4 June 1892
Liber 78 Folio 39
Register of Dominion Lands Patents.

1883-1927

N. Dechaine Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

My Great Great Great Uncle's House William Daily at Clover Bar in 1910
(William Daly was brother to my Great Great Great grandmother Margaret Jackson)

N. Dechaine Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

1927-1997

Dated December 15, A.D 1954

Fred'k T. Jackson

To

Richard T. Jackson

Agreement

For Sale of Land

Received from Dick Jackson
payment on NE¼ 14-53-23-W4
as per agreement - $3000.00 —
Dec. 15 1954 F. T. Jackson

Received from Dick Jackson
payment on NE¼ 14-53-23-4.
Sum of $4000 Dec. 1955 —
F. T. Jackson

Received from Dick Jackson
Paymt on NE¼ 14-53-23-W4
Sum of $3000.00 Dec 1956.
F. T. Jackson

CAIRNS ROSS WALLBRIDGE
JOHNSON & PILON

Received from Dick Jackson

FORM A

CONSENT OF SPOUSE

I, ... being married to the above named ..... do hereby give my consent to the disposition of our homestead made in this (or the annexed) instrument, and I have executed this document for the purpose of giving up my life estate and other dower rights in the said property given to me by THE DOWER ACT, 1948, to the extent necessary to give effect to the said disposition.

..... (Signature of Spouse)

FORM C (Section 6)

CERTIFICATE OF ACKNOWLEDGMENT BY SPOUSE

THIS document was acknowledged before me by ..... acknowledged to me that she (or he) from her husband (or his wife).

..... disposition (or agreement); ..... her (or him) a life estate

JACKSON, Reta Annie

December 5, 1934 ~ November 19, 2016

It is with sadness that we announce the passing of Reta Annie Jackson of Sherwood Park at the age of 81 years. Reta will be lovingly remembered by her sisters Eileen and Joyce as well as her children Joyce, Tom, Peter, Charles and Colin (and their spouses) as well as by her 13 grandchildren and 7 great-granddaughters.

Reta was born to Clayton and Annie McGhan December 5, 1934 and lived most of her life in the Clover Bar/Bremner area of Strathcona County. She became a school teacher and taught in northern Alberta before marrying Richard (Dick) Jackson and moving back to the homestead in Bremner. Together they started a dairy, raised a family and started a horse boarding operation. The horses brought many young people to the farm and she became a second mom to many, welcoming all to her home and her dinner table. Reta came to know Jesus as her personal Saviour as a teen, reflecting Him in all she did throughout her life in her own quiet way. She has gone Home to be with Dick (2014), her husband of 59 years, as well as her parents Clayton (2000) and Annie (1969) McGhan and her siblings Alfred (2016) and Viola (2011). A memorial service will be held at Calvary Lutheran Church (10815-76 Avenue, Edmonton) at 2:00 pm on Monday, November 28, 2016.

Because of Reta's love for people, especially youngsters, and her passion for horses, we would like donations to be sent to Teen Time (13013 156 St NW, Edmonton, AB T5V 0A2) in lieu of flowers.

N. Dechaine Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

N. Dechaine Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

1997-2024

N. Dechaine Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

4.4 BREMNER

(S.1.3(a), Bylaw 2-2019, September 10, 2019)

GOAL

Bremner will be a complete community that is green, connected and diverse. It will incorporate green infrastructure, open space and urban agriculture into each community and neighbourhood. Communities and neighbourhoods within Bremner will be designed for compact, mixed-use and transit-oriented development.

The design of communities and neighbourhoods will encourage all residents to utilize active transportation for

N. Dechaine Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

Open Space

Ensure *integration of gathering spaces and areas for social interaction by* **requiring**:

21. that all residences are within close proximity to a park or open space network access point.

Ensure *connectivity and accessibility by* **requiring**:

22. the inclusion of a Major Open Space Corridor which links each Community in Bremner to Pointe-Aux-Pins Creek, Oldman Creek and the Regional Park.

23. active transportation connections from the Village Centres, the Town Centre and Community Nodes to the Major Open Space Corridor.

24. all municipal reserve owing to ultimately be dedicated as land within the Urban Service Area-Bremner.

25. the connection of active transportation infrastructure to open spaces through medium density residential, Community Nodes and commercial areas.

25A. the provision of well-designed open space that is located on highly visible lots with large street frontage.
(S.1(m), Bylaw 3-2023, March 14, 2023)

Promote *respect for the natural landscape by* **encouraging**:

29. the conservation of wetlands and integration of wetlands into stormwater management facilities.

30. the integration of public agriculture into parks and open spaces.

Support *respect for the natural landscape by* **considering**:

31. the recommendation of a biophysical assessment when locating municipal reserves.

Agriculture

Promote *viability in the long term by* **encouraging**:

32. the continuation of agricultural operations until such time as urban development occurs on the parcel.

33. urban agriculture such as rooftop gardens and urban farms.

Promote *integration of gathering spaces and areas for social interaction by* **encouraging**:

34. public agriculture such as community gardens and edible landscapes.

The Future?

S. Sharma Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

To whomsoever it may concern

Date: March 28th, 2024

The purpose of this letter is to express our support to the building of the Event Centre in our county. We are in full support of this construction at the proposed site, as we believe that this will positively impact the residents, communities and businesses in Sherwood Park.

We as a business look forward to the growth that this construction will lead for us and are in full support of its construction at the earliest.

Regards,

[redacted]

Sachin Sharma
Operations Manager

H. Proctor Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

This is with regard to the proposed rezoning of Lot 3, Plan 9421657 (SE 14-53-23-W4). It is disappointing that Strathcona County continues to degrade and destroy farmland, especially in this instance by paving it over for the purposes of 'entertainment'. Not only will this destroy good soil and the biodiversity in it, it will increase carbon output (in part by eliminating the current carbon storage in the soil), and increase noise and light pollution that are so detrimental to migratory and breeding birds. It sends the strong message that farming and ranching are without value, and that the Strathcona County Environmental Framework* is mostly greenwashing. I truly hope that this rezoning does not proceed.

Thank you for this opportunity to comment.

Heather Proctor

*https://www.strathcona.ca/council-county/plans-and-reports/strategic-documents/environmental-framework/

K. Blomme Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

From: Kim Blomme
To: Legislative Officer
Subject: Notice of Public Hearing Bylaw 13-2024
Date: Wednesday, April 3, 2024 6:39:26 PM

To Director, Legislative and Legal Services

Please accept my written submission relating to Bylaw 13-2024 which will have a Public Hearing on April 9, 2024 at 5:30 pm as I will be out of town and unable to attend in person.

I would like to state that I oppose the amending of this bylaw as it intends to make way for the construction of a large multi-purpose arena at this location.

I understand that when the Jackson family, whose property is directly north of this section, agreed to the sale of this section, it was under the understanding that the land was to be used for construction of a stormwater management facility.

This was taken directly from an email received by me from Stacy Fedechko, Associate commissioner, Infrastructure and Planning on Feb 22/2024.

"In 2015, the County executed an Offer to Purchase with the Jacksons for their lands south of the existing homestead. This triangular parcel was purchased with the intent to be used to construct a storm water management facility in conjunction with the road upgrades to support the urban development occurring in the area."

The Jacksons were totally blindsided by the decision to repurpose this land to support the construction of a huge arena which will heavily impact their farm operation, their community garden and their horse boarding business. They feel they will not be able to continue operating (navigating large farming equipment; excess public access to their farm and property). The Jacksons have been huge advocates of promoting agriculture and gardening in the community and are devastated by the possibility that they will no longer be able to continue their way of life at their current property which has been in their family for generations.

I respectfully ask that council reconsider the location of the proposed multi-purpose arena and allow this section of land to remain as Agriculture.

Sincerely,
Kim Blomme
[redacted]
Sherwood Park, Alberta
[redacted]

G. Salm Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

PO 3536
Sherwood Park, AB T8H 2T4
Phone 780-467-9412
www.sherwoodparkcurling.com
manager@sherwoodparkcurling.com
199 GEORGIAN WAY
GLEN ALLAN RECREATION COMPLEX

April 4, 2024

To Strathcona County Council,

On behalf of the Sherwood Park Curling Club (SPCC) Executive and Board, please accept this strong letter of support for the Sherwood Park Crusaders Hockey Society regarding the development of the Event Centre. This is a tremendous step forward for the Crusaders and for the residents of the County.

Once completed, we hope that there will be opportunities to host major curling events. The SPCC hosted a Sportsnet Grand Slam event in 2016 at the Sherwood Park Arena and the U18 Nationals in 2019 at the Glen Allan Recreation Complex. We have goals of hosting a World Senior and Doubles Curling Championships within the next few years and aim for an Alberta Mens and Womens Curling Provincials or Scott tournament of Hearts National Championships within five years.

Our current limitations for hosting bids on these national or world championship events are the Strathcona County facilities and their seating capacities. Ideally, these championships would seat between 2,000 - 3,500 per draw with appropriate space for broadcasting and streaming.

The SPCC desires to bring more curling events to Strathcona County and we strongly encourage the County to provide the framework and zoning that will allow this project to move forward.

Sincerely,

[redacted]

Gerry Salm
President, Sherwood Park Curling Club

N. Stairs Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

From: N Stairs [redacted]
Sent: Thursday, April 4, 2024 5:08:53 PM
To: Bill Tonita <Bill.Tonita@strathcona.ca>
Subject: Bylaw-13-2024 - rezoning land for proposed Crusaders rink facility

CAUTION: This email originated from outside the organization.

Good afternoon Bill,

I am writing to you to express my disagreement with the proposed location of the new Crusaders facility.

Hasn't enough prime farmland been taken away and paved over with the Cambrian development? Is there really nowhere else to build this project?

One assumes that the intent of building a four-rink facility is to attract tournaments and multiple team events to Sherwood Park where they will support our local economy. I would say that a logical location for that is not tucked away behind the trees, where there are no services within a safe walking distance, and worst of all, beside a very busy railway track where some young person is inevitably going to try to take a shortcut across the tracks at the wrong time, no matter how high a wall you build.

Is there no place for a facility like this in that huge empty parcel on the northwest corner of Sherwood Drive and Highway 16? The access is ideal, visibility is fabulous, and the services - four hotels, restaurants, shopping - are all within a safe walking distance. Why not take advantage of a prime location like that?

I am also very concerned about the lack of apparent forethought in locating a public facility next to a working farm. I grew up on a farm, and whenever kids from the city came to visit there was havoc. Urban residents and crowds tend to lack the common sense and decency to leave animals alone. They tend to lack an understanding of how to drive when farm equipment is on the road, and from my experience living near a school, I can safely say that the inevitable garbage that will fly onto the farm property on a windy day will not be beneficial to the farm animals or agricultural processes.

It is my understanding that the original sale of land was made to the County for a stormwater management facility. The fact that the intended facility purpose has changed so drastically from non-public to highly public seems disingenuous.

I can understand why the Jacksons are so upset by this proposal. I share their disbelief.

As a resident of your ward, I would like to see you vote against the rezoning proposal for this facility on April 9, 2024.

Regards,

Natasha Stairs

D. Duggan Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

From: Darlene Duggan [redacted]
Sent: Friday, April 5, 2024 2:48:51 PM
To: Lorne Harvey <Lorne.Harvey@strathcona.ca>
Subject: Message i sent to Rod Frank today

" From reading various articles on the County entering an agreement with the Sherwood Park Crusaders Society for new multi purpose centre, it seems to me that the owners of the Jackson Homesteader's farm were treated unjustly.
It appears that in 2013 the county forced, or perhaps bullied, into selling 17.6 acres for the county to allow the building of a stormwater management facility for the Cambrian development.
This did not come to be so now the County has chosen to build this multi-purpose centre in this same land which will hinder farming operations, disturbing their cattle, etc.
It seems to be a 'bait and switch move' by the County council. I cannot believe there is not other more suitable land in our Couny…

Darlene Duggan"

C. Quist Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

Submission for April 9, 2024 public hearing regarding rezoning near the Jackson farm:

We are Paul and Carol Quist and we lived on the Jackson farm, in the secondary house, for over 14 years, until December 2021. We now live in Wisconsin so we cannot attend the public hearing.

We could go on for pages documenting the Jackson's contributions to the community, to the poor, to the church, to the hungry, or even to the forgotten or injured horses, chickens, pigeons, and other creatures who have found, or still find, a refuge there. However we understand that this is not about the Jackson family's character.

That being said, recognizing their ongoing contributions and their ancestors' contributions to the Sherwood Park community, and their exemplary stewardship of this land ever since 1888 is a valid argument against rezoning the property, which was only sold because they were assured that the land's new use would have little to no effect on the farm.

And now we see that this radical new concept of a hockey arena and massive parking lot and everything that would go along with that (traffic, lights, noise, the presence of people there 24/7, etc) endangers the entire operation of the farm plus the pushing away of a gentle and generous family from the homestead which has provided work and food and safety and peace and belonging for 135 years.

Also, food is important to all of us, so we should pause to ask ourselves where we expect our food to come from when more and more farmers are being pushed off of the good and fertile land which has been passed down through generations. Few people have the resources to buy land, buildings and the machinery required to start new farms. All of us need to take this issue seriously and to safeguard the farms and farmers who provide the food we need every day.

We are not familiar with alternative locations for the arena, however, we find it hard to think of a worse spot - one which is squished up against railroad tracks (dangerous for young kids); at the end of a now dead end road (which would make traffic twice as congested); at the base of a high overpass (which could cause ice and skidding issues with sharp turns by dozens of groggy parents early on winter mornings); close to sensitive horses and cows (which could be harmed or frazzled by young people - or who could even bite or kick at a too curious child who ventured too close).... These are just some of the concerns that come to mind when thinking of a massive arena going in there. Then, of course there is the issue of the Jackson's trying to maneuver farming equipment, or horse boarders trying to cross the road to go for a ride, when parents are in a hurry to drop off their kids for a practice.

All said, we believe that almost any other location would be far better than this one. Thank you for reading and considering our submission.

Sincerely, Paul and Carol Quist

I, Catherine Battersby, strongly oppose the By-Law change

2024.04.06

I cannot stand by and watch the demise of the Jacksons homestead.

Strathcona County appear to be putting $$ ahead of the Jacksons and their community.

The County have apparently gone behind the backs of the Jacksons and are planning on turning what was part of the Jackson's land, a forced sale, of which was 'allegedly' destined to be a storm-water pond, into an $86 million dollar hockey arena, on land which is totally unsuitable for such a massive development, when the County could, and still could, chose a more suitable site. The first the Jacksons knew of this development was a press release.

The Jackson Homesteaders are a 5th generation farm, which is one of the oldest homesteads still in operation in Alberta. The Jackson family, Colin, his wife Laura, and school age daughters Eileen and Gwen, are a very decent, down to earth family.

The Jackson family are active ambassadors of agriculture and conservation biology in Strathcona County and Alberta, fostering community, connection and relationship with the land. Examples include:

- ✓ **They farm 3000 acres of grain, board 50 horses, rescue chickens and ducks**
- ✓ **Participation in Alberta Open Farm Days, to connect their community with local agriculture and where food comes from.**
- ✓ **Participation in the Grow Hope Project, growing, harvesting, and donating crops to feed the hungry.**
- ✓ **Regularly hosting local school and youth groups, (such as Junior Forest Wardens, 4-H, and Pony Adventures) for tours, activities and experiential learning.**
- ✓ **Provide a Community Garden *free of charge* for its horse-boarders and other local families;**
- ✓ **Volunteer with WildNorth since 1998, rehabilitating injured wildlife and offering a safe space for release back into the wild (Recipient of the Eternal Service Award);**
- ✓ **Planting trees, some 8000 so far, on other land they own, which people volunteer to help plant, so that the area is a haven for wildlife.**

Strathcona County want to rip all this away from them and the community which benefits from this.

The implications of building the arena complex on this proposed site would commercially and personally devastate Jackson Homestead as a farming business and the Jackson family, whose house, backyard and horse boarding shares the fence line with this proposed multipurpose arena/concert venue. Threatening their home, livelihood and way of life. Thoughtlessly wanting to bulldoze more of Strathcona County's agricultural heritage, bringing an end to 5 generations of farming.

The Jackson family were not offered the opportunity to buy back this land when the promised County-required area storm water pond was not developed. Had they had the opportunity, with the storm water pond not going ahead, the Jacksons would have bought back the land from the County in a heartbeat, but sadly they were kept in the dark by the County.

There was no public consultation or community engagement regarding this proposed arena complex, or the other more suitable sites proposed that would better support such a venue – until now! What does that say to the Strathcona County community.

Strathcona County, there is still time to do the decent thing.

Stop the arena on this site.

Give the Jackson's the opportunity to buy back the land.

Please just stop!

C. Battersby Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

AREA TO BE BULLDOZED INCLUDING FREE COMMUNITY GARDEN

To Strathcona County

I, Martin Battersby, strongly oppose the By-Law change

2024.04.06

T. Story Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

I strongly oppose this bylaw. The county claims to be agriculturally friendly yet wants to build a new arena on land that will most definitely put an end to 140 years of OUR history. I spent many hours at the homestead while growing up with friends. It's where I had the opportunity to learn how to ride a horse. My fondest memory is going for a trail ride and camping out over night in the vast land that was once so beautiful and seeing the most phenomenal display of northern lights I have ever witnessed. The county has many other options for a location to build and does not need to build right beside the Jackson homestead. The county should strongly consider building in the eye sore of a field near the car dealership by Broadmoor and Baseline roads. It's not appealing driving into Sherwood Park at all from the city.

Tracy Story

C. Chapman Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

Strathcona County Council

Re: Opposition to Bylaw 13-2024

I'm writing this letter as someone who grew up in the county and is, overall, proud of how the County has grown and developed over the years. I have strong ties to the agricultural community, and appreciate the balance that is normally struck between legacy operations and growth.

However, this particular action on the part of council seems to go against the principles of manageable growth and respect for the importance of our agricultural neighbors. The Jackson homestead is one of the most well-respected, long-running family farms in the county. They are generous with spreading the important message on the value of agriculture to people within and outside the community through participation in events like open farm days.

But, honestly, even if council has decided that the fate of a family farm is none of their concern, there are plenty of additional reasons I'm opposed to this location for the arena:

- Right beside a very active railway track seems to be a less-than-ideal location for a concert venue.
- I shop frequently in that area, and as far as I can tell looking at the location there will only be a single access point for traffic. How will council handle large volumes of traffic during concerts and tournaments? What is the plan if an ambulance or fire truck needs to access the arena during these high-volume events?
- This seems like a fairly small parcel of land to handle the volume the county is expecting regarding attendance and the size of the building. Is there enough room for parking? Or will people be parking along the road leading to unsafe conditions for others?
- It appears that there are other locations better suited for a facility of this scale that would either be supported by existing hotels, restaurants, etc. (like on the south side of Highway 16) or would offer a good opportunity for new hospitality development (like with the new agricultural facility).

For these above reasons, I would like to register my opposition to Bylaw 13-2024.

Thank you,

Chelsey Chapman

I am opposed to the arena location - there are far better locations in the county that will not negatively impact the residents, farmers, and horse boarders in the area. The impact of traffic and congestion in the area is a valid concern, and other locations are already capable of handling the increased traffic.

KJ Francis

K. Francis Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

I am not opposed to building a new arena but am strongly opposed to the proposed location on presently used farm land.

Kathy Francis

T. Bentley Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

Dear Council,

Strathcona County is rapidly growing and expanding every single day. More and more families are deciding to plant their roots in our wonderfully diverse and robust community. New neighborhoods are seemingly popping up overnight. This growth creates many new opportunities and challenges at the same time. As a lifelong resident I have witnessed this growth firsthand. Now that we are raising children of our own, we are more involved in the community than ever before. Our kids playing sports and involved in other activities has provided us the perspective that we have outgrown our current facilities. The proposed event center is arguably long overdue and will provide more than just ice time for hockey players. It will provide jobs for members of the community. It will help boost the economy. It will serve as a concert venue, trade fair venue, tournament venue for various sports and activities, and many other endeavors. We believe to help facilitate the evolution of Strathcona County; a large-scale event center is a crucial step in the right direction.

I as a parent of a Lacrosse year round player am on favor of the new event Center

D. Vernon Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

Dear Mr. Bill Tonita,

Although I live outside your ward, this current land use plan is of concern to me and my family. I am opposed to the use of the land for an ice hockey arena, home for the Crusaders. This will be detrimental for the Jackson farm and for the agricultural business that it represents. I understand that the ice hockey arena will generate more profit than a farm and that the farmland has already been sold for the purpose of storm water collection. However, this current plan will disrupt the farm and shows poor management of our rich agricultural soil. Profit and recreation should not outweigh the importance of agriculture.

I understand the hearing on April 9, 2024 will take place to discuss this matter. I wish to make my opinion heard on this matter as only a few people will be speaking that night.

Sincerely,

Deb Vernon
[redacted]
Sherwood Park
Alberta
[redacted]

A. Smale Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

April 8, 2024.

Regarding the Proposed Bylaw 13-2024.

I would like to register my complete opposition to the bylaw proposal, resulting in the rezoning of the pertinent land to allow for the construction of a hockey arena/entertainment facility.

This rezoning and subsequent development will seriously impede, to the point of termination, the agricultural activities of the neighbouring farm. This farm has been in operation for over 140 years, and is one of the largest operators in within County borders. This 140 years represents 140 years of farm infrastructure development. Advances in farming technology. Advances in animal husbandry. And five generations of experience and learning.

We are frequently being warned by experts about looming food shortages and insecurity. We have all experienced the price increases in our grocery stores and restaurants. Not only does Jackson Homesteaders farm 3300 acres, but they operate a community garden, allowing individuals who do not have access to garden space to grow some of their own food, alleviating some of the effects of ever-increasing grocery costs.

When a time that we should be making every effort to support our agricultural activity, and indeed, our Council has gone to no small effort or expense to promote itself as being just that, it is alarming that our current council considers a non-essential, luxury facility, particularly one that could be accommodated in another area of the county, to be of greater benefit to society than food production.

Additionally, the way in which this project was approached and conducted (all residents should feel uneasy whenever the expression “closed doors” is used), is cause for concern. It would appear that some of the normal procedures and processes were bypassed, and the public’s notification (via media) presented the project as “fait accompli”, when nothing was further from the truth. Our council needs to reflect on the potential loss of trust in the electorate this could cause. Particularly when we go to the polls in just over a year and a half.

Thank you for your consideration.

J. Kuchinsky Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

From: Jay Kuchinsky [redacted]
Sent: Sunday, April 7, 2024 10:11 PM
To: Rod Frank <Rod.Frank@strathcona.ca>
Cc: [redacted]
Subject: Save Jackson Homesteaders

This is a plea to implore you not to proceed with the plan to build a multi-use hockey arena/ events venue on the expropriated piece of land south of the Jackson Homesteaders Farm and north of the train tracks.
This land is of extreme value to the hundreds of people who have access to the farm: they board upwards of 60 horses and offer free community garden space to nearly the same amount. I have personally benefited from the generosity of the Jackson family for the last 3 years. I am given a free garden plot of extremely rich topsoil (the best I've ever planted). It is 20'X30'. It includes rototilling and water! The price: free. Just one example of how community minded the Jackson family is. This is enough land to provide locally grown produce for my wife and I well into February.
In 2021 they participated in "Alberta Open Farm Days". Although this is a money losing event for them it is yet another example of their community participation. They will host it again this August 17th & 18th -IF THERE IS A FARM!.
Where do you think food comes from? Are you planning to eat hockey pucks?
A heritage farm like this is rare enough, an ancestor started it in 1881. The valuable food growing topsoil in the Central Alberta region is rapidly disappearing to residential development. This rich topsoil cannot be replaced.
Please consider a more appropriate spot for your development. I hear there is a large area near Millennium Place with much easier access.
How do you propose to get 2500 people in and out of the proposed area?
Support Local!
Sincerely
Jay Kuchinsky

Take 'em to Missouri Matt!

https://www.youtube.com/watch?v=uS0KIlkL5-4

M. Anderson Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

From: Mo Anderson [redacted]
Sent: Monday, April 8, 2024 8:46 AM
To: Councillors <Councillors@strathcona.ca>; 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>
Subject: Regarding the Arena on Jackson Farm

To Mayor Rod Frank and Councillors Robert Parks, Dave Anderson, Lorne Harvey, Bill Tonita, Aaron Nelson, Corey-Ann Hartwick, Glen Lawrence, Katie Berghofer:

Regarding the arena on Jackson's Farm,

It is duly noted that you have proposed, rather, agreed to a proposal by Ryan Maxwell that an arena be built on prime farmland in Sherwood Park. Have any council members actually gone to see the proposed location? I doubt it. It all looks fine and sterile on paper. The location will in fact destroy much prime farmland that produces wheat. It is also a sanctuary for wildlife and a rehabilitation haven for wildlife, especially birds, rescued in association with WILDNorth: Northern Alberta Wildlife Rescue & Rehabilitation.

As the province, as well as civic municipalities, purport preserving wild spaces, the time has come to indeed walk the talk.

The Jackson “homestead” is farmland as well as a small piece of what is left of history in this county. The arena can wait a little longer. I am convinced that there are many other locations in the county that can facilitate the construction of such an arena. Hockey is not going anywhere soon. There is much at stake building this venue on the proposed location. The Jackson Farm is not a suitable location. It is far too easy to vote on rezoning an area as well as homes to suit the justification of such a proposal that is ignorant to the needs and survival of a farm, wildlife, and a family. Therefore, I propose the Strathcona Mayor and Councillors step back, rethink this, and actually discover this jewel of history in their community. This farm not only grows food for us all but donates a lot of it to the Canadian Foodgrains Bank. It also welcomes school tours to witness where food comes from, offers animal encounters, and provides education to children on houses and wildlife in a fresh air, natural environment. This is not simply a family farm but a sanctuary for animals and humans alike.

Does hockey do all of this? I think not. Let us delay such a decision that could be devastating in many ways. I ask the Strathcona Councillors to revoke the decision that I know they have already made prior to second reading and rethink the other alternatives.

Thank you,

Mo

L. Wnuk Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

Dear Mayor Frank and Councillors,
It was with interest that I read about the impact that the selection of a parcel of land for the new arena will have on the Laura and Colin Jackson family and their farming enterprise. It was the topic of conversation when I gathered with friends for lunch and again with another group for coffee. All of us in this discussion actually live in Ward 4 where this arena is projected to be located. We have already seen the impact of development in the area and it is not as favourable as those involved in the planning and development would have you believe.
Suffice it to say, that **none** of the ten people that I interacted with today thinks that the council should rezone this land or that this is the best location for this type of facility. That money that has been expended by developers in considering this site has little relevance. It seems to me that any individual or group undertaking this type of development should expect there to be an up front cost, indeed, I think Council would have required that. It seems very short sighted that no other locations were considered and no importance was placed on the impact this development would have on the adjoining property owners. The lack of infrastructure in the area to support such a development should have raised some red flags. To say that the arena will ultimately be of no cost to the taxpayer seems to be short sighted. I am sure that no sooner than the structure is raised, council will be looking at the need to upgrade access. What further land might that require? At what cost?
The acquisition of this land in 2015 from the Jackson family for a storm water facility could be seen as misleading or in retrospect as deceitful. It is not "surplus county land". It should have been returned to the Jacksons.
Some might disregard the rights and interests of the individual by saying it is for the "greater good of the community". What greater good is there than putting food on the table, now and in the future! The very livelihood of the Jackson family.
Vote "no" to rezoning! Ask some questions...get creative...look around for a better location!

Regards,
Linda Wnuk

N. Saranchuk Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

April 7, 2024

Re: Bylaw 13-2024

To whom it may concern:

I am writing to express my dissatisfaction with the proposed location of the arena. As a parent of two children involved in hockey and a lifetime resident, I fully support the investment in additional facilities for Strathcona County. However, the chosen location for the new arena lacks clarity and foresight. While I recognize the benefits of additional facilities for our youth and the community as a whole, I believe careful consideration should be given to the impact of such investments on our agricultural society.

In addition to my role as a hockey parent, I value the rural aspects of our community, including the preservation of heritage properties and the current local farmers. The Jackson Homesteaders farm is a unique and valuable asset to our county, representing a rich agricultural heritage that should be prioritized. Efforts should be made to preserve and promote the ideals embodied by such farms, as they contribute significantly to our community's identity and future generations. The potential loss of such farms to commercial development threatens to erode our agricultural heritage, which the County names as a backbone of this very community on their website.

If the County truly wants to “celebrate our local history and heritage, and build connections in the community from one generation to the next” (https://www.strathcona.ca/council-county/history-and-heritage/people/century-families/), as referenced about Century Families, they should act in that accord and preserve one of these century families that still exists, so they can continue to connect with the community. The Jackson Homesteaders strive to give back through various activities; this includes hosting their place on Open Farm days, creating community garden plots, donating back to those in need, and bringing schools through for tours and hands-on learning - a rare and hopefully not under-appreciated act.

The proposed arena's proximity to the Jackson Homesteaders farm is causing great concern regarding its foreseeable impact on their farming activities. It will affect access with large farm equipment and puts the safety of livestock at risk. Inevitably, the farm will not be able to continue operating under these conditions. This will be a loss of a significant amount of farmed land and it will deprive future generations of valuable educational opportunities, as mentioned above.

It is crucial to consider alternative locations for the arena that offer convenient access for attendees while minimizing disruption to agricultural activities. Locations closer to amenities such as stores and hotels, with ample parking and easy ingress and egress, would better serve the needs of both sports enthusiasts and the agricultural community alike.

I encourage you to re-evaluate and prioritize the agricultural business for this specific location. Other options exist for the arena – they do not for this family farm.

Sincerely,

Natasja Saranchuk

[redacted]

Sherwood Park, AB

A. Gardiner Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

My name is Amy Gardiner and I am writing this speech in support of Jacksonâ€™s Homesteaders. I have many thoughts and feelings on this matter, but will try to keep it short. I come from many generations of farming, beginning in Germany and the Ukraine and ending up in Alberta on both sides of my family. My dad is 71, with over 200 head of bison, and Bison Springs Ranch has been his pride and joy for a long time. I may have only been boarding my horses at Jacksonâ€™s for the last year, but this place and the people here stay very dear to my heart. As someone that suffers from severe C-PTSD, it quickly became my safe and happy place, that I go to almost daily.

Not only are Laura and Colin one of the kindest people I have ever met, they will go above and beyond for anyone and everyone. My heart broke for them with the news about this recreation centre. I am not writing this to talk poorly of the county, but the only way I can describe it is to say I am disgusted with how this family has been treated. To know a family who goes above and beyond for their community, works hard and puts food on the table for us, and is treated with this amount of disrespect keeps me up at night. I have been an RMT and small business owner in Sherwood Park for 6 years, but am currently ashamed to live here. With my background in farming and ranching, I know how hard they work and how much better this 5 generation homestead deserves.

As someone that is also part first nations, I canâ€™t help but to be frustrated that we are still at a point of taking land that is a right to others. Have we not learned, and tried to improve ourselves as humans? This land was taken from Jacksonâ€™s when they did NOT want to sell, and is now being given to Ryan Maxwell for free because itâ€™s surplus land- why on earth would you give it to anyone other than the rightful owner. Never mind the fact that Ryan Maxwell has LIED to CBC News and who knows who else, when he said that he has gotten this land inspected- the county themselves said over the phone that Maxwell has done zero inspections. He is beyond disgusting and deceitful.

There are other places to build this complex, that will be safer traffic wise and not be majorly affecting important agricultural production. Lets keep urban interests in the city, and leave agricultural land to do itâ€™s purpose. Please restore my faith in humanity, as it is very worrisome that this kind of treatment and betrayal is accepted. Support this wonderful family and their livelihood, and continue to be kind to everyone including our farmers.

As my great grandma Marta said on November 27, 1982- â€œfarming is different. There is no day of the year when there is not work to be done.â€ Agriculture is and forever will be an important part of our lives and a necessity to the people. Thank you for your time and for listening.

J. Kelly Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

Please find this letter with concern over the future use of Pt ofSE 14 53-23-W4 This land which has been in our family 5 generations as a working farm had a corner sold to the county to be used for an overpass-storm management.

The fact that you now wish to use it for an Arena is disappointing and in short should have never been sold.

Changing the zoning for an Arena is a poor fit between a farm and a greenhouse.

If the area would be returned to farming , park, hiking trails Senior center,garden plots this would be a better fit and more in line with the heritage of this property.

Please consider this as responsibility for our future lies in these decisions.

Sincerely Joyce Kelly

S. Aschenbrenner Submission for Bylaw 13-2024
April 9, 2024 Public Hearing

To the Director,

Thank you for the opportunity to speak about the proposed Crusaders Arena that Council would like to build adjacent to Jackson Homesteaders farm and land.

I have known Colin and Laura Jackson, Colin's parents Rita and Richard Jackson since 1992. My daughter Andrea grew up at the farm learning to ride horses and was a member of the Bremner Light Horse 4H. I was a co-leader of Bremner Light Horse 4H for 8 years. Laura and Colin Jackson opened their farm and home to the 4H group members. We used their home for meetings, outdoor arena, tackroom facilities and boarded horses, plus many of the boarders horses were loaned to 4H members whom did not have their own horse. These 4H members, many of which lived in the city were given the unique opportunity to be involved in a 4H at an operating farm.

Laura and Colin are salt of the earth, the farm is my place of serenity. Where I go to get my guts, living in the city and being able to embrace this country life became my soul food. This life experience helped me grow and flourish, gave me courage when life became hard and enduring.

Our culture and life revolves around agriculture, puts food on our table, teaches us about community and hard work. Jackson Homesteaders is my community. The County needs to preserve our rural communities not rezone them for industrial use.

Please consider building the Crusaders Arena in a more suitable location. There are no suitable amenities close by, the driveway into this parcel of land is narrow on a dead end road without proper access to Cloverbar Road. Traffic would become congested, the land is not adequate for parking and a building of the proposed size with 4 arenas and seating capacity. This building site is not suitable, and would mean the end of the farm that has been there for five generations. Deserves to farm for generations to come.

Please consider building this arena at another location.

Thank you,

Sincerely,

Susan Aschenbrenner

Rezoning Ag to Light Industrial

While I recognize and appreciate the economic benefits that such a development promises to bring to our county, including the potential boost to local businesses and tourism, I must express my deep concerns about the broader impacts of this project. The arena's proximity to the Jackson Homestead poses significant challenges, not only disrupting the tranquility and operations of the equestrian farm but also impacting the vital grain business that contributes to our community's food supply. These operations are integral to our county's identity, demonstrated in that we have the most horses per capita in Canada *and* our investment in the Pointe, as well as numerous agricultural initiatives.

The lack of engagement with the Jackson family and other stakeholders in the planning stages of this project has created a perception that the county is not fully committed to diligent community engagement. This oversight suggests a disregard for the potential displacement of long-standing agricultural operations, a cornerstone of our county's identity and economy.

The proximity of the arena to the Jackson family's operations not only threatens the serenity and viability of their equestrian farm but also jeopardizes the sustainability of their crucial grain business. This farm is not just a local enterprise; it attracts economic contributions from Edmonton and beyond. Furthermore, the presence of the arena may lead to disturbances for the horses, with patrons potentially bothering the animals along the fence line, thereby compromising their welfare and the safety of both the horses and the visitors.

It's crucial to acknowledge the implicit encouragement for the Jackson family to relocate their operations. And it's important to consider the financial implications for the Jackson family, should they be forced to relocate. While the sale of their property might achieve market value, it falls significantly short of covering the extensive costs associated with establishing a new grain operation and horse boarding facilities elsewhere — an endeavour involving millions in infrastructure investments. This point raises a critical question: Will the county provide the necessary financial support to facilitate this transition, mirroring the commitment shown towards the arena development?

Moreover, the anticipated traffic and parking challenges pose a safety risk not only to the Cambrian development residents but also to the patrons and riders of the Jackson Homestead. The potential for cars to line up along the road, encroach on private property, and create hazardous conditions, especially on icy roads, cannot be understated. The proposed 17-acre site is unlikely to accommodate the required volume of vehicles without impacting the surrounding areas negatively. The arena's placement next to train tracks not only exacerbates safety risks for people attending arena events but also constrains CN's access. The potential for cars to congest the surrounding roads, trespass on private property, and create hazardous conditions for equestrians, especially under icy conditions, is a looming concern that demands urgent attention.

Given these concerns, I urge the council to reconsider the proposed location of the hockey arena. Our county is home to alternative sites that could accommodate such a development without disrupting agricultural operations or residential peace. We have undeveloped land

near hotels and away from residential areas, such as near Power Marine Sports or near the Four Points hotel, which could be more suitable for such a development as well as addressing parking and managing traffic. I question the inconsistency in zoning practices that allow for a shift from agricultural to industrial use in one area but not a change in zoning in another, potentially more appropriate, location.

Our collective aim should be to foster economic growth while safeguarding the interests and well-being of all community members. I appeal to the council to pursue a development path that upholds the balance between progress and preservation, ensuring that Strathcona County remains a vibrant, diverse, and inclusive community.

Thank you for considering my concerns. I look forward to your response and am hopeful for a solution that benefits all parties involved.