

# Bremner Area Project

## Phase 3 Public Engagement Summary

April 2019

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## INTRODUCTION

On May 17, 2017, Strathcona County launched the Bremner Area Project following the completion of the 2014 Bremner Growth Management Strategy and Council's endorsement of Bremner as the next area for urban development on March 22, 2016.

The Bremner Area Project has three phases of engagement, and we are currently in third and final phase. Phase one occurred between May 17, 2017 and July 9, 2017; phase two ran from May 23, 2018 to July 6, 2018; and phase three ran from January 31, 2019 to March 7, 2019. Engagement provided the opportunity for residents and stakeholders to provide input through various methods, including pop-up events, open houses, online surveys, and one-on-one meetings. The engagement was also designed to provide information and updates on the project.

Phase one engagement provided residents with a range of opportunities to confirm the vision of the Bremner area. Following phase one engagement, a draft concept plan was developed for presentation to the public in phase two. Comments on the draft concept plan and the policy areas were gathered in phase two engagement. As a result of this feedback, the final draft of the plan was created. Phase three engagement provided information on the policy areas, transportation, infrastructure, the financial model, and the final draft concept plan. Phase three engagement also provided draft three of the Bremner and LEA Area Concept Plan and technical documents to the public for review and feedback. The final steps in the Bremner Area Project will be to present the draft plan and technical documents to Council for first reading, which is expected to occur in Spring 2019. If given first reading, it will be submitted to the Edmonton Metropolitan Region Board. If approved by the Edmonton Metropolitan Region Board, it will be brought back to Council in Summer 2019 for second and third reading.

After the Bremner and LEA Area Concept Plan is complete, and if it is adopted by Council, Sub-Area Structure Plans will be developed, which will provide more detailed direction for the development of communities and neighbourhoods within Bremner. Rezoning, subdivision, and development will occur after the completion of Sub-Area Structure Plans.



## Bremner Area Project Phases






## PHASE 3 ENGAGEMENT

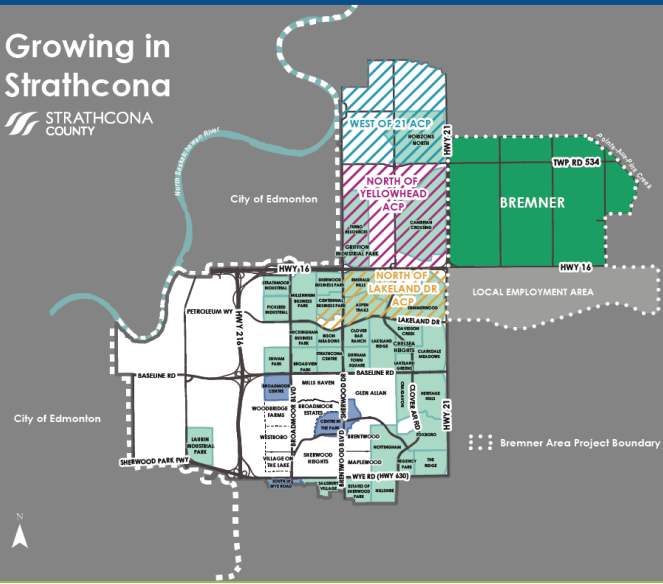
An open house and an online survey were included within phase three of engagement. The open house was advertised through postcards, e-newsletters, the County project webpage, social media, Sherwood Park News advertisements, and digital signs at County facilities and transit stations. In total, 226 postcards were mailed to surrounding landowners on January 31, 2019.

The County used social media to reach 1,892 people on Facebook as well as 1,209 impressions and 20 engagements through their Twitter account.

# NOTICE OF OPEN HOUSE



**Growing in Strathcona**



**Bremner Area Project**


Join us for an Open House  
**Thursday February 21, 2019**  
**6:30 pm to 8:30 pm**  
**Strathcona County**

Festival Place  
 100 Festival Way  
 Sherwood Park, AB T8A 5T2

STRATHCONA COUNTY  
 Planning & Development Services  
 County Hall  
 2001 Sherwood Drive  
 Sherwood Park, AB T8A 3W7

**CONTACT US**  
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 scott.cole2@stantec.com

**Learn more about  
 the project at  
[www.strathcona.ca/bremner](http://www.strathcona.ca/bremner)**




**OFFICIAL STRATHCONA COUNTY NOTICE**

**CANADA POSTES**

**POST**  **CANADA**

Postage paid      Port payé



The open house occurred at Festival Place on February 21, 2019, from 6:30 to 8:30pm. Seventy-four people attended the open house, and were invited to view story boards which provided information on the proposed concept plan, policy areas, transportation policies, infrastructure plans, and the financial model.



*Open House story boards at the February 21, 2019 Open House at Festival Place*

*Open House Graffiti Wall at the February 21, 2019 Open House at Festival Place*



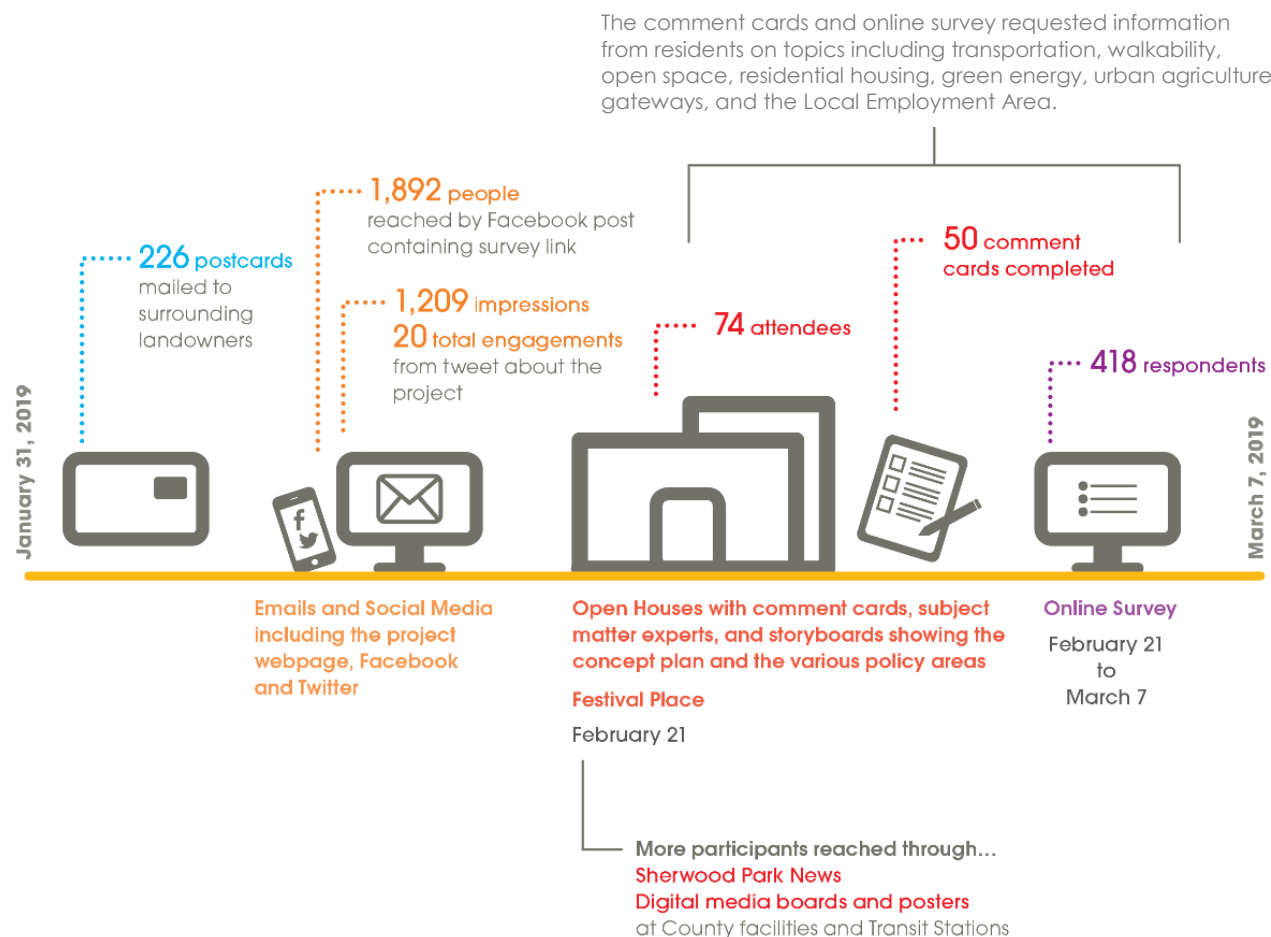
During the event, County staff answered questions and Stantec staff took notes from conversations with attendees. A graffiti wall provided, where attendees could provide additional comments on sticky notes; 43 sticky notes were posted. Comment cards were distributed at the open house and the same questions were used in the online survey that ran from February 21, 2019 to March 7, 2019. Fifty comment cards were received.

A total of 418 surveys were collected online through SurveyGizmo and SCOOP (Strathcona County Online Opinion Panel).

All of the notes received at the open house are included in Appendix A. Emails received are included in Appendix B.



## Phase 3 Public Engagement





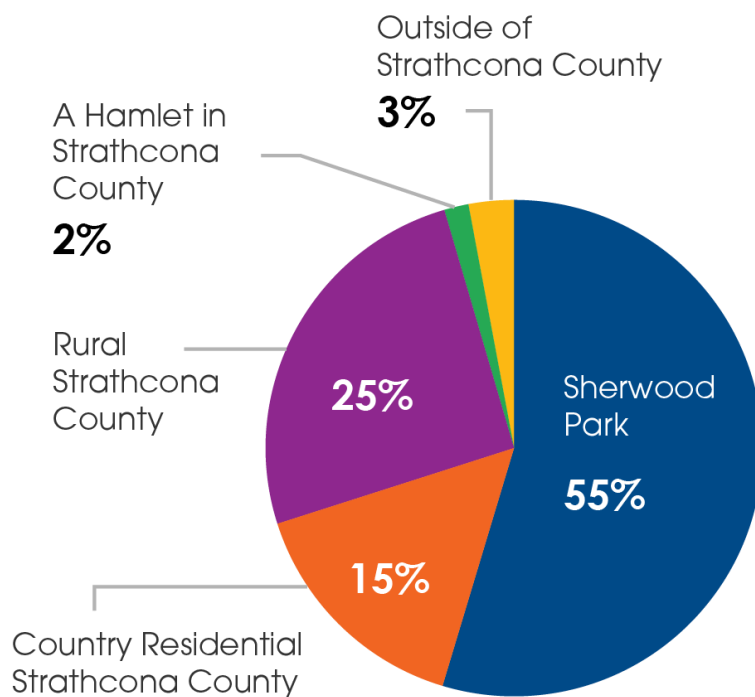
## COMMENT CARDS AND ONLINE SURVEY RESULTS

At the open house, hardcopy comment cards were provided to attendees to get feedback on topic including transportation, walkability, open space, residential housing, green energy, urban agriculture, gateways, and the Local Employment Area. The online survey, which was posted on the County's website from June February 21, 2019 to March 7, 2019, posed the same questions as those in the comment cards. Additional comments from comment cards and survey responses are included in Appendix C. A copy of the online survey is included in Appendix D. Copies of the story boards from the open house are included in Appendix E.

In total, 468 responses were collected from comment cards and the online survey. The results are provided below.

- 50 people completed the comment card at the February 21, 2019 open house.
- 418 people completed the online survey between February 21, 2019 and March 7, 2019.

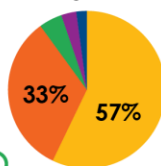
### Which of the following best describes where you live?



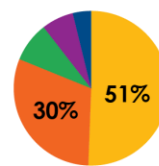
*The majority of respondents were from Sherwood Park with a significant portion from Rural Strathcona County and Country Residential Strathcona County.*



Communities should provide **opportunities for all types of transportation** including vehicles, biking, walking and public transportation.

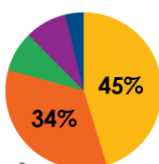


Communities should include **park space within walking distance** (5 minutes) of residents.

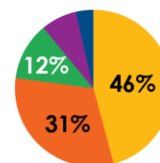


Results from  
**468 surveys**  
(paper + online)

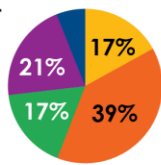
Communities should include a **mix of housing types** within different price ranges.



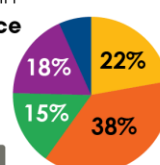
**Multi-use trails** should be located **next to creeks and wetlands**.



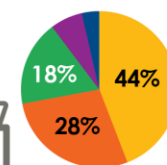
Communities should include **shops and services** within **walking distance** (5 minutes) of residents.



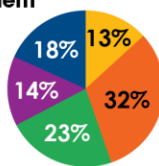
**School sites** in a community should be located within **walking distance** (5 minutes) of residents.



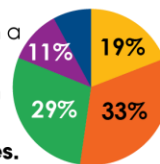
**Buildings** should include **green energy options**, such as solar panels.



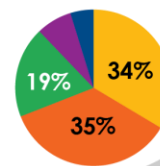
It is important to locate a **rural industrial area** adjacent to Bremner to provide **employment opportunities** close to the community.



**Main entrances** into communities should include buildings with a high level of **architectural design** and significant **landscaping features**.



Communities should incorporate **urban agriculture opportunities** including both community gardens and edible plants in **public spaces**.



#### Legend





# Transportation

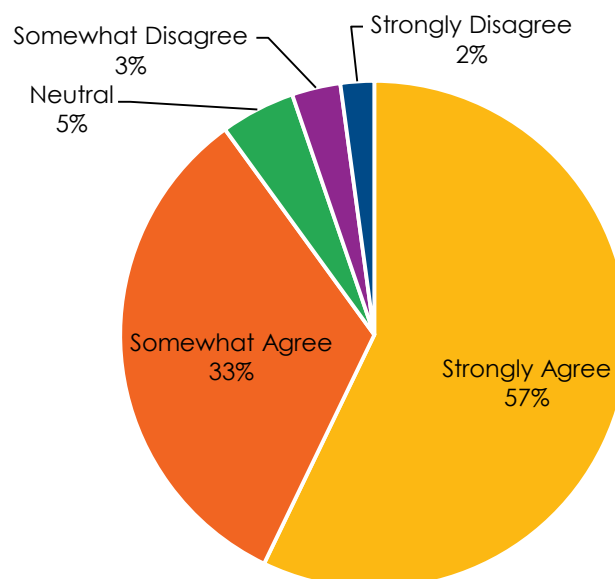
The Bremner and LEA Area Concept Plan proposes a transportation network that will:

- Support all transportation modes such as walking, biking, transit, and personal vehicles in all seasons;
- Accommodate users of all ages, abilities, and incomes;
- Prioritize different modes of transportation depending on land uses;
- Design streets to prioritize the safety of those who use it regardless of mode; and
- Integrate active transportation with open spaces.

Sidewalks are proposed to be wider with landscaped boulevards to accommodate and define the pedestrian zone. Street widths for vehicles are proposed to be narrow to focus on active mode connections. On-street parking throughout the Village Centres and Town Centre is proposed to meet commercial demand and activate the streets. For safe cycling on busy streets, bike lanes are proposed to be separated from traffic.

The online survey and open house comment cards made the following statement on transportation and asked respondents to rate their level of agreement with the statement:

Communities should provide opportunities for all types of transportation including vehicles, biking, walking and public transportation.



Ninety percent of respondents either strongly agree or somewhat agree with the statement that communities should provide opportunities for all types of transportation



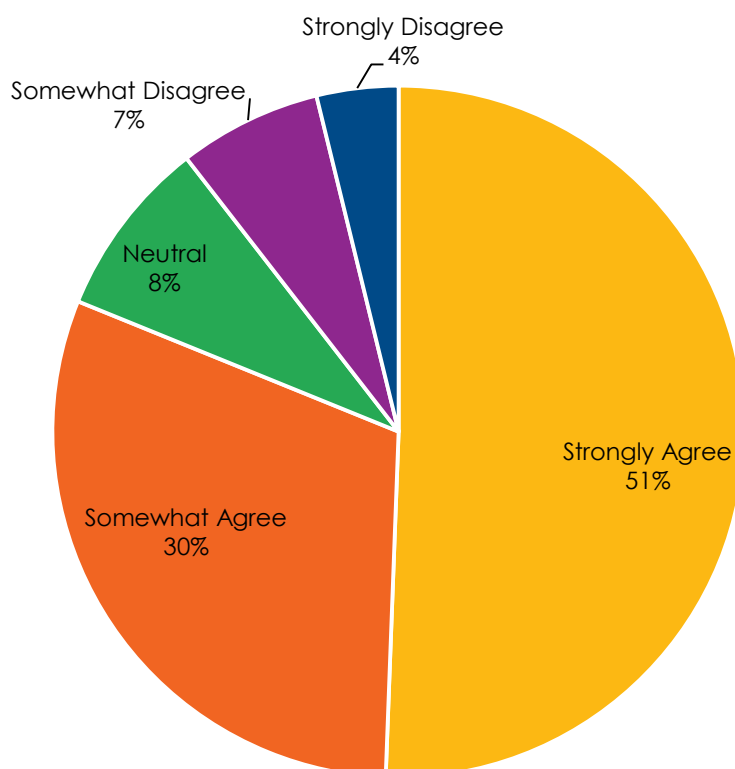
# Walkability

Walkability means a measure of how useful, safe, comfortable, and interesting an area is for a person to walk.

Communities within Bremner are proposed to be designed to include park space, shops and services, and school sites within a 5 minute walking distance of residents.

The online survey and open house comment cards made the following statements on walkability and asked respondents to rate their level of agreement with the statements:

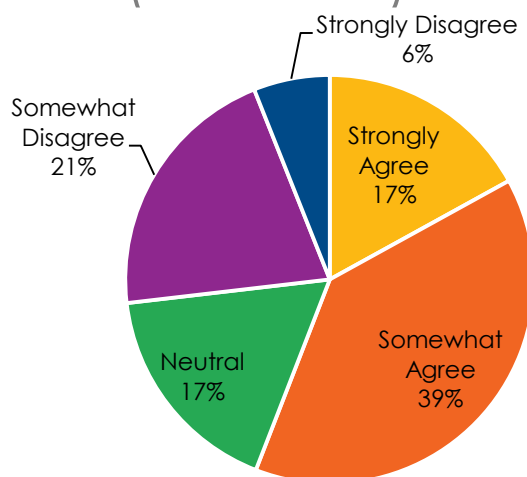
Communities should include park space within walking distance (5 minutes) of residents.



Over 80% of the survey respondents either strongly agree or somewhat agree that park space should be included within walking distance of residents.

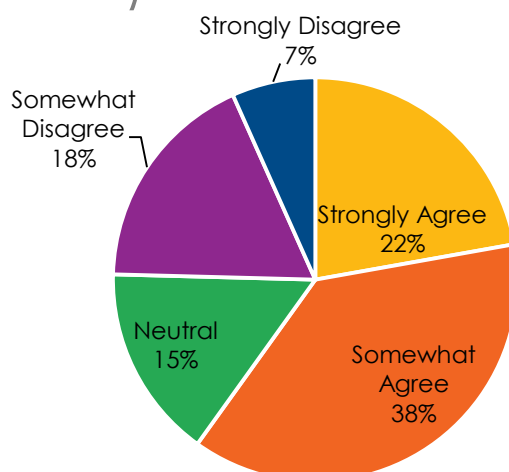


Communities should include shops and services within walking distance (5 minutes) of residents.



The majority of the survey respondents either strongly agree or somewhat agree that shops and services should be located within walking distance of residents.

School sites in a community should be located within walking distance (5 minutes) of residents.



Sixty percent of the survey respondents either strongly agree or somewhat agree that school sites should be located within walking distance of residents.



# Open Space

Open Space means public lands that provide social and environmental benefit and may include outdoor infrastructure that provides an identity or sense of place for the community. Open space may include landscaped areas, natural areas, active and passive recreational areas, and outdoor community gathering spaces.

In Bremner, priority environmental features include:

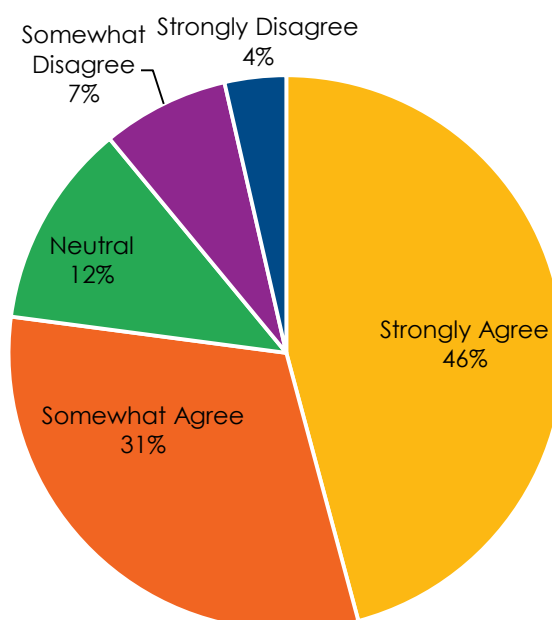
- Pointe-Aux Pins Creek and Old Man Creek, which are highly sensitive watercourses
- Priority Uplands and Wetlands that have been identified in the Biophysical Assessment for conservation

Priority open spaces in Bremner include:

- A Major Open Space Corridor: a looped continuous trail network connecting Pointe-Aux Pins Creek, Old Man Creek, and all of Bremner
- The Regional Park: a large central public space located adjacent to the Town Centre that will contain community facilities, schools, parks, and gathering spaces

The online survey and open house comment cards made the following statement on open space and asked respondents to rate their level of agreement with the statement:

Multi-use trails should be located next to creeks and wetlands.



Over 75% of the respondents either strongly agree or somewhat agree that multi-use trails should be located next to creeks and wetlands.

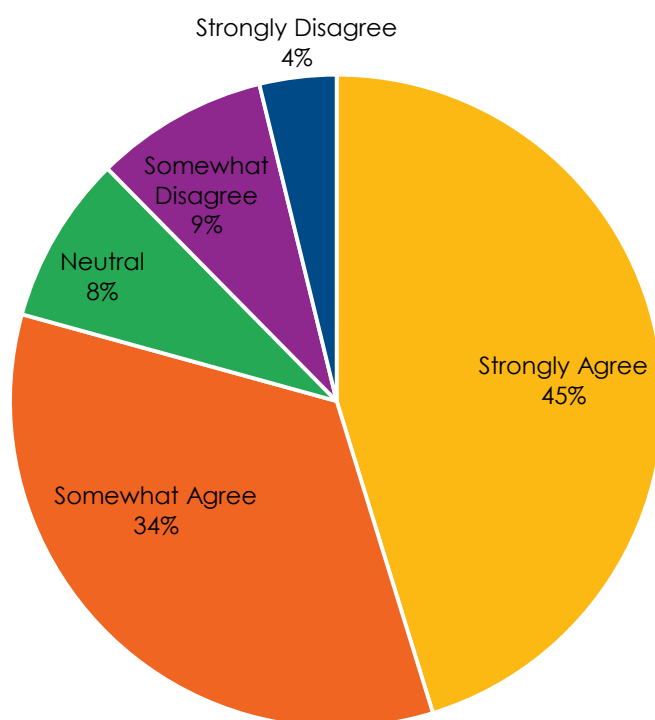


## Residential Housing

Residential development in Bremner proposes to include a range of housing forms that accommodate the diversity of resident needs. This includes proposed high density apartments in the Town Centre, row housing and low rise apartments in Village Centres, and low to medium density housing in the residential areas. Low density housing includes single family, duplex and semi-detached housing. Medium density housing includes triplexes, stacked townhouses, row housing and apartments less than five storeys.

The online survey and open house comment cards made the following statement on residential housing and asked respondents to rate their level of agreement with the statement:

Communities should include a mix of housing types within different price ranges.



Over 75% of respondents either strongly agree or somewhat agree that communities should include a mix of housing types with different price ranges.



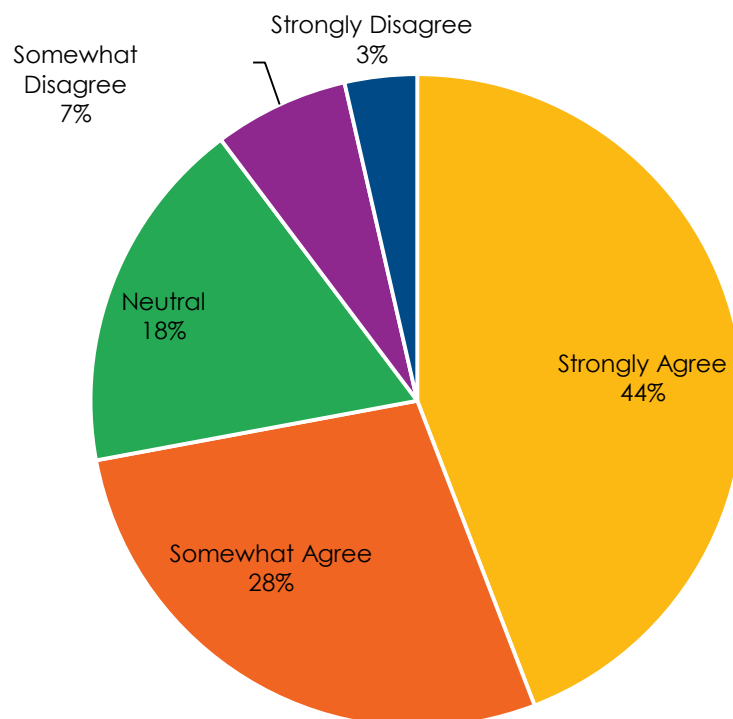
# Green Building

*Green building means the practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building's life cycle. From siting to design, construction, operation, maintenance, renovation, and demolition, this practice expands and complements the classical building design concerns of economy, utility, durability, and comfort.*

*Bremner is proposed to be a green community where new development demonstrates best practices in environmental sustainability. Energy efficiency should be maximized, and waste minimized.*

The online survey and open house comment cards made the following statement on green energy and asked respondents to rate their level of agreement with the statement:

Buildings should include green energy options such as solar panels.



Over 70% of respondents either strongly agree or somewhat agree that buildings should include green energy options, such as solar panels.



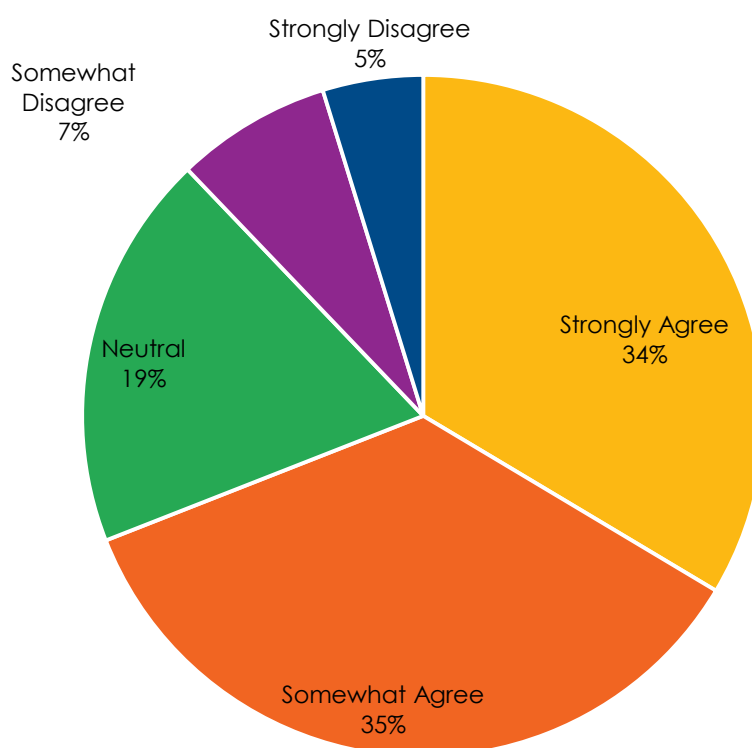
## Urban Agriculture

Urban agriculture means the practice of cultivating food in an urban area. This may include, but is not limited to, urban farming, rooftop gardens, urban chickens and bees and public agriculture.

Communities within Bremner are proposed to have public agriculture, such as community gardens and edible landscapes for local food production.

The online survey and open house comment cards made the following statement on urban agriculture and asked respondents to rate their level of agreement with the statement:

Communities should incorporate urban agriculture opportunities including both community gardens and edible plants in public spaces.



Sixty-nine percent of respondents strongly agree or somewhat agree that communities should incorporate urban agriculture opportunities in public spaces.

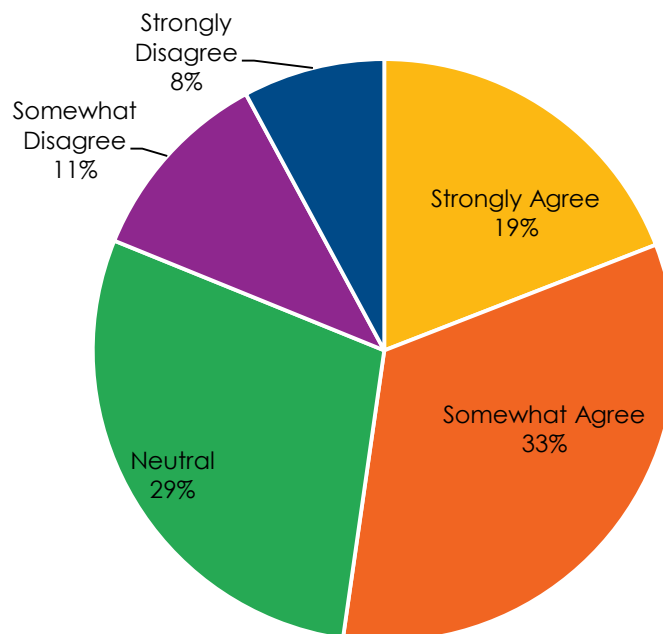


## Gateways

Gateways are proposed to be located at the prominent entrances to Bremner. The design of public realm and built forms in these areas are proposed to frame the access point and establish the character of Bremner. They are proposed to distinguish Bremner as a unique community by including arrival features at main entrances that will incorporate prominent landscape elements, or public art to ensure a focal point that encourages a sense of identity and desired urban aesthetic.

The online survey and open house comment cards made the following statement on gateways and asked respondents to rate their level of agreement with the statement:

Main entrances into communities should include buildings with a high level of architectural design and significant landscaping features.



Over half of the respondents strongly agree or somewhat agree that main entrances into communities should include buildings with a high level of architectural design and significant landscaping features, while 29% felt neutral.

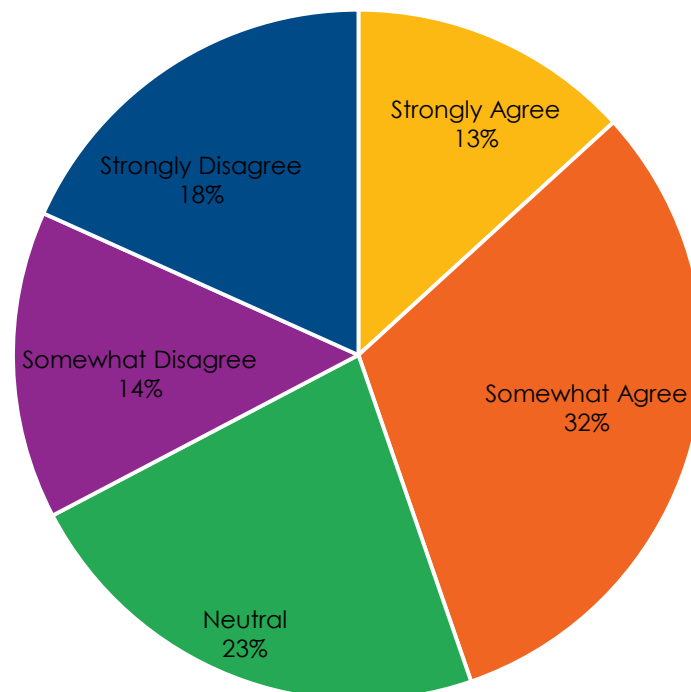


## Local Employment Area

*The Local Employment Area is proposed to be located south of Highway 16 and will function as a rural industrial area with rural servicing. It could see medium industrial development, such as industrial storage and manufacturing facilities.*

The online survey and open house comment cards made the following statement on the Local Employment Area and asked respondents to rate their level of agreement with the statement:

It is important to locate a rural industrial area adjacent to Bremner to provide employment opportunities close to the community.



*Forty-five percent of the respondents strongly agree or somewhat agree that it is important to locate a rural industrial area adjacent to Bremner to provide employment opportunities close to the community.*



## Additional Comments or Main Topics/Themes

Comments both in favour and opposed to the Bremner project were included in the completed surveys. Comments in favour of the Bremner project emphasized the need for more affordable housing options for individuals and families to live in Strathcona County, a desire for more sustainable housing and walking options, and the benefits of the location. Those who opposed the project felt that current population growth and the current economic situation did not justify further development, privately held land should be kept in agricultural use, the project would increase taxes, and/or preferred other locations in Strathcona County for growth, such as Ardrossan or Colchester.

Additional comments from the comment cards and online surveys are included in Appendix C. A blank copy of the comment card from the Open House is included in Appendix D. A copy of the story boards from the open houses is included in Appendix E.

The county growth does not warrant this node. The costs are over the top and the land is some of the best land in Alberta.

Many citizens of the County believe the project should not go ahead for several reasons including the loss of valuable farmland, the increased taxes to support the new infrastructure and the risk that the anticipated growth in the area will not occur.

Would also like to see trail linkages connecting Sherwood Park & Bremner, for walking, jogging, cycling.

Won't be able to make the finances fly because there are too many unknowns. I'm afraid the grants are optimistic because both the federal and provincial governments are in dire straits – the first thing they'll cut are the municipal grants for infrastructure.

We're excited to get development started. I think it is a highly desirable area to live.

Why is it taking so long? Get on with it. We need more affordable sustainable housing near Sherwood Park and Industrial Heartland

What will this do to my taxes?

This urban area will impact existing residents so they should benefit somehow. How about garbage pickup at the same cost as urban residents get?



It is difficult to support the project when there is no financial analysis of the project, nor the impacts on the taxes of existing residents and taxpayers.

Save farmland make a dense inner core at Sherwood Park – a downtown with high rises for young and old not expensive suburbs that waste class #1 farm land

At a growth rate of less than 1.0% - how long will even the first two stages take?

The Bremner Area Project needs to go forward and start development as it is the only viable option for the amount of growth that is expected. The Local Employment Area makes sense as this land is sandwiched between a busy highway and busy rail line. It is also close to Ardrossan which would offer employment opportunities to those residents. Council and Mayor Frank need to go forward with Bremner as it was a decision that was already made.

I really think it time that Strathcona County undertake a growth like this. This project is long overdue. Our three adult children could never afford to buy their first homes in Sherwood Park. Maybe now with this project they can come home to Sherwood Park / Bremner.

Would like to see Central Village Square for markets, entertainment, friendly gatherings like European cities. Walkable area up to 30 minutes is sufficient. Building in phases is a great way to reduce criticism.

It is important to locate a rural industrial area adjacent to Bremner to provide employment opportunities close to the community.

Interesting plan, wrong area. Bremner Area Project is depleting what makes the area special. Other communities wanted this project south of Sherwood Park. (...) if it is to continue please do it right. (...) Create a stipulation that houses or buildings must have a certain country charm that enhances the feel of Bremner.

Bremner is a wise choice for Sherwood park expansion. To those who oppose any additional growth, you would doom Sherwood park to becoming another neighborhood swallowed up by Edmonton (Annexation) . It must grow to maintain an option to living in Edmonton.

Don't waste good farmland for buildings.



## Next Steps

The Financial Viability Analysis for Bremner and the LEA will be finalized and available on our website for review April 10, 2019.

On April 16<sup>th</sup>, an overview of the final draft Area Concept Plan and supporting technical documents, including the Financial Viability Analysis will be presented to Priorities Committee.

On May 21, 2019, the Bremner and LEA Area Concept Plan will be presented to Council for Public Hearing and first reading. The public hearing will provide an opportunity for members of the public to speak to council on the proposed Area Concept Plan. If given first reading, it will then be submitted to the Edmonton Metropolitan Region Board. If approved by the Edmonton Metropolitan Region Board, it would be brought back to Council in July 2019 for second and third reading. This public hearing provides another opportunity for members of the public to speak to the proposed Area Concept Plan.



## APPENDIX A



## RAW NOTES FROM DISCUSSIONS WITH ATTENDEES

At the open house, members of the project team spoke with attendees and noted questions and conversation topics. These are transcriptions of the conversations that took place. This information is provided as raw data.

I don't think this will happen – people have stopped coming. Population of Elk Island Public School Board has been stagnant for 3 years.

I printed the priorities committee presentation – please change format of presentation

What will this do to my taxes. My brother lives in YYC and his taxes are lower than mine

Stantec is a poor civic supporter when you're going to pave over the best farm land in County

Is this a real project or is this just going on and on

It's a long drawn out process

If this does go ahead – this is still in 40 years

Where Bremner is located – it will be the thin wheel before Fort Saskatchewan and Sherwood Park. In the middle of Cambrian, Ardrossan, Fort Saskatchewan, and Sherwood Park. Will be the nucleus of all these communities.

Where are they going to get the \$5 billion? It's the taxpayer. Who in their right mind would buy a lot without fire, water. There's no subdivision making money.

Unless you get a pipeline going west we won't get 70 000

In 30 years we're going to have 136 000 people

Growth is <1% increase – they've moved out

I've lived here 44 years – he was 43 years. I paid \$400 taxes back then now I pay \$4000.

This is all a nice selling job – what are we paying for this? What's it going to cost? You're trying to sell me something and you don't know how much it's going to cost

The wall plan is missing the big box retail like south side common, airport. They're thinking big but thinking small. The big box concept should be on there (south side of highway). People love to shop – we have winter half the year.

Won't be able to make the finances fly because there are too many unknowns. I'm afraid the grants are optimistic because both the federal and provincial governments are in dire straits – the first thing they'll cut are the municipal grants for infrastructure.

The population growth estimates are overly optimistic



Too many unknowns for council approval

There's nothing on the social aspect that I've seen – the Village in Bremner will be separated from Sherwood Park by Highway and Railroad. So you're going to have a we and they attitude. It will be a problem to create the sense of community

There will be demands for libraries and fire halls before the place

We've had enough trouble with experiences of the park alone

I want it to happen yesterday – we've been at this since 2006

If this Council approves Bremner could a new Council come in and throw this out?

Still a bedroom community

Timing won't happen – no drivers for growth here

Blackfalds outdoor rec centre

Timing of schools

Loss of agricultural land

Anything for Seniors Housing?

Too detailed for some items? (i.e. background talks about options A, B, & C but no maps to show what they are)

Check Oldman Creek (Only South of 16?)

Missing roads in eastern portion of LEA?



## STICKY NOTES FROM GRAFFITI WALL

At the Open House a Graffiti Wall was provided for residents to leave comments on a sticky note. The following comments were left by those who attended. The notes have not been edited or altered.

Glad to see this development will finally happen. Council vote will be: 7-2 in favour
I love the large spaces in between houses
Bremner +++ along with south 16 big retail box
Save farmland make a dense inner core at Sherwood Park – a downtown with high rises for young and old <u>not</u> expensive suburbs that waste class #1 farm land
Bremner is the logical area to expand. Well thought out. Good job!
What will be the cost to each taxpayer. Right now?
The population figures are grossly inflated... population may someday reflect the current projections but it will be decades later than shown (unless oil returns to \$100 BBL)
Excited to get development under way!
No herds allowed. Check MDP. Sherwood Park encroached on Bremner
The huge animal population will be fun in downtown Bremner. Not! Major highways through major herds.
There's no herds now
Good to see more details. Good job!
Who's making more farmland?
Multi-faceted approach! Many exciting things being planned for here
It will be nice to see a state of the art innovation centre
Keep moving forward
Floyd Old Finally Finally Finally
Waiting
I love the large yards!
Great work let's go!
Approved!
Alberta heartland is evolving it's time for the County to evolve Bremner ACP looks great thx planning dept



Bremner! What a logical choice!!

At a growth rate of less than 1.0% - how long will even the first two stages take?

"Imagine Bremner" said taxes would rise for 20 years. The GMS said "no taxes – developers pay". Now we've got taxes for 75 years to pay back Bremner's developers

Let's get started!! The sooner the better

Complete streets and a new urbanist approach seems so wonderful on paper but how will you actually achieve this when cities grow organically not systematically. When will Bremner be the city that it is planned to be? 70 years?

39 year build out, 75 year payback! That's a direct admission that Bremner is not financially feasible.

Clear, specific funding model? Commitments from government? Population numbers to justify this project?

75 year payback! I'm looking forward to the taxes dropping in 2094!

ACP Catch 22 we must plan to this level to know the cost and then assume the development goes forward regardless of the cost because time and money has been spent. Too expensive!

Looking forward to seeing this finally move ahead.

Finally the county gets with reality

If an agricultural impact assessment doesn't save Bremner's farmland what will it protect?

Go yay Bremner

75 years to get out of debt! That's like 1944 to 2019 – seriously? Why hobble our future?

What happened to the Ag Master Plan? Prime farmland is being destroyed when there are better options

Increase development costs even more!!!

Stop Bremner – push it south of Hwy 16 – keep as much farm land!

I am not in favour of the Bremner Project. It is far too costly. This should have been stopped years ago.

Why expand when we could densify the Park and save our farm land?

With automakers switching to electric and houses going net-zero, oil and gas won't be the economic and growth driver behind Bremner. We better keep our prime land to support the return to agriculture as our economic driver.

Local Employment Area will develop 1<sup>st</sup> with highway access NOT 1-2-3-4 BUT 4-1-2-3



## APPENDIX B



## FEEDBACK RECEIVED BY EMAIL

Contact information for the project was provided on open house invitations, the County website, open house story boards, and comment cards. County staff received the following email messages regarding the Bremner Area Project during Phase 3 of engagement. Responses from the County are also provided.

### 1. Email from resident:

"This is the dumbest idea. Whole county pays for building this hamlet, which do not have a council, or some boundry, or some representaton. Sherwood Park has a spray parks, walking trails, and Millenium place. The rural residents just pay for it. I am sick and tired to be a second grade citizen. Bremner will make the rural citizens pay even more. Before we start putting water and sewers mains in Bremner, please put it in the acrages and rural parts of the county. We deserve that, becouse we already pay for it, many times. Once whole county has urban services, it will be clear where to move development. The first step shold be for Sherwood Park to become a city, elect a caunil, and take charge of its expenses. Rural residents may be too bussy, but it is not fair to finance Ralfs ideas on our backs. If You want to start to built Bremner, build rural country first, or split Sherwoodd Park from the cnty. We do not ned some parasites tol feed of our flesh."

### 2. Email from resident

"I wasn't able to attend the Open House Draft #3 but I wanted to provide some comments:

- 1) It looks like the Planning Department has done a very thorough job of preparing for the Bremner Development – thanks, I'm in favour of your plans
- 2) While there has been a small but very vocal minority against development in Bremner, I and many others support Bremner as the logical development choice
- 3) Keep up the good work in terms of proposed development, your proposals are well-researched and comprehensive, providing the best for us all as Strathcona residents"

### 3. Email from resident

"I have been looking thru the documents on this and have some questions that I couldn't find answers for:

- What will be the actual configuration of the interchanges on Hwy 16, specifically at Rng Rd 224 (we live on 224 south of the CNR tracks)?
- What is proposed for Rng Rd 224 south of the CNR tracks? Many of the maps don't show anything about it, but one of Bremner maps (Fig 6) shows it will be a route for a 'Sherwood Park Express' bus! We are already concerned about the amount of traffic past our house on this road, and such maps as Fig 6 are dismaying.
- Is there an objective within Bremner/LEA of minimizing impact on existing country residential, which might mitigate this?
- Has there been any archaeological surveys or HRIA for the LEA? "



Response from County to email 3:

"Thank you for your email. Answers to your specific questions are provided below:

- What will be the actual configuration of the interchanges on Hwy 16, specifically at Rng Rd 224 (we live on 224 south of the CNR tracks)?

The interchange on Hwy 16 / RR 224 is proposed to be a full access interchange. This plan was developed in partnership with Alberta Transportation to identify what level of interchange access would be supported within Bremner and the Local Employment Area (LEA). Actual configuration of the interchange at RR 224 would not be determined until such time as anticipated traffic volumes would necessitate its potential design and construction. Additionally there is an existing Alberta Transportation Functional Plan that identifies a future interchange at RR 224 and Hwy 16.

- What is proposed for Rng Rd 224 south of the CNR tracks? Many of the maps don't show anything about it, but one of Bremner maps (Fig 6) shows it will be a route for a 'Sherwood Park Express' bus! We are already concerned about the amount of traffic past our house on this road, and such maps as Fig 6 are dismaying.

Detailed traffic analysis was limited to the boundaries of the Plan Area. Some preliminary analysis was considered outside the Plan Area which determined RR 224 may need to be terminated at the CN Rail crossing, and traffic split between RR 225 and 223. The potential Sherwood Park Transit Express Route is a mapping correction and will be relocated to RR 225 in the final draft. RR 225 has anticipated higher traffic volumes than RR 224 as it would be connected to the future Lakeland Drive extension into Sherwood Park. Further traffic analysis would be needed in this area if the Area Concept Plan was to be approved.

- Is there an objective within Bremner/LEA of minimizing impact on existing country residential, which might mitigate this?

There are policies in the Area Concept Plan as well as our existing approved Municipal Development Plan that indicate new urban subdivision and development be designed to mitigate potential land use conflicts with adjacent land uses in the Rural Service Area. Any potential road implications would be dealt with through a future Functional Plan or Corridor Study which would involve resident and public engagement.

- Has there been any archaeological surveys or HRIA for the LEA?

An HRIA for the LEA would be completed at the Area Structure Plan stage. This is the next stage in the planning process if the Area Concept Plan is approved by Council. The timing of Area Structure Plans would be at the discretion of area landowners/ developers. For Bremner, development is anticipated to start in the north west of the Plan Area at TWP Rd 534. Much of the land area in Bremner and LEA, especially further south and east, will not be developed for decades. Similarly to how Sherwood Park has been building out over the past 65 years, Bremner and LEA could take half a century to complete.



Feel free to contact me if you have any additional questions. Additionally we do have FAQ's for the project on our website here: <https://www.strathcona.ca/business-and-development/zoning-and-land-use/bremner-area-project/bremner-area-project-faqs/>"

#### 4. Email from Sherwood Park resident

I am sending this email to state my total objection to the development of Bremner. I have attended meetings about this and most of the people that were there were of the same mind set!! This is prime agricultural land and needs to be preserved as such. Another reason I have, is that I was born in Saskatchewan on a farm. My father was Vice-President of the Saskatchewan Wheat Pool and advocated for farmers rights all his life. Eventually; partly due to his trying to keep farmers on their land, he was promoted to be Agent General in Europe, with headquarters in London, England. I am not telling you this to brag, but to explain my views on the fine agricultural land of Bremner which should be left as farm land!!!



## APPENDIX C



## ADDITIONAL COMMENTS FROM COMMENT CARDS AND SURVEY RESPONSES

Paid to be here (refer to #3)

Mostly BS (refer to #4)

I don't want to waste my time (refer to #5)

Where in the world is a community, town, city that is funding another community that is 8 miles out from centre of the community? Where are they going to get the four billion dollars to fund this community?

Concerns? Loss of farm land. Why taxes going up? Schools? Province is behind all over the Province. Develop roads, utilities etc and people aren't coming.

Finally! Tell the naysayers to move if they do not like the Bremner plan. The cost is the issue to consider!

We have an excellent staff! In planning!

Do not want Bremner - Stantec is being a poor cooperate citizen by agreeing to do the best farm land we have (refer to #7)

Against the development of Bremner - should not be paving over the best farm land in the country

As this urban area develops, will services like water be offered to rural residents in the surrounding area, making it more cost effective? This urban area will impact existing residents so they should benefit somehow. How about garbage pickup at the same cost as urban residents get?

Housing too close together - fire hazard - in Edmonton a 1/2 block burnt down. How will my taxes go up - my taxes have gone up since 200? - 76%. There is supposed to be orchards in Bremner - what fruit banana/pineapple etc. Wind and solar panels are produced from steel/aluminum ? hydrocarbon so it's not the saving everyone says - What to do with broken down wind and solar devices

I like neighbourhood plans for multi forms of housing and multi forms of transportation to suit environmental and choices by citizens. Thank you for respecting the existing wetlands and developing a lovely oasis within Bremner

I believe the current plan is well done and the staff were very knowledgeable about the Bremner Plan. My vote would be to approve the plan and proceed to the next stage.

It's a beautiful area to build my future home

South 16 should have retail box/tourist strip for east Edmonton/Elk Island accommodations (tourism) hotels/restaurants etc.

As a resident in the proposed Bremner area, I'd like to know what the impact on my property will be? - cost of connecting to services? - property value impact - will we be forced to move?



Very exciting!

Bremner is the logical area to expand to. Planning is well done. Good Work!

We're excited to get development started. I think it is a highly desirable area to live.

Well thought out and very informative meetings. Displays very helpful. WELL DONE!

I think that the Bremner development is a great idea!

Financials should have been disclosed by now. Can't expect council to make a \$4.5 billion decision in a few weeks - need several months.

Pop. Growth is less than 1%, does not support a financial model based on 1.3 - 1.79% growth. It will take 80 - 160 years to populate, not 39 years.

79,000 pop is 25,000 more than what the people were told in March 2016 and it can't be supported because of the transportation constraints.

Should not be near Ag lands and MP Ag Facility

If growth does not go as planned, tax payers would be on hook for any funding or financing. Public should not fund, finance or front end through taxes or utility rates. Private sector takes the risk.

What else! This is a Non-sensical comment. People must be able to move about. (refer to #7)

This is up to the home owner! (refer to #13)

Orchards? (refer to #14)

The information display boards are very generic and could be used in any community development plans. I found very little unique information.

Population projections are terribly inflated. Look at the trends in recent years. 168 people into Strathcona County in last two years.

Looking forward to Development of the Bremner area. Hopefully the financial details will be promising enough to move this forward.

The industrial area is very much req'd as there is a shortage of industrial/commercial land available.

I AM NOT IN FAVOUR OF THE BREMNER PROJECT. I DO NOT FEEL IT SHOULD PROCEED. IT SHOULD BE STOPPED. WAY TOO EXPENSIVE.

With only a flyover @ RfRd. 225, I am concerned about accessibility for services that are closest to Hwy 21. The proposed interchange @ 224 will require 2 miles of backtracking for people coming from Sherwood park to that area. The flyover @ 225 does not allow access to the existing service road, so people coming from Bremner will also have a challenge to get to those area without significant navigation. It will discourage people from accessing those businesses and services.

Agree with comment but not sure within 5 minutes is reasonable or practical (refer to #8, 11 & 12)

Very concerned about access to the local Employment Area from Hwy 16. Access to Glory Lutheran Church will be severely restricted if RR 225 is closed. Glory has an ageing



demographic and Emergency Services to the Church is also a concern.

Transportation needs to focus on the future of driverless auto's, uber, zip car, etc. Not the current inefficient buses etc. Marked should decide on retail and house types - not government policies

Everything looks well throughout. Congratulations for moving a much needed growth area. Glad that Stantec and County allowed the public input - smart that Strathcona will now have a second source for water coming from Claireview

Pls get Bremner going. Much better location than Colchester for so many reasons!

Connect current rec facilities with bike paths (Millennium + Ardrossan + Wilderness ?) recreation for new site? (refer to #7)

Hard to force business. Meet prices of big box stores difficult (refer to #11)

How does this happen? Zoning? Access to highway? (refer to #16)

Still seem to be collecting info  
2 churches located in light industrial zone  
How will this affect their congregations?

service road missing on southside of highway 16 between RR223 + 824

Would also like to see trail linkages connecting Sherwood Park & Bremner, for walking, jogging, cycling.

Would like to see Central Village Square for markets, entertainment, friendly gatherings like European cities. Walkable area up to 30 minutes is sufficient. Building in phases is a great way to reduce criticism

Bremner is an absurd idea that should be reversed as soon as possible before more money is spent on information-less reports and insulting story boards.  
When you start with a faulty premise, a survey such as this of no value. Once again, assumptions are being made and guesses abound. Where are the hard facts? What new information has been provided? Instead of facing the realities of declining population and massive costs, we are asked to have faith in a "simulation" and its algorithms that will somehow show Bremner to be a wonderful "benefit" to the entire county. Nonsense.  
The questions are skewed so that answers will support a pre-determined agenda. Give county residents more credit for intelligence.  
A complete waste of time.

Rural resident view the "right" to be close to everything as a luxury - in this case at the expense of farm land. No credible agriculture assessment impact study would permit this development. The refusal to provide the approximate costs prior to this stage is unacceptable. Developers have pushed to develop on agricultural land but the government (taxpayer) is expected to carry the financial burden and float access costs when development could be done on contiguous land to Sherwood Park or in the Park. The area won't support diverse housing due to start up costs, is ineffective because of high infrastructure needs and duplicates facilities.

We continue to push for Strathcona County honouring its unanimously approved Agriculture Master Plan, which is intended in part to prevent urban destruction of prime farm land like that



in Bremner. Continued manipulation of cost sharing scenarios (developer, County, Provincial, Federal) throughout this process seems intended to push development through regardless. Preliminary indications in info provided are that county taxpayers can be expected to be on the hook for 75 years, after council was persuaded to vote on the GMS based on 100% developer funding.

As a joint landowner I would like someone to get me in touch with an Alberta Transportation Rep to voice my concern over the intersection change at Highway 16 and RR224. Thx Val

This is an ideal that is not always needed, possible or Affordable - in ALL areas. (refer to #7)

Not ALL Communities require or should have park space. Strategic placement is key, as well the purpose and type must be well thought out. (refer to #8)

Some creek and wetland area should have no trails (Refer to #9)

This is not a realistic goal for ALL shops and services (refer to #11)

The admin and consultant seem to not have considered Factual Growth Records. This is an ideal - but is not considered realistic. Given our level of growth - 169 per year over past 3 years or past 10 years 696 per year for the entire county. how many school age children will be in Bremner? (refer to #12)

refer to #13) "should" but such a goal may not be realistic - particularly in the short term - 20 - 30 + years

refer to #14) should is again the operative word - it is a volunteer, hobby type activity and provides minimal produce. Developing an Urban Centre on prime Ag land is a Bad, Short Sighted plan and violates the unanimously approved Agriculture Master Plan.

refer to #15) Why?

refer to #16) there are many reasons why specific industries should NOT be close to residential areas. Cambrian should NEVER have been changed from Industrial to Residential. - I was told at open house that proposed area would have a "trickle water system" and each industry would make their own sewage provision. My view is the is not acceptable and will not attract industry.

1) known population growth statistics - show that Strathcona County does not require a New Hamlet. Over past 11 year - 2007 2018 our population growth per year average have gone from high in 2007 of 1468 per year to 2014 - 696 per year to 2016-2018 169 per yr. 2)GMS showed - cost \$5.492 billion. Admin Matrix - cost \$4.986 billion - without off-site costs. 3) Our taxation base cannot finance the cost. 4) It would be a crime to destroy Prime Farmland unnecessarily. (Additional Comments Included on page A)

Why Bremner? I do not agree with covering the rich farmland with a city! Why! "Pave paradise and put up a parking lot"! Really!??

Very Excited for it. Happy for the development.

Let's get on with making this happen and get past all those opposed to the Bremner expansion.

PDS rocks.



Industrial area does not have to be within 5 minutes. As long as there is Affordable Public Transportation to get to those areas.

I remain STRONGLY opposed to the urbanization of the area being referred to as Bremner. We should not be sacrificing rich agricultural land to development. This survey assumes that the respondent is in favour of development in Bremner and is no different than the strategy used when "Imagine Bremner" was first initiated. Even if economic circumstances had stayed the same, I would have been opposed to this project. With an increased focus on diversification of our economy and moving away from oil and gas (the rationale for developing here was to house workers in the Heartland), it is ludicrous to proceed with this development on prime agricultural land. In addition, funding infrastructure in Bremner by taxpayers continues to be an issue that is glossed over by the Strathcona County staff, the urban planners and developers. What Council agreed to and what is presented in the last report appear to have many modifications.

Keep prime agricultural land as agricultural land.

I still think this is a terrible plan that will use up too much prime agricultural land - some of the richest land in Canada.

Need more information about the cost and benefits to existing taxpayers

It should be cancelled, it is not necessary and the total destruction of Grade A farmland is out of step with the times we live in. Food shortage is a major concern for so many and to destroy this when there are other areas available to develop is short sighted at best.

Add areas where Tiny Houses (200 to 500 sq ft) can be set up. Not everyone wants to live in a giant house that is environmentally and economically unsustainable.

not at this time.

none

I would like to see more cost information. The limited information is very disappointing. Destroying all this beautiful and productive farmland is a huge mistake and, for a County that I was once proud to live in, I am ashamed that we are destroying this area when other options are available "IF" it is even needed at this time.

I am not in favour of the Bremner

I am against the Bremner project. The Park has grown big enough this land should be left as agriculture.

Industrial areas and shops should be zoned if it makes sense economically. There is already an industrial area adjacent. Green options including solar shouldn't be mandated, but rather used only if it makes financial sense to use them compared to other more common options.

Do we really need another community like this?

Still pondering why we are moving forward with this project

None

People can drive to the stores and work like most of us do.



I still don't like the location. From everything I have read on the quality of the agricultural land, Colchester was the better option.

The ACP as presented looks visionary and bold! Well done

Looking forward to more information on the financial modelling. What we see is very positive. Like the triggers as presented. It is evident that development pays for development.

Like the density targets but also want to ensure a variety of housing options. While many people today may prefer living in multi-family units, there is still a demand for larger lots for family living. Be sure to include all housing types in this new development.

Exciting! Cannot wait to see Bremner move forward as the next growth area of Sherwood Park.

I think it is too expensive for Sherwood Park to go ahead with

N/A

Keep bike people off the roadways

The planned overpass across highway 16 for Range Road 223 would require paving over marshland that should be environmentally protected.

Bremner is a poor location for future county development. Should not be looking to develop on the best ag land in the province. Also concerned that current homeowners in the local employment area will be forced to sell and move due to road development. It also seems to require paving over environmentally sensitive marsh land in the area.

I am not in favour of developing this area

Stop wasting endless amounts of funds trying to discredit this project Mr Mayor and proceed with your communities request and build Bremner.

I am still against it. It should not have been located in Bremner.

CANCEL BREMNER!!!

No

It would be great to find out how much it will cost

Using good farm land for Bremner is a big mistake in the long term. Climate change will cause millions of hectares of land to be unproductive, making productive land such as the land proposed for Bremner to be required to feed a starving population.

I'm really frustrated this council doesn't have a long term vision. We are going grow either with a cohesive vision or in a piecemeal fashion. I much prefer the former.

No comment

Why do we want to do Bremner? More traffic on our already busy community roads, massive infrastructure requirements, who wants this to proceed?

Single residential dwellings are built so close together in new subdivisions to maximize



developer sales and County tax bases. Green/garbage bins hardly have enough space to fit the proper width apart! Either build Bremner with many multi-family dwellings or build single residential dwellings with reasonable lot sizes!

Pointe-aux-pins creek should be protected from the community and development including recreational development.

Why is it taking so long? Get on with it. We need more affordable sustainable housing near Sherwood Park and Industrial Heartland

I don't think Bremner should be developed. It should be left the way it is. I don't think putting in industrial right next to Bremner is any better.

We have to find an area for growth, is Bremner best or should we be looking south? I'm not informed enough to know but agricultural land and costs should be considered. Bremner also means a crossing Yellowhead to access existing shopping and recreational facilities.

I am sorry this project got approved.

I would like to propose the idea of another dog park in the new area. One similar to deer mound with treed walking trails.

Stop the Bremner development and instead put energy into making The Park more diverse and more accessible.

Do not support Bremner. I prefer Colchester

I do not agree with the development of Bremner, it is too costly, it takes up prime agricultural land and should be put to the electorate in a plebiscite informing all details including costs! Also, we do not have adequate medical facilities i.e. a hospital to serve the increased population!

Development and operating costs (Bremner Area Project) should not be part of the taxes for already established communities and residents.

I believe it should go ahead as previous councils as planned for. It is a good location for further growth in the future and will be less environmentally disturbing than other suggestions, as well as the cost of purchasing existing hundreds of residences.

None at this time

Get on with the plan, it looks good and we need to just move forward. Growth is inevitable and Bremen's is the right location for it.

Just get over it already, it's done and decided. Move on.

I don't at all like that the vehicle streets are narrowed - this could lead to all kinds of problems, especially when you consider things like school buses and delivery vehicles.  
I don't understand why the local employment area is not being developed first.  
I don't understand the building of more office spaces, when so many spots in Sherwood Park's office buildings are currently VACANT.  
I am very concerned about how much my taxes are going to increase for a new area I won't be using.



Very poor location, Why is it needed?

I'm still not convinced that losing some of our best farmland is appropriate.

None at this time

Do not turn this into a costly unnecessary green project, let people decide what they want as far as green

why sacrifice excellent farm land (With up to a meter of black dirt will be wasted) to extend Sherwood Park

No

I would hope that you include a centrally located , lots of parking space, to have a farmers market ?????

I think growth is needed as Sherwood Park is running out of space. My only concern is about the increased traffic on Yellowhead and highway 21 around the proposed Bremen's project. It will be interesting to see how it is all dealt with.

Don't build Bremner. We moved into Sherwood Park in 2010 for its small town feel and small footprint. Too much expensive and disconnection to make it feel part of Sherwood Park. It's building a separate city the size of Sherwood Park. Let another municipality take on this growth headache. Strathcona County doesn't need the growth. Time and waste of taxpayers dollars.

Not all high density. Why aren't larger lots allowing triple garages available?

None

I don't believe that the growth rate will require a Bremner style project. Oil and Gas will decline over the next 30 years and with it the growth in our community.

Lower cost housing is a priority.

I am concerned that this project has gotten this far. Why would we build on top quality farm land? Why growth for growth's sake? Sherwood Park already fits my and my family's needs. Sherwood Park has already grown greatly in the almost twenty years we have lived here. I do not want my taxes to be affected negatively by this project.

I've always been against its current location. Colchester was the place for expansion to save the agricultural land.

The building of the interchanges should coincide with the building of the initial infrastructure.

I am strongly opposed to building a second hamlet close to Sherwood Park to accommodate expansion that may or may not be required. Sherwood Park's roads and amenities are already over-burdened with the population we have now. A second hamlet of 80,000 people will make our life here unbearable. Please. Leave it alone and scrap any plans to expand including Bremner, Colchester or anywhere close to our beautiful hamlet. Not to mention the cost to taxpayers. thanks

Build up! There's absolutely no need to take prime agricultural land for development when we could simply expand up, in already developed, populated, and transit accessible areas.



Leave Bremner AND Colchester alone.

I don't understand it and the controversy surrounding it. I don't understand why we need another urban area. I would love to get out of Sherwood Park and live on an acreage but it is cost prohibitive

Sad to use up prime farm land

I think it is a waste of taxes because we do not have the increase in population, or even projected increase of population, that would merit such an area project.

Don't build a low cost home getto

I would like to know how the planning committees are going to address the transition zone between rural and urban? There is a lot of farming in that area and there needs to be acceptance of this fact. Large equipment will be required to travel rural roads (range roads). There are smells and sounds that will be different than other urban communities...what I am trying to get at is how will this be embraced? What steps are being taken to protect landowners that fall outside of Bremner area?

I think it's unrealistic to have everything: work, play, school, reside all in extremely close proximity, nor is it desirable. Within 5 minutes of walking schools and services would be underutilized. Working and living in the same area isn't healthy in my experience. A mix of all kinds of housing in one neighbourhood does not level the playing field for the residents. Those who choose certain housing often also choose certain lifestyles. Communities catering to lifestyles might be more effective.

Pleased to see the community centre streets are planned to include protected bike lanes etc separate from sidewalks. But, then I note the question about multi use trails near parkland and I wonder about the connection for bikes and walkers from their homes to the town centre. In Sherwood park, we have an expectation that cyclists will take long circuitous routes along multi use paths 8n park space in order to cycle safely in town. This strongly discourages cycling for routine business and work - it only encourages recreational cycling. Perhaps too detailed, but I wonder what is really planned here.

I was surprised to see solar panels as options. Is this what we are saying qualifies this as a sustainable community? I guess I missed the discussion of the sustainable features that are planned and how they will be incorporated. There seems little reason to not have explicit targets of, say, 75% of homes to passive house or net zero standards and 75% of commercial buildings and apartments to LEED standards of .... are these goals included someplace?

Imagine I am living in Bremner and I choose to commute to Sherwood park by bike. How is that done? I see infrastructure that really only supports motor vehicles between the two community nodes.

How is the inevitability of climate change being incorporated in the design? What best adaptive strategies are being incorporated to manage the expected increase in heavy rainfall events paired with longer periods of drought? Will the planned landscape features be native plants oriented towards survival through hot/dry periods? Have you considered the risk for return rates of intense rainfall higher than we have today?



I see transit hubs but I don't have a sense of an overall transit focus. Maybe the plan should enable the inevitable use of mass transit to Sherwood park and beyond with the use of driverless buses on protected transit lanes? I really can't see more than incrementalism in what I have read/seen here.

Finally, I hope to see some of the concepts of Bremner deployed in Sherwood park. Why not begin using protected bike lanes here now? Etc etc.

Don't think it's the right location!

As someone who owns a house in Sherwood Park, I am concerned that the development of Bremner will devalue my property.

I would also like to say that the questions in this survey were very poorly worded. For instance, when you are asking if a school should be within 5 minutes of residents, are you asking whether schools should be located in residential areas or whether everyone should have a school within 5 minutes walking distance? 5 minutes walking distance is not that far. If everyone had a school within 5 minutes walking distance, there would have to be a school located every two or three blocks. If you want accurate feedback from a survey, make sure the questions are clear so that people understand what they are being asked.

I don't agree that the Bremner Area Project should proceed.

I strongly disagree with the choice of Bremner over Colchester for multiple reasons.

This survey was a waste of time. My impression of the survey was to be able to provide input whether Bremner should even be built. No it should not !!!

we are against the Bremner project as there is enough land closer in, i.e. Colchester with better transportation. we are against using farm land to build a new community.

I feel like Bremner is being pushed forward without listening to residents. It sound like a "build it and they will come" field of dreams. All public commentary I hear and read is against Bremner. It is ridiculous to convert class 1&2 agricultural land for a new suburb. Highways 16&21 physically isolate it from Sherwood Park. Previous studies showed that Colchester was the preferred choice over Bremner. Yet, we're moving towards a choice that most residents don't want. One can't help but wonder if there's a hidden agenda in pushing this development forward for the financial benefit of developers. My view is that if there was a need for a community to develop in Bremner, it would have or will happen on its own. As a 11-year resident/homeowner in Sherwood Park, this will simply result in increased taxes for services or benefits I will never receive. Even this survey is engineered to solicit responses that reflect the goals for Bremner. Nowhere in this survey do you even ask respondents if they want Bremner or not. Nowhere do you even ask how much would you be prepared in increased taxes to develop Bremner. Nowhere do you even ask would you like to live in Bremner. Simply put, I say "no" to the Bremner development.

Strongly disagree with using class A farmland for residential development. Disagree with a large development being built when population growth models don't support the need for such a community.

I am completely and entirely against the Bremner Project. I do not want Sherwood Park to become a large, personality-less centre. I do not want the safety and security of my family to



decrease due to increased population. I grew up in Sherwood Park and moved my family back here because it is a unique environment that is a healthy atmosphere for our kids. I think Bremner would diminish that. Prime farmland is non-renewable. Much like the Brazilian rainforests, once they are gone, they are gone FOREVER. It would be INCREDIBLY irresponsible for some ephemeral politicians to erase the significance of this land because they are interested in something that we are blind to: legacy? leaving their mark? money? I'm not sure. It doesn't matter. I am strictly opposed to ruining prime farmland. And yes there is more. But there is NOT a lot more. It looks like a lot. And if we adopt that mentality, it will be gone in no time. It's a dangerous perspective to take. And the greater the population, the more food they will need. If there is reduced farmland, there is reduced nutrition. From a long-range perspective, this is hugely irresponsible. Bremner is a bad idea. The taxes and who will pay for this is another issue. I don't want my taxes to go up for such little pay-off. I actually don't see a pay-off. If Bremner goes ahead, I believe it will considerably change the feel of Sherwood Park. We didn't move here to live in a big city with all the big city problems. But the farmland...that's the worst sin of it all.

Interesting plan, wrong area. Bremner Area Project is depleting what makes the area special. Other communities wanted this project south of Sherwood Park. However, there is no unringing a bell that council seems dead set on keeping. Therefore, if it is to continue please do it right. Creating another Sherwood Park like cookie cutter neighborhood that is built by a developer with one or two housing plans that create uniformity rather than uniqueness is not the way to go. Homes should be built with character in the Bremner area. Create a stipulation that houses or buildings must have a certain country charm that enhances the feel of Bremner. The buildings and homes that were introduced are just as drab as those seen in the hamlet of Sherwood Park or in the city of Edmonton. Bremner deserves better. Moving on to the 79000 plus people that are expected to funnel their way onto the highways at "flyovers" is ridiculous. The few thousand that do live in that area don't stop at stop signs now (including fully loaded semi trucks and trailers) from the range road 224-225 highway 16 accesses. How are flyover's going to solve all that issue. They aren't. The only answer would be highway 16 would have to be 3 lanes from the range road 222 exit all the way to the cloverbar exit, where it might have to be enhanced to 4. Including lengthy on and off ramps to the flyovers. That equates to a substantial cost factor that can not be pushed to the last stage of the finished project but near the beginning. I as a resident just outside of Bremner area feel this project is coming at a cost that is not necessary for the economic climate that is unfolded in Alberta. There is huge amounts of empty business condos and spaces in Sherwood Park, even more empty homes, condos, and apartments. Bremner would need to be exceptionally special to pull people from living in the thousands of empty homes in Edmonton or in the Park. I don't feel it is there yet.

My preference is infill, multi-unit complexes, increased density. Growth can occur within boundaries without expanding. Rural estates should be pushed further out, multi acre lots should be eliminated. increase density, not footprint

Don't waste good farmland for buildings.

Cancel it

Current residents of the area should be kept better informed of the county's plans in regard to Bremner. Information has been spotty and some of the residents have had to seek out the information themselves. Mail outs (like the open house card) would be a welcome addition.



Its not clear in the documentation the amount of municipal reserve that will be taken and the amount proposed various from the Biophysical Assessment to the Concept Plan. It is not clear if the increased density will allow an increase in MR from the 10%. I feel this new development is an area to promote open space, the environment, and agriculture, more so then south of Highway 16 as this is historically what the area is used for. Although not directly within the Beaver Hills Biosphere, there are linkages to the Biosphere mandate, rural tourism (ag and eco tourism) and cross promoting the area. Utilizing the stream corridors as walking areas may or may not be in the best interest of the actual stream, however, within the general area will be a good feature. Also, the importance of the Multi Purpose Agricultural Facility and the Bremner Heritage Site could be community learning centers included in the cross promoting of the area.

None

This is a dishonest and hypocritical survey. No important questions are asked; instead, it is assumed that the project will go ahead and now all we have to do is work out the minutiae. It is like asking what colour to paint the funnels of the Titanic.

As a current resident of Bremner(Tidan heights) I don't want to see high density homes, apartments, duplex's etc near my home. I really hope my acreage isn't encroached upon by buildings. We purchased in the county to get away from people. I suggest a green space of at least 250m from all existing properties. I am also curious if there will be a opportunity for water/sewer to be installed on my property as we are now on septic and cistern systems. All in all I really wish this project would not go through in this area.

5 minute walk seems a little short for services. 10-20 would be just fine. Please stay with Bremner; it is a very logical choice. Work in Edmtn, Ft. Sask and Sh. Pk.

Please do not make plans toward sustainable housing and community and then let developers break these plans. Net zero housing should be a priority. Bike racks should be incorporated in requirements for parks, commercial areas etc. Bikes belong on roads not multipurpose trails.

Bremner is a wise choice for Sherwood park expansion. To those who oppose any additional growth, you would doom Sherwood park to becoming another neighborhood swallowed up by Edmonton (Annexation) . It must grow to maintain an option to living in Edmonton.

I like the pictures depicting sidewalk cafes. Creating this type of community looks inviting to younger generations who like the social aspects. Walkable communities are now preferred by young & old. Looks good.

I am concerned that we will be investing a large amount of money on infrastructure that we will not need in the foreseeable future as the current growth rate does not support this project.

If there are no tax increases as part of the expansion, fine. Otherwise, why not save for the expansion rather than burden those whose taxes are high enough? Or, have developers foot the cost and recoup it when they sell their properties - should be no problem if they believe the endeavor is a net gain.

Still not clear as to the Why a new urban centre is required (beyond the quick answer that Sherwood Park w/b out of building room). Historical information is that more residential development is not cost effective , so why build more and add to tax paid all ready? Taxes



will go up as the industrial tax contribution amount gets diluted. The argument that the local employment area will have industry which will offset the taxes paid by residential homes doesn't necessarily wash as the County could decide not to build out Bremner ; industry in the local employment area would then help with taxes in the current area. Biggest guarantee is that we all lose good farmland which is fast becoming a scarce irreplaceable resource

I still question the wisdom of proceeding with urban development in areas with Class 1 soils, especially when there is an option to do otherwise. With that in mind, I think the Colchester option should be revisited. Not only is the soil less optimal for growing food, but Colchester would offer easier (i.e. less expensive) access to infrastructure.

Personally this project should NOT go ahead. Rod Frank strongly opposed and got elected now reversing his decision. Better areas: South of Whitemud between Hwy 21 and 233; E of Hwy 21 between Baseline and Hwy 16. Numerous projects on the go now in SP area.

yes, Mayor Rod Frank - do what you said you were going to do when you got elected!!! Don't back-stab your county by reversing YOUR decision! Stand up and tell the truth how you got elected!

Bremner should remain agricultural.

This is prime agriculture land, it should be protected for farming and recreational purposes. This area should not be converted to residential and/or industrial use.

I live on Range Road 224 just south of the train tracks and am concerned with future traffic on the road. Range Road 224 is already quite 'skinny' for vehicles in the winter when the shoulders disappear and I can imagine the exponential increase in traffic, especially industrial traffic, will have adverse effects. Are there any plans to widen Range Road 224 between baseline and Highway 16? It seems like that also may be an issue due to how close some homes are to the round.

I really think it time that Strathcona County undertake a growth like this. This project is long overdue. Our three adult children could never afford to buy their first homes in Sherwood Park. Maybe now with this project they can come home to Sherwood Park / Bremner. We know so many RCMP, Firemen, Teachers and others who are employed in Strathcona County yet must live in other communities that are more affordable for them. What happens to all the work force coming in to work on the Heartland Petrochemical Projects, I'm sure the majority come from other communities because there is just not enough suitable properties for them in Sherwood Park. Please express to the Mayor this important point Thank You

Pay particular attention to traffic routing.

There are plenty of Industrial areas already in the vicinity...no need to use prime land to create another. Also, I don't agree with as many overpasses that you want to create over hwy 16

Planning has put a lot of work and thought into this - good job. There is a strong and outspoken group of people opposing Bremner; it's nice to see Council moving forward in spite of this opposition. Development is needed to meet future population growth and Bremner is clearly the logical, best place for this to occur. Please keep pushing forward to get this done.

There also needs to be opportunities for community gathering within 5 minutes of home.



Ideally a community centre in every neighborhood.

I do not want Bremner development

This is a disaster, the mayor betrayed his word to stop Bremner. Could only teach him with the votes.

Why are we looking to destroy more agricultural land and wildlife. Is there not a way to for us to utilize the areas we have now? Will there be any land and wildlife left for our children or grandchildren to see? Or will this area become the next big city like Vancouver. All little towns blended together, no separation and not a lot of nature left. I stayed in this community because we aren't that way. I can go out to our family acreage and show my children where their food comes from and show them life outside of the urban sector. Why willing to lose more?

Bremner development still contravenes the county Ag Master Plan and should not proceed. Too much good farmland will be displaced. The LEA is now being slipped in with Bremner - it is also consuming good farmland and should be re-considered. It never got the degree of discussion that Bremner did. Both Bremner and LEA should minimize impact on local areas, existing Residential and existing transportation. With the interchanges and flyovers planned around Hwy 16 and additional traffic attracted to existing roads, there will be negative impacts. These should be re-considered.

No mention of the social impact of developing a satellite community, separated by two major highways and two railways from the existing community. This is potential for a "We and They" social conflict. It is not advisable for the small County of Strathcona to assume a liability of 4.5 billion \$ at a time when both senior Governments are running large deficits. Infrastructure Grants are not likely to be available for the foreseeable future. Therefore I am definitely not in agreement with this Development at this time.

The questions in the survey indicate schools, shops, services and parks should be within a 5 minute walk for residents? Is that really practical? How many schools, etc are going to be needed to accommodate that? The Bremner area which is excellent farm land should be left as is for now. There are other areas in the county that could be developed as residential. Predictions for growth of population in Sherwood Park is not as great as previously predicted.

The current location is not the best choice for Strathcona expansion. I think we should be expanding out of Sherwood Park instead of starting a new costly settlement on good farm land.

I 100% disagree with the plans in play to construct the new area named Bremner. I want to see a plebiscite for all residents of Strathcona county to vote on the approval / disapproval of this planned project.

It is unrealistic to ask for parks, schools, and shops to be 5 minutes away walking. We certainly do not have that within Sherwood Park and we are doing well. I find this survey to be lacking in that there are no financial details to comment on Please review the percentage of growth that Strathcona has had recently to adjust your predictions in that component. I am not in favour of the Bremner Area Project Sylvia Brecknell

100% Opposed to Bremner. This is prime farmland and should be left as such. There are other locations that would be more suitable that will not destroy this precious resource.



This survey will not measure the public's attitude toward Bremner. It accepts the development as a fait accompli. We need a survey that actually asks the public if they want Bremner to be developed, since council is not listening to other communication options. NO TO BREMNER.

Five (5) minute walking distances to amenities is not necessary. i.e. Walking to get Groceries in our climate is not possible. I have NOT SEEN any concern for Living areas near or Down -Wind from our Refineries. What is the "Cancer ratio" in Strathcona County v.s. Spruce Grove or St. Albert? Alberta Gov't specifies about 1.5 miles walking Distance to Schools, NOT within 5 Minutes! To connect Utilities in Bremner will be expensive. Colchester has all needed Utility connections to Edmonton, available IMMEDIATELY across the Anthony Henday to the West. Much Cheaper! Why aren't Developer Election Donations to Councillors made Public? Why is there no mention of a plebiscite? Why are we not shown a "Graph Chart" of declining Strathcona Population Census Stats over about 8 or 10 years, for Taxpayers to clearly see and understand? Thank you. Resident Taxpayer since 1970

Plans for developing Bremner should be completely stopped or at the very least a plebiscite should be held. Mayor Frank led the public to believe he was not in favour of Bremner and that's basically why he was voted in! So why is council still continuing to push this forward?

Council should DO the RIGHT thing and scrap this entire project called Bremner which is a JOKE and NOT NEEDED!!!!!!!

After researching information on Bremner I strongly feel that this project is not an economically realistic project and would be located in an agricultural area that should be protected.

I think that the Bremner development is a terrible idea, poorly supported and should be dropped immediately.

Sherwood Park does not need to get bigger to be better. This Bremner proposal is absurd. Starting from scratch with zero infrastructure, a waste of agricultural farm land and huge tax burden.

These questions do not address the issues regarding Bremner. Rather than ask questions about an idyllic community (and Sherwood Park offers a realistic amount of these amenities currently) the questions should ask questions that allow us to express our opinions on the practicality of proceeding with this plan. Considering the changes that have occurred in the Alberta economy it seems unlikely that the optimistic expectations for growth to 170,000 people by 2044 will happen. The financial burden that could result to the residents of the county is a real concern. This is a decision that should require a plebiscite by those who will be paying the bill rather than by a few people on council.

Bremner is a mistake relative to Colchester... the terrain in Colchester is better suited to the aesthetics of an urban community as compared with Bremner which is perfectly suited to its current use... should be a no-brainer... which assumes brains are involved!!!???

I would prefer that Bremner not be built!

I do not believe Strathcona County should develop Bremner.

I am not in favour of the Bremner development and expected that this was the focus of this survey

From my reading it would appear the population projections are way off as to actual



population growth within Sherwood park. The tax burden and likely slow development of Bremner does not justify the risk. It is located way to far from the Sherwood park core. Colchester is a much better area to develop. From location to cost. It just makes more sense.

I totally disagree with the proposal to develop Bremner as a residential/industrial area. Leave it agricultural, and develop Colchester if and when necessary.

I strongly disagree with the entire concept of Bremner. It is unnecessary and a waste of time, money and good agricultural land. Any further studies or assets spent on this project bring to mind the old adage, "sending good money after bad". This is a terrible legacy. What a shame!

The Bremner Area Project needs to go forward and start development as it is the only viable option for the amount of growth that is expected. The Local Employment Area makes sense as this land is sandwiched between a busy highway and busy rail line. It is also close to Ardrossan which would offer employment opportunities to those residents. Council and Mayor Frank need to go forward with Bremner as it was a decision that was already made. Colchester should no longer be discussed as it was voted down and for the fact that Councillor Delaineey owns property there it should not be an option. The County needs to go forward, get with the times and Stop wasting taxpayer dollars on decisions that have already been made.

Based on information available I think the amount of time and money already wasted on this project indicates the time is long overdue to dump the exercise. Based on current, past and projected future growth rates I can't help but wonder where councils have had their heads. As a pensioner on a fixed income any increase in my tax load is unacceptable.

I think this has been studied enough. Growth is not happening the way it was anticipated. Enough taxpayer money being spent on studies. Scrap the idea and take care of what we have.

The survey is deficient in that it does not address the question as to whether Bremner should go ahead. Many citizens of the County believe the project should not go ahead for several reasons including the loss of valuable farmland, the increased taxes to support the new infrastructure and the risk that the anticipated growth in the area will not occur. Strathcona County is unique in that we have both agricultural and urban characteristics. We don't need more urban sprawl which will destroy this unique character. Instead of placating the developers Council should take a stand and resist the development of Bremner for the sake of development. What about the earlier studies which recommended against the development of Bremner? Wasn't Colchester the preferred sight of development? Have these factors been completely lost?

I totally disagree with the Bremner Project. It should never be implemented.

Strathcona county does not need a new development for housing. It is a waste of good farmland which Alberta is going to need in the future. Strathcona should build up instead of out.

I would prefer that Bremner was not a choice at all for future growth of Sherwood Park.

I am and always will be 100% against the Bremner Development. You cannot make any more



agricultural land and using it for this purpose is WRONG. Instead the County should develop Ardrossan. There is land there that is not good, there is the presence of recreational, educational, meeting and commercial buildings already. There is an established post office and fire hall. There is room to grow and close to Elk Island and Blackfoot. I just don't understand you people to overlook such a resolution to your problem and it is on a great main highway, already twinned, an area with a really good history. I want Bremner stopped now!

I am against the Bremen's project. This project should be developed in the Colchester area. Bremner is a superior farming area which SHOULD NOT be developed for housing or industrial purposes. We need to keep our agricultural land for that purpose only. I also think a referendum should be held to see what the public consensus is. You might be surprised!!!!!!

Stop Brenner. It is not needed in Strathcona County

The Bremner project primarily serves the interests of developers who own or control much of the land, and the numerous people who have already, and continue, to financially benefit from the present process.

take a plebiscite to let the tax payers decide. Frank's election promise was to kill Bremner. See if he gets re-elected!!

Sherwood Park is not growing as quickly as has been predicted. We may not need another urban project. If we do need one, it should not be on prime agricultural land. We need to preserve our prime land as we cannot "develop" more. Council needs to rethink the entire project even though money has been spent on it.

Bremner is not nor was it ever a good idea at this time or even in the near future. The only better option that should be looked at first is Colchester which by far is the right option going forward. The taxpayers should not be held responsible to pay higher costs for the development of Bremner which nobody wants. No Bremner period!

It appears to me that the current and former councils have ignored the costly expert advice that was retained to guide them in their decision. Everything I have read and heard indicates that Bremner is the wrong choice. It also appears that many of the projections as to costs are based on shaky information at best. Population growth projections other than the ones used to justify the potential need for growth nodes do not add up to a huge need for either. I am not anti development or anti growth but I do not feel that we need to proceed any further down this road.

I feel that now is not the time to be building anywhere outside of Sherwood Park. The downturn in the economy has fewer people coming to the area. The downturn will take at least ten years to turn around. We should be finding housing alternatives within Sherwood Park. We need more affordable housing- possibly enacting rules so that landlords cannot gouge low income families. High rent, poor windows and insulation make for high utility costs for people. Who is going to pay for all this. Should taxpayers be on the hook for 25 years with higher taxes so that this county can go ahead with a project that is not needed or wanted. Please think about the costs to families if this project goes ahead.

Bremner needs to stop. The growth projection is not reasonable, tax's will go threw the roof in order to maintain this Fantasy. The Bremner development does nothing but cause more urban sprawl, more pollution and we lose a valuable piece of agricultural lands. Grow up, not out!!



Sherwood Park needs a new Court House. Sherwood Park needs a permanent Hospital similar to the one in St. Albert. Where will the jobs come from to allow families to purchase a home in Bremner? The Alberta economy is in recession, because we cannot deliver our petroleum products to tidewater. Unless there is a new Federal government, there will be no change anytime soon. I was shocked to see approx. 60% to 80% vacancies in the new business park south of Hwy 16. Sherwood Park planning dept. is correct about delaying any commercial industrial development between Hwy 16 and RR tracks by 10 years. (perhaps in excess of 10 yrs would be more appropriate) Any planning dept. should know the numbers by now. Current Sherwood Park growth rates have been listed approximately +/- 1% At that rate we have enough land to last 15 years. Try building 10 to 15 story condominium towers. Perhaps this may be affordable for millennials. The City of Edmonton has said that those who want new subdivisions should pay for it all by themselves. Have the S. P. planners combined efforts with all other cities and municipalities in the region? Again, where will the jobs come from? In addition to wasting prime farm land, have S. P. planners really thought everything through? There are so many questions with no definitive answers. Looks like a rush job that the planners just want to ram through. For some reason, I could not get past SCOOP registration. Good luck. Wayne Patrie, Sherwood Park resident

There is no need to waste further tax dollars on the Bremner project. Growth in this area will be stagnant due to the federal government's war on fossil fuels and Indian, Quebec, and B.C.'s war on pipelines. There are currently 1,900 spec built houses in Edmonton that developers can't sell. Bremner will be a financial sink-hole for tax payers whose houses will also decrease in value due to the increased supply of residential housing stock.

So far I haven't seen a question asking if we support this development or not, hopefully such an opportunity is at the end of this survey. I disagree with this development.

Bremner Area project should be shut down immediately and no more taxpayers money spent on it! We elected Mr. Frank on the premise that he was going to stop this project. At the least, this should go to a plebiscite. It seems council is not listening to the will of the people on this matter as most opinions do not agree with moving forward with Bremner, due to multiple reasons. Please stop this right away. Maybe ask the question if any growth node is required. I think the answer is NO!

Bremner should not be developed. After the collapse of the energy sector due to climate change there will be little growth in Strathcona County.

The Bremner area boondoggle should be scrapped for so many reasons such as 1) the destruction of great farmland, 2) the horrendous cost to the already over taxed ratepayers, 3) the Colchester area already being bordered by highways on all sides, 4) the pathetic urban sprawl, 5) so many past studies recommending against it, 6) past studies recommending Colchester, 7) Ardrossan's growth, 8) population growth dramatically falling in the county, 9) the false belief by developers and politicians that more growth is required or desired, 10) the extraordinary number of residents already against this dubious "dupe". KILL IT !

This whole concept only is driven by developers . There is no need for this project . No where is it written there needs to be any more residents in Sherwood Park area . Fill the empty space in now Sherwood Park - infill - and call it complete . Not necessary to grow any larger . Future taxpayers do not need to be stuck with paying for this totally not required wet dream .

A new hamlet such as Bremner is not warranted or a good option for Sherwood Park or



County expansion as determined the vast majority of future area feasibility studies since at least 2001. Any needed expansion should be directed southward identified as the Colchester area. As was done previously with the Millennium facility, a Referendum.

If a 5 minute distance is a priority for park, school etc. distance the County better build up instead of out. Not sure the point in this survey. Hopefully phases 1 and 2 were more direct and to the point. Unfortunately I missed those. I only found out about this one after reading an opinion piece by Linton Delaine.

Bremner is a mistake which should be cancelled asap

All your own studies point to it being a bad idea. It ruins prime agriculture land. There is a viable alternative that doesn't ruin prime ag land and is closer to all existing infrastructure and would cut the costs. Historical growth shows there is no need for such a development. My vote as a taxpayer is No.

Existing taxpayers ought to be consulted prior to proceeding with this project

This entire survey presupposes that Bremner is approved. Why not survey whether or not people want Bremner in the first place?

like most county residents I don't see the need for such a large scale development the negative impact of such a huge population increase will be a detriment to the county for ever and will never be able to go back, the county should look at how large population increases and density have negatively affected other countries all over the world before going forward with this project with the only positive being to the developers

I really don't know where you were going with all these questions. To begin with, having everything in 5 minutes walking distance is an impossibility. You can't have a school, Safeway, park or work on every street corner. And what does all this have to do with Bremner? The point is that Bremner is such a hot topic it needs to go to a referendum. At least that way we know what the population wants and we can put an end to all this talk. Judging from all the numbers about growth in the county; this development is not necessary at all. Our taxes will go up so much that people will think twice about moving here.

It is troubling that Bremner has got this far with the

I strongly disagree with developing the Bremner project and/or the Colchester Project as they have not been proven necessary or cost effective. Instead, develop existing hamlets such as Ardrossan, South Cooking Lake, etc.

I personally believe Bremner is the wrong decision, Colchester is much more viable

Do not waste tax money. Developers should pay everything upfront, not us!

I am NOT in favour of developing this valuable farm land as a new growth node. We need this class A soil to produce food, once it is torn apart to build more unnecessary housing, it can never be replaced. Please do not build Bremner!

Forget it - (a) there is known no cost yet to be added to the current taxpayers for this development (b) Strathcona growth rate is almost (c) Strathcona is already 100,000 - That is enough !

I don't feel Bremner is the correct place to develop at this time. Way to much money has



been spent already. It would be better to develop Colchester area. At this time It word be gamble as well.

I do not agree with the concept of building a new town/city. I am very concerned about the initial costs that we will have to pay, and that there is significant risk that the population growth will be much less than expected. Hence, we could face very large tax increases. I don't think Strathcona has to "compete" with Edmonton, Fort Sask, etc for new residents, certainly not with the expectation of doubling residents in 40 years. Plus, I am concerned about the loss of farmland and wildlife habitat.

I request council carefully examine the validity of proceeding with the Bremner project. I am gravely concerned about losing agricultural land to development....could we not expand in another area if expansion is indeed necessary?

I think it is unrealistic to expect to have parks, services and schools within a 5 minute walk. A longer walk would be more realistic and less expensive (our society should be walking more). It is of great concern that the Bremner Project has progressed to this stage with consulting reports prepared for Strathcona County advising otherwise and with it contravening SC's own Ag Master Plan. A growing list of institutes and organizations has warned of the consequences of our disappearing prime agricultural lands and our rapidly growing global population - including the Alberta Land Institute, the U of Alberta, the United Nations and other experts such as Jerry Bouma of Toma and Bouma. As well, there is growing evidence that the costs will be a significant burden to taxpayers. Still the county forges ahead. It would appear that the lobbying and large campaign donations by developers and builders has achieved their desired outcome.

Given the high cost and the waste of top agricultural land ,elsewhere in the county is the place to look for development that can be staged. The fact that the mayors platform was to kill Bremner it is a real disappointment to see that the council is still gung ho to expand in an area that is easy for developers and no consideration for the value in top agricultural land. There should be an educated plebiscite. There was one for the Millennium Place facility which the cost pales in comparison. No way will I or many other will vote in councillors that do not see this vision to not develop Bremner!!

As a Strathcona resident, I don't think the Bremner project is in the best interests of residents. There seems to be a lot inaccuracies in the projects estimates, and I don't believe there is a need for it. We need less municipal government involvement in this county, not more. Bremner will only cause a large tax increase to Strathcona residents. I believe council should listen more to the residents of Strathcona county who elected them, and less to the developers that contributed to their campaigns. Thank you for listening.

This development is ridiculous. The county growth does not warrant this node. The costs are over the top and the land is some of the best land in Alberta. When are you people going to stop destroying good, productive land. There's a huge push to go green in terms of energy but none of that will matter if future generations are starving because of lost agricultural base

Whole process is taking way too long...costing way too much.

Strathcona county residents should not be burdened with the horrendous tax burden the Bremner project could levy on us.

This growth node process has excluded input from residents, ignored advice of consultants



and will destroy highly valuable farm land. Additionally, it is going to place an undue burden on the tax payers of Strathcona County. I am ashamed of our county council for letting the process get to this point.

Everything I have read says that Bremner is not financially or morally viable.

NO, NO, NO to Bremner!!! We cannot get that good farmland back. There is NOTHING continuous or smart about Bremner. So much wasted time and money fine-tuning how people should be controlled like a giant Farmville/ Cityville game. An area not vital to producing food should be chosen and allowed to develop to fit the needs and wants of its populace. Just general guidelines from gov't ie wetland protection, sites for schools. Preferably a street system that is not the snaky pattern of named roads that have no logic and cannot be efficient. The mayor was elected to stop Bremner. We want to see it STOPPED!!

This looks like a new city is being proposed. Prime agricultural land should not be destroyed (county policy). New areas are available as required without crossing highway 16. NO TO BREMNER PROJECT!

Using good agricultural land as there is in Bremner is a shame. Are we not touting as being a rural community as well? This decision does not support that farming part of rural in any way. it is criminal to take land that is prime farming land and replace it with buildings when there are multiple other locations to place those buildings. There seems to be an unspoken agenda here because the voices that say 'please do not take away good farm land' are not heard - at all. I am very, very disappointed in this council and this decision.

Strongly disagree with building Bremner, the cost is unfeasible and population growth will not match projections. Please scrap this plan and instead consider allowing infill into existing neighbourhoods and Rural acreages bordering Sherwood Park. Please listen to the opinions of residents over developers.

People do not have to be within 5 minutes walking time of schools and stores and community facilities. If people are forced to walk it will greatly increase their physical and mental well being. You are promoting laziness and lack of incentive by suggesting otherwise

I do not agree with the Bremner option. Potentially higher property taxes, uses prime agricultural land, prior study recommended Colchester.

Where are the specific financial commitments required? Where are the actual numbers showing actual population growth that requires this node? Why is this development being considered when there continues to be opposition? Why does this plan continue despite the County's obligation to protect agricultural land? How realistic is this survey to suggest so many options should be within 5 minute walk when towers for increasing density are not proposed- what real numbers indicate the promises of this development are even possible? Why has Mayor Rod Frank not followed his campaign promise to shut Bremner down? Why is the current council still spending tax dollars to fund a development is not required. Alberta has a history of boom bust cycle and has financial problems - why spend more money on a new node when current communities require funding and can absorb current population increase requirements? Who benefits besides the developers and those trying to sell their land to developers for Bremner? Our family and neighbours did not agree to mortgage the future of our children to pay for another development when it is not required. There are other regions that can absorb population increase. If our council can start to work within their budget extra



tax base should not be required. Spend more resources trying to attract business and industry instead of creating a tax burden of over 4 billion that is not necessary.

Why is Bremner a new Hamlet? Surely we have enough infrastructure and administration within the County of Strathcona (SP) to handle Bremner. One department does the city. Makes little sense to build on land identified as agra prime land. Once you start development it's ruined and no going back. Development is required in this area, correct. Do it nearer Fort Sask and use their infrastructure. Develop South SP or Edmonton will do it for you. They would like nothing more than to encircle us and become part of the City of Edm. People live in SP because it's NOT CofE. Looks what is happening with Beaumont and Leduc.

I STILL believe that we should NOT be building on such good farming soil

The Bremner project is not a good location due to the location. This land is the best agricultural area, so therefore it DOES NOT make sense to build homes on the best agricultural soil in this area.

As per Mayor Frank's election platform, Bremner should not proceed and it should not cost the residents one single penny. There are better alternatives yet the County is spending thousands of dollars in preparing this Bremner plan. This is simply wrong and not consistent with long past development but policies of having the developer pay?????

No expansion to Sherwood Park residential is required . Only about 150 new residents are added each in recent years to Strathcona County - Only the profit greedy developers will benefit - taxpayers need not carry the brunt of this hugely expensive dream

I would like to see the area of colchester developed.

Construction in Bremner area should not happen! This rich soil/farmland should not go to waste by having houses built on it. Especially, when Strathcona County council could just as easily develop southwest of Sherwood Park on the rolling hills and much less nutrient rich soils of the Colchester area. World-wide we struggle with the effects of nutrient poor soil, it seems insane to knowingly build on nutrient rich soil, especially when there is an alternative land to build on. We need to value health over money or convenience. Even if there was not alternative land to build on to expand Strathcona County, I would still not condone construction on nutrient rich soil, I would just accept that Strathcona county has limits to now much it can expand and grow and focus on expanding and growing other nearby county's or cities that have nutrient poor soil to accommodate growing populations. We would not overdevelop and expand jasper because we would not want to destroy the national park's ecosystem, then why would we expand Strathcona County if it will destroy nutrient rich soil perfect for farming?

Bremner should NOT go ahead. the cost and lose of rich farm land needs to be STOPPED. I voted for Frank as he promised to stop Bremner.

I am completely sick of hearing about Bremner. Either s\_ \_ t or get off the pot. In other words build it or shut up about it. Talk is cheap. Actions speak way louder than words.

I do not agree with the Bremner Area Project going ahead. It is sacrificing very good farm land and there are other areas that could be developed closer to Sherwood Park and Ardrossan.

Emphasis should be on a higher density subdivision being developed than in the past



including condominiums of 7 to 9 stories in height. Higher density potentially opens up green space for recreation, environmental, and urban agricultural needs.

If people choose to move to the Bremner Community, there should be no expectation that they will have all the amenities available in Sherwood Park. I totally disagree with the use of prime agricultural land for the Bremner development instead of using land south of Township Road 522 to expand Sherwood Park using poor agricultural land.

It is difficult to support the project when there is no financial analysis of the project, nor the impacts on the taxes of existing residents and taxpayers. Were other options researched and evaluated before selecting this project?

I disagree with any Bremner development funded by taxpayers. The development MUST be self supporting. As a resident there is no benefit to me and I do think my tax dollars should pay for this.

Don't agree with the need for Bremner. Please reconsider.

No Bremner, its not needed and wastes valuable farm land. find another or none at all

I understand why so much emphasis is put into the "agriculture" portions of the draft ASP due to the history of this project. One should be somewhat careful with this concept. Suggesting a need for innovation is very appealing to the marijuana grows industry. They are innovative and are agriculture but most taxpayers usually like them better in someone else's back yard.

I am not certain that Bremner is the best location for the expansion of Sherwood Park/Strathcona County, considering that area has some of the best farmland! Should this be re-considered?

I oppose this project as it use's class 1 & 2 soil. It does not address producing food close to the consumer. The growth projections are unrealistic. The economic conditions have changed. One of the reasons this project was selected over Colchester was it closer to where jobs were created in the Heartland area. The absorption rate of lots has decreased greatly in the last 4 years. There is still land available south of HYW 16 and Cambrian Crossing has not started yet.

The Bremner project is a total screw up and should be cancelled asap before it costs us County tax payers a fortune for nothing. The concept in developing this area of land has been given the thumbs down, from experts since it was 1st proposed for reasons that everyone in the county should be aware of. All studies have said no to the proposal, but former elected officials proceeded to go ahead and approve the land usage and make a mockery of our Municipality. It is time to stop this now, and come up with some better planning that will benefit our County. I would welcome the complete closure of this boondoggle and get proper planning put in place to have the farmlands retained and to use land that is not suitable for anything but subdivisions developed, such as Colchester. Sincerely R. McCartney Sherwood park resident and taxpayer.

suspend Bremner proposal. If expansion required, locate new development adjacent to current urban area. Debate value of additional growth to existing citizens. Be transparent about how this urban node will benefit existing citizens, and cost. Reconsider recommendations from neighbouring municipalities and province regarding growth.

I do not feel that Bremner is a need at present. I also strongly object to the use of prime farm



land for housing.

Totally opposed to the Bremner Development. Times have changed. Demand is for affordable housing and affordable government. Let's not tie ourselves into development costs that will drive up taxes for a development that is not even needed. As well why take prime agricultural land permanently out of service? Makes no sense. Please don't do this.

Bremner should not be built! Lets keep our community the way it is

This is far too complex of a decision affecting all residents of Strathcona County. A plebiscite should be put forth ... for gods sake we had one regarding millennium place being built!!! Go to the polls to see what people WANT. Quit being afraid of us the taxpayers and what will come of a plebiscite. Quit mousing around with these silly surveys, consultants up the whazoo, that have milked Council out of thousands upon thousands of dollars (and their time) and put it out to all voters and tax payers! Leave Bremner land alone and think about Colchester BEFORE Edmonton gets their claws on it ... because they will swoop in and take it if we continue to Mickey Mouse around and do nothing with it!

I am not in agreement with moving forward with Brenner at all. I believe the land is better suited to agricultural purposes and another look taken at the Colchester area if another development is needed

I think Cholchester is a better choice before Edmonton annexes it. Also more growth and investment opportunities there.



## APPENDIX D



## COMMENT CARD AND ONLINE SURVEY QUESTIONS



### Bremner Area Concept Plan, Open House #3, February 21, 2019

**Thank you for attending tonight's open house. What did you think?**

#### Open House Comments (Please circle yes, no or somewhat)

1. Did you find the Open House informative?	Yes	No	Somewhat
2. Was the date/time/location/venue convenient?	Yes	No	Somewhat
3. Were the staff attending approachable and helpful?	Yes	No	Somewhat
4. Were the story boards informative?	Yes	No	Somewhat
5. Will you come to the next open house?	Yes	No	Maybe

#### Comments about the Bremner Area Concept Plan:

6. Where do you live?

- |  |  |
|--|--|
| <input type="checkbox"/> Sherwood Park                         | <input type="checkbox"/> A Hamlet in Strathcona County |
| <input type="checkbox"/> Country Residential Strathcona County | <input type="checkbox"/> Outside of Strathcona County  |
| <input type="checkbox"/> Rural Strathcona County               |  |

#### Please provide your level of agreement to the following statements:

7. Communities should provide opportunities for all types of transportation including vehicles, biking, walking and public transportation.
- ☐ Strongly agree  
☐ Somewhat agree  
☐ Neutral





- ☐ Somewhat disagree
  - ☐ Strongly disagree
8. Communities should include park space within walking distance (5 minutes) of residents.
- ☐ Strongly agree
  - ☐ Somewhat agree
  - ☐ Neutral
  - ☐ Somewhat disagree
  - ☐ Strongly disagree
9. Multi-use trails should be located next to creeks and wetlands.
- ☐ Strongly agree
  - ☐ Somewhat agree
  - ☐ Neutral
  - ☐ Somewhat disagree
  - ☐ Strongly disagree
10. Communities should include a mix of housing types within different price ranges.
- ☐ Strongly agree
  - ☐ Somewhat agree
  - ☐ Neutral
  - ☐ Somewhat disagree
  - ☐ Strongly disagree
11. Communities should include shops and services within walking distance (5 minutes) of residents.
- ☐ Strongly agree
  - ☐ Somewhat agree
  - ☐ Neutral
  - ☐ Somewhat disagree
  - ☐ Strongly disagree
12. School sites in a community should be located within walking distance (5 minutes) of residents.
- ☐ Strongly agree
  - ☐ Somewhat agree
  - ☐ Neutral
  - ☐ Somewhat disagree
  - ☐ Strongly disagree
13. Buildings should include green energy options such as solar panels.
- ☐ Strongly agree
  - ☐ Somewhat agree
  - ☐ Neutral
  - ☐ Somewhat disagree
  - ☐ Strongly disagree



14. Communities should incorporate urban agriculture opportunities including both community gardens and edible plants in public spaces.
- ☐ Strongly agree
  - ☐ Somewhat agree
  - ☐ Neutral
  - ☐ Somewhat disagree
  - ☐ Strongly disagree
15. Main entrances into communities should include buildings with a high level of architectural design and significant landscaping features.
- ☐ Strongly agree
  - ☐ Somewhat agree
  - ☐ Neutral
  - ☐ Somewhat disagree
  - ☐ Strongly disagree
16. It is important to locate a rural industrial area adjacent to Bremner to provide employment opportunities close to the community.
- ☐ Strongly agree
  - ☐ Somewhat agree
  - ☐ Neutral
  - ☐ Somewhat disagree
  - ☐ Strongly disagree

### General Comments:

17. Any additional comments?

*Feel free to complete our online survey starting February 21<sup>st</sup> or complete these questions at home and email your responses to:*

Janna Widmer, Strathcona County

780-464-8127

[janna.widmer@strathcona.ca](mailto:janna.widmer@strathcona.ca)

Scott Cole, Stantec

780-917-1803

[scott.cole2@stantec.com](mailto:scott.cole2@stantec.com)

For more information visit our website at [www.strathcona.ca/Bremner](http://www.strathcona.ca/Bremner)



## APPENDIX E



# Welcome

The purpose of this Open House is to share the third draft of the Area Concept Plan and supporting studies before the drafts are finalized.

## We want your input!

Do you have any questions?

Our project team members, from Strathcona County and Stantec, are here to answer your questions about the Project.

Provide your comments! Talk to one of our project team members, write on our graffiti wall or fill out a comment sheet.



Bremner  
Area Project



Stantec



STRATHCONA  
COUNTY



# Growing in Strathcona County

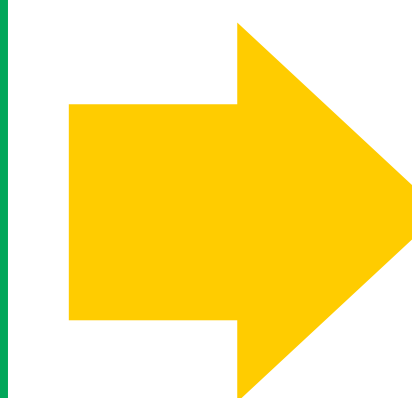
The Bremner Area Project is the next step to create a more detailed plan and will build on the work and vision created through the Bremner Growth Management Strategy.

## Growth Management Strategy

Described and illustrated a vision, community design concept, and set of policy directions intended to guide more detailed planning in Bremner.

## Bremner Area Project

The Bremner Area Project will be developed through an Area Concept Plan - a statutory plan that provides a planning framework and future land use concept that guides subsequent development plans.



## Bremner Area Project Phases

### Phase 1 Spring 2017

- Background research
- Confirm vision and principles
- Public Open House #1

### Phase 2 Summer 2017 - Fall 2018

- Prepare drafts of Area Concept Plan and technical documents
- Public Open House #2

### Phase 3 Winter 2018 - Spring 2019

- Finalize Drafts
- Public Open House #3
- Present Draft to Council

**WE ARE HERE!**

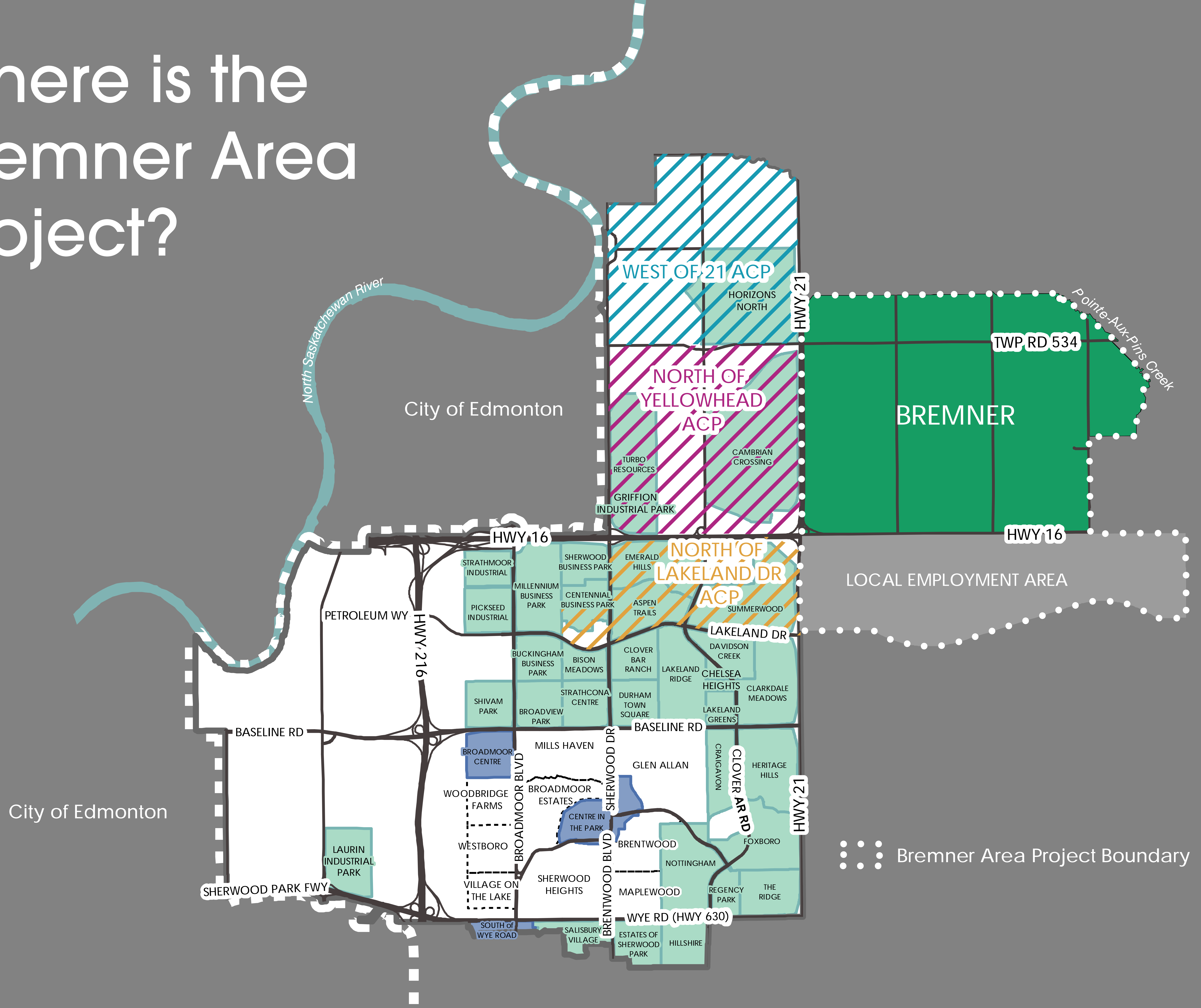
## Moving Forward with Bremner

Subsequent planning for Bremner will focus on detailed design of smaller neighbourhood areas, through Area Structure Plans, subdivision, rezoning, and development.



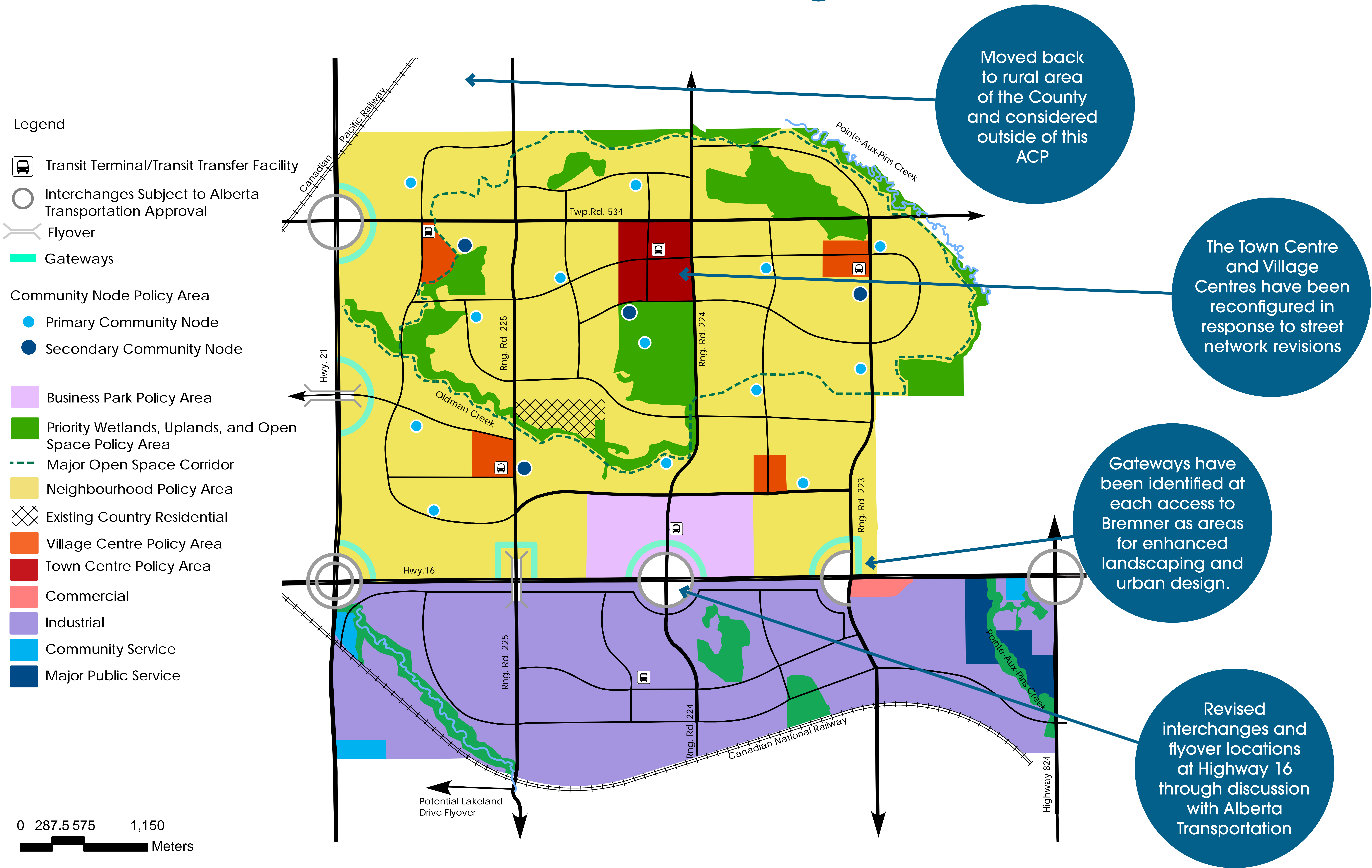


# Where is the Bremner Area Project?





# How has the concept changed?





# POLICY AREA: BUSINESS PARK

What will be in the **Business Park Policy Area** in Bremner?

The **Business Park Policy Area** is located within Bremner on the north side of Highway 16. This area is urban and functions as a major employment generator for Bremner.

- Urban level utilities
- Light Industrial Urban Development such as research facilities, large format warehouse, distribution and office complexes





# LOCAL EMPLOYMENT AREA

What is  
the **Local  
Employment  
Area (LEA)**?

The **Local  
Employment Area**  
is located outside of  
Bremner on the south  
side of Highway 16 and  
functions as a rural  
industrial area for  
Strathcona County.

- Rural level utilities
- Rural Medium Industrial Development such as industrial storage and manufacturing facilities





# POLICY AREA: VILLAGE CENTRES

What would a **Village Centre** in Bremner look like?

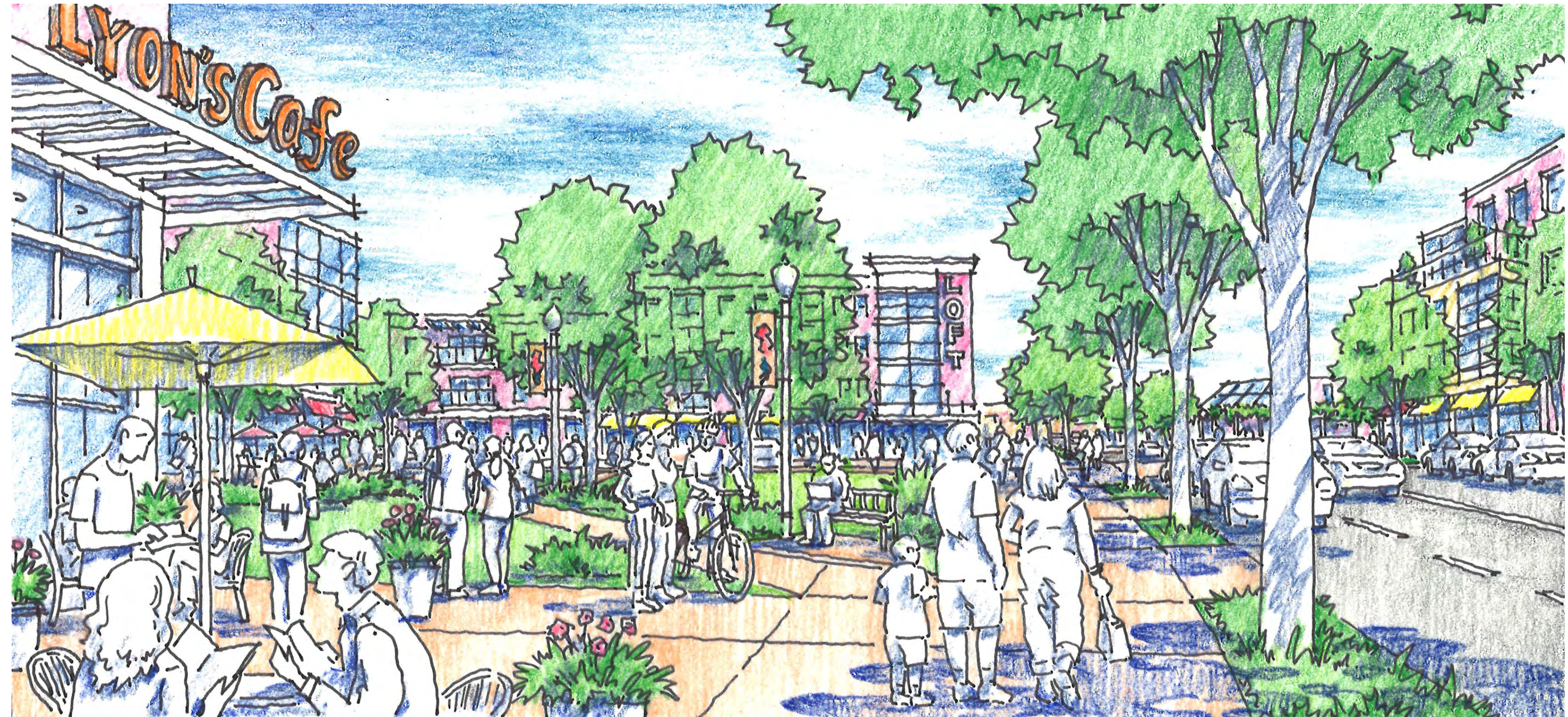
There are four (4) village centres; one located in the centre of each community. These centres contain a main street and a mixture of uses such as neighbourhood services and medium density housing.

## Neighbourhood Services

Village Centres will serve the surrounding neighbourhoods, offering local services such as grocery stores, restaurants, recreation, and employment.

## Medium Density Housing

Village Centres will also contain housing in the form of row housing, as well as low rise apartment and mixed use buildings less than five storeys.





# POLICY AREA: TOWN CENTRE

What will the  
**Town Centre**  
in Bremner  
look like?

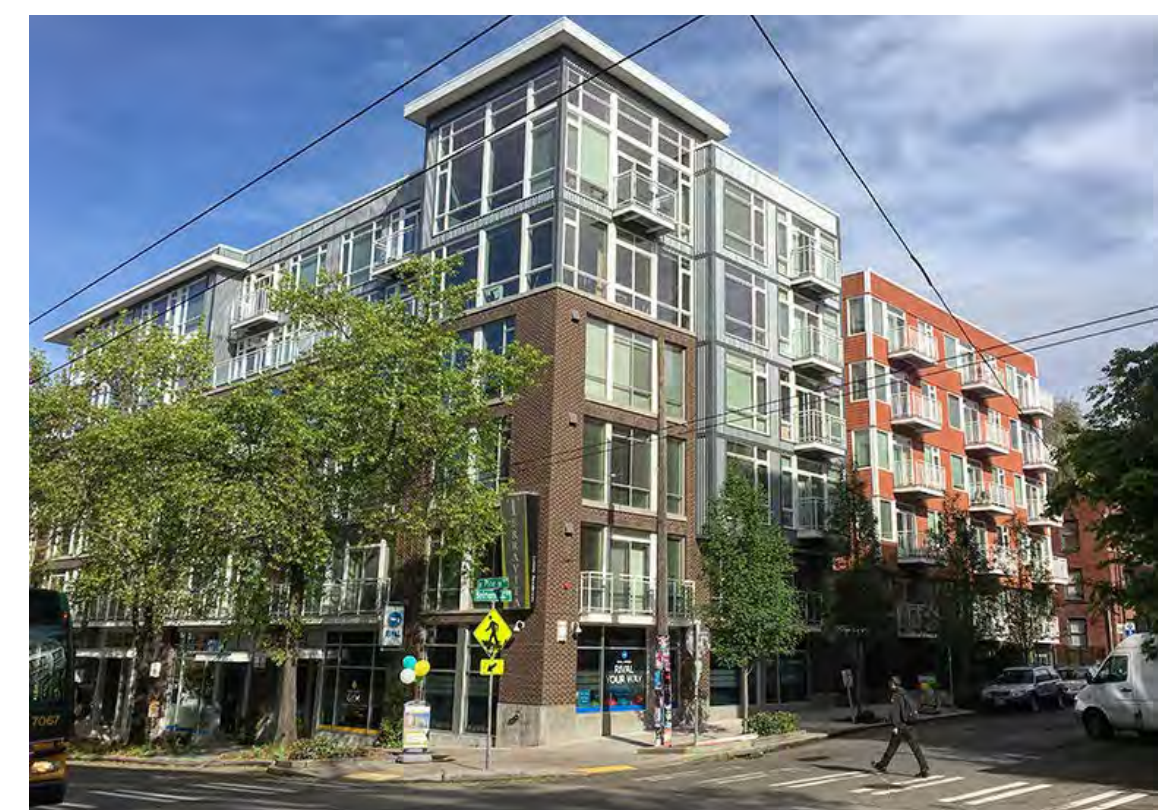
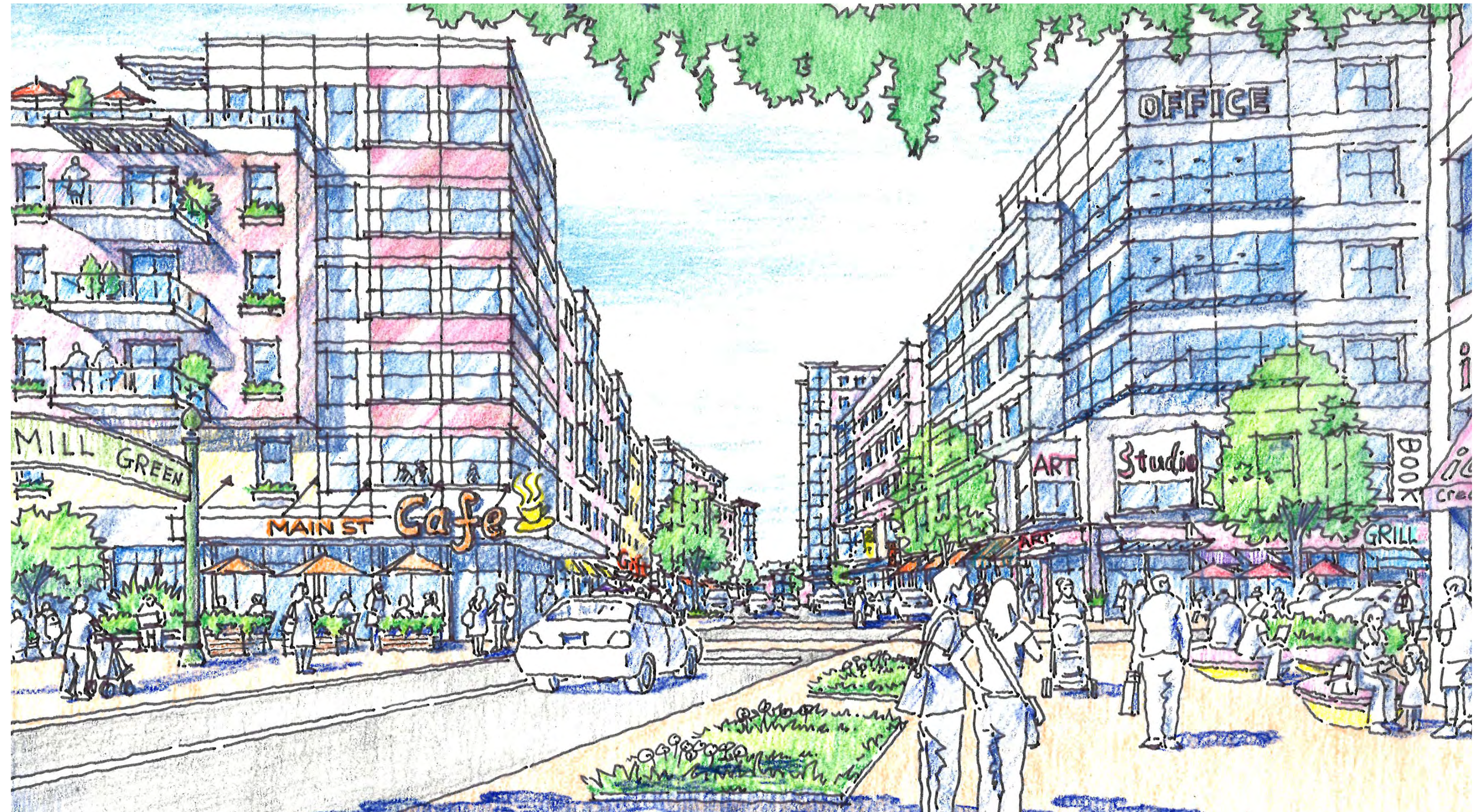
The Bremner  
Town Centre will  
contain a series  
of main streets  
and a mixture  
of uses that  
serve the entire  
Bremner Area  
such as regional  
commercial  
and community  
services and high  
density residential.

## **Regional Commercial and Community Services**

The Town Centre will  
be the largest service  
centre in Bremner,  
containing major  
community and public  
services, employment  
and commercial uses.

## **High Density Residential**

To complement the  
regional level of service  
focused within the Town  
Centre, housing will be  
provided in a variety  
of apartment-style and  
mixed use-buildings  
greater than four  
storeys.





# POLICY AREA: NEIGHBOURHOOD

## What does the **Neighbourhood Policy Area** in Bremner look like?

The Neighbourhood Policy Area contains the majority of residential neighbourhood development. Residential development will include a range of housing forms that accommodate the diversity of resident needs. This area also includes open space for outdoor recreation and opportunities for local neighbourhood business.

### Low Density Housing

- Includes single family, duplex and semi-detached housing



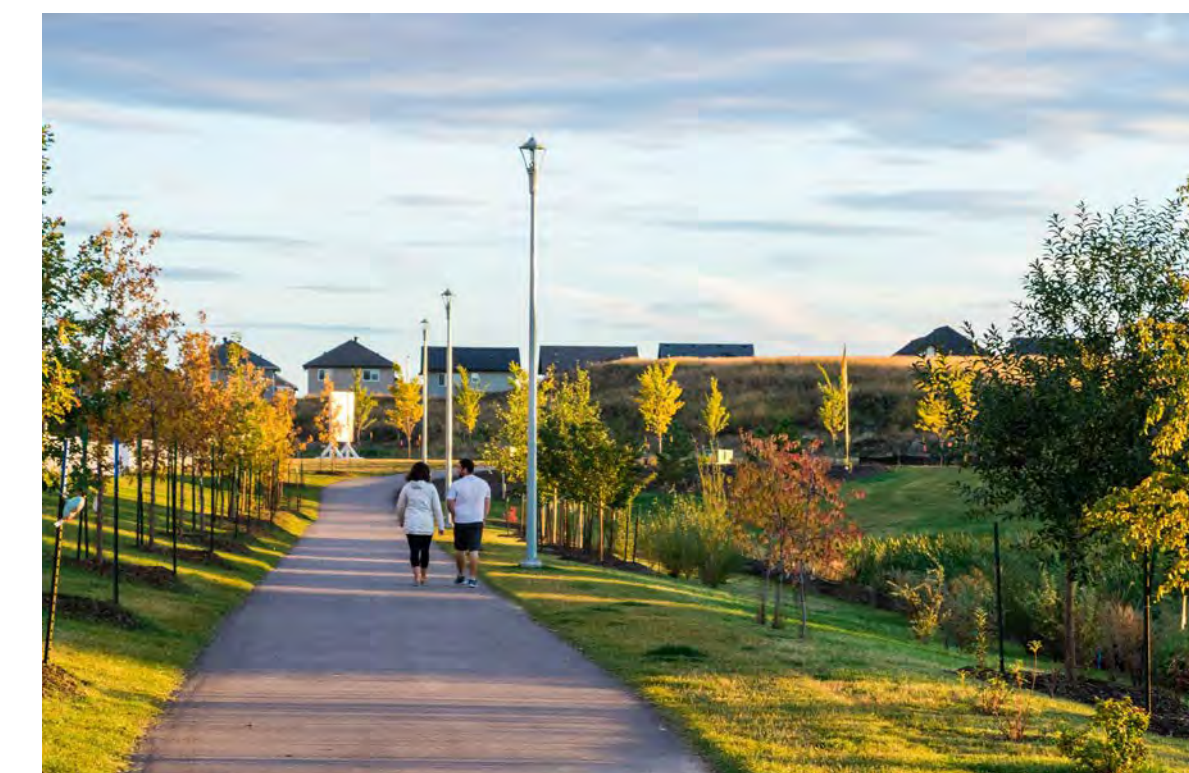
### Medium Density Housing

- Includes triplex, stacked townhouses, row housing and apartments less than five storeys



### Open Space

- Neighbourhood parks
- Trails
- Community gardens



### Neighbourhood Business

- Can include live-work units
- Local corner store



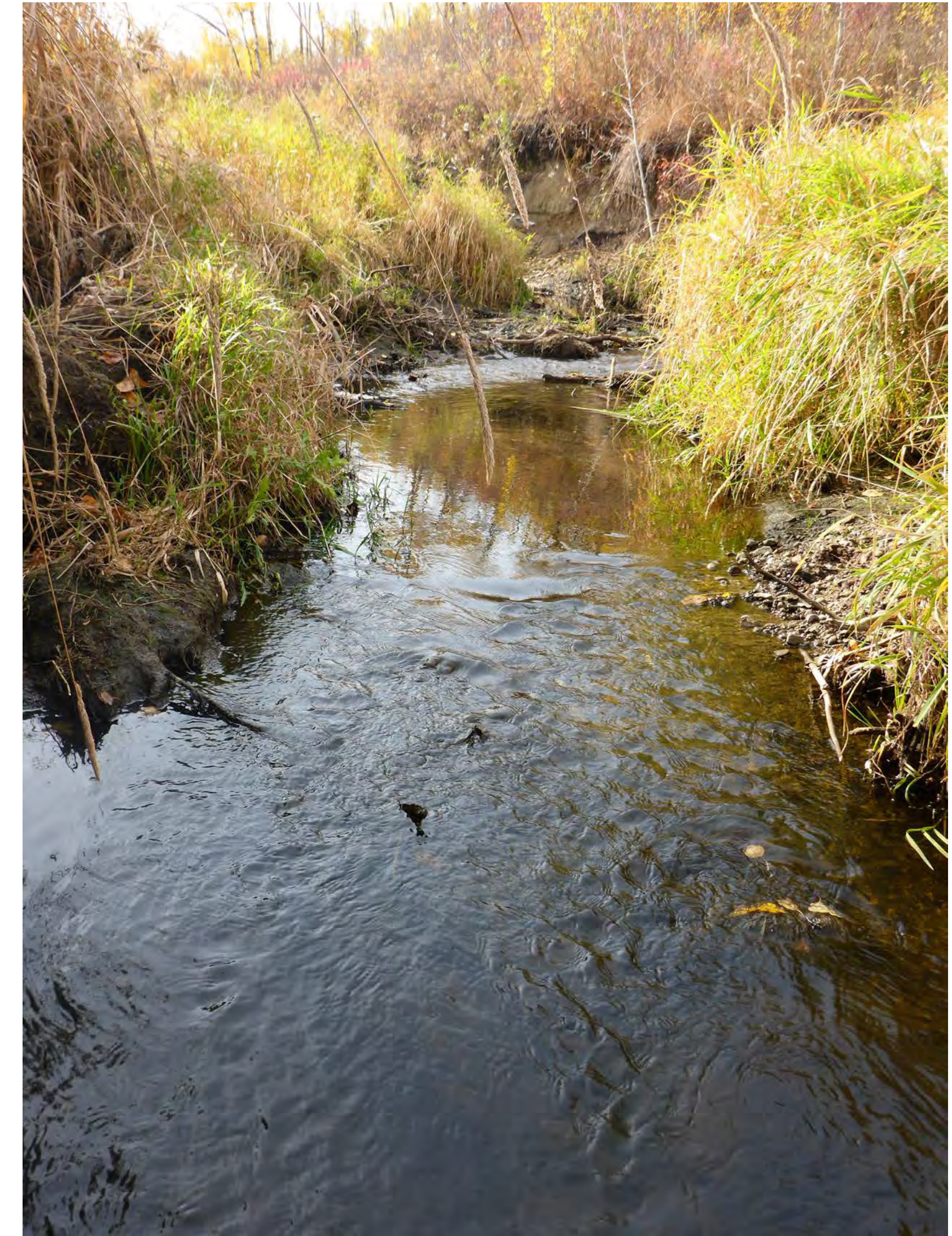
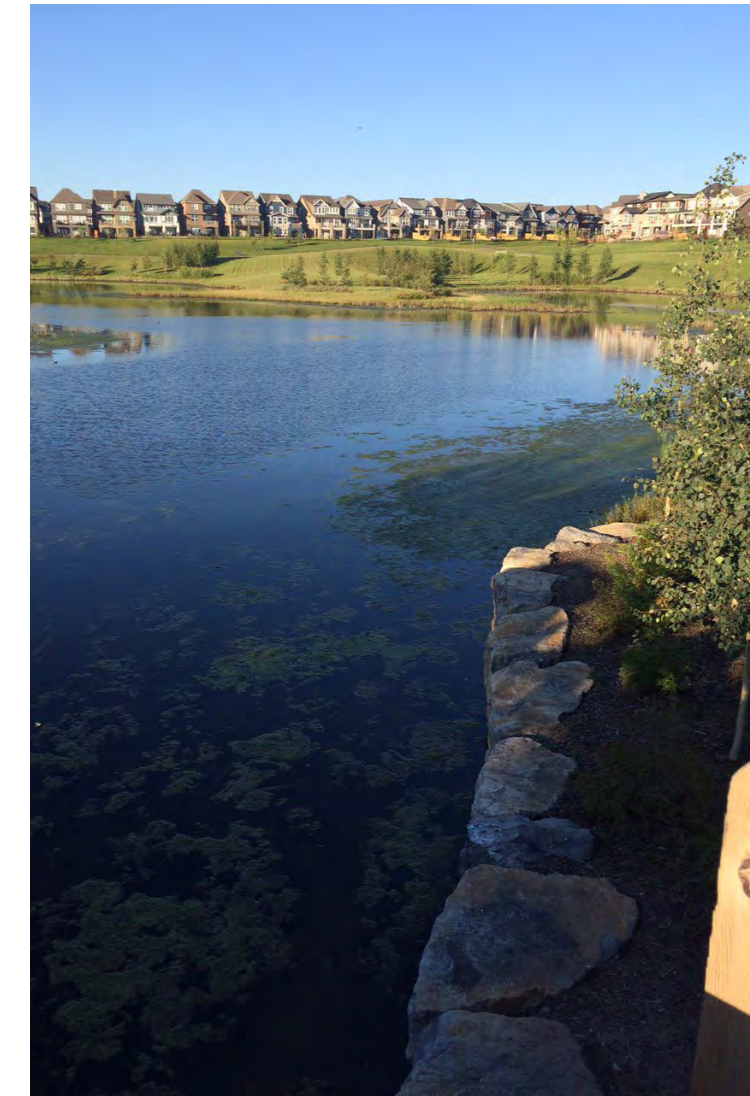


# POLICY AREA: WETLANDS, UPLANDS, AND OPEN SPACE

What **Priority Environmental Features** are included in this policy area in Bremner?

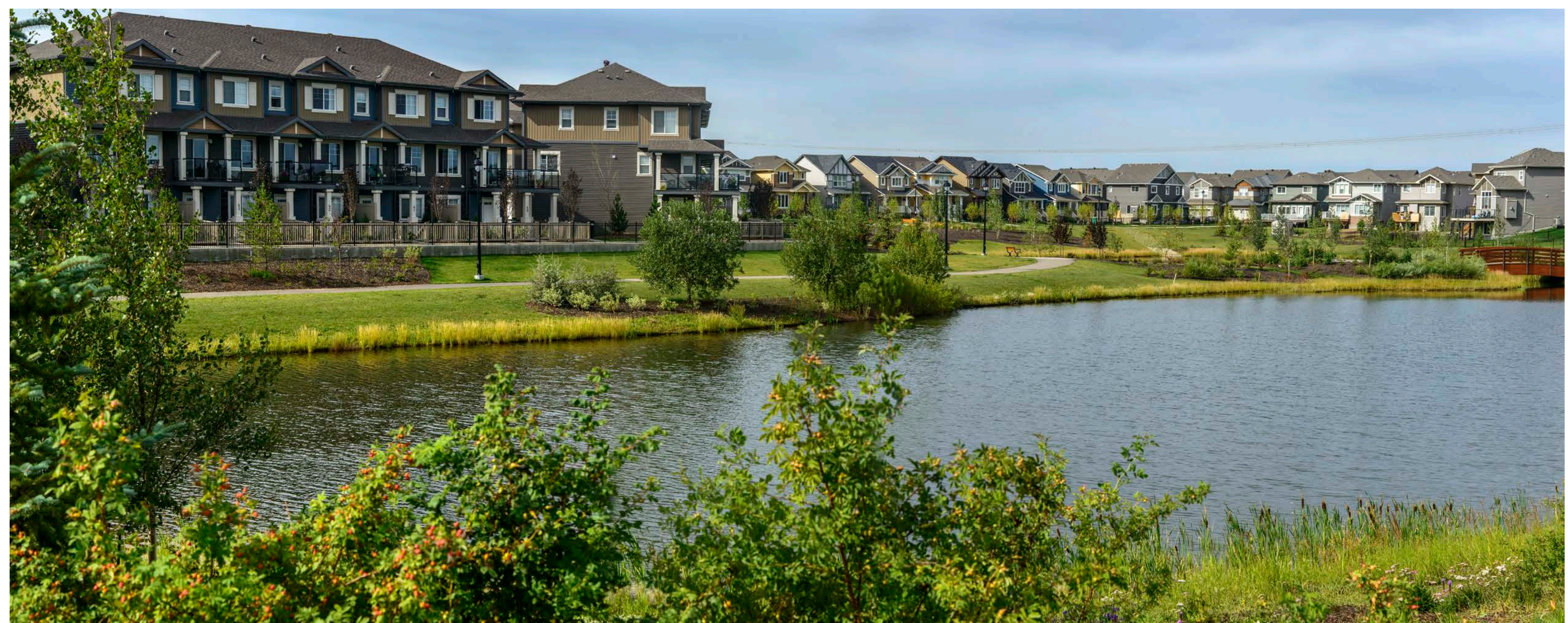
## **Pointe-Aux Pins Creek and Old Man Creek**

These important watercourses are highly sensitive and require conservation.



## **Priority Uplands and Priority Wetlands**

These environmental features have been identified in the Biophysical Assessment for conservation.



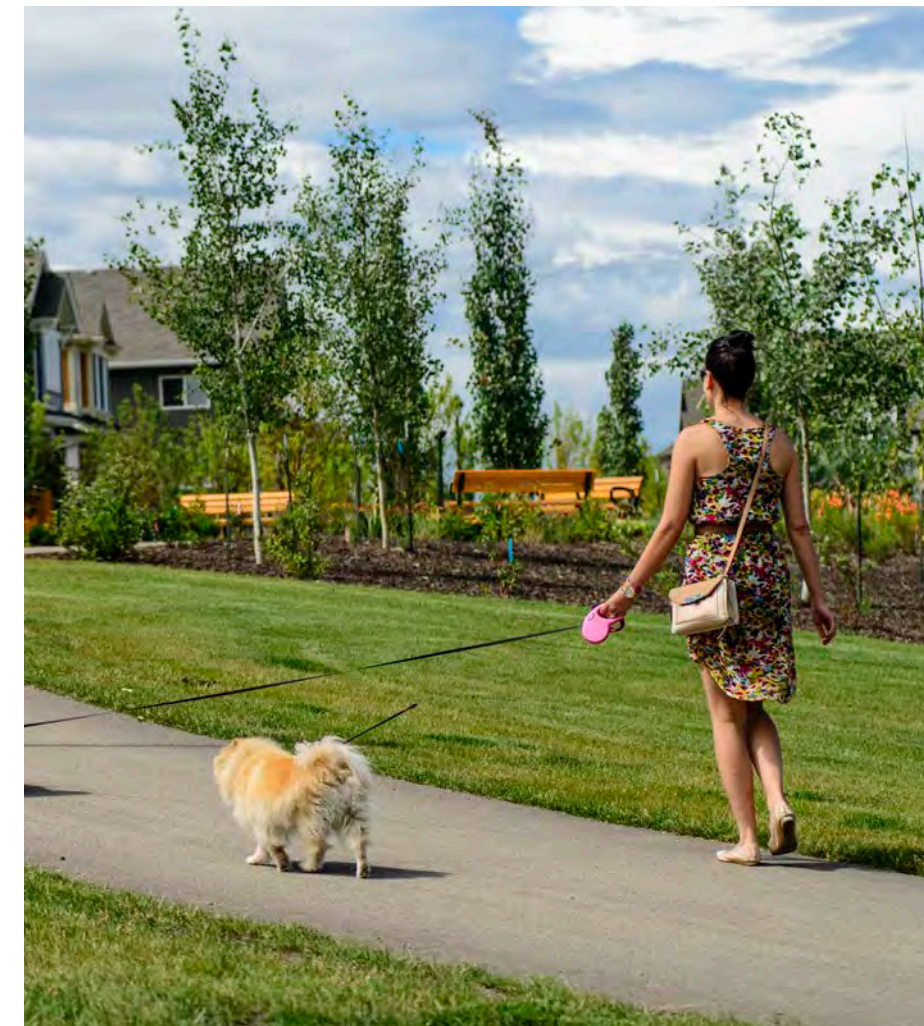


# POLICY AREA: WETLANDS, UPLANDS, AND OPEN SPACE

What **Priority Open Spaces** are in this policy area in Bremner?

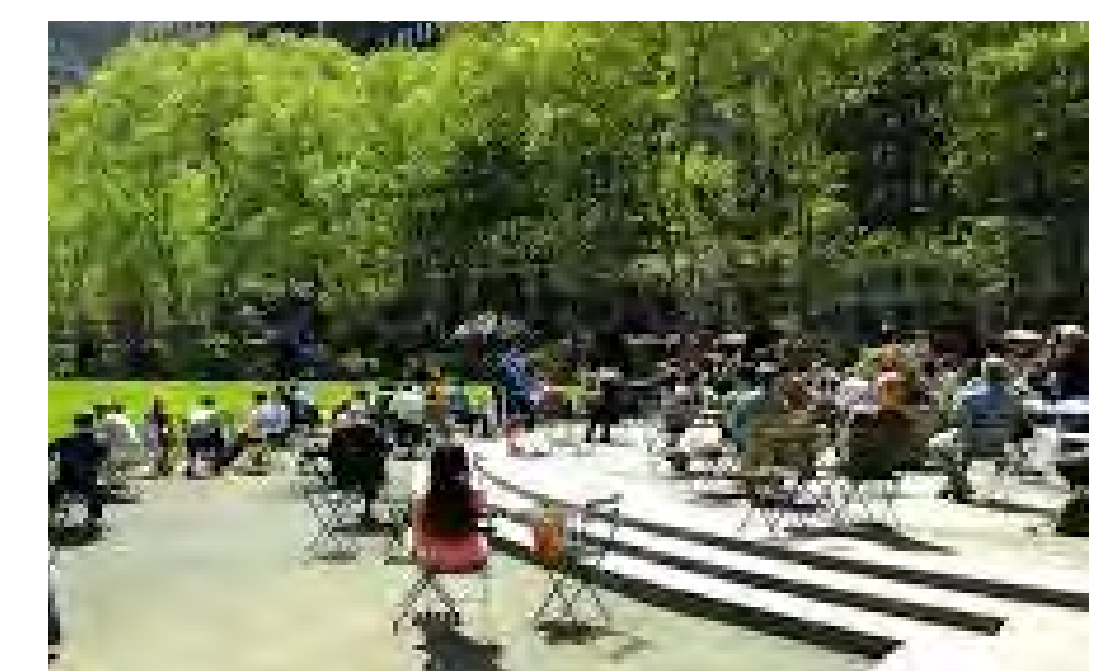
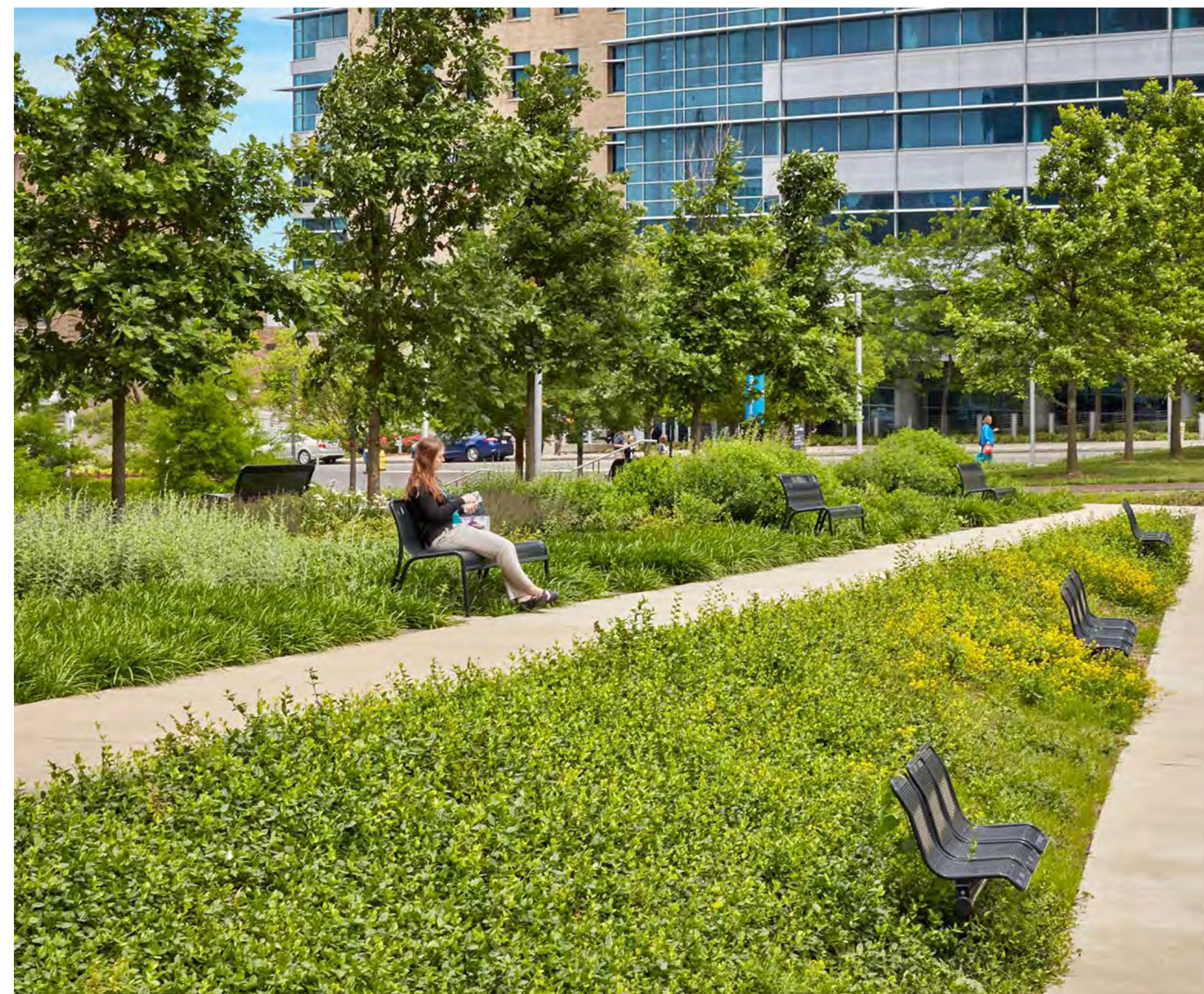
## A Major Open Space Corridor

A looped continuous trail network connects the two creeks and all of Bremner.



## The Regional Park

A large central public space located adjacent to the Town Centre will contain community facilities, schools, park and gathering spaces.





# POLICY AREA: COMMUNITY NODES

## What is a Community Node in Bremner?

The main purpose is to provide a location for schools and community parks. These nodes may also integrate complementary uses such as community services. Additionally, there may be potential for commercial and residential such as community or seniors housing.

### Primary Community Nodes

Are primary schools and community parks with the opportunity for shared school sites or potential complementary uses, located within walking distance. There are thirteen (13) primary community nodes.

### Secondary Community Nodes

Are secondary schools and community parks with potential complementary uses, located adjacent to centres. There are four (4) secondary community nodes.



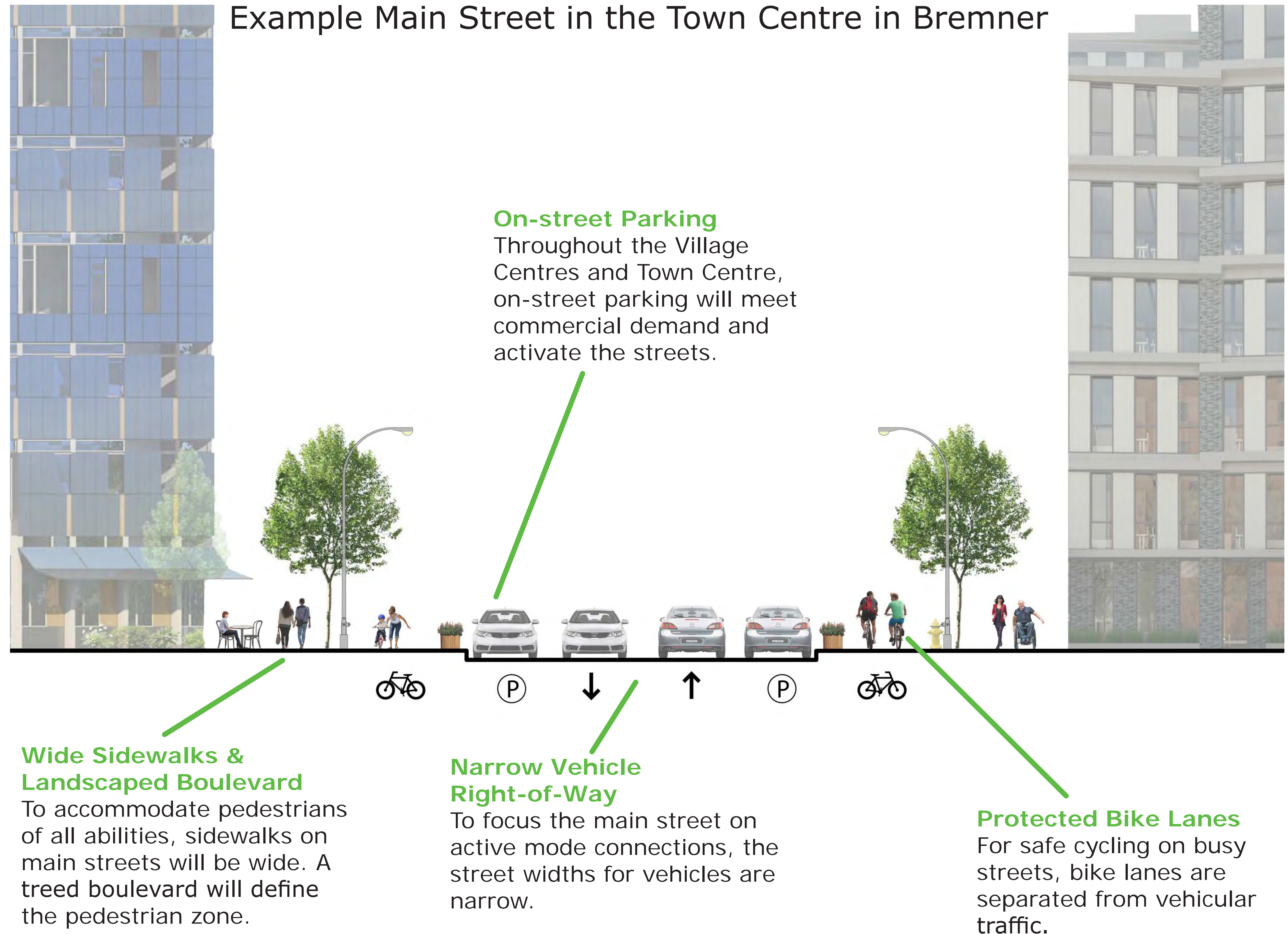


# TRANSPORTATION POLICIES

## Bremner's Transportation Network will...

- support all transportation modes such as walking, biking, transit and personal vehicles in all seasons
- accommodate users of all ages, abilities, and incomes
- prioritize different modes of transportation depending on land uses
- design streets to prioritize the safety of those who use it regardless of mode
- integrate active transportation with open spaces

Example Main Street in the Town Centre in Bremner



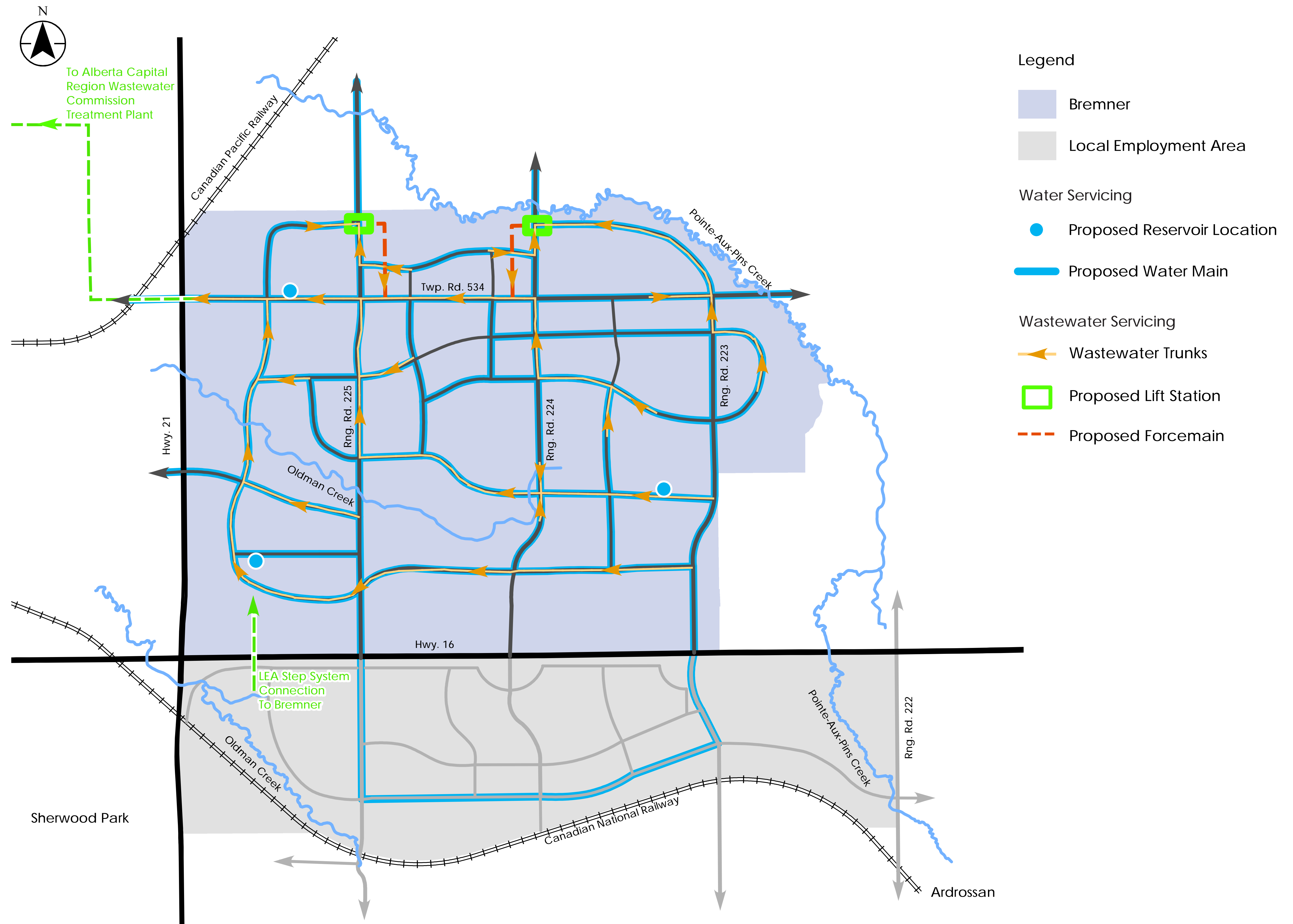


# INFRASTRUCTURE

## Servicing Standards

Urban standards of servicing will be implemented in the Bremner area, providing water and wastewater servicing as shown in this figure, as well as stormwater servicing.

Rural standards of servicing will be implemented in the Local Employment Area (LEA), which provides stormwater servicing and limited water servicing, with wastewater servicing addressed on-site.



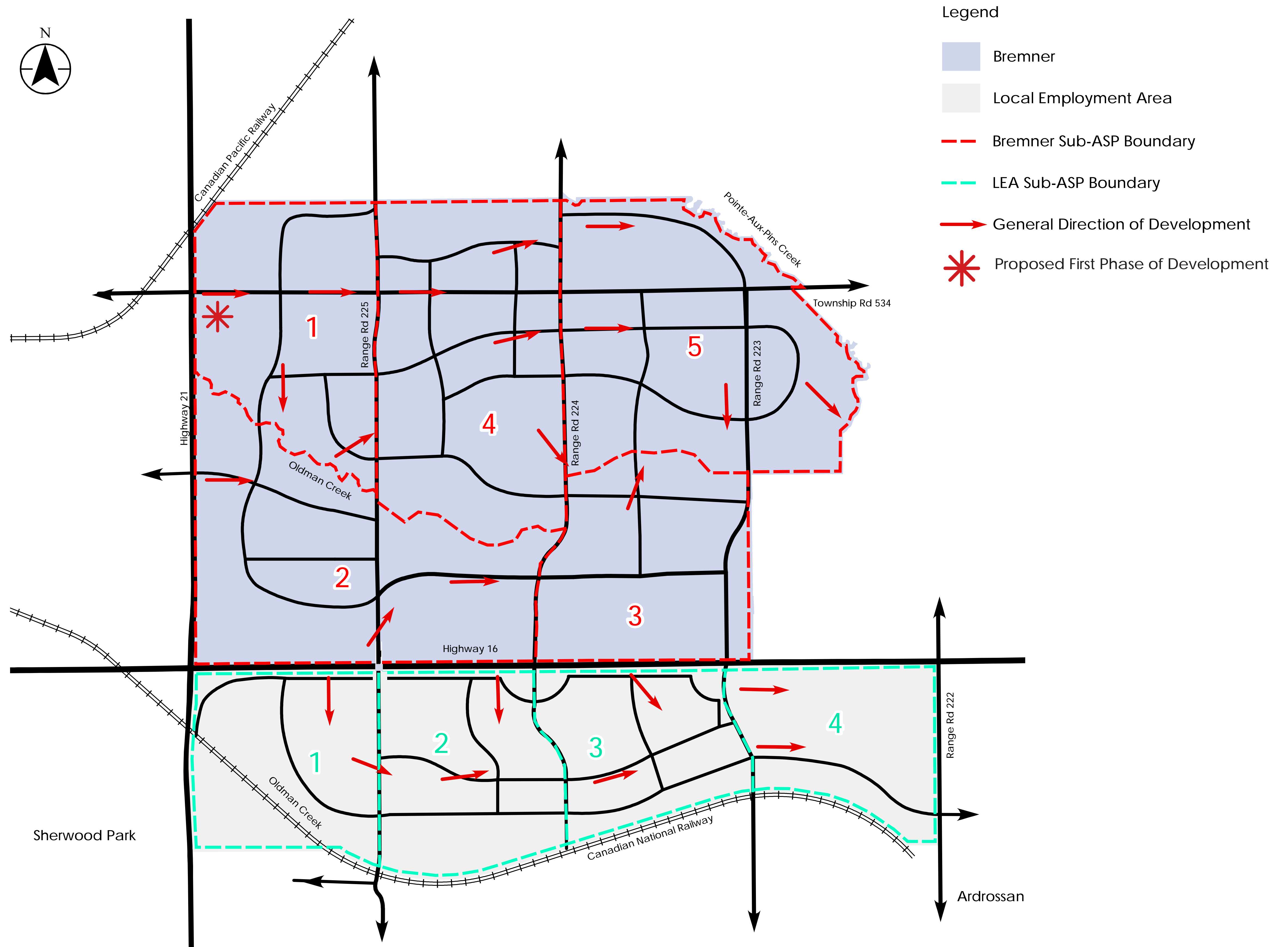


# SEQUENCING OF DEVELOPMENT

## Direction of Development

Development is anticipated to begin in the northwest corner of the Bremner area and then proceed south and east.

The Local Employment Area is anticipated to begin development approximately 10 years after development starts in Bremner.



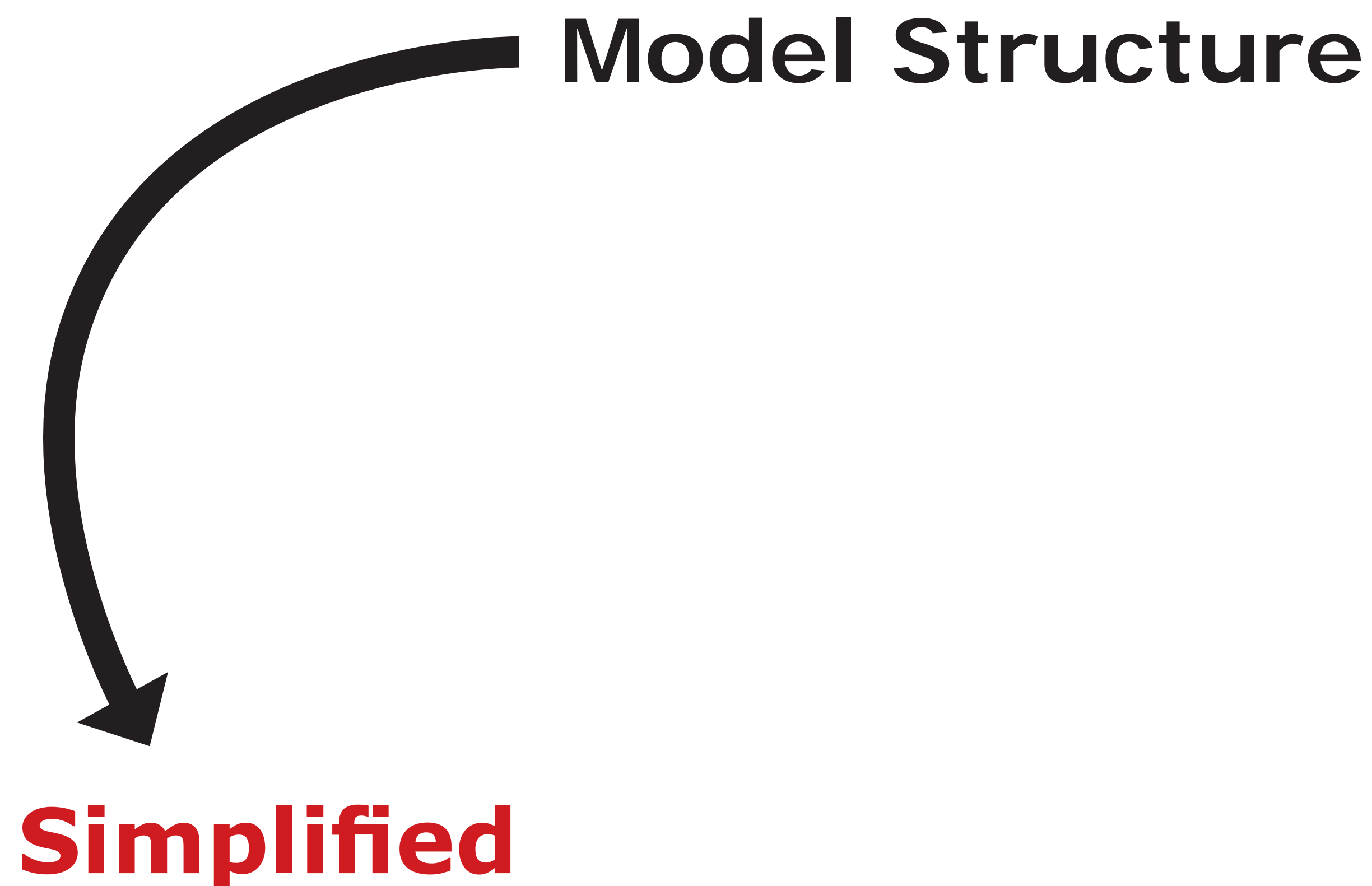


# FINANCIAL VIABILITY ANALYSIS

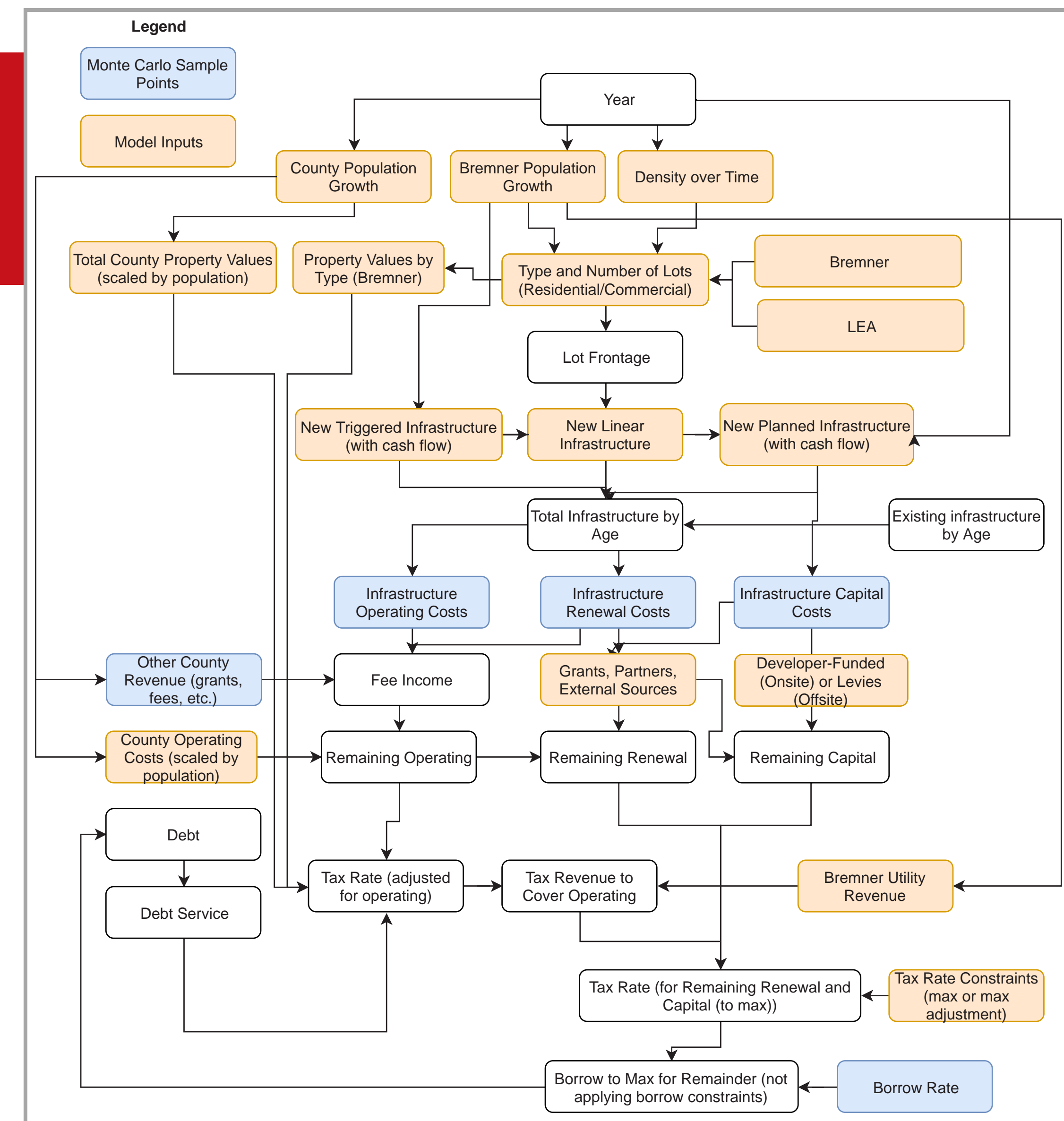
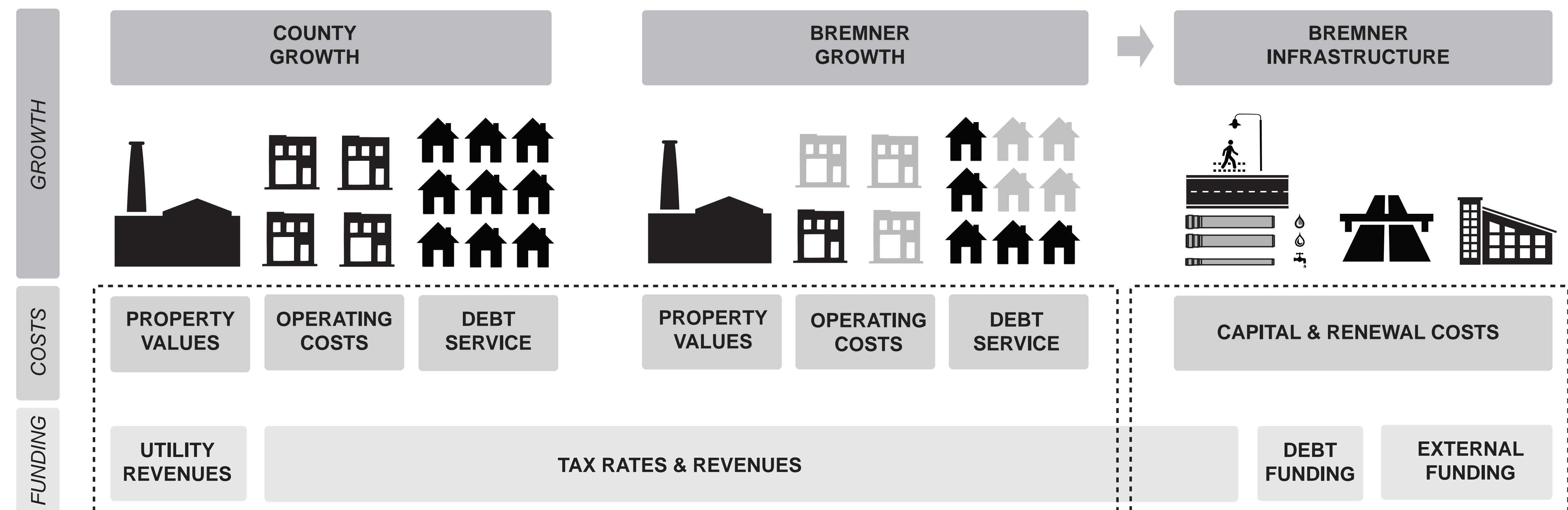
## Financial Model Structure

The financial model is in preparation, based on the latest concept and technical studies.

The structure of this model is complex, to incorporate a wide range of detailed inputs from changing property values to infrastructure maintenance costs. Simply, the model considers growth within the County and Bremner, and associated costs.



## THE BREMNER FINANCIAL VIABILITY MODEL





# FINANCIAL VIABILITY ANALYSIS

## Asset Thresholds

The financial analysis considers various triggers which indicate new cost requirements or growth over time.

### BREMNER ASSET THRESHOLDS by YEAR and POPULATION

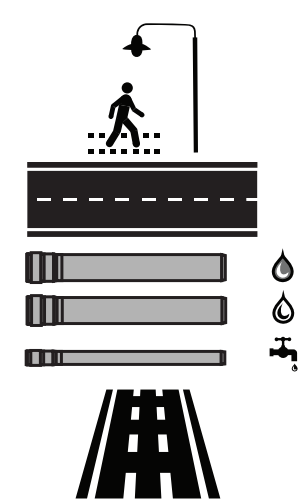
#### ANNUAL



BOULEVARD TREES -  
planted in year 1, then  
annually based on lot frontage



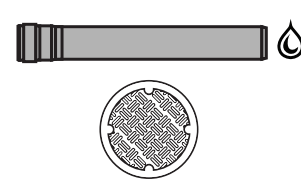
FLEET - purchased in  
year 1, then expanded annually  
based on lot frontage



STREET TREES  
SIDEWALKS  
STREETLIGHTS  
LOCAL ROAD  
LOCAL SEWER  
LOCAL WATER  
LOCAL STORMWATER  
built annually based on lot frontage

Arterial roads approx.  
2.4 km/10k pop.

#### EVERY FEW YEARS



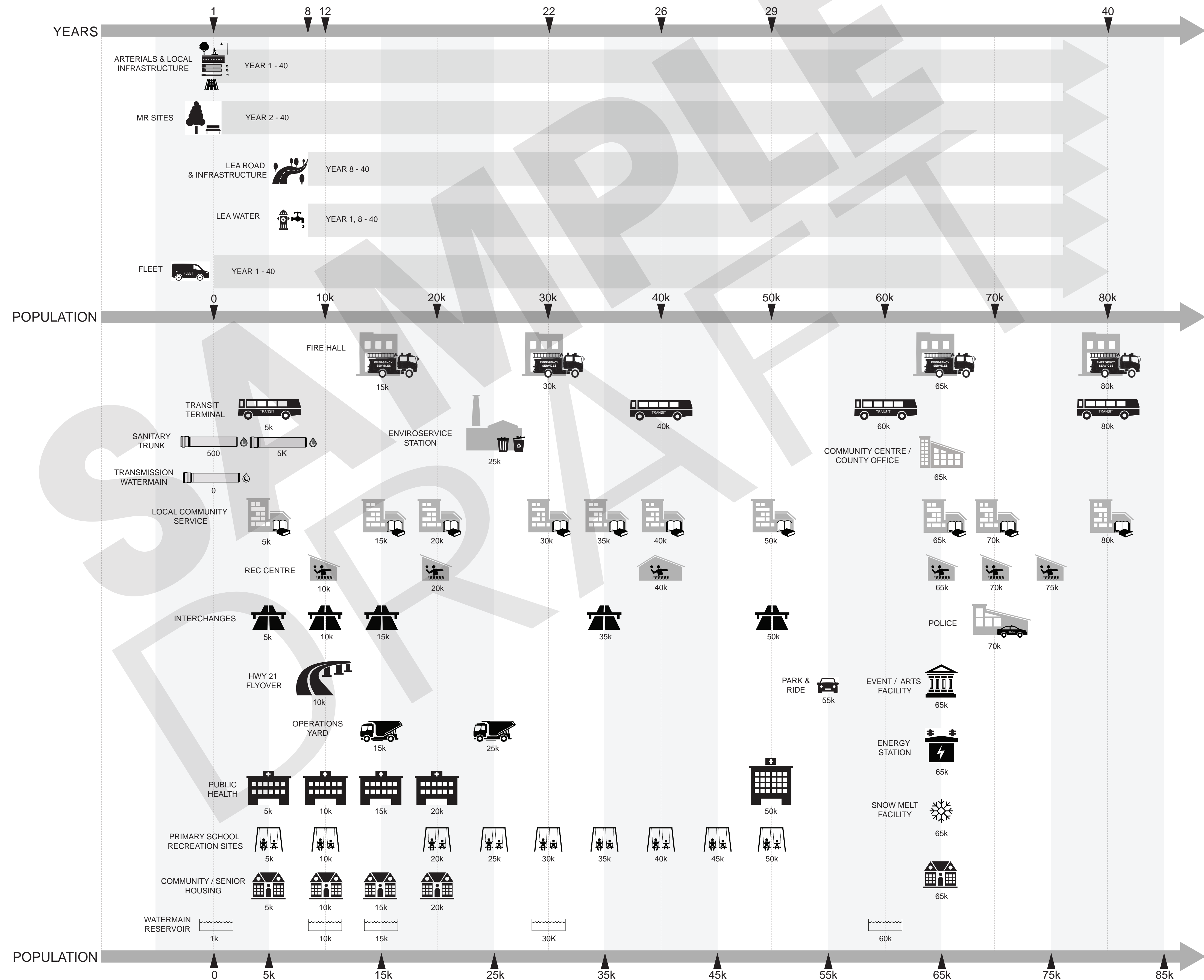
STORM-SEWER - built  
in year 1, then every 3  
years until year 40



STORMWATER LAKES -  
built in year 1, then every  
2-6 years until year 40



MULTI USE TRAIL -  
built in years 13, 17,  
30, 33, and 37

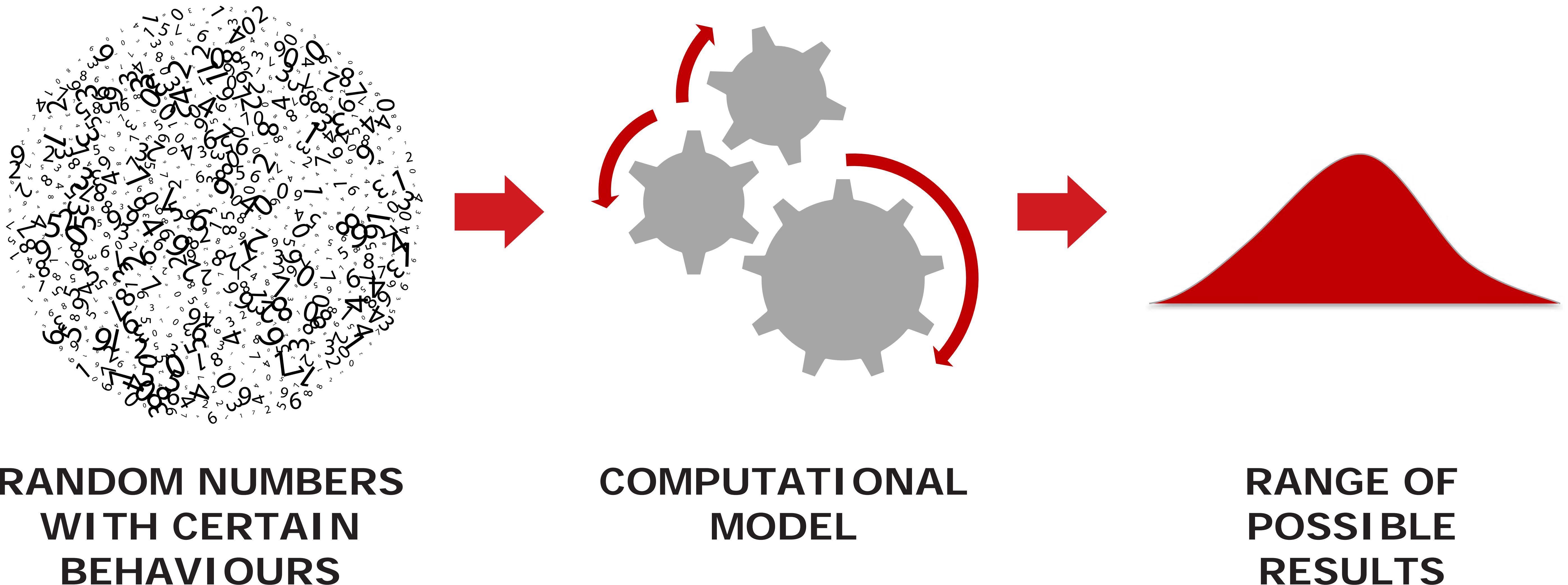




# FINANCIAL VIABILITY ANALYSIS

## What is a Monte Carlo Simulation and why is it used?

It is a statistical modeling technique that captures the cumulative impact of uncertainty to help provide better understanding and better estimates to make better decisions.





# FINANCIAL VIABILITY ANALYSIS

## Model Outputs

**Total  
Capital  
Costs**

**Capital  
Costs by  
Asset Type  
and Year**

**Cash Flow  
by Year**

**Tax Rate  
by Year  
and Type of  
Rate**  
(residential,  
commercial, industrial)

**Annual Tax  
Revenue**

**Annual  
Debt**

**Area  
Developed  
& Density**

**...and other  
variables  
of interest**



# Next Steps

## Priorities Committee

On February 12th, the Strathcona County Priorities Committee was given an overview of how the financial model functions for the Financial Viability Analysis, and provided scenarios to evaluate financial variables.

## Draft #3

We are still accepting comments from the public, as well as internal and external reviewers for draft 3 of the Area Concept Plan and technical documents, and this process must be completed prior to finalizing the associated costs within the financial model.

## Public Hearing

The Financial Viability Analysis for Bremner will be finalized and available on our website for review in April 2019, prior to the Public Hearing and first reading for the Bremner and LEA Area Concept Plan.





# Have Comments? Questions?

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Learn more

[strathcona.ca/Bremner](http://strathcona.ca/Bremner)

Join the conversation

Write on the graffiti wall!

Talk to our project team

Janna Widmer, Strathcona County

phone: 780-464-8127

[janna.widmer@strathcona.ca](mailto:janna.widmer@strathcona.ca)

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And fill out  
a comment  
sheet!

