

Bremner Area Project

Phase 1 Public Engagement Summary

May–July 2017



BREMNER AREA PROJECT

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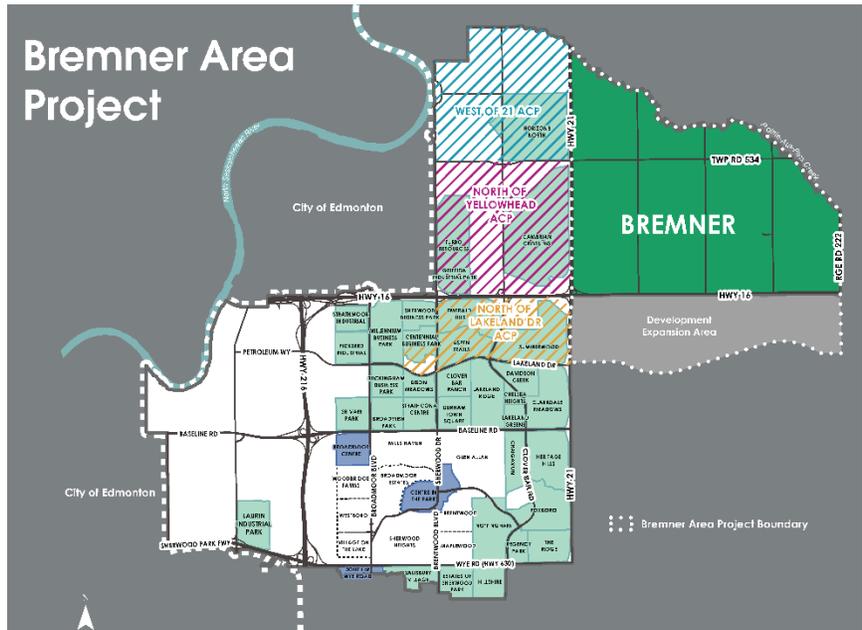
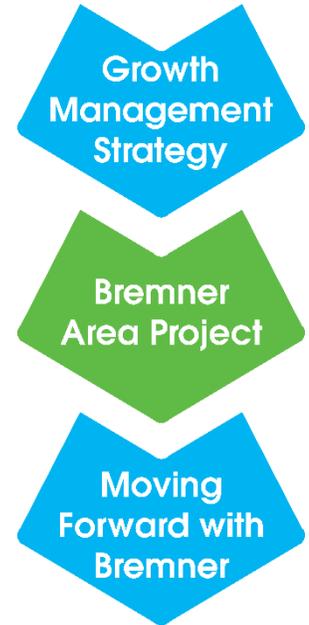
APPENDIX A COMPLETED RESPONSES

INTRODUCTION

According to the Capital Region Board, the region is expected to grow by more than 620,000 people by 2044 and Strathcona County is anticipated to grow by between 45,000 and 67,000 people in that time. Managing growth can be a challenge, but it also brings opportunities, including a population and tax base that supports a broader range of services, amenities, and housing choices. On March 22, 2016 Council endorsed Bremner as the next area for urban development.

In the 2014 Bremner Growth Management Strategy, the community built a vision and the next step is to build on that vision and create a more detailed plan. Through the Bremner Area Project we are planning urban growth that continues to the north and to the east of present Sherwood Park.

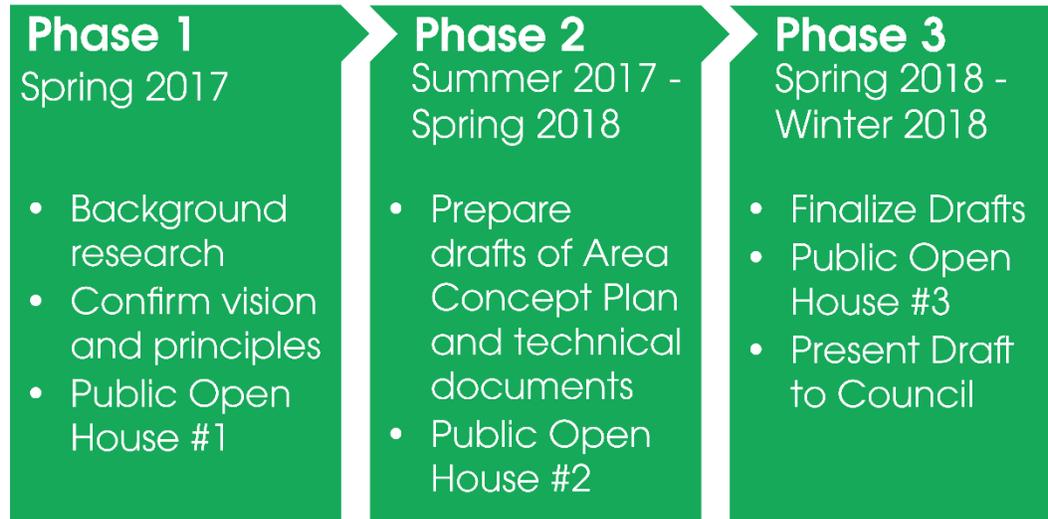
Bremner will be a continuous expansion of Sherwood Park that reflects principles of smart and innovative growth. Part of this project, will include the planning of the Development Expansion Area located across from Bremner, on the south side of highway 16.



BREMNER AREA PROJECT

The Bremner Area Project includes three phases:

Bremner Area Project Phases



Phase 1 was completed from May 17–July 9, 2017 and provided residents with a range of opportunities to provide project input. Phase 2 will include an open house in the Spring of 2018 where a concept plan will be provided for comment.

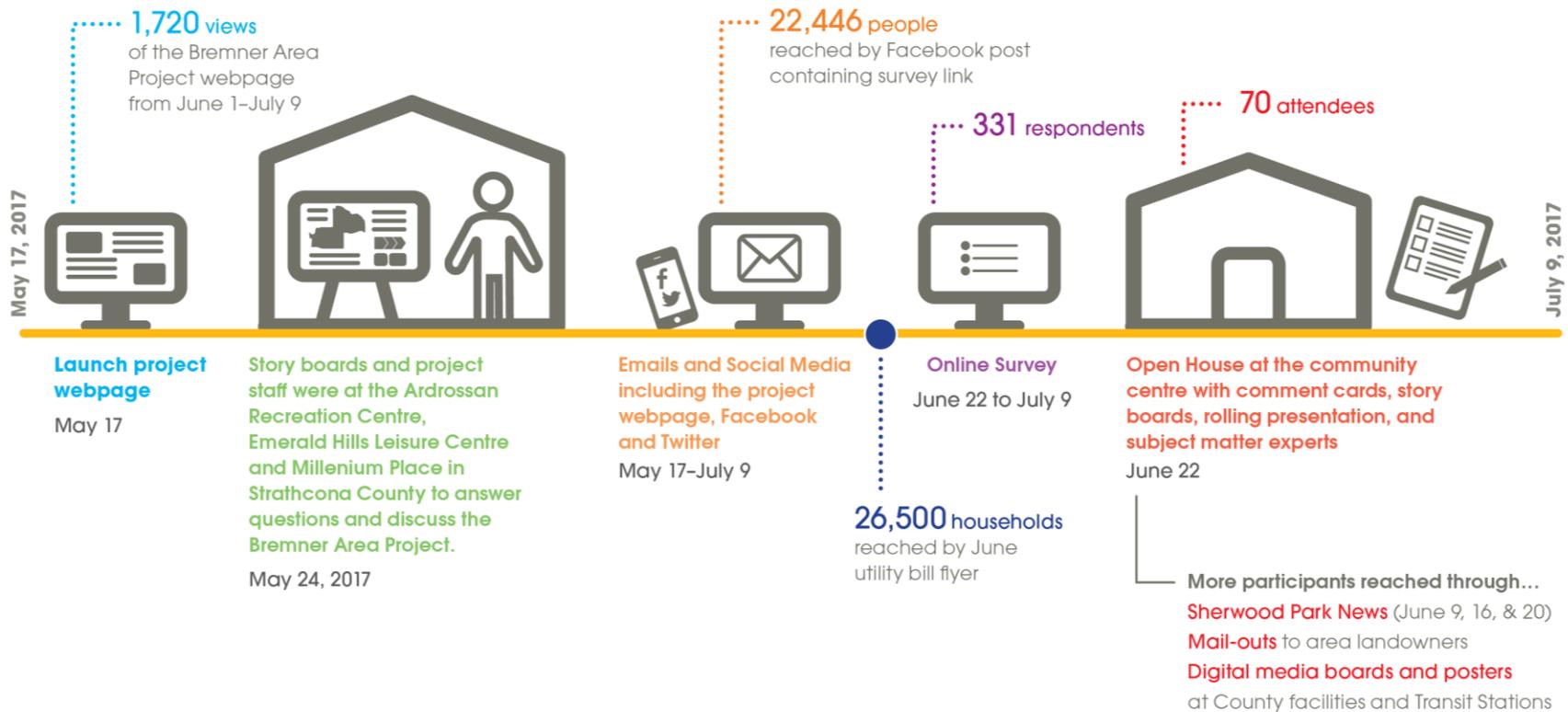
After the Bremner Area Concept Plan is complete and if it is adopted by Council, Area Structure Plans will be developed that design community and neighbourhood details within Bremner. Rezoning, subdivision, rezoning and development will occur after the completion of Area Structure Plans.

PHASE 1 ENGAGEMENT

Thank you to everyone who participated in the public engagement for Phase 1. We had casual conversations during pop-up engagement events at the Ardrossan Recreation Centre, Emerald Hills Leisure Centre and Millennium Place on May 24. In addition, we held an open house at the Community Centre on June 22.

The open house was advertised in the Sherwood Park news on June 9, 16 and 20, as well as through the June utility bill mailing and information cards at County facilities. The County also used its project webpage, Facebook, Twitter accounts, and digital signs at County facilities and transit stations to advertise the open house.

Phase 1 Public Engagement



QUESTIONS

The following questions were posed in a questionnaire at the June 22 open house and the same questions posed in the online survey posted from June 23 to July 9. Approximately 70 people attended the open house with 23 people providing responses to the questions. The online survey had 331 participants.

Where do you live?

Did you participate in the Bremner Growth Management Strategy?

What interests you about Bremner?

What do you think about transportation choice?

What do you think about mixed use development?

What do you think about higher densities?

What do you think about four season design?

Have you been involved in the Development Expansion Area Discussions?

What interest you about the Development Expansion Area?

What type of rural local employment uses do you think should occur in the Development Expansion Area?

What would you like more focus and input on as we move the process forward?

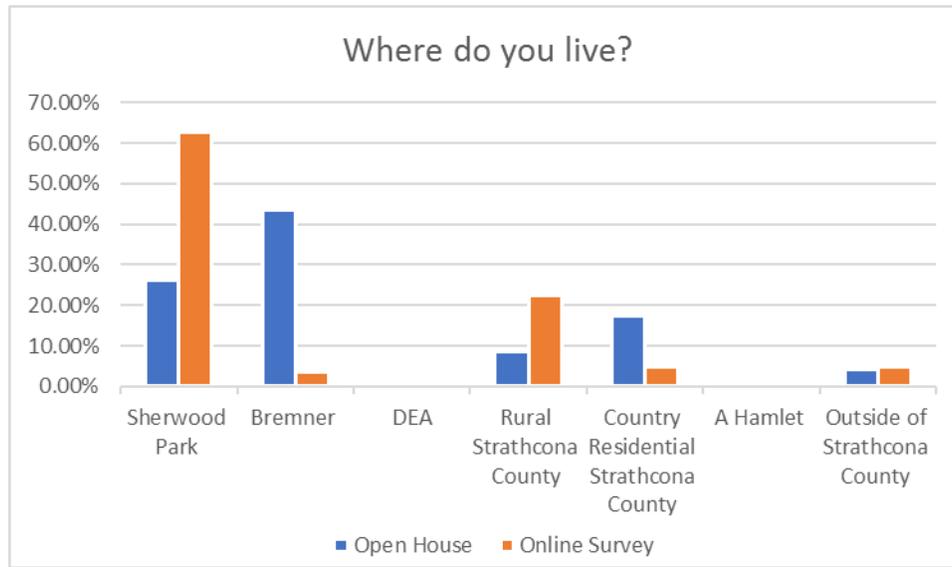
Any additional comments?

Responses to these questions are summarized in the pages that follow with the complete responses included in Appendix A.

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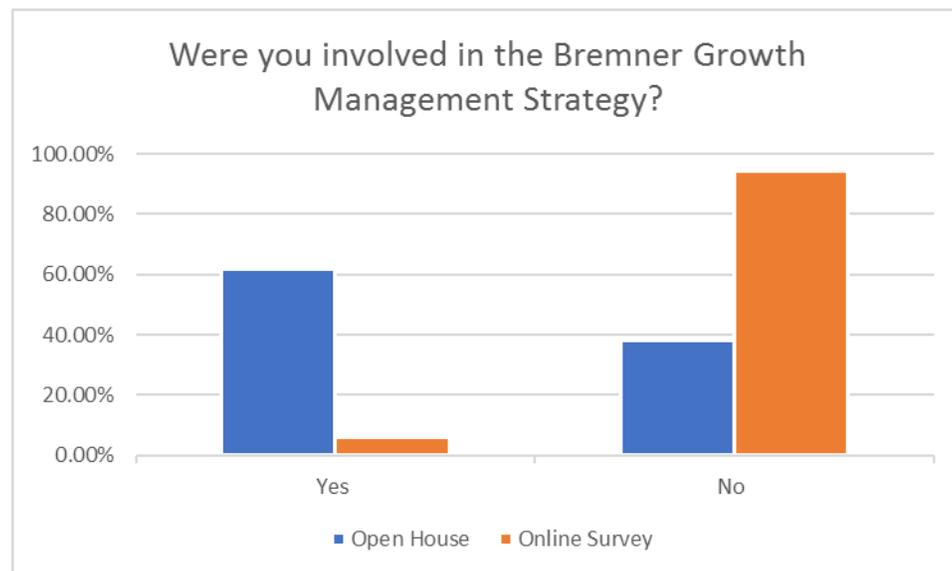
Where do you live?

The majority of respondents to the online survey identified themselves as residing in Sherwood Park and the majority of participants at the open house, who completed the questionnaire, reside in Bremner.



Did you participate in the Bremner Growth Management Strategy?

More respondents to the open house questionnaire participated in the Bremner Growth Management Strategy than those who responded to the online survey.



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What Interests you about Bremner?

From the questionnaire and survey responses, interest in Bremner reflected a wide variety of past experiences and future hopes.

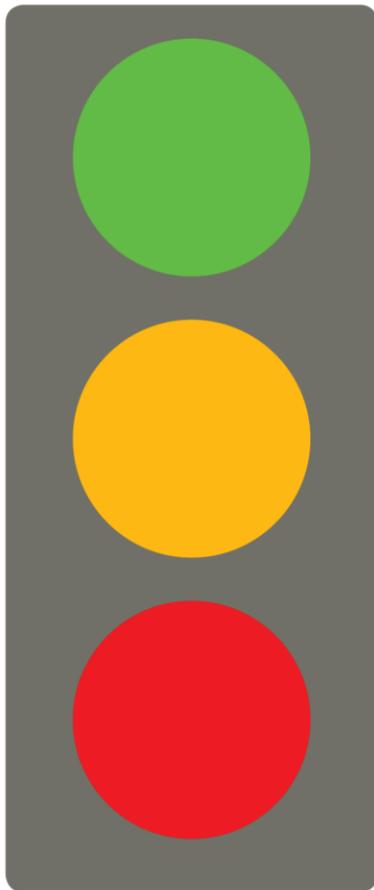
Many people are excited about a new community and the opportunities that urban design can provide. Some said they are looking for a town centre or downtown core that would make the community more connected. Many hope that Bremner is developed with a small town feel with affordable housing and paths for walking and biking to amenities that are close by.

The environment, green spaces and the creeks were of high value and developing the community in a sustainable fashion is important to a large number of respondents.



What do you think about transportation choice?

For the most part, people are interested in a more walkable or at least, less car-focused community. Some questioned our ability to change our car dependent habits.



Support for walking/
biking trails and paths

“ If transit is efficient, convenient, and affordable, people will use it. ”

“ I think it is vital to begin thinking about communities with more intra-connectedness between transportation options other than vehicles. They should be walkable, with amenities in a short walking distance, and infrastructure in place that not only makes cycling safe, but enjoyable. If the infrastructure exists, people will use it. ”



Support for public transit



Safety of pedestrians and cyclists is a concern

“ I would appreciate design that encourages walking and makes streets and communities safer for pedestrians. ”

“ You need to create wider roadways with more vehicular parking spaces for the amount of people designed to live in one area. People still need to park their second and third vehicles somewhere and would like to have parking available for when people visit families in the area. ”



Traffic congestion and flow were a concern



Do not think public transit is an efficient use of tax dollars

“ I don't think full transit is a viable option in such a geographically spread out community. Even in Sherwood park, buses run empty 90% of the time. I am in favour of multi use trails and wide sidewalks that encourage bicycle/ pedestrian uses, and keeps them off narrow roadways. ”

“ its a good idea but in our climate that would only allow those walking biking lanes to be used less than half of the year. ”



Do not think walking/ biking are realistic for climate

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What do you think about mixed use development?

Generally, 4 out of 5 people were in support of mixed use that included grocery stores, offices, and local businesses. Support was contingent upon the types of businesses in commercial spaces. There was not support for heavy industrial uses. Generally, about 1 out of 5 people felt that mixed use was too 'urban' and that they were looking for more of a 'small town' feel, with others indicating that the best use would be agricultural.



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What do you think about higher densities?



Those in favour of high density identified the environmental, affordability, and recreation benefits. Those who disliked high density were concerned about crime, and valued large, quiet, backyards.

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What do you think about four season design?

Many responses to this question liked the idea of interacting with neighbours in the winter and finding ways to get outside and enjoy winter. Many people commented on the length of our winters. People mentioned that winters can be isolating and cold and embracing all four seasons would be good.

Some provided ideas for winter designs including: outdoor heated spaces, outside fireplaces, skating trails, wind shelters, winter festivals and converting bike paths into cross country ski trails in the winter. People cautioned about the temperatures and snow removal requirements.

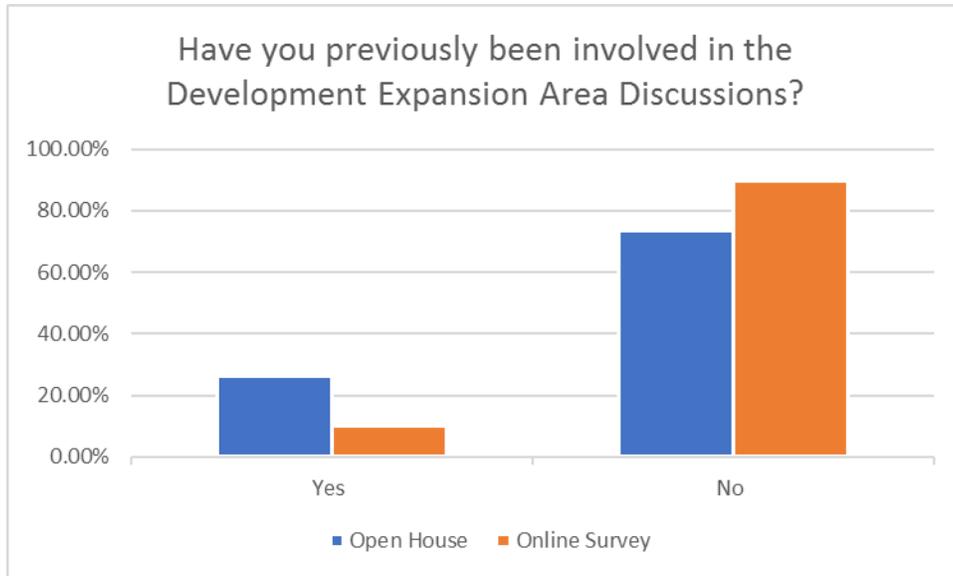
The question did talk about four season design and although most responses focused on winter, one person suggested an outdoor swimming pool (We're assuming that would be for use in the summer!)



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Have you been involved in the Development Expansion Area Discussions?

Most of the responders to both the open house questionnaire and the online survey had not participated in the previous Development Expansion Area discussions.



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What interests you about the Development Expansion Area?

Residents have wide ranging interests in the Development Expansion Area including everything from preserving ecosystems and concerns about food sustainability, to developing environmentally friendly business parks. Many people questioned whether more industrial land was actually needed in Strathcona County, feeling that there is more than enough industrial land already allocated.



“ Closer access to stores and services from where we live.

Shar[ing] Bremner development costs with those developing the Development Expansion Area.

Bring new businesses to the area.

Jobs so people can live and work in their community. ”

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What type of rural local employment uses do you think should occur in the Development Expansion Area?

Specific responses included rural local employment uses in the Development Expansion Area such as agriculture research, head offices, medical facilities/labs, research centres, gardening, drug store, grocery store, mechanic, professional services such as lawyers or doctors, bank, farming, indoor recreation, skilled trades, engineering, office, and light manufacturing.

Many said they didn't know what type of rural local employment should occur; some said the market should decide; and others were skeptical.

“ Hopefully a wide range from skilled trades to engineering, small businesses and a few large (businesses). ”

“ Jobs for youth. ”



“ Whatever the market dictates. ”

“ Anything not oil-related. We need to further diversify. ”

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What would you like more focus and input on as we move the process forward?

5 main themes emerged from people's responses.



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Any additional comments?

Responses to the final question saw reiterations of earlier comments, words of encouragement, as well as cautions.

While some said they are “anxious to see it move forward” and “excited”, others had concerns. There were a number of responses from people who participated in the open house questionnaire and/or the online survey that are against the Bremner Area Project, do not want to see agriculture land in Bremner developed, would prefer the Colchester area be developed, and/or are simply against growth in the County.

For a complete list of all responses to all of the questions, please refer to Appendix A

Next Steps

The creation of the Area Concept Plan is underway that will provide direction on transportation, planning, engineering and implementation through technical studies and reports to be completed as part of the project. A second public open house will be held in the Spring of 2018, which will provide the public with an opportunity to review and comment on draft information from the Area Concept Plan and technical documents.

Sign up for the newsletter and visit the project website for up to date project information.

Strathcona.ca/bremner

APPENDIX A

COMPLETED RESPONSES

What interests you about Bremner?

Open House Responses:

- best area for large expansion; holds Fort Saskatchewan back
- own farm in area
- Confirmation that Council's will will be done
- We are farmers and landowners in Strathcona County and Bremner
- Walkable, small community aspects
- Potential to make a truly walkable community and keeping it green and with green spaces to refresh the people
- services, land value
- I am part of [Glory] Lutheran Church
- I live in the area and concerned on how it will affect us
- less of prime farmland; cost of development to existing [?]
- is it going to be sensibly developed or become another Sherwood Park :(
- ensuring library service isn't forgotten
- Its beautiful location. Creek is interesting and park like. Will be lovely enhanced.
- land owner
- beautiful area
- My church is in the DEA (Glory Lutheran) Hwy 16/Hwy 21. We have a parcel of land we may want to sell but need road access and structure plan approved.
- Best farmland in the country about to be destroyed
- The best farming and farmland I have encountered
- Most logical growth node
- Progress

Online Survey Responses:

- Nothing
- Urban design
- I have been riding horses in Bremner for over 25 years. The land is beautiful there and the creeks are unbelievable it is such a shame that they will be building. I would really hope that Strathcona County has the guts to ensure that the developers do not build close to the beautiful creeks that house so many different types of birds and animals. The creek runs for miles and I hope you do your due diligence to have it protected and to ensure that the animals and ecosystem have a place to be and that you leave the trees surrounding this area. Let's hope it's not like every other development in Sherwood Park that you give the OK for the developer to come in and destroy every last tree and fill in the water and build zero lot line houses to make as much money as they can. Let's really hope you do the right thing in this area!!!

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- -Protecting Class 1 soils -Traffic Management
- A better downtown and area planning. Sherwood Park often feels so disconnected. Green spaces.
- A completely new community.
- A new area to develop means new ideas about growth and foundation. Surveys are the future. Show us what you used from the survey information. A chance to encourage residents to have a community center, for seasonal Canadian winters and summers. The opportunity to look ahead a few years and be the best area, schools, roads and community in the area. Kids walk to their own school instead of bussed across town. Large green spaces with multiple uses now, instead of wishing it had been done at the time. Cul-de-sacs where neighbours know each other instead of roads past multiple houses. Parks where kids and adults go because they are close to homes not the other side of living. Bike paths that encourage bikes to ride, instead of in traffic. Roundabouts that are big enough to get your trailer through to encourage family to visit and holiday but also traffic calm. Zoning for small businesses not just residential. Drive through any smaller town see what works and what doesn't.
- A new community with an urban design is exciting.
- A smaller community, close to amenities like the hospital and still close to Sherwood Park
- Absolutely nothing!!! Colchester seems willing to be developed; yet you chose an area where a lot are resistant to its development. Other areas have many voices to oppose whereas Bremner area only has a few, mainly farmers and a few acreages. This land has been proven to be more valuable as farm compared to other choices.
- Acreages available close to Sherwood Park at a reasonable cost
- Additional residential housing. I'm hoping for medium density residential housing as I do not wish to move into Edmonton but the new development on the South side of Sherwood park is out of my price range as a single parent. I will also welcome the opportunity to work in the area.
- Although I am not fond of this development decision I see it as a chance to build the sustainable community of the future.
- As a nearby resident, very upset about the decision to select Bremner over Colchester.
- As a resident of Bremner I believe the plan to move forward is excellent. Many of us Bremner residents have watched the progress from the sidelines without speaking up and voicing our support. Bremner is the logical choice - best location for a high-density development. Keep up the great work and don't let the same, few, negative voices derail plans.
- Beautiful farmland, nature, countryside.
- Bremner is prime agricultural land, and it should be used for agricultural purposes. We only have so much prime agricultural land to protect. Development should occur on land that's unsuitable for farming. Strathcona

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should have built on Colchester land, which I believe does not the same prime farmland as the Bremner area.

- Chance for sustainable development
- Changes to land use.
- Close to Sherwood Park and the development of new natural space for nature trails and biking trails.
- Close to my current residence. Potential area that I can refer potential new residents to.
- Community
- Community services
- Employment opportunities
- Infrastructure
- County growth and planning, residential plans etc.
- Do we really need so much growth? What are we going to lose by "growing" so much? I think we should slow this down.
- Environment
- Environment - very unfortunate that prime agricultural land was used for Bremner instead of other options. Transportation - Sherwood Park was never designed to be this big and road/routes aren't designed for the size. A few better planned suburban areas would be better than making Sherwood Park even bigger than it is!
- Environmental areas (green spaces), new play grounds for kids, new bike paths to explore.
- Expanding our residential area as Sherwood park is full
- Expanding out instead of up. Costing all tax payers more in utilities to run water lines and power lines and causing property taxes to go up. Using farm land for living instead of growing food.
- Farm land
- Farm land being lost to sprawling residential growth.
- Growing the community
- Has a small-town feel, but diverse
- Having a new city to grow and raise a family in. Potentially affordable housing due to the need for residents.
- Having grown up on a farm, I am interested any time good farm land is being considered for development.
- How close it will be to my house.
- How come this site was selected which is prime agricultural land. There are other sites in the county which are more suited to this type of development. We cannot afford to waste our agricultural land. No more is being made. Even though this may be more cost effective we need to think of future generations. It's amazing that the county is so far ahead in their thinking in regards to recycling, and other trash disposal but are so short sighted in regards to where are the future generations going to get their food. Maybe China where there is no control in their agricultural practices like canned

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mushrooms that are all imported from China when we can easily grow it here.

- How does it affect the land that I currently live on?
- How it is such a waste of farmland to develop.
- How it will evolve to me a sustainable community.
- How the county decides expansion priorities vs sustainability issues.
- I actually feel Bremner was the WRONG choice for future development.
- I am concerned that this development is using prime farm land for residential development in conflict with the County's previously passed policies and guidelines for development. I wish to see this development occur elsewhere.
- I am dismayed that some of the best agricultural land in Alberta is planned to be turned into an urban area!
- I am surprised to know it will be its own community. I thought it was a new Sherwood Park neighbourhood until now. I want to live on an acreage or a farm so not overly interested.
- I am very concerned about the loss of high quality farming land. I do not believe this is aligned with the Strathcona County integrity we have built.
- I believe it is the wrong choice as this is taking prime agricultural land out of food production
- I believe rural development is crucial. Living in rural Strathcona County, it just gives me another option, other than going into Sherwood Park all the time.
- I disagree with this expansion. The community appears to be highly opposed, and this project is being planned on class 1 farmland. Our roads already can't handle the local population. It is time to stop needless expansion.
- I do not agree with the Bremner project.
- I do not understand why this area is being developed. I would like to know how this will affect our already high property taxes. Why does Sherwood Park need to expand into the agricultural area?
- I feel that prime farmland is being sacrificed
- I grew up in Bremner. It is a great location and I would love to move back there. The opportunities with the development are exciting
- I live close to Colchester so I am interested in why the choice made for Bremner instead.
- I live right next to the area.
- I think it is a huge waste of taxpayer's money. Why spend such huge sums of money on creating a brand-new area when you still have so much untapped potential in smaller hamlets (such as Ardrossan and South Cooking Lake), where our current residents live.
- I think it should remain farm land. Sad to see it destroyed.
- I will be living in somewhat close proximity to Bremner.
- I would like to see a new town separate from Sherwood Park. I see this as an opportunity to create that. Grid style roads, main streets, large green spaces, and higher density in the residential area. Smarter

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commercial/business development with access, parking in the rear and signage/exposure. Variety of housing options. Some co-op projects. Some commercial with residential attached.

- I would like to see it excel like Sherwood Park. I would not like to see really dense urban development. I strongly feel that contained urban areas are the way to develop Alberta with linked transportation systems. Permanent boundaries on the eventual size of Bremner should be established now and not exceeded, much like Sherwood Park. The next logical development would be Ardrossan. The City of Edmonton is much too large and it should not be allowed to grow indefinitely.
- I'd prefer you leave it untouched and go back to Colchester as an area to develop. I feel you are being terribly irresponsible developing this area. I also feel you don't listen to our concerns.
- I'm actually concerned about this, not necessarily interested. Why destroy farmland? We recently purchased our home in Sherwood Park because we loved the current size. Now I feel like reconsidering this decision.
- I'm concerned about this use of excellent agricultural land.
- I'm interested because I live in Sherwood Park. Wondering how this development will affect us.
- I'm unsure that urban sprawl is a good idea.
- I'm wondering how the single highway going straight in to Edmonton (Yellowhead) is supposed to handle the extra load. I'm wondering why we are building residential homes on grade 1 soil. I'm wondering why we need another growth node at all? Why not let Sherwood Park continue to expand? This makes no sense to me? It is going to be one long suburban corridor anyway, why does it need a different name. I'm assuming it must have something with getting more access to provincial and federal money? I don't understand why this is even happening.
- Impact on farmlands and the environment, and urban sprawl.
- It has great potential to be an area for revolutionary and forward thinking urban development. I would like to see it become something other than another "suburbia".
- It is a part of Strathcona County in which I pay taxes so all areas of development interest me.
- It is a shame Strathcona County has no value or use for beauty that the area has. It will be destroyed with crowded homes and an unwanted development. There is another site that wanted the development but the county would rather take the beauty away. The politicians who voted in favour of this development should be ashamed, this is one development that I can say is destroying beauty and I am ashamed to say I live in the county that makes bad choices. The only ones proud are the jerks who will make money on this development and the county will lose! You will never get that beauty back....shameful
- It is an opportunity to create a community that is far more environmentally friendly than current communities

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- It is an opportunity to ensure 'mixed' communities - youth, single, mature & ample senior housing. By building in 'village like' formations you encourage interaction rather than isolation.
- It is close to where I/we live.
- It is irresponsible and selfish planning. Taking up prime agricultural land when Colchester is willing to develop is a political move. I'm embarrassed by my local government being so short sided and self-serving in their plans.
- It makes me mad that you are using prime agricultural land for urban development
- It's affordable pricing outside of Sherwood Park
- It's closeness to Sherwood Park. Also, energy efficiency.
- It's is farmland that should be left alone
- It's going to expand our living area....more trails to use...excited to see the creation.....hoping houses will be far apart from each other not kissing each other's ████
- Its' agricultural potential!
- Just trying to figure out why prime farmland is being considered for this development instead of other alternatives.
- Just trying to see what it is.
- Keeping it farmland.
- Knowing about Bremner and its future plans.
- Leaving It As Farmland!!!
- Learning about a new community within the county and what it will look like.
- Making sure the best trained, best qualified are doing the work. Not friends of the Merit Contactors Association.
- Maybe larger lots.
- Moving forward.
- My interest is keeping it as valuable farmland.
- My interest is to see it stay farmland, stop destroying the agricultural land in the Country.
- New beginnings, opportunity to live in a smaller, growing community with close proximity to larger urban centres.
- New design of community not depending on car to get around. Walk, bike and ski :)
- New growth area. Concerned about losing good farmland.
- New lots to build a house on. Hopefully with larger lot sizes!
- Next area of growth for the county, that can avoid the randomness of the multitude of small subdivisions scattered throughout the county.
- Not much.
- Not much. It was a poorly debated and uneducated decision made by this council with no regard for sustainability, growth, and resource protection.
- Nothing at all. Should remain family farm areas.
- Nothing it should be left as peaceful countryside.

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- Nothing! I think it is a horrible idea! Not only will there be huge costs to the county, our taxes will go up substantially! Also, with all the infrastructure that will have to be done for overpasses and major highway upgrade. It is a ridiculous decision to move ahead on Bremner! It is only natural to move North or South! You do not join a city with a major highway running through it if you can!!!
- Nothing! It is some of the best farmland in Alberta and should not be developed for either residential or commercial use.
- Nothing, I dislike the idea.
- Nothing, I think it's a poorly thought out plan, the county should have gone with its other option!
- Nothing, I think it's wrong. You are destroying farmland and people's livelihood.
- Nothing, it is a travesty to destroy such good agricultural land. Build up Ardrossan or Colchester!
- Nothing, it was a bad decision.
- Nothing, terrible idea. Could you not build on prime agricultural land?
- Nothing, there is too much development at this time, there is high vacancy rates in Fort Saskatchewan and Sherwood Park. The Bremer area is good farm land and should not be built on.
- Nothing. I want it to remain agriculture land, but the community services, if I had to pick.
- Nothing. Don't build it.
- Nothing. It will take away my beautiful farm and home.
- Nothing. Terrible plan.
- Nothing....wasting good farmland to build more business that won't be able to stay open. Sherwood Park is big enough...leave it alone and quit building. Soon there will be no land left.
- Number one soil to provide food for the growing population.
- Obviously, Sherwood Park is running out of places to grow; it makes good sense to develop the Bremner area, glad it was chosen over Colchester which is a much more environmentally sensitive location.
- Opportunity to build up, create Alberta's best new downtown with cutting edge architecture and design. Maintain Bremner house and convert into a living cultural facility open to tourists and the public.
- Overall growth of Sherwood Park.
- People, Transportation, Community services, Urban design.
- Possibly having an independent business opportunity. I sincerely hope that there are minimal big box corporations in Bremner as I believe it has destroyed the nice feel of Sherwood park.
- Potential place for retirement home
- Potentially larger lot sizes....
- Preserving and protecting farmland and my home from ill-advised, unnecessary, expensive, and irresponsible urban sprawl.

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- Preserving our valuable agricultural land, and ensuring that development occurs in the most suitable area.
- Preserving the agriculture aspect. Bremner should never have been zoned for residential. Very poor plan.
- Real estate housing prices.
- Recycle.
- Residential planning and community facilities.
- Seeing Strathcona County develop living spaces that are people, service, environmentally friendly.
- Senior citizens are trying to stay in our homes longer. But can we afford these big houses? NO. I presently live in Jubilee Landing and I am at the mercy of the management company raising rates on the lots. I will never be able to retire at these rates keep going up. What I and I sure many other seniors would like to see is a community of tiny lots where we can own the lot, put on a small dwelling and still have room to have a small yard to garden. A perfect example of this is Dorchester Ranch where people purchase the land and are able to put on a Park Model mobile home. Today with so much focus on tiny homes where people are mortgage free, this is the type of community that is essential to help seniors stay in their homes and live a healthy, independent life. The county is far too focused on building these big expensive homes and we just can't afford or want that. I hope the County will give serious consideration to seniors and this type of beautiful community.
- Some of the richest farming land in the world is around Edmonton and in Strathcona County. We are building on it and I think we have to be smart about doing that if we want to eat in a few decades. I'm not sure Bremner development is a good idea.
- Taking topsoil of the highest and rarest quality to be graded and lost forever for housing developments. Additionally, this land has been classified and approved as such for years. This direction is a betrayal of common sense as well as ethics.
- That it is farmland and should remain so.
- That for some reason it is going to be built on prime agricultural land rather than land that isn't good for crops. And, also, it's farther away from Sherwood park.
- That it appears that the development is being designed to be a 'full' community, with more than just residential and some shopping. I like the idea that there is a business community proposed as well. Let's provide good jobs (not just low paying retail and service).
- That it is exceptional agricultural farm country and should not ever be turned into a town site. Its value as is, far and away exceeds the quick wins for the county and developers.
- That it shouldn't be developed.

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- That it will be taking up farmland. I'll be sure the names of the council members who voted for this are very clear to those that oppose this decision, which seems to be many.
- That Strathcona County would develop a beautiful area when there is another area that wants the development. It's a shame the county can ruin beauty for a few bucks... Money can't buy the beauty. Those that voted in favour of that sight should be ashamed that they don't value beauty, it will become crammed with homes no yards families will have to spend time together elsewhere because the homes are too close together and no yards to spend time together in. It is about the dollar value and family time has no value to those who voted in favour of this site.
- That you're developing on prime agriculture land.
- The ability to create a complete and more sustainable community than Sherwood Park.
- The ability to start from scratch and truly plan an environmentally-friendly, community-building city.
- The agriculture impact.
- The amount of viable farm land being taken over for growth.
- The area it is being created in as it is very multifaceted.
- The cost which will burden present and future generations. The developer bias that was at work during the decision-making process.
- The expansion and the business opportunities.
- The expansion of Sherwood Park done in a smart manner.
- The fact that Sherwood Park has not been developed in a smart way but the county now thinks they can start over with Bremner? Have you driven through some residential areas lately? They have built condos and duplexes everywhere and not even planned enough parking spaces - how "smart" is that? I almost get into an accident driving to my house, which I pay a lot of money and taxes for, each and every day! I wouldn't doubt if a fire truck could even fit through these neighbourhoods if they tried - why don't you spend more money monitoring the existing growth and the hazards it is causing rather than trying to squeeze more people into the area, I can rarely even drive 70km on Baseline now for the amount of traffic. This plan for growth is ridiculous and you will ruin everything we all loved about Sherwood Park.
- The fact that it is prime agricultural farmland and that the council voted to develop it anyway. I am extremely disappointed with the short-term thinking exhibited by the county officials.
- The fact that the best farm land within the County of Strathcona is being wasted on urban sprawl, when in fact there are areas in the county that have less than adequate soil for farming that could be used to grow our urban areas!
- The farm land being left alone.
- The farmland that is second to none in the Capital region. The history of homesteaders that still live there.

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- The farmland, which should be preserved rather than destroyed.
- The farmland. Do not develop here!
- The fertile soil that is being wasted for urban development. Disgusting.
- The growth of our town.
- The growth of Sherwood Park and expansion of our community.
- The idea of something a little different. Not just a cookie cutter community.
- The medium to low density housing, having things close by and being near Sherwood Park
- The opportunity for an intelligently designed population centre that is liveable and doesn't require commuting into Edmonton for work.
- The opportunity to build more homes. As a home builder we are running out of land/developments to build. We wanted Colchester to be the next growth node however, we will support the new area.
- The possibilities, it could be a walk-able community, environmentally sustainable and be a model for new communities across North America. Or it can be another cookie cutter growth node.
- The possibility of a completely new design aspect of Sherwood Park. An opportunity to branch out of the 'mold'.
- The possibility of affordable housing.
- The proposed development area is 3/4 of a mile from my home. The current state of information does not provide any detail on land use areas inside the Brenner boundaries and thus the information is of little use in terms of understanding how this will affect me. All that is currently available is some conceptual fluff.
- The sheer expense.
- The types of community services that could be offered. And the expansion of the Sherwood park area.
- The valuable farmland that's being destroyed
- There seem to be complaints about developing Bremner from the same tired voice (ie. [REDACTED]). As a long-time Bremner resident I want to speak up and voice my support for developing Bremner.
- To see how it is actually carried out. Talk is cheap.
- Transportation.
- Urban city close to where I currently live.
- Urban design, Infrastructure.
- Urban design and the environment.
- Urban design, transportation-bike paths, trails. Infrastructure, pools, arenas, schools
- Urban design, why will it be different than Sherwood Park. Community Services, what will it offer that Sherwood Park doesn't already have? Infrastructure, will Sherwood Park/Bremner turn into a "highway town"
- Urban design with lots of green space
- Urban development built on a farming land. Trying to understand the need for this.
- Valuable farmland is being destroyed

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- We are Fort Saskatchewan residents and the idea of Bremner is intriguing. We do a lot of shopping in the Sherwood Park area already and access to closer community services would be welcomed. I could see some fort residents moving to Bremner as well.
- We disagree with the choice of Bremner for the location therefore have no interest in it other than moving the expansion to the Colchester area.
- What businesses and services this can attract to Strathcona County, and how it will affect the surrounding rural and urban communities (positive and negative).
- What interests me is that it is prime soil for farming and should not be used for residential/commercial expansion.
- What interests me is that it is prime farmland. I would hate to see it developed. We need to preserve what we can to grow local crops.
- What it brings to the county for my family.
- Whether or not there is sufficient tax base in the county to support the services, and whether it will enhance life for those already residing in the area.
- Why Bremner? Consultation not taken seriously.
- Why developers are seemingly getting a ridiculously good deal investing in this area on the backs of county residents. Why are we taking over top grade soil areas when Colchester could have been an option that does not have the same sort of soil quality.
- Why the county is expanding NE instead of SE?
- Why the county would go against all logic and chose to destroy so of Alberta's best farm land.
- Why this council is fixated on developing good farm land that is further out, more expensive to service when better alternatives exist.
- Absolutely nothing, waste of good farm land.
- Brand new
- Deciphering what the need for it is
- I don't like it, it's bad
- Innovative approach
- New
- Nothing
- The architecture, in the pictures it looks more European or classic development which is much more visual appealing then the modern designs being built these days.
- The farm land that we need being turned into housing.
- The prime agricultural land.
- Time frame, limits, Impacts on neighboring property and traffic, policing.

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What do you think about transportation choice?

Open House Responses:

- wait and see
- did not see any choices
- Rapid mass transit to Sherwood Park & Edmonton & Heartland
- I didn't notice anything about it but I hope there is a decent public transportation /LRT to Edmonton and Sherwood Park proper
- Good, but requires more
- I need multiple, safe choices for short distances within the community and to connect to the Edmonton metropolitan area and EIA
- transportation options provide better opportunities for more people. More people will choose to live in this area if there is good access
- love it
- Sherwood Park missed a big opportunity for LRT
- it depends on whose ox is gored. This is a zero-sum game
- enticing, effective, convenient public transit
- agree
- too early to decide
- bike and walking trails are great. Public transit seems wasteful (\$tax wise)
- Like separate bike trails to encourage long distance bikers and families to use. Will it connect to Rundel park and city system?
- Transportation infrastructure, maintenance and operating costs will always be a money pit in suburban, sprawl areas; making an urban area walkable in the County won't get much support in winter
- Not entirely realistic. Weather makes many choices unrealistic for much of the year. It's ironic that I can't ride my bike on the roads now due to gravel and pot holes, but there'll be money for amazing choices in the future?
- As good as any!
- Planning Knows Best!

Online Survey Responses:

- Creating a wide spread bike system for a winter climate makes limited sense to me.
- 100% agree need to support people getting outside and being mobile without always driving.
- A joke
- A safer choice for people on bikes is a better option. Keeping bikes off of the main roads will keep drivers sane.
- Awesome.
- Absolutely! Safety for pedestrians and cyclists is very important and will encourage greater use.
- Accessibility to Highway 16 and Highway 21.
- Active transportation is key, lots of trails that tie into sidewalks. Should also think about other forms of transportation with wheels like skateboards, strollers, roller blades, etc.

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- Again, the county is concerned about our transportation choices but no concern how our food gets here. We can be very green if more food is produced locally and not food that has to be transported from the other side of the world. Yes, using transit and walking when feasible are good choices but we have to look at the bigger picture. Companies importing food that can easily be grown locally leave a huge footprint.
- Again, if you don't do this, then transportation is not a concern
- Against this entire project
- Agree.
- Anyway, you try to spin it - it is urban sprawl. This hasn't been well thought out.
- Apply it to Sherwood Park itself first.
- As someone living in rural Strathcona County I have no transportation choice, unless you are suggesting I should walk/cycle the 27km to Sherwood Park rather than drive. Why are you not looking at investing the expansion of Edmonton's LRT into Strathcona County?
- Ask when it's somewhere else other than Bremner
- Based on my previous response, I'd like to see biking/walking trials in this tiny home community. Personally, I am too afraid to ride my bike on the road and trails (as we have in the Park) would be preferable.
- Bike lanes are expensive and we don't have anywhere near the density or weather for full utilization to offset the cost. Trendy but useless.
- Bike lanes are fine as long as there is an acknowledgment that we live in a winter climate and the majority of people will not bike in the winter, nor will families with multiple small children which is a huge part of our population.
- Bike lanes are needed.
- Bikers should not be allowed on the road. They don't follow driving laws, nor pedestrian laws and it is dangerous for bikers and drivers.
- Bus is good.
- Buses are ok; walking/biking/biking paths are ok; in Sherwood Park. Bremner is a farming agricultural area and should be kept as such.
- Busing should be available for people that want to use it as a means of transportation.
- Bussing, bikes.
- Choice is critical and is closely linked to design. If a community is well designed with an emphasis on walk-ability and access then we have choice. Currently Sherwood Park is not walk-able because things are spread out, and no matter how many sidewalks or walking trails you add, nothing will change that.
- Choice is good but we live in an area where cars/trucks are needed and more in a demand than bicycles or walking paths. I wouldn't be cycling or walking to Town Hall from this area. Would still need a vehicle to do a Costco trip.
- Colchester was the obvious choice for growth in terms of transportation - it is bordered by major corridors.

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- Complete communities should have a full range of transportation options and be integrated with land use in such a way as to reduce our dependence on the single occupant vehicle movements we currently experience in Sherwood Park. We should also restrict commercial land uses from having drive-thru and create more opportunities for pedestrians and public open spaces
- Developing this area will cause more congestion on our highways.
- Don't think bikes need to have bike lanes on roads. They can share with pedestrians.
- Don't build....don't need more stuff crammed into Sherwood Park. Busy enough as it is.
- Early designs and planning that incorporate walking/biking trails, bike lanes, bus lanes, etc. are very important and should be utilized at the early development stages!
- Elderly and physically impaired people need easy access from street to destination (store, doctor etc.), not a big wide bike lane blocking the way.
- Extremely important. Far better to incorporate public transit, cycling & pedestrian walkways at the initial infrastructure development.
- Good.
- Good balance between vehicles and biking/walking.
- Great.
- Great concept! If transit is efficient, convenient, and affordable, people will use it. Also, walkable communities.
- Great idea.
- Having access for all types of transportation.
- Having previously lived in downtown, I do think having bike lanes is great, however, the size should not have to be huge as they will not be used over the winter. Accessibility from any developed area into central areas and Edmonton is important.
- I agree having nice paths for family uses! Does increase activity level of whole family, decreasing health risks associated with our low activity levels.
- I agree that separate bike lanes and encouraging smarter/environmentally friendly methods of transportation is the way to go. Again, just not in the Bremner area.
- I believe it's important. People need options and choices.
- I bike for fun and activity.
- I completely agree that cars, pedestrians, and bikes should have separate and distinct corridors to travel on. During the winter months, there will be far less people biking and walking. Care must be taken that "transportation choice" does not mean undersized roads all year and unused bike and pedestrian paths 6 months of the year.
- I don't think full transit is a viable option in such a geographically spread out community. Even in Sherwood park, busses run empty 90% of the

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time. I am in favour of multi-use trails and wide sidewalks that encourage bicycle/pedestrian uses, and keeps them off narrow roadways.

- feel you do not have enough bike and walking paths within the county. I live in an area which has been fighting for it for a while so I don't assume your transportation choices reflect that you are striving for this. I've also see your transportation choices for areas which also reflect poor research and poor staffing choices. I don't believe you actually are doing what you boast.
- I know that we do not have it. I know that it is expensive and not very feasible in a rural setting.
- I like it, it's a good mix
- I like the idea of being able to ride bikes anywhere. What about a bike share program like some cities do?
- I like the separation of bikes from cars.
- I like this idea very much.
- I think bike/walking accessibility is important
- I think bike/walking paths that are very important. They allow people to be active and choose an alternative to driving everywhere.
- I think creating a more walkable community would be brilliant. The current Sherwood Park model is meh. To live a walkable lifestyle in Sherwood Park, it is a 'commitment'. Creating large 'communities' i.e. Lakeland ridge, Davidson creek, etc. with no amenities reasonably close is 'old school' so to speak.
- I think increased high density urban development focused on walkable communities...walking being the prominent form of transportation... makes more senses than a new urban centre in a farmers field. Transportation shouldn't be a justification for making new urban centres in the middle of nowhere. That's just urban sprawl taking up valuable farmland.
- I think it is a great idea. I'm looking forward to seeing what strategies are implemented.
- I think it is over built to accommodate the vocal minority.
- I think it is vital to begin thinking about communities with more intra-connectedness between transportation options other than vehicles. They should be walkable, with amenities in a short walking distance, and infrastructure in place that not only makes cycling safe, but enjoyable. If the infrastructure exists, people will use it.
- I think it would work as long as it's set up in a more European style rather than subdivisions like Sherwood park.
- I think it's a great idea within already developed areas in Strathcona County.
- I think it's a great option.
- I think it's crucial to have excellent transit, which means setting up the city in a linear way, rather than the craziness of the suburban neighbourhoods. A linear format also allows for more people to bike and walk.

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- I think planning for bike trails throughout as is already the practice in Sherwood park is a good way to reduce our carbon footprint as a community. Also, ensuring Strathcona transit buses have access and routes to service the area.
- I think they are a great idea if everyone is given an option on how they get around.
- I think transportation choice is important. I also believe that pursuing mass transit into Edmonton is important.
- I think we need to also think about winter and snow removal because there are issues with current arterial roads. Some places don't have any area for snow removal
- I think we need to keep in mind populations and climate before going crazy on bike lanes, however, choices are nice and offering public transportation is a necessity.
- I think we rely on cars to get around, especially in the winter. Keep that in mind but it would be nice to link bike strategy with rural Strathcona County, specifically to Wye Road.
- I think you're creating a mess.
- I wonder how high density and separating walking, biking, and cars is feasible.
- I would appreciate design that encourages walking and makes streets and communities safer for pedestrians.
- I'm not yet convinced. Edmonton's efforts are a long way from being generally acceptable.
- If this development must be, I would suggest to a radical decision and leave all transportation other than public or pedestrian or bicycles out of the equation! Be radical, think outside of the box! You are removing superb agricultural land from its best use; don't replace it with development that will impact the environment negatively!
- If you're going through with it, focus on creating car-free areas that have residential, commercial, and public infrastructure all planned to be primarily accessible by foot/bike.
- Important.
- Important to have safe places to walk and cycle as well as ability to get where one needs to go.
- In favor of it.
- It doesn't work downtown Edmonton and I doubt it will work here, bottlenecks traffic.
- It is good if done correctly.
- It is great.
- It seems a good idea, yet this node is far away from other high density areas so the connections will be expensive.
- It would be great to have back alleys. One major road going North and South and East and West.

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- It would be nice to improve the environment however having more cyclist's causes a large distraction to drivers.
- It's a good idea to plan for this in advance; it's much more difficult and expensive to retrofit. Inter-connecting multi-use trails encourage bike travel. Sherwood Park's are good but there are many gaps where the trails do not connect with one another.
- It's a neat idea but a lot of wasted space in the winter for bike lanes
- It's different than most North American models. Dedicated bike zones (pictured above) don't make much sense in Alberta due to weather. Narrow streets are claustrophobic, if practical.
- It's good, for an urban setting.
- It's important. We are too car centred. I use the bus and appreciate that in my location I can walk to Emerald Hills or Superstore.
- It's the suburbs. People are still going to use their vehicles. Riding a bike here is very dangerous due to the poor drivers here. No way would I commute on a bike here.
- Keep bike paths separate from the main roads.
- Keep bikes and pedestrians off roadways.
- Keep it as farmland.
- Leave it as the amazing farmland it is and do this development in Colchester instead!
- LRT to the hamlet.
- Leave Bremner alone.
- Like the Dutch style bicycle lanes.
- Look to Europe for examples of good working public transportation.
- Love bike paths!
- Love it. Less about getting into our big noisy trucks.
- Make sure there is adequate parking. Bike lanes not next to vehicle traffic.
- Makes sense.
- Mass transit options are essential.
- More active living is healthier.
- More bike paths and bus routes.
- More of the same bad choices, nasty people making decisions.
- More options the better.
- More walking only streets.
- Must have lots of biking trails that are convenient for getting to and from all services.
- Necessary to reduce our carbon footprint.
- Need to do this in Sherwood park first.
- Needs to be planned with the future in mind.
- No comment.
- No in our county bicycle riders think they own the road and give dirty looks when passing. Sherwood park should expand to the east instead of the Bremerton area.
- No need in the suburbs. Biking is mainly for leisure or youth in most areas.

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- No.
- Not sure.
- Ok. But vague. If you are thinking green you need to think rapid transit links to Edmonton since that will continue to be the major employment location.
- Our developments need to move beyond the vehicle-centric approach prevalent elsewhere.
- Paths and trails to ride bikes, rollerblade, run.
- Perhaps focus on improving the transportation choices in Sherwood Park, rather than destroying the Bremner area.
- Permanent bike lanes are smart but remember, they will only be used by the vast majority from May till Oct (which is less than half the year). Please don't be blind to the fact that we live in a cold climate and cannot compare our urban designs to 98% of other communities in the world. Bike paths to Sherwood park should be considered a must have. In fact, spending more on bike paths throughout Strathcona County into the rural and acreage areas should be considered.
- Physical activity is important. I'm concerned about creating bike lanes...especially around the circles...which are driven so poorly and dangerously now.
- Providing opportunity for walking/biking for daily needs not only helps with daily physical activity but also provides for a sense of community. You walk by residences and have the opportunity to chat with your neighbors and other community members.
- Reduce reliance on automobiles.
- Reduces suburban sprawl. More involved community with foot traffic.
- Ridiculous as the County already has too many empty bus driving around.
- Roads need to be upgraded regardless of Bremner development. Would rather see Colchester developed.
- Roadways should be built with expansion in mind so we stop this never ending "lane adding" we do to every road every year. A more affordable bus system would also promote public transportation
- Separating cars and bikes. Way too many close calls with bicycles on the road.
- Street with no cars or limited i.e. walking areas where cars have lowest priority. So walks, and bike.
- The Park seems to have adequate transportation choices now.
- The idea is all fine and wonderful, but you are crossing major highways to get to Sherwood park! Move north or south, and you don't have to worry about any of that!!!
- There is only access from highway 16. It has poor choice of placement.
- There should be options for all forms of transportation that are safe and efficient.
- Think it is only for the minority, won't work for the majority.
- This is all fine and I agree with this.

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- Totally agree...it's what's needed in the community. I support it 100% and would like to see this idea incorporated throughout the County.
- Transit system, bike paths, walking paths are very important. Being a hamlet with require travel by car for anyone coming to this community so parking is also important.
- Transport the whole project somewhere else.
- Transportation choice is great, but you aren't explaining the concept for the area, or how it will integrate into the rest of the county. I also have serious doubts about the way public transportation is currently handled in Strathcona County-- as a daily public transportation user.
- Transportation choice is important and definitely requires consideration.
- Unless it is a warm thing like a c train, it won't work in Alberta.
- Use horses.
- Very important -- not just for Bremner. I hope to see Bremner designed to not favour the car and to see Sherwood Park to be modified to not favour the car.
- Walkable community.
- Walking paths and bike lanes are vital.
- We don't have a lot of choice currently where we live so having options would be a welcome change.
- We need to reduce our automobile footprint, having better designed communities where services are walkable is needed.
- Where are the residents going to work and how are they going to get there?
- Why develop a Bremner when closer in options are available.
- Why would we build further from the city core when Colchester is at the intersection of Edmonton 2 largest roadways? Whitemud and Henday. Any transportation from Bremner will have a higher cost and more environmental impact.
- Why would you place bike trails in middle of nowhere or industrial areas??? So u can drive to the bike trail???
- With Albertan winters bike lanes cater to only a few while negatively impacting the large volume of people who use cars or the bus (the recent introduction of bike lanes in Edmonton has resulted in lost transit stops)
- With regular and easy use of public transportation and bike lanes residents can utilize this method.
- Would be nice to have lots of walking and biking paths. Currently new developments do not have enough focus on this.
- Yes, these are all important.
- Yes, as an entirely new population centre, this should have transportation choice built in everywhere from the beginning. This means laying out all zones so that they are reasonably reachable by everything from bikes to vehicles.
- Yes, more walking, biking paths... how can they be kept snow and ice free in winter? What are transit streets?

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- Yes. Cars will always be used. They need to have better free flow into and out of areas. Main roads that move cars without start stop by untimed light patterns. Places for walking and biking to encourage short distance commutes.
- You need to create wider roadways with more vehicular parking spaces for the amount of people designed to live in one area. People still need to park their second and third vehicles somewhere and would like to have parking available for when people visit families in the area.
- You're increasing traffic on already congested roadways. Our 'hamlet' is not bike friendly on major routes and our climate isn't conducive many months to bike travel.
- access in all areas is crucial
- it's good
- It's up to the individual. shopping in Sherwood Park is not bus friendly
- it's a good idea but in our climate, that would only allow those walking biking lanes to be used less than half of the year
- no comment
- our current system with our current footprint is lacking desirability. Trying to take a bus around Strathcona County outside of peak hours is laughable, unless councillors will seriously tell me they use dial-a-bus.
- promotes healthy living & green transportation
- we live in a northern climate and are somewhat limited in our choices for transportation - thinking that bike lanes will solve issues is naive and not serving the county residents well.
- what about winter? will parking be as dismal as Edmonton? will transit reach out into surrounding rural areas? will the county be upgrading surrounding rural areas for water, internet access? will electrical charging stations be part of the travel planning? will free flow traffic movement be part of idling reduction? will school areas have designated drop off areas? will solar PV and wind power generation be spread out on public buildings to the extent of positive generation
- you are taking good soil and putting in cement

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What do you think about mixed use development?

Open House Responses:

- if it meets the requirement of Edmonton Board
- good idea
- Until "mixed" is defined - I'll hold on this one
- I like the idea - might be a pipe dream. So often it ends up looking live every other development in every other small city!
- Good, all communities need more of this type of development
- I like the idea of residences over commercial spaces. Close to a person's job or business without the commute.
- Mixed uses to me allows for more alternate services in more areas rather than having 1 or 2 modes of services and all the traffic to get to the 1 or 2 nodes. Spread it out ...
- great
- more residential, less industrial
- ok
- a good idea if implemented well and delivers beneficial objectives
- in favour
- I'm interested in complete community design
- agree
- good
- I like it
- makes sense
- Good for Colchester. An interesting concept, but not on prime farm land please.
- O.K.

Online Survey Responses:

- good idea
- Good
- Good idea
- A fine idea in the right place - that place is not Bremner.
- A great idea
- A nice idea, but currently this only happens in Sherwood Park, so as a rural resident it is not part of my daily life. I would love it if there were more services closer to the rest of Strathcona County's rural residents.
- A very very poor idea. Designers cannot control the types of business that will come into an area. This will not develop Bremner into the type of community Sherwood Park is. I strongly feel (and I cannot understate this enough), city planners should live in the community they work for. This is mixed use looks like an idea someone is forcing on the general public. Again, this is a very very poor idea.
- Awesome
- Again, back alley parking lots. No front parking
- Again, if somewhere else we may have an opinion
- Again, no. How about we keep the land the way it is so we can feed future generations.

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- Against this entire project
- Agree with the concept.
- Agree.
- Agreed
- Agreed, it makes sense to have residential and services in close proximity.
- As a concept this is ok but not at all unique to any normal city development.
- As long as winter snow removal is easy to maintain the service level it's fine
- Awesome I have seen other communities have markets right next door the daily living accommodations it fantastic to work come home walk to market go home and cook and not drive again until you have to work again. But don't cheap out and cut cost on this as it is a huge asset in the long run
- Bremner should require more nodes developments with mixed use opportunities such as Centre in the Park. Bremner should move away from the conventional suburban shopping centre and restrict such centres to mixed use developments. In long established cities shopping centres built in the 1950's are now being redeveloped to mixed use developments. Bremner should avoid the mistakes of the past and require mixed use developments using density insensitive from the beginning.
- Brilliant!
- Build a farming community. The land is prime for it.
- Creates a sense of community which translates into sustainability as people will stay in the community to raise families, etc. Also ensure sustainable business community and thus local employment - people are more likely to shop and spend time locally.
- Do it like Europe.
- Do not develop Bremner
- Does that mean not strip malls?
- Encourages shopping local
- Essential.
- Excellent
- Excellent idea
- Fine
- Fine if developed responsibly
- Fix or build up Ardrossan first!
- For Bremner, I don't.
- Goes with the walkable community
- Good choice
- Good for people without transportation. But has to be well planned to avoid congestion
- Good idea - this should support higher density - the environmentally friendly approach we need to move toward.
- Good idea, however I do not think of this as critical to Bremner. I tend to associate mixed use as small town or big city downtown concern.

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- Good on paper, but in reality useless. People shop where it is economically feasible. That does not mean the local general store as they cannot match the prices of big box stores.
- Good to have residential and commercial in close proximity
- Good. But that's what you said about Centre in the Park.... that's been a huge failure
- Great and this falls in line with walking or biking to these types of services
- Great idea
- Great idea but again minimize the corporations and promote small business ventures
- Great idea but almost always driven by the developers and exclusively for the use of urban residents
- Great idea but where is the "work" going to be?
- Great idea for Whyte Avenue in Edmonton, or certain streets in Downtown Edmonton. City in the Park prove it does not work and people will not pay for it. The other failed attempt in the development on Wye Road around the Rona development from Katz Group.
- Great idea, as long as it is ascetically pleasing and doesn't look like a strip mall.
- Great idea, this is the correct direction.
- Great idea. I currently live behind a Sobeys and it gets a lot of my grocery business because I can easily walk there! I also appreciate the Tim Hortons in the parking lot. ;)
- Great idea. Makes it multi purpose
- Great!
- Great. We live in Aspen trails and it is nice to have everything close
- Grow wheat, canola, peas, barely, and lentils
- How about a mixed use "downtown" for Sherwood Park itself?
- How about just agricultural-use and no development?
- I agree one should support local business. And services should be available close by
- I agree with mixed use, just not in the Bremner area.
- I agree with that. Sherwood park has been growing in a way that has limited the amount of times I need to go into the city for shopping or entertainment. Still room for improvement
- I agree, also having more spaces for family use (i.e. spray parks, picnic areas) but also being close and easily accessed by bike paths will encourage people to get out and walk!
- I agree.
- I do most of my shopping and I use local services
- I don't believe Bremner should be developed
- I don't like it. Should remain as farm land.
- I feel transportation to Bremerton area is definitely going to be a huge problem as there are two highways that must be crossed to connect the

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Bremerton area to Sherwood park! The cost alone results in making Bremerton not feasible

- I firmly believe that this should remain agricultural, but if that is not to be then be as environmentally conscious as possible and develop accordingly!
- I fully agree with residents being able to access essential purchases (grocery, gas) in their own little community. I fully disagree with Sherwood Park's new model of mixing apartments and lower housing in with higher end homes.
- I like it!
- I like it because it has a small community feel to it. It is also nice to shop local and not have to travel to big city.
- I like it.
- I like it. It will encourage a greater sense of community.
- I like it. Brings different people and organizations together to work, live and develop a community that is strong.
- I like the fact you can get your shopping done without having to drive all over the place.
- I like this model, as opposed to lifeless industrial areas we now have. The only concern would be the noise and vandalism if bars were included.
- I like to keep everything in the community, but I think it is better to keep residential and retail segregated
- I love the idea, but Colchester would've made a lot more sense than Bremner. Not as good farmland.
- I prefer non-mixed development, where businesses and services are away from each other
- I prefer residential areas be kept separate from business areas especially bars and restaurants. Small strip malls are o.k.
- I support mixed development
- I think it means we move away from traditional zoning. There should be stores on the same street as homes to better allow people to access these amenities without always getting into their vehicle
- I think it's essential.
- I think it's great to have closer access to more services and stores.
- I think it's great.
- I think the concept is great. But in the areas in the Park there are issues with parking...there are not enough stalls for the businesses in these areas. And so congestion trickles on to side streets
- I think this is a great idea. Sort of a reflection of the Centre in the Park area.
- I think this should become the standard as it caters more to the walkability of a community along with utilizing space more effectively
- I think you have enough and are being very short sighted

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- If planning studies based on the greater Alberta, Canada and North American model have been studied and implemented then I am good with it.
- If well planned and implemented but how do we make that happened?
- Important
- In favor of it.
- Is that not what we have now in Sherwood Park??
- Isn't that what Sherwood Park was supposed to have? A strip mall and Tim Hortons on every corner? Just makes for congestion and overkill.
- It can keep a community tightly knit, and allows opportunities for small businesses
- It depends on what services are being proposed. Services that contribute personal benefits - without excess noise, pollution - etc. might be acceptable. Garage repairs, arenas, large sport areas, 'musical' locations, car racing, warehouses, slaughter houses etc. are not under any circumstances.
- It is a good idea. I would support it
- It makes sense if well done. Just not sure it's a good thing when that's such productive farmland.
- It makes sense
- It seems like a buzz word, not a reality based plan.
- It's a good idea
- It's a good idea. Maintains a sense of community.
- It's a great idea - again we need to follow through with this in Sherwood park first
- It's a great idea if well planned and designed.
- It's critical.
- It's vital in rural communities.
- It's a must, away with separating work, leisure, shopping, dining and living. All have to be integrated without the need for a car! Build compact! Create a social environment where people are happy to be and meet.
- Keep it as farmland
- Leave it as farmland, which grows crops which feeds the country!
- Like it
- Local businesses, especially non-chain businesses would be good to see.
- Love it! That is what will encourage a greater sense of community.
- Love it, makes it so people don't have to go to another side of town all the time
- Love this idea!
- Love this idea, I feel this is what is missing from Sherwood Park.
- Makes sense to me.
- Might segregate them from other communities. Will their children only attend school within their area, use only their parks? I'm sure outside communities won't be invited to their facilities.
- Mixed as in some acreages and farms. Leave Bremner alone.

Bremner Area Project

- Mixed development is essential. Having a grocery store so seniors can walk to pick up a few groceries would be important.
- Mixed developments is ok to attract business
- Mixed use development is again worth intense thought.
- Mixed use is a good idea.
- Mixed use is an awesome use of space
- Mixed use is ideal, but any of the newly developed areas in Strathcona County seem to not quite get this right. Will there be enough jobs, or efficient public transport to support this project in reality? Also, please listen to the community saying no to the development of Bremner.
- Necessary for community
- Need good areas similar to Whyte Ave.
- No comment
- Nothing when it's on top of beautiful rich farming land
- OK if I live near grocery etc. that I need but other businesses should be separate
- Pipe dream
- Please no refineries!
- Pretty hard to live off minimum wage and live, work, play in Strathcona County. You can't afford an apartment let alone a house here if you work in the retail/service industry.
- Really local business? Mixed use is only a nice way of saying you plan on cramming as many people into the development to make as much money as they can, and remind me how the people of the county will benefit? Oh yes the developers are the only ones to benefit.
- Seriously?
- Should allow those that live there to have everything they need
- Small businesses need places where people are encouraged to shop at home not drive. Old style apartments over stores, and garage apartments for seniors to be close to family
- Sound good in principle
- Sounds great in theory. I hope there's enough parking because biking or walking isn't an option for 5-7 months of the year and transit is too expensive for the inconvenience (and usually there isn't enough parking at the bus stations either)
- Sure if you like living on Whyte Ave... That is Great! I do not enjoy that atmosphere.
- That is what the city is for.
- That would be great if you actually followed through. But I haven't seen proof of this.
- The majority of big businesses already have places in Sherwood park and Edmonton. Why would the move to a small hamlet
- There is a taxi cab company running on main Blvd. This business in a residential area makes me say no way. It is a horrible idea

Bremner Area Project

- There is lack of support to promote and develop local business in this community. Why build another "services centre" filled with Starbucks, Tim Hortons, and big chain grocery stores. Will it be anything else?
- They will be doomed, as they won't be able to compete with Sherwood Park, and Edmonton
- This encourages interaction with workers, families, seniors and youth - giving a complete community feel.
- This is fine in theory, for a stand alone new community, but I think Strathcona County should not be in the business of creating new towns in the midst of the greater Edmonton metro area.
- This is good
- This is significant.
- This is something I think is lacking in Sherwood Park. My favorite Edmonton areas are 124th street and Whyte Ave.
- This should be the default type of development to create walkable and integrated communities.
- This should be the ideal that Sherwood Park and Edmonton should strive for. But it won't work in a brand new farmers field.
- This would appeal to me and create a more interesting place to live.
- Totally support this idea. Also plan senior's retirement facilities within walking distance of stores and services.
- Very important!
- Very nice to have
- Walking for your basic needs promotes health and social interactions as well as fosters a sense of community.
- We all lived this in prairie small towns. Makes a bunch of sense.
- We already have a mixed use area. Develop somewhere that already had a community base: Ardrossan, south Cooking Lake.
- We can already do that without this development
- We have enough in the park already
- What is a 'sense of place'? Gotta love the talking points. We have community identity now. We don't need your urban sprawl.
- Yes
- Yes please. This decreases the need for a vehicle, especially if there are careers located nearby. I wouldn't want to see parking at a premium (in availability or price) however.
- Yes to mixed use. Totally agree with sense of place and community identity. That's been lost recently. People are in a hurry to get to places. They hop in their car and away they go. I grew up on a farm but moved to north Edmonton and was actively involved in my community. The school was walking distance from home. My children could walk/bike. Many times 3-4 households of children/parent would walk together at the same time.
- Yes. Patios, living spaces above commercial

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- You are making the country lifestyle into an urban lifestyle, I think it is wrong
- cool
- excellent idea
- good
- ok
- okay
- security and parking needs to meet full capacity needs centralize co-generation would serve large controlled areas.
- you're talking about basically doubling the urban sprawl... this is the opposite of creating an area where you can work, shop, and meet daily needs. did anyone consider the idea of building some taller buildings in the existing Sherwood Park... up not out seems to be more environmentally friendly
- you're dreaming

Bremner Area Project

What do you think about higher densities?

Open House Responses:

- not a problem
- needed
- Good land use. Should be proximal to park and recreation lands
- I like it, as long as there is decent access to public transportation, schools, stores, restaurants, etc. And parks/green spaces.
- Great, build up instead of out
- As long as there are small parks, fountains in squares, outdoor patio cafes and safe walkways. I don't mind higher density
- the area is beautiful as it is now and I will be sad to see it get filled with a built environment versus a natural one now. But with the way Alberta is growing it is better to have a higher density to avoid the urban sprawl
- all for it
- prefer low to medium density
- depends. As long as buildings are <6-8 floors. No high rises
- yes. Can improve livability and improved diversity of services close at hand
- no concerns
- agree
- not personally for it
- beneficial in terms of having a central area for markets, parks, festivals
- High density requires plenty of green space/hiking trails/connections to rec complexes (Ardrossan and Millennium)
- Critically important. Start with Sherwood Park, and prevent urban sprawl onto highly productive farmland, as agreed to unanimously in the vote for the AMP.
- It's important, but should start in urban areas. What's the point if it's destroying class 1 soil? Bremner is by definition urban sprawl.
- Not in favour

Online Survey Responses:

- Yes
- We do not need high density we have so many apartment buildings in the park now that are vacant we have so many condos for sale we certainly do not need high density whatsoever we don't even actually need any more housing right now as we have so many on the market
- A community with access to many different needs, such as stores, services, churches, parks, schools brings more people together and strengthens the community.
- A necessary thing, especially with the needs of an aging population.
- Again - in the right place, a sound planning principle.
- Again, great idea. I love that in a community, where foot and bike traffic are emphasized.

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- Again, something like higher density is a must for modern good urban planning.
- Against this entire project
- Agree - however would caution against having too high density and poor design. I have seen some recently developed high density areas in Edmonton where streets are narrow and on top of that both sides are lined with cars turning the street into a parking lot. Need to plan for wider roads to accommodate the population density.
- Agree with Medium/high density
- Agree.
- Agree. Combined with mixed use and transportation choice only way to build modern community
- Also brings in lower income people and families for high density condos or apartments
- Also essential.
- Anything higher than it already is, is not acceptable.
- Ardrossan could use a little of this.
- As a small business, subsidized rent or some sort of other program to support small local businesses to be able to afford these spaces is necessary. Big companies like Starbucks or DQ will drive up the rental fees on these outlets and drive out the small local business you are striving for. Local eateries, small yoga chains, locally made boutiques would enrich the area but need the county's support.
- As long as there are some more affordable housing options. \$350k+ for a starter row home isn't really different than a bungalow house in the mature areas
- Building a 40,000 person community in that location is reckless and will certainly create a high debt for the county of Strathcona if not bankrupt. The population is under 100,000 people in Strathcona and we want to build it by 40% in an undesirable location? Sounds like the only benefactor here is the developers....
- Building up rather than urban sprawl is a great idea
- Definitely a more eco-friendly way to design a city. It makes way more sense than having huge lots with single-family homes. This kind of housing also encourages a sense of community because people are sharing spaces.
- Do not develop Bremner
- Do not support
- Do this in Sherwood Park or Colchester, not Bremner.
- Do we really have a choice? We never had one when you were planning it and contracting companies to build it
- Don't think it's relevant for a "suburb". In Edmonton it's fantastic. Don't build a city way out there and go high density. Who would move there?
- Fine in another area so that the least amount of farmland is used up.
- For it... need all different types of housing especially low cost. ..

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- Generally a good idea, however will likely be a tough sell to business & residential. Currently an under demand for high density and over supply of high density housing options in the greater Edmonton area.
- Good
- Good
- Good as long as it does not bring lower income higher problems to the community
- Good as long as they are not cheaply built and are tastefully done
- Good if it isn't just for older people like centre in the Park. Also need to work with housing plans that allow for pets - not just the tiny ones either.
- Good, if for affordable housing.
- Great idea but it won't work here. People like their big yards/acreages. The older residential areas should be left alone and plan for higher density in new developments.
- Greater congestion can create problems too. Dedicated pedestrian and bicycle corridors very important to achieve these goals.
- Hate It
- Horrendous!
- High density should be kept separate from single family. My senior parents need a home that isn't an old fogie room but they don't have much money
- High density to an extent, but an opportunity to have homes not on top of each other would be beneficial as well.
- Higher densities are a fact of life. A necessity. However I find it morally outrageous to create such density in an area that should be protected because of the quality of land. Bremner should not be part of future urban development!
- Higher densities are environmentally responsible and make the best use of land - I wholeheartedly support higher density.
- Higher densities are fine for those who want to live in a condo but many of us want to be able to have our yards and gardens. Condos don't satisfy the needs of all. You can put a lot of Park models with about a 3-4,000 square foot lot onto an acre.
- Higher densities better bring better fire codes
- Higher densities is great in areas that are not suited for agriculture
- Higher density can cause parking issues, emergency services issues, snow removal, etc...
- Higher density development seems to make sense.
- Higher density for the sake of just developing more density should be avoided. There are too many poor examples of poorly designed high density suburban developments that years later become higher crime neighbourhoods. Higher densities should be focused along main arterials, in nodal centres or urban villages, or adjacent to larger regional or community wide green spaces.

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- Higher density is essential in any future development. Sprawling acres that the county has supported should stop.
- Higher density is fine in the city, which includes Sherwood Park. In an agricultural area it is not possible.
- Higher density is good for business, and encourages customer spending.
- Higher density is the future since land is used more efficiently. High density should be encouraged.
- Higher density living can also pose problems. A blend is required.
- Higher density will significantly increase traffic on this side of Sherwood park, creating "rush hour" and greater need for emergency services. High density housing will not improve quality of life in this area.
- Horrible idea - as if it isn't dense enough already? Again, go drive through some of the residential areas already that don't have enough parking spaces for the amount of people you are trying to cram in.
- Housing and shops close proximity- good houses crammed into smaller areas- not good
- How about we build higher density housing on less productive land such as by Cooking Lake? That would be a much better idea.
- I agree with higher density developments, but not at the expense of the best farmland available.
- I am definitely in favour of higher density housing.
- I am in favour of them. It allows children to start their lives in the general area in which they were raised and it allows non-wealthy seniors to not have to move into a residence in the neighbouring city.
- I am not in favor of it, why do we need to keep bringing more people into the county, why can't we just be happy with what we have, More people brings more crime, is that what we want?
- I am strongly against higher density. The space that has been standard for many years is small enough. Edmonton's new density standards are a crime, and only serves to create excessive crowding, ghettos, and breakdown of society through crime and anger. I live in Sherwood Park, now - 18 years because I don't want to live under those conditions. We don't have to go that way; we have better community the way we have been going - let's protect it not destroy it.
- I believe this would be beneficial
- I can understand the need but not my ideal neighborhood
- I disagree with lot sizes for homes so small that there is no street parking or room to place recycle bins. Neighbors are living so close together it leads to friction between neighbours. Start creating specific whole areas where all the housing is higher density instead of compacting all new areas.
- I disagree with this.
- I don't agree with it as I don't agree Bremner should be developed.
- I don't believe this creates a better environment for the community. Since we are developing new areas, there should be more thought put in to

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leaving more space for all of the users in the area, not trying to cramp everything in to such tight areas.

- I don't care for large density as I feel it can increase crime in the area. I do like the perks of more shopping and restaurants choices being available to the public.
- I don't like high density. People living so close there is no sense of privacy. When neighbours don't get along they are forced to be close to each other which just causes more issues.
- I feel like this is trying to create a cramped city life. We moved out of a city and fell in love with Sherwood parks size. Growth is inevitable, but there is still alot of land space within already new communities in Sherwood Park. Why does Sherwood Park choose to expand so quickly? The whole draw to the town is that it's a smaller community outside of a large city. This is disappointing.
- I feel we have already become over populated and the more people we allow move into the community, the harder it will be on the environment.
- I hate the idea.
- I have mixed feelings about this. We should prevent the sprawl that Edmonton has. But we should also have places with like-density accommodations.
- I highly agree with higher density. Sherwood park lacks this.
- I like it
- I like it if there is demand for it. I would not move further away from the city core for higher density.
- I like the mix of high and lower densities. We need to avoid urban sprawl. Especially since the county cannot seem to do proper road and walkway management. I also would approve of higher rise apartments. The core by the mall should have had higher density and higher apartment buildings.
- I like the older neighborhood because the less density, I like a big yard for the dog. So not loving the high-density choice. Also have friends in new areas don't love they can hear everything both neighbors are doing.
- I live in the country for a reason. Quiet.
- I personally don't want to live in a high-density area, hence our move over 30 years ago away from Sherwood Park to rural Strathcona County.
- I prefer a less dense community
- I think condos are a joke to have in an agricultural area unless it is a work camp.
- I think higher density addresses the issue of space and cost. However, too much high density can also reduce property values and attract the wrong type of people. A mix of different densities would be my preference.
- I think higher density living is absolutely necessary to ensure sustainable growth of our community. Additionally, there are some really interesting ideas as to how to get households with various incomes to live alongside one another, and these should be researched for the community to be successful

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- I think it can work if done properly but right now when I think of higher density I think of low income and rental properties. That translates to higher crime (break ins etc.). We're seeing this in my current neighbourhood with the addition of apartment buildings within walking distance.
- I think it gives affordable housing to those who need it.
- I think it is a good thing for the reasons described above. I hope the amount of park and natural space increases to balance out the higher density houses
- I think it's a bad idea there will be way too much crime then
- I think people move to Sherwood Park to get away from higher densities.
- I think that the higher the density, the more potential environmental concern! My recommendation would be to keep the environmental footprint as low as possible!
- I think that this project is minimizing the uniqueness of the County. I love that you can be either in town, farmland, acreage etc. This project affects this great attribute of Strathcona County by over-increasing our urban setting
- I think the County has too much on their plate already. Maybe do something about the hospital...discuss with AHS and improve the quality of service available
- I think the variety of housing should still primarily be homes for sale rather than rental properties.
- I think there should be areas of the community designated for higher density and areas designated for low density. Don't mix the two.
- I think this is a taxpayer cash grab
- I totally disagree with high density communities. It creates a ghetto atmosphere and is completely unappealing. I've lived in high density communities and have found it to be isolating, uncaring and create high crime areas. I moved to Sherwood Park to get away from this.
- I understand why higher densities are necessary but placing large numbers of condo developments together (like those at the top of Sherwood Drive) is not a positive step for these areas. I am British and when they created high density, low cost housing developments in the UK they simply ended up with slums, where crime rates and social issues were higher and more concentrated. This is not a good solution for the affordable housing problem.
- I wouldn't ask us farmers who live away from the city for a reason!
- I'm ok with it. We need balance though. Not all high density.
- If proper road infrastructures are built before there is a problem I would be in favor.
- If that means we use up less land then yes let's be responsible and use less land.

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- If we are going to take farm land for urban growth it should be high density. It encourages services to be there and maximizes the use of county resources.
- Important
- In Bremner I don't think it is practical right away. I would wait to see how it develops
- Increased crime and compromised surroundings for those 'rural' areas. Outside of Edmonton requires gates on everything now. With this expansion we will have to post cameras everywhere.
- It creates more affordability and diversity options for people which is a good thing as long as a balance is maintained with environmental impact
- It evokes somewhat like European communities, good use of space.
- It is ok if the size and layout roads and intersections can handle the growth of traffic over time. Ex. It seems like some areas of Sherwood Park experience way more traffic than was originally designed for.
- It's beneficial for a community to have a mix of different types of homes, from a low price point to higher.
- It's the future. Walk-able communities like Vancouver have integrated mass transit networks but the high-density nature of the development allows for the necessary support for shops and other amenities close by.
- Its ok to a point, but you don't want to go overboard
- Keep higher densities in the city, if Bremner happens crime rates will increase
- Kinda think we have enough currently. While it would be ok to have them closer to the town centre, not so much on the outside of the town boundaries.
- Like
- Makes sense if higher density is focused around resources and services that already exist or are easy to provide. Bremner does neither.
- Makes sense, as long as there is sufficient parking and wide enough streets to accommodate increased population density.
- Maybe reduce the price on transit, or work on a metro pass with the City, and you'll see a higher ridership...this seems like a cart/horse idea that you're suggesting.
- Mixed opinion. As a home owner I want some space and privacy.
- More demand for this with divorces and such
- Needs to be a careful of mix of higher density areas with medium-low density.
- No opinion
- No. I don't want to have condo and apartment buildings all over. I want a country feel. That's why we moved here!
- Nope. Not in Bremner or Colchester.
- Not a big fan
- Not important to me

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- Obviously positives when considering greater tax base. However, building code is always a problem which puts a strain on emergency services and the positioning of trucks at these scenes not to mention the higher fire load and risk. I have lived in Sherwood Park all my life and would love to see some areas get slightly larger yards that don't fall into the ultra high end housing subdivisions like Balmoral Heights.
- Okay
- Only if roads are designed for higher densities as well. More roadside parking near homes. Wide enough for larger vehicles to feel comfortable in their neighborhoods
- Originally from Europe so used to smaller houses and density. Well done density (given the car ownership in Alberta) can be great. Palisades not well planned. We have RVs and large vehicles from the hotel parked everywhere on the street. Second and third cars are there so little left for visitors at Christmas or Easter. This needs to be taken into account in planning.
- People don't want high density unless it's very affordable, clean and not attractive to higher crime. Smaller affordable homes on smaller lots or very affordable apartments.
- People like space not too high.
- Perfect, much better use of resources.
- Poor choice.
- Sherwood Park was a nice quiet hamlet and we are losing that.
- High density housing should allow, for more open, common space like parks
- Some is ok
- Sounds good.
- Strathcona County use to be a county that strived on families they pride themselves on community and family, now it is about the dollar, families don't have room to spend time together in their own back yards because they don't have backyards. So much for putting families first, let's cram as many people as we can in a development that takes the beauty from our county.
- Strongly dislike. All of the higher density buildings in Sherwood Park have removed any natural areas that we had, and is overwhelming our infrastructure in regards to roads. It has become a pain to live in the Park.
- Support higher density, however, I would prefer to keep them more segregated. Also, don't allow developers to apply to change zoning to increase density in established residential neighbourhoods
- Terrible. Gets run down
- The affordability aspect and environmental benefits are awesome
- The only sustainable plans must involve much higher densities than current norms
- There is enough in the County.

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- They are great for sustainability and environmental impact but I would choose not to live in highly dense developments
- This is a terrible idea. Lots keep getting smaller and smaller and people closer. Children need space to run and play and be active in their own yards.
- This is important for preserving land.
- This is not the area to be building high density, I choose to live in Sherwood park for its smaller population and uncrowded areas.
- This question somewhat conflicts with previous one. You ask about mixing residential and business. Now you assume the mixture will take place. Why then are you asking my opinion!
- Traffic congestion, higher crime
- True, green higher density is a city of just mega block apartments, no single residential dwellings. Surround each mega block with a green belt. Build mass transit only from the start. So this plan statement is nice political lip service to the current ideas of sustainability without true commitment.
- Unsure
- Very very bad idea. This will not develop a community like Sherwood Park. This is going to turn into the next Abbottsfield mall area. Families would like back yards and park for their kids to play in. Where is everyone going store something as simple as a bike (3 kids + 2 adults = 5 bikes!) The more I complete this survey the more I think the planners and developers are out of touch. Where are people going to park their cars in cold weather? Are you creating underground parking for all these units (my guess is that this is not the plan)? In the new high density areas within Sherwood Park, I don't see adequate parks for residents to go for a walk and for kids to go play. Look at the new Salisbury development.
- We 100% support higher densities - this is the best way to efficiently use land; build up so we don't have to incur the costs associated with continually building outward.
- We don't need higher density. Leave the Hamlet and the County as it is!
- We have enough shops hotels and houses a few feet apart. Keep it as farmland.
- What? Last council meeting you said you didn't want higher density?
- Will this be a high-density ghost town like they make in china? Organic growth in existing locations is better at becoming high density mixed use places. You already have a population base.
- With 'new' multiple resident homes such as townhouse on top for a family and an apartment on the lower floor (not basement) you have security, connection and support for both. Close vicinity of retail and office space will encourage residents to walk or cycle.
- With mixed development comes mixed densities -- some much higher and some not so high. Can we give the residents sufficient park space, plazas etc. to mitigate the density?
- Works for some people. Less so for others.

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- Would rather have med density
- Wow, really. There is no sewer, power and limited access. Give you head a shake.
- Yes to higher density to make owning a first residence affordable.
- Yes town homes, retail loft condos, funky housing districts and world class architect store that considers innovation and the environment are key. Build high rises as well with rooftop patios, recreation areas and green roofs.
- Yes, this is all fine but I question the location where this development is to take place.
- Yes, yes, yes
- Yes.
- Yes. Also large green spaces
- above is all true...but living in such high-density areas is stressful
- dislike
- good idea
- good if it fits
- good in principle, but I am a senior and don't want any stairs, prefer ground level
- inner city. What does it mean higher density? High rise apartments?
- not a fan.
- prefer not to have them. We're full! The developers get richer and our tax base gets higher as more services are needed to support this ridiculous idea.
- security and parking for full capacity and transient traffic needs to be addressed. Co generation is ideal for this type of area
- take existing communities and revitalize. Where there's already a population
- you can do this anywhere

Bremner Area Project

What do you think about four season design?

Open House Responses:

- not sure yet
- might work
- sounds good - will it work here?
- If 4 season design includes tunnels underground and pedways everywhere, then I love it. :) We need indoor malls - box stores suck in the winter!!
- Love the concept
- I like the design to give people more opportunity to enjoy the seasons and the community.
- since we have a long winter season, I think it's important to consider and plan for inviting and vibrant spaces and useful spaces all year long and not just in summer
- Yes, let's celebrate winter too!
- It's Alberta, its always going to be 4 season. Nice catch phrase though!!
- what kind of question is this? We live in Alberta
- DUH!! Where is the property located?
- agree
- Great idea but not sure of practicality in Alberta
- more indoor spaces to get out of the cold? Not sure what this means
- our winters have to be considered in any development
- Winter is more than half of our year and -30 isn't conducive to shopping, etc. The little I saw about this didn't seem to address that reality - no big blowing snow in the community example.
- Fine if practical

Online Survey Responses:

- Good
- Good idea
- Good idea.
- Great
- Great idea
- Yes
- A big yes.
- A bit vague but the concept sounds good.
- A gamble.
- A great idea.
- A lofty theory - selling it to people who have struggled through a few Alberta winters may not be so simple.
- Again this is a logical way to proceed in development..... Just not in high quality land!!
- Again, Great idea. But on the North Side or South Side... would be a way more feasible idea!
- Again, talking points. Sounds good now. In 25 years those in charge will wonder what [REDACTED] you were thinking.
- Against this entire project

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- Agree, we have snow 5-6 months of the year, so we need to plan for it
- Agreed. Also requires better winter management for transportation and road clearing/sanding, which I have not seen.
- All cool ideas, but public services required to make them viable are too expensive.
- Also seems a waste of resources to be able to promote Strathcona County as a progressive place.
- As if you will follow through. Like centre in the park. It is not the vision it originally intended to be. It's been built on the cheap.
- As we are still in a "driver oriented" mindset in the greater Edmonton area, not as concerned about this. I consider that four season design is already managed properly in the County.
- At -20°C, people will consider walking 1 block. Most services will require people to drive. High density urban development sounds to me like Europe where people have to walk 5 or 10 minutes to retrieve their car. This does not sound like urban development from someone who actually grew up and lives in the Edmonton area.
- Awesome
- Canada has a cold climate. It would be logical to take that into consideration for any future planning.
- Definitely! Winter is a fact of life here.
- Don't know what it is
- Encourage parents to run jump play on equipment with their kids, cross country ski on bike path areas. Hockey, soccer, baseball, hula-hoop, in parks close and crescents without an island middle
- External strip malls with each store having a separate outside entrance are ridiculous in Sherwood Park. If they were enclosed Malls they would be used way more.
- Fantastic idea...provides a sense of community and gets people outdoors.
- Fine as long as snow removal is part of the design process. Need areas for the public works guys to push snow off the roads
- For it
- Given our climate, there should be four-season design built into every project.
- Good for everyone
- Good idea
- Good idea with our intense climate and winters.
- Good urban design and well designed public open spaces or gathering places help to create four season places. Bremner should include well designed large community gathering spaces that are linked to trail networks that encourage residents to walk, bike, even potentially skate to the gathering places. Four season places also require community programming to create both formal and informal activities.
- Good!

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- Great idea would like to see what this looks like. Isn't clear on the image sample provide in this question.
- Great idea.
- Great if it gets us out to enjoy winter
- Great! Promotion and designs including all of our seasons is a great idea. ...maybe a whole new neighbourhood isn't warranted to put those in place. Refurbishment also is a cool idea...
- Great.
- Have no idea what you mean
- Hilarious, we don't have 4 seasons.
- How about no.
- Huh
- I agree four seasons is important. Not biking however.
- I agree with this idea if it were implemented in already developed areas in Strathcona County but not Bremner area
- I am not really familiar with design ideas relating to this, but I'd love to use the opportunity to pilot projects in Strathcona County
- I am not sure what "adapted to our northern environment" means. I would need an example to comment.
- I don't feel this has been explained well enough to comment; concerned it is empty promises
- I don't know what this means really in practical terms but it is good not to ignore that it is frickin cold here way too long of the year. Everyone hibernates until spring. Don't see neighbours until then.
- I don't really understand what that means. What are the "design strategies that are adapted to our northern environment"?
- I don't understand what this is. Is there a ski hill in the middle of the community? Are the roads wider to accommodate a snow plow? Are sidewalks cleared of snow so they are walkable? Climate sensitive designs needs to be defined more clearly.
- I like it
- I like it but realistically, families with small children might not want to head out doors on cold winter days. Four season design might not be as readily used by certain groups so pumping a lot of money in winter whatever might not get the most bang for your buck. However, I would like to see a cool skating path in the winter where a family can skate a trail through trees. Just like hiking or walking a path in the summer.
- I like it. And it is about time.
- I like it. We should embrace all four seasons.
- I like it. Winters can get isolating.
- I like the idea but without examples it is hard to picture what that would be or look like for residents.
- I really don't understand the designation. We already have winter-adapted buildings to live in through the winter. I'm nor sure what the pictured boxes are supposed to be, but I don't see that kind of structure

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around homes. It would soon be run-down and cluttered shacks - for what purpose?

- I think it's a good idea but I can tell you if it's freezing and there is a ton of snow to move off my car before I can move it, I'm probably not going to be out there.
- I think this is a great idea
- I think this will make getting out in the winter much more enjoyable.
- I'm intrigued by this. We have seen spectacular failures in this area (south common) and four season coupled with transportation choice seems to be a challenge.
- If cost is not an object.
- If you're looking at ways to maximize the climate, leave it as farmland.
- Intrigued.
- It ain't cold if you're moving. promote winter cultural; activities.
- It can only be called 4 Season design if the roads are wide enough for snow plows to use and there is somewhere to put excess snow. Summerwood is an example of poor planning.
- It's great in theory but the County hasn't demonstrated that it can do that in existing hamlets soo...
- It's wonderful to incorporate outdoor festivals for all seasons. I would like to see an outdoor swimming pool as that is one thing missing entirely from the Sherwood park area.
- Keep it as farmland
- Keep this idea for the cities
- Leave well enough alone. Implement these strategies in other communities
- Like the idea. Not enough winter activities
- Looks promising
- Love it
- Love this!
- Makes sense in the right area.
- Makes sense in theory.
- Makes sense, depending on cost
- Makes sense.
- Maybe if the snow was cleaned of the streets already in place one would believe that winter strategies would happen in a timely fashion.
- Meh
- More people will be out and about
- Necessary in Canada
- Need more details and examples
- Need to know what this is and some examples. As a senior, how much would I use it and how could it be adapted to be senior friendly. Certainly, could use some outdoor fireplaces round County Hall now...much as they do in some new developments on St. Albert.
- Needed to be able to be active and outside in winter

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- No comment
- Not enough information here to make a decision.
- Not enough knowledge of the project to make an informed decision
- Not sure what this looks like is it more than designing to avoid the winter winds and provide some summer shade?
- Not sure what this would entail but like the sounds of it
- People aren't going to go out as much in the winter. They won't wait for a bus, etc. Still, we need to do what we can.
- Perfect, why no cycle in spring/summer/fall and X-ski in winter using the bike paths as tracks and have skating lanes. Abandon use of cars
- Question doesn't even make sense
- Reality will govern the design, it is my hope that the environment is considered before profit to the developers!
- Since we live for 8 months in the snow, it's obvious that it's important. Outdoor heated spaces, even heated bricks like Whistler would help although I'm not sure the expense is worth it and that it would get people out in the winter. People will not travel across the highway to Bremner for these things. The only people that would benefit are direct residents and if this costs all county residents money to destroy the farmland and create this "four season community" I will not be happy.
- Skating, hiking, ski trails would be a welcome addition.
- Smart
- Sorry, I am not a winter person. I would prefer two seasons here in Alberta, Summer and Fall; and 2 seasons somewhere warmer.
- Sound good
- Sounds good to me but it's not just up to an individual to try and be green. Government has to make wise decisions in this area too
- Sounds ideal, but I really don't understand the concept and am not getting a better idea from the above picture.
- Sounds interesting
- Sure
- Sure.
- There isn't any specific examples so I can't give an opinion. "Design for the northern environment" Ok, great, how exactly?
- Think it is nonsense, created by some tree hugger, without a concept of reality
- This could have been done in the other location, this is just sad
- This is a good idea and should be incorporated as we have the four seasons to enjoy and contend with.
- This is not very realistic.
- This is obvious given our climate. Yes do it!
- This seems to provide some exciting possibilities to build something different.
- This should be a no-brainer. We deal with winter conditions for 9-10 months a year, we have to embrace it.

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- This sounds like a good idea but not sure what's being proposed; depends on cost vs benefit.
- This will encourage involvement with neighbors and businesses alike no matter the season. Less of a hibernating winter culture.
- We are able to build these tiny homes with four season insulation. There are many other options from builders now that are not just about a Park Model. I've been researching this for quite some time now.
- We live in a climate that you need activities and infrastructure to be enjoyed year round or else we would better get outside. I agree with this idea
- Were used to winter....its Alberta
- What has this got to do with Bremner??
- What other choice is there??
- Why not
- Winter is gone! But this is an ok thought.
- Yes but need amenities as well. Washrooms, heated areas, sheltered from winds
- Yes it has to be build and designed to adapt to our seasonal environment
- Yes love this idea, so important when most of our year is under snow.
- Yes! Alberta winter is long and cold, lets plan to make Bremner functional inside and out year long.
- Yes! People want to get out during all seasons and have things to do. It could help with supporting a winter festival too as a way to draw in people and promote local businesses and offer opportunities to local community groups for exposure within the community and volunteer opportunities.
- Yes, I agree totally with this concept.
- You need to have things to do in the winter.
- You're ████████ up the environment by developing Bremner. Shame on you!!!! You implement an amazing recycling program, then you turn around and want to develop on PRIME agriculture???
- Yup
- anything that can make life easier in our cold winters is worth pursuing.
- don't know anything about it
- fine
- good
- good idea
- great.... if we actually had 4 seasons. Winter is the predominant season, so things like bike lanes don't seem cost effective
- how can anyone not plan for winter in middle Alberta? 101 of area planning. solar / co gen large scale green houses / 3 season buildings would fit in well with the mixed density and allow for community gardening and winter snow relief.
- important since we have two seasons, cold and mosquito.
- love

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- may be a good idea for mild winters but most people work during the day and it will be dark after work and cold
- need more specifics
- no comment
- unsure
- with such a diverse climate throughout the year it is a waste if we don't keep this in mind

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What interests you about the Development Expansion Area?

Open House Response:

- How does it work when there are so many industrial areas to be developed?
- Is this area necessary? Now? When?
- Do we need more industrial land?
- employment prospects
- Employment possibilities and the need for architectural or build guidelines so it doesn't become a dirty, tacky industrial site
- this will be an entry point to Edmonton but if it is done in a way that is attractive it will be the entry to Sherwood Park
- Need access across tracks, or under
- Potential for employment opportunities within County
- to see success or dismal mediocrity
- would like to see it move along faster
- Glory Lutheran Church is located at west end of DEA> Major concerns related to 1. environmental buffer for old man creek... there are deer, nesting blue herons, beavers etc. @. Access to our church site. 2 access points needed for safety and ease of access by members. 3. zoning - the type of zoning could limit future development of our property or limit sale and subdivision.
- rate of development
- road access. Creek accommodations. Access to Hwy 16
- Why was it suddenly sprung upon us as part of the Bremner plan? It looks like one more attempt to prove to the CRB that Bremner isn't the stand-alone community it was touted to be before the CRB changed rules.
- Again, why ruin prime farmland? Colchester makes more sense.
- Most practical - back at 2007 MDP location

Online Survey Responses:

- Nothing
- no comment
- Again we have so many empty business areas in Sherwood Park that I have no idea why we would be wanting to build more?
- Nothing.
- pretty much like watching a train wreck
- Absolutely nothing,,,think it should not go ahead
- Absolutely nothing. I think its ridiculous. How it got chosen to be there baffles me.
- Added opportunities for employment and projects.
- Again - why are we expanding in prime agricultural land? Should have done Colchester or alternative where its not prime agricultural soil
- Again, ensure we are expanding in the right area. Food sustainability and a focus on local agriculture are hugely important. People increasingly

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want access to locally sourced food. So little of our land is suited to agriculture - let's develop on land that isn't prime agricultural land.

- Again, this affects a beautiful area that should remain rural
- Against this entire project
- As long as there is no heavy use.
- As long as more green energy is being used, I'm okay with light industrial.
- Building
- Cannot think of anything regarding this.
- Closer access to stores and services from where we live. Potential increase in population will hopefully allow for a catholic high school in Ardrossan.
- Colchester would have been a better choice for this.
- Concerned about the utilization of high industrial use considering location of Bremner with "refinery row" & Fort Sask. Important to have sufficient incentives & corporate space to encourage prospective employers to relocate or set up in Bremner.
- Curious as to what this really means. The wording is around infrastructure and services. I am cautious as to what type of employment would be encouraged.
- Do not develop Bremner
- Don't know much about it
- Employment opportunities need to be included.
- Good for economy
- Good for future employment opportunities in our county.
- Good idea to include this with the development of Bremner - should help with sharing costs and moving the development of both areas forward in a timely manner
- Good idea to share Bremner development costs with those developing the Development Expansion Area.
- Having career employers in the area is essential to setting up people to not have to commute into Edmonton. Please make a technology business park. Attract software development firms. As an example, if I didn't have to work in Edmonton but could instead work in Sherwood Park for the same compensation I'd love that.
- How you will attract something other than strip malls. We're really great at strip malls
- I agree that people who live in the area should be able to find work locally rather than driving to Edmonton.
- I am not sure how well this might work. I have concern about the costs comparatively.
- I am not sure what constitutes medium and light industrial.
- I believe more jobs in our community are very important.
- I drive past a lot of empty commercial buildings on the north side of Sherwood Park. Is this actually needed? Are there are numbers that say the county needs this?

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- I have no interest in this being developed, I have lived in this rural area all my life and I think it is a travesty
- I hope there will be enough jobs for the locals
- I look forward to seeing what new industries the county can bring
- I still don't like the idea that the best farm land in the County is being considered for the expansion.
- I think that all industry in the "area" should be environmentally friendly, and all development should be governed not by the highest profit available, but be the lowest potential damage to the lands and the environment!
- I think the Development Expansion Area is too close to Sherwood Park for medium industrial. It should be limited to commercial or light industrial.
- I think this is a negative, this will increase industrial traffic (large trucks for shipping and transport). Light industrial areas look terrible with large unkempt storage yards and I'm sure they will look nothing like the beautiful pictures above in this survey. This will decrease property values for those of us who live near by Bremner.
- I think this is great but should not be done across Hwy 16 on the land it has been allotted for. I think it makes way more sense in the Colchester area, especially with the proximity to Edmonton communities. I am concerned about medium industrial uses and the potential negative health impacts on air quality in the county.
- I'm not in favour of the Bremner project.
- If it works, great!
- In its place good, but it needs to be planned and segregated. Create an area structure plan then stick with it
- Increased income from taxes
- Industry area more jobs
- Integration between work, leisure and living. Minimize need for travel.
- Interesting idea
- It is fine
- It seems to bring business to the area
- It should have been in Colchester. I would be interested in knowing how many councillors have farming backgrounds/family members who farmed.
- It would reduce travelling costs and the environmental impact of vehicle traffic. It would be important that these buildings blend with the community.
- It's a bit ironic that a rural local development area is being built over a rural local farmland. The development should be farming, crops, cattle and markets. Isn't that what is there now?
- It's location.
- It's wasting farm land
- Job growth.
- Jobs so people can live and work in their community.

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- Keep it mostly focused on housing and local services rather than big business/industrial
- Keep light and medium industrial far away from housing. Who would want to live next to that?
- Keeping it farmland. What will you eat when all the good soil is stripped and farmers are left to feed the world on Class 2-3 soil.
- Living on the edge of a residential zoned area and a light industrial zoned area.
- Love natural light.
- More growth
- More jobs
- More jobs with less commuting.
- More local jobs
- More mom and pops stores
- N/A
- N/a
- Need to find put more.
- Nice close proximity to those living in Bremner. Good idea to include the DEA so costs can be shared between Bremner and the DEA.
- No comment
- No industrial should be allowed there is enough north of 16 on Sherwood Drive
- No interest
- No sure
- None
- Not a great deal
- Not enough information again.
- Not light Industrial.
- Not much other than job creation
- Not much.
- Not sure
- Not sure
- Not sure.
- Nothing
- Nothing - it should not be located on prime farmland.
- Nothing Bremner should not be developed
- Nothing if it's replacing farmland.
- Nothing stop building on good land.
- Nothing this is being pushed basically
- Nothing we have enough. Keep it as farmland
- Nothing....
- Nothing...business can't stay open as it is up here....why add more.
- Nothing; I don't like this part at all
- Officially cars encourage people to walk to work in their neighborhoods. Small businesses for shopping close to home.

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- Ok as long as there aren't heavy trucks and loud maintenance vehicles.
- Opportunity for arts and culture and creative industry should be considered in zoning, video game and software developers, technology companies, energy technology businesses.
- People have to work somewhere, and they like to live near their workplace.
- Potential business opportunities
- Potential for employers to move out to this area meaning more opportunities for me to work closer to home.
- Potential for new career opportunities
- Potentially more local jobs
- Provides the work
- See my answer to question 4
- See previous answer
- Taking productive farm land out of the system permanently scares me and seems contrary to the ag master plan and philosophy of sustainable development
- The Palisades was built next to a light industrial area. Phone the county and we are told, "You don't live in a residential area." Is there even a base for this?
- The design of the structures, the noise pollution, odors, traffic density, parking, access - all the standard problems with any area.
- The examples provided do not reflect a rural transitional area or rural employment area. The DEA should encourage uses such as value added agricultural industries or businesses such as hydroponic industries and food processing businesses. There are also opportunities for transportation and intermodal businesses given the proximity to the CN mainline and Highway 16. Along the southern boundary of the DEA needs to pay attention to the extensive country residential area south of the CNR
- The fact that it will negatively impact existing agriculture industry bothers me.
- The overall plan for the DEA is interesting, which again I would like to see in the next large Sherwood Park development.
- The possibility of working within Strathcona County (read: a short commute) rather than commuting to other cities
- The possibility to have specialists in our growing town instead of having to go downtown Edmonton or Hys center for such services
- There is much unaffordable industry areas not in use or empty due to being old. High rent or high cost not good in poor economy to attract business.
- This could attract innovative development in the County
- This is fine. As long as it's not destroying valuable farmland and ecosystems for wildlife trails.
- To bring new businesses to the area
- Too much development too fast.

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- Unsure
- Using a closed bid tendering process so that procurement of these projects is fair for all contactors who are bidding on them. The most qualified should be awarded the work not the person with the best connections.
- We have enough light industrial areas in Sherwood park already.
- What is medium industrial? Who decides?
- What the impact would be on agriculture
- With the addition of smaller units for local and start up businesses we encourage commerce into the area.
- Without industry taxes would be too high. It's nice to be able to live and work in your community
- Would need more info on this to be able to provide an opinion
- Would support but would be concerned about increased traffic
- Wrong direction to grow
- diversification of industry
- don't know much
- have responded to this
- how long till it would be profitable? people still have to relocate to this area and make it viable
- light commercial separated from residential by green spaces
- n/a
- Not sure
- Nothing
- Preserving good agriculture areas
- There is so much of this already
- This reminds me of Edmonton tearing down the old courthouse then later the aldermen said they were sorry they approved it.

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What type of rural local employment uses do you think should occur in the Development Expansion Area?

Open House Responses:

- High intensity agriculture, aquaculture, training facilities, green house agricultural products, grow ops
- less retail; warehousing, manufacturing
- will think on it
- Commercial type uses would be more appealing than industrial ...
- shopping, delis, Starbucks, farmers market
- light to medium development only
- there really aren't any of any value
- not able to comment at this time
- high tech
- proximity of highways is beneficial to many types of industry
- various to support the community
- farming - It's prime farmland
- Ag related value added areas already developed and farming in the rest of the area.
- Local urban support businesses

Online Survey Responses:

- Not sure
- Farming
- None
- Unknown
- no comment
- New Jobs for the people who decided to go ahead with this nonsense.
- Not sure
- A sealed bid tendering process with pre-qualifications that explicitly state what the hiring requirements should be. A post bid tendering procedure would also be helpful in ensuring that the local hiring requirements have been met.
- Against this entire project
- Agricultural based
- Agriculture, market gardens, locally grown foods
- Agriculture, research.
- All types, except heavy industry.
- Any kind of agricultural labor pays minimum wage. Water usage fees for any type of value added agriculture, labor shortages for agriculture and high taxes/land prices. Dream on if think that is going to happen.
- Anything not oil-related. We need to further diversify.
- Areas that attract a wide base of clientele.
- As I initially stated, I don't think that the use of the land should change, it should remain as productive agricultural land!
- As a business owner I think this question was written by a no nothing bureaucrat. Sorry.

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- As many as possible.
- As people have a need and want to work more as they age, it would be great to see hiring opportunities for the elderly and disabled.
- Doesn't matter what we say. It will be over turned, over ruled, or under developed.
- Don't care
- Drug store, hair/beauty salons, grocery store-Sobeys etc. Gas station, pool
- Fab shops
- Fabrication shops, aquaponic farms, more indoor recreation,
- Farm implements...bee keepers....off grid shops
- Farmers
- Farming
- Farming and agricultural
- Farming and gardening, greenhouses, anything to do with developing peoples interest in be self sufficient of the land.
- Farming!!!!!!
- Farming.
- Farming?
- Food processing perhaps, why is it rural. I think it needs to be Tourism based
- Grocery store, mechanic, bank, rec centre
- Health & safety, law, insurance, public services/works, RPC
- Hopefully a wide range from skilled trades to engineering, small businesses and a few large.
- How about farming and support for farmers?
- I don't know
- I don't know.
- I don't really understand what is meant by "uses" This question is poorly worded. Are you asking what type of business should be stationed here? And if we will use them rather than drive into Edmonton?
- I think most types up to a light industrial, but that should be kept to a minimum
- I would like to see the area attract some head offices, medical facilities/labs, research centres that might otherwise take up residence in Edmonton. It would require the provision of an excellent transit system though.
- I'd like to see a UofA satellite campus specializing in Agriculture and Environment studies.
- Industries beyond oil and gas to try and bring economic stability to the county
- It does not seem that this plan is for rural employment, more about plunking a variety of buildings in the middle of a field.
- Jobs for the youth
- Keep it as farmland

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- Keeping it farmland. We have rural employment now. It would be nice if the City of Sherwood Park had a clue on what goes on outside the City limits. Yes, I know it isn't a city but really, it is. They only have the specialized muni designation to gain the taxes from industry at the north end of the county.
- Large companies head offices bring work to the community instead of downtown large cities. Clothing, groceries, house design/ decorum
- Large engineering firms, doctor's offices (similar to Synergy), Costco...
- Manufacturing.
- More farming
- More of the same.
- Most likely industrial.
- N/A
- N/a
- NONE. ITS FARM LAND. LEAVE IT ALONE
- No preference
- No specific opinion
- No thoughts
- Non-energy related.
- None. Bring it to Ardrossan.
- Not farming that's for sure!
- Not sure i am educated in this topic
- Not sure what your 'rural local employment' includes, but by the sound of it, very little or nothing! More definition is required.
- Not sure.
- Not sure. Something that builds on the existing demographics & skill sets of Strathcona residents.
- Nothing
- Nothing if it's replacing farmland.
- Nothing, will probably bring in foreign workers
- Office, light manufacturing, IT, service, medical
- Offices
- People are going to end up driving there. It needs to be planned out well. What will attract business to the area so people can live and work there? Not seeing this work out that well.
- Please see above answer. I don't think retail, grocery, clothing and dental offices should be the mainstays of this areas employment. There are enough temporary, part-time, minimum wage businesses in the county already. What are you proposing to bring? Schools, resource technology, oil field and hospitals are needed.
- Professional services such as lawyers, engineering, doctors, or office complexes
- Retail is obvious.

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- Since Brenner is more about paving the earth than anything typically rural or possible agri-business, I think you need to look at this as an area to service acreage dwellers. That means stuff like Tim Hortons and Costco.
- Small business only
- Specialist for our community, surrounding area. i.e. physiatrist, dental/jaw specialist etc. Professional spaces.
- Start up businesses - small manufacturing, local product distribution or light industrial prototype design.
- Tech. Medical. Healthcare and science research. Green energy.
- Technology business park.
- The county currently has little high tech industries. This could be an area to focus on.
- Things to keep people from having to travel into Edmonton for those services
- This seems like an excellent location for many types of light industrial uses.
- Unsure
- Urban gardens
- What can you possibly attract to the area with the industrial area already well established?
- What does "rural local employment" mean? Local implying Bremner residents more likely to work there? Rural implying near Bremner? Like the residential areas, this should be high density, mixed and encourage the use of alternative transportation -- people need to walk, bike or take a bus here.
- What should and what will be two different scenarios. I don't believe the economic development department is up to this challenge currently. I'd like to see the plan beyond retailers.
- Whatever the market dictates
- Would like to see another arena facility put in place. We are seriously lacking on this front.
- Year round farmer's market . Market gardens
- a mix that fits with growth and preservation
- community green houses // growing areas, food production, ag services - equipment, seed, materials... largest Peavy Mart in Alberta would be good. AQUAPONICS....
- food sustainability
- local
- n/a
- none
- not sure
- test
- unsure
- use it for farmland

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What would you like more focus and input on as we move the process forward?

Open House Responses:

- Yes, too much fluff, not enough specifics
- augmented land use, plans, development options, transportation corridors, connectivity to adjacent urban nodes
- Seems to be a lot of greenspace in the planning (Growth Management Strategy online) Who is paying the land owners for that designated greenspace? I also hope that the Colchester Debate is done. Enough with the flip flopping decisions!! Costs too much \$\$ and stress!
- less waste of taxpayer dollars
- will think on it
- At this point, I'm curious about the services (water, sewer). The possibility of subdividing or sale of my land or using my land and location to provide a service or business related to the growth
- develop expansion area
- how it will affect current acreages within Bremner
- transportation. Who pays
- minimal traffic congestion around Hwy 16. respect the earth and nature
- speed, do it
- be careful as Fort Saskatchewan looms nearer and nearer. Negative action could allow for possible annexation by Fort Saskatchewan.
- enticing younger people to build a community that can grow including THEIR needs. For the future.
- more visibility of developers or whoever is doing work
- Recreation opportunities around the Old Man Creek - walking/bike trail connected to Ardrossan Rec Complex and Millennium Place to get long distance bikers off the roads and allow families bathroom breaks
- Agricultural impact and the disappearance of food producing land, the cost of off-site transportation access and who pays for it
- How development will happen. Other areas don't have the infrastructure to match increased traffic, causing safety and transportation issues. How will transportation infrastructure be paid for and made to happen in conjunction with ANY population increase?
- Speed up process - get ACP and ASP done fast
- ACP and ASP

Online Survey Responses:

- Focus on preservation.
- Impact on fertile agricultural land!
- Protecting the creek and the ecosystem and all the wildlife that it houses many, many different varieties of birds, mammals etc. Saving the trees Proper planning so that the ecosystem is protected
- the wishes of the residence

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- All of the above.
- Ardrossan needs to be built first.
- Are there going to be more police hired? Focus on improving our baseball fields already in existence, other cities put us to shame. Then increase population.
- Area project
- As one part of the Bremner area, it is essential to provide another means of residential community for seniors and for the younger couples who want to live mortgage free. I hope this will be taken into consideration as we are in desperate need for more affordable living.
- Asking the people who live in the country how they feel about this.
- Assuring the public that you will be able to keep up with the demands of an increasing population/traffic, having a well-thought-out layout of urban design. Making sure parking lots are well designed.
- Be realistic.
- Being a member of our emergency services this is a big thing for me. I would just like to see the emergency services expand proactively, or at the very least concurrently, with expansion rather than trying to play catch up. The call volume generated by this many people and businesses is something that would draw resources heavily
- Better Management of all heavy traffic!!! We have purchased homes in rural Strathcona County primarily for peace and quiet. Transportation of (sometimes dangerous) goods screaming by country homes will decrease property values and quality of life for ALL residents in and around Bremner. We live along Hwy 830 and would like heavy transport trucks restricted to max 5 tons and no engine retarder break use. This traffic should be kept to Hwy 21, which is divided and better suited to heavy traffic. We have started conversations with our representatives to put this into motion.
- Cancel open house. Council doesn't listen, they look uninterested in what people say, don't turn up, text on their phones, or complain no one appreciates all the time they made making decisions on our behalf. Oh please....
- Cancelling the development of Bremner. The public outcry has been ignored by Council-there are other areas within the County that would better suit development rather than grade A farmland. Especially with the economic downturn this development is not needed. The traffic on 16 and 21 is already extremely busy and this would make it even more so.
- Career prospects. Cost of living. Planned community services (like recreation centres/libraries/etc.)
- Commit to Colchester instead. It would take a few more years of planning, but it would align with the opinions and perspectives of the large majority of those residing within Strathcona County. Listen to your people.

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- Communal areas that will improve all of Strathcona County such as business and leisure facilities like an outdoor pool
- Concerns about loss of farmland
- Consultation with the area residents. Not just those in the Bremner direct area, but those around the area, those that don't live there but farm in the fields. If necessary do a local plebiscite. Open houses are useless. People are busy and cannot attend those. Send out surveys in the mail boxes of those in the affected area and the surroundings.
- Design/layout updates. Outdoor areas
- Destruction of prime farmland
- Development of Sherwood park has been too rapid. Considering we have one library, 3 public pools, and a small community centre, there has to be more forethought into the land that is already being used. Development of yet another new area in Sherwood park is just going to be another development sprawl, making our town too large. So, one more community of oddly placed strip malls, housing, and kids getting bussed to school which will be on the other side of town hardly makes me want to stay where we call home.
- Do we really want Sherwood park to grow to such a high rate? I like it smaller; if I wanted to live in a city I'd move. This doesn't seem to be what the residents want. Is anyone listening? As my daughter said, how is it a democracy if the elected officials don't listen and represent the people. Slow down growth! We don't want it.
- Don't even know why I'm filling this out as the County does what it wants
- Don't make it bare. Need lots of trees and green spaces- parks are nice but not without trees and benches.
- Don't move forward
- Downtown design charrettes with public, buy in is key. More quality of place discussions on the kind of assets and features people want to see in neighbourhoods.
- Ease of traffic flow, sufficient parking, sound/noise concerns, impact on pre-existing neighbourhoods.
- Ensuring we are looking to the future and not just focussing on the desires of the current population. This requires some vision and a willingness to take some heat from the electorate/taxpayers.
- Environmental protection. Agricultural protection. Go slowly on growth.
- Environmental stewardship
- Expanding Sherwood Park to the east and not removing good farmland.
- Explain to the public how agriculture activities will be affected and how council/developer plan to deal with it. Where will farmers be growing instead of their present land?
- FOCUS ON KEEPING FARM LAND

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- FOCUS on citizen concerns. FOCUS on massive costs FOCUS on common sense that says oil is tanking and Bremner will not be needed FOCUS on saving farmland that cannot be replaced
- Focus more on the vast amount of people whom disagree with this, Sherwood park is big enough. Stop expanding
- Focus on the farmers being able to farm the land
- Garbage and recycling
- Going back to Colchester who actually wanted your stupid idea!
- Green energy...off grid development....gardens...rain collection for gardens...100% LED lighting of street lights....large solar farm for green energy.....
- Green space
- Green space and energy.
- Halting the process?
- Hockey rink
- Housing plans
- How Bremner will prevent urban sprawl and loss of farm lands. Demonstrate why Bremner is not in fact in direct contradiction of its ideals. How Council will prevent unjust enrichment of developers, lobbyists, staff, and council members during the development of Bremner.
- How agriculture and development are going to be sensitively combined. We can be a model or we can go ahead and concrete over productive farmland.
- How the site was chosen and whether it's the most appropriate.
- How this will affect existing residents' lifestyles
- I am against this project due to it paving over prime agricultural land & also against the Capital Region development guidelines
- I do not support this project at all.
- I don't want Bremner developed so nothing
- I feel like this is a very idealistic set-up, which I LOVE. But I wonder, when compromises start being made, is it going to simply be another, newer Sherwood Park? I would find that disappointing.
- I feel there should be a halt to the whole Bremner Area Project!! It is an immoral injustice to humanity to use up such high-quality soil for urban expansion when there are alternative, poorer soil areas, available for development. Also, I cannot condone or justify the inherent costs created by connecting the Bremner area to Sherwood park!! Highway crossings are costly!!!!If not necessary, should be avoided!!
- I have heard many reasons as to why there was a push for Bremner... but the only excuses I heard about going South of Sherwood Park... were feeble at best... I want more studies done on South of Sherwood Park, before spending Billions of \$ on Bremner! I really don't want my kids, kids paying for this with their taxes..... There are a select few people that want

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this in... and they all have vested interest in moving this forward! It needs to be stopped and have an open forum... Not in Summer when everyone is away! And maybe even put it to a vote! Then everyone would have a say!

- I know it's too late to question why this area was chosen. So, my focus would be on what can you do that's different in an area that makes little sense. We all need Edmonton; how do you make it work with them.
- I really would like to see you focus on listening to the public with regards to the high density residential development. High density only serves the needs of the people that run the community, not the residents themselves. Do not be blind to the fact we live in a cold climate.
- I think Hwy 21 becomes a town access road. Use street lights instead of overpasses. Start thinking about the outer ring road. 222 perhaps?
- I think perhaps an extension of the Grant MacEwan or University of Alberta campus would be greatly beneficial to the area.
- I think the impact to surrounding Sherwood park. With the increase of the population of the county over the past 5 years' traffic congestion in Sherwood park has significantly increased. I would like to see a focus on how an increase in population will affect the other areas utilized by Bremner residents/employees
- I want Bremner cancelled as it will consume far too much valuable farmland.
- I would just like updates and information.
- I would like everyone to think about the vision & feel of Sherwood Park. Personally, I thought everyone agreed maintain the small-town feel. To remain a community outside of Edmonton where people wanted to raise their families. Now Sherwood Park seems to be wanting to become a large city. If that's the case, my family will definitely consider selling our house and moving elsewhere. Somewhere that we thought Sherwood Park was supposed to be. Don't be greedy guys. Don't destroy the community as we know it.
- I would like the County to seriously readdress the location picked for this development.
- I would like to know why this process is still going forward, as I have yet to see any research or recommendations in support of building over some of our county's best farmland.
- I would like to see more about the inter-connection with the rest of the County and Sherwood Park. A transit/walking friendly Bremner will not work well without being connected to a transit/walking friendly Sherwood Park. If I need a car whenever I leave Bremner, we have failed the overall vision.
- I'd like to know about community facilities that will be built like an additional arena

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- I'd like to see the process move forward in a timely manner - enough debate with those still feeling Colchester should be the chosen growth node. Also, enough debate with people who don't even live in Bremner but want to save the farmland; informed farmers such as us are buying quality farmland outside the Bremner area and will continue to produce food.
- It wouldn't matter what anyone thinks, the politicians will decide whatever they want, asking people what they think gives people a false belief that the county cares what people want, if they cared they would have done this survey prior to making such a sad decision.
- Just educational, sport and rec, and retail support for the area.
- Just seems resident interests have been ignored, as usual, in favour of commercial or developer interests.
- Listening and acting on the comments made. Too often preconceived designs are already in place and public consultation is a matter of process. If plans are in place and design will go ahead as decided upon, please don't delude the public in thinking they have an input to change. Adding more trees, having an architectural design, or having another park really won't change a community.
- Looking at Colchester or alternate area. Why not between Sherwood Park and Ardrossan?
- Looks good to me.
- Looks like thoughts and planning have been developed adequately. I have no suggestions.
- Make sure you listen to your taxpayer as to what their vision is in growth
- Maybe some discussion with the people of the county of Strathcona. Elections are coming.
- Minimize environmental impact
- More consideration given to what the land is best suited for
- More easements to provide a little space between neighbors or neighborhoods. Smaller more sport or 'play' specific parks rather than large parks with unusable or unused space.
- My senior parents need a place to live that isn't an old fogie room. They are retired but not inactive, they have little money. I want a cattle farm. I am cramped in Sherwood Park and need more space for my kids to grow up. Bigger lots, more green space.
- No I am not interested.
- No heavy industrial.
- No thanks. I think it's in good hands.
- Not ruining people's lives
- Not sure.
- Not to develop any lands in Bremner. If you absolutely must do this, then use the land in the Colchester area.

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- Nothing. Leave the land alone Listen to the COMMUNITY. No one wants it.
- On all areas of development. Appreciate being informed throughout the process.
- Please make sure use of cars is really limited/minimised so make it a healthy social "walking" community.
- Preserve high quality farm land
- Public open house need more dates. Many shift workers in this community that would like to attend. Morning afternoon evening sessions. Input at these forums posted in newspapers
- Public use spaces, would love to see an outdoor pool & spray park in our growing community. As well as nice paths through areas that are nature preserved areas (treed areas) day use areas (picnic areas) to encourage people to be out doors and active!
- Re think the whole thing....waste of money and good farmland
- Relocation of this expansion project to less fertile land
- Research on what businesses we would like to attract other than movement of current shopping areas to new areas leaving many empty older lots. This occurred when business moved to Emerald Hills. Empty areas unattractive and useless just to move to newer facilities. Sherwood park unaffordable to younger persons who would support new businesses and walk and bike around or live in high density areas.
- Reversing this decision to pave Class 1 Soil. What [REDACTED] is wrong with Council! Two voted against.
- Revisit the decision and selection of the area to expand into. Previously the county was very strict regarding the development of agricultural land. Now it appears council has decided not to follow what others are forced to follow.
- Revolutionary planning. Please don't build another Emerald Hills...
- STOP it NOW!
- Seems like a huge waste of time and money when all you do is focus on your own goals and ignore the wants and needs of residents.
- Single family dwellings
- Smaller unit homes - for youth, singles, and seniors. Concrete base tiny homes are cost effective, allow residents to remain in Strathcona and free up larger homes for families. Tiny homes can be grouped together around central gardens for produce share.
- Snow removal and affordable housing options
- Splash park and shaded parks.
- Stop! Please leave valuable farm land be! There are plenty other areas that can be developed. Listen to the community, this is NOT what we want.

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- Stopping the whole process. Developing Bremner is expensive, unnecessary, and a waste of resources, time, and money. We already know the approval of Bremner goes against the county's Agriculture Master Plan, the Capital Region Board's Growth Plan 2.0, and the Metro Mayors Alliance panel report. None of that seems to matter to council, so I then implore our county: Release actual costs. The public deserves to know exactly what the cost projections are for every aspect of Bremner, and where they fall on an anticipated timeline. At this point, I'm almost certain the hundreds of millions required to even make the Bremner development possible won't add up, and will be much higher than most taxpayers are comfortable with.
- Supporting healthy active lifestyles and a connection to nature.
- Sustainability
- Sustainable, high density development within the existing boundaries before any new spread
- Take the whole thing to plebiscite!!!
- Tendering process, and how these contracts are awarded. How is corruption mitigated?
- That any planning and building design that is done in this new community includes the principals of the Crime Prevention Through Environmental Design (CPTED).
- That would be appreciated. I don't like the location, and it seems like there has been a lot of good planning with our town to date, and should be able to expand the good ideas, and reduce some things that are not so good.
- The bigger picture as to how Bremner will fit in the global economy because it's shifting.
- The county needs to let developers pay for development. As a taxpayer, I do not want to be paying for expansion that I do not want. If development is going to happen those who benefit from it financially should pay the majority of costs connected to this project. Taking what is said in public forums and integrating that into the actual project
- The focus should be on agricultural land use and the environment! NOT PROFIT!
- The idea of splitting development between Colchester and Bremner. To make sure that these developments are paid mostly by the companies interested in profiting from them instead of our local tax dollars. This project will not enrich the life of me in any way, nor a large percentage of other Strathcona residents
- The infrastructure for high speed internet to all business and residential. This needs to be out in during civil ground work. Access must not be restricted as per CRTC regulations. Strathcona is in the stone age when it comes to

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technology and technical advancements. Strathcona needs to be the top to attract business and residential customers.

- The process should not move forward in this location. The ideals behind this project are laudable, but the location is inappropriate.
- The strategy looks sound. I hope the timeline can be kept and we can move forward quickly.
- The timeline looks good, it's time to move forward with the development of Bremner after years of discussions.
- The types of business that will be welcomed in Bremner
- This seems like a waste of taxpayer money and time. Stop it now before it costs any more. Leave the prime agricultural land along and let Sherwood Park grow where it is.
- To change and not destroy the amazing farmland in Bremner but instead upgrade the terrible soil in Colchester. Most residents there want the development there!
- To move it elsewhere. Bremner is NOT the right location. Colchester is.
- Transit
- Transportation and tie-ins to major traffic routes both current and future
- Transportation links. Bremner needs to be connected to the highway network and the rest of the county. The Government of Alberta is dropping the ball when it comes to interchanges and highway improvements like the northeast river crossing, and its importance to growth in the area
- Understanding that growth isn't always good. It strains resources. Recognizing that land is important, not just for housing. You can grow smarter, like building up, and not building unnecessary under-utilized commercial space.
- Urban design.
- Urban gardens, gardens on the top of buildings, etc.
- Voting for this development is both hypocritical of Council who voted to develop grade 1 farm land at only a last resort and foolish. The only winner here is the private developers. Funny how that worked out
- We would like much more focus put on the over-all location. Bremner just isn't it in our minds. My family has been in Sherwood Park, Strathcona County, and area since 1960 and our understanding and knowledge of the County says it just doesn't make sense to develop Bremner this way.
- What retail business do people want/need perhaps putting a cap on for instance how many dollar stores or pet store businesses as just an example. Over the past five years Sherwood Park has had so many pet supply stores open and although convenient for consumer makes it tough for the business owners to make a living. Same with restaurant and fast food places. It is crazy how many restaurants have opened in SP in the last few years!! Many are struggling due to so much choice now

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- What role does the provincial government play in this project? Does it first have to approve this project. If so, has it?
- Yes
- You need to listen to the people in the community.
- You people absolutely disgust me. Not one care in the world at all about the farm land. You want to build and build and expand but where do you expect the food to come from? Magic?
- air quality... moving a community further North seems to make it more in line with refinery fumes
- community food production / solar-co gen heated green houses with aquaponics, community gardens... (methane from manure to feed the co gen....)
- confirm the vision? this vision is not in the best interest of the current residents of the county. 69 % said so in a local paper's survey!! The principal of the matter is - this is a poor choice of land development at this location. If the county's vision be a leader. It should re-purpose that section of "prime" land & encourage the development of a market garden - like the "Red HAT" development in Medicine Hat Alberta. Let's "feed" the population, provide employment & be a leader in sustainability for the food industry. I'd like my tomatoes, lettuce and strawberries etc. from Alberta especially from my own community - not the US!
- housing
- how many people would it take on that are to make profitable and how many would actually work there and live so little transportation is needed. I doubt many people would quit their jobs to work in local shops. smaller family run shops tend to be more expensive too
- phase 1
- preservation of good agriculture and incorporating it into development.
- reconsider the decision
- transportation to ensure that bottle necks are avoided and that "country roads" don't become congested.

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Do you have any additional comments regarding the Bremner Area Project?

Open House Responses:

- keep pluggin!!
- thank you for the info. Please get development going sooner rather than later!
- Plan to tie Bremner to Ardrossan Growth plan. These two will depend on each other as the County grows.
- thoughtful provision of green space. Minimize or eliminate environmental and habitat impact
- Let's get going
- turning radius in higher density areas for commercial vehicles. Entertainment for Seniors. Truck Stop. Casino
- bike trails/ walking MUST connect to existing recreation resources (Ardrossan/ Millennium/ Rundel / Gold Bar parks). This would encourage EVERYONE in Sh. PK to benefit
- A current assessment of the growth projections for the area would be instructive, and could indicate that the Bremner development is not needed, particularly if densification efforts were implemented in existing urban areas.
- How will an agriculture impact assessment be applied to Bremner?
- a lot of tax dollars wasted to get back to what was planned in 2007 MDP

Online Survey Responses:

- No
- no
- Elitist community with no sense of preservation
- Such a shame :(
- A detailed explanation of why it is needed would be nice.
- Again, I want Bremner Area Project to be cancelled as I don't think Strathcona County should be planning a new "city" next to metro Edmonton and should not be destroying so much valuable farmland.
- Alternative housing must be considered - multiple small units grouped together - enabling seniors, singles & youth to connect & support each other as well as affordability - lower income actual \$15,000 per year
- Anxious to see it move forward and what it will become
- Are you sure you know what you are doing?
- Avoiding problems in other new neighbourhoods - poor traffic flow, stupid mini traffic circles, insufficient parking, no place to put excess snow, noise, impact on surrounding established neighbourhoods.
- Bad decision on the County's part, not necessary in my view, as I said why can't we be happy with what we have.
- Bremner is a great location. Close to Sherwood Park, Fort Saskatchewan, and Edmonton. I can't wait for it to start developing it. I am very excited

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- Bremner is differently the wrong choice this land is too valuable for this project. Number one soil to provide food for the growing population. COLCHESTER is the better choice, this is a no Brainer! A plebiscite should have been held so Strathcona residents could have a say in what happens in their community.
- Bremner is not suitable for this development plan. This is not what the community wants for Bremner! Listen to the public and find another area better suited for this plan.
- Build a proper infrastructure for 25-year growth. Don't build like Fort Saskatchewan and create a mess of poor planning. Make Strathcona the pinnacle community in Alberta
- Build another arena! There is not enough ice time available for the kids right now.
- Can't wait for it
- Change the location, why would this be voted on during the next election? Silly to think the county cares what the tax payers think.
- Council made a good choice, maybe ways to honour the rich agricultural lands in the area, create community gardens and larger areas focused on local food.
- Councillors, represent your people's views, not just your own. There's a great opportunity for the community to move forward, but there's an equal chance to create a schism between government and people.
- DO NOT develop Bremner. Leave it alone, please.
- Don't develop in Bremner.
- Don't do it. Mayor Carr stated it's time to stop using the "prime agriculture land" excuse when we were against increased commercial development and yet it's what she used when she voted against Bremner. The mayor and the council have shown they don't listen to residents or care about their opinions and I will not be voting for her for mayor again.
- Don't expand and waste more land, there are plenty opportunities in existing towns to build more dense. There is really no need to expand Sherwood Park, there are plenty enough other towns/ hamlets which can still take in more people and need to do so to keep viable as communities. Don't expand Sherwood Park, improve SWP first, more dense building/ infill, public, useful bike lanes etc. for commuting. Demolish old large homes and build smaller houses. Don't go for the property tax income by expanding!
- Don't fill it full of apartments and multi family housing otherwise families leave ... high turnover
- Don't have the same dense, mixed housing as Salisbury Village. Ugh!
- Dumb idea!
- Excited for the future of Sherwood Park.
- Excited to see it unfold.

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- Expanding into urban settings is changing the lifestyles of many people currently residing on farms and acreages. Allowing the city to expand out is negatively affecting the life of many. We're going to be forced to pack up and move from where we call home just so we can live the way we intended and in order to enjoy the peace and quiet of nature. It's not fair that our forever homes will no longer be forever due to this
- From what I have heard and read, there is a lot of opposition to this development. Prime farmland is being converted to a high-density community which many people don't think is necessary. If this project is going ahead, there needs to be better engagement as to why it is required.
- Get with it. There will never be 100% support for anything. It is ok to listen to concerns, but the county can't make everyone happy
- Halt it and move this concept to Colchester.
- Have nice outdoor use spaces like William Hawrelak Park, outdoor activities like outdoor pool & spray park. Our community could defiantly use more summer use areas.
- Hoping new council elected will over turn this!
- I am disappointed in the decision-making process.
- I am disappointed with the lack of vision. This is all you have for a plan. I have a more developed plan when building a deck.
- I am not sure developing the area is the smart choice. It could be a protected agricultural enclave that requires staff and inputs to produce. It could be an agricultural research area. If it's doomed to development then let it be smartly done. Let's look at other nations and provinces and see what has worked.
- I believe I have made my view fairly clear. It is a shame to do this to the quiet pristine area that I have grown up in and raised my own children in.
- I believe that Bremner is a HUGE mistake when Colchester is the better option! But then developers do not own and control Colchester! Do the right thing, rescind Bremner as a growth node!
- I cannot fathom how the Bremner area project came to be. It's as if common sense was overlooked. We must protect quality soil areas that exist in our world not use it up for urban expansion. I fully realize that said development is also a necessity, but as keepers of our planet we must make wise decisions in directing this development.
- I have heard many reasons as to why there was a push for Bremner... but the only excuses I heard about going South of Sherwood Park... were feeble at best... I want more studies done on South of Sherwood Park, before spending Billions of \$ on Bremner! I really don't want my kids, kids paying for this with their taxes..... There are a select few people that want this in... and they all have vested interest in moving this forward! It needs to be stopped and have an open forum... Not in Summer when everyone is away! And maybe even put it to a vote! Then everyone would have a say! It is so sad

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to see some of the best farmland in the whole country turn into a concrete city. Everything about this decision is so wrong!

- I think it is important to keep it simple. Not recognizing that people move out to the suburbs to live a simpler life, have a little more land, and maybe get a little more home for the money is ignorant of the reality. People enjoy the public facilities Strathcona County is able to develop and the level of education out here is still very good.
- I think this project should end and not continue.
- I think whoever thought it was a good idea should be fired. There was another area that wanted the development and was perfect for it, yet was over looked. Just because that area is subject to a future deal with the city of Edmonton is no reason to destroy the Bremner community with that kind of density. As an area resident that will have to deal with that amount of increased traffic on the highways as well as that amount of weight on the local infrastructure (i.e. electricity, water) is ridiculous. Have you considered what the light pollution, the air pollution, or what having that many people will do to the surrounding area? I for one don't like the 'city' light pollution and neither does my plants or farm. This little development would have to have the cost of sewer systems, power lines, water lines, gas lines, fire departments, police stations, schools, healthcare centers, roadways, street lights, recreation centers, and not to mention keeping the feel of the current Bremner agriculture
- I truly believe this is a mistake. The taxpayers have not been listened to and council is once again spending huge amounts on something we do not want.
- I'm not happy with the redevelopment plan
- I'm very disappointed in the decision. I think the people who voted for it were not looking out for future generation. Their only concern was immediate gratification and maybe personal gain.
- I, in all truthfulness, think the council has it wrong and is completely at odds with the notion of sustainable development
- If it goes ahead, make sure developer pays full cost for all infrastructure needs.
- If this were to move forward, it really needs to be done with the promise and protection of other farmland. Citizens need to be kept informed of how this will impact out property taxes and utility bills, even if it is down the road.
- It is a great idea, I think a lot of people would be interested in moving/shopping/doing business there. Would bring in lots of people from Fort Saskatchewan and area, especially if there are transit buses.
- It is bizarre that this development agenda is pushed forward despite seeing significant public opinion is against this. Bremner's farmland is unique, valuable and irreplaceable. It saddens me to see this project approved.

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- It's a colossal tragedy if the amazing farmland of the Bremner area is destroyed when Colchester has lousy soil and most people already in Colchester welcome the development there.
- It's embarrassing and political and not working in what is truly best for our county.
- It's good to see my community expanding!
- It's time the County became accountable for more reasonable housing and a tiny home complex is becoming the way of the future.
- Keep it separate from Sherwood Park. Honour the families that settled the area. Create a down town. Allow for identifiable land marks through out so people use those as locators for finding houses more than they do addresses. Use a grid road system. Allow for horses and other tourist amenities. Public washrooms, theatre space. Etc.
- Leave the land the [REDACTED] alone. You are horrible ignorant [REDACTED]. Listen to the people of the community. Stop trying to increase your own paycheque.
- Listen to your constituents and place a moratorium on the project until after the next election when it can be re-tabled for a vote.
- Looking forward to more communication on this project
- Move faster
- Move it to Colchester.
- N/A
- Nah, you guys already chose that area regardless of what makes sense. I really hope it turns out to be a masterpiece. Do something revolutionary. Push the boundaries of the norm, make it something that makes us forget about how stupid it is.
- No high-density residency!!!
- No thank you
- No, good luck! Looking forward to watching the project develop.
- Noise control. Berms. High quality concrete fencing.
- None.
- Nope but I would be nice of things could move faster instead of how slow they seem to have been.
- Not at this time
- Not really
- Nothing that already hasn't been said and ignored
- Please be very conscious of contributing to light pollution in the area. Currently Ardrossan (and east towards Elk Island) is a reasonable dark zone, but Fort Saskatchewan to the North, and Sherwood Park/Edmonton to the west create a fair amount of light. As Bremner fills out, it makes me sad at the prospect of extremely dark night sky will be considerably further away.
- Please continue to move forward - the process and timeline look good. Much appreciated.

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- Please give the local farmers in the Strathcona/Leduc County opportunity to supply local stores
- Please keep us updated on plans that are already in place and future ideas
- Please reconsider the high density residential development. I'm sure the general public would not support this and if they don't, why is something being pushed that the public doesn't agree with.
- Should have picked an area that did not have prime land for growing. Not too late to reconsider. Urban growth is important but so is food
- Scrap the project and stop wasting taxpayers money
- Stop Bremner.
- Stop it and expand Sherwood park to the east
- Stop. Just Stop. Developing Bremner is expensive, unnecessary, and a waste of resources, time and money. We already know the approval of Bremner goes against the county's Agriculture Master Plan, the Capital Region Board's Growth Plan 2.0, and the Metro Mayors Alliance panel report. None of that seems to matter to council, so I then implore our county: Release actual costs. The public deserves to know exactly what the cost projections are for every aspect of Bremner, and where they fall on an anticipated timeline. At this point, I'm almost certain the hundreds of millions required to even make the Bremner development possible won't add up, and will be much higher than most taxpayers are comfortable with.
- Terrible idea. You pushed this forward even when you had another area planned for development south by Cooking Lake which is way less productive in terms of agricultural production. The yields in the Bremner development are absolutely ideal but yeah, let's build houses on them! Hope you'll all be happy with more GMO food in the future! :)
- The Merit shop contactors association has been awarded many government contracts across the province lately based personal connections. I will be watching with great interest to make sure the best trained most qualified are procuring the work.
- The decision to build on either Bremner or Colchester should have been decided by the tax payers not a handful of Councillors which the majority of are urban. We feel that our counsellor Mr. Delaine who represents 6,300 residents who occupy over 3,300 households was not allowed to vote therefore eliminating the voices of Ward 6 residents.
- The decision was flawed. It needs to be revisited.
- The majority of Bremner residents are in favor of development and support your efforts to move forward. Keep up the good work!
- They need more things for kids as kids are the further
- This is a ridiculous plan that flies in the face of all common sense. Council is seeking a legacy for themselves - that legacy will be one no one can be proud of. Hypocrisy at its finest -stewards of the environment? Careful planning? Listening to the concerns of tax payers? Shameful!

BREMNER AREA PROJECT

- This is a terrible ideal in the name of modernity and environmental stewardship. The stakeholders pushing Bremner should be ashamed of themselves.
- This is not to the benefit or choice of Sherwood park residents, how about revitalizing the older residential areas we have and improving on diversity for the commercial side of this county, same stores everywhere and no support for local business, big box stores offering the same product, Sherwood park mall has no decent stores in it.
- This is sad
- This whole development is a bad joke by either an uneducated or swayed council. Looking at nothing but the facts in all the studies done suggests Colchester was the better choice and I think private interests and lobbying has swayed this council. Very sad.
- Use some basic common sense. Move this project and don't go with the 'easiest location '.
- Waste of farmland, waste of tax payer money.
- We have an election coming up soon, and I'm hoping the new members will give this plan a complete review, and evaluate if we should be going down this path or not. I don't have much faith in most of the current incumbents, but perhaps I'm not adequately informed. We'll see.
- When will they start development and how soon can one buy a property
- While the overall development plan has merit, I still am vehemently opposed to the location of this development. Why does Strathcona have to keep growing? If it must, then why on top agricultural land? Surely, there is enough evidence to support the need to conserve this land to feed our people.
- Why are you choosing the more expensive option when your own policies clearly do not support going the Bremner route?
- Wish it was not happening. Way to destroy great farm land. Sherwood park is way to big.
- Yes, I don't believe Bremner should be developed. It will destroy country living and increase rural ground and water contamination. It will also utilize vital farmland
- Yes, build Ardrossan up first. Make it a bigger and better community!
- Yes, LISTEN to the residents of Strathcona County as we are overwhelmingly against the whole project.
- Yes, abandon it.
- Yes, we would like County Council to very seriously revisit this proposed decision for developing Bremner. This is some of the most valuable agricultural property remaining in Strathcona County. It should be cared for and guarded for future generations of whom will be so thankful it was saved. This will ultimately be an agricultural model for other jurisdictions. Protect it at all cost. [REDACTED]

BREMNER AREA PROJECT

- Yes, what criteria was used in picking the site for the development?
- You are getting rid of people's history, good farming soil. Land that has been passed down for generations, and Sherwood park is being enough and does not need more shops or houses put that close together. Keep it as farmland and stop stealing from people who basically pioneered Sherwood park.
- county politicians will go down in history as the biggest mistake ever
- needs to be energy self sufficient at least 3 seasons, centralized heating / cooling for high density areas, high focus on food production agronomics, smooth free flowing traffic and enough parking to simplify travel... winter is a factor that will not go away
- no comment
- scrap it. Hope the new council and mayor will have a more lucrative vision for our community, besides lining the pockets of the home developers. Let's look after our population as it is now. Bigger is not always better. The size we are now is perfect for the amenities we have in place; police services, pools, trails, parks, recreation facilities, shopping choices etc. Stop expanding residential development. Look to the future - the necessities are food, clothing, and shelter. That seems to have been forgotten - we got the shelter, the 4 second hand stores will help with clothing, so let's look after our food sources. A giant green house development on the Bremner site - and build it at least as big as the cannabis development by the Edmonton International airport. Now there's a vision! Get with it Strathcona County - wake up!!
- ship good soil to other areas in the county for ag development?