

August 12, 2015

Deanna Cambridge
Planning and Development Services
Parkland County

Dear Ms. Cambridge,

Thank you for the opportunity to respond to the proposed by-law amendment No. 20-2009 .

I am the owner of [] where my family and I have lived and worked the land for 43 years. As the direct neighbor to the property under consideration for redesignation from AGG to RIC, I am significantly affected by the proposed change and strongly object to the proposal. The most pressing issues for me are the following:

- There does not appear to be an established plan by Parkland County to establish an industrial complex along Highway 16 adjacent to Highway 43. Yet piecemeal such development seems to be occurring, Consequently, property values and life style of people living and investing in the area may be seriously affected as commercial activities move into rural space which has been an agricultural and residential community.
- Although the nature of the commercial use of the designated land has not been specified, the history of that piece of property indicates it will be use for one or more operations that involve heavy traffic and large vehicles. Originally the building already situated on the specified land was built as a shop for the owner. Subsequently it has served as business premises for at least two outlets,
- Rural Route 22 is accessed from Highway 16. It is approximately one mile west of the overpass that feeds into the merging of Highway 16 and Highway 16A and one mile west is the interchange of Highway 43 and secondary highway 770 over Highway 16. Drivers must jockey over the 8 lanes of traffic to get into position and are just accelerating to highway speed at the RR 22 juncture in both directions. East bound drivers must jockey to make Highway 16 or 16A both being very busy with the flow through traffic from Highway 43 east bound. The turnoff to RR 22 is already hazardous. Past experience has shown that the vehicles using this access pay little attention to traffic signs or to other road users, adding to the danger and unsustainability.
- As far as I am aware, an environmental study has not been done to assess the impact of a commercial development. Increasingly low water tables are of immediate concern. It is difficult to think of an industrial development that would not use quite significant amounts of water while increasing noise levels and affecting air quality.



The proposed redesignation of this land is undesirable, unsustainable and represents development creep which would adversely affect residents, the environment and the culture of the area. *I therefore strongly oppose the redesignation of this land.*

Sincerely,

Sharon M. McGuire, PhD