

Jan. 11, 2015

53109A Hwy. 779
Parkland County, AB T7Z 1R1

RE: proposed bylaw amendment by Tri-Lakes Septic

I have concerns about the proposed bylaw amendment on SE 35 52 6 w5th quarter from agricultural to "industrial storage and warehousing", "automotive, equipment and vehicle services" and "office".

I live on Range Road 61. This is a single lane dead end dirt road. We live at the end. The road has very steep hills. It is difficult for cars to pass each other on this road, impossible for large equipment to pass. Just ask the grader driver. One has to use the ditch which is impossible in winter or when the road is wet. We already have trouble with the vehicles that now have to access that property to check the pumpjack. They drag large clumps of mud onto the road that sometimes can't be avoided. One of these clumps ripped the shield off the bottom of our car last year. The proposed development will do even more damage since there will be more traffic and their driveway is not paved.

In order for this development to be acceptable to us, their yard would need to be paved, the current road as far as their driveway would need to be widened and the surface substantially improved. This is a soft road and heavy equipment and increased traffic will make ruts. Big trucks won't make the hills if it snows that day nor in heavy rain. There is no other route for us to take so we will be blocked from leaving our farm on many occasions year round.

Another problem I see is that if a big truck misses that driveway they will have to try to turn around at our driveway. There isn't enough room there. Last spring a semi truck and trailer made the wrong turn, came down our road and couldn't turn around on the icy road in that space. He was stuck in our driveway for 4 hours until a tow truck could come. We could not get out and my husband was late for work.

Our property will lose considerable value. We have a very private, quiet, rural setting. Having an industry next door does not appeal to people who want to live in our setting.

Walter Kuypers farms land on both sides of RR 61 north of the Snow property and also hays our quarter section which is south of the Snow property. It will be difficult and dangerous for him to move his equipment up and down that road if this development happens.

This is an agricultural area. This province is losing a lot of agricultural land. Mr. Snow should build his business on his other newly acquired property on Township Road 530 which is at least somewhat paved or find a piece of industrial land somewhere.

