

Attention Parkland Council Members
Re Hubbs Lake Redevelopment

TRG proposes 180 sites. We have almost the same number of houses around the lake. This is far to dense for the size of the lake. They are saying use will be spring, summer + fall. Once TRG sees sites there is nothing to prevent year round use.

I have been told that 20% of the land must be reserve. Doesn't look that way. Year round use would allow people to use the lake for skidoos and quads. There is no bylaw to prevent this.

The water level on the lake has gone down since I came here in 1973. Only in the past 2 wet summers has it risen about 3 ft. Water level has gone down 25 to 30 ft since 1973. I can see this because my beach is that much bigger.

I propose that the site be left as it is, or develop it into 1 acre parcels with a common beach area or a green belt along the beach that could be used by residents on the back lots since there is no suitable beach access for them.

It is unfortunate that TRG has lost money? Whatever their circumstances, this is no reason to compromise the lake

Respectfully submitted
by [REDACTED]

Janna Widmer

From: Tracy McKay
Sent: Wednesday, October 03, 2012 3:55 PM
To: Stephen Fegyverneki; Janna Widmer
Subject: FW: Hubbles Lake - Allan Beach development

-----Original Message-----

From: Diane Fillinger [REDACTED]
Sent: Tuesday, October 02, 2012 4:29 PM
To: Tracy McKay; Darrell Hollands; Rod Shaigec
Subject: Hubbles Lake - Allan Beach development

RE: Allan Beach Development

As of late last week I was informed about the newly proposed "Allan Beach" development. Apparently even though I live in the Hubbles lake subdivision, I wasn't part of the radius that was informed and since our "Reporter" mailbox burned down two years ago we don't get the local news.

I do have concerns over the development, and I would like to have all the detailed plans including the aquifer assessment emailed to me. I also think these detailed plans should be available online for public download. The only document I have reviewed is the "Appendix" for the plan. Myself and several neighbours would like the hearing scheduled for this Tuesday to be moved to a new date, thus allowing local residents to confer with a consultant and appeal our concerns.

As of now there is no possible way to put forward a written statement (deadline is tomorrow).

I look forward to your response, I can be reached directly at home 780-963-7912.

Sincerely,
Diane Fillinger

--

Diane Fillinger

E: [REDACTED]
W: [REDACTED]



Dear Parkland County Council Members,

The proposal put forward by TRG for your consideration has been written by professionals who've carefully chosen their words to sell you on an idea. An idea that once you have agreed to the terms, to change the designation of the Hubbles lake property from Country Residential District to Bareland Recreational Resort, may never again resemble the idea first proposed. Ask yourselves if you think it wise or in the best interest of the lake and the community, to divide this land into 180 lots with each owner looking to get their monies worth from their investment? Will they not have the power to change the bylaws to allow for all season use? To allow all "condo" lot owners to use their atvs and snowmobiles in the winter? To eventually change it from a 3 season residence to all season with park models back on the approved list. All items which have been previously included in Allen beach proposals and turned down by counsel. The proposal has changed to appease the local residents and to get approval with no written guarantees that the "condo owners" cannot change the rules in the future. Hubbles Lake is too small for such a large development.

The assessment regarding the 2 existing wells states that there SHOULD be enough water if there is not continuous use. Is 7-8 months of 500-700 people with the possibility in the future of year round use sustainable? My well has dropped significantly since I purchased my home 14 years ago. Continuous growth around Hubbles lake and the increase in permanent residences on the lake does already have an impact on the water levels. Do the new and growing subdivisions west of the lake and proposed developments just north rely on the same aquifers? Please also consider all of the existing properties around the lake that are still cabins or lots undeveloped. In my subdivision alone, approximately 12 out of 19 lots on the lake are used as seasonal properties or are bare lots. It is highly likely that the lake will become more populated when

these owners build homes where the cabins are or cabins on the undeveloped lots. This should be in your development plans for the lake. Is this taken into consideration when looking at what the Hubbles lake area can handle?

As someone who has been seasonal and now permanent resident for nearly 40 years, I can attest to the changes in the area. The current land use of Allen beach should not be changed. It will benefit a few but cost many. Allen beach in the past was a place for families to bring their kids to the beach for the day, to go camping or stay the season in an RV. A way for local people to enjoy Hubbles lake, not for people to have to drive hours to get back to nature. We have a unique gem here that should not be spoiled. Those who wanted to leave their RVs every season had the opportunity also. I am friends with previous owners of Allen beach who state it was a profitable business. It was a money maker. It doesn't need to change to bare land to be a money maker in the future.

Over the last year, counsel has sought compliance from Hubbles lake property owners to keep the lake shore accessible for all people wishing to come to the lake to enjoy its beauty and resources. This is in the process of being enforced even though it is rare if not ever that someone has either walked across the shoreline, or been turned away if they found themselves there. People come to Hubbles lake looking to enjoy the lake but often leave discouraged because there is little to no reasonable access to the lake. Families have no place to picnic or camp and can only get onto the lake by wading through the muck and rushes if they can find an access area. There is no safe parking no facilities or services. People have and will pay to enjoy Hubbles lake via Allen Beach. Why not encourage the current owners of Allen beach to bring back the public campground and beach so there really would be somewhere for locals and tourists to Parkland County to come to enjoy the lake; to have a campfire, pitch a tent or stay the season in their RV while still maintaining the integrity of the lake and the environment. This is what Parkland County needs for its residents not another 180 property owners each crammed into their small space eventually demanding more for their money. Hubbles lake is simply too small to

accommodate such a large development of lots. The proposal brought forward by TRG is not practical for such a small already densely populated lake. It is simply not necessary to change the land use bylaw to make Allen beach a commercial success. It does not add to the community of the lake, but takes away from the serene beauty and risks permanently damaging a unique gem in parkland county.

Thank you

Sincerely, Concerned residents: [REDACTED]

~ Krista Lux

Paul Curcio

Garth Tyler-Neher

[REDACTED]

[REDACTED]

October 2, 2012

ATTENTION: Janna Widmer, Planner

Planning & Development Services

Parkland County

Re. Proposed Bylaw No. 30-2012

Pt. N.E. 9-53-1-WSM, Amendment to Land Use Bylaw No. 20-2009

My wife and I are in the final stages of subdividing our property on the west end of Hubbles Lake. We had 12.48 acres and were told by Parkland County that we could subdivide into 3 lots, but not 4. We were told by Parkland County that the extra lot would "create a density problem". We appealed that decision to the Municipal Government Board and that board upheld the County's position that all lots must contain a minimum of 2 acres of developable land. This decision was upheld even though there will be septic holding tanks which will be pumped out, thus negating the need for:

a. a septic field and

b. a space for a second field, should the first field fail at some future date.

The thought of 180 lots on a parcel of land not much larger than ours is absolutely ludicrous! THIS IS A DENSITY ISSUE!

I would love to see the east end of Hubbles Lake developed into 5 or 10 lots for families which would then be part of our community.

[REDACTED]

October 3, 2012

Attention Janna Widmer, Planner
Planning and Development Services
Parkland County, AB

To: Janna Widmer, Planner

Re: Proposed Bylaw No. 30-2012-Pt. N.E. 9-53-1-W5M, Amendment to Land Use Bylaw No. 20-2009

Antoinette and Doug Hafso, lakefront residents of Hubbles Lake, support the proposed bylaw which we view as an improvement from the existing CR - Country Residential District. We value the benefits associated with the amendment. This includes the designation of a PC – Conservation District (supporting good environmental stewardship of the lake) and the change from a CR - District to a BRR - Bareland Recreational Resort District for the purposes of a condominium recreation vehicle resort development. We believe that the BRR - Bareland Recreational Resort District designation will result in better management of the area (compared to what exists) including the opportunity and mechanism to establish a good community relationship with the residents of Hubbles Lake.

Respectfully submitted,

[Redacted signature]

Douglas and Antoinette Hafso

[Redacted address]



[REDACTED]
[REDACTED]
October 2, 2012

Planning & Development Services Dept.
Parkland County
53109A SH 779
Parkland County AB T7Z 1R1

OCT03/12 15:08:53 RCVD



RE: Public Hearing – Proposed Bylaw No. 50-2012

To Whom It May Concern:

As long-time landowners, taxpayers, and permanent residents living near the property formerly known as Allan Beach Resort (Pt. N.E. 9-53-1-W5M), we are opposed to the amendments proposed in this bylaw. If passed, it will directly and adversely affect our quality of life in the future.

History of Site Use at Allan Beach:

1. **Lakefront** – 36 sites total, approximately 20 seasonal with hookup for water use. Balance of sites used primarily on weekends for casual camping, and only during the summer.
2. **Pond Area** – 88 sites total, approximately 60 seasonal with hookup for water use. Balance of sites used primarily on weekends for casual camping, and only during the summer.
3. **Treed Campsites** – 37 sites total with no access to water use. Had outhouses and one shower/bathroom facility near lakefront lots.
4. **Other** – Campsites C12 to C24 not used since 1999. Resident manager enforced campsite rules.

TRG Developments, while assuring us of their good intentions, are planning to turn Allan Beach into a condo-style RV park where units are owned rather than transient or rented. The proposal for such a heavily concentrated, continuously occupied development is of great concern to us. Here is a summary of our reasons for opposing these bylaws:

1. **Water Quality:** As private landowners we acquire our water from an on-site well, which we are solely responsible for providing and maintaining. We are very concerned that:
 - a. A development of this density in such close proximity to us will directly and adversely affect both the quantity and quality of our own water supply.
 - i. The same two wells which in the past were used on a seasonal, intermittent, and limited basis for the purpose of casual summer camping (124 sites) will now be used to service 180 permanent lots with the potential for three-season use.

- ii. High water-use amenities (e.g. dishwashers, showers/toilets, laundry facilities) will be seen as necessities. This will lead to a vast increase in water use.
- iii. **What is the plan for disposal of “black” and “grey” water?**

The developers at the open house in February could not back up their claims of “sustainable water use” with facts and figures. **Where is conclusive proof that the huge increase in water use will not cause deterioration of water quantity and/or quality for permanent residents in either the short or long term?**

2. **Lake Health:** This concentrated development will over time be very detrimental to both the water levels and water quality of Hubbles Lake and its immediate surroundings, and will degrade the biological integrity and diversity of the area.
 - a. **Who will be responsible for replanting the shoreline and restoring it to a natural state?**
 - b. **Who will be accountable for maintaining and policing shoreline and riparian areas?**
 - c. Hubbles Lake has no apparent watershed. Is it spring-fed? **How will water levels be depleted by groundwater extraction?**
 - d. **How will removal of extensive tree cover, and the re-contouring of the land necessary to accommodate the “cheek to jowl” nature of these sites contribute to increased runoff and pollution of the lake?**
3. **Traffic:** Allan Beach Road, in spite of recent “upgrades,” has been proven to deteriorate quickly despite efforts to maintain it. We believe that road quality will decrease further and faster with the increase in use due to this dense development.
 - a. If the Provincial Government’s plan to cut off access from Highway 16 goes ahead, all traffic for both the new development and the existing paintball “park” will come right past our gate. A conservative estimate would be $180 \times 2 = 360$ vehicles traveling to and from Allan Beach alone on a constant basis over most of the year.
 - b. The intersection at R.R. 13 and Highway 16A is very dangerous, especially for left-turning vehicles (i.e. anyone going into Stony Plain or returning to Edmonton). **How will this problem be addressed?**
 - c. **Who will pay for the upgrades necessary to maintain access for this non-resident “community”?**
4. **Campfires/Smoke:** In the past we have seen a considerable deterioration in the air quality around our residence, especially on weekend summer evenings, due to the excessive numbers of campfires at Allan Beach Resort – to the point that our only recourse was to keep our windows closed. This degradation will increase exponentially in the future if this development is permitted.
 - a. There is no limit given on the number or size of fires that will be permitted.
 - b. Due to the extended use of this development as contrasted with the summer use of the former resort, we can expect to have this detrimental

effect on our air quality and our health for a much longer period of the year.

5. **Fire Hazard:** The close proximity of condo units to each other will increase the risk of fire, and of any fire spreading quickly to surrounding areas, which may include neighbouring residences.
 - a. **Are there any on-site fire control measures in place?**
 - b. **Would it even be possible for fire units to successfully navigate the narrow, curving access roads within the development?**
6. **Noise/Regulation:** Previously, the only time when the campground was full was on summer weekends. All day-users left the site by 11 P.M. Noise after 11 P.M. was policed by an on-site manager. Violators were evicted.
 - a. The sites will now be privately owned. Campers will see this as “their property” and thus not subject to rules about noise, especially in the late evening/overnight. **Will there be an on-site manager to control noise violations?**
 - b. The County has not had a good track record of enforcing their own regulations and development restrictions. **Will area taxpayers again be forced into the role of policing/ holding the County and the condo group accountable?**
7. **Density:** The previous proposal put forward in 2010 asked for 170 sites. The current proposal wants 180 sites. Setbacks from the south and east property line are inadequate. The estimates given by the developer for numbers of users is greatly underestimated:
 - a. Allan Beach in the past was used seasonally and was rarely filled to capacity even on a day-use basis. This development would potentially be in use continually and for at least nine months of the year. **What actually constitutes “seasonal use”? This has never been clarified.**
 - b. The average number of “residents” at any given site would be 4 (how many families have 1.2 children?) and that of potential “visitors” would also be 4. This gives a more realistic estimate of:
 - i. “residents” – potentially 720 – possible year-round but most likely on ANY summer day
 - ii. “visitors” – potentially 720 – for a total of at least 1440 “population”
8. **Use Without Community Commitment:** These seasonal owners will be coming from outside the immediate area and will have no connection to the larger community. There is unlikely to be any concern for the rights of permanent residents.
 - a. **What, if any, controls will there be on noisy and invasive “entertainment” such as ATVs either within the site or preventing access to surrounding roads and properties?**

Finally, we find the developer's assurance that they are only trying to mount a "rescue mission . . . for the people who basically lost all of their retirement" (*Reporter* article of September 7, 2012) to be hypocritical and repugnant. Every investor takes a chance on losing his or her investment. That is not our problem; nor should the solution affect us in any way. This "desire" should not ever enter into any hearing or discussion of a development proposal.

We believe that this potential high-density development would be very detrimental both to the quality of life of surrounding residents and to the maintenance of the environmental quality of the area. It has no place in this limited space, or in the midst of a quiet country residential area.

This proposal has not improved from the previous one in any significant aspect. The Development Board made the right decision when they refused to allow the previous development proposal. We urge you to uphold that decision and turn this proposal down.

Yours truly,

A large, irregular black redaction mark covering the signature area.

H. Terry and Donna Crowe

A black redaction mark covering the address area.

Oct 2, 2012

Parkland County Council

Janna Widmer (Planning & Development Services)

Re: Proposed Bylaw 30-2012 Hubbles Lake

Dear Council,

As residents of Hubbles Lake since 1990 we definitely have concerns about the proposed bylaw change and subsequent re-development of Allan Beach. IBI and TRG are proposing a similar amount of recreational lots as what was there before. 180 - 33' wide lots for an RV or 5th wheel. Whether it's an RV, 5th wheel, trailer or tent, the issue is the same. It's too high a density.

The area cannot accommodate that many more people without having a negative effect. The exact same density proposed as in the past, gave us parking issues, noise, litter and broken bottles in the lake, stolen or "relocated" canoes, damaged property, and thefts from sheds.

The biggest and saddest issue is safety.

Since the resort has been closed, we no longer get the weekend visits by Stars Air Ambulance circling and circling the area waiting for the swimmer to surface, then the eventual arrival of the RCMP chopper with the infrared to locate the body.

- The student who thrashes away amidst the throngs of people and drowns.
- The dad who vanishes with his daughter on his shoulders while nobody notices.

Why? Because there were too many people in too small an area.

The developers themselves state "no lifeguard will be onsite. The beach will have signage indicating that patrons may swim at their own risk". That should be better! Same amount of people in the same area and no supervision, just read the sign.

These developers aren't ready for prime time and council should not allow such foolishness.

The ridiculous density proposed by the developer is enough reason for Council to rethink this bylaw. The property was obviously rezoned CR for a reason. We urge you to either leave it that way or send this overzealous proposal back to the drawing board. We have many more concerns with the developers proposal, but the majority would be addressed by scaling down this project, restricting the seasonal operation from May 1 – Sept 30 and properly enforced bylaws within the development.

We still see STARS pass overhead, but they're heading west down the highway to a traffic accident or east to the hospitals. Not needlessly circling for another drowning victim at Allan Beach.

Sincerely,

Doug and Peggy Morrison



September 13, 2012

Councilor Darrell Hollands
County of Parkland
Parkland County Center
53109A Highway 779
Parkland County AB
T7Z-1R1

email: dhollands@parklandcounty.com

Dear Sir:

Re: Proposed Re- Development of Allan Beach Resort-

My name is Cole Quilliam. My family and I have had two lake front lots with a seasonal cottage on the south side of Hubbles Lake since the mid 1970's. Originally most dwellings around the lake were summer cottages. Over the years, these cottages have been replaced by permanent year round homes. Most of these homes are supplied with water from Hubbles Lake or from wells adjacent to the lake. Almost all of these residences operate septic tanks.

Hubbles Lake has suffered from the heavy use arising from the surrounding housing development. The lake level has receded each year for the past 20 years. This is due to the ever increasing demand for water by the surrounding residents. The last five years of drought have been particularly damaging to the lake. Water levels are down 5 plus feet since the 1980's. In addition the quality of the water in the lake is deteriorating, partially because of increased recreational use, but primarily from the inflow of nutrients from the fertilizers used on the lots and the effluent from the septic tanks. Many septic tanks are downhill from the houses towards the lake. The effluent that reaches the lake maybe bacterially clean, but most of it is loaded with nutrients which help spawn weeds and green growth in the lake. The water in Hubbles Lake was pristine in the 1970's and 1980's. Not so now.

Hubbles lake is suffering from over-use now. This small lake cannot handle another huge development without suffering greatly worsening conditions. I dare say that the proposed development at Allan Beach will triple the number of residential lots on the lake. The increased demand for water will accelerate the reduction in water levels. Arguments that the water comes from wells not the lake, are specious. Wells next to lakes draw water from the lake and lower the water table. . The existing wells around the lake are all lowering the water levels directly or indirectly.

The effluent from the Proposed Allan Beach development will be hauled off site. This sounds good, but this effluent which is largely water disappears from the Hubbles Lake Basin permanently. As bad as it sounds, at least some part of the effluent from the existing septic tanks around the lake seeps back in the lake and helps sustain the water level. Hauled away water is gone forever.

We have a 1,500 gallon holding tank at our cottage. During the summer months, we need to pump it every 2-3 weeks. With each pumping 1,500 gallons of water disappears forever from the Hubbles Lake basin. Multiply this by another 180 possible residences at Allan Beach and the result is a tremendous water withdrawal from the Hubbles Lake Basin. I think it is obvious that the lake will continue to diminish in size and in quality and the proposed development will only accelerate this diminishing.

The presentation by TRG Developers makes this project look and sound like an improvement of property in Parkland County. The presentation is well done with non representative pictures (long sandy beach etc) and various reports. Although the presentation talks about protecting the area and being environmentally sound, the real bottom line to this presentation is that it is all about making money for the developers. The former use of the Allan Beach Resort as a summer resort facility became a disaster both environmentally and in appearance , and was shut down. Country residences (1 or 2 acre parcels) is the best use for this piece property, for the lake and for its existing residents. Jamming another 180 lots with a an undisclosed estimate of residents into this small parcel of land is all about making money, not about good planning or environmental safe guards or enhancing the quality of life. Unfortunately, developers can hire professions to turn our reports that look good and sound good, are factually correct but often distort the end result..

Bareland condos and a Home Owners Association will take much of the direct control of this project away from the County. Enforcement is will be difficult. Home Owners Associations are not generally an effective control mechanism for managing properties other than for the collection of fees and paying common bills. Once the lots are sold out, the developers will be long gone and the County will be dealing with potential problems which it has approved. The County will have to go through the Home Owners Association to enforce adherence to the County rules on individual lots.

We believe that the County must take a long term view of this development. What will the Lake look like 10-20 years from now. Once the Lake is "poisoned from overuse", it is nearly impossible to revive it. We ask the Councilors to think about how they will feel if the project gets approval, the lake deteriorates and they drive by in future years and have to say, "I voted for that ". Sometimes a long term view gives a different picture.

There are at least four other problems associated with this development:

1. This development will increase traffic on Range Road #13. It will also create additional hazards from turnings off highway 16 and highway 16A.
2. This development has only one entrance/exit. This could cause serious problems for Fire , police and ambulances. Every development needs at least two entrance/exits.
3. The intense use of the property will cause inevitable spillages of fluids and garbage on this site, some of which will find its way to the lake.
4. There are several developments like this in the United States. People buy a lot , and then often buy an old motor home or trailer and place it on the lot permanently. Then they build on a porch or extra room. To deal with the snow load they build snow roofs over the unit. Very soon the place starts to look very junky, much like the situation that existed at Allan beach before it was closed.

We believe this proposed development should not be approved. There is already too much development around Hubbles Lake . The development in place around the Lake cannot be reduced, but the County can prevent this situation turning onto a real disaster. If this development proceeds, five to ten years from now Hubbles Lake may well be known as "Hubbles Slough."

We strongly suggest the County Councilors consider what is likely to happen here in the next few years and decline this application, at least in its present form and size.

.Yours truly,

// C.H. Quilliam //

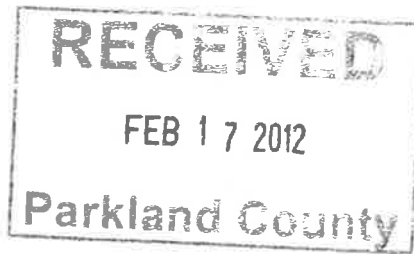
C. H. Quilliam

cc: Mayor Rod Shaigec - rshaigec@parklandcounty.com

Parkland Planning and Development Department ✓ fax 780-968-8444


Feb. 10, 2012

Parkland County
53109A Hwy 779
Parkland County, Alberta
T7Z 1R1



With respect to the two hearings held at Blueberry Hall, as noted on the attached letter and Map, we all around and a bit further from this property have so many concerns so -- I'm sending just a few via photo-copy - on a "Comment Sheet" that was requested to be filled out & left at the open houses. No pens - nor paper - nor tables to write provided, so I wrote a few down at home and posted it to IB1 and now submitting a copy to you for review and consideration.

We all agree around here the area requires 'cleaning up' but not to this extent. The lake may now be cleaned up but the pollution from wood burning stoves, camp fires and cars, is not cleaning it up the right way. RR13 has been incorrectly fenced and now falling apart again - all these cars (180?) is not going to help. This lake is too small for this Glory Hills Area Structure Plan. 50 Lots allotted for residential home would be too much; etc. etc. We hope Council is clever enough to seriously look at this and do the right thing.



PUBLIC OPEN HOUSE

Allan Beach Resort – Glory Hills ASP

Wednesday January 25, 2012 6:30 pm to 9:00 pm

COMMENT SHEET

IBI Group is preparing to submit an amendment to the Glory Hills Area Structure Plan and an associated redistricting application to Parkland County. Residents attending the public open house are invited to provide input on the preliminary plans. If you have comments to offer, please provide these below and return to the front table or e-mail your comments to Alex Marshall (alex.marshall@ibigroup.com)

Name:

Address:

Phone # or e-mail address (optional)

COMMENTS

In respect to the Open House Jan 25, 2012

- Concern: Water; When asked, "Oh, well dig ^{two} or three wells to supply the 180 lots (let the rest of us in the area that have Cysters and decide if they'd like a well instead, are not allowed. Few homeowners west of RR14 cannot even dig wells, all Cysters.*
- Concern: Sewerage; No clear answer was provided. So what are you going to do with the sewage of the 180 lots? RR13 is already taxed to the limit with water hauling trucks, school buses and boat traffic, so hauling out sewage. Not acceptable.*
- Concern: Camp fires — let's say half of the 180 lots light up campfires — three nights on a long weekend. What are you going to do about the (Pollution) from "these" fires plus those perhaps within the dwelling on the 180 lots, plus in/out traffic (cars)*
- Concern: Public access to the beach. It was mentioned that day passes, weekend passes or other's like a certain pass may be allotted to those interested. Let's say 50 to 100 passes issued on a two day time limit period or even visitors to lot owners — Where are all these cars going to park?*
- Concern: 180 lots all around Hubbles Lake is far, far too many. 180 lots within one tiny area (Allan Beach) is just too many for a small lake like Hubbles Lake, with RR13 the ^{only} access, is unthinkable. Let's say 1/2, "90" Lots x two cars per lot owner, coming and going from this small area onto RR13 from the Yellowhead to the Yellowhead — from 16A or to 16A is a tremendous amount of cars, lots of traffic, congestion and dangerous — plus the pollution!*



Parkland County

September 26, 2012

Attention Parkland County Council:

Re: Notice of Public Hearing-Proposed Bylaw No. 30-2012
Pt. N.E. 9-53-1-W5M Amendment to Land Use Bylaw No. 20-2009

In response to your letter dated September 11, 2012 , I ask that you **deny the application** to amend the current Land Use Bylaw No. 20-2009, and ask that you maintain **the land use for the property as Country Residential District.**

With the existing business operations, residential development, and new construction in the area, the Hubbles Lake community may already face challenges now and in the future to preserve the environment and quality of life in and around this small lake.

A high density development, as intended by the developer is inappropriate for this area. It would create an additional **heavy burden on the environment** and would have a **negative impact on the quality of life** and property values in the area.

Sincerely,



Ann Dixon

[REDACTED]

October 1, 2012

Parkland County Planning & Development

Attn: Ms. Karen Kormos

RE: Allen Beach Rezoning (TRG Development Corporation)

Dear Ms. Kormos,

This letter is notice that The Hubbles Lake Community Residents Association will have a delegation present at the October 9th 2012 hearing regarding the TRG Development Corporation application for rezoning the Allen Beach property from (CR) to (BRR) designation. We do not know exactly how many will speak but expect there to be approximately a dozen.

Trusting this is the information you require.

Yours Truly,



Hubbles Lake Community Residents Association

[REDACTED]
Eric F. Stanier
President

[REDACTED]

Linda Barter
[REDACTED]
[REDACTED]
[REDACTED]

Parkland County

September 26, 2012

Attention Parkland County Council:

Re: Your letter dated September 11, 2012. Notice of Public Hearing-Proposed Bylaw No. 30-2012
Pt. N.E. 9-53-1-W5M Amendment to Land Use Bylaw No. 20-2009

This is to inform you that I am **opposed** to the proposed Bylaw No. 30-2012. I urge you to **deny the developer's application** to amend the current Land use Bylaw No. 20-2009

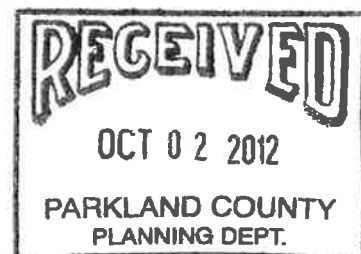
A high density development such as this would have an extremely **negative impact** on the Hubbles Lake area environment, quality of life, and property values.

I trust that you will acknowledge that the obvious issue is that the Hubbles Lake area is **too small** for any high density development such as this and that the intentions of the developer are totally **inappropriate** for this land.

Please maintain the land use for the property as Country Residential District.

Sincerely,
[REDACTED]
[REDACTED]

Linda Barter



David Dixon
[REDACTED]



Parkland County

September 26, 2012

Dear Parkland County Council:

Re: Notice of Public Hearing-Proposed Bylaw No. 30-2012
Pt. N.E. 9-53-1-W5M Amendment to Land Use Bylaw No. 20-2009

In response to your letter dated September 11, 2012 please be advised that I am **opposed** to the proposed Bylaw No. 30-2012, and I ask that you **maintain the land use for the property as Country Residential District.**

In my opinion, a high density development as intended by the developer is inappropriate for this area for many reasons which include a negative impact on the environment and the quality of life in the Hubbles Lake community.

Thank you for your consideration.

Sincerely,
[REDACTED]

David Dixon

October 2, 2012



To Whom It May Concern,

RE: Hubbles Lake/Allan Beach Development

Please accept this letter of concern and objection to the proposal of bylaw amendments in regards to the Hubbles Lake/Allan Beach resort redevelopment. My husband and I have a number of concerns with what effects a change in the bylaws may have for the residents living in this area, both long and short term.

First off, the environmental impact, with everything from noise, smoke from fire pits, the wildlife living in the area, trees and vegetation and the impacts to the lake itself. Most people living in this area, ourselves included, moved out here for reasons of quiet solitude, wildlife, buffering vegetation and just the beauty of the lake and surrounding area. The thought that a developer could be allowed to come in and take that away, is not acceptable.

Next we have the increase in traffic. As it is, vehicles (usually not those who live in the area), do not seem to respect the posted speed limits of 50 km/hr. As a parent with kids on bikes and with a family who enjoys walks and runs in the subdivision, this raises the concern of safety with the increase of traffic that a development, like that being proposed, would cause. Then there is the issue of road condition. As it is already, our road is in rough shape. With a breakdown of the existing road surface and the pot holes, an increase in traffic is only going to cause further problems. With an increase to traffic, we also have the issue of vandalism. We have lived in this area for just over 5 years, and in that time have repeatedly seen signs of vandalism. As it is now, we don't even have a local newspaper box at our mailbox because it's been burned down so many times.

With the mention of increase of traffic and road conditions, we also are concerned that as landowners this development will cause an increase in our taxes. Increase use means an increase in maintenance, and who do you think that cost will fall on?

Another concern is in regards to the water and wastewater issue. As acreage owners we are responsible for these systems and can't just 'make a call to the city', when something goes wrong. As a landowner who relies on a well for water, I am concerned with what an addition of a substantial increase in demand, may have on our system. As for the wastewater, I do see that this could potentially have negative effects from an environmental perspective with the number of systems needed and the location being near the lake. It has been mentioned that a tank system could be used, then you have the addition of trucks for removal; additional traffic again and on it goes.

I do have reservations as to how up front and honest this developer's proposal is. This is a world filled with greed. The potential to make more money can drive people to make selfish decisions with little thought as to how they may negatively impact others. I am worried that if these bylaw amendments are put through, the developer will be able to alter plans and proposals which may be against what the local residents had originally thought they were agreeing to.

I realize that times change and communities expand and develop. However, it is necessary to preserve areas and use them for only purposes which they can sustain and those that don't have the potential to do irreparable damage. Hubbles Lake is a beautiful lake and one of the few clean ones in the area. For this reason I can understand that others would want the opportunity to enjoy the area. However, changing bylaw and zoning for the area is not necessary for this to happen. The former use of the property as a camp ground and beach area was reasonable. It allowed public access and use of the land without being abused and having regard for the residents who lived in the area.

In conclusion, I do hope that these concerns will honestly be taken into consideration. How would you feel if this was your back yard and you had nothing to gain from the development of it? Would you not want to fight for a fair and reasonable compromise and decision that would take into consideration EVERYONE involved, not just those with the money?

Thank you,

Alana Regier

Lori Kieser
[REDACTED]
[REDACTED]
[REDACTED]

October 3, 2012

Planning and Development Services

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

Dear Sir or madam:

Reference: Public Hearing – Proposed Bylaw No. 30-2012
Pt. N.E 9-53-1-W5M, Amendment to Land Use Bylaw No. 20-2009

I write this letter in support of the Allan Beach Resort rezoning application. The proposed bylaw amendment improves the property's opportunities, and the recreational land-use complements the Hubbles Lake area.

I live in Hubbles Lake Estates, and I am proud to be a part of Parkland County. My husband and I make the most of our relaxed rural lifestyle and take pleasure in activities not available in towns and cities. We definitely enjoy the peace and quiet.

If I value Hubbles Lake so much, why do I support the development though some of my neighbours do not? Over the last few years, I went to the project open houses, heard my neighbors express their concerns, and formed my own opinions. I believe that my neighbours' concerns are sincere and heart-felt. I know that fear and uncertainty comes with community change, but I think there is an optimistic way to look at this project.

Concerns with the current zoning

Change can be good. Not only should we judge the current proposal, we should judge the future of the property if the zoning doesn't change. The property's current zoning should raise a few concerns if you really think about it. To me, the current Country Residential zone doesn't seem like a good fit for these reasons:

- 1. Subdividing the property into acreages is unrealistic.** Though this is the popular hope for the site, a developer would never take this on because there is no chance at a profit. Once you take into consideration the forest, topography, pond, and required environmental lake setback, there is little buildable land left for acreages. The developer's consultants estimate that less than five acreages will be possible without clear-cutting the site. The sale price of these acreages will need to absorb the costs of the 33-acre parcel of land, engineering and design, and site construction.

Because of the high price-tag, the lots will be hard to sell once subdivided. No developer will be willingly to take on this liability and loss of profit.

2. Extensive Agricultural and Extensive Livestock Development would be far worse than the Allan Beach Resort. Neither land-use is compatible with natural lake environment. Both pose aesthetic and environmental concerns. This type of development is allowable and, to the best of my knowledge, does not require a public approval process.

3. A tourist campground will cause more problems than a bareland recreational resort. A developer could upgrade and re-open the former campsite. Even if the new campground met current bylaw standards, the minimum size of campsites is smaller than the minimum for bareland recreation lots; therefore, a campground could have a higher density than Allan Beach Resort development. The former campground was an eyesore packed with long-term occupants who did not have pride of ownership. I fear that this could happen again.

Some residents may believe that a campground will be a better option because it could include a public beach. A public beach is not a requirement for tourist campgrounds in the Land Use Bylaw. Because of liability issues, overcrowding, and maintenance costs, I doubt that many campground operators would be willing to include this in their plans. Even if a public beach was included in the design, there is no stipulation that this must remain in the future. The former campground started charging an access fee in later years, and finally closed the public beach access prior to closing the campground.

Boat use on the lake could be higher for a campground because, though bareland condo owners could store boats on their properties, a private campground owner could provide canoes as a free or amenity.

4. A vacant site leaves Hubbles Lake in an unsecure condition. The site's vacancy poses trespassing, safety and environmental concerns, because the site is unoccupied and its future is unsettled. The future recreational use of the property and 24-hour security will reduce or eliminate these many of these concerns.

The bright side of the proposed amendment

Though I wish this property were an environmental reserve or community park with beach access, I know this is not going to happen. This land is privately owned and worth a great deal of money.

On the bright side, the current proposal provides a well thought-out and researched plan for this property. The new zoning category will limit the type of development that take place, providing a clear image of its future. I support this bylaw amendment and development plan because:

1. The environmental condition of the lake, forest and pond are preserved and protected. The environmental regulations we have today are stricter than they were when the campground and surrounding subdivisions were created.

County bylaws and provincial legislation regulate the development of sewer systems and groundwater wells. The regulations and approval process for sanitary and water systems focus on environmental protection. The developer has retained a geotechnical consultant who has

confirmed the safety and capacity of the new well and has proved that there are no anticipated impacts on lake or water-table levels.

The County and the Province take development projects near water bodies very seriously. The Province requires a development setback 30m from the lake's edge. This helps protect habitat and water quality. Project approvals require site investigations by consulting engineers, biologists, and geotechnical experts.

The proposed development protects the forest by retaining existing forest areas with selective tree removal for access roads and RV pads. Provincial and Federal legislation protects nesting birds from harm during construction.

The lake does not allow motorized boats, beyond small electric motors, the recreational activities on the lake will be low-key with minimal effects on the environmental quality. I also find it hard to imagine that boating levels will be much higher than during the time the campground was open, because there will be less people on site. As well, if I remember correctly, there was a time when the campground used to rent canoes to the public.

2. Land ownership encourages stewardship and condo fees ensure maintenance. The former campground had long-term occupants, but since they did not own the property, they could not improve the sites. By owning their own sites, bareland condo owners will have pride in their properties and will be more likely to keep their property values up.

Owning one of these properties requires an ongoing financial commitment to the resort. Owners will be required to pay condo fees to maintain common areas, roads, water, garbage and sewer services.

Property owners are bound by County bylaws, including noise and pet restrictions, in the same way neighbouring acreage owners and other County residents are. In addition to this, bareland condo owners must agree to condo board regulations when purchasing lots. The developer has agreed to add additional regulations and details to help alleviate public concerns.

3. The developer has been responsive to public concerns, as much as possible. The proposed plan has evolved over the past years to allay some of the concerns. Many of these concerns were outside of the development requirements and didn't need to be addressed by the developer. However, in good faith, the developer publically committed to including additional condo regulations to help with some of these fears. Unrelated bylaw concerns should not allow the amendment to be denied. County bylaws other than the Land Use Bylaw cover regulations for noise, pets, firepits, ATV's and skidoos.

4. Bareland recreational property owners are tax-paying members of the community. Parkland County's proximity to Edmonton attracts many recreational lake users. People who purchase Allan Beach Resort properties will become seasonal residents of Parkland County. Their tax dollars will help support our community services and roadways year-round, even though they are only seasonal residents. They will land owners in the Hubbles Lake area who have a stake in the community.

Objectivity and Emotion

The reason that I have a different perspective from many of my neighbors may stem from my experience as a landscape architect (though I have no connection with the developer or project consultants). I work on a wide range of recreation, planning, and development projects. I have learnt that a lot of research and investigation goes on in the background outside of the public eye. I believe that the developer and consultants are committed to finding the best solution for the site and that the plan balances the site's constraints and opportunities. The proposed development will be an asset to the recreational goals of the County by providing lake access for numerous residents rather than a select few.

By no means, does my profession imply that my opinion deserves more weight than my neighbours' opinions. Instead, I mention it to explain that my objectivity, in supporting this proposal, results from my professional experiences, not from a lack of passion for my community.

I believe in public consultation and the importance of ensuring that projects fit within the existing community. However, I worry that the emotional nature of the opposition will overshadow the exciting possibilities of a well-considered development opportunity.

If this site were a residential property converted to recreational development for the first time, I would fight tooth-and-nail against an RV or campground resort of any kind. However, we must keep in mind that our subdivisions grew up around this parcel of land. This property was earmarked for private recreational development long before most of us moved in. It is unfair for us to turn back the clock and wish this decision wasn't made over 60 years ago. It is unfair for us to lower the land value by limiting its recreational potential simply because we just don't like it. If someone moved in beside me and purposefully reduced my land value because they wanted me to use my property differently, I would be very upset.

I believe that we need to stand up boldly for a well thought-out solution, even though it may not match all of our ideals. If we keep waiting for better opportunities, we risk being left with none at all.

I trust that the County will take my views and opinions into consideration during the public hearing for the proposed bylaw amendment.

Sincerely,

A black rectangular redaction box covering the signature of Lori Kieser.

Lori Kieser