

To Parkland County Planning and Development Services.

To whom it may concern:

Regarding File No. PD-2014-093.

Proposed Bylaw amendment within 18-53-5-W5M to develop phase 3 of the Pine Ridge golf resort.

We live in Phase 2 of the Pine Ridge Golf resort . We may be in favour of the proposed Phase 3 Project providing the access to the resort is VIA Range Rd. # 55. If that access is denied then the proposed alternative access is through our internal road system in Phase 2. If this is the case we are DEFINATELY NOT in favour of phase 3. Our road system cannot handle the extra traffic such as heavy equipment trucks, concrete truck's, water truck's, sewer suck out trucks, and heavy delivery trucks. The existing road is breaking up already, and would not hold up to the added traffic. We also have a speeding problem in our park as it is, and we have a lot of families with young children in our subdivision. If access is allowed through our park this would mean upwards of 80 vehicles traveling though our park.

Thank you.

Dan Martin and Elizabeth Stanton-Martin

July 3, 2015

Lee Beamish

Dear Sir/Madam:

**Re: Public Hearing of Proposed Bylaw No. 2015-01**

**Proposed Amendment to Land Use Bylaw No. 20-2009**

**CR-Country Residential District to BRR-Bareland Recreational Resort District**

I am writing this letter in support of granting direct access to Phase 3 for the Pineridge Golf Resort by way of Range Road 55. As both a part-time resident of Pineridge and as a Paramedic Supervisor with over 25 years of working history within Parkland County, I would like to state the following concerns:

- I understand that Phase 3 municipal addressing will require residents to access their subdivision by way of the Meadows Phase 2 with the ability to access Range Road 55 only during an emergency event. The emergency access offered via Range Road 55 for emergency events will not be identified by Edmonton dispatch as the common entrance and exit point as this is not the Phase 3 municipal address. In my professional opinion, Range Road 55 needs to be the full-time access point for the residents of Phase 3.
- Should direct access from Range Road 55 not be granted and emergency crews need to access Phase 3, they will have to navigate through either Phase 1 or 2. This route has already proven difficult in the past as emergency crews have had difficulty locating the correct lot and phase.
- Taking into consideration the rural location of Pineridge, emergency response crews can be dispatched from as far away as St. Albert, Edmonton, and Sherwood Park. The distance the crew may be required to travel from these outlying areas already increases response time significantly with the additional complication of indirect access to Phase 3. In an emergency situation, time is of the essence. As emergency response crews, we already need to consider road conditions, distance, access routes, appropriate lighting, and signage in order to efficiently attend to the task at hand.

- Given the demographic group of Pineridge, which consists of seasonal, senior and weekend residents, it is in my professional opinion that this is a residential group that has an increased risk of emergency service needs.
- It also needs to be considered that this residential group only has access to cell phones which are unable to provide exact call location. Without direct access from Range Road 55, emergency crews may require directions from both the caller and Edmonton EMS dispatch. Often the callers are in distress, and confused which only compounds the situation. The Edmonton EMS dispatch system will try to ascertain a correct location but their GPS system will only highlight the Meadows as the municipal address. Therefore, emergency crews will need to access Phase 3 from the west side of Pineridge which will be one mile away from the actual emergency location.

Should direct access be denied from Range Road 55, and as a resident of the Meadows, I will not be directly affected by the incoming Phase 3. However, from my professional experience, should access be denied and all traffic is routed through The Meadows, I will be concerned for the safety of the residents when an emergency arises due to the confusion and obvious delays incurred by all responding emergency field units.

Thank you for your time and consideration regarding these important safety issues.

Sincerely,

Lee Beamish

On 7/6/2015 10:59 AM, Carol Sims wrote:

Roger Sims and Carol Sims, owners of lots [REDACTED], the Meadows, do not want throughfare on our condo commonly owned Road. We favor development of Range Road 55 for access.

Roger & Carol Sims

Attention

Deanna Cambridge

In regards to a letter sent to me regarding **the Public Hearing of Proposed**

**Bylaw No.2015-01**

**Proposed Amendment to Land Use Bylaw No.20-2009**

**CR-Country Residential District to BRR-Bareland Recreational Resort District**

**File No. PD-2014-093**

As a resident/taxpayer of . The Summit in Parkland County I look forward to seeing the expansion of PineRidge Golf course by 2 holes as well as the addition of the development of Phase 3. This addition will benefit local golfers as well as golfers willing to travel a bit to try a more appealing course which in turn will bring in more commerce to the area.

In the development of Phase 3 The Ridge I can only see the positives. After seeing the development of The Meadows I have seen a small community "The Summit and Meadows" turn into a vibrant, friendly, accepting and supportive group of people that would make anyone proud to be part of this area of Parkland County.

I believe that Phase 3 The Ridge Development should have its own access off of RR55 just as any other taxpaying resident would have access on this public road. I am not in favour of having access come through The Summit or The Meadows.

Thank you for considering my views and concerns.

Edward Wayne Orritt

## Deanna Cambridge

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**From:** Monica McGrath  
**Sent:** Thursday, July 02, 2015 11:36 AM  
**To:** Deanna Cambridge  
**Subject:** File #PD-2014-093

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

In regards to the public hearing on July 14th at 9:30:

I have an RV lot in Phase 2 of Pineridge Golf Resort (The Meadows).

I am unable to attend the meeting but wanted to send in my concerns for access to the proposed Phase 3 (The Ridge).

On behalf of my husband and I (Monica and Mike McGrath) stating that we are against having the access of Phase 3 going through Phase 2. Our road has HUGE issues now with 66 residents using it. We currently are trying to get it sorted out and repaired but it would not handle another 80 residents driving on it regularly so therefore... I am expressing my position that they access Phase 3 of this development from RR 55.

Thank-you for taking the time to consider my email.

Monica Hoppe

## Deanna Cambridge

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**From:** Jenelle  
**Sent:** Thursday, July 02, 2015 5:15 PM  
**To:** Deanna Cambridge  
**Subject:** File No. PD-2014-093

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Deanna,

This email is regarding the letter to amend the land use bylaw for phase 3 of Pineridge Golf Resort.

I do not want phase 3 to have their access through phase 2 of Pineridge Golf Resort. We have a small child (and plan on expanding our family) and I do not want 80+ vehicles driving in front of my property to access their property in phase 3. This will increase the chance of my child getting hit by a vehicle. We already have problems with our own owners and their guests driving the 15 km speed limit let alone another 80 vehicles.

Phase 1 and Phase 2 do not share entrances and Phase 3 should have their own entrance through the range road.

I do not support the development of phase 3 if the access is through phase 2. I would like the access to be from the range road.

Thank you,  
Jenelle & Ian Potyondi

## Deanna Cambridge

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**From:** beaks  
**Sent:** Sunday, July 05, 2015 9:03 PM  
**To:** Deanna Cambridge  
**Subject:** Fire No. PD-2014-093

Public hearing of proposed bylaw #2015-01 Proposed amendment to land use bylaw #20-2009

To whom it may concern;

I would just like to say that my husband and I are fully supportive of the Proposed amendment of land use of Phase 3, Pineridge RV development but in saying that we are STRONGLY APPOSED if access is not granted from RR #55. The roads within Phase 2 or Phase 1 of Pineridge RV parks are not able to support any extra traffic than we have. We are in phase 2 and our road only being 4 years old is already falling apart from the traffic of the 66 lots we have. The increase in overall traffic and heavy truck traffic for development of 80 or more lots would not be feasible. There are many children and pets that would also be a very big concern should access be denied from the public RR 55. We do not believe that there would be much difference in traffic to Seba Beach other than for ice cream and emergency groceries especially now that they have closed the boat launch. I feel that before granting amendment to land use access needs to be established first.

I hope that our opinion on this matter will be considered when making your decision.

Thank you,

Rick and Debbie Lubarsky



July 3, 2015

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

**ATTENTION: DEANNA CAMBRIDGE, PLANNER**

RE: Your File No PD-2014-093  
Public Hearing of Proposed Bylaw No. 2015-01  
Proposed Amendment to Land Use Bylaw No. 20-2009  
CR-Country Residential District to BRR-Bareland Recreational Resort District

Dear Ms. Cambridge:

My husband & I have been County of Parkland tax payers for the past 4 to 5 years in the private gated community of The Meadows at Pineridge Golf Resort which falls under Condominium Plan No. 1125959.

As I mentioned above, The Meadows is a "private gated" community having developed into a very beautiful subdivision of 66 lot Owners. We take pride in the land surrounding us and enjoy the beauty & nature that Pineridge Golf Resort offers. We feel our lot values continue to grow not only because we have improved our individual lots but also due to the fact that Jeff & Nicole Richardson (Owners of Pineridge Golf Resort) continue to put money back into the County of Parkland thru ongoing improvements to the golf course; by building the spectacular Clubhouse which holds weddings, conferences, etc.; the 9-Iron Grill which is probably the best restaurant west of Stony Plain and thru this proposed future expansion of a Phase 3 RV Resort.

We are very happy to see this proposed Phase 3 RV Resort proceed as we feel it will continue to help our lot values increase and will benefit the golf course & 9-Iron Grill by having more patrons. As with Phase 1 and Phase 2 already, we operate under individual Condominium Plans – we are our own separate entities and this will also be required for Phase 3.

With Phase 1 & Phase 2 both being private gated communities, our roadways are also private. They do not connect with one another whereby traffic from Phase 1 can go thru Phase 2 and vice versa. These roadways are not public in any way and could not withstand any additional traffic.

The proposed Phase 3 should have access from Range Road 55. This is a public roadway where we as tax payers of the County of Parkland have full access to. Having access from RR55 is the most logical & efficient. As with Phase 1 and Phase 2, the majority of lot owners are people who come out on weekends only. I don't believe they will generate any additional traffic for people to worry about since the best access to Seba Beach is on Hwy. 31. There may be a few people who will want to go the back way into Seba Beach but once they travel on that bumpy road, they'll soon see why using Hwy 31 is the faster, better route.

There really is no attraction for any of us lot owners to visit Seba Beach other than the farmers market on Saturdays. We are pretty much self-sufficient in our RV's and may once in a while visit the ice cream stand or Derby's General store. The residents of Seba Beach will have nothing to worry about as far as increased traffic from this new Phase, just as there has not been increased traffic from the existing Phase 1 or 2.

Please consider our position in making access to this new Phase 3 from Range Road 55 since there is no other public access point from the west.

Thank-you,

Janey & Bernie Semrau

cc: Jeff & Nicole Richardson, Owners  
Pineridge Golf Resort

## Deanna Cambridge

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**From:** Teresa Padlewski  
**Sent:** Thursday, July 02, 2015 4:59 PM  
**To:** Deanna Cambridge  
**Subject:** PD-2014-093

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I'm writing in response to the Pineridge Phase 3 development. I'm a lot owner at Pineridge Phase 2. When I purchased this lot in 2012 at no time then, or now, could I imagine my RV lot loop road becoming a main thoroughfare for another development.

Each current development at Pineridge is independent of each other, with no motor vehicle traffic allowed between the two. We strictly enforce a speed limit of 15km in our phase as there are very young children here. This is hard enough to control with 66 lots and their guests. I do not want 80 plus vehicles driving through my phase to get to their own.

I am not in favor of this development passing unless it has access of its own from the range road.

Teresa & Garry Padlewski

## Deanna Cambridge

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**From:** doug  
**Sent:** Monday, July 06, 2015 10:43 AM  
**To:** Deanna Cambridge  
**Subject:** Pineridge Golf Resort/ File PD-2014-093

Hi Deanna please forward to the proper party.

Regards Doug

To Whom it may concern:

I am writing in support of the of re-zoning RR 55 and allowing access to Phase 3 for the Pineridge Golf Resort for the following simple but reasonable reasons.

- 1) All owners of Phase 1 & 2 ( phase 3 upcoming ) are taxpayers of the County Of Parkland which include x amount to the school board. There are many owners who are also taxpayers in others home based locations who are tax payers as well and we choose to have a location at Pineridge fully aware that we will pay a second property tax and assume that because we are taxpayers for the County of Parkland we have the chance to voice our concern that RR 55 may not be an option to access Phase 3.
- 2) I have spoken to 80% of owners from both Phase 1 & 2 who have stated that when they leave Pineridge on a Sat or Sunday to venture out for the day 10% ( 12 people ) of the 80% go to Seba Beach via Hwy 31 to support the local grocery store, ice cream shop/miniature golf, and the farmers market. The other 70% either stay at Pineridge for the day or venture out in other directions that does not include Seba Beach.
- 3) Based on the numbers and over a 5 month period ( May to Sept ) Seba Beach may see a total of 240 one hour trips into their Village via Hwy 31 for the sole purpose of supporting the local business outlets and not to disturb the residents of Seba Beach but rather support the good people of Seba Beach.
- 4) Pineridge is made up of great people who like the residents of Seba Beach love to interact with each other and support each other in whatever issues come and go on a daily basis.
- 5) I look at the distance that is in issue for more traffic coming from RR 55 into Seba Beach from phase three owners & based on Phase 1 & 2 numbers of 60 owners ( 10 % ) we are talking 6 cars traveling 3 km per weekend there and back over a normal summer for a total of 360 km of actual travel time on the road in question ( RR 55 ) in a 5 month period.
- 6) In reading your Seba Beach "Welcome To The Summer Village of Seba Beach" ( name chosen in July of 1915 ) we are 100 years later to the month and I assume that the Village of Seba Beach council of the day wanted the people near and far to visit the village, stay in the village and surrounding areas and build a community that all would be welcomed to the Village by whatever highway or range road that was available as time went by.
- 7) In closing I am speaking for my family that at the end of the day I hope the Welcome Mat is laid out for all to see by whatever highway or range road is available and decisions are made on common sense and not knee jerk reaction.

Best Regards

Doug Aire

## Deanna Cambridge

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**From:** Joe Millard  
**Sent:** Thursday, July 02, 2015 7:33 AM  
**To:** Deanna Cambridge  
**Subject:** submission for Bylaw 2015-01 / 20-2009

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Deanna Cambridge,

I am providing this email in response to your letter referencing the Public Hearing of the above noted Bylaws.

Although I can appreciate the concerns of the citizens of Seba Beach that may be opposed to the Range Road 55 access to the proposed third phase of the Pineridge Golf and RV Resort, I have the following comments in favour of this access:

- To date, each phase of our resort has had a unique access to that phase. This helps create a sense of community and security since knowing that the traffic is either your neighbors or visitors that have been invited by your neighbors.
- The majority of any increased traffic on Range Road 55 would be between the Yellowhead highway and Pineridge. Any additional traffic into Seba Beach would be Pineridge residents visiting the Farmers Market or one of the merchants in Seba Beach – this seems like a positive for Seba Beach! Due to the proximity of Pineridge to Seba Beach, one could assume that a portion of this traffic would be by foot or bicycle and not restricted to motor vehicles.
- The growth and stability of Pineridge affords the citizens of Seba Beach the opportunity for possible employment as well as a great game of golf. The Range Road 55 access would be viewed as an asset for prospective lot purchasers knowing that they will have the same 'private' access to their phase as the rest of the Pineridge residents.

Thank you for this opportunity for me to voice my opinion on this matter, I trust that emailing my response is sufficient as I was unsure that I would have made the deadline with Canada Post.

Regards,

**A.J.(Joe) Millard B.Sc. G.S.C.**

**Deanna Cambridge**

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**From:**  
**Sent:** Monday, June 29, 2015 9:44 PM  
**To:** Deanna Cambridge  
**Subject:** Proposed Bylaw Amendment 2015-01 File # PD-2014-093

**To Parkland County Planning and Development Services.**

**To Whom It may concern:**

**Regarding File No. PD-2014-093.**

**Proposed Bylaw amendment within 18-53-5-W5M to develop phase 3 of the Pineridge golf resort.**

**We live in Phase 2 of the Pineridge Golf resort . We would be in favor of the proposed Phase 3 Project providing the access to the resort is VIA Range. Rd. # 55. If that access is denied then the proposed alternative access is through our Internal road system in Phase 2. If this is the case we are DEFINITELY not in favor of phase 3. Our road system cannot handle the extra traffic such as heavy equipment truck's, concrete truck's, water truck's, sewer suck out truck's, and heavy delivery trucks. Also we have a speeding problem in our park as it is, and we have a lot of families with young children in our subdivision. If access is allowed through our park this would mean upwards of 80 vehicles traveling though our park.**

**Thank you.**

**Grant & Sheila Primosch.**

## Deanna Cambridge

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**From:** Christine Topping  
**Sent:** Monday, July 06, 2015 11:12 AM  
**To:** Deanna Cambridge  
**Subject:** Regarding Pineridge development

Dear Deanna,

My husband and I feel that Pineridge adds value to the area as well as local employment.

Our taxes at The Meadows benefit the community.

As a side note, I was in Seba Beach on Sunday with my granddaughter and unlike previous years when the boat launch was available, the town was like a ghost town. It used to be a vibrant little village. The public washrooms are even locked up now. How unwelcoming. This is probably not your issue but just an example of the perhaps closed mindedness of the community.

Anyway, hoping that the phase 3 access road will be granted.

Christine Topping

## Deanna Cambridge

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**From:** Susan Wong  
**Sent:** Monday, July 06, 2015 11:38 AM  
**To:** Deanna Cambridge  
**Subject:** Pineridge Golf Resort new development

Hello Deanna,

I am a tax payer in Parkland County who has owned a lot at Pineridge Golf Resort (PGR) for some time.

I've seen the development and growth within the resort to be extremely positive and popular, attracting buyers very quickly. The sense of pride and ownership that each lot owner has invested into their property has certainly increased property values.

The proposed new development by PGR with additional golf and amenities will draw even more new people to the county and its local businesses. And of course, it will increase the tax base too.

The use of Range Road 55 seems to be very suitable and makes sense. It would be direct to the new development on this County road, rather than using a cutting through 40+ PGR sites where there are often children playing. The vast majority of people who are going to the new development will turn off, instead of continuing on RR55 to Seba Beach.

I hope that the County will consider these points and support PGR in this new development as they have planned.

Thank you very much for your time and consideration.

Susan Wong  
Lot owner at Pineridge Golf Resort



July 6, 2015

Deanna Cambridge  
Parkland County  
53109A Highway 779  
Parkland County, AB T7Z 1R1

VIA FAX: 780-968-8444

Dear Ms. Cambridge;

I am writing in support of the Pineridge Golf Resort (the "Resort") re-zoning application, and in particular to request that Parkland County permit access to phase three of the Resort from Range Road 55.

I purchased a lot in phase two of the Resort in 2013 and as such am a taxpayer of Parkland County. My family and I come to our lot as often as possible and when we decided to purchase, we were looking for a place that had a sense of family, was welcoming to new families, and understood its responsibilities to the community. The Resort brings many ancillary benefits to the Seba Beach area economy, as we utilize the local communities for entertainment, fuel and groceries. I expect that additional taxpayers within phase three would only increase the benefit to Seba Beach and the surrounding areas.

I am concerned about the possibility that access to phase three of the Resort could be forced through other phases of the Resort. At present, the road from Range Road 55 to our lot is used only by landowners within phase two which limits traffic speeds and volume. There is a playground across the street that is accessed by many of the youngsters who enjoy the Resort and I am concerned that any additional traffic could place those kids at higher risk of injury.

Please approve the Resort re-zoning application with the requested access via Range Road 55.

Sincerely,

Jacquelyn Colville

## Deanna Cambridge

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**From:** Krys Mouw  
**Sent:** Monday, July 06, 2015 11:48 AM  
**To:** Deanna Cambridge  
**Cc:** Jeff Richardson  
**Subject:** PD-2014-0293

I am writing this letter to voice my concerns regarding the road zoning for Phase III at Pineridge. I do understand the concerns from the Village of Seba Beach but the main traffic for that development will be from the highway to the entrance and not through the village. The only time traffic will be going that way will be to access the local shops and Farmers market. I would think that would be beneficial for the village.

The Meadows was designed for low local traffic as it is a family orientated area. There are alot of small children riding the bikes etc on the road and if you make it a highway it will become a very dangerous place. The road structure was also not designed to have high volume of traffic would will need major repairs of which the lot owners will have to foot the bill, not the county.

I feel that the RR55 is a viable road better designed for higher traffic volume and will not effect the home owners along that route.

Thank you

Krys Mouw

## Deanna Cambridge

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**From:** Brian Walsh  
**Sent:** Monday, July 06, 2015 11:50 AM  
**To:** Deanna Cambridge  
**Subject:** Pineridge phase 3

We are writing with our concerns about the development of phase three and specifically the access to it. The access should be from the range road to the east of phase 3 and not through either of phase 1 or phase 2.

There are several reasons for this:

1. Having the access through the existing phases would double the traffic through the area. I bought property here to have a quiet place to come to. I will not appreciate having a constant stream of traffic past my lot.
2. We have many children here that ride bikes, skateboards and walk on the road. The increase traffic would be a huge safety issue. I am sure that people going to phase 3 would want to drive through here quickly and would frequently not obey the 15 km speed limit.
3. The roads in phase 2 are already deteriorating and needing major repairs. The extra traffic would destroy the road. Who would then be responsible for the repairs? As it is now, the owners in The Meadows are being told we have to pay for the repairs right now at a cost of \$20,000. If phase 3 traffic comes through here, are they going to pay for the road repairs that are needed?
4. We pay our taxes to the county of Parkland and therefore should be able to use the range road.
5. The town of Seba Beach residents are opposing the range road access as it will increase traffic for the cabins on the lakefront. The only reason for the RV traffic to go that way is to go to the store or ice cream shop. Since the boat launch is now closed, any traffic from the RV park with boats will now be going to Wabamun. Those people will now be going to Wabamun to shop and get ice cream while there.

To summarize, we are NOT in favor of the access through either phase 1 or 2. If that is the only access, then I think the whole Phase 3 should NOT be approved.

We will be at your meeting to discuss this further.

Laurie and Brian Walsh

## Deanna Cambridge

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**From:** Louise Wright  
**Sent:** Monday, July 06, 2015 11:40 AM  
**To:** Deanna Cambridge  
**Subject:** Public Hearing of proposed bylaw No. 2015-01

Attention Deanna Cambridge

As Lot owner at the Meadows Pineridge RV Resort (phase2) we have enjoyed the many benefits of the previous developments of our family friendly community.  
We feel there will be a great benefit to the community of Seba Beach and Parkland County with the new development of Phase 3 of the Pineridge Golf Resort.

As a taxpayer of Parkland County our opinion is that the main access to Phase 3 needs to be from Range Road 55 which provides a direct access from the Yellowhead Highway 16.

Thank you  
Rick and Louise Wright

Parkland County Planning & Development Services

Attention: Deanna Cambridge

Fax 780-968-8444

Dear Ms. Cambridge:

Re: Public Hearing of Proposed Bylaw No. 2015-01  
Proposed Amendment to Land Use Bylaw No. 20-2009  
CR-Country Residential District to BRR – bareland Recreational Resort District

Dear Ms. Cambridge

Our position as taxpayers in the County is that we pay our taxes based on our enjoyment of living in the County at Pine Ridge Golf Resort. We feel that that enjoyment would be negatively affected if traffic increased substantially through our recreation property.

We enjoy the beautiful development at Pine Ridge Golf Resort and there have been many positive improvements since our purchase of the property 4 years ago. We feel that using this roadway as a main access to a new Phase would negatively affect our enjoyment of the property by creating a safety hazard for the children in our Phase, by increasing noise due to extra traffic and the extra traffic would damage the roads.

We believe that the main access should be RR 55 as this is the most direct access to the new phase of Pine Ridge Golf Resort. This would alleviate extra traffic coming through either of the current phases or the need to build a new road. We also believe that having that extra traffic would be a safety issue as well as damaging to the current roads in our development. We do not believe the RR 55 access would negatively impact the Village of Seba Beach and that most people would access Phase III directly from Highway 16.

Sincerely,

 John Oxtan and Peggy O'Neill,

## Deanna Cambridge

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**From:**  
**Sent:** Monday, July 06, 2015 12:00 PM  
**To:** Deanna Cambridge  
**Subject:** Access Road into The Ridge at PineRidge Golf Resort

To whom it may concern;

To access The Ridge any other way than off of Range Road 55 is totally not an option.

There is already way to much traffic through The Summit and The Meadows. As it stands right now there is a worry of small children getting hurt with the amount of traffic and we, Danny Simpson and myself think it is unrealistic to think of putting the access through either of the two existing phases.

The fact that in 40 plus years the road and over pass for Seba Beach , Tomahawk may change and residences would have to drive an extra mile to get to there lots in The Ridge is absolutely not a big deal. They will be much safer using a side road as of such to gain access.

We do not need the traffic.

Thankyou for your consideration.

Danny and Ferne

## Deanna Cambridge

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**From:** Shelley Greaney  
**Sent:** Monday, July 06, 2015 12:01 PM  
**To:** Deanna Cambridge  
**Subject:** Proposed Amendment to Land Use Bylaw No. 20-2009

To: Deanna Cambridge

Regarding Proposed Amendment to Land Use Bylaw No. 20-2009

Hi there, My name is Shelley Greaney I have lived in Seba Beach all my life and I am a Parkland County resident.

I am in favor of the rezoning to bareland recreation with access from RR55.

Pineridge Golf Resort has been a huge contributor on many different fronts to the "full-time" Seba Beach community. It is my understanding that the council of Seba Beach including the Mayor are only summer time residents and do not see the positive affects Pineridge has on the " full-time permanent residents" here. I am concerned that they may also have a personal agenda as the mayor and the councilors live on the road to Seba Beach from RR55. I do not believe they have the full interest of all the residents of Seba Beach in mind.

Pineridge offers employment, they support many different community groups and offer services that we do not have to drive all the way into town for. They have also built a community that supports other businesses in the area which would not be thriving if they were not doing these developments.

Please note that Seba Beach in the winter time has approx. 200 residents and only a quarter of those live down the road from RR55 and again they are a majority of summertime residents.

The only days I foresee a few people using the road down from RR55 are on the 8 Saturdays of the summer to go down to the Farmer's Market and support the local economy.

Pineridge and its growth are great for the town.

Yours truly,  
Shelley Greaney

Heather McPherson

July 6, 2015

Parkland County Council  
53109A SH 779  
Parkland County, AB T7Z 1R1

Dear Parkland County Council,

**Re: Pineridge Golf Resort Proposed RV Resort – Phase Three**

As a long-time resident of the Village of Seba Beach and on behalf of several Seba Beach residents whom have asked me to represent their interests to the Council, I am writing to express a strong opposition to the proposed changes to the access and egress of traffic on to Range Road 55.

While the proposed change does not explicitly state that the residents of the new Pineridge development will use RR 55 to access Wabumun Lake, it is almost guaranteed that this will, in fact, be the case. As such, it follows that a significant increase in traffic will ensue upon a road already utilized at a high capacity.

Our grave concerns with this proposed development are numerous, though, ultimately it is an issue of safety that most moves us to express our concerns to you. The amount of vehicular traffic that we feel will inevitably result from the proposed development will pose a significant safety risk to the multitude of pedestrians and cyclists, particularly children that utilize that lane. As you may not be aware, there are no sidewalks or dedicated cycling paths on this road. This means that any increase in traffic flow will have an even greater impact on the families that use this lane for pedestrian traffic than one might see on a paved road with pedestrian accommodation.

To compound this problem, we wish to articulate that 1<sup>st</sup> Avenue N is an already overused route with vehicles regularly parked along its length during the busy summer months. An increase in traffic will not be beneficial to our community and will compound an already difficult transportation issue within the Village of Seba Beach. A heavily congested lane will not increase safety in our community, but rather put our families at increased risk.



We feel that it is eminently reasonable that Pineridge Golf Course utilize their own lands to maintain a road through to Highway 31. In the event of an emergency, the use of RR 55 would be seen as very reasonable but aside from that, we see no reason why development of the Pineridge facilities cannot be contained within the existing development and we would strongly encourage the Parkland County Council to take steps to ensure this is the case.

Again, as individuals that have lived at Seba Beach for over 50 years, we wish to articulate our strong objections to this proposed change and we highly encourage the Council to ensure safety of our families is not put at-risk for the sake of expediency and profit.

Please feel free to contact me at \_\_\_\_\_ or via email at \_\_\_\_\_ if you have any questions or concerns regarding this submission. Thank-you for your consideration.

Kindest regards,

Heather McPherson

**Sent on behalf of:**

Cory & Stacey Drummond  
Garry & Sandra Drummond  
Lee & Shawna Drummond  
Sharon McLean  
Fred & Marilyn McPherson  
Robert & Megan McPherson  
Duncan Purvis  
Jennifer and Michael Smith

Cc: Mayor Doug Thomas, Seba Beach Council  
Deputy Mayor Gary Schultz, Seba Beach Council  
Chief Administrative Officer Sue Evans, Seba Beach Council  
Jeff Richardson, President, Pineridge Golf Course

**Sue Evans**

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**From:** Lemieux, Ray  
**Sent:** July-06-15 9:52 AM  
**To:**  
**Subject:** RR 55a - Access & development  
**Attachments:** \_Certification\_.txt

As per the letter from our mayor and a development permit to grant access to RR - 55a, we are opposed to access of golf course traffic on RR 55 for the following reasons:

**Safety of Pedestrians:** increased motor traffic would be very dangerous for the many pedestrians, cyclists, and children that frequent the road. The bottom of the hill where the roads converge at the yield sign is of particular concern. Visibility is limited, and children are often walking pets or riding bikes. The increased motor traffic on the road is of great concern to us.

**Limited Visibility:** RR 55 is very narrow coming down the hill from the CNR tracks, with barely room for 2 cars to pass safely. Increased traffic on the hill would be very dangerous to motorists.

As well, at the bottom of the hill it merges onto 1st. Ave. North with a three way intersection which is blind to southbound on 1st Ave. & southbound on 55a.

Our opposition to access of RR 55 is based on concern for the safety of all - motorists, pedestrians, children and cyclists.

Additionally, our Seba Road has flooded before. Where is all the runoff going, as there is alot of forest being cleared above 55a? Additional runoff will make this road impassable!

Please halt any further access to 55a which may damage the road and endanger our property owners.

Sincerely,

Ray Lemieux

July 6, 2015

To whom it May Concern

Regarding proposed bylaw amendment in file  
NO. PD-2014-083 (proposed bylaw NO. 2015-01)

My property address is in  
the village of Seba Beach which RR55  
connects to.

I have owned this property since 1975.

This roadway 1st avenue NORTH is more than  
just for vehicle use. It has been a thoroughfare  
for pedestrians walking, running, biking, many  
being young children.

If the RV owners from Pine Ridge Golf + RV  
have access to our village road on RR55-  
(first avenue north) the increase in traffic  
will create a significant safety hazard.

Added traffic will add to a already stressed high  
maintenance road which our taxes pay for.

The Pine Ridge RV + GOLF have access to  
Seba Beach now by a major Hi Way 31.

I am apposed to the amendment.  
Please keep our village road way safe.

Best Regards

**Sue Evans**

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**From:** Kathy  
**Sent:** July-05-15 2:00 PM  
**To:**  
**Subject:** opposition to access to RR 55

Good Afternoon Susan,

Could you please provide this letter to Doug Thomas for the upcoming Public Hearing?

We are opposed to access of golf course traffic on RR 55 for the following reasons:

**Limited Visibility:** RR 55 is very narrow coming down the hill from the CNR tracks, with barely room for 2 cars to pass safely. Increased traffic on the hill would be very dangerous to motorists.

**Safety of Pedestrians:** increased motor traffic would be very dangerous for the many pedestrians, cyclists, and children that frequent the road. The bottom of the hill where the roads converge at the yield sign is of particular concern. Visibility is limited, and children are often walking pets or riding bikes. The increased motor traffic on the road is of great concern to us.

Our opposition to access of RR 55 is based on concern for the safety of all - motorists, pedestrians, children and cyclists.

Sincerely,

Kathy and Norm MacDonald

**Sue Evans**

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**From:** Donna Lemieux  
**Sent:** July-05-15 4:16 PM  
**To:**  
**Subject:** Opposition to access to RR 55

Dear Sue,

Can you please give this to Doug Thomas as support for the Villages stand against access to RR 55 for the proposed expansion of the Pineridge Golf Course community.

Range Road 55 and 55A from the railway tracks were not built to accommodate a large amount of traffic. The road is currently at capacity and vehicle traffic shares the road with cyclists, walkers and runners.

At the intersection of the range road with 1st Ave, Seba Beach the road becomes even narrower and is very congested particularly on weekends.

We believe additional traffic will make the road extremely dangerous.

Gerard & Donna Lemieux

20150703

Parkland County

Planning and Development Services

YourFile PD 2014-093

Attn: Deanna Cambridge , Planner

Subject: Proposed Bylaw No. 2015-01, Proposed amendment to Land Use Bylaw No. 20-2009

We are writing to you about our concerns that the above proposal creates an unnecessary danger to regular users of Range Road 55a and as well may conflict with future County of Parkland plans.

The proposed Phase 3 of the Pine Ridge Golf Resort will be a year-round 80 lot RV resort with a main entrance onto Range Road 55. The Range Road 55 is one of two accesses to the Summer Village of Seba Beach. The entrance will be situated on a curve in the road between the CN Rail main line and a steep hill leading to Seba Beach. The hill and curve creates a zone of limited to no visibility for users of the range road. The proposed Phase 3 entrance will be on this curve and adds to the already existing hazard with large turning RVs and the additional traffic which comes with 80 lots. This recklessly creates an unnecessary and unneeded dangerous situation for vehicle and as well pedestrian traffic. In addition the entrance on Range Road 55 will increase traffic into Seba Beach on what is a heavily used small and narrow road already accommodating foot and vehicle use.

It would improve the proposal if the Range Road entrance for the proposal be limited to an emergency vehicle foot and traffic entrance only-- with vehicles from the Resort routed to the existing improved intersection for the resort on Highway 31. The existing intersection on Highway 31 has excellent sight lines, has two highway grade lanes and shoulders and has a much wider turning and merging area for the RV resort users' vehicles.

Our second concern with the proposal is that the increasing density of RV recreation lots in the area may be stressing the water shed area. The County is undertaking a large study for a Wabamun water shed plan. Pine Ridge Golf Resort, Shadybrook Campground and the Kokanney Campground have all expanded in the last five years to hundreds of sites. It would make sense if the water shed plan is developed first before additional development occurs.

Yours Truly

Peter de Vos

Gail de Vos

Thursday, July 2, 2015

To Whom It May Concern,

We are writing to you regarding the proposed bylaw amendment in file No. PD – 2014 – 083  
(proposed bylaw No. 2015 – 01)

We are adjacent landowners to the east at the bottom of the hill in the Village of Seba Beach.

OUR CONCERNS:

1. stability of the hill and road when there will be RV lots and all that they entail built so close to hill
2. safety of walkers and bikers given the added traffic if the RV owners have access to the village  
On RR55 and along the Seba Road.
3. increased storm damage issues – we already have issues from rainstorms and spring runoff
4. more of our tax dollars required to maintain the Seba road due to the increase in traffic

Regards,

Terry McCoy

Pat McCoy

July 3, 2015

**To: Parkland County Council**

**Re: Pineridge Golf Resort Proposed RV Resort Phase 3**

I am 50+ year cottage owner at Seba Beach, and own a property at  
Our family uses the cottage year around and are very familiar with the area, traffic and concerns by residents in this area.

I am writing to oppose the access for the above noted development onto Range Road 55 as proposed for the following reasons:

1. Safety: Additional traffic on this road would be a safety hazard to the many people that walk along this road. There are no sidewalks, and the steep road and sharp corner will only threaten safety of additional traffic is added to this road.
2. Wear and Tear: The town of Seba Beach maintains a 75% road ban on the beach road at all times. Increased traffic from the resort exit on Range Road 55 would further jeopardize this road, and add costs to the residents of Seba Beach.
3. Pineridge has a perfect exit onto a highway at the west side of their resort which is a much better access point to and from the resort.

I am sorry that I am unable to attend the public hearing on July 14<sup>th</sup> as I will be travelling. I do however feel this is a very important issue and would respectfully request that the County of Parkland respect the safety of the residents in the area, and the impact on our roads if this is allowed to proceed.

I appreciate your help in this matter.

Thanks!

David Hardy



July 2, 2015

Summer Village of Seba Beach  
Box 190  
Seba Beach, AB T0E 2B0  
Attention: Seba Beach Council

Dear Sirs:

It was with great concern that we received the information regarding the request for access and egress from the Pineridge Golf Course onto Range Road 55.

We are full time residents on 1<sup>st</sup> Avenue North (Range Road 55) and have the following concerns regarding the increased traffic load that would likely result from the proposed change.

- Safety of all user of the road. As there are no sidewalks adjacent to most of the length of the road, the road is shared by pedestrians and cyclists as well as the vehicle traffic – all on a very narrow roadway. Increased traffic volume will certainly equal increased risk.
- The need for increased police enforcement of the speed limit. Increase traffic will either increase the work load of our existing police or require additional resources (at additional expense).
- Wear and tear on the road surface. Our section of the road has recently been resurfaced to remove the pot holes formed by the existing traffic. More traffic will increase the potholes and the frequency of the resurfacing needed to remediate the damage.
- Additional traffic noise.

We do support emergency access from Range Road 55.

We appreciate your efforts in representing us with regard to the upcoming hearing in this matter.

Yours truly,

Rita Kwiatkowski

Darrell Perrin

Seba Beach, AB

To whom it may concern: *Parkland County Council*

I am writing to you today to express my concerns regarding phase 3 of the Pineridge Golf Resort.

1. In order to access RR 55 -55A vehicles have to leave highway 16 west bound, from the passing lane, then cross the east bound lane. This is not well marked with reflectors and is a dangerous process- especially using large vehicles. There are no lights of any kind at the intersection which would leave one to believe it was not intended for high traffic usage.
2. The people will exit into the resort after going over CN crossing which is built on two blind corners. It is marked with lights but they come on when the train is very close. This is a safety concern. There are trains running hourly if not more often at all times day and night.
3. As the owners leave the resort they would turn right and proceed down the hill to access the main road in Seba Beach. 1<sup>st</sup> Ave which is the main road in Seba Beach has a great deal of pedestrian traffic at all times from early in the morning to late in the evening. There are always residents walking their dogs and just being out for a friendly evening stroll. The town is constantly refurbishing and repairing the road at great expense as it heaves and gets potholes which are in constant need of repair. Because of the age of the road, it is not a well stabilised road. It has a 75% road restriction on it at all times and is not designed for consistent heavy use.
4. There will be a pond in the resort that will drain into an existing stream which in turn drains into Lake Wabamun. I am concerned about the nutrient content of this water.
5. I went to the Promotional Meeting and expressed all of these concerns to the developer.

Sincerely,

Margaret and Lloyd LeGrow

July 2, 2015

Parkland County and Council  
Parkland County, Alberta  
T7Z 1R1

Dear County and Council,

**Subject: Access of 1<sup>st</sup> Avenue North by Pineridge Golf Resort Phase 3**

We are writing this letter to express our strong objection to allowing increased traffic onto 1st Avenue, Seba Beach from the Phase 3 Pineridge Golf Resort property in Parkland County. We have owned a property on 1<sup>st</sup> Avenue North for 55 years and my mother resides here permanently.

Why should the residents on 1<sup>st</sup> Avenue be adversely affected by an increase in traffic on the only road we have, because of a suggested traffic solution for Phase 3 Pineridge Golf Resort in Parkland County? Surely this was not their original plan. Clearly no regard for the safety of Seba Beach residents is being considered here. If Pineridge Golf Resort Phase 3 residents can't drive through their own Phase 1 or 2 property due to increased traffic and safety concerns, then why would it be okay to redirect them through Seba Beach's only local avenue? We have the same concerns!

1st Avenue is used as a sidewalk and a road.... for young and old; for bicycling, walking as well as local traffic. We have our children, grandchildren, and great grandchildren using this road every day, and it sees a lot of use already. We do NOT want to see any increase in traffic by allowing a Resort Property in Parkland County to use our road as a normal access route. Frankly this idea scares the hell out of us! It is not an acceptable solution to their issue.

In addition, of concern to us as taxpayers would also be the added load from the RVs that could damage the already weight sensitive road and increase the workload of our Peace Officer.

Sincerely,

  
D. Irene Lamoureux

and

Leslie Taylor

cc: Summer Village of Seba Beach

## Sue Evans

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**From:** JAYNE and RICK MACPHEE  
**Sent:** July-06-15 12:22 PM  
**To:** Sue Evans  
**Subject:** Fwd: Public Hearing of Proposed Bylaw #2015-01

Hi Rick,

We wanted to pass along our support to the Seba Beach council for your position on this bylaw. We too believe that the access onto RR 55 should be for emergency purposes only for the Pineridge Golf resort RV Resort Phase 3. Our concern is for the increased wear and tear on the road that the taxpayers of the village pay for, the increased noise that additional vehicles will bring, but primarily for the safety of the Seba Beach residents who use the road daily for walking, riding bikes, jogging, etc. There are a lot of families and young children using the road and we do not want someone to get hurt or killed using this road. It is a road that provides us access to our cottages and we don't want it to be a main thoroughfare road.

Sincerely,

Mel & JoAnne Snihurowych and family

SATURDAY JULY 4-2015

TO WHOM IT MAY CONCERN.

WE ARE WRITING TO YOU REGARDING THE  
PROPOSED BYLAN AMENDMENT IN FILE  
NO. PD 2014-023  
(PROPOSED BYLAN NO 2015-01)

WE ARE LANDOWNERS AT  
- 1ST AVE NORTH (HAVE BEEN SINCE  
SEBA BEACH, AB. 1969

OUR CONCERNS:

- 1 STABILITY OF THE HILL AND ROAD WHEN  
THERE WILL BE RV LOTS AND ALL THAT  
THEY ENTAIL BUILT SO CLOSE TO THE HILL.
- 2 SAFETY OF WALKERS AND BIKERS GIVEN  
THE ADDED TRAFFIC IF THE RV OWNERS  
HAVE ACCESS TO THE VILLAGE  
ON RR 55 AND ALONG THE SEBA ROAD.
- 3 INCREASED STORM DAMAGE ISSUES -  
WE ALREADY HAVE ISSUES FROM RAIN-  
STORMS AND SPRING RUNOFF
- 4 MORE OF OUR TAX DOLLARS REQUIRED TO  
MAINTAIN THE SEBA ROAD DUE TO THE  
INCREASE IN TRAFFIC

REGARDS

CORNELIS AND CORNELIA  
VANDERSPOEL.

**The Seba Council takes the position :**

**"That the main access for the development should be through the existing development and/ or the existing golf course property, onto Highway 31 (the Tomahawk highway), and that access onto Range Road 55 should be used for emergency purposes only".**

**This makes sense to me:**

Peter W Dykes