



Dunvegan Gardens

March 1, 2013

Parkland County
Janna Widmer, Planner

Dear Ms. Widmer:

RE: Notice of Public Hearing of Proposed Bylaw No. 36-2012
Amendment to Woodbend-Graminia Area Structure Plan

Dunvegan Gardens is a garden centre and nursery business which has been operating in Parkland County for 10 years. As part owner of Dunvegan Gardens, I have also been residing in the County for 10 years. I reside on the same property as the Dunvegan Gardens garden centre. We have a few questions and concerns regarding the Proposed Bylaw.

1. Definition:
What is the definition of "Mixed Use"?
2. Density:
What is the proposed "density" for the area to be zoned Country Residential?
Will the size of most lots be larger or smaller than 2.5 acres?
3. Timeline & Motivation:
What is the anticipated timeline for development of the area? Is the proposal being driven by land developers ready to begin development? If so, what is the developer's name? What is the developer's consultant's name?
4. Future Development:
What will be the net effect to Dunvegan Gardens in relation to plans for future development of the garden centre and nursery business now operating within the Proposed Area? We hope to rebuild a larger, more attractive facility in the future to grow our business with our customers in Parkland County, West Edmonton, and beyond.
5. Heavy Traffic:
Has there been a Transportation Study conducted for the re-zoning plan? If so, we would like to see a copy of the study results. What will the changes in land use mean for local service, delivery, and customer traffic especially in regards to the commercial sized vehicles (tractor trailers) we depend on for transportation of supplies?

6. Taxes:
What will be the effect on our current property tax rates in Parkland County and are there examples of mill rate changes resulting from similar area re-zoning?
7. Services:
Are services expected to change or be added in the future? Is there a plan for adding water and sewage services as the city grows closer to the border of Parkland County? How will our property be affected in terms of future servicing? Will there be need for any servicing easements through our land?

Sincerely,

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Brock Friesen

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