

[REDACTED]
[REDACTED]
[REDACTED]
Sept. 30, 2013

✓ Paul Hanlon, Manager

Duncan Martin, Planner

Parkland County

53109A Highway 779

Parkland County, Alberta

T7Z 1R1

WITHOUT PREJUDICE

Gentlemen:

Re: **Proposed land swap**

Legal: 5-03-053-02-NW

Plan: 7820188

Lot 2 swap for 100 ft wide portion of Lot R-1 (immediately South of Lot 3)

Thereby enlarging Lot 3

As a hard-copy follow-up to our meeting last Thursday, I wish to reaffirm that, while I wish to see the proposed land swap proceed, I am unwilling to spend an estimated \$8,770 for this to happen. My reasons are listed below.

- 1) The land swap is being proposed because Lot 2 should never have been permitted when Duffield Downs was subdivided by Edmonton Planning. Parkland County accepted the good and the not so good when it took over. The lack of proper municipal oversight should not be at my expense especially considering other points below.
- 2) The land that I would be gaining, while higher in elevation, is only about 40% of the size of Lot 2. This means that Parkland County Reserve would increase in size by about 1.7 acres.

- 3) Lot 2, because of its proximity to the stream and its low elevation, is obviously an extremely environmentally sensitive area. The swap should assist Parkland County in its efforts to be a good steward of the land.
- 4) The swap would permit enhanced access to the main part of enlarged Reserve lands. At present it appears as though the 100 foot wide area to be swapped has not been used as access. I have seen indications that our Lot 2 has been used as access.
- 5) A recent land evaluation has found that our Lot 3 is worth over 25% more than the portion of the Reserve lands that would be added to our Lot 3. As I understand it, this appraisal is based on acreage and did not consider legal title, only land area (acres).
- 6) My wife and I would be forfeiting a **legally titled property (Lot 2)**; we would not be getting another legally titled property in return. Especially in regards to point one (1) above, this as a major benefit to Parkland County and to our detriment.

In view of the above points, I am requesting that the proposed land swap proceed and that Parkland County assume all costs. Parkland County has more to gain from this swap than we have.

It is my intention to attend the Public Hearing scheduled for October 8, 2013 at 9:30 AM. While I do not know Council's protocols, I will be prepared to answer questions and to provide input if appropriate.

Thank you.

Yours truly,

[REDACTED]
[REDACTED]