



SUMMER VILLAGE OF SEBA BEACH

May 22nd, 2015

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



Dear Council;

Re: Pineridge Golf Resort Proposed RV Resort Phase 3

Further to Council consideration of the Proposed RV Resort Phase 3 approvals for Pineridge Golf Resort, we want to ensure that Parkland County Council and Parkland Planning and Development Services are abundantly aware of the significant concerns that the Summer Village of Seba Beach has with respect to this development.

Specifically the access and egress of traffic on to RR 55 must be limited to emergency vehicles only and that no traffic should be allowed to enter or exit said property from RR 55 except for emergency purposes.

Seba Beach Council and residents are more than prepared to aggressively contest any deviation from this position.

Enclosed are two letters of support for our position with respect to the potential affect this development will have on our municipal roadway. Additionally, the access on to RR 55 will severely impact pedestrian safety and the quality of life for residents located on 1st Avenue.

Yours truly,

Douglas O. Thomas,
Mayor

Encl.

c.c. Paul Hanlan, Manager of Planning and Development, Parkland County
Deanna Cambridge, Planning and Development, Parkland County
Jeff and Nicole Richardson, Pineridge RV Resort



Summer Village of Seba Beach

May 21, 2015

Attention; Sue Evans

RE: Proposed access RR 55 to 1st ave North

Sue,

It has been brought to my attention that there is a proposed access from a new development to RR 55 with the intent of increased traffic volumes on 1st ave north. I have personally maintained 1st ave north for 14 years. Considering the current /historical maintenance requirements of this roadway, it is my professional opinion that the substructure and the buried gas line running through it cannot sustain increased traffic volumes. It would be my recommendation that the access be used for Emergency vehicles only.

If you have any questions, please don't hesitate to call.

Regards,

A handwritten signature in black ink, appearing to read "Cory Rogers", is placed above the typed name.

Cory Rogers
Construction Manager
Alberta Highway Services Ltd.
(780)-699-5471



Development Services

Summer Village of Seba Beach

Box 2945, Stony Plain, AB., T7Z 1Y4

Phone (780) 718-5479 Fax (866) 363-3342 Email: pcm1@telusplanet.net

May 21, 2015

SUSAN EVANS, CAO
SUMMER VILLAGE OF SEBA BEACH
BOX 190
SEBA BEACH, ALBERTA
T0E 2B0

Re: Proposed Parkland County Bylaw and Pineridge RV Resort

Dear Sue:

Re: Proposed Parkland County Bylaw 2015-01 and Pineridge Golf Resort (RV Resort Phase 3 Outline Plan).

I have reviewed the proposed RV Resort Phase 3 Outline Plan and I am left with one main concern arising from the proposed development; that being access to the Summer Village of Seba Beach from RR 55 onto First Avenue North. Our road, First Avenue North, has a permanent 75% road ban affixed to it as a result of its state of deterioration. The municipality has been challenged to keep the road in a serviceable state for the existing residences fronting onto it. Any additional traffic directed onto this roadway would only exacerbate the situation. It is my recommendation that all effort be made to direct the traffic from this development away from this roadway.

Regards,

Tony Sonleitner, Development Officer, Summer
(780) 718-5479