

Written Submissions for Public Hearing
Bylaw 2021-27 Springbank Park Estates Redistricting
(received prior to 4:00 p.m. on January 27, 2022)

Agency Comments:

- Attachment 1 – Alberta Transportation

Adjacent Landowner Comments:

- Attachment 2
- Attachment 3
- Attachment 4
- Attachment 5

From: [Robert Lindsay](#)
To: [Julia Buffam](#)
Subject: RE: Notice of Public Hearing: Springbank Park Estates Redistricting Bylaw 2021-27 (File PD-2021-008)
Date: January 19, 2022 3:26:31 PM

Good afternoon Julia,

Alberta Transportation does not have any significant concerns with this proposal. A minor concern is that this will increase the potential total traffic generation from these lands. While this is likely to have a minimal impact on the operation Highway 16 / Highway 60 interchange to the east, it might trigger a need by the county to improve the intersection of Township Road 532A and Range Road 263. Given the minimal separation between this intersection and the tapers of the interchange ramp, geometric improvements of the intersection of the two local roads might be problematic / complex.

Parkland County should ensure that this potential issue is addressed during the review of this proposal.

Robert Lindsay
Development and Planning Technologist
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Construction And Maintenance Division
NorthCentral Region

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Coming Soon! Alberta Transportation's Online Permitting and Referral System
Roadside Planning Application Tracking Hub (RPATH).

For more Information, updates will be posted to <https://www.alberta.ca/roadside-development.aspx> as they become available. Stay tuned!



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Classification: Protected A

From: Julia Buffam <Julia.Buffam@parklandcounty.com>

From: [REDACTED]
To: [Julia Buffam](#)
Subject: PD-2021-0008
Date: January 25, 2022 2:20:52 PM

Hi Julia,

In your public notice you indicate that CR – County Residential is set with a 2 acre minimum for parcels. We live in the adjacent Walker Lake Estates and our parcels are a little more than one (1) acre. Was there a subsequent change or does a parcel size include common property in the subdivision?

Public Hearing comment

I would like to register my concern that the Township Road 532A is not sufficient to handle the expected higher volumes of traffic especially with the potential subdivisions west of the Edmonton Springs Golf course and increased development in the large subdivisions south of the Edmonton Springs Golf course. If such a change is allowed this developer should post a bond to pay for the construction of shoulders on TR 532A from Highway 44 to Highway 60, with potential recovery from any other subdivision going to a CRE on this stretch of road.

I also believe that to increase the potential profit from this land, the developer should create multi-family dwellings next to Highway 16 and stay with the CR. This would reflect a societal need for more affordable housing. Going to smaller Estate lots would not be viewed by most as creating more affordable housing.

When the road was extended to Highway 60 it was noted that the road does run closer to the adjoining homes in Walker Lake Estate than what would be desirable. This likely increased traffic volume and possible intersection would make a bad situation worse.

Other matters include the fact that Telus is already exceeding its infrastructure for the area and increasing the number of homes would slow what is already a poor phone/internet system. As well the existing water and sewer system is at the end of a system which may be compromised with unplanned housing unit numbers.

As currently proposed we would not be in favour of this bylaw change.

Thank you,

[REDACTED]
[REDACTED]

Sent from [Mail](#) for Windows

From: [REDACTED]
To: [Julia Buffam](#)
Subject: RE: PD-2021-0008
Date: January 27, 2022 1:44:49 PM

Thank you for your reply. My wife just wanted to add to the road comments that currently when the mandatory weigh scale activity is happening access to TWP Rd 532A off of Hwy 60 is significantly slow and it is not unusual on those days to be included in a slow line up that runs well back through the off ramp from highway 16 to the access of TR 532A.

Thank you.

[REDACTED]

Sent from [Mail](#) for Windows

From: [REDACTED]
To: [Julia Buffam](#)
Subject: County File No. PD2021-008Bylaw 2021-27, Land Use Bylaw Amendment SW16-53-26-W4M
Date: January 25, 2022 5:30:41 PM

I am a resident of Greenbriar Estates directly to the west of the properties that are the subject of the noted Bylaw amendment proposal. This proposed redistricting to allow for smaller parcel sizes (minimum 0.5 acre parcels), if approved, potentially increases the number of lots in any subdivision allowed on these properties by a factor of 4. This higher density brings a number of potential issues: eroding the rural feel of the area, environmental impacts (air pollution from vehicle exhaust, dust, more stress on wildlife, more litter...) and such high density of residential development will have a negative impact on road safety in the area. Increasing the number of intersecting subdivision roads and significantly increasing the number of vehicles using Twp. Rd532A and Rge. Rd. 264 will increase congestion and noise and decrease safety. More traffic on these roads will negatively impact the safety of pedestrians and cyclists. The roads are narrow and in many places have little or no shoulder and steep ditch slopes, so pedestrians/cyclists are forced to use the travelled roadway and have few options for refuge in case of an emergency. Should approval of the Amendment proceed, I encourage the County to include appropriate mitigation of the attendant environmental and traffic safety issues; preservation wildlife corridors and of water features in existing natural areas, development of multi-use pathways... as a condition of approval.

Thank You for this opportunity for input.

[REDACTED]

Council of Parkland County

Jan 26, 2022

Parkland County Centre

Parkland County, AB

Subject: Bylaw 2021-27 – LUB Amendment , Lot 2, Block 1, Plan 982 0548 and Lot 1, Plan 962 4168

Dear Councillors,

As residents of Walker Lake Estates we would like to point out a few items we are concerned with.

- When we built our home 15 years ago the ASP and the LUB had different lot size limits which appealed to us so we moved into this area. Any properties east of HW 60 were zoned CRE and had 0.5 – 1.0 acre lot sizes whereas west of HW 60 zoning was CR so sizes were 1.0 – 2.0 acre. This was also still an appealing lot size for developers to subdivide. With starting at 2.0 ac lot sizes they need to redistrict in order to sell the properties to customers. I know this can't be changed and you have to allow redistricting. Is there a way to consider the following:
 - Redistrict to Direct Control, so approval for subdivision and development agreement has to go through Council so if Council considers neighbours comments it can review that new applications meet at least some of the comments. If the properties are redistricted to CRE, the ASP is the only plan that will limit the number of lots going into this half quarter section (82) and the developer can change the lot design to save road construction and restructure the lots anyway they want within the limits of the LUB.
 - Could the LUB dictate the width to length ratio so that lots aren't perceived as having the 'urban' feeling of one house right next to each other (currently 1:4 as per LUB)?
 - Could the LUB dictate that a trail system to connect the new subdivision to existing subdivisions is required? This is currently the discretion of the Planner/Development Officer and they might not consider the resident comments after the hearing has closed.
- The much bigger concern is road safety. Adding 82 lots will add at least 164 cars/trucks onto the Arterial Road. This road is currently not safe for runners, children on bikes, or people walking their dogs. With adding this larger density of homes:
 - Is there a way that either the developer or Parkland County add a trail system between the existing subdivisions or add a sidewalk to the Arterial Road, so we can

stay off this roadway? There are unmarked public areas like PULs, ER's, and MR's that unofficially connect the subdivisions but are not passable in all weather conditions.

- Could we get traffic control devices installed, e.g. speed camera, speed bumps, so people comply with the speed limit?

Thank you for taking the time to hear the public's comments on the above subject.

Regards,

A solid black rectangular redaction box covering the signature area.

From: [Development](#)
To: [Subdivision](#)
Subject: FW: Rezoning proposal_Springbank Park Estates
Date: January 26, 2022 11:19:23 AM

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

From: noreply@parklandcounty.com <noreply@parklandcounty.com> On Behalf Of [REDACTED]

Sent: Tuesday, January 25, 2022 7:43 PM

To: Customer Service <customerservice@parklandcounty.com>

Subject: Rezoning proposal_Springbank Park Estates

As a owner of one of neighbouring subdivisions, we strongly disagree about the rezoning in this area from 2 acres to half an acre. If ever, one acre would be appropriate for this area only when Roads and County services are sufficiently increased.

The challenges we would incur would be too much traffic in the area, which already has been on going issue. There are no sidewalks to walk our dogs. The dog owners and dogs are facing danger because there is no safe sidewalks. Those who are coming in will face the same or worse challenges. With congested traffic there could be a safety issue if there is fire in the area.

Wild life will be affected and /or killed due to more cars on the road.

There is no proper infrastructure in this area ie Grocery stores, bank, phamarcy and schools etc, to facilitate more population in this area.

We moved here because of quite country living not congested City living.

However, from the very outset, we realized we have water issues here at green briar estates and it falls on deaf ears as the storm pond water is never addressed.

Roads are less frequently cleared during snow storms.

The county is more interested in collecting taxes by increasing the number of homes as opposed to providing services and caring about safety.

We do hope you will make a proper decision based on why people move to the country and not a monetary one.

Kind Regards [REDACTED]

Origin: <https://www.parklandcounty.com/en/county-office/Planning-and-Development.aspx? mid =7886>

This email was sent to you by [REDACTED] through <https://www.parklandcounty.com/>.
