

Written Submissions

(received by 4:30 p.m. on Wednesday July 8, 2026)

Matter: Bylaw 2026-26 Road Closure - Lease - Portion of Second Street East - South Seba

Public Hearing Date: July 14, 2026 09:30 a.m.

[illegible]

From: DOUG JAMES [REDACTED]
Sent: Wednesday, July 1, 2026 8:56 AM
To: Governance Agendas <governanceagendas@parklandcounty.com>
Cc: [REDACTED]
Subject: Proposed Bylaw 2026-26 - Road Closure - Lease - Portion of Second Street East - South Seba

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Proposed Bylaw 2026-26 - Road Closure - Lease - Portion of Second Street East - South Seba

Please accept this email as support of the the above subject to close the identified portion of Second Street East, and have the section designated as a lease.

I am located at [REDACTED] of the proposed lease, and have owned this lot for 28 years (since 1998).

The existence of this section of land being open to public travel was unknown to almost all members of the community, and serves no real purpose for public travel.

If this section of land was utilized for public travel, it would be a distraction, and cause concern for both privacy and potential security, for the two immediately adjacent properties to the proposed lease area, as well as my property, and the properties further to the west of myself.

In addition, the used of this section of Second Street East for public travel would pose both safety risks, and potential law suits to the county.

There is no way vehicle traffic would be viable, due to the narrow corridor, and no ability to turn any vehicle around without causing damage to the land, and the adjacent owners properties..

Also, any foot traffic, thru the proposed lease section, would also result in the foot travelers coming to what is essentially a steep drop off, and could result in any foot traveling slipping or falling down a steep embankment, causing both personal injury and legal risk to the county.

I would propose that the county also consider providing the lease applicant the option to purchase this proposed lease area after the lease has been in place for a reasonably short period..

Allowing the lease applicate the ability to eventually purchase this land from the county would offer a permanent solution and avoidance of all of the issues identified above,

Please add this email as a written submission in support of the proposed Bylaw 2026-26 change for this section of land to be changed to be a lease.

Also, please add this statement to the public Council agenda package, so it is available for Council consideration at the public hearing.

If further details are required, please contact myself.

Doug James

[REDACTED]

[REDACTED]

[REDACTED]

Road Closure – Expression of interest
Lyndon and Lorna Muth

[REDACTED]
[REDACTED]
[REDACTED]

Drainage Swale East of the Undeveloped Road Allowance (URA)

To the East, our neighbor's father owned the whole subdivision at one time, Roy McCaughey. His son Ken McCaughey present owner of the lot to our east is why we have been able to acquire history over the years. The County approached Roy and asked if they could build a runoff swale on his property. He agreed and they agreed to build a dug out for his horses to drink from.

The Drainage Swale on our neighbour's property runs N/S paralleling the URA, curves and continues on county municipal reserve going E/W. This was built by the county in the 1970's. Prior to this Swale construction there was flooding in some of the landowner's yards. There remains a step depression from this run off near our cabin which occurred prior to the swales construction. Rain runoff from Sundance Road follows Lakeview Ave and flows through this swale to empty into the lake. At the north end of the URA it proceeds across E/W then down a natural made route across the municipal reserve down the bank to the lake. This rain runoff has caused erosion and instability further down the bank next to our steps to the lake. Removal of trees to offer public foot path access from the URA across and down the municipal reserve would likely cause further instability to the bank.

Prior to us purchasing Lot 2, 2 cabins (lots 4 & 6's previous owners) to the west removed trees going down the bank. This caused a bank slide and both owners lost their steps. The steep bank drop is 20 M (66 ft). When we acquired our lake lot our neighbours kindly warned us of this and said do not remove trees on the bank. We are the highest cabin on the whole subdivision. The lake is low presently but there have been many years that the water edge is at the bottom of the hill making it not conducive for a staging area to spend time down there unless there is a pier.

Past usage

Our Neighbours of 65 years, the previous owners 30 years and ourselves 20 years have never had a request from anyone to access the lake thru the URA. This is probably due to there are 4 existing developed lake access points on Lakeview Ave that cars can drive down or walk down with access to view or launch a canoe etc. at lakes edge. There are shared piers on these accesses where off lake cabin owners can have a boat or have day use. There are no beaches or boat launches along our subdivision, Lakeview Avenue.

The way our lot and the URA exist right next to our cabin with no visible separation, we feel this would be a security risk for us if there were public accessing the lake down this URA. Also, the access down to the lake could be a liability due to its very steep nature without out significant development for the public to use the road allowance and reserve lands to access the lake. On the URA it is a grassy area with no foot path.

Our part

We have looked after the drainage swales: in the front of our property running W/E to service the cabins from the West, beside our property running N/S, lake side of the property running E/W. They require maintenance. Mowing, weed whipping and keeping debris cleaned up. We have many gushing water events per year depending on the storms. The water gushing through the swale and down the bank is so strong that it moves rocks in the swale.

We have wonderful friendships with our neighbours. We help each other. We also mow the county ditch to the Sundance Road, pick garbage with our grandkids, picking Tansy and trimming the trees to keep the children playing sign and speed limit sign visible. We have taken care and pride in our neighbourhood which also includes the Road allowance we have interest in leasing.

We hope to have opportunity to lease the area of the closed road allowance if approved next to our property to be able to play on it, fire pit area etc. as it has been used for 50 years. The owners prior to us used it also for the same purposes as we do.

Thank you
Lyndon and Lorna Muth

July 7, 2026

Proposed Bylaw 2026 - 26

Road Closure - Lease - Portion of Second Street East - South Seba

Dear Members of Council,

I am writing to express my support for the proposed road closure and lease negotiation for the land at the end of Second Street East in South Seba Beach.

I have been the immediate neighbour to the applicants since they purchased their property, giving me a unique perspective on both the area and how it has been used over the years. Based on my firsthand experience, I do not believe that closing this road allowance and entering into a lease agreement will negatively impact future lake access or limit opportunities for community development or enhancement.

One of my primary concerns is public safety. Along my property, running parallel to the reserve, is a drainage ditch that was installed at the request of Parkland County to alleviate water retention along Sundance Road. This ditch presents a significant hazard and would need to be fenced or otherwise secured if the area were opened for public access. Encouraging pedestrian traffic through this location would create unnecessary safety risks.

In addition, the terrain immediately north of the proposed lease area is extremely steep, with an estimated 70 to 85 percent downgrade to the water. The hillside is heavily covered with trees, brush, and natural vegetation, making it unsuitable and unsafe for regular foot traffic. It is neither a practical nor viable route to the lake.

It is also important to note that my property line extends alongside the reserve all the way to the beach level. As we have all seen, theft and property crime have become more common in lake communities. Creating an access point in this location would provide an access point in this location that is concealed, unmonitored route for individuals to enter and leave neighbouring properties undetected. This raises legitimate security concerns not only for my family but also for surrounding residents.

July 7, 2026

After living beside this property for years, I believe the proposed road closure and lease represent the most practical and responsible use of this land. The proposal maintains the character of the area, addresses legitimate safety and security concerns, and does not diminish meaningful public access to the lake or hinder future community growth.

For these reasons, I respectfully ask Council to approve the road closure and allow the lease negotiations to proceed.

Thank you for your time, your consideration, and your continued service to our community.

Sincerely,

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Ken McCaughey

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