

February 13, 2018
Parkland County Mayor and Council

This letter is to advise you of my opposition to the proposed bylaw #2017-22 to redistrict lands at NE- NW- 9-52-2-W5 (Jackfish Lake) To CRR (country residential restricted) from AGR (agricultural restricted).

For the following reasons :

- 1- the new density along the water front area (as per the redesignation to CRR) will cause additional congestion , impact and problems for the lake and area. The lake is already at capacity and cannot sustain additional waterfront development. The limited frontage (found on lots under 2 acres) and the requirements of lake front residents will ensure the water front continues to be overcrowded.
- 2- Additional boats will frequent the lake causing an already overcrowded lake to become even more dangerous. Already on weekends we will have to go to another lake as it is often too crowded.
- 3- The current plan does not allow back lot residents of this proposed subdivision enough access to the lake front area. This will cause those residents to seek out other access to the lake front which causes significant issues between neighbours and PUL and MR areas.
- 4- The addition of this many lots on the lake front will result in additional sand to create beaches , cutting of reeds and trees , and damage to the existing bed and shore .
Parkland County may say they will control this issue but in reality they cannot. This is proven by numerous violations of lake front owners cutting reeds to access to the lake, dumping sand in various areas, putting up structures not on their property and so on.

This can be evidenced by looking at the Edwards beach subdivision, the residents have been dumping sand and stripping the growth from the beach for many years with full knowledge

of Parkland County yet these actions are not only illegal they have irreparably damaged the lake front. They reduced the mean water level of the area in front of the beach by allowing sand to washout into the lake (between the beach and island) , caused high spots of sand that ground boats and kill bottom growth, virtually eliminated green areas of reeds and trees and other growth that would normally slow erosion, serve as nesting areas and provide natural filtration for the lake. Yet Parkland County continues to allow this action and take taxes from the owners.

5- The Land use bylaw currently allows for 2 acre plus parcels. This was put in place for several reasons.

- It stops overcrowding of sensitive areas with too many dwellings which in turn reduces impacts.

- it allows for space to install or expand septic systems and water wells

- Parkland County is mainly a rural community, residents come to the county for a rural life style and for the space that an acreage allows.

- Current residents choose their lots and homes based on the current density that the bylaws allow for, this change in density will be in contravention of why residents move to the Jackfish area and will have a large impact on property assessment values.

6- The current regulations regarding development also allow for one additional dwelling (in law/garden type suite) on certain parcels. If this were to be implemented in this area it could effectively double the density of dwellings and more importantly add to the users of the already over taxed lake especially in the summer months. With additional users comes additional boats and impacts.

7- Perhaps the most important point to not allow the change To CRR is as follows:

Many will say to allow this Land use change allows Parkland County to receive more tax revenue from additional residential development and although this is true this would be CONTRARY to all economic development principles. The issue of creating more RESIDENTIAL properties and thus additional tax assessment actually costs Parkland County as for every dollar of RESIDENTIAL tax received the municipality pays out

approximately \$1.35+ in services. In other words residential development costs Parkland County and it's tax payers money.

On the other side for every dollar of Industrial /Commercial tax received by Parkland County only about 85 cents is spent providing municipal services.

With these facts and the future loss of tax revenue from the potential closure of the Trans Alta mines (which were the biggest source of tax revenues in Parkland County) we should not be approving any more residential land development (other than in current Country Residential zoned areas) until we have decided

- a- how much surplus residential land is available and where it should be located
- b- where will the people that move in to these new residential lands work and make a living
- c- decide on a long term source of water and sewage for these developments and ensure that those costs are presented to potential purchasers well ahead of development approval. Trucking in Water and trucking out sewage is not a sustainable or viable long term option for new property owners.

To summarize the change to the land use designation CRR will cause numerous impacts to the surrounding community and lake.

On page 27 – section 5.1.2.6 of the Outline Plan it states "Alteration of the Natural areas should be kept to a minimum amount "

This statement alone tells us the most: it basically says we (the developer and or the County) cannot control how much alteration or development is done by the landowner and is subjective at best as to what extent the shoreline will be altered by individual landowners.

The word "should "is also vague and open to interpretation.

*We urge Parkland County Council **not** to pass this bylaw.*

Rob Wiedeman



Debby Wiedeman



