



July 14th
Pineridge Presentation

Good morning to the council and honored guests,

My Name is Sean Maguire,

I have had the luxury of being a longtime resident of Parkland County owning an acre of waterfront on Lake Wabamun and now as an owner of two additional lots at the Pineridge Golf Resort. I am here to speak today regarding the proposed amendment to Land Use Bylaw No: ~~2008~~. *2015-01*

Being an owner of two very different types of land, I understand the differences of opinions between The residence of Seba Beach and the developers/owners of property at the Pineridge golf resort.

Two significantly different ways of life and use are:

One where we embrace the cottage life, living on the lake enjoy its view, where boating, water sports and lake access are the major focuses of that lands use.

The other where we embrace the resort life, living on a course, golfing, enjoying the club lifestyle and the amenities at hand and sharing those common interests with each other are the major reasons for the Lands use.

Let me give you a simple example of the two drastically different mind sets of the areas.

At the cabin, we all have docks boats, water toys and spend a great deal of time on the water in addition to enjoying our home yard and neighbors.

At the resort we all have golf carts, beautifully landscaped yards and enjoy our time at the club house on the course and utilizing the amenities at hand. Recently I drove through the two phases Mr. Richardson has developed at Pineridge and counted 11-15 boats out of approximately 125 lots.

This is not at the case where at cottage there are 1-2 watercraft or boats per lot.

Wabamun has become an incredibly busy lake for boating and promoting the resort lifestyle where it is a contained resort with its own amenities and where golf carts are the main focus rather than boats as a recreationI'm all for.

The common and perhaps the strongest reason for owning either
Is to be able to enjoy a different, rural setting where family and recreation are at the forefront.

P.D.Q. Signs Inc.



With the recent closures of the Boat Launches at Seba Beach, (which on a side note has created hardship for other communities around the lake) my point is that there is very little reason to visit the town for anyone, tourists and landowners alike other than supporting the Local Store Derby's or the Farmers Market which is only open for 2 hours on Saturday's.

Mr. Richardson has provided a first class resort for its owners and has invested heavily in providing a first rate course, parks, community Centre, restaurant and banquet facility for the entire community to enjoy and frankly has provided this to the residents so that there is no reason to leave their own community and homes.

Mr. Richardson has been very approachable to all of the stakeholders in the area, he has worked and been a huge supporter of the local communities and local industry and has tried to come up with solutions for both sides in terms of the access to the new phase off of range road 55.

The solution of signage, contributing to the Municipalities road fund, and telling people that there is no lake access at this end of the lake and promoting Lake Isle as an option has not been heard by the residence of Seba.

In my business, dealing with land developers all day, Mr. Richardson has my respect with the integrity and conscientiousness he's maintained in working with the community and trying to at all times be a good neighbor to all.

Range Road 55 is not owned nor paid for by Seba Beach but rather the residents of Parkland County and is used as a secondary access to Seba beach at best. Not granting access to the new residents of Parkland County is unreasonable.

Mr. Richardson has done his homework and will make sure that the use of this road is not abused, He has developed property before, worked with the county and always done things properly.

At the end of the day, the resort is that, it is not a camp ground, people have invested large sums of money to develop their own community which has had no ill effects to surrounding community's only benefits.

This development follows to a tee the guidelines set forth in the **County's Economic and tourism strategy where its mandate is to:**

- To improve resident's quality of life by enhancing recreational, cultural and social opportunities
- Foster rural living and rural based business
- Seek to diversify local economy

Therefore I believe that this project be allowed to continue as it was intended which was to provide another option for people to invest in their families and happiness in a rural setting which has direct benefitted the county of Parkland.

P.D.Q. Signs Inc.

To Deanna Cambridge (Parkland County)

We are writing in concern with the application of Jeff and Nicole Richardson, the owners of Pineridge Golf Resort and the access to their phase 3 development "The Ridge" from RR55. We have been owners in Phase 2 the Meadows for 4 years now and are Parkland County tax payers. We are in full support of Jeff and Nicole in what they are building as a community within the Seba Beach area.

Jeff and Nicole Richardson have created a wonderful weekend environment that allows owners to relax and enjoy a quiet weekend lifestyle. In Phase 2 we are a condo association of 66 owners – this phase is not set up to expand and include additional access or road traffic. We are concerned with the road network as it is and to have this 3rd phase come through would not work – the road cannot handle the extra traffic. We welcome the development to Pineridge Resort of this next phase and have toured the new area – this is going to be wonderful enhancement to the Seba Beach area. We took note of the RR55 and access from this road makes sense. It is very convenient to the phase and most definitely should be able handle the additional road traffic better than our roadway. In our opinion the majority of the owners of phase 3 will not be using that road to access Seba Beach except on occasion to go for an ice cream or go the local store. Majority will be using the Yellowhead to access the golf course and phase 3.

Please consider the concerns of the 66 owners in Phase 2 when making your decision regarding the access for phase 3.

Thank you

Ole and Caryn Christensen

County of Parkland
Attention Deanna Cambridge

As an owner of property in phase 1 of Pineridge RV resort we find the dispute over access to phase 3 using RR 55 to be unrealistic in the 1st degree. As tax payers we contribute to the maintenance of said road and who has the right to deny us access and use of this road. We have had our property for the last 8 years and know for a fact that most of the owners come in on the Friday and do not move their vehicle till Sunday when they head home, other than to go in to Seba Beach which contributes to the towns economy's. As you can see this will not really impact the road use in any large degree. If the lake lot owners are that adamant and selfish maybe they should pay all costs to the maintenance of RR. 55.

Yours truly
John and Lorrie Baugh

Subject: Third Phase Pineridge Development

From: sally murray

Date: 7/12/2015 12:44 PM

To: Nicole Richardson

Jeff Richardson

CC: Ann and Marcel LeBlanc

, Sean Maguire

Dear Nicole and Jeff,

I support the proposed Phase III Pineridge access from Range Road 55 for the following reasons:

Safety - Increased traffic from Phase III through the Meadows will reduce safety even further on our already busy road.

We have a 15 km per hour speed limit within our resort and it has been a continuing problem

enforcing this with Lot owners, guests and service vehicles. Lot owners in The Meadows bought under the premise that

there would be vehicular traffic for 66 lots only, a significant increase in traffic will reduce safety and our quiet enjoyment of our property.

Road maintenance - The road in the Meadows already requires significant repairs, the Lot owners were recently asked

to approve a \$22,000 expenditure to repair three large holes in the road. Further traffic will only increase damage to our roads.

Ease of Access - The proposed access on RR55 to Phase III makes the most sense. Lot owners come to Pineridge prepared

to stay for the weekend or holidays. They will not be going to Seba Beach to make major purchases. The only time

they will use Seba is to support Derby's for sundry purchases and to support the the local market. Seba boat

launch has already closed down so any boat owners are now required to launch from the Town of Wabamun

or other public access. There will be increased traffic along RR55 but only to the point of entry to Phase III

and then only minimal traffic after that increasing only on Market days. Perhaps the Town of Seba Beach could

propose another location for the Market thereby reducing this traffic.

Further, potential Lot buyers for Phase III (taxpayers) will surely perceive that the best access is through RR 55.

We have found that owners in The Meadows take great pride in their lots and the property values have

increased accordingly thereby raising the tax base. I would expect no less in Phase III where buyers are already making

a significant initial investment. Jeff and Nicole Richardson are very "hands on" owners and have made Pineridge Golf Course

and Resort into a first class development and I know they will do the same for Phase

III.

Yours truly,

Sally Murray, Owner

;

Board Member and Secretary for The Meadows Condominium Association

Parkland County
Planning and Development Services
53109A Hwy 779
Parkland County, AB T7Z 1R1

ATTENTION: Deanna Cambridge, Planner

RE: Your File No. PD-2014-093
Public Hearing of Proposed Bylaw No. 2015-01
Proposed Amendment to Land Use Bylaw No. 20-2009
CR- County Residential District to BRR- Bareland Recreational Resort District

I am writing on behalf of The Pineridge Golf Resort Phase 2- The Meadows Condominium Association (Condominium Plan 1125959).

Firstly, we strongly support the proposed Phase 3 development, The Ridge, as it will enhance the overall Pineridge development and its associated golf course, as well as the surrounding community. However, there are concerns regarding the access to the new development. As we understand, the access proposed by the developer is off of Range Road 55 (RR55), but this is meeting resistance from the local Seba Beach residents. Therefore, the County is exploring access opportunities from the west which may involve access through the existing Meadows development.

The Meadows is a gated community, which is privately owned by its 66 owners. The current roadway system consists of a 7.5 meter (m) wide roadway with shallow swales on each side to accommodate drainage. There are no shoulders or sidewalks for pedestrian traffic and the posted speed limit is 15 kilometers per hour. Both Phase 1 and Phase 2 have separate roadway networks, which are limited to local traffic within their respective developments. Currently, The Meadows roadway is experiencing local failures and will be undergoing repairs in the near future. As owners of the roadway, we are also responsible for its overall maintenance.

As the roadway system is privately owned, the proposed access would require agreement from the Condominium Association and its 66 owners, rewriting of the Condominium Plan and its proposed bylaws, and the development of a cost sharing mechanism. To date, there has been no formal consultation with the Condominium Association, nor have we obtained a legal opinion on whether this can be imposed on our development. The Condominium Association and its owners are opposed to an access through The Meadows.

Allowing access through The Meadows will also result in increased traffic and pose a safety hazard to both the residents and visitors to the Resort, as well as further aggravate the current road structure issues.

We strongly encourage The County to consider an access off of RR55, an existing public roadway. If there are any questions or if you require further clarification, please contact the undersigned at 780-459-0531.

Thank you,

Marcel LeBlanc, President
The Meadows Condominium Board

Deanna Cambridge

From: Zahra Ruda
Sent: Monday, July 13, 2015 1:50 PM
To: Deanna Cambridge
Cc: Shafik Ruda
Subject: RR 55 access

Hello and thank you for reading this. We are residents of phase 2 at the Pineridge Golf Resort as well as tax payers of this county, and are writing with concerns about the proposed west option to phase 3 of this golf resort. A west access would be highly unsafe for many reasons including the number of children on it at any given time (higher volume over the weekends in the summer) and no sidewalks. Safety comes first and a west option is not safe. As we understand it, RR55 access does not have children on it as well as no short frontages like we do in Phase 2. Thank you for your consideration.

Shafik and Zahra Ruda

Deanna Cambridge

From: Jonathon Kessler
Sent: Sunday, July 12, 2015 11:57 AM
To: Deanna Cambridge
Cc:
Subject: File PD-2014-093

Follow Up Flag: Follow up
Flag Status: I

Deanna,

Thank you for reading my letter. I am writing in regard to the proposed access to the phase 3 developement of the Pineridge golf resort in Parkland county. I am a resident of Phase 2 and am concerned with a west option to access to this Phase. As I understand it the west access would pass by the lots of 38 residents in this phase that all have frontages that can be measured in the single digit meters. It would also be 47 meters from a designated children's park. I would like to point out to council that this proposed access has countless children on it during it's future highest volume of traffic (weekends in the summer).

The range road 55 access (north access), as I understand, has no short frontage, no playgrounds and no children using it to go from property to property.

Thanks again for reading my letter. I am involved in traffic safety operations for the City of Edmonton and safety is always our number one concern.

Yours truly,
Jonathon Kessler

Sue Evans

From: Gord
Sent: July-06-15 4:27 PM
To: 'Sue Evans'
Subject: Pineridge Resort & Bylaw N 2015-01

As a concerned property owner of lots on 1 st Avenue, we have grave concerns about any additional road access from the proposed Phase 3 development at Pineridge Golf Resort.

The road with its new surfacing has already the potential for higher speed travel , obviously this will be monitored by the Seba Police but still the potential exists.

We are also mainly concerned about any increase in actual vehicle traffic as there is a significant number of children and adults using the relatively narrow road.

We fully support the position of the Summer Village of Seba Beach notification that any traffic from the new development onto RR 55 be limited to emergency vehicles only.

Regards

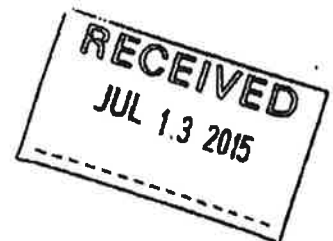
Gord & Marilyn Robb,

- County of Parkland
To whom It May Concern!

I am writing this letter to protest against any development of an access road leading from the County of Parkland hill to our Village road.

Sales tax payers should have a say, not casual golfers who want a camping spot in the County of Parkland.

Our children and grand-children and dogs all walk on this back road. There is enough traffic now where safety has become an issue. The Village has already placed speed bumps on the road trying to slow speeders down.

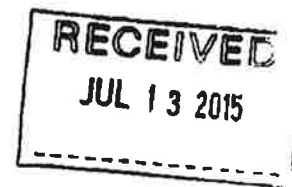


This small Selva road is barely wide enough for two cars to pass each other. When we walk or hike on it there already is a safety issue.

Please do not allow this access road from the County of Parkland to go in.

Thank you for your consideration

Mrs. Brenda Binder
Selva Resident.



Regarding Seba Beach Village Road – 1st Ave North

July 8, 2015

We are owners of property in the Village of Seba Beach, Alberta. It has come to our attention that Range Road 55 could become an access and entrance for a new development at the Pine Ridge Golf Resort which does not contribute to the Village financially or environmentally.

The road that runs North and South, 1st Avenue North, is not equipped or has not been built to handle significant traffic except for the local owners. This access is a roadway, walkway and bikeway for the tax paying residents, their children, pets and their guests of this community.

We are not in favor of approving the additional use of our road for this purpose. It would pose additional safety concerns and financial burden for the taxpayers of the Village of Seba Beach.

Respectfully,

Glenn & Carrie Stogryn

Deanna Cambridge

From: Kingrj
Sent: Wednesday, July 08, 2015 1:17 PM
To: Deanna Cambridge
Subject: Access to the Ridge

Follow Up Flag: Follow up
Flag Status: Flagged

Deanna. As a tax payer in Parkland county I ask that you consider my opinion regarding an east or west entry to the new phase, the Ridge, at Pineridge golf course.

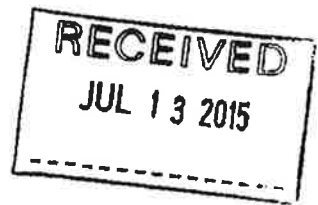
I live spring, summer and fall on the Meadows access road at number . This road, to my knowledge, is a condominium owned and maintained road. I don't understand how it can be re-designated and used for a different purpose?

I know that the lake lot owners don't want increased traffic any more than we do here but our road is a community road not a county road. It has a 15 Km/hr speed limit and used by dozens of children all day long to visit friends, play, or go to our park or Rec centre. There are no sidewalks just deep ditches. I think that we would be knowingly creating a dangerous situation for these children by turning our road into a through road with double the traffic.

I would appreciate a response to how our community owned road can be opened to another purpose.

Thanks for reading.

July 6, 2015.



Parkland County Council,
Planning Development Services,
53108A Hwy 779
Parkland County, AB.

Dear Council;

We are writing to express our concerns in regard to the proposed RV Resort Phase 3 for Pineridge Golf Resort. Specifically, the potential access of traffic from the resort onto RR 55 would severely impact our safety on 1st Ave N, and would therefore negatively impact our quality of life as residents of Seba Beach.

The 'Seba road' is used by a diversity of pedestrians, including families, seniors, teenagers, and mothers with young children. The road is also well-used by cyclists, joggers and walkers. As a person who has recently encountered mobility issues, I have come to appreciate the quietness and safety of our back road as I work on my rehabilitation program.

The road has no shoulders or sidewalks, and the increase in traffic from the proposed development would endanger the many users of the road. All of these users would also be compromised by damage to the road caused by overuse. This is a county road, which is not designed to handle heavier traffic. We, the taxpayers of Seba Beach, provide the funds for the annual maintenance of this road.

The Pinneridge Recreational Resort should provide access and egress to the residents of Resort Phase 3 through its own property, via the roads of Portland County.

The 'Seba road' is our safe walkway. It connects the residents of Seba Beach with each other, and also to the amenities of the Village. It is an integral part of our community; it would be negatively altered by the potential traffic from this development. Please return this road to the residents of Seba Beach.

Yours truly,

Cathie Allsopp
resident of
Seba Beach

Wendy Allsopp
resident of
Seba Beach.

