

Opposition to proposed subdivision at Jackfish Lake

I live in Weekend Estates & oppose the Outline Plan for the West Point Estates subdivision and for the Rezoning Application.

Internet Service in Parkland County

The following comments were posted online, in the Spruce Grove Examiner.

Some of these houses are older but are per format

"High-speed broadband should be looked at as a utility — something everyone needs," said Al McCully, general manager of Development Services.

We moved into our home ^{Which is built on a much higher elevation than most homes on Jackfish Lake.} December 2016, in Weekend Estates I have discussed and reviewed many providers. To date I am constantly dealing with at best, mediocre Internet Service.

“Getting Internet in the capacity people want ... is essentially our global gateway,” he said. “It puts everybody in the rural area on the same footing as people in the urban area.

The above comment is inaccurate. I have talked with both Xplornet and Integrated Solutions on January 25th. Both advised that the number of people on each tower in Parkland County is taxed. Parkland county is one of the highest populated counties and some towers have the highest number of users per capital in western Canada.

~~*“Getting Internet in the capacity people want ... is essentially our global gateway,” he said. “It puts everybody in the rural area on the same footing as people in the urban area.*~~

The above comment was found online on the Parkland County web site, "High Speed Internet". Taxing the few towers available to the Jackfish Lake area again shows that the initiative to insure all rural residents / businesses attain a 95% satisfaction, cannot occur by considering adding another large subdivision. *I have many days where I cannot open an email*

Will Parkland County change their view on the above statements and commitments. Will they look at every aspect of how this additional subdivision will impact the at best, mediocre present internet users both residential and business.

Nine new communication towers are being constructed and commissioned in the Parkland region to give those living in the rural areas the opportunity to access high-speed Internet in an economical and convenient manner.

All nine towers are expected to be constructed and operational by the end of October.

"When we look back in 10 years, today will be looked upon as one of those events that changed the history of Parkland County," said Chief Administrative Officer Pat Vincent.

The tower sites have been specifically selected to provide coverage to more than 90 per cent of the residents in the low density populated west region.

MLA Rona Ambrose discussed how it was vital for these areas to have Internet to ensure people can remain in small communities.

"This was the only promise Mayor Wiedeman made when he ran for mayor and it's a promise he has kept," said Ambrose.

This above portion is from Stony Plain Reporter online September 10, 2010. We are not yet at the 10-year mark of the above statement. With only 2 years away from the 10-year mark, there is still a long way to go to provide existing residents with consistent service & the promises made by Parkland County Leadership.

HWY 770 / 627 Concerns

Over the last year there have been ^{A FEW} ~~many~~ meetings regarding the alterations of the weekend estates entrances and exits.

As I am sure you all know the outcry over these proposed changes were heard throughout all leadership.

We attended several meetings regarding these proposed changes with many local residents. Town hall meetings at Carvel Hall, Site meetings (August 25, 2017) where we physically looked at & discussed the concerns.

Present at these meetings were representatives from Parkland County, our local MLA, the Minister of Transportation, and the engineering firm, Jackfish Lake Board Members and local residents

In the onsite meetings we attended, safety was one of the main conversations. The discussion focused on the existing and proposed changes, as well as the new traffic the proposed subdivision would bring and how it would affect traffic flow.

With the large amount of outcry from local residents, the agreement that the changes would not improve traffic flow, or safety with the proposed design. The project was deleted from the Department of Highways proposed changes for HWY 770 / Jackfish lake.

The approval of the proposed subdivision will add an estimated

- 2 cars per house hold
- 1 car per house hold visiting once a week

- resulting in 2 cars x 6 days = 12 + 1
visiting = 13.5 - 13.5 cars per week x
57 residences = 769.5

769.5 cars per week or 128.25 cars per
day coming or going to the new

subdivision. *This does not address the delay
for construction ~~at~~ vehicles over the potential 1-5
years of subdivision completion.*

With the large amount of traffic
already on HWY 770 increasing traffic
by these numbers of vehicles must be
taken under consideration. This is a
secondary HWY with extremely
narrow shoulders (about 18"). To
provide prospective that's about the
width of my shoulders.

During the previously mentioned site
meeting we attended, I counted 28
gravel, & or tanker trucks in about a 1
hour span, (that's not including
anything under a 1 truck). Every 2
minutes - 14 seconds a large truck
screamed by. Add in cars and trucks
and the numbers are astounding.

For anyone who has driven on HWY 770 you know first-hand that anything under 100 klms an hour insures a large grill present in your rear-view mirror.

How can it seem wise to council members, provincial and federal branches that deal with traffic concerns and or maintenance, believe this is in the best interest of present and potential future residents living on HWY 770, 627 and associated roadways?

This development not only effects local residents but anyone traveling on all adjacent HWY's, Range Roads & Township Roads.

There is a hug picture involved in this proposed subdivision. In past conversations, most of the above had not been considered.

We are also asking that the Provincial and Federal HWY representatives, as well as all effected residences are also kept up to date. Notified well in advance of any future meetings and that council is requesting our input.

Some of this has been addressed, but have residents living close to Southside lake area.

Any and all changes to any road way should this proposal be approved needs to be at the cost of the Developer / Owner. It is not the responsibility of the residents to bare the cost of any alterations to existing roadways through tax increases, locally, provincially or Federally.

Who bares ^{these} ~~the~~ costs ^{for} ~~of~~ the new subdivision was also discussed at the August 25th, 2017 on site meeting previously mentioned in this presentation.

Members of the JACKFISH LAKE association advised that the proposed changes that were now deleted from HWY 770 plan, would not be revisited in the future. This puts any future changes on the Developer / Owner where we were told they always were.

We ask that council ensures that any new roadways are presented to all affected residents of HWY 770, 627 and associated Range Roads and Township Roads.

As tax payers and residents of Parkland County we are all entitled to being kept aware of all considerations where it effects residents.

In the past information sharing was not the best and from what we personally found through walking to neighbors is that the majority did not know anything about the proposed subdivision.

~~I called the owner of the 5-acre lot directly adjacent to our property in weekend estates. Paul advised he had not received anything about the meeting today. (Had now received info)~~

It is fine to rent a hall and have a presentation of a proposed project. My wife and I walked a portion of Jackfish Lake advising residents there was a meeting at Carvel Hall last summer/fall regarding changes to HWY 770 and another on the subdivision. Most new nothing about either.

An example: One resident we approached had lived on Jackfish Lake for 50 years and had never been informed?

She is a very pleasant elderly lady, she was very upset that she had never been notified. She said at her age she is very seldom out anymore, no mail arrived, no telephone call or representative had ever come by. Why were we the first to inform her.

We the people have the privilege to vote and elect representatives who have the best interest of Parkland County at heart. Many of you have been elected several times which to me as a new resident means you have severed your constituents wisely.

People vote for the person they know will not vote their personal felling, interpretations or even what brings more taxes into the County.

We know that we all want low taxes and increase business and residences does that.

Council members are elected to vote on the needs of the many which intern represents the best interest of the County.

I am not saying that everyone will agree with everything. But the voice of the people here is clear and the county has provided services over the last decades without this subdivision on the tax base they have.

I am a Developer and I always look at the overall picture. I take into account people effected. I approach a varied number of people in the area, as well as local governing office. My work is in Grande Prairie but the same principles apply here.

I have been denied projects in the past. These were due to not meeting the best interest of the people. It would have been better for the city but they considered the mass.

That's what all of those speaking today are doing. What we feel is in the best interest of the people.

*Head Fish / Water
Concern if time*

My end point of this section is to ensure that Parkland County Council, insures to review everyone and all aspects effected in Parkland County, prior to the approval of this new subdivision.

To consider the People over the tax base.

Thank you for your consideration.

David Plante

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Name:

Title:

His stated advice is to see your neighbor

Enough people living there to form an organization

the first owner here have owned the first owner here

2nd question how it would all be left @ home
"discussing the removal"
"If you have those guy in place"
"Did not answer"

Water concerns + property flooding.
leaves the parking ~~owners~~ @ deal with
& not to the average man Fall used to
hard design for the larger man Fall years
designer from the lake slow north to be
years the ~~with~~ depth of action if property
that property do not flood every 1-5
Township 522 ~~that~~ in order to insure

very difficult as water management is
In a residential subdivision
not great. For the last 2 years we
Flooded
had the corner south of the bottom

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read in previous pages

Jackfish Lake - Fish & Water Concerns *I chose not to*
(Not presented due to time we had all spent here today)

I am a fisherman and decided to buy property at Jackfish Lake because of the water quality and the fish in the lake. I talked to fisherman and residents of the lake. I was assured that the fishing was great with lots of jackfish and walleye in the lake.

This was impacted in the last few years by the winter kill. The regulations are catch and release and yet the amount of people still keeping the fish is a huge draw with the present population. Introducing more permanent residences will impact the fish population.

In the last few years the amount of water traffic is deteriorating the shoreline. Large boats (wake boarding), jet skis, constantly traveling closer to the shoreline thus tearing up the lake bottom. Increase density will guarantee this deterioration to rise.

These two factors have already changed since I did my due diligence in 2013. We have had algae in 2015 and 2016. The winter kill has resulted in a large number of fish dying in the last couple of years resulting in fishing restrictions.

The proposal to rezone from AGR to CRR is ~~ludicrous~~. Changing from fields that are far from the lake to residences next to the shoreline will impact fish, wildlife, and water quality. *not a wise choice for lake life - prolonged water to insure sustainability*

If the water quality and fishing continue to go downhill it will affect everyone's enjoyment of this natural environment and beauty. The Outline Plan for a new subdivision with 57 lots will add too many boats to an already overloaded lake.

Included in this outline is a proposal for 30 lakeshore lots. Over 1/3 of the lake's shoreline is already developed. Adding 30 lakeside lots will drastically affect the shoreline, water quality, and fish/wildlife habitat.

Now is the time to reverse that trend. Approving the zoning application and outline plan would contribute to the decline of the fish habitat and water sustainability.

We used to visit Pigeon Lake and at that time it was beautiful and a part of God's splendor. We went there a few years ago and couldn't go swimming or fishing because of an E. coli outbreak and algae. The water was disgusting. Let's not let this happen to Jackfish Lake.