

We submit the above noted property should not be rezoned from Country Residential to Rural Industrial to allow additional development for the following reasons:

- The surrounding area is composed of either Country Residential or Lakeshore Residential. A large industrial development located at the only access road to two lakefront subdivisions will reduce property values.
- The property currently has insufficient on site parking. Highway tractor trailers and employees frequently park on Range Road 43 disrupting traffic flow.
- The property is within an Environmentally Sensitive area. Surface drainage from this property also drains through wetlands into Lake Wabamun.
- The existing building has been in a visually poor state of repair for the past year. If rezoning of this property proceeds, visual screening of the property line would be appropriate. Please see attached image.
- The existing development utilizes elevated portable and stationary high powered floodlights that remain on all night. This creates a significant blinding hazard to vehicles on both Lakeshore Road and Range Road 43. The lights are also a nuisance to surrounding property owners. Please see attached image. If rezoning proceeds, these, and any additional lights should be shielded to prevent "light trespass".
- The operations of Empire Steel currently exceed night time noise level standards per the Community Standards Bylaw.

Thank you for your time and careful consideration of this matter.

Sincerely,

Ron Hageman and Nickela Zais



