

June 25, 2022

Attention:

Allan Gamble, Mayor.

**Sally Kucher Johnson, Councilor
Div. 1.**

Kristina Kowaski, Councilor Div. 2.

Phyllis Kobasiuk, Councilor Div. 3.

Natalie Birnie, Councilor Div.4

Rob Weidman, Councilor Div. 5.

Allan Hoefsloot, Councilor Div. 6

**OPEN LETTER TO PARKLAND COUNCIL REGARDING
THOMSON (1480662 ALBERTA LTD) REDISTRICITING
APPLICATION: PLAN 167MC, LOT 3, NW-31-52-26 W4.**

**FOR PRESENTION AT JUL12TH
COUNCIL MEETING**

Thank you for this opportunity to speak to the merits and justification of our redistricting application before Council. We appreciate this is a somewhat unusual step at first reading but we think council will agree that our situation is warranting of broader understanding than application forms can allow for.

The current regulations and administration, and the approval of our immediate neighboring lots to Business Industrial use have effectively sterilized our property. We are trapped between uneconomic agricultural use or development regulations linked to full uneconomic servicing. We are asking for council's support to correct this situation.

To summarize:

Our land Lot 3 is 30 acres. A middle lot of a longtime, family owned quarter section, subdivided into 6 parcels.

In 2007 lot 4, the immediately neighboring lot, was approved by council for Rural Industrial use. Since that time Nelson Environmental has grown and operated a successful industrial land and soil reclamation business. The land is central facility for operations, heavy equipment storage and repair, project staging and equipment maintenance. They are good neighbors and we are happy that business is successful.

With the approval of Lot 4 as a major Business industrial enterprise it was clear the direction land of the quarter section use was going to. It makes sense. It is consistent with previous

and existing regional plans. Business Industrial is the stated direction of all current county plans.

It should be clear to any objective eye that rezoning of lot 4, and the historic Business Industrial and Automotive use of lot 6 have established the use of the quarter for business industrial. These are strong successful mid-sized businesses able to service their needs with onsite facilities and truck in/out services. This is common practice in most counties.

In 2009 we applied to council for similar land designation and business uses for our family. Through a consultant we worked with the county and administration to meet stated needs of studies in transportation, engineering, environmental and public engagement. We spent almost 100K\$ on the application. There were no public objections.

This application, despite working with administration was narrowly defeated at that time. We were extremely disappointed and as result our land has been effectively sterilized for economic use for 12 years.

At the time the stated reason for non- approval was the emerging role and authority of the Edmonton Regional Board. While this was true, the authority for approval was with council. There were clearly many agendas in play on the decision and we won't dwell on them; suffice to say the lack of equal treatment, the bias shown to large developers, and frankly the easy sidelining of the small ratepayer spoke for itself.

The decision effectively eliminated viable economic use of the land by us. Fortunately, with the help of family and friends we have been able to keep the land productive on a minimal agricultural use, but the situation is unsustainable.

Over these past years we have also seen our family business interests grow in construction and other business enterprises. The denied opportunity to use our land in Business Industrial to support these businesses has required us to work to higher cost alternatives and use of out of county locations. The opportunity loss has been very significant.

We have contacted Planning and Development on many occasions to ask for the same consideration of industrial use

which is currently enjoyed by our immediate neighbor. In each case we have been advised this would require full servicing and transportation developments that are totally uneconomic and premature in time. There seems to be a clear expectation that we should simply sell out to the bigger developer.

This situation has been going on for 12 years.

Last year with the help of Division 6 Councilor ,Tracy Melnyk we again raised the need for redistricting and servicing concession with Planning and Development. Early discussion appeared refreshingly positive that some bridging of use for current opportunity to future mature BI use could be made. We were hopeful.

Unfortunately, each subsequent discussion again reintroduced the need for totally uneconomic and over designed servicing and transportation.

I should mention at the time the county was needing our agreement for a waterline installation across our land. We agreed to this. We support progress. Although, we now have

major waterline construction project under way across the front of our land, we have been denied access to any water from it.

So, we are here today to ask council to rectify this long-standing issue and apply fair considerations for our lands, with support for redistricting. We are proposing a very restrictive zoning that limits the uses that can be made of our lands prior to them being serviced. This proposal will allow us to make productive use of our lands while we wait for services to become available to them.

Our land will be a solid, workable, contributing industrial opportunity for smaller a mid-sized business.

This does not require subdivision or increase transportation demands. It will be serviced to meet needs and positioned to join into greater business industrial developments at such time as they reach the property. Current opportunity will be bridged to future opportunity.

That is the background and justification to this redistricting proposal. We would like to close by thanking all council

members for their time and in particular Councilor Kowalski for supporting our application.

We are available for your questions.

SINCERELY,

DAVID AND BRADLEY THOMSON (1480662 ALBERTA LTD)