

# **Parkland County**

Council Meeting – October 11, 2016

Item 4.2 - Public Hearing – Bylaw 2016-20 (Direct Control District, Legend Estates)

## Written Submissions

1. Morgan Russell
2. Heather Lorensen and Jeff LaVie

**From:**  
**Sent:** Wednesday, October 05, 2016 9:49 AM  
**To:** Kristin Hoberg  
**Subject:** Re: Legend Estates Public Hearing

Hi Heather we haven't heard anything back from your department with some of the requests we've had. This subdivision is neglected by the county and now they want to put a DC zoning in here restricting our ability to sell my other lot or home. This has been a constant issue we have faced with offers coming in. The county messed up by allowing construction in here when it didn't meet its own requirements. Now we are left paying for services we don't get and a potential loss of property values while you are going through these motions. There was an offer on lot that could of spurred development but the deal was lost due to county officials not understanding their job and finding out exactly what was wrong with it. This subdivision has a bad name now. I understand there are new people there and wanting to correct these mistakes which is great but the damage has been done and will continue to be done if we aren't allowed to move forwards. What if I lose my job and need to sell what if I get an offer on my other lot and need the money? I am paying a mortgage and taxes (which continue to go up) on a vacant lot and my personal residence for the last three years that I haven't been able to sell because of the county's negligence. I want compensation from the county. If that isn't acceptable to the county I will engage a lawyer to determine what my rights and remedies are. I am happy to address counsel in the meeting if we don't get a response. I look to find a resolution without doing so. So I would appreciate a response from the county of what they are willing to do.

Thank you  
Morgan Russell

Neighbour:

Hi Kristin,  
I do have some written concerns for I won't be able to make the meeting on October 11th. Here are my concerns of the Legend Estates subdivision. When we purchased this house, we were not aware of this subdivision having all the set backs it has. We were hoping to have neighbours and the lights put on but the neighbourhood needs to be 50% populated before that happens. We bought the house in the winter time not knowing we had drainage problems in our ditch. My husband had to pay a lot of money to try and fix some the the water problems by renting a skid steer etc. We hauled in a tone of fill and have put on close to 30k into our landscaping. To say the least we are pretty perturbed about the situation. Did Parkland County never see the plans to sign off on our house being built? How are houses being built with the subdivision NOT up to code. I am concerned that if we were to sell our house we would lose all of our investment we put into this house with not being aware upfront of the situation we are in. It puts us in a risky situation that we were blind sided by and especially economy the way it is. I don't want it to be us paying for other people's mistakes. This hold has delayed houses being built for the past 3 years that we have been here so that surely has effected our resale value now as well as in the future. The ditches are so over grown with weeds and never taken care of hardly at all. What are we paying property taxes on as well? Over the years that we have been here, they have gone up and for what reason? I understand you are now wanting to fix this and it would delay houses another 2 years in coming to the subdivision. This will make our house their oldest in the neighbourhood. What is the compensation in that to us? We are looking at this as a big deal for we have been wanting new people to move in the neighbourhood and this has put a hard stop to having this happen.

What are you willing to do for us?  
Heather & Jeff LaVie

Sent from my iPhone

On Oct 4, 2016, at 3:59 PM, Kristin Hoberg <[khoberg@parklandcounty.com](mailto:khoberg@parklandcounty.com)> wrote:

Further to our letter sent September 23, 2016, we would like to follow up with a reminder that the Public Hearing regarding proposed Bylaw No. 2016-20 which will amend Section 9 of Parkland

County's Land Use bylaw by adding Section 9.8 – Legend Estates Direct Control District (redistricting the Legend Estates subdivision) will be held October 11, 2016 at 9:30 in Parkland County Council Chambers.

Please let me know if you would like to speak at the Public Hearing so that we may add you to the Speaker's list.

Thank you in advance!

**Kristin Hoberg** | Administrative Assistant, Planning & Development Services | Parkland County  
53109A HWY 779 | Parkland County | AB | Canada | T7Z 1R1  
Office: 780 968 8888 ext 8224 | Fax: 780 968 3226  
[khoberg@parklandcounty.com](mailto:khoberg@parklandcounty.com) | [parklandcounty.com](http://parklandcounty.com)

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**From:** Heather Lorenson : 1  
**Sent:** Wednesday, October 05, 2016 9:57 AM  
**To:** Kristin Hoberg  
**Subject:** Re: Legend Estates Public Hearing

Hi Kristin,

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What are you willing to do for us?

We have a million questions on this. We don't know what you are going to be doing to the subdivision or our property. We don't know how long this is going to take. What kind of construction is it going to be, road construction? Digging up our yard we worked so hard on? It goes on and on with questions.

I would like a written response to this with some answers.

Heather & Jeff LaVie

On Tuesday, 4 October 2016, Kristin Hoberg <[khoberg@parklandcounty.com](mailto:khoberg@parklandcounty.com)> wrote:

Further to our letter sent September 23, 2016, we would like to follow up with a reminder that the Public Hearing regarding proposed Bylaw No. 2016-20 which will amend Section 9 of Parkland County's Land Use bylaw by adding Section 9.8 – Legend Estates Direct Control District (redistricting the Legend Estates subdivision) will be held October 11, 2016 at 9:30 in Parkland County Council Chambers.

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