
From:
Sent: Tuesday, May 30, 2017 3:59 PM
To: Duncan Martin;
Subject: West Point Estates

①

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom it May Concern:

Reference File No. PD-I7-015 & PD-I7-016 West Point Estates Outline Plan & Land Use Bylaw Amendment Application, Legal Description NW & NE-9-52-2-W5M

I understand that there are big plans for this piece of land, and I believe that they will be detrimental to the survival of Jackfish Lake. I strongly object to this request for a Land Use Bylaw Amendment.

Sincerely

From:
Sent: Wednesday, May 31, 2017 7:57 AM
To: Duncan Martin
Subject: Reference File No. PD-I7-015 & PD-I7-016 West Point Estates Outline Plan & Land Use Bylaw Amendment Application, Legal Description NW & NE-9-52-2-W5M

②

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern

Reference File No. PD-I7-015 & PD-I7-016 West Point Estates Outline Plan & Land Use Bylaw Amendment Application, Legal Description NW & NE-9-52-2-W5M

I understand that there are big plans for this piece of land, and I believe that they will be detrimental to the survival of Jackfish Lake. I strongly object to this request for a Land Use Bylaw Amendment!!

This is a beautifully forested section of the lake (fully mature trees) that stands about 100 metres deep in some areas, less in others, for a mile or so along the South bank of Jackfish Lake. It protects the lake from pollutants by drinking them up through the tree roots. This tree belt preserves the beauty of the lake, a safe habitat for the wildlife of the lake...and allows us humans to continue to enjoy clean water at the lake for our summer fun. There are many thousands of birds, fish and amphibians, not to mention smaller creatures that presently inhabit Jackfish Lake, and wildlife of the land around it that depends on its clean, drinkable water. There is an Environmental Sensitivity Assessment on the Parkland County Website that warns us against developing within 100 Metres of the lake. Please consider this assessment and the effects that it will have on the environment for everyone in Alberta and especially those in the Jackfish Lake area if you continue to push this amendment through.

Sincerely,

From:
Sent: Wednesday, May 31, 2017 9:01 AM
To: Duncan Martin
Cc:
Subject: Proposed Outline Plan and Land Use Bylaw Amendment Application, NW & NE-9-52-2-WSM

③

Thank-you for your May 16, 2017 invitation to comment.

Parkland County has shown wisdom and common sense for some time by limiting the number of boats gaining access to Jackfish Lake via the Day Use Park. Clearly this policy is intended to protect water quality and help save lives. Council has recognized that the unique configurations of this lake create far too many narrow spots and blind corners where the potential for high speed water craft accidents is extreme. The proposed development will eventually add at least **three** times the daily limit of public boat traffic. Council would never triple the risk by permitting more public access so how can they at the same time approve a development that would have the same effect? Saving even one life trumps economic gain or political pressure.

We have signed the petition that is supported by substantial documentation demonstrating in so many respects that Jackfish Lake is FULL. We are facing blue-green algae for the first time and desperate and expensive proposals to restore water to the lake. We recognize the interest from others to join the residential community at Jackfish Lake but in our view Council has no choice but to reject both applications. Safety first – please!!

From:
Sent: Wednesday, May 31, 2017 10:02 AM
To: Duncan Martin
Subject: To whom it may concern

4

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom it May Concern:

Reference File No. PD-17-015 & PD-17-016 West Point Estates Outline Plan & Land Use Bylaw Amendment Application, Legal Description NW & NE-9-52-2-W5M

I understand that there are big plans for this piece of land, and I believe that they will be detrimental to the survival of Jackfish Lake. I strongly object to this request for a Land Use Bylaw Amendment").

Friend of the environment

From:
Sent: Wednesday, May 31, 2017 6:17 PM
To: Duncan Martin
Subject: Jackfish Lake Development

5

To Whom it May Concern:

Reference File No. PD-I7-015 & PD-I7-016 West Point Estates Outline Plan & Land Use Bylaw Amendment Application, Legal Description NW & NE-9-52-2-W5M

Regarding potential plans to develop the land around Jackfish Lake, I would like to say that I am strongly against this idea. It is a beautiful natural habitat for so much wildlife and is a great place for families to spend time. Disrupting it would be a terrible mistake. The environment is more important than building more houses and surely there is a different spot that can be developed that would not be so detrimental to nature and the environment.

Please take this into consideration!

Sincerely,

From: Thursday, June 01, 2017 4:40 PM
Sent: ; Duncan Martin
To:
Subject: Reference File No. PD-I7-015 & PD-I7-016 West Point Estates Outline Plan & Land Use Bylaw Amendment Application

6

To Whom it May Concern:

Reference File No. PD-I7-015 & PD-I7-016 West Point Estates Outline Plan & Land Use Bylaw Amendment Application,
Legal Description NW & NE-9-52-2-W5M

I understand that there are plans to develop 75 more lots just off Jack Fish Lake with 30 of them proposed as lake-front lots on this piece of land.

I believe that this will be detrimental to the survival of Jack Fish Lake and strongly object to this request for a Land Use Bylaw Amendment.

Jack Fish Lake has been subjected to significant stress with the development that already exists. It is an unusual lake in that it has a very high ratio of shore line to the surface of the lake. This is the exact opposite of a lake such as Sylvan Lake which has a much much lower ratio of shore line to surface area. As such, any new development on or near the lake will exasperate the current environmental problems such as blue algae, reduce important wildlife habitat etc.

This development will elevate the problem of motorized craft on a lake the size of Jack Fish. I highly recommend that you restrict or eliminate the use of motorized craft on the lake as a small measure towards preserving the lake . Further development, while allowing additional motorized craft, will also result in increased hazard to humans who enjoy the lake.

I would be pleased to discuss further.

Yours truly

From:
Sent: Thursday, June 01, 2017 7:22 PM
To: Duncan Martin
Subject: Jackfish Lake

⑦

To Whom it May Concern: Reference File #PD-17-015 & PD-17-016 West Point Estates Outline Plan and Land Use Bylaw Amendment Application, Legal Description NW & NE-9-52-2-W5M;

I believe there are big plans for this piece of land, and I believe they will be detrimental to the survival of Jackfish Lake. I strongly object to this request for a land use Bylaw Amendment. Thank-you for your attention to this matter,.

Sincerely,

From:

Sent:

To:

Subject:

Friday, June 02, 2017 5:07 AM

Duncan Martin

Jackfish Lake: File No. PD-I7-015 & PD-I7-016 West Point Estates Outline Plan & Land Use Bylaw Amendment Application, Legal Description NW & NE-9-52-2-W5M

8

To Whom it May Concern:

Reference File No. PD-I7-015 & PD-I7-016 West Point Estates Outline Plan & Land Use Bylaw Amendment Application, Legal Description NW & NE-9-52-2-W5M

I understand that there are big plans for this piece of land, and I believe that they will be detrimental to the survival of the Jackfish Lake eco-system. I strongly object to this request for a Land Use Bylaw Amendment. We love Jackfish lake and spend time there during the summer from our home in Ontario,,and we are fearful of the detrimental environmental damage that this development will inflict on the eco-system of the entire Jackfish Lake area.

3 June 2017

(9)

Duncan Martin

Reference File No. PD-17-015 & PD-17-016 West Point Estates Outline Plan & Land Use Bylaw Amendment Application, Legal Description NW & NE-9-52-2-W5M

Hello,

I am very concerned with the possibility that this Land Use Bylaw Amendment could bring a crisis to Jackfish Lake. The lake is already over-used, and restrictions that are in place from the government at the boat launch are clear indication that more boat traffic would be detrimental to safety and welfare on the lake. Would it be advisable to allow 30 more docks, which would be only expected with 30 new lakefront lots...let alone the 45 in behind, as is proposed by the land developers for this property?

We could discuss whether their project will kill the lake or not all day, but the bottom line is that they cannot prove that it will **not** kill the lake, and there is good reason to believe that it **will** decimate Jackfish Lake's sensitive eco-system. The Environmental Sensitivity Assessment done in 2014, which is on the Parkland County Website, clearly states that they need another one to be completed before planning anything closer to the lake than 100 metres (which they were not even planning to begin, one year ago during their open house):

"Parkland County Environmental Conservation Master Plan - Phase 1 • Development applications within the ASP boundary should include a detailed biophysical inventory and environmental assessment • Limit and enforce OHV (Off Highway Vehicle) use in and around the ESA in order to minimize erosion and sediment loading into the lake...Limits to future subdivision development adjacent to the lakes should be considered to minimize impacts to surface and groundwater resources...Require additional environmental assessments (i.e. use of Riparian Setback Matrix model, environmental assessment studies) for proposed developments within 100 meters of the lake. Negative environmental 2

assessments would require significant development alterations or would be disallowed from future development”.

There is currently a depth (more or less) of about 100 metres of forested land (fully mature trees) along the lakeshore where the development is proposed. It acts as a buffer zone that cleanses and protects the lake from the pollutants of the land directly behind it. The plan that they propose would decimate 40 metres of this forest on the inland-side, and allow the 30 plus lake-side lots to **each** clear their own 10% or 10 metres of the remaining forest right down to the lake! This would be devastating to the ecosystem of the lake, and is clearly a violation of the current environmental assessment. When I suggested that they need to have another environmental assessment done in order to prove non-maleficence to the lake from their actions the developers thought this statement was humorous. Their lack of environmental responsibility is cause for concern.

The government currently restricts the number of watercraft allowed on the lake. It is restricted for good reason. People always try to get around this restriction in various ways, but the police are good about coming and giving people tickets for breaking the law. The developers tried to get around this restriction also, by stating that there will be no permanent docks. We called them on this deceptive response, and the developers said that the government was held responsible for allowing docks. In reality, creating this development there would mean at least 30 additional docks, with an unlimited number of watercraft per dock. They would be legal, and there would be great consequences to the lake in increased non-land vehicle traffic...which is the whole purpose of restricting public access. Should we dis-allow public access to the lake to bring down the numbers, and privatize the lake just so these few individuals can benefit? Should we allow both to exist, causing so much extra traffic on the lake that it would ruin the fun for everyone? Or should we prevent over-use from becoming a greater concern than it presently is? Their lack of honesty and accountability is cause for concern.

Currently there is a problem with Blue-Green Algae on the lake. It seems to be increasing every year, and awareness of the problem will hopefully reduce the amount of phosphorus waste-products used near the lake and being stirred up from the bottom of the lake by wake-board surfing boats. As people get on board for best practices with regard to respecting this precious resource we are hoping to control the Blue-Green Algae issue. It is inconceivable how much the problem with Blue-Green Algae will escalate with the increase in boat traffic and the addition of 30 lake lots **plus** an additional 45 land lots adjacent to the lake (not to mention the destruction of the forested land currently protecting the lake). Blue-Green Algae has caused the death of countless lakes in Canada due to ignorance and foolish decisions with regard to over-development. The developer's had a solution to destroying 40 metre's depth of trees on the entire length of the lakefront for their proposal: A squiggly ditch that would drain water off into a pond located **right beside** the lake! Their lack of awareness and moral ethics is cause for concern.

There is also currently an issue with people disregarding regulations and doing whatever modifications to the shorelines that they desire despite the law and its consequences. Because money is not an issue with these environmentally disrespectful people the fines given to the owners have been ineffective. They say “oops” and plant tiny, slow-growing trees so that their view of the lake will be clear for the next several decades. The lake suffers because of their selfishness, but has thus far had enough carrying capacity left to heal these wounds.

Because of this current behavioral problem I am concerned with the same kind of issues recurring with the new owners of these 30 lots. I raised my concern with the project people at the open house and was given a light-hearted response. They will not be around to see that people abide by the caveats they are including on the sales agreements, and stated that this issue is not their problem, but the government's. Since they want the government to take responsibility, I think it only fitting that the government denies their request for re-zoning, and leaves the land to more responsible pursuits. Literally, the response was that they would be in the Bahamas when I asked where they would be after the project is done and the lake is destroyed! Their lack of conscience is cause for concern.

The most important point to the government may be this: If the development goes through, and the unthinkable happens as a result (the lake is overwhelmed and everything in it dies) what will happen next? Will the property values continue to be high and the government continue to benefit from the taxes, or will they plummet? Who will be responsible for cleaning up the mess? Environmental disasters happen all the time...who generally cleans them up? How happy will the Parkland County residents be when they find out that this natural disaster happened because their project development office did not prevent the over-development of the lake? Who will take responsibility? Who will people blame?

Everyone has the right to enjoy Jackfish Lake. That does not mean squishing as many lakefront lots as humanly possible around the lake and ruining it for everyone. It means taking responsibility for the health of the lake so that EVERYONE may continue to enjoy it...not to mention the many thousands to millions (some species are quite small) of non-human inhabitants. We have Blue Herons, Pelicans, Canadian Geese, Ducks, Terns, Red-Winged Blackbirds, Hummingbirds, Owls, Hawks, Pickerel (Walleye), Northern Pike, Perch, Burbot, Frogs, Toads, Salamanders and countless other birds, fish, amphibians, and microorganisms essential to the food chain and our environmental stability.

On behalf of Jackfish Lake's voiceless community I thank you for preventing their unnecessary deaths. If you have the ability to survey the population surrounding the lake (and Parkland County residents, since it concerns them also) regarding this issue I would urge you to take that step. The open houses were a sham, as they were conducted over 5 hours so that people trickled in and were "handled" individually. Many are feeling quite hopeless due to the way that the developers and owner of that one property have chosen to pursue this project. If they need to segregate and bully people into believing they have no choice on the matter then that clearly indicates that there is something shady about the proposal. Honest proposals that will offer no harm to people or the environment do not need to be conducted with deception. Sincerely,

From:
Sent: Monday, June 05, 2017 9:37 AM
To: Duncan Martin
Subject: Fwd: Land Use Bylaw

(10)

----- Forwarded

Dear Development Officer, I am against having the land use bylaw changed from agricultural to residential at Jackfish Lake! Sincerely,

From:
Sent: Wednesday, June 07, 2017 11:59 AM
To: Duncan Martin;
Subject: Jackfish Lake Bylaw Amendment

(h)

5 June 2017
Duncan Martin

In Reference to Jackfish Lake, File No. PD-17-015 & PD-17-016 West Point Estates Outline Plan & Land Use Bylaw Amendment Application, Legal Description NW & NE-9-52-2-W5M

Hello,

I would like to bring attention to the issue of the change to the Land Use Bylaw for the referenced land. To me Jackfish Lake is already at capacity and necessary restrictions are already in place from the government. Currently the boat launch is overflowing on warm summer days. There are clear indications that more boat traffic would be harmful to the welfare of the lake, and safety of the people. Adding another 75 lots, which would be the result of this Land Use Bylaw being changed, I feel would also harm the ecosystem of the lake. There was a Blue-Green Algae warning put out last year in June. In the previous year it wasn't until August that we had this Algae on Jackfish Lake. This earlier blooming could indicate a progressively worsening problem that needs to be dealt with before adding more stress to the lake with more population. Harmful algal blooms are a major environmental problem in many Canadian lakes. Known as red tides, blue-green algae or cyanobacteria, harmful algal blooms have severe impacts and can be toxic on human health, aquatic ecosystems and the economy.

I highly disagree with changing the Land Use Bylaw, as this opens up the possibility that the land could be used in a manner that would be detrimental to Jackfish Lake.

Sincerely,

From:
Sent: Thursday, June 08, 2017 4:51 PM
To: Duncan Martin
Subject: As per Below

(12)

Follow Up Flag: Follow up
Flag Status: Completed

8 June 2017

Reference File No. PD-17-015 & PD-17-016 West Point Estates Outline Plan & Land Use Bylaw Amendment Application, Legal Description NW & NE-9-52-2-W5M

TO WHOM IT MAY CONCERN:

I would like to let you know that I am against a request to have the referenced Land Use Bylaw changed from agricultural to residential. I strongly object to the proposed amendment for many reasons, but mostly ecological ones.

I understand that there are big plans for this piece of land, and I believe that they will be detrimental to the survival of Jackfish Lake. If you love Jackfish Lake as I do, and love to see the Beautiful Natural State of Plants, Fresh Air and Wildlife, as well as the Quietness of the whole lake and Area, you will prevent this agricultural land from being transformed into a noisy, pollution-creating, herd of humanity. Many Families and People from All Over the Province and Around The World who come and Enjoy and Love the Jackfish Lake Area will be utterly disappointed should it be ruined by this development. You have the power to stop the devastation simply by disallowing the Land Use Bylaw Amendment.

Please consider:

JACKFISH LAKE CANNOT SPEAK FOR ITSELF. THAT IS WHY WE ARE HERE TO HELP IT SURVIVE AND REMAIN - NATURAL!!!

Sincerely,

9 June 2017

13

Duncan Martin

Reference File No. PD-17-015 & PD-17-016 West Point Estates Outline Plan & Land Use Bylaw Amendment Application, Legal Description NW & NE-9-52-2-W5M

Hello,

I am writing today with more of an idea than a criticism. I have been studying Aquaponics and believe that the land in question may be the solution to the Blue-Green Algae problem that Jackfish Lake has been experiencing. It may, in fact, be the solution to the problem of the lake's low water levels as well. Aquaponics is an innovative idea that uses fish waste and other biological ingredients in fish-populated water as a resource to fertilize grow beds containing a pebble/rock medium instead of soil. It is more efficient with water than traditional agricultural methods, thus rain would be sent directly to the lake through the grow bed operation instead of being lost to the soil in the fields. The food grown via this operation is entirely organic, thus more valuable than regular crops. It would, I believe, still fall within the realm of agriculture, thus it should be considered as proper use of the referenced land should the Land Use Bylaw Amendment be refused. I am very much against the Land Use Bylaw Amendment for various reasons.

What I am suggesting is that grow beds be set up in the open fields adjacent to the lake, and water be pumped from the lake to continuously feed the grow beds. The grow beds would simultaneously be cleaning the lake water of extra phosphorus (the main cause of Blue-Green Algae) fish waste and other natural organisms in the water. The water would then be pumped back to the lake. There would be no need to destroy the forested land that currently acts as a buffer to the lake, which does its share of contamination clean-up naturally. The water pipes could easily be brought up through the forest to the fields, and back to the lake. This operation is entirely organic, thus there would be no resistance from environmental groups...in fact they would applaud your efforts to clean up the lake and strengthen one of the natural gems of Parkland County! Parkland County could lead the way in cleaning up all Canadian lakes, by showing Canadians that we are innovative thinkers and environmentally conscientious here in Alberta! The first step would be to refuse the amendment to the Land Use Bylaw. The second may be to purchase the land from this landowner at fair market value and offer the people of Parkland County the opportunity to turn an obstacle into an opportunity. I would be willing to orchestrate an Aquaponics operation on this land, and wish only to have the opportunity to gather Aquaponics enthusiasts who would be willing to create it for you.

Although the land-owner is determined to develop the land, this plan may not be in the best interest of the lake and its voiceless community of wildlife. It may not be in the best interest of Parkland County residents who utilize and enjoy this natural resource. It may

also not be in the best interest of the government officials who will be left with the less-than-pleasant, expensive, and heart-wrenching reclamation of a lake that was needlessly exposed to excessive exploitation. While the very short-term future looks glorious: More properties paying high taxes to support Parkland County; the near distant future (2-3 years maybe) could look very different. Minimal taxes collected from angry people who feel that their government was responsible for their property value losses because nothing was done to protect their healthy lake from human over-development. Who would want a cottage on a lake that poisons their children when they go in the water?

When there is no viable solution we are innocent of negative change, but when offered the perfect solution... Nobody wants to destroy a natural resource...mostly we just feel helpless to prevent this kind of destruction. Aquaponics is more than just a way to save our lake; it is a way to lead everyone else toward environmental stability. Please be that leader, and I will gather the necessary people to make Aquaponics a reality at Jackfish Lake. Together we can make Jackfish Lake famous rather than just another dead lake.

Sincerely,

From:
Sent: Saturday, June 10, 2017 6:51 PM
To: Duncan Martin
Subject: Development at JackFish Lake : Issues

14

Please see below concerns and comments regarding File No. PD-17-015 & PD-17-016

We currently own a cabin on # Evergreen Bay at Jackfish Lake. This property is solely accessed by Lutz Ave currently. We would like our following comments included in discussion when deciding on the future details of this development.

- 1- As the traffic will significantly increase in the area, especially on Lutz Avenue, we would ask to ensure that the developers also would be responsible for paving the entirety of Lutz Avenue (from the entrance off HGWY 770 to the dead end of the road).
- 2- We would be extremely upset if any existing environmental reserve was impacted in any way. Please ensure that there is no impact on environmental reserve near current properties (or other). We are appreciative of the significant offset from the shore of the proposed development. We feel that encroachment upon these preserved areas will significantly impact the flora of the lake in a negative way (eg. blue green algae). Already, there is less reserve than we feel is ideal.
- 3- There is not clear mention of lake access for the proposed development. We would request that Jackfish Lake access be created for this development on the land that has been proposed for development. Additional lake access via Public Boat Launch will significantly impact congestion at the public launch. An additional point of lake access would be important. We would be very opposed to lake access at any other currently inhabited areas of the lake (i.e. areas other than on the proposed development site).
- 4- We would also ask Parkland County to improve the signage for the intersection upon entering Lutz Ave. It is currently a very difficult intersection to see traffic when leaving, and also no warning to traffic from behind that cars will be slowing to turn onto Lutz Avenue. Signage, and perhaps flashing signals of important intersection would be preferred (heading both ways).

Please feel free to contact my cell, if any questions.

From: }>
Sent: Sunday, June 11, 2017 12:59 PM
To: ; Duncan Martin
Subject: Jackfish lake file no. ME &NE-9-52-2-W5M

(15)

Hello

I read an alarming letter in the community voice regarding Jackfish lake. I know you're probably being bombarded on this but there is a lot of concern surrounding development of lake front property. In the past mis management has cost great environmental damage to our lakes and streams to the point where it is difficult to find places to swim and fish around Edmonton. Please consider carefully how to proceed on this concerned citizens are watching.

Have a nice day!

From:
Sent: Sunday, June 11, 2017 2:36 PM
To: Duncan Martin;
Subject: West Point Estates Outline Plan & Land Use Bylaw Amendment Application

16

To Whom it May Concern:

Reference File No. PD-I7-015 & PD-I7-016 West Point Estates Outline Plan & Land Use Bylaw Amendment Application, Legal Description NW & NE-9-52-2-W5M

I understand that there are big plans for this piece of land, and I believe that they will be detrimental to the survival of Jackfish Lake. I strongly object to this request for a Land Use Bylaw Amendment.

There is a beautifully forested section of the lake (fully mature trees) that stands about 100 metres deep in some areas, less in others, for a mile or so along the South bank of Jackfish Lake. It protects the lake from pollutants by drinking them up through the tree roots. This tree belt preserves the beauty of the lake, a safe habitat for the wildlife of the lake...and allows us humans to continue to enjoy clean water at the lake for our summer fun. There are many thousands of birds, fish and amphibians, not to mention smaller creatures that presently inhabit Jackfish Lake, and wildlife of the land around it that depends on its clean, drinkable water. This property, including the fields just behind the tree belt has fallen into the hands of a man who wishes to push many of them down to create his subdivision...even though the Environmental Sensitivity Assessment on the Parkland County Website warns us against developing within 100 Metres of the lake.

The plan is to develop 75 more lots just off the lake (with 30 of them proposed as lake-front lots and the rest directly behind). What will happen to public access? Let's think about it for a second. How many more boats would 30 new lakefront lots mean on Jackfish Lake? We are restricted from launching very many now, so how would it be handled with this many more? If you think it is busy now...

There was a Blue-Green Algae warning put out last year in June. The year before I believe it wasn't until late August, and it wasn't all that worrying because most were done with the lake for the season and it had time to recover over winter. When Blue-Green Algae takes over a lake, the lake dies. Too dramatic? The Blue-Green Algae poisons the water. Period. It has already happened to countless Albertan lakes when nobody stood up for them and just let the scenario play out, development after development. Imagine...No more fish at Jackfish Lake; all dead. No longer a water-source for the geese, ducks, loons, deer, foxes or other creatures that want a drink...including our pets. Would you allow your child to swim in it? If the problem of Blue-Green Algae is this bad now, how can anyone justify putting more pressure on the lake? What is the carrying capacity of Jackfish Lake anyway? The Environmental Sensitivity Assessment on the Parkland County Website warns us against it...and we have the power to stop it!

Yours truly,

From:

Sent:

To:

Monday, June 12, 2017 10:20 AM

Duncan Martin

>

17

I am against the proposal by Highland Property to develop a subdivision. The lake is already very environmentally stressed.

Also, Lutz Avenue is a modified trail and cannot withstand any more traffic.

Sent from my iPhone

From:
Sent: Monday, June 12, 2017 12:45 PM
To: Duncan Martin
Subject: West Point Subdivision

18

Dear Mr. Martin;

I am against Highland Development's proposed subdivision at Jackfish Lake for the following reasons:

- the lake is at the brink of being overburdened.
- the road is not adequate to support more traffic.

Sincerely,

Sent from my iPhone

From:
Sent: Monday, June 12, 2017 12:52 PM
To: Duncan Martin
Subject: Fwd: Jackfish Lake development

(19)

Sent from my iPhone

Begin forwarded message:

From:
Date: June 12, 2017 at 12:20:46 PM MDT
To: <
Subject: Jackfish Lake development

Hello,

My family has owned a cabin at Jackfish Lake for about 50 years, and we have watched the changes occur over time. The boat traffic has gotten out of control in the last decade, and seems to be getting worse instead of better. I am concerned with the proposed Land Use Bylaw Amendment. I believe that a change to the Land Use Bylaw would open the door for a 75 lot development at Jackfish Lake, which was proposed to the residents of the lake last summer. Refusing a change to the Land Use Bylaw will prevent the proposed 75 lot development at Jackfish Lake from further progression; therefore it seems like the simplest way of solving the impending problem of over-development.

There is currently growing concern over a serious issue with Blue-Green Algae at Jackfish Lake. Instead of worsening the problem by adding more lots, homes, boats, and people to the lake community, it seems reasonable to keep the land as agricultural, and use it responsibly. Perhaps an organic farming operation could be imposed on that particular piece of land in order to further protect the lake. Allowing the trees along the lakeshore to be removed is a serious mistake, and the proposed development would be removing most of them, based on the plans revealed to us last year.

I highly disagree with changing the Land Use Bylaw. Thank you for your time.

Sincerely,

Duncan Martin

From:

Sent:

Tuesday, June 13, 2017 9:15 AM

To:

; Duncan Martin

Subject:

Reference File No. PD-I7-015 & PD-I7-016 West Point Estates Outline Plan & Land Use Bylaw Amendment Application, Legal Description NW & NE-9-52-2-W5M

20

11 June 2017

Duncan Martin

Reference File No. PD-I7-015 & PD-I7-016 West Point Estates Outline Plan & Land Use Bylaw Amendment Application, Legal Description NW & NE-9-52-2-W5M

Hello,

Reference the proposed Land Use Bylaw Amendment: I would like to suggest that rather than changing the land from Agricultural, we find a better way to utilize the land in a non-environmentally damaging way that is organic in nature. Jackfish Lake has an issue with Blue-Green Algae that continues to worsen every year. This problem threatens both humans and animals/wildlife that use the water. I believe that the Land Use Bylaw Amendment will increase the Blue-Green Algae problem by welcoming excessive human traffic to the lake, including water craft, runoff of human-used products from the 75 proposed lots (and people's buildings and activities on the lots). There is a maximum that any body of water can safely filter, and the only professionally executed environmental study I have seen (the Environmental Sensitivity Assessment on the Parkland County Website) states quite clearly that more development around the lake within 100 metres of the lake requires another environmental study that would prove no environmental damage would be caused by such construction.

In order to proceed with the Land Use Bylaw Amendment, and the development that would undoubtedly follow it, there needs to be evidence that the lake will not be destroyed in the process (evidence that the environmental groups agree will not be detrimental to the environment). The policy of continuing to build until the entire ecosystem collapses is a poorly thought-out plan, and would be extremely costly in both monetary expenditures, and human/wildlife distress...and ultimately the death of wildlife. In short, everyone would suffer, with the exception of the developers and current land owner. During the open house last summer I asked where the developers would be while the lake dies from this development, and the response (with a laugh) was: "Off to Bermuda". This was the level of professionalism and responsibility of the developers from the beginning of this debacle.

It is important to look at the bigger picture, and see where our actions could lead the entire community. With this kind of responsibility it is essential that all options are discussed. Responsible, organic gardening would seem like the ultimate solution, with allowing a 75 lot construction bonanza on the extreme opposite end. We need to consider the damage to the ecosystem from removal of the thickly forested area on the land in question, not only by the current landowner and developers, but by all future lot owners who will want to clear swaths of trees for their own private entryways to the lake and their private docks (which is allowed according to the presentation by the developers last summer). I believe that there will be negative consequences from adding a development after changing the Land Use Bylaw, but also extreme, unnecessary ecological damage to the lake with the removal of much of the fully mature forest that currently protects this piece of agricultural land. I believe that *further* protection of the lake is needed, and at the very least we need to work together to protect current natural resources. Please protect Jackfish Lake and refuse the request to amend the Land Use Bylaw, thus preventing further development and damage to the lake while we search for a solution to the current problem of Blue-Green Algae.

Sincerely,

From:
Sent: Tuesday, June 13, 2017 11:53 AM
To: ;; Duncan Martin;
Subject: FW: File No. PD-17-015 and PD16-016 West Point estates

(21)

File # error sorry.

Reference File No. PD-17-015, and PD-17-016 West Point Estates Outline Plan & Land Use Bylaw Amendment application. Legal description NW & NE-9-52-2-W5M

Good morning.

I am strongly opposed to this proposed development. Being a long term resident of Jackfish Lake (1967), I see a significant change in the water quality and already overpopulation of people and boat traffic.

This is a tiny lake in comparison to say, Wabamun, Pidgeon, or Sylvan Lakes, with a large shoreline in comparison to actual lake surface.

There have not been any long term testing and studies done to give any significant data to indicate changes the lake is undergoing.

If a development of this magnitude is allowed, it would cause irreparable damage to the existing ecosystem. Wildlife would be non-existent, and, a beautiful lake will become a waste ground.

Ground water would be exasperated with the number of wells needed to supply these sites, plus adding more waste, be it human, or pollution from boats etc...

The large Wakeboard boats have already caused widespread damage to shorelines, plant and wildlife, and the general ecosystem of the lake.

Being here for 50 years we have seen water levels both higher and lower than today, as these patterns are cyclic. The last few years however have shown to be the worst ever as we now have had blue algae, large foam deposits building up on shorelines all around the lake, plant life dying, and winter kill of fish last year from depleting oxygen levels in the water.

How many other species have to disappear before we decide maybe we shouldn't have allowed things like this to happen, for the sake of large profits, and general greed.

Please don't allow this development to happen. You can contact me anytime,

Regards

From:
Sent: Tuesday, June 13, 2017 12:02 PM
To: Duncan Martin;
Subject: Development at jackfish lake

(22)

To Whom it May Concern:

Reference File No. PD-17-015 & PD-17-016 West Point Estates Outline Plan & Land Use Bylaw Amendment Application, Legal Description NW & NE-9-52-2-W5M

I understand that there are plans to develop 75 more lots just off Jack Fish Lake with 30 of them proposed as lake-front lots on this piece of land.

I believe that this will be detrimental to the survival of Jack Fish Lake and I strongly object to this request for a Land Use Bylaw Amendment.

I would be pleased to discuss further.

Yours truly

From:
Sent: Tuesday, June 13, 2017 12:33 PM
To: Duncan Martin
Subject: Proposed Development on Jackfish Lake

23

Seems like an about face for this little lake. WE HAVE BEEN NATURALIZING SHORE LINES IN THE INTEREST OF PRESERVATION OF THIS BODY OF WATER.

One year ago, due to water level reductions and water quality, a watershed report was done. Reducing riparian area destruction is something we as lake stewards take very seriously. We have worked hard at this task for many years to ensure the sustainability of our properties, and to make sure there is a lake for the public to enjoy. 29 new lake front lots each allowed to clear 30 feet to the lake is going to destroy over a 1000 feet of the lake front, destroy wildlife habitats that are just starting to return.....yes they have been struggling....

Boat traffic on the lake is already exceeding the limit 2 to 17 times higher than what was feasible since 1996. Now you want to add 75 lots each with at least one boat, everyone is going to want one....where do we put them. And when the quality of the water is deteriorated to the extent that its not safe to be in, then what. All this traffic, especially peak times, stirs up the lake bed and releases things from the bottom that should never come to the surface. This is what creates the algae blooms we have been experiencing, the lack of oxygen in the water kills the fish. This happened just last year. The lake is shallower than most people think. Where you are proposing development is the shallowest and most highly travelled part of the lake....activities should be kept to a minimum in these areas.

I have had a cabin at Jackfish Lake for 3 generations now, it is a very special place, While we don't deny anyone access, there has to be a point where we stop developing and concentrate on preservation, If this development goes ahead, there won't be a lake left to enjoy. Too much is too much.

As owners we are told NO NEW BEACHES (I've reduced my lake access to 10 ft. and I have 600 ft of lake front, on the island point), no development on shorelines, no additional structures.....so, why would anyone even imagine this could even be considered Because someone has money? So they will be allowed to destroy this lake for a buck?

I haven't met one person at the lake yet that is happy about this. We've paid taxes, leases and the like for many years, many of us generational. Go ahead develop all you want on a bigger body of water that can handle it. We've created a terrific community here. Others can enjoy the same elsewhere, where it is potentially safer, and the future of the lake is not at stake.

I watch the wildlife across the lake, where this development is proposed. Destroying this habitat is the beginning of the end. At least you won't have to maintain the public launch anymore, no one is going to come here anyway.....no room, and the water will stink, probably be green....

My family is made up of 4 people....4 votes for NO. Absolutely not. We are over capacity now.....don't make it worse with a bad plan.

It's well known the developer could not secure a property at this lake, which is silly, there's always properties changing hands...so he's decided to ruin it for everyone.....ask him. Mr. Horne. Another development was proposed a few years ago on the other end of the lake. That was not sustainable, never happened. Whats

changed? Since that time our water quality has not improved greatly. Last year we had postings about algae, nor have levels come up to sustain whats here now....

Again, 4 votes NO. We are working hard to preserve our lake community and this development would mean all is for not.

From:
Sent: Tuesday, June 13, 2017 12:48 PM
To: Duncan Martin
Subject: jackfish lake

24

Hi Duncan

I'm a cabin owner at jackfish lake and would like to let you know that I oppose the proposed new development at jackfish lake.

The water quality has suffer greatly because of the pressure put on the lake by existing residents as well as visitors using the public boat launch.

This proposed new development is going to further destroy this great lake. Please do the right thing and oppose the development

regards

From:

Sent:

To:

Tuesday, June 13, 2017 2:49 PM

Duncan Martin

25

Hello Mr Martin,

Im sure by now that you have received many notes on the development of Jackfish. Im ,unfortunately, out of the loop on how this would affect the lake. Ive heard many "opinions" as to what a development would do. I was wondering if you could please let me know what your thoughts on this are.

Thank you for your time.

From:
Sent: Tuesday, June 13, 2017 6:39 PM
To: Duncan Martin
Subject: westpoint subdivision

26

Duncan Martin, from our conversation earlier today my opinion has not changed . The lake at the present time is over-loaded, has been for quite some time, what we need now is the property owners to use common sense and keep this as a pristine lake as it once was .I guess we can say all we want to against the development but we have to rely on the decision of the county . This lake was well used long before any of the county members were around, all I and many others want is that the proper decision be made .

From:
Sent: Tuesday, June 13, 2017 8:31 PM
To: Duncan Martin
Subject: my opposition the the jackfish lake proposed developement

27

Mr. Duncan Martin
County of Parkland Planning and Development

After careful and thorough review of the development Outline Plan for West Point Estates and the additional supporting material for the proposed rezoning, I do not support the proposed development nor do I support the Land Use Bylaw Amendment to redistrict portions of NE-9-52-2-W5M from Agriculture Restricted District to Country Residential District. Most importantly, I believe that this proposed development is inconsistent with the direction provided by the Jackfish Lake Area Structure Plan which was updated in 2002, as well as recommendations to guide future development provided in the State of the Watershed Report completed in 2016. I am providing more concerns with the proposed development and rezoning below.

Water quality is extremely important when considering a large development proposal in the Jackfish Lake watershed. The State of the Watershed Report indicates that Jackfish Lake is very susceptible to pollution because the annual flushing rate is estimated at only 1.3% of the lake volume. The proposed 29 new lakefront lots in this development will further degrade the water quality of the lake as each of those 29 lots clears approximately a 25 to 30 foot wide path of the riparian area as access to the water. This will be a huge loss of protection to the lake. The State of the Watershed Report further says "ongoing recreational development and agricultural pressures on the lake must be managed in a way to reduce watershed phosphorus loads." Adding 57 new lots, 29 of them lakefront seems to completely ignore this recommendation and certainly does not consider the cumulative impacts of this development in relation to existing impacts at Jackfish Lake.

The 2015 Parkland County Municipal Development Plan states that the County supports protecting environmentally significant areas, with particular emphasis on the protection of lakes, rivers and streams within the County. Furthermore, as indicated in the 2014 Parkland County Environmental Conservation Master Plan, the proposed development area occurs within an Environmentally Significant Area of Regional Significance. In addition to the lake itself, the proposed development area contains at least 12 natural wetlands that all actively work to improve the quality of water that ultimately enters the lake. Furthermore, the upland vegetation in the rangeland and forests of the proposed development area play a major role in moderating nutrient input into Jackfish Lake. Finally, even the developers own Biophysical Report acknowledges the importance the shoreline area of the subject property from a fisheries perspective stating that "the fish habitats associated with the property are quite extensive with a large lakeshore perimeter that contributes to the spawning and rearing of Northern Pike and Yellow Perch". I do not believe that the proposed environmental mitigation for the development, including the storm water management system, will adequately compensate for the loss of these natural upland, wetland and lake shoreline functions and therefore do not support their conversion to relatively high density rural residential development.

By 1996 Jackfish Lake had grossly exceeded (by 2 to 17 times) its boat carrying capacity according to the Area Structure Plan. Certainly 57 more lots in the immediate area will increase boats on the lake by a huge number. I believe that this additional boating activity will further increase the risk of boating accidents and endanger the current resident and recreational users of the lake. Additional boating traffic will also increase the potential for suspension of benthic nutrients in Jackfish lake's shallow basin, further degrading lake water quality and leading to more frequent algal blooms. I note that the development proposal has changed again from 73 lots to a total of 57 lots. The 29 lakefront lots remain but the back lots have been reduced to approximately 28. It is interesting to note that the developer's own original groundwater assessment report states that the underlying aquifer cannot sustain wells on even 60 lots. Their new data suggests that the aquifer can support 31 wells based on the 20 year safe principle. The developer has addressed this issue by suggesting that new residents use cisterns instead of wells, however, they do not have the ability to stop any resident from drilling a well. This concern becomes even more significant given that Jackfish Lake actually serves a groundwater recharge function for the underlying aquifer suggesting that increased water withdrawal from the underlying aquifer could potentially affect lake water levels over the long term.

One of the requirements of the developer is to respect the current character of the community and we believe that this large style urban development does not fit with the cottage and rural character of the area.

The 2016 Jackfish Lake State of the Watershed Report makes the following recommendations to the Jackfish Lake Community, Parkland County and Alberta Environment:

1. Support only sustainable residential development practises in the watershed

2. Improve the management of boat traffic on the lake
3. Begin the rehabilitation of damaged riparian zones; and
4. Consider other restoration needs.

The proposed urban-style development of 57 lots in a remnant natural area less than two quarter sections in size goes against ALL of these science-based recommendations and therefore the I cannot support the proposed Outline Plan nor the associated rezoning to facilitate this development.

From:
Sent: Tuesday, June 13, 2017 10:16 PM
To: Duncan Martin
Subject: Jack fish lake development

28

Mr Martin, please stop this unwarranted development on the former Lutz Lakefront. We as old grandfathered residents cannot put a scoop of sand on the beachfront yet you will allow 30 feet times 29 lots of shoreline to be decimated by this new development. Not good environmental stewardship sir. Tks for addressing this issue.

Sent from my iPhone

(2)

June 13, 2017

The County of Parkland
53109A Highway 779
Parkland County, AB
T7Z 1R1



Attention: Mr. Duncan Martin

Dear Sirs:

I am writing to you today to express my concern for the proposed new development at Jackfish Lake by Westpoint Estates. The proposed development area contains at least 12 natural wetlands that all work to protect the lake, and further, even the Biophysical Report prepared for (and paid for by) Westpoint recognizes the importance of the shoreline area of the property from a fisheries perspective. The 2015 Parkland County Municipal Development Plan states that the County supports protecting environmentally significant areas and this is certainly one that needs protecting.

I saw Muriel Lake for the first time in 1982. It was a beautiful, pristine lake filled with fish, the waterline right to the trees. The water was clear and you could see rippled sand right through. We rented a cabin there in 1982 and 1983. A few years later when our family was considering buying a lake lot we naturally went to Muriel Lake because it was so beautiful. What we didn't know at the time was that the Alberta Government, through Ralph Klein who was then Environment Minister, gave the Murphy Oil Company the right to drive a new highway to oil sites south and east of Muriel Lake. This highway was fast tracked with little to no environmental study. The result was that the highway cut off all creeks and streams flowing into Muriel Lake from the east. Large quantities of wetlands formed all

(2)

along the east side of the highway as the culverts were installed way too high to allow water to cross the new road. The result was also the death of every single fish in Muriel Lake as the water dropped to record lows. National Geographic did a study on Muriel Lake and turned it into a television program airing North American wide emphasizing the shame of the Alberta Government for putting development ahead of taking care of our lake. Enclosed are photos of the lake taken in front of our cabin on the South shore of Muriel Lake showing how much the lake declined as water levels went from the trestle to hundreds of feet to the water. Other photos enclosed show what followed next - huge swaths of green algae and what you can't see - no fish because fish could not survive. Please don't let this happen to Jackfish. The County needs to take some time and follow their own advice about protecting environmentally significant areas and reducing pressures on the lake to reduce phosphorus loads and also managing boat traffic better. Large, multi-axle boats should be directed to larger lakes, and this could happen in the form of a larger fee for multiple axles. Why did we bother to do a State of the Watershed Report in 2016 if we are not going to heed that advice?

I live at Jackfish and I find the developers' Groundwater Assessment Report disturbing. Their report states that the aquifer cannot sustain more than 31 new wells so what will happen to my water supply after 57 lots are sold?

Further, the developers' Traffic Impact Assessment Report leaves me angry and puzzled. How is it that the intersection of Highway 770 and Township Road 522 will hardly be impacted when traffic

(3)

for sure the first 29 new defendant lots are added.

In closing I would again state that I do not support the Outlier Plan or the proposed re-zoning applications. Please County of Parkland, take the time to do your own studies rather than rely on me's paid for by the developer. Thank the advice of the 2014 Parkland County Environmental Conservation Master Plan, the 2015 Parkland County Municipal Development Plan as well as the State of the Watershed Report done in 2016. Let's not have another Munich Lake.

John Patterson
A, 2307 Township Road 522
Parkland County, AB
T7Y 3L7

Enclosures - 4 photos

As an addendum I would like to add that if the County mails out a letter inviting comments and gives an incorrect phone number, how many comments do they expect to receive?



From:
Sent: Wednesday, June 14, 2017 3:36 AM
To: Duncan Martin
Subject: West Point Estates Development

30

Hello Mr. Martin,

We spoke earlier today regarding my opposition to this development for various reasons and you suggested that I email you my concerns as well so I am doing just that....

I have been a resident on Jackfish Lake for 15 years and unfortunately have watched the quality of the lake diminish substantially in the last 5 years. We now deal with blue green algae blooms, pea soup, green surface scum collecting on the shore for days on end, winter kill of fish, excessive boat traffic, excessive boat noise from stereos, massive waves from 23-25ft 4000-6000lbs surfing boats churning up the bottom of the lake....the list goes on and on. Many of these problems are directly related to destruction of riparian areas along the shoreline caused by development and current owners. The shoreline where this development is being proposed happens to be extremely shallow (in spots 100ft off shore is still only a few feet deep) which means docks will be long, lifts will be dragged further and more disturbance of the shoreline will be required. The development proposal calls for minimal disturbance to shorelines however every development that has been accepted in the last 10 years starts out in compliance, then every year a little more of the beach is cleared, a few more trees are removed, a few feet of reeds removed until you have 29 cabin owners, with 29 docks, 29+ boats and 1000's of feet of shoreline destroyed. I don't even want to consider the thought of up to 57 lots in total adding even more stress on the lake, likely adding even more boat traffic to an already dangerous lake during peak weekends in the summer. I have attached a couple of pictures of my shoreline showing 50+ feet of scum on the surface and algae blooms that are a regular occurrence on our shore now. My children used to play in the water, but that has stopped due to our fear of them getting sick :(

So...the quality of the lake has diminished drastically which is sad but possibly reversible....however another very important aspect is the excessive boat traffic that now occurs. In most cases I don't even bother coming out on weekends during the summer as the traffic on the lake is simply too heavy. Due to its close proximity, weeknight evenings also have become overwhelming for the lake. I am an experienced driver and feel nothing but stress navigating throughout the lake with all the other boats on the lake at one time. It is only a matter of time before there is a major accident or death on this lake. Adding 29 more boats and potentially more with back lots is simply the nail in the coffin.

Now, to be fair, all of the above is certainly my "opinion" and most likely the opinion of other residents trying to protect their investment and leisure time but I ask a favor of those that have the power to accept or deny this proposal. To get a true feeling of what residents are experiencing, (fear, anxiety, sadness) please come out to our lake on a hot summer weekend (try July 1st!) and spend an hour watching the chaos on the lake. Walk the shoreline to see the pile of weeds, reeds, and dead fish washed up from excessive boat traffic churning up the bottom of this once beautiful lake. Jackfish Lake has been my "paradise" for years, and I was hoping to pass the cabin on to my 3 children so they could continue experiencing lake life after I am gone but as each summer passes I get a stronger urgency to consider selling before it's too late. If this development is accepted, that "urgency" will most likely become a reality. Please don't contribute to the eventual destruction of what was once a safe, healthy lake by approving a development on a body of water already severely overpopulated. Thank you for your time....

Sincerely,

From:
Sent: Wednesday, June 14, 2017 1:51 PM
To: Duncan Martin
Subject: West Point Estates development proposal

31

June 14 2017

Good Morning Mr. Mayor, Counsellors and Administration,

I am writing in regards to my concerns to a proposed subdivision West Point Estates.

I am not opposed to overall development on Jackfish Lake. But I am opposed to a high density subdivision such as this one.

My family and I have watched for the past 19 years many new subdivisions arise and we have watched the effects of development. Diminishing of wildlife, the decrease of fish (winter kill) and water quality, surface of boating capacity exceeding itself.

The diversion of watershed runoff caused by infrastructure, as well the human footprint of fertilizer use, leaking septic systems, clear cutting of environmental reserve areas has had a dramatic effect on the lakes water quality and phosphorus upload. Blue green algae blooms are becoming a more frequent image on the lake.

This high density proposal of a linear subdivision of 90+ lots will have an dramatic effect of storm watershed runoff. A cluster development plan known as a conservation plan will protect environmentally sensitive areas of the development site, as well as permanently preserve important naturalization. Thanks to there being more porous ground coverings and fewer impervious surfaces such as asphalt and concrete, the risk of flooding and erosion from stormwater is reduced. Economical benefits of cluster development can include there being less infrastructure to build— fewer roads, sewers, and utility lines.

With 45+ proposed backlots from the lake will increase the amount of boat access to the lake through large Municipal and Environmental Reserves. As per the Jackfish Lake Area Structure Plan pathways must be six meters for public access only. By giving generous MR and ER paths creates temptation for these owners to have direct access for boat launching and a docking area recreation area on the lake. It will only exacerbate the current problem of boating capacity.

Parkland County administration, Jackfish Lake Management Association (JLMA) as well as North Saskatchewan Watershed Alliance (NSWA) have spent countless hours working on Land use plans, Environmental Conservation Master Plan, Area structure plans, State of the Watershed Reports and future watershed management planning. Jackfish lake Area structure plan developed in 1996 states carrying capacity has exceeded for additional boating activity and shoreline capacity. A recent study done by the NSWA in 2016 Jackfish Lake State of the Watershed Report (JLSWR) states estimate of shoreline density indicates that Jackfish Lake has the most lakefront properties per unit shoreline (when averaged over the entire lakeshore) compared to a number of other recreational lakes in the region west of Edmonton. Pg 83 JLSWR; Boating activity is of particular concern. A 1996 property survey determined that an average of 1.86 boats were owned by each Jackfish resident household. A volunteer boat count on July 23, 2014 found 144 power boats, 48 fishing boats, 52 pontoon boats, 86 personal watercrafts and 171 non-motorized boats (kayaks, sailboats etc.) on residents' lakefronts (JLMA, 2014b).

During the Riparian Health Assessment conducted in the fall of 2014, 217 docks, 19 boat launches, 280 motorized boats and 197 non-motorized boats were observed (NSWA, 2014). This does not include any boats being launched by day users at the Jackfish Lake Recreation Area.

Also a key science study has been concluded by the NSWA on pg.89 of the JLSWR; "The Jackfish Lake watershed is one of the most heavily developed in the Carvel Pitted Delta area located west of Edmonton. This landform is a unique geomorphological feature consisting of extensive hummocky terrain interspersed with numerous small kettle lakes and wetlands. Jackfish Lake's extensively developed shoreline hosts numerous lakefront cottages. Country residential units and agricultural lands are located within the small watershed. The addition of daily/seasonal lake users visiting from Edmonton and other centers places further human pressures on the lake and its watershed.

A wide range of land and water characteristics may be considered in the development of lake and watershed management plans. Several key limnological, hydrological and anthropogenic factors have been discussed in this report and screening and assessment tool has been developed for Jackfish Lake. The potential to influence or impact lake water quality is used as the end-point for the screening criteria. The metrics used have been derived from lake management literature and water science principles. A summary of 15 key factors was presented and data were available to assess thirteen. Six metrics indicate high concern, five indicate moderate concern and one indicates low concern. Based on these various characteristics, Jackfish Lake is considered highly sensitive to human encroachment. Strict measures are required to minimize the potential for future degradation of the lake resulting from shoreline disruption, or watershed land use changes."

In conclusion I urge council and administration to apply these plans and studies to this proposed subdivision when making decisions that will effect us all as Jackfish Lake users and stewards for future generations.

From:
Sent: Wednesday, June 14, 2017 2:02 PM
To: Duncan Martin;
Subject: Jackfish Lake 2017

32

June 14, 2017

Duncan Martin

Reference File No. PD-17-015 & PD-17-016 West Point Estates Outline Plan & Land Use Bylaw Amendment Application, Legal Description NW & NE-9-52-2-W5M

Hello,

I am concerned with the proposed Land Use Bylaw Amendment. I love Jackfish Lake, and am aware of an issue with Blue-Green Algae that continues to get worse every year. This problem threatens both human and non-human use of the water. I believe that the Land Use Bylaw Amendment will increase the Blue-Green Algae problem by welcoming an excess of human use and misuse of the lake. There is a maximum that any body of water can safely filter, and only environmental studies can determine what that limit is. I would lean toward requiring an environmental study be done by the individual(s) who want the Land Use Bylaw Amendment so that they can prove no harm will come to the lake by their actions. Only unanimous approval from all environmental groups and studies conducted would be acceptable evidence of non-maleficence.

It is imperative also that we consider the damage to the ecosystem from removing any trees from the thickly forested area on the land in question. I believe that not only will there be negative consequences from adding a development after changing the Land Use Bylaw, but also in the inevitable removal of the nurturing forest of fully mature trees that currently protects the referenced land. I believe that further protection is needed for the lake, but at the very least we need to protect the positive natural elements that we currently have! Please protect Jackfish Lake by refusing to amend the Land Use Bylaw which will prevent further development around the lake.

Sincerely,

From:
Sent: Wednesday, June 14, 2017 2:17 PM
To: Duncan Martin;
Subject: Jackfish Lake

33

June 14, 2017

Duncan Martin

Reference File No. PD-17-015 & PD-17-016 West Point Estates Outline Plan & Land Use Bylaw Amendment Application, Legal Description NW & NE-9-52-2-W5M

Hello,

I am concerned with changes proposed to the Land Use Bylaw. I have enjoyed Jackfish Lake for my whole life. Swimming, skiing, boarding, fishing, boating, and Seadooing have made summers the best part of my year, every year of my life. There is a continuously worsening issue with Blue-Green Algae at Jackfish Lake, which threatens to make the water unusable. I believe that the Land Use Bylaw Amendment will increase the Blue-Green Algae problem because more lots equal more cabins and houses, more lawns to be fertilized, more boats in the water, and more general human use.

Instead of approving a Land Use Bylaw Amendment that will cause negative effects to the sensitive ecosystem of Jackfish Lake, I believe it is imperative that we protect what natural resources the lake still has. The thick forest of fully mature trees that has always been a protective measure along the referenced land is key to the health of the lake, but we do need to take more measures to further protect Jackfish Lake. I would suggest an aeration system into the lake, which has been known to reduce algal problems and increase fish health. Please protect this beautiful Alberta lake where others have fallen to the pressure of development. The power to save this lake is in the refusal to allow development by refusing to amend the Land Use Bylaw.

To reiterate, I highly disagree with changing the Land Use Bylaw. Thank you.

Sincerely,

From:
Sent: Wednesday, June 14, 2017 8:49 PM
To: Duncan Martin
Subject: Proposed Outline Plan & Land Use Bylaw Amendment for West Point Estates
Attachments: Jackfish Lake Area Structure Plan.pdf

34

To Duncan Martin:

I am a resident of Jackfish Lake Weekend Estates. I do NOT support the proposed Outline Plan or Land Use Bylaw Amendment for West Point Estates subdivision for the various reasons outlined below.

This subdivision proposal contravenes the Jackfish Lake Area Structure Plan [ASP]. The ASP is a bylaw originally passed in 1997 and amended in 2002. For your convenience I have attached a PDF copy of the ASP with black borders around paragraphs that are directly referenced.

Concern #1: High-density subdivision proposed

The ASP (paragraph 4.7) suggests that only “properly designed and managed low density residential development can be developed with negligible impact on the lake water quality.”

Jackfish lake has approximately 300 lots at present. Adding about 60 lots is a substantial increase and cannot by any means be construed as low density.

According to the ASP the boat carrying capacity, impact on fish/wildlife, vegetation, shoreline and water quality would be adversely affected by high density developments.

Concern #2: Disturbance of natural environments close to the lake affects shoreline, watershed, water quality, and fish/wildlife habitats.

The ASP goals (4.2) include controlling anything that can “contribute to environmental degradation of the watershed and Lake.”

Two of the borders in the ASP that affect the proposed subdivision are Township Road 524 and Highway 770. The plan area (ASP 1.3) “encompasses approximately 80% of the lake total drainage basin.”

Therefore this area has a powerful impact on water quality. Shoreline development should be kept to a minimum to prevent water and fish/wildlife habitat issues (ASP 2.2.2 & 4.5).

Concern #3: Increased recreational use beyond lake capacity.

The boat carrying capacity of the lake was an issue when the ASP was first passed in 1997. Calculation of 1.86 boats per household showed the carrying capacity was already exceeded from 2 to 17 times capacity (ASP 2.2.3). That was 20 years ago and there has been extensive construction since then. It can be argued that the ASP severely underestimates the numbers for present day.

Overcapacity affects everybody's safety, accessibility, and satisfaction with the lake (ASP 4.1 & 4.2).

On a sunny weekend vehicles are illegally parked all along Township Road 522 and boats are lined up at the gate.

The proposed subdivision would add approximately 106 boats to the already overcapacity lake.

Concern #4: Development restrictions east and south related to groundwater concerns.

"Areas that are determined to have the occurrence of any of these limiting factors will not be permitted to be developed." ... "The area east and south of Jackfish Lake may have some development restrictions due to low yields and poor chemical water quality."

The developers own report states that this area can only manage 31 wells. However the proposed subdivision is for almost twice that amount of lots. Also there are no reports stating the effect on the aquifer or the connection of the groundwater to the lake. This would need further studies to determine possible impact.

Concern #5: Shoreline overdevelopment affecting vegetation, watershed, fish/wildlife, and greatly impacting water quality.

The ASP lists Jack Fish Lake as a "relatively small and shallow lake." In 1997 "the lake shoreline is at present approximately 36% developed." ... "Jackfish Lake has no defined outlet streams and the outlet flows only periodically. As such, the flushing rates for the Lake is estimated to be in excess of 100 years. This means that what goes into the Lake, stays in the Lake." "Cottage properties can release a very high concentrations of nutrients." ... "Removal of natural vegetation on land surrounding the lake increases nutrient supply." (ASP 2.2.2) (ASP 4.2 & 4.5)

Simply put Jack Fish Lake requires prevention strategies because reversing damages would take generations to resolve.

This subdivision proposes to develop about 30 lakeside lots, which would definitely affect watershed, water quality & fish habitat.

When we were considering buying lake property in 2013 we talked to residents and day use people we met. We were told that fishing was productive, swimming was great, and there had never been problems with blue-green algae.

In 2016 there was winter kill of numerous fish resulting in catch & release regulations. In 2015 and 2016 Jackfish Lake had the first incidence of algae in its history. These two factors show possible decline in water quality and fish habitat.

Approving zoning changes, numerous lakeside lots, or a large subdivision would be counter to any preventative goals.

Concern #6: Increased traffic on Township Road 522 and Highway 770.

(ASP 4.9)

Township Road 522 is a small gravel road with a few sharp corners in the middle. Traffic is often observed cutting the corners and speeding. The road is very busy especially in the summer.

Highway 770 is a popular bypass route and large vehicles are often going to the Genesee Plant. It has extremely narrow shoulders and steep ditches/ravines in the area of the proposed subdivision. Both roads have high traffic since we have been here. I don't feel safe walking or biking on either of these roads.

I can't imagine the impact of the proposed subdivision. It would take major road construction including passing lanes, turning lanes, and wide shoulders.

Conclusion

I have given numerous reasons to oppose the Outline Plan and Land-use Bylaw Amendment for West Point Estates. I have related these concerns to the Jackfish Lake ASP, which is an approved bylaw. As such it has legal weight.

Changing zoning or approving a large subdivision for this area would contravene the letter and spirit of the law in the Jackfish Lake ASP.

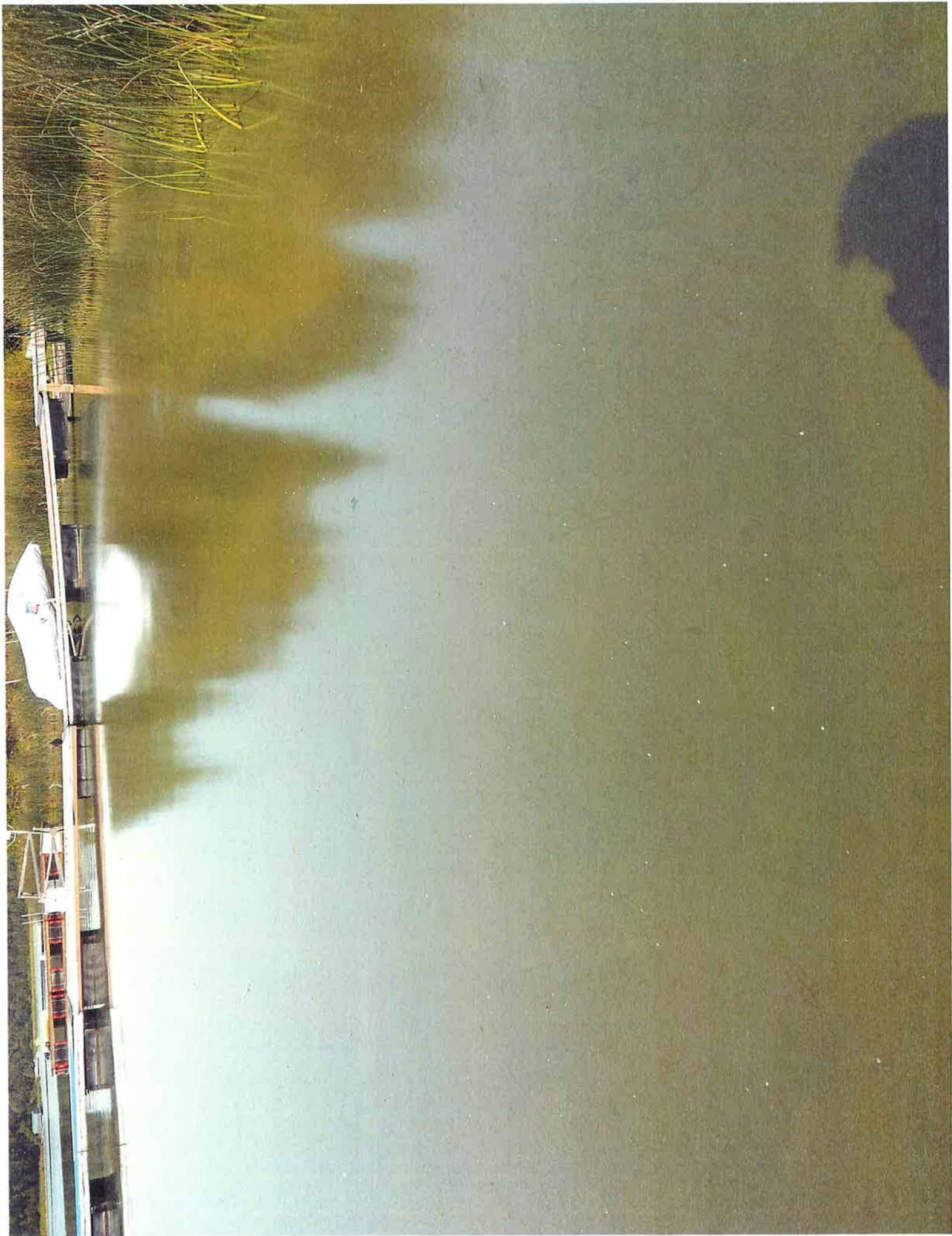
Jackfish Lake is a pristine lake that has been enjoyed by residents and nonresidents alike for decades. It would be a potentially irreversible tragedy if the fish/wildlife habitat and water quality became contaminated. Let's keep this Alberta lake for future generations to enjoy.

Sincerely

From:
Sent: Wednesday, June 14, 2017 4:10 AM
To: Duncan Martin
Subject: A few pics from the Jackfish lake showing green scum and algae blooms
Attachments: 2015-05-23 09.56.40.jpg; 2015-08-25 11.51.27.jpg

35





From:
Sent: Wednesday, June 14, 2017 1:57 PM
To: Duncan Martin
Subject: Jackfish Lake Proposal for West Point Estates

36

To whom it may concern:

I oppose the Outline Plan for the West Point Estates subdivision and for the Rezoning Application.

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. Also residents and fishermen stated there had never been blue-green algae here. I could see for myself how nice and clear the lake was.

These two factors have already changed since I did my due diligence in 2013. We have had algae in 2015 and 2016. We also had winter kill of a large number of fish 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.

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 29 lakeshore lots. Over 1/3 of the lake's shoreline is already developed. Each lot is allowed up to a 10 meter clearing to the lake according to the Jackfish Lake Area Structure Plan. Adding 29 lakeside lots will drastically affect the shoreline, water quality, and fish/wildlife habitat.

The water quality and fish have already gotten worse in the last two years. 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 quality.

When I was young 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. Please don't let that happen to Jackfish Lake.

Everyone should get to experience Jackfish Lake's beauty and magnificence.

Thank you for your consideration

Stephen Fegyverneki

From:
Sent: Thursday, June 15, 2017 1:35 PM
To: Duncan Martin
Subject: West Point jack fish lake

37

I'm writing to advise that we are against this development , this lake is way to small to add property's , it will be way to dangerous

Please think about lake pollution and safety on the water

Please call if you have and questions

Jack fish lake resident

26 June 2017

Mr. Duncan Martin
Planner
Planning & Development Services
Parkland County
53109A – S. H. 779
Parkland County, Alberta T7Z 1R1

Dear Mr. Martin,

Our family, which resides in the quarter section immediately . of the proposed development is opposed to the recently submitted West Point Estates Development Outline Plan based on numerous environmental, social and economic concerns that we provide below. We are also completely opposed to any Land Use Bylaw Amendment for NE-9-52-2-W5M and support retaining this property as Agricultural Restricted District, which is more consistent with the character of the surrounding area. We are also are also opposed to any municipal funding for the county road modifications that would be necessary to facilitate a development of this scale.

Most importantly we believe that this development is completely inconsistent with the current Jackfish Lake Area Structure Plan (ASP), the Jackfish Lake State of the Watershed (SOW) recommendations, the 2007 Parkland County Municipal Development Plan (MDP), and the recommendations from the 2014 Parkland County Environmental Conservation Master Plan. When the Outline Plan is evaluated against the specific Jackfish Lake ASP goals, the proposed development fails on at least 5 of the 7 goals. Specifically, the proposed development will not:

- Preserve and enhance the natural environment, and control any activities which contribute to environmental degradation of the watershed and lake;
- Maintain and improve the quality and safety of the recreation experience for all lake users;
- Promote the safe and responsible recreational use of the lake's natural resources;
- Help develop an efficient land use strategy which minimizes social, environmental and infrastructure costs; and
- Consider the cumulative effects of lake development and use upon the environmental and social fabric of the Jackfish Lake area.

In addition, the 2016 Jackfish Lake SOW Report makes the following recommendations to the Jackfish Lake Community, Parkland County and Alberta Environment and Parks:

- Support only sustainable residential and development practices in the watershed;
- Improve the management of boat traffic;
- Begin the rehabilitation of damaged riparian zones; and
- Consider other restoration needs.

The proposed West Point Estates Development is contrary to virtually every one of the SOW recommendations.

As long term residents of the Jackfish Lake community, we believe that no additional major developments should be approved until the updated Jackfish Lake land use plan committed to in the 2016 Parkland County Lakes Land Use Plan is completed. As we understand, Jackfish Lake is one of five lakes that the County has designated as high priority for an updated land use plan. In the meantime, we respectfully request that the County please consider only those development proposals that fully support the current Jackfish Lake ASP goals.

Overall, our primary concern with the West Point Estates Outline Plan is related to the scale of the development. The proposed West Point Estate Development consists of 57 residential lots encompassing approximately 100 ha (proposed net developable area of 91 ha) or an area equivalent to 42% of the total area of Jackfish Lake. The 2009 Municipal Census for the area indicates that there are at least 378 properties with 391 permanent residents in the Jackfish Lake watershed. The proposed West Point Estates development would result in another 57 properties and associated residences, which would increase the number of homes in the watershed by 15%, and based on the Outline Plan estimate would be expected to accommodate an additional 160 residents (likely a very conservative estimate), increasing the population in the immediate watershed by 41%. This unprecedented population increase in a currently rural landscape should be of considerable concern to the County given that it will not promote environmental sustainability in the Jackfish Lake watershed nor will it retain the community character as promised in the Parkland County MDP. It will also lead to significant and numerous conflicts with surrounding agricultural and rural land owners.

Additionally, improving water quality in Jackfish Lake should be an overriding concern when the County is considering this development proposal. A large scale development like West Point Estates, will further degrade the lake's water quality in a number of ways including increased use of fertilizers and pesticides on adjacent lands, increased storm water production and runoff from the increase in impervious surfaces (e.g., roads and homes), loss of natural wetland functions immediately adjacent to the lake, increased domestic animal waste production, increased boating traffic repeatedly suspending sediment-based nutrients and other contaminants, and numerous other sources. Loss of the current rangeland, wetland and forest cover on the proposed development site will clearly increase the surface flow of nutrients, sediment and other contaminants into Jackfish Lake as any credible limnologist could predict. The County has also been informed by the recent Jackfish Lake SOW Report that "ongoing recreational, development and agricultural pressures on Jackfish Lake must be managed in a way to reduce watershed phosphorus loads". It goes on to say "that current total phosphorus levels of approximately 35 µg/L should be rigorously protected". It would be virtually impossible to achieve this key objective for lake health if West Point Estates is approved given the diverse and difficult-to-control mechanisms for increased phosphorus and other pollutant (e.g., heavy metals and hydrocarbons) input associated with a residential development of this scale. Conversely, if this development is approved, the County can anticipate rapidly diminishing land values in the area as increased nutrient loads set Jackfish Lake on a similar path to Lac Isle, where heavy nutrient loading from poor land management decisions led to frequent blue green algae outbreaks, extremely poor water quality and the ultimate collapse in the lake's fish populations.

Our safety-related concerns associated with this proposed development include both road-related and boating safety issues. By 1996, virtually all measures of boating carrying capacity indicated that Jackfish Lake had reached or grossly exceeded its carrying capacity at that time. In fact, most estimates suggest that its carrying capacity has been exceeded by 2 to 17 times, which clearly represents an unacceptable

level of lake use. The additional boating traffic this development will bring will further exacerbate exceedances in the carrying capacity of the lake and will substantially increase the risk of boating accidents and boating-related conflicts. The ASP indicates that escalation in boating use of the lake should be considered a key limiting factor for future development. The ASP instructs the County that no development of marina facilities that would encourage additional boating traffic should be approved. We believe that this directive should also apply to this large scale residential development that by current estimates could result in more than 100 additional boats on the lake and this estimate does not even consider the additional boating traffic resulting from the guests of the new residents.

Increased traffic volume is another primary safety concern we share with most community members. For our family, increasing traffic has been one of the most significant reductions in the quality of living in the area in recent years. At the open house events in 2016, Urban Systems indicated that at full build, the currently high local traffic levels will be increased by up to 35%, which will further exacerbate traffic noise-related concerns and will represent a significant safety risk to the residents in the area. In particular, those of us currently living along Township 522 and parts of Range Road 22 will be put at significant risk from increased traffic on these small, winding roads that were never built to handle the scale of traffic that will be generated by this development. Our family was particularly concerned that traffic volume increase on Township 522 east of Highway 770 was virtually ignored in the Traffic Impact Assessment. This route would represent a strong possible alternative route to Stony Plain for new residents of this subdivision and we anticipate that this increased traffic will markedly escalate the risk of automobile collisions and endanger children at play. Furthermore, the ASP states that "where possible, additional traffic should not be routed on to existing developed local roads". Based on this direction, we consider it unacceptable to use Township 522 as the sole entrance and exit to this large scale development and we believe a newly constructed entrance/exit would be the only acceptable approach.

We are also very concerned about the effects this development could have on our groundwater well. The SOW Report indicates that there are over 150 wells immediately surrounding Jackfish Lake and even more in the watershed. Most concerning is recent test well data that suggest that groundwater is in long term decline throughout the County, including the closest test well to Jackfish Lake. A recent study by Alberta Environment and Parks indicates that groundwater levels at the nearby Hubbles Lake test well have dropped by 1 m in the last 16 years. Of greater concern, is the poor understanding of groundwater connectivity to surface water levels in Jackfish Lake. This economically and ecologically important topic should be much better understood before considering an extensive development that could bring increasing demand on groundwater supplies in the area.

Thank you for considering our concerns and suggested approach for decisions related to this large scale residential development proposal. We hope the County will adhere to its own development planning documents which should lead to rejection of this poorly planned project.

Best regards,

23 August 2016

Duncan Martin

New Subdivision Proposal on Jackfish Lake - West Point Estates

Hello,

I understand that you are "the guy" to whom letters are sent regarding the West Point Estates Subdivision on Jackfish Lake. I have been actively prevented from communicating via e-mail with the other residents of Jackfish Lake by the Jackfish Lake Association (JFLA) that supposedly cannot take sides and therefore will do nothing. So if you do not receive too many objections to this development project it is not that people don't care or think that the development is a great idea, but because they have been prevented from raising their voices or even knowing to whom they can voice their concerns. The project developers and the owner seem to know all the tricks to slide their project through with as little public knowledge as possible. I suppose the \$35-\$50 million dollars they stand to gain is reason enough to suppress public opinion and dismiss the immorality of killing Jackfish Lake.

We could discuss whether their project will kill the lake or not all day, but the bottom line is that they cannot prove that it will *not* kill the lake, and there is good reason to believe that it *will* decimate Jackfish Lake's sensitive eco-system. They have no environmental study supporting their project, and the Environmental Sensitivity Assessment done in 2014, which is on the Parkland County Website, clearly states that they need one if they want to plan anything closer to the lake than 100 metres:

"Parkland County Environmental Conservation Master Plan - Phase 1 • Development applications within the ASP boundary should include a detailed biophysical inventory and environmental assessment • Limit and enforce OHV (Off Highway Vehicle) use in and around the ESA in order to minimize erosion and sediment loading into the lake...Limits to future subdivision development adjacent to the lakes should be considered to minimize impacts to surface and groundwater resources...Require additional environmental assessments (i.e. use of Riparian Setback Matrix model, environmental assessment studies) for proposed developments within 100 meters of the lake. Negative environmental

assessments would require significant development alterations or would be disallowed from future development”.

There is currently a depth of about 100 metres of forested land all along the lakeshore where the development is proposed. It acts as a buffer zone that cleanses and protects the lake from the pollutants of the land directly behind it. The plan that they propose would decimate 40 metres of this forest on the inland-side, and allow the 30 plus lake-side lots to *each* clear their own 10% or 10 metres of the remaining forest right down to the lake. This would be devastating to the ecosystem of the lake, and is clearly a violation of the current environmental assessment. When I suggested that they need to have another environmental assessment done in order to prove non-maleficence to the lake from their actions they thought this statement was humorous. Their lack of environmental responsibility is cause for concern.

The government currently restricts the number of watercraft allowed on the lake. It is restricted for good reason. People always try to get around this restriction in various ways, but the police are good about coming and giving people tickets for breaking the law. The developers tried to get around this restriction also, by stating that there will be no *permanent* docks. We called them on the deceptive response, to which responsibility was ducked, and the government was held responsible for allowing docks. In reality, creating this development there would mean at least 30 additional docks, with an unlimited number of watercraft per dock. They would be legal, and there would be great consequences to the lake in increased non-land vehicle traffic...which is the whole purpose of restricting public access. Should we dis-allow public access to the lake to bring down the numbers, and privatize the lake just so these few individuals can benefit? Should we allow both to exist, causing so much extra traffic on the lake that it would ruin the fun for everyone? Or should we prevent over-use from becoming a greater concern than it presently is? Their lack of honesty and accountability is cause for concern.

Currently there is a problem with Blue-Green Algae on the lake. It seems to be increasing every year, and awareness of the problem will hopefully reduce the amount of phosphorus waste-products used near the lake and being stirred up from the bottom of the lake by wake-board surfing boats. As people get on board for best practices with regard to respecting this

precious resource we are hoping to control the Blue-Green Algae issue. It is inconceivable how much the problem with Blue-Green Algae will escalate with the increase in boat traffic and the addition of 30 lake lots *plus* an additional 45 land lots adjacent to the lake (not to mention the destruction of the forested land currently protecting the lake). Blue-Green Algae has caused the death of countless lakes in Canada due to ignorance and foolish decisions with regard to over-development. The developer's had a solution to destroying 40 metre's depth of trees on the entire length of the lakefront for their proposal: A squiggly ditch that would drain water off into a pond located *right beside* the lake! Their lack of awareness and moral ethics is cause for concern.

There is also currently an issue with people disregarding regulations and doing whatever modifications to the shorelines that they desire despite the law and its consequences. Because money is not an issue with these environmentally disrespectful people the fines given to the owners have been ineffective. They say "oops" and plant tiny, slow-growing trees so that their view of the lake will be clear for the next several decades. The lake suffers because of their selfishness, but has thus far had enough carrying capacity left to heal these wounds. Because of this current behavioral problem I am concerned with the same kind of issues recurring with the new owners of these 30 lots. I raised my concern with the project people at the open house and was given a light-hearted response. They will not be around to see that people abide by the caveats they are including on the sales agreements, and stated that this issue is not their problem, but the government's. Since they want the government to take responsibility, I think it only fitting that the government denies their request for re-zoning, and leaves the land to more responsible pursuits. Literally, the response was that they would be in the Bahamas when I asked where they would be after the project is done and the lake is destroyed! Their lack of conscience is cause for concern.

The most important point to the government may be this: If the development goes through, and the unthinkable happens as a result (the lake is overwhelmed and everything in it dies) what will happen next? Will the property values continue to be high and the government continue to benefit from the taxes, or will they plummet? Who will be responsible for cleaning up the mess? Environmental disasters happen all the time...who generally cleans them up? How happy will the Parkland County residents be

when they find out that this natural disaster happened because their project development office did not prevent the over-development of the lake? Who will take responsibility? Who will people blame?

Everyone has the right to enjoy Jackfish Lake. That does not mean squishing as many lakefront lots as humanly possible around the lake and ruining it for everyone. It means taking responsibility for the health of the lake so that EVERYONE may continue to enjoy it...not to mention the many thousands to millions (some species are quite small) of non-human inhabitants. We have Blue Herons, Pelicans, Canadian Geese, Ducks, Terns, Red-Winged Blackbirds, Hummingbirds, Owls, Hawks, Pickerel (Walleye), Northern Pike, Perch, Burbots, Frogs, Toads, Salamanders and countless other birds, fish, amphibians, and microorganisms essential to the food chain and our environmental stability.

On behalf of Jackfish Lake's voiceless community I thank you for preventing their unnecessary deaths. If you have the ability to survey the population surrounding the lake (and Parkland County residents, since it concerns them also) regarding this issue I would urge you to take that step. Like I said at the beginning of this letter, we have been isolated from one another and prevented from coming together as a community to discuss it. The open houses were a sham, as they were conducted over 5 hours so that people trickled in and were "handled" individually. Many are feeling quite hopeless due to the way that the developers and owner of that one property have chosen to pursue this project. If they need to segregate and bully people into believing they have no choice on the matter then that clearly indicates that there is something shady about the proposal. Honest proposals that will offer no harm to people or the environment do not need to be conducted with deception. Sincerely,