

From: [Jeff Jarvis](#)
To: [Legislative Services](#)
Subject: Public Hearing for Bylaw 1571/22 - Redistricting of Lot A Plan 4491MC from AG – Agriculture District to REC – Recreational District
Date: April 1, 2022 11:59:15 AM

To Whom This May Concern,

Good Morning. My name is Jeffrey Jarvis and I live at #13 26328 Meadowview Drive (Reyda Vista Estates). I am emailing about the scheduled public hearing on April 12th, 2022 in regards to Bylaw 1571/22 and the redistricting of Lot A Plan 4491MC from AG – Agriculture District to REC – Recreational District. We moved to this location in 2020 wanting to get away from noise and traffic of our past community and this place provided just that while still being close enough to all amenities and family. We feel that the redistricting of this land to accommodate a RV park and go-carting, amongst other things, go against this and WE DO NOT SUPPORT it. Unfortunately, neither my wife or I will be unable to attend the hearing in person as we both have to work that day but I wanted to email to present how we feel about this development and we do not support it in any way.

There will be a definite increase in traffic during the summer months created by campers and RVs, in addition to the vehicles coming and going from the golf course. The road from RR263 to HWY 44 is already in disrepair and thankfully going to be fixed this summer. Did the developers and council/engineers take into account the potential for the increase in vehicles and heavier axle loads when they re-designed this structure. There are very few heavy vehicles on this road as is and when they do travel down Meadowview Road, because of the narrow nature, it becomes very dangerous. Now add consistent flow of RVs and campers coming and going and turning on to the road and this could become a serious issue. We have restrictions on water services and the such (essential services) but has the engineering gone into to account for the increase in heavier loads, maybe not the same loads as a water truck, but the increase in total axle loads over time will definitely increase and provide a strain on the infrastructure.

Being able to sit out at night and enjoy the sounds of where we are is one of the reasons we enjoy living where we do. The proposed RV park and go-carts will put a damper on this as the constant humming of go-carts and camping parties will fill the air. It is one thing when your neighbour has a party on evening in the summer but when it is constant through the entire season then it will become quite a nuisance. I believe the golf course is building a wedding venue on the property to be able to host events. I can only assume that the RV park would be developed to provide accommodations for those attending without having to travel back into the city afterwards. I see issue with this as after-parties would continue into the night and be very disruptive.

Real estate is an investment and as such we want it to grow. I don't see how having a RV park

and go-carts located next to a residential estate is ideal to potential home buyers and thus continues to provide growth opportunities to our property values.

Has any work been done on the effects that this redevelopment will have on wildlife and the disruption that will take place, both on the north and south side of Meadowview Drive? A protected area resides on the opposite side of the golf course and contains and is home to hundreds of migrating birds and animals. The noise pollution along with the increased traffic will be a detriment and I would be very displeased if we start to see less and less wildlife because of it.

For these reasons we do not support the development and redistricting to recreational land. We do not believe that the positives, which are essentially having 1 or 2 new activities available close by (as we are not benefitting anywhere else), will out weight the negatives to community and surrounding area. We feel even if there is some initial excitement, it will waver after time and the benefit will no longer be there, if it ever was. The long-lasting effects to the roads, congestion, safety, noise, wildlife and property values provide us no reason to support this. This area as is is a great place to live and raise a family and we want to keep it that way. Certain changes are good but this is not one of them and needs to not be pushed through.

Thank you for your time,
Jeff

From: [Cory P](#)
To: [Legislative Services](#)
Subject: bylaw 1571/22
Date: April 5, 2022 2:56:16 PM

To whom it may concern,

Regarding proposed bylaw 1571/22 I as a resident on Meadowview drive oppose the rezoning of plan 4491MC for the following reasons

Meadowview residents already put up with St Albert residents using Meadowview Drive as their personal shortcut to West St Albert Ray Gibbon Drive Many times I have personally witnessed excessive speed, dangerous driving/passing and blatant disregard for safety I continually find garbage thrown all over my property from commuters What is the traffic impact of this rezoning going to cause the neighbors? Upon further investigation, a presentation was given to council/administration to rezone this property for an "Amusement style" park, consisting of golf driving range, batting cages, mini golf, go-cart track and 60 stall campground, all of which were not disclosed in the county letter that was send to residents Has a recent traffic study been done on Meadowview drive? What is the impact on the road going to be? There are several times I have witnessed campers using Meadowview Drive as their personal black and grey water dumping grounds!

What impact is the noise going to have on residents? People choose to live in this area for the tranquility of the rural setting, not the city noise associated with weekend warriors camping, carting etc

What impact on safety is being considered when golf carts are crossing the county road There are restrictions and bylaws in place limiting use of off highway vehicles on county roads, what about golf carts? Many off Highway vehicles are equipped with running lights, headlights and brake lights, giving warning to oncoming traffic, golf carts do not What about the alcohol that is consumed by patrons, who may choose to cross the road to continue their outing?

What is the environmental impact of having a facility like this running across from the Lois Hole Provincial Park? The following has been taken from the Lois Hole Centennial Provincial Park website:

The park is recognized as a globally significant [Important Bird Area](#) for its abundant and diverse bird populations, especially waterfowl and shorebirds.

Lois Hole Provincial Park has lots of [nature](#) to enjoy and [history](#) to appreciate.

Facilities

[Ducks Unlimited Canada](#) constructed interpretive boardwalks on the ecological significance of the [John E. Poole Wetland](#) along the east shore of Big Lake.

The wildlife viewing platform along the eastern shore of Big Lake at the mouth of the Sturgeon River can be accessed off Riel Drive in [St. Albert](#). You can also access the platform from [Red Willow Trail System](#), by following the trail west along the south bank of the river.

Alberta Parks worked collaboratively with the public, stakeholders and Indigenous communities to develop a management plan. [Learn more](#) about the [management planning process](#) for Lois Hole Centennial Provincial.

Has a study been done on the impact a facility like this would have on the area? noise pollution? garbage? watershed contamination? All things I am sure environmental groups would be glad to hear about.

I am sure there are many more reasons the residents and neighbors of the area oppose, these are a few concerns I have and why I am opposed to the rezoning of this parcel of land. I would like this submitted to the committee and will do my best to attend the public hearing and oppose this in person.

Regards,
Cory Paradis
Meadowview Drive Resident.
[REDACTED]