

February 28, 2023

Re: Public Hearing – Bylaw 1615/23

I am writing in response to a letter I received from Sturgeon County requesting public input on Bylaw 1615/23 proposing to redistrict a portion of land within the NE-05-55-24-4 from AG – Agriculture District to AG2 – Agriculture 2 District. As I will be out of the country on March 14, I appreciate being able to submit my concerns in writing.

I am one of the co-owners of Gibson Farms, located at 55022 Range Road 244 Sturgeon County which owns the vast majority of the quarter section of land NE 5 -55-24-4 adjacent to the portion of land requesting rezoning. Our land has been in the family since 1907 when my grandfather came and settled there. The fifth generation of our family is now living in the family home. We also received the Sturgeon County 100 Years Farm Family award in 2010. We have been good stewards of our land and proud residents of Sturgeon County all these years.

In previous years when we have inquired about subdividing our land in order to keep the family home in the family name we have been told that it would not be allowed by the Alberta Department of Transportation due to the amount of traffic on Range Road 244 north of Highway 37. They will not allow any more development within 1 mile of the intersection of Highway 37 and Range Road 244. It is well known that the intersection at the corner of Range Road 244 and Highway 37 is a dangerous one due to poor sight lines and an increasing amount of large truck traffic which has chosen that east/west route to avoid going through St. Albert. It is also a major route for people leaving Carbondale heading either to Edmonton or St. Albert.

I am extremely frustrated that as a long time Sturgeon farm family we cannot do what we would like to do with our land due to traffic restrictions, yet businesses are allowed to set up which will increase the traffic on that same road. I have observed first hand, the steady stream of vehicles on our road when there is an event at the neighboring business. I have expressed my concerns and frustration to the county before. The argument was made that due to the nature of the business the extra traffic was only on the weekend. In my mind, traffic is traffic and rules should apply to all.

Thank you for giving me the opportunity to express my views on this matter.

Regards,

Audrey Gibson