

December 6, 2022

Attn: Sturgeon County Planning & Development Services and Sturgeon County Council Members

Re: Neighbouring property's application to rezone to AG2 District:

Tom & Shelley Takacs, Copper Creek Barn; 24415 Twp Rd 551, Sturgeon County

As adjacent landowners of the above-mentioned property, we would like to express our support in their application to rezone their property to the new AG2 District under the revised Land Use Bylaw and subsequently their application to run their Event Venue business as a discretionary use within that district.

The owners have communicated to us since 2019 regarding their business operations, noise mitigation, traffic etc. and to date we have not expressed or experienced any issues or concerns.

They endeavour to continue to operate their Wedding Venue business as compliant business owners and work with us on any concerns we may have in the future.

Sincerely,

A large black rectangular redaction box covering the signature area. There are some faint, illegible marks to the left of the box.

Maurice & Darlene Lowe
24419 Twp Rd 551
Sturgeon County, AB
T8T 1P1

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