

From: [Daniel H](#)
To: [Legislative Services](#)
Subject: Wildman Disc golf
Date: June 6, 2023 11:30:09 AM

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Good Morning!

I am writing to express my strong support for the bylaw proposal 1628/23. Plans to convert the agricultural land NW-06-57-23-W4M (Lot 1, Block 1, Plan 1722474) into a recreational district. Having thoroughly examined the potential benefits of such a project, I believe that it would be a valuable addition to the county and provide numerous advantages to both residents and visitors alike.

First and foremost, a disc golf course would contribute significantly to both the physical and mental health of visitors. Disc golf is a fun and accessible sport that encourages physical activity, promotes a healthy lifestyle, and fosters a sense of camaraderie among participants. By offering a recreational space specifically designed for disc golf, we would be providing an affordable and inclusive opportunity for individuals of all ages and abilities to engage in outdoor activities.

Moreover, a disc golf course would enhance the overall recreational offerings within the county. With its low environmental impact and minimal infrastructure requirements, a disc golf course can be designed and maintained without compromising the natural beauty and integrity of the land. By redistricting this parcel of agricultural land for this purpose, we would be creating a unique recreational asset that complements existing facilities while diversifying the options available to residents and attracting visitors from neighboring communities.

In addition to the health benefits and recreational value, a disc golf course can also have positive economic impacts. Disc golf enthusiasts often travel to visit different courses and participate in tournaments, generating tourism revenue for the local businesses and boosting the local economy. The establishment of a well-maintained disc golf course in the county would undoubtedly attract players from near and far, stimulating spending in our restaurants, hotels, and other businesses.

Furthermore, a disc golf course can promote environmental stewardship and conservation efforts. Through proper course design and management, we can incorporate elements such as native plantings, wildlife habitats, and erosion control measures. By creating a harmonious coexistence between the disc golf course and the natural surroundings, we can raise awareness about the importance of environmental preservation and educate visitors about sustainable practices.

I am confident that the conversion of this small portion of agricultural land into a recreational disc golf course aligns strongly with the county's vision of "Community, Innovation & Ambition". The project holds great potential to enrich the lives of residents, attract visitors, and bolster the local economy while promoting environmental sustainability.

I urge Sturgeon county to carefully consider this proposal and support the transformation of this piece of agricultural land into recreational land. Thank you for your time and consideration.

Sincerely,

Daniel Humeniuk
North
Edmonton, Alberta
T6L 6T9

Severed in line with section 17 of the FOIP Act

From: [Aaron Davies](#)
To: [Legislative Services](#)
Subject: Bylaw 1628/23
Date: June 7, 2023 5:23:18 PM

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I am writing to express my support for the proposed redistricting as per bylaw 1628/23. I am not a Sturgeon County resident, though I plan on traveling there multiple times per year if this rezoning is approved. I am an avid disc golfer. Disc golf is a safe, quiet, family friendly and low impact sport that continues to grow in popularity. Having a world class disc golf course in Sturgeon County brings nothing but positives to the region. Unlike traditional golf courses, disc golf courses are designed with nature in mind. No fertilizers, weed killers, irrigation infrastructure or heavy equipment is used in creating or maintaining them. Noise and traffic would most definitely be very minimal. Ultimately it is no different than a series of hiking trails. There is a parking lot and staging area facilities, and people are dispersed throughout the trails. I suspect no one would have any opposition to a hiking trail.

At one time, no town or municipality had skateparks. The opposition claimed they would bring noise and crime. Now virtually every town and/or municipality has at least one. It is part of urban planning now. This will be the case with disc golf courses very soon. I encourage Sturgeon County to get ahead of the curve and approve this promising course that has essentially no downside.

Aaron Davies
Lac La Biche, AB

Written Submission for
Public Hearing – Bylaw 1628/23
(Amendment to the Land Use Bylaw 1385/17)

Submitter: Darrell Ouellette

Interest in the matter: Sturgeon County resident directly affected by the proposed bylaw.

Proposed Bylaw: At this time, I am **opposed** to the proposed bylaw.

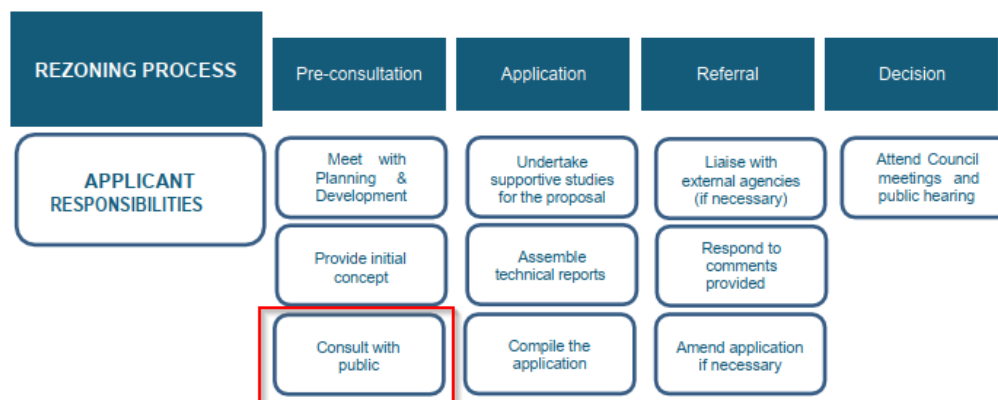
Sturgeon County Council,

I am currently opposed to the proposed bylaw 1628/23 for 3 reasons which I will comment on below. The first reason has to do with the process of the re-zoning application; the second has to do with current operation, and the third has to do with future impacts for affected residents.

1. Re-zoning application

- a. It appears to me that the re-zoning process was not followed by the owner/applicant with the intent/spirit laid out by Sturgeon County.
- b. In reviewing the application process, step 1 Pre-consultation was not completed (in my opinion). Part of the pre-consultation step is “Consult with Public”. My property is ½ mile north of the land in question and I was never contacted or notified (ever) by the owner/applicant regarding any current land use or future land use change proposals. After doing some fact finding, I was informed by that there was an open house on Saturday June 3, 2023 of which I was un-aware of. I was also informed this open house was advertised via social media which I do not participate, so as a result did not attend. I understand that the “Consult with Public” is only an advisory , but in this particular case, there are many residential neighboring properties that would be interested in both the current and future plans on this property. In the spirit of being neighborly and with the interest of neighbor’s opinions, I would have expected the owner/applicant to introduce himself/herself and discuss the future plan and the necessity for re-zoning. At least I would have expected some correspondence in my mailbox or at my door. It just appears that this re-zoning is reactionary, and is being presented haphazardly. This property has been operating a disc golf company now for 2 or 3 years without contact from the

owner(s).



Public Consultations: The applicant must demonstrate understanding of public considerations. It is advisable to undertake public consultation *before* submitting a LUB amendment/rezoning application and incorporating the findings of the consultation and any mitigating measures as part of the application package.

The public consultation should preferably take the form of an open house at a set date, time, and location. Advertising the event should at least entail the delivery of a notice of the event to all affected landowners in the vicinity of the subject property. (Administration will give guidance on which landowners should be involved and provide the contact addresses of these landowners.) In addition, depending on the scale of the proposed amendment/rezoning, an advertisement should be placed in a local newspaper.

At the event, the applicant should:

- ☐ Present the proposal and lead the discussion
- ☐ Be able to speak to the specifics of the proposal
- ☐ Record contact details of attendees
- ☐ Ensure that feedback from the public is accurately recorded and provided to the County.

c. [Land Use Bylaw Amendment Application Package | Sturgeon County](#)

Reference Sturgeon County Website document <https://www.sturgeoncounty.ca/wp-content/uploads/2022/06/Land-Use-Bylaw-Amendment-Rezoning-Application-Package.pdf>

d. To that end, I ask Sturgeon County to reject this re-zoning application due to lack of detail and consultation, and ask the owner/applicant to re-apply following all the application steps with the spirit/transparency intended.

2. Current operation of the land in question.

a. I know little of the current operation on the land in question other than observation and online searches of the company currently running a business on this land. The letter of notice for a re-zoning public hearing has prompted the curiosity to look deeper into the use of this land. Looking at the signage at the entrance gate to this property, it advertises Wildman Disc Golf, and a web search shows that it is a legitimate Alberta business. This business appears to be an outdoor recreational disc golf operation as the name suggests, and presume the company would like to continue operating as such.

Wildman Disc Golf Inc.

Incorporated about 2 years ago

Worksite Safety - Training Centre

Same Day Certificate

This course is for workers in Alberta Oil Sands and Energy Workers.



Directions

Website

Last changed May 31, 2021

Name	Wildman Disc Golf Inc.
Status	This business appears to be active and up-to-date with filings.
Alberta Company Number	2023520733
Type	Named Alberta Corporation
Street	11440 142 Ave Nw <small>This may not be the business location address and may be out-of-date</small>
City	Edmonton
Postal Code	T5X1R8
Incorporated	May 31, 2021
Company Age	about 2 years old

- b. Reference: <https://albertacorporations.com/wildman-disc-golf-inc>
- c. To my understanding this land may or may not be currently used in compliance with Sturgeon County policies. The land is currently zoned agricultural which would include the following uses, yet this business has been operating on this property for several years now as a recreational business.

.2 Uses

Permitted Uses	Discretionary Uses
Accessory dwelling unit****	Accessory dwelling unit****
Accessory, building*	Accessory, building*
Accessory, use*	Accessory, use*
Bed and breakfast	Agricultural support service
Diversified Agriculture	Auctioneering establishment**
Dugout	Cannabis production and distribution, micro
Dwelling, single detached	Community garden
Family day home	Data Processing Facility
Farm help accommodation	Equestrian facility***
Group home, minor	Group home, major
Home-based business, level 1 (office)	Home-based business, level 3
Home-based business, level 2	Kennel and animal boarding
Intensive agriculture	Landscaping contractor service***
	Solar farm
	Temporary asphalt plant**
	Temporary concrete batch plant**
	Topsoil screening
	Veterinary clinic
	Visitor accommodation***

i. *Refer to Section 9.4 for further clarification

Reference:

<https://storymaps.arcgis.com/stories/51410f5ca1fa4f779daa19107b0cf6fa>

- d. Since Wildman Disc Golf has been operating on this land for several years (2 years for sure and possibly 3 years), the owner was either naïve in the fact they are operating on land which isn't zoned appropriately, or have knowingly done so without Sturgeon County knowledge, or has done so with Sturgeon County's permission. Since companies do not require business licenses in Sturgeon County, the county may have been unaware of the activities taking place on this land. It has come to my attention that Sturgeon County had issued a Special Events permit for this company to operate on this land, but I have no particulars or details of this permit. If I was a business owner and looking for land to purchase to run this business, then the first logical step is to contact the county to see if the activity is approved for use on this land **prior** to either purchasing the property or operating the business. Since this land is zoned as agricultural then if the property was purchased for the purpose of operating this Disc Golf business, then this re-zoning application should have happened prior to the operation of this business. If this business was developed after the purchase of this land, then re-zoning should have also happened prior to this business operating on this land. If precedence was set by Sturgeon County to knowingly allow Wildman Disc Golf to operate a recreational business on agricultural land, then the owner can show precedence and ask to continue operating as per usual (albeit in non-compliance with Sturgeon County land use policy)(or with a sanctioned permit). If Sturgeon County was aware of the business currently operating on this land, then the re-zoning appears to be already internally approved and the public hearing is now just a formality. The optics of this re-zoning application seems suspicious in that fact that there may have been assurances that this land would get re-zoned in an effort to attract a recreational business into the county.

Interestingly, a web search of Wildman Disc Golf, gets many entries and it does not appear to be an infant, but not newly developed business. The particular website below shows that this business is being advertised as a “Resort”, with a comment/review eluding to a future expansion.

Reference: [https://www.discgolfscene.com/courses/Wildman Disc Golf Resort/reviews](https://www.discgolfscene.com/courses/Wildman_Disc_Golf_Resort/reviews)

A “resort” to me means more than disc golf. I envision accommodations, amenities, etc. From the information I have at this time, I get the feeling that the owner/applicant is confident of having this land re-zoned appropriately while leaving the county and county residents uninformed. Again, not once has the owner come to my house to introduce himself/herself, or try to contact me regarding any future plans for this property.

3. Current re-zoning application.

- a. If I read the Sturgeon County Land Use Bylaw, this land with the current business operating on it should be zoned as recreational as shown below:

.2 Uses

Permitted Uses	Discretionary Uses
Accessory, building*	Accessory, building*
Accessory, use*	Accessory, use*
Administrative building	Dugout
Campground	Dwelling, single detached
Community building	Eating and drinking establishment - subject to Paragraph 15.7.5(b)
Community garden	Hotel
Equestrian facility	Motel
Recreation facility, indoor	Parking facility
Recreation facility, outdoor	Recreation, outdoor motorized vehicle facility
Visitor accommodation	Recreational vehicle storage facility
	Resort
	Retail sale – subject to Paragraph 15.7.5(b)
	Shooting range
	Surveillance suite

* Refer to Section 6.1 for further clarification.

1407/18; 1560/21

- b. Since I have had not correspondence or information regarding the proposal for re-zoning (since the public consultation was not presented to me), I had reached out to Sturgeon County and was given direction to the first reading video and submitted application

documents. I was also educated in the fact that if this land is re-zoned to recreational, then the owner can apply for development permits for any permitted uses without prior approval or consultation. For the purpose of this public hearing, I can only assume that the land could potentially be used for any of the remaining permitted or discretionary uses in the future (and I have to assume the worst-case scenarios). It is all the remaining permitted and discretionary uses that will affect neighbouring residents in a negative manner.

i. Decreased property value.

1. Neighbouring properties bordering this property, and the properties in close proximity, will see a reduction in property re-sale value if for example a campground was developed. In my opinion, real estate would view this as a degradation to country residential lifestyle and appeal. How do current property owners get compensated for that? There are at least 12 residential properties in very close proximity to this land.

ii. Increased traffic.

1. Any new developments on this land would be to promote the Wildman Disc Golf business, which would result in an increase in traffic along the local roads currently being used primarily for agricultural and residential purposes.
2. Road deterioration will be a major concern.
3. Dust control will be a major concern.
4. Public safety will be a major concern.
 - a. Many people reside in the country to raise a family in a rural setting. This means that there may be children playing close to on the roadways (bicycling).
 - b. For the most part country dwellers understand and know that children could be on or near roadways, and drive accordingly with caution. The clientele for Wildman Disc Golf would be primarily from urban areas (I would assume), and may not exhibit the same regard for safety.
5. With increased traffic comes increased crime.
 - a. With rural crime on the rise, increased traffic could potentially increase, as the recreational use occupants have to opportunity to view/valuate properties along the way to this recreational area, and neighbouring properties.
6. With increased traffic comes increased noise.

iii. Increased noise.

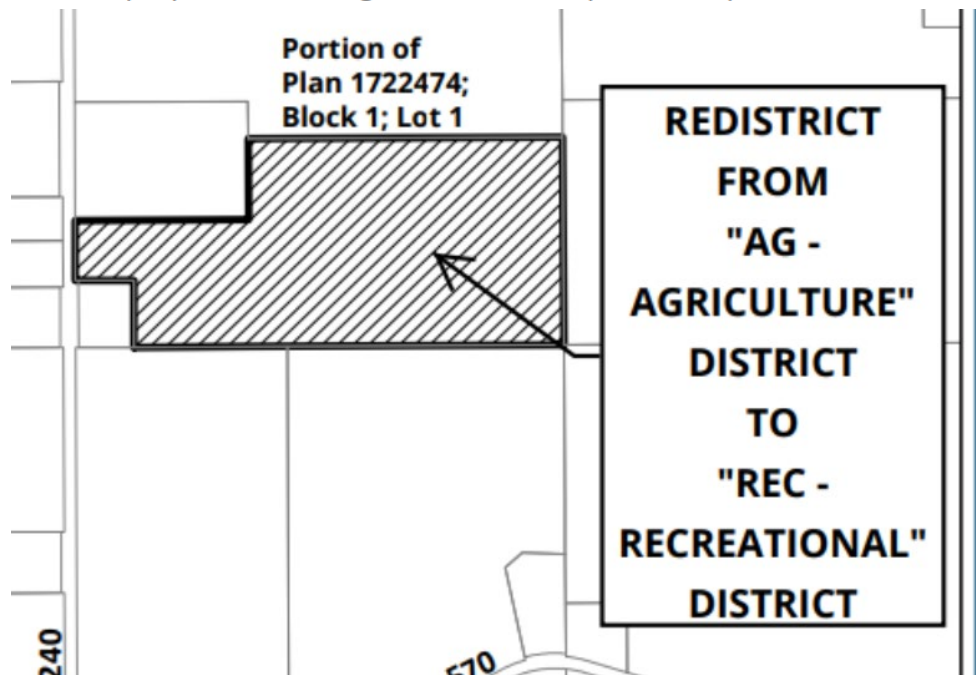
1. If for example a campground was built, this would increase the noise level for anyone in close proximity, and adversely affects their quality of life, and the life they have come to expect from rural living.

iv. Trespassing

1. Recreational development, which could include camping (as an example), would undoubtedly involve campers/property users straying from the current land, and trespassing on private land. This would

increase complaints, altercations, and policing. Zoning land as recreational does not stop users from going onto private land for things like hiking, walking the dog, bicycling, exploring, using ATV's, etc.

- v. Recreational Land Resale
 - 1. If the land gets re-zoned as recreational, and the current owners decide to sell, it will be sold as recreational land and the landscape/use of this land could greatly change in the future. With this can come many new issues for neighbouring residents and land owners.
- vi. Quality of life for current property owners.
 - 1. Any of the items listed above will negatively impact the quality of life that current property owners have come to expect from rural country living and farming efforts.
- c. Documents of record from first reading submittal.
 - i. Reference: <https://pub-sturgeoncounty.escribemeetings.com/filestream.ashx?DocumentId=15643>
 - ii. Reference: <https://pub-sturgeoncounty.escribemeetings.com/filestream.ashx?DocumentId=15644>
 - An application has been received to redistrict a portion of the subject parcel (±22ha (54.44ac)) from AG – Agriculture to REC – Recreational District to facilitate a disc golf course.
 - iii.
 - The proposed rezoning will result in a split zoned parcel.



This has not been properly outlined in the proposal.

- The front ±30 acres is partially drained, poor quality low-land soil, and only suitable for haying and is the area that is proposed to retain the current AG – Agriculture District. The applicant intends to lease the front half of the property for crop production. The ±40 acres at the back of the parcel is not suitable for farming as it is thickly forested and has steep slopes and is the proposed location of the disc golf course.
- iv.

I question the assessment of this land. The land is even to, or slightly lower (on the north portion) than the residential and grain land directly across RGE RD 240 to the west. I have lived in this area for 25 years and this land had typically been used for cattle pasture. I suspect this was partially due to the front north portion flooding out every spring. Since Sturgeon County has updated and installed new drainage culverts to direct spring thaw water into the adjacent slough through the ditch, I have not seen it flood in several years. If I recall correctly the current owners have implemented drainage measures last year. Is the land really poor quality and only suitable for haying? I disagree that the back 40 acres is not suitable for farming. For grain farming and haying, yes, but for cattle pasture it is perfect. The front portion is great for grazing, haying, or rotating pasture areas, and the treed area is perfect for grazing when the cattle need shelter from the sun and rain.

- The applicant plans to lease the recreation zoned portion of the land to a registered non-profit society. The non-profit's purpose is to provide affordable outdoor sport opportunities for Albertans, with a specific focus on disc golf.
- v.

This above statement is speculative unless the owner/application can provide the name of the non-profit organization. For the purpose of this application, I find this irrelevant. In the event this re-zoning is approved, then all/any operating proposals can be changed at any time.

Conclusion:

It is my position to strongly **oppose** this re-zoning application at this time. I don't believe the re-zoning application process was followed with the spirit and intent it was designed for (by the owner/applicant). This re-zoning application seems to be more out of necessity/reaction as opposed to due-diligence planning, lacks integrity, lacks transparency, and has no detail on future development/growth. I also feel as though a re-zoning of this land to recreational will cause more negative impacts and issues for area residents, land owners, and Sturgeon County, now and in the future. Just because this property is inappropriately being portrayed as low grade agricultural land, it does have great value in remaining agricultural. I understand that this business would bring diversification, but I also see very little growth and benefit for Sturgeon County to re-zone this land to recreational. There may be an increase in tax money, but very little increase in local spending within Sturgeon County due to the close proximity to Edmonton, and the seasonal nature of this business.

At a bare minimum, this re-zoning application should be denied with the option to re-apply to allow further transparency and collaborative efforts to this process.

Sturgeon Council, please do not take or make this decision lightly. This will directly affect neighboring residents and land owners who take pride and want to live in Sturgeon County. (Correct me and strike this from the record if I'm wrong), but I don't believe the owner/applicant resides in Sturgeon County.

Regards,

Darrell Ouellette

Sturgeon County Resident