

PUBLIC HEARING

June 13, 2023

2:00 p.m.

Hearing Held in Council Chambers and via Electronic
Communications

**Bylaw 1628/23 – Amendment to Land Use Bylaw 1385/17 –
Redistricting of a Portion of NW-06-57-23-W4M
(Lot 1, Block 1, Plan 1722474) from AG – Agriculture District
to REC – Recreational District**

VERBAL SUBMISSIONS

1.	Patrick Tighe	Undecided
2.	Laurie McAllister	Opposed
3.	Rick Creusot	Opposed
4.	Brian McKie	Opposed
5.	Matt Agostini	Opposed
6.	Joanne Tighe	Undecided
7.	Archie Schneider	Opposed
8.	Jason Boutilier	Opposed

WRITTEN SUBMISSIONS

1.	Aaron Davies	In Favour
2.	Daniel Humeniuk	In Favour
3.	Darrell Ouellette	Opposed
4.	Paul Graff	In Favour
5.	Mark Thomson	In Favour
6.	Jim and Nicole Roe	Opposed
7.	Jason Boutilier and Victoria Patno	Opposed
8.	Don Klein	Opposed
9.	Laurie McAllister	Opposed
10.	Rick and Julie Creusot	Opposed

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

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

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.

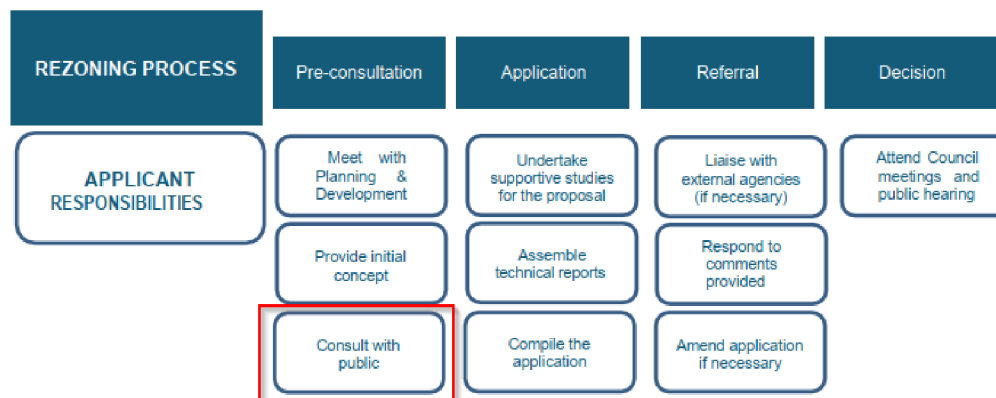
Sturgeon County Council,

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 This may not be the business location address and may be out-of-date
City	<u>Edmonton</u>
Postal Code	<u>T5X1R8</u>
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 6.4 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-](https://pub-sturgeoncounty.escribemeetings.com/filestream.ashx?DocumentId=15643)

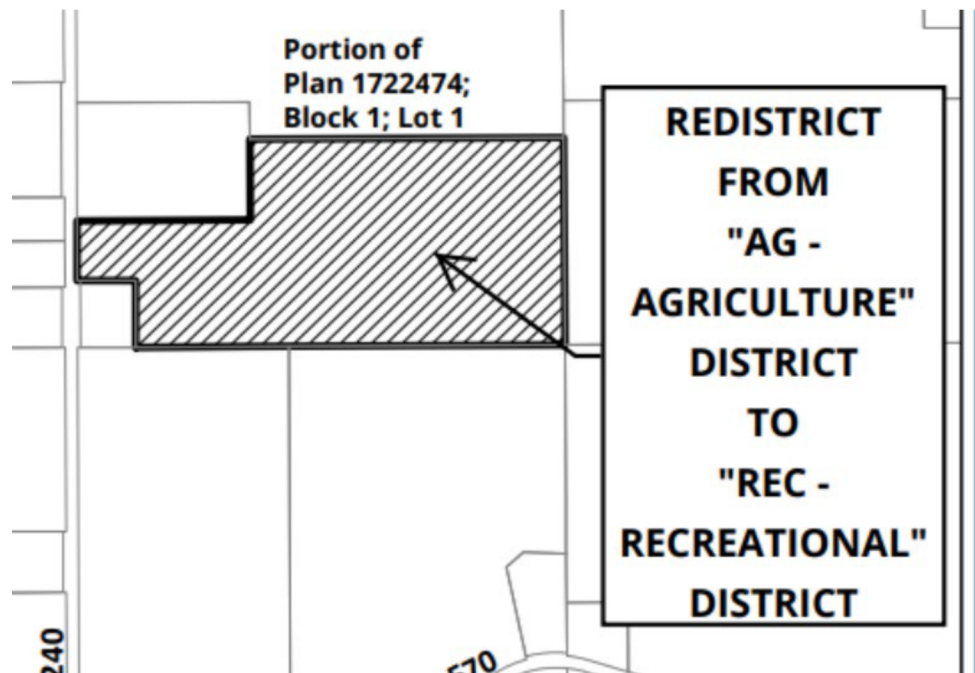
[sturgeoncounty.escribemeetings.com/filestream.ashx?DocumentId=15643](https://pub-sturgeoncounty.escribemeetings.com/filestream.ashx?DocumentId=15643)

ii. Reference: [https://pub-](https://pub-sturgeoncounty.escribemeetings.com/filestream.ashx?DocumentId=15644)

[sturgeoncounty.escribemeetings.com/filestream.ashx?DocumentId=15644](https://pub-sturgeoncounty.escribemeetings.com/filestream.ashx?DocumentId=15644)

- An application has been received to redistrict a portion of the subject parcel (± 22 ha (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

From: [Paul Graff](#)
To: [Legislative Services](#)
Subject: Bylaw 1628/23
Date: June 12, 2023 7:44:11 PM

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To the council of Sturgeon County,

It is with great enthusiasm, that I, Paul Graff, a resident of St. Albert and competitive disc golfer (PDGA #169243); support the Bylaw 1528/23 that the portion of land within NW-06-57-W4M (Lot 1, Block 1, Plan 1722474) be redistributed from AG - Agricultural to REC - Recreational District and encourage the council to do the same.

Disc golf is the primary recreational activity that this land use change would support. Disc golf has been described as hiking with purpose as the object of the game is to throw a small disc into a basket within a set number of throws or "par" similar to the game of golf. Unlike the game of golf, it does not require the resources such as grass, water, etc to maintain well manicured fairways of grass and can be in the woods such as on the parcel of land in question here. Disc golf is also a very accessible sport, discs are fairly cheap and the whole family can play. It can be played year round.

I humbly suggest that the council ratifies this change to support the community with another facility that promotes community fitness and health. Mr. Lalacheur, the owner of the land in question, has been a supporter of both junior and women's disc golf development in Alberta and would be able to continue these endeavours easily with your support of this land redistribution through events that could be hosted here.

Thank you,
Paul Graff

11/06/2023

To whom it may concern,

I am writing this letter in favour of changing of land designation for Matthew LeLacheur to be used as a Recreational district.

As a Canadian Military Veteran currently struggling with PTSD, having this Disc Golf course exist within close proximity to CFB Edmonton, as well as my current residence is an exceptional asset. Being able to use this course, and play disc golf since my diagnosis has brought purpose back to my life. Navigating life and the world we live in today is tough in general, never mind when you have to deal with Trauma on top of that. I know I'm not the only one out there, therefore, others would absolutely benefit from The Wildman Disc golf course exactly as I have.

Having a place where a group of people can explore nature, get exercise, appreciate the outdoors and enjoy each other's company for a few hours should be deemed essential in any community. And, it is still such a vulnerable time for people, we could all benefit from getting outside and I believe every county and community should be seriously looking into options such as this course to support these needs.

Matthew is a very professional, passionate person looking to create something and build something he truly loves and wants to share with his community. I believe wholeheartedly his intention is not to create turmoil for the farmers and their surrounding land, but instead share his love for the sport and the outdoors.

Mark Thomson
Canadian Forces Veteran, and local Resident
Redwater, AB

Severed in line with section 17 of the FOIP Act

From: [Nicole Roe](#)
To: [Legislative Services](#); [Rebecca Schapansky](#); [Deanna Stang](#); [Alanna Hnatiw](#)
Subject: Public Hearing Bylaw 1628/23
Date: June 11, 2023 10:06:04 PM

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Good Afternoon

We are unable to attend the public hearing on June 13th, 2023 but would like our concerns heard.

We have concerns regarding the proposed amendment to the land use bylaw 1385/17 for the portion of land within NW-06-57-23-W4M (Lot 1, Block 1, Plan 1722474) being redistricted from Agricultural to Recreational District. Our concerns are with the permitted uses that will be allowed on the property once it is redistricted to recreational use. Our main concerns are increased traffic, insufficient road maintenance, insufficient signage, access to public services, trespassing, noise, garbage, impact on sensitive natural areas, and fire danger. We live adjacent to the mentioned property and know from experience how this business will impact our lives negatively. Last year we were not notified of an event that was being held at Wildman Disc Golf Course, but instead put up with a constant stream of traffic past our driveway for two full days. We put up with constant dust and people driving into our driveway looking for directions for the entire weekend. We did not even know that the course was operational at that time. Upon inquiring about the course, we were informed that a Special Event Permit was issued for the owner to hold a couple of events over the summer. Once that permit was issued, there were requirements that were expected to address dust suppression, proper signage, access to potable water, emergency services plans, security and garbage removal. We felt that the plans outlined in the application did not give sufficient details as to how these areas would be properly addressed. Moving forward, how will the infrastructure needs of the area be addressed prior to the development of the business and who will be monitoring if those conditions are met? Currently, our roads, Range Road 240 and Township Road 570, have difficulty supporting daily local traffic with the current grading frequency. How will our roads be affected by increased business traffic?

We did not choose to live next to a recreational property. We chose to live in an agricultural community. We see the value of the property as an agricultural asset. The property has been used for agricultural purposes ever since we have lived here, for the last 16 years as we know. The property as a whole can support agricultural practices successfully. Rangeland within the county is becoming increasingly difficult to find for pastured animals. We are also concerned about the value of our property with the redistricting of the adjacent property to recreational use and the future plans for the property. We do not want to live next to a seasonal campground, outdoor motorized vehicle facility, motel, hotel, shooting range, eating and drinking establishment, or resort. Currently we live in an agricultural community, our home is neighboured by successful agricultural practices, this is the community we chose to live in. It is unfair and irresponsible for the county to change our community to the detriment of ourselves and all of our neighbours.

Sincerely,

Jim and Nicole Roe
57005 Range Road 240

From: [jason boutilier](#)
To: [Legislative Services](#)
Subject: Bylaw 1628/23
Date: June 12, 2023 2:06:16 PM

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Good afternoon

Jason boutilier

Victoria Patno

Sturgeon county resident directly affected.

Severed in line with section 17 of the FOIP Act

Oppose (qty 2) bylaw to allow disc golf to convert to a camp ground.

There are currently already camp grounds surrounding this location. At lily lake resort as well as half moon lake.

Approving this Removes the agricultural capabilities of the property and disruptions of current agricultural properties in the vicinity,

Traffic increase within this area is already a concern with the condition of the roads and the threat to the lake adjacent. Who's going to pay for this damage.

The county already does a poor job of maintaining this area.

Thank you

Sent from my iPhone

From:

To:

Subject:

Date:

[Legislative Services](#)

Regarding zoning - Public Hearing - Bylaw 1628_23

June 12, 2023 5:09:56 PM

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Dear Council,

As a nearby resident I strongly object to the commercialization of said property as it will be disruptive to our farming community. The roads are gravel and the excess traffic will exacerbate an already dusty upheaval from same. Further, there is the extreme danger of fire as surrounding properties are heavily treed with large areas of grass. We are already in constant danger from such and have to be ever vigilant about same. Having a camping area with strangers constantly cruising our roads is not why we live where we do. The disruption and noise will undoubtedly be unacceptable.

My taxes are paid in full as of June 1st.

Sincerely,

Don Klein
NE12 57 24 W4

Severed in line with section 17 of the FOIP Act

From: [Laurie McAllister](#)
To: [Legislative Services](#)
Subject: Bylaw 1628/23 rezoning AG land to Recreational district
Date: June 13, 2023 2:02:26 PM

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Good afternoon everyone and thank you for the opportunity to voice our concerns.

We own and live at 23520B TWP road 570 and are voicing our opposition to the rezoning of the adjacent property bordering our entire north fence line to recreational district.

Our issue with rezoning and entrenching this land as recreational lies with future use, especially if the land were to be sold to a less amicable owner who doesn't respect neighbouring residents.

We fear our quality of life would be negatively impacted if, for example, A public campground, a dog park, an OHV track or even a paintball range, etc were to ever be developed.

We do not live on recreational land. We have livestock grazing up to the fence line as well as our own dogs. We don't want them to be harassed, chased or endangered by visiting loose dogs or trespassers.

This is our home. We wish to continue to enjoy the serenity of our property without the added stress of worrying about the safety and well-being of our family pets and livestock due to future recreational developments designed for public use adjoining our property.

Sent from my iPad

Submitter: Rick and Julie Creusotand family (D&C Enterprises Ltd.)

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

Purpose bylaw: At the time I am **Opposed** to the bylaw and way this was brought forward.

Sturgeon County Council.

I am opposed to the proposed bylaw 1628/23 for the following reasons.

1. This will decrease the property value of my neighbors and my property directly.
2. This will increase the traffic on the roads causing greater wear and tear on a road which its condition is already in poor condition. This will also increase the amount of road dust around my and my neighbor's property. The increase in traffic has already been noticed as when there is an event there are over 100 vehicles travelling on the roads and they do not follow the current road regulations. This is a HUGE safety concern for my family, grand kids, and myself as well as other residents in the area.
3. The increase of traffic and people going to Wildman Disc Golf has brought increased noise to the neighborhood and road garbage to the area. Which I feel will increase as people toss their garbage out the window and it will make its way into the water sanctuary where the migratory game birds live and thrive. As well may result in trespassing within the area. Which is already a concern due to the increasing crime that is happening within this area of Sturgeon County.
4. If the application is approved, then it will open the property to many other options that would not be good for the area. IE, hotels, eating establishment, resort or possibly an ATV/dirt bike park. Which would increase the risk of fires in the area.
5. I would like to remind the council that if some of these recreational activities like ATV, dirt bikes, campgrounds may cost Sturgeon County millions of dollars if there was to be a fire from one of these activities. And you cannot say that you will allow rezoning to recreational only and not approve any application for other things such as an ATV park, campground etc., who says the next council will not approve the other activities.
6. Where is the added money to maintain the current roads that lead to the Wildman Disc Golf going to come from. Also how do you plan to stay on top of road conditions.
7. If this is approved, then how do we know that Wildman Disc Golf and Resort will not in the future start winter adventures, causing more winter road deterioration. And they are not maintained the greatest in the winter now.

I also believe that they have been operating for approx. 2 years now which means that Sturgeon County has been willfully bliss to the business or has just chosen to not enforce its own by-laws and allowed Wildman Disc Golf and Resort to do as they wish. Which means that they did not follow the correct procedure either to open the current business that they are operating.

I also feel that the process for these applications has been skirted very close to breaking your own applications and guidelines, as it appears that we are at the end of the process, and we should be at the beginning. Wildman Disc Golf and Resort has not approached any of the direct neighbors to speak with them on these issues or see where they are with the introduction of this business and the impact to our area. The event went so far as to host an open house and none of the affected neighbors were invited or informed of this.

Conclusion:

I would like to say I **OPPOSE** the bylaw rezoning application. If anything, they should be forced to shut down and start the process from the beginning. And if the residents wish to side with Wildman Disc Golf and Resort application then Sturgeon County can review it and ONLY then approve the re-zoning application. I will add in that with all the affected neighbors opposing the rezoning I will go to Municipal Affairs and have an investigation launched against Sturgeon County to ensure that all procedural process were followed and done correct and that nobody within Sturgeon County council is side stepping this process. As in other processes that have passed within this county in the past. Last, I would like to remind this council that Sturgeon County prides itself on being an agricultural county and supporting all its agricultural partners. We are not a recreational county.

Regards,

Rick and Julie Creusot
57115 Range Road 240