

PUBLIC HEARING

September 12, 2023

1:30 p.m.

Hearing to be Held in Council Chambers and via Electronic
Communications

**Bylaw 1624/23 – Amendment to Land Use Bylaw 1385/17 – Redistricting
of Lot 1, Block 1, Plan 2122926 from AG – Agriculture District to AG2 –
Agriculture 2 District**

WRITTEN SUBMISSIONS

Received as of September 7, 2023

- | | | |
|----|------------------------------|-----------|
| 1. | Russell and Leigh King | Opposed |
| 2. | Andre and Trish Lema | Opposed |
| 3. | Scott and Lena Thacher | Opposed |
| 4. | Anita Cassidy and Luke Dusza | In Favour |
| 5. | Matt Pollard | Opposed |

From: [Leigh](#)
To: [Legislative Services](#)
Cc: [Martyn Bell](#)
Subject: Re-zoning
Date: September 1, 2023 11:00:12 AM

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Russell and Leigh King
54217 Range Road
Sturgeon County, AB

Re-zoning
Sturgeon County, AB.

Re; Party Venue

Dear Sturgeon County ;

We write this letter in response to the proposed rezoning AG to AG2 of the property 26127 SH 633 belonging to Katrina and Kjell.

We are NOT in favour of this type of rezoning!

As residents, our enjoyment of our community and properties occurs on our down times, the weekends and evenings. That is the same time as a wedding and other events take place. We have only a few precious summer evenings and weekends. We completely understand this timing is perfect for special celebrations to take place at the planned party event venue. The facility could be operated mid week too.

With operations continuing into the late hours, causing noise and extra traffic. The traffic and noise would certainly cause added stress for the neighbourhood residents of our community, most who work early the next day.

Caution should be used with this type of venue to consider proximity to neighbour's homes. As well as traffic volume which is so high in this area already. Our road provides easy access to Ray Gibbons Drive as it is the only straight through road running north - south joining two highways #37 & #633. Given the nature of the business and the number of residents now in the county.

From a resident's perspective.....Our expectation of the area is what it has historically been; residences and agriculture. Party venue and events facilities with extra traffic and noise, this will obviously change the quiet country life into something much different and will hamper our ability to enjoy it.

Sincerely,

Russell and Leigh King

Sent from my iPhone

September 1, 2023

Andre and Trish Lema
26227A SH633 , Sturgeon County, AB

RE: Public hearing: Bylaw 1624/23 – Amendment to Land Use Bylaw 1385/17
26127 Highway 633 (legal land description: NW-11-54-26-4).

Dear Councillors,

We are writing to express our strong opposition to the proposed amendment outlined in Bylaw 1624/23, which seeks to amend Land Use Bylaw 1385/17 for the property located at 26127 Highway 633, with the legal land description NW-11-54-26-4. There are several compelling reasons why we believe this amendment should not be approved.

1. **Traffic Safety Concerns:** Highway 633 experiences heavy traffic throughout the week, including commuters, gravel haulers, and those connecting to other primary Alberta highways. Making a left-hand turn onto this road is already perilous, and approving a wedding venue at this location would pose a significant risk to the safety of guests attending events there. It's worth noting that even a church located one mile east of the proposed venue was required to install acceleration and deceleration lanes to address similar traffic concerns, and this wedding venue would likely generate far more activity.
2. **Noise Impact:** The potential for increased noise due to events at this venue is a source of great concern. While I reside one mile away from the site, my experience with Trestles Edge has demonstrated that event noise, whether inside or outside, can have a considerable impact on the peace and quiet of the surrounding area. Mitigating such noise effectively can be near impossible.
3. **Quality of Life:** As a resident, my enjoyment of my property primarily occurs during weekends and evenings—precisely the times when wedding events are most likely to take place. In Alberta, warm summer evenings are a precious commodity, and hosting weddings in the vicinity would transform the tranquil rural atmosphere into something vastly different, hindering our ability to enjoy the environment we cherish.
4. **Zoning Appropriateness:** Lastly, it is crucial to consider the appropriateness of locating a commercial venture, such as a wedding venue, in an agricultural and residential area. This venture is unrelated to agriculture and would be out of place in our community.

Considering these concerns, I strongly urge the Review Board to reject the proposed amendment to Bylaw 1385/17. It is vital to prioritize the safety, well-being, and quality of life of the residents who call this area home and have a vested interest in its future. Thank you for taking the concerns of residents seriously.

Sincerely,

Andre and Trish Lema

From:
To: [Legislative Services](#)
Subject: Rezoning Application in Surgeon County
Date: September 4, 2023 3:10:42 PM

Severed in line with section 17 of the FOIP Act

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Dear Sturgeon County Board of Council;

Please be advised that we, Scott & Lena Thatcher of 26124SH 633 and 54203 Range Rd 262, are writing this letter in response to the to the application of rezoning from Ag to Ag2for the residents of 26127 SH 633 Katrina & Kjell.

We are absolutely OPPOSING (not in favour) the change in rezoning for this area.

It must be stated that council was not advised of our new construction build directly across SH 633 from the proposed rezoning area. Our location is less than 350 metres away.

We feel that our country living will be further impacted from the added noise from the event and added traffic to an already extremely busy highway. Turning on and off at various times also could add a higher level of danger for all.

Council should take caution of these types of venues and proximity of neighbours homes as this has a huge negative impact on the quality of their lifestyles for the future, we see no upside for the residents of our community.

Thank you for your consideration.

Scott& Lena Thatcher
September 4, 2023

Sent from my iPad

From: [Anita Cassidy](#)
To: [Legislative Services](#)
Cc: [Martyn Bell](#); [Luke Dusza](#)
Subject: Public Hearing- Bylaw 1624/23- Tuesday September 12, 2023 1:30pm
Date: September 5, 2023 8:13:43 PM

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To Whom it May Concern:

My name is Anita Cassidy and I am a resident of Sturgeon County with my husband Luke Dusza, and we would be directly impacted by the proposed bylaw change.

We are neighbours of the Reid Family who are hoping to get their land rezoned to operate an event venue at 26127 Highway 633.

I would like to write a letter in support of this request and in favour of the changes to the bylaw.

I feel that allowing residents to run these types of businesses out of their homes in Sturgeon County is beneficial to all of us. We need to encourage economic growth in Sturgeon County and this type of venue will be of benefit.

Sincerely,

Anita Cassidy
54102 Range Rd 262
Sturgeon County

Severed in line with section 17 of the FOIP Act

From:
To: [Legislative Services](#)
Subject: Proposed bylaw 1624/23
Date: September 6, 2023 8:25:58 AM

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Hello,

My name is Matt Pollard and I have been a Sturgeon County resident my entire life, and I feel that proposed bylaw 1624/23 would likely affect our community negatively.

I have strong concerns about this rezoning application as it will directly impact my property, the surrounding area and all of the neighbours nearby. I have strong concerns about the excess noise and traffic that this venue will create, and therefore I am ***very strongly opposed*** to this idea. I urge you to take these concerns into consideration, as I feel this venue will negatively impact the community within the direct vicinity of the property and beyond with the additional increase in noise levels and traffic volumes among other factors that I find to be concerning.

Please don't hesitate to reach out if you have any additional questions or would like any additional clarity.

Kind Regards,

Matt Pollard

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